

**DESIGN AND ACCESS STATEMENT and HERITAGE STATEMENT**

Proposed rear extension to dwelling at:  
134A Haverstock Hill, London  
NW3 2AY

December 2019

## **1 INTRODUCTION**

- 1.1 This report has been prepared to support an application for the proposed rear extension to the lower ground floor flat at 136 Haverstock Hill, London NW3 2AY.
- 1.2 The application seeks planning permission for the construction of a rear extension to the ground floor flat with associated alterations to the garden to form a lower rear terrace, plus alterations to the existing balcony of the ground floor flat above to form a roof terrace on the new extension.

## **2 SITE DESCRIPTION**

- 2.1 The property is a five storey semidetached property which is currently configured into a 2 bedroom lower ground floor flat, a 1 bedroom upper ground floor flat, and a 3 bedroom maisonette occupying the 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> floors. This application is for an extension to the lower ground floor flat.
- 2.2 The building is located in the Park Hill Conservation Area.
- 2.3 The semi-detached property was constructed in the late 19<sup>th</sup> century is incorporated in a row of Victorian terraced and semi-detached properties fronting the east side of Haverstock Hill, with more recent apartment buildings further to the south and on the west side of the street.
- 2.4 The Building is faced in render on all three sides at lower ground floor level and brick faced with render details on ground, first and second floors. The 3<sup>rd</sup> floor is a slate faced mansard extension.
- 2.5 Pedestrian access to the flat is gained through a private side door at the lower ground floor level.

## **3 PLANNING HISTORY**

### **Previous Applications at 134 Haverstock Hill**

- 3.1 2005/5226/P  
Granted 27/02/2006

Erection of single-storey rear extension to the ground floor flat, with minor alterations to the existing flank window.

The planning approval for this application lapsed without the work being carried out. The current application is similar in scope to this approval.

- 3.2 PEX0001015  
Granted 09/04/2001

The erection of a single storey rear extension at lower ground floor, plus the formation of a hardwood timber deck roof and the erection of a staircase into rear garden.

- 3.3 8600475  
Granted 18/03/1986

Conversion of the roof space to create additional residential accommodation including the erection of a dormer at the side and a dormer and roof terrace at the rear as shown on drawing nos. 8620:01A 02B 03B. revised on 27th June and 21st July 1986.

- 3.4 2011/3361/P  
Granted 08/09/2011

Conversion of two flats at first and second floor into one maisonette.

**Planning precedents at neighbouring properties**

- 3.5 136 Haverstock Hill  
  
2010/4045/P  
Granted 3/10/2010

Erection of rear extension following demolition of existing rear extension, the replacement of an existing window at lower ground floor level with new window and alteration to rear bay window at ground floor level to maisonette (Class C3).

- 3.6 132 Haverstock Hill  
  
13877  
Granted 10/08/1972

Erection of a single storey extension at 132 Haverstock Hill NW3 and the rebuilding of an existing side extension at basement and ground floor level.

**4 THE PROPOSED DEVELOPMENT**

- 4.1 The application seeks planning permission form a family sized dwelling unit for the lower ground floor flat in place of the existing 2 bedroom accommodation by constructing rear extension.
- 4.2 The depth of the extension would align with similar extensions to the adjacent properties at 132 and 136. It would not span the full width of the property in order to maintain the existing access the rear garden.
- 4.3 The extension provides an opportunity to provide a roof terrace to the apartment above to replace the existing balcony that spans most of the rear of the building. The size of the terrace will be limited to 2m deep to allow for a table and chairs which will leave the remainder of the roof area free for a green roof.
- 4.4 A pair of French doors is proposed to replace the sash window to the apartment above in order to facilitate access to the terrace.
- 4.5 The new extension is to be faced in London stock brick, to match the rest of the rear façade, in a manner similar to the appearance of the adjacent extension to no.132.
- 4.6 There is currently a level change from the lower ground floor flat up to the garden at the rear. With the extension this is moved further back in the garden and a terraced area is provided directly outside the rear of the extension with several steps from that up to the garden level. This arrangement is similar to that for the adjacent property at no.132.
- 4.7 An existing greenhouse spans between 134 and 136 which is in very poor condition. The proposal includes the removal of it from 134's side with an extension to the existing boundary brick wall to provide a clear boundary between the two properties.

## **5 PLANNING POLICY COMPLIANCE**

### **5.1 The proposals have been prepared taking into consideration the following policies:**

Camden Local Plan 2017  
Policy D1 Design  
Policy D2 Heritage  
Policy A3 Biodiversity  
Policy A1 Managing the impact of development

CPG on Amenity  
CPG on Design  
CPG on altering and extending your home

## **6 ASSESSMENT**

### **6.1 Impact of proposals**

The proposed rear extension has been designed to have similar proportions and maintain the alignment with the neighbouring extensions.

The existing extension to no.136 is slightly deeper than that to no.132 so the proposed extension is stepped to align with each of the neighbouring properties. Apart from maintaining the alignment this enables the extension to retain existing trees on the site.

The width of the proposed extension is less than the width of the property, in line with the CPG on Altering and extending your home so that the extension is subservient to the original building. This has the additional advantage of maintaining the existing access to the rear garden.

The new location of the outdoor terraced area for the lower ground floor flat has no impact on the amenity of the neighbours to either side. In relation to the ground floor flat above, the amenity is improved since the outdoor terrace is more remote from the windows to that property. This is in line with the Camden Local Plan policy A1, and Camden's Amenity CPG, section 2.

The roof terrace has been introduced for the benefit of the ground floor flat, giving it a modest increase in external amenity area compared to the existing balcony. To take note of Camden's Amenity CPG the sizing of the terrace has been designed specifically to improve the amenity for all the properties in the vicinity. The existing ground floor flat's balcony is directly over the garden of the lower ground floor flat, providing no privacy for either party. The addition of the extension with a modestly sized balcony for the ground floor significantly reduces the overlooking from the ground floor external area to the lower ground floor area. So not only does the ground floor flat benefit from an improved external area, but the lower ground floor gains a greater degree of privacy. The first floor flat above has windows from its kitchen that overlook the garden and in consultation with the owners, the depth of the balcony area has been designed to ensure no increase in the sense of overlooking of the balcony below.

With respect to the neighbours to either side, the revised balcony area has no impact on the degree of overlooking to either. In both cases there is almost no visibility of the external areas from either the existing balcony or the proposed roof terrace.

The new extension enables the lower ground floor flat to be increased from a 2 bedroom to 3 bedroom dwelling, thereby creating a family sized unit without any loss of dwellings to the borough. This is particularly pertinent for this property which currently has a disproportionately large garden in relation to the size of the flat. With the extension the property still retains a large garden that is well proportioned in relation to the size of the property and well suited to a family.

The design of the extension is appropriate to the building, using similar material (facing brick and painted timber windows). Sliding doors to the rear ensure a good degree of natural light to the interior. It is simply detailed, in line with the character of the adjacent properties.

In line with Camden's CPG on biodiversity the green roof to the extension would replace the planted green area to be supplanted by the extension.

## **6.2 Heritage Statement**

The significance of the property as a heritage asset is in terms of the contribution it makes to the Parkhill Conservation Area. The extension respects the original building and its massing, detailing and scale will not be harmed by the proposals.

## **6.3 Access and Parking**

Access arrangements to the main entry to the dwelling house remain unchanged.

# **7 SUMMARY AND CONCLUSION**

- 7.1 In summary, the proposed alterations and extensions to the dwelling house are appropriate to the property and to the conservation area. We believe they have an acceptable impact on the property and neighbouring amenity. Every effort has been made in preparing the proposals to ensure they preserve the character of the conservation area.