



## Design and Access and Heritage Statement

**176, 178, 182, 184, 186 Haverstock Hill  
London  
NW3 2AL**

Prepared on behalf of  
**London Borough of Camden  
33-35 Jamestown Road  
London  
NW1 7DB**

**Job No: 30913  
Date: 29<sup>th</sup> October 2019**

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For and on behalf of Baily Garner LLP

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## 1.0 Introduction

### 1.1 General

- 1.1.1 This Design and Access Statement has been prepared by Baily Garner LLP on behalf of London Borough of Camden. It accompanies the full planning application for the removal of the single glazed casement windows, single glazed timber double-hung sliding sash windows, and single glazed French doors these are to be replaced with new double glazed units, to match the existing as far as possible.
- 1.1.2 This report responds to the requirements of the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2006 (the GDPO) for planning applications (with some exceptions) to be accompanied by a Design and Access Statement.
- 1.1.3 The structure and content of the statement has been informed by DCLG Circular 01/2006 Guidance on Changes to the Development Control System (12 June 2006) and Design and Access Statements: How to Write, Read and Use Them (CABE, 2007). Together these have provided advice on what a Design and Access Statement should include.

### 1.2 Structure of the Statement

- 1.2.1 Based on the Circular 01/2006 and CABE advice, the following sections of the Statement comprise:
- Section 2.0 - Understanding the Context
  - Section 3.0 - Design
    - Description of Proposal, Use, Layout, Scale and Appearance
  - Section 4.0 – Heritage Statement
  - Section 5.0 – Precedent Decision
  - Section 6.0 - Access
  - Section 7.0 - Summary and Conclusion

## 2.0 Understanding the Context

### 2.1 Site Descriptions (Summary of individual structures)

#### 2.1.1 176 Haverstock Hill

- 2.1.2 The structure is an end-terrace late Victorian; assumed 1890s construction, converted four storey property containing 5 flats. The property is set back from the public footpath by a tree-lined front garden. On the left hand side, the property abuts 178 Haverstock Hill a property of similar construction. On the right hand side, the property partially abuts 174 Haverstock Hill, a former bomb shelter constructed in the 1940s, now used as a data storage facility.

- 2.1.3 The rear of the properties provides access to the garden area via French doors to the ground floor. The rear ground and first floor to the property consists of solid brick wall, stone cornis, decorative lintels and a rendered finish to the solid brick wall. All windows to the property consist of single glazed sliding sash windows.

#### 2.1.4 178 Haverstock Hill

- 2.1.5 The structure is a mid-terrace late Victorian, assumed 1890s, construction converted four storey property containing 5 flats. The property is set back from the public footpath by tree-

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lined front garden. The property abuts 180 Haverstock Hill on the left hand side, and 176 Haverstock Hill on the right hand side, both properties of similar construction.

2.1.6 Access to the ground floor can be gained through double timber external French doors. The ground floor of the property consists of single glazed timber sliding sash windows that have cast iron security bars mounted to the solid brick reveals. The first floor has a balcony which is supported by concrete posts and tied into the building. The perimeter consists of a cast iron balustrade railing, black in colour. Access to the balcony can be gained through three French door sets. The 2<sup>nd</sup> and 3<sup>rd</sup> floor of the property has timber sliding sash windows with the 3<sup>rd</sup> floor of the property having metal window cill planters.

## 2.1.7 182 Haverstock Hill

2.1.8 The structure is a mid-terrace late Victorian, assumed 1890s, construction converted four storey property containing 5 flats. The property is set back from the public footpath by front garden. The property abuts 184 Haverstock Hill on the left hand side, and 180 Haverstock Hill on the right hand side, both properties of similar construction.

2.1.9 Access to the rear ground floor can be gained through three French door sets. To the left hand side of the property there is a single glazed timber casement window that is covered by vegetation. The first floor has a balcony; the balcony supported by concrete posts and the perimeter consists of a cast iron balustrade railing, black in colour. Access to the balcony can be gained through three French door sets. Windows to all floors of the property are single glazed timber sliding sash windows.

## 2.1.10 184 Haverstock Hill

2.1.11 The structure is a mid-terrace late Victorian, assumed 1890s, construction converted four storey property containing 5 flats. The property is set back from the public footpath by a tree-lined front garden secured by a cast iron gate. The property abuts 186 Haverstock Hill on the left hand side, and 182 Haverstock Hill on the right hand side, both properties of similar construction.

2.1.12 The rear of the property is accessed via the ground floor. There is also access to the rear through an ally under the property on the right hand side of the front door. The ground floor has two timber single glazed sliding sash windows that have spinner vents. One window has a fixed and openable side casement with a top hung casement. The other window is a fixed unit with a top hung casement above. The 1<sup>st</sup> floor to the 3<sup>rd</sup> floor of the property consists of single glazed timber sliding sash windows.

## 2.1.13 186 Haverstock Hill

2.1.14 The structure is an end of terrace late Victorian, assumed 1890s, and traditionally constructed four storey properties, which has been divided into 8 self-contained flats. The four storeys are: lower ground, ground, first and second floor.

2.1.15 The rear of the property is accessed via the ground floor. There is also access to the rear through an ally under the property on the left hand side of the front door. A bay window is present of the ground floor of the property which consists of a French door and two single glazed timber sliding sash windows. The rear elevation of the property consists of single glazed sliding sash windows that are on all floors of the property.

## 2.2 Site Descriptions (Summary of all structures)

2.2.1 All properties are of traditional solid yellow-stock brick wall construction. Both the front and rear façades are barefaced yellow-stock brickwork.

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- 2.2.2 No access has been gained to the roofs; however, it appears to be a pitched roof of timber construction, with assumed artificial slate coverings, as is typical to the area. With the exception of 176 and 178 which includes 1no. Small timber frame dormer roof construction which are located on the front elevation of the roof in addition to a shared chimney on both the left and right hand side of the roof.
- 2.2.3 The properties have four chimneys, all of a bare faced brickwork finish. The front LHS chimney has 5no. Clay pots, the rear LHS chimney has 4no. Clay pots, the front RHS chimney has 3no. Clay pots and the rear RHS chimney has 4no. clay pots.
- 2.2.4 The existing soffits appear to be of traditional brickwork construction, and the fascia boards appear to be PVCu. Existing rainwater goods consist of PVCu guttering and a combination of PVCu and Cast Iron downpipes. There are two external soil vent pipes on the RHS elevation serving the various bathrooms and kitchens for the individual properties at different floor levels.
- 2.2.5 On the front elevation, there is a two storey bay on the lower ground and ground floor, with the exception of 176 and 178 which includes a rendered finish. There are three sets of single glazed sash windows on the lower ground floor of the bay and a set of single glazed timber French doors and two timber sash windows on the ground floor of the bay. With the exception of 186 which comprises of all sash windows being double-hung. All windows to the properties consist of a solid stone window ledge.
- 2.2.6 The flat roof to the front bays comprises of a lead covering with a parapet wall perimeter of approximately three brick courses.
- 2.2.7 On all elevations, the existing windows and French doors are single glazed timber double-hung sash windows, and single glazed timber French doors. The window and French door openings appear to be supported by arched brickwork lintels.
- 2.2.8 Access to the flats is secured on the front elevation via a part-glazed four panelled timber front entrance door, decorated with a blue paint. The front entrance door is partially enclosed by a portico, and accessed via the public footpath and an external in-situ concrete staircase.
- 2.2.9 The properties are located within the Parkhill and Upper Park conservation area, designated in 1973 and extended in 1991 to include Haverstock Hill from the Belsize Park Underground station to the Adventist Church. The properties form part of the historic nineteenth century London suburb of Belsize, characterised by hilly topography, detached and semi-detached late Victorian era properties and suburban tree-lined streets.
- 2.2.10 The front boundary is a solid brickwork wall, providing access from the public footpath. The front LHS boundary to 186 is a solid brickwork wall with a render finish and cast iron railings and the RHS front boundary is a solid brickwork wall. The front boundaries provide a private open space to the front of the individual properties.
- 2.2.11 The rear garden areas, accessible by the lower ground and ground floor flats, has boundary fencing which is generally of feather edge timber fence panels.

## 3.0 Design

### 3.1 Description of the Proposal

- 3.1.1 The works include for the removal of existing singled glazed timber double-hung sash windows and single glazed timber French doors to be replaced with Slimlite double glazed timber double-hung sash windows and French doors.

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## 3.2 Use

- 3.2.1 The property is currently of residential use, containing 8 self-contained residential flats. There is no change of use proposed.

## 3.3 Layout

- 3.3.1 The proposed development does not make any alterations to the existing layout of the property.

## 3.4 Scale

- 3.4.1 The proposed development consists of the removal of existing single glazed timber double-hung sash windows and French doors to be replaced with Slimlite double glazed timber double-hung sash windows and French doors. There will be no change to the footprint or height of the existing property and no obstruction of existing views.

## 3.5 Appearance

- 3.5.1 In view of the property's location within the Parkhill and Upper Park conservation area, the proposed development is deliberately sympathetic to the existing appearance of the property and historical context of the surrounding area.
- 3.5.2 Existing single glazed timber double-hung sash windows and single glazed timber French doors will be replaced with like-for-like Slimlite double glazed timber double-hung sash windows and French doors. Slimlite double glazed units have purposefully been specified as they are constructed to maintain the appearance of single glazed units, whilst providing the thermal and acoustic benefits of double glazed units.
- 3.5.3 The proposed replacement double glazed timber double-hung sash windows using Slimlite glazing will have a cavity of 6mm with 3mm glazing creating a U value of 1.4. This complies with Approved Document Part L.
- 3.5.4 All replacement window and door frames will be as close to like-for-like as possible and painted white to match the style of the existing. The proposed development does not alter the existing window and door fenestration. There will therefore be no change in the appearance of the building following the proposed development.

## 4.0 Heritage Statement

- 4.1.1 The property is not listed; however it is located in the Parkhill and Upper park conservation area designated in 1973, and extended in 1991 to include Haverstock Hill from the Belsize Park Underground station to the Adventist Church. The property forms part of the historic nineteenth century London suburb of Belsize, characterised by hilly topography, detached and semi-detached late Victorian era properties and suburban tree-lined streets.
- 4.1.2 Haverstock Hill comprises of a mix of residential and commercial properties, mostly of late Victorian era construction. There are however, a number of twentieth century residential developments as you move eastwards down Haverstock Hill. The property is situated opposite a row of four storey late Victorian Italianate properties, with ground floor shop fronts and the remaining storeys assumed to be utilised for residential purposes.

## 5.0 Precedent Decision

- 5.1.1 It is not believed that the proposed development would create a precedent as there are a number of properties on Haverstock Hill that have been permitted for similar works/alterations.

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Address	Planning Reference / ID	Proposed Development
Flat A 81 Haverstock Hill London NW3 4SL	2018/4543/P	Replacement of windows and door with double glazed timber framed replacements.
75 Haverstock Hill London NW3 4SL	2015/5589/P	Replacement of 4 front single glazed timber windows with double glazed timber windows over 1st and 2nd floor levels.

## 6.0 Access

- 6.1.1 The proposed development does not make any alterations to the existing access to the property.

## 7.0 Summary

- 7.1.1 The proposed works include the removal of single glazed timber double-hung sash windows and French doors, and replacement with Slimlite double glazed timber double-hung sash windows and French doors. Consideration has been given to the property's location within the Park Rise and Upper Park conservation area; the proposed development has been designed to maintain the appearance of the existing building, and in turn its contribution to the character of the surrounding area.