

BROD WIGHT Architects

1 Field Cottage, Rear of 78 Haverstock Hill NW3 2BE

Design, Access and Heritage Statement: Ref: 78HH-D+A

5th February 2020
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1.0 Design Brief/Proposals

- 1.1.1 The owner asked for this application to be submitted to obtain planning permission for work already substantially carried out. The work comprised reusing existing door/window openings to swap entrance door and window locations, plus an extension to an existing Utility room and the addition of a shed.

2.0 Proposal Relative to the Existing Building

- 2.1 Field Cottage is located at the rear of retail premises off Haverstock Hill in the Parkhill Conservation Area. The property contains two flats with separate entrances. The courtyard at the front of the property is accessed through a communal staircase which serves the flats above the street-frontage retail premises. The property is not visible from the street.



Photo of Front Elevation of Field Cottage showing modified as-built openings

- 2.2 The proposals reuse existing door/window openings to swap entrance door and window locations.

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- 2.3 The proposals include an extension to the existing Utility room and the addition of a shed as shown in the photograph below:



Photo of showing utility room extension and shed

3.0 Appearance and Materials

- 3.1 The existing windows are dark painted and the proposed have been finished to match. Walls are white painted render to match.

4.0 Amenities

- 4.1 There is no affect on the amenities of the neighbours.

5.0 Impact on the Street Scene

- 5.1 No changes to the front or side elevations are proposed, so there will be no impact on the street scene.

6.0 Access

- 6.1 Access to, from and within the property is unaffected by the proposals.

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7.0 Refuse & Recycling

7.1 The existing arrangement will remain unaltered.

8.0 Sustainability

8.1 The new extension will be constructed in accordance with current Building Regulation requirements and so will be significantly more thermally efficient than the existing extension.

9.0 Conclusion

9.1 The application proposals are in full compliance with the aims and objectives of the relevant Camden's Planning Guidance and will have a positive impact on the appearance and character of the Conservation Area.

The freeholders (the owners of 2 Field Cottage) have been consulted and have given their agreement in principle to the proposals.

For these reasons we consider Planning Permission should be granted accordingly.