

## **Addendum to Design and Access Statement**

131 Haverstock Hill, London NW3 4RU

**V2** 25 06 20

### **PROPOSED NEW VEHICLE HANDSTANDING, NEW GATES, WIDENING OF VEHICLE ACCESS AND ACCESS TO ROOF**

*This document should be read in conjunction with the drawings by Mr John Khatri and Place 54 Architects and DAS by Mr John Khatri*

131 Haverstock Hill is a Grade II listed building and is located on the edge of the Belsize Park Conservation Area. It is part of a terrace of three houses set between modern apartment blocks both with roof extensions.

It is described by Historic England as “Symmetrical terrace of 3 houses. c1820. Yellow stock brick with channelled stucco ground floor and plain 1st floor band. Slightly projecting central bay with crow step parapet having recessed panel and flanked by panelled brick pilaster strips. 3 storeys and semi basements. 2 windows each. Round-arched doorways, Nos 129 and 133 in portico extensions, fanlights and panelled doors approached by steps. Gauged flat brick arches to recessed sashes; 1st floor with cast-iron balconies. Central house, No.131, upper floor windows tripartite; 1st floor with stucco pediment, 2nd floor under a segmental arch.”



*131 Haverstock Hill – Google street view from Haverstock Hill (July 2019)*



*131 Haverstock Hill – Current photos of the driveway at 131 Haverstock Hill (June 2020)*

### **Background information**

Planning permission and listed building consent was obtained in 2015 for “Internal and external alterations involving installation of access hatch with balustrade at roof level, new staircase, balustrade to rear ground floor, alterations to fenestration and installation of front gates” (ref 2015/2292/L and 2015/1893/P). The works relating to this permission were started and have been partly implemented.

### **External alterations**

#### **Front driveway**

The existing driveway slopes to the road and has a loose gravel finish. There is an existing dwarf wall with planting that adjoins the boundary of 131 Haverstock Hill. The wall is rendered white and has concrete capping stone. There are 2 brick piers with a concrete capping stone at the entrance to the driveway. The current arrangement where the opening between the brick piers and the dropped kerb are not aligned making it difficult for the residents drive in and out.





*Current photo of driveway showing dwarf wall and gravel driveway*



*Current photo showing the misalignment of the dropped kerb and the brick piers at the entrance to 131 Haverstock Hill*

The proposal for new vehicle hard standing is a York stone cobble set on a permeable sub-base. The cobblestone is more in keeping with a historic house, therefore appropriate within this setting of the listed building. The cobblestone is proposed to be laid in an offset staggered pattern similar to the image below.



*Image of proposed York stone cobble*

Furthermore, the existing loose gravel has been naturally swept into the road, which has caused damage to the cars using the road. A representative of Camden Council has recently made the client aware that damage to cars has been reported therefore adding to the reasoning why the owner would like to replace the existing loose gravel.

The dwarf wall is proposed to be realigned, one side moving approximately 600mm, allowing the entrance to be widened for better access. One of the brick piers will also be relocated in line with the dwarf wall to widen the entrance to the drive. The proposed dwarf wall and brick pier will match the existing in terms of height and finish. The capping stone will be reused. The Arboricultural statement, by SJ Stephens Associates, outlines the impact on the existing trees and shrubs including root protection areas.

There is a small section of wall, which was once between two sycamore trees. One of the sycamore trees has been felled and a tree stump remains (planning application reference 2020/1162/T).

Therefore, the small section of wall that remains has little purpose and is being proposed to be demolished.

The photograph below indicates the section of wall proposed to be demolished.



*Photo of the front driveway and section of wall next to the sycamore tree proposed to be demolished*

The proposed metal Georgian style gates as described in the DAS will be electrically operated and will be in keeping with the style of the property. They have been introduced to safeguard the property and its inhabitants. Photographs within the DAS show front gates of the adjoining properties, which the design is based upon.

There will be no increase of parking on the site.



## Roof Plan

The existing roof of 131 Haverstock Hill is pictured below. The existing roof finish is asphalt and the roof has a low parapet wall around part of the roof with a taller section at the front of the house. On both party walls there is a row of chimneys. There is evidence that part of the 2015 has been implemented, as the outline of the roof hatch is visible.



*View of existing rooftops of 129, 131 and 133 Haverstock Hill*

A tiled finish is proposed for the finish of the roof. The tiles will be laid on pedestals to allow minimal impact to the existing roof. Please note the existing roof structure will have to be investigated to confirm loadings

Access to the roof space is required for maintenance fire escape, enabling quick evacuation from the upstairs floors for family members, particularly those who are elderly or very young. It would also enable easy access for maintenance of the roof. A glass balustrade matching that around the ground floor terrace and steps leading down to the garden is proposed. The glass will be 1100mm from the finished roof level to comply with building regulations. The glass will be set back from the parapet, and running it as a single piece between the chimney piers. There will be small sections of glazing behind the parapet wall at the front of the house where the parapet drops below 1100mm.

The proposed rooflight will be glazed and hinged open to access to the roof. Please see image below of an example of a hinged rooflight used for access to a roof. Around the opening, a frameless glass balustrade will act as guarding from falling.



*Example of a hinged rooflight used for access to a roof*

**Rear elevation**

To the rear of the property the proposed is a frameless glass balustrade at roof level will be visible. The height of the glass will be minimal, relative to the four storeys of the house and will be set behind the 450mm high parapet wall. Below is a picture of the existing rear elevation of 135 Haverstock Hill.

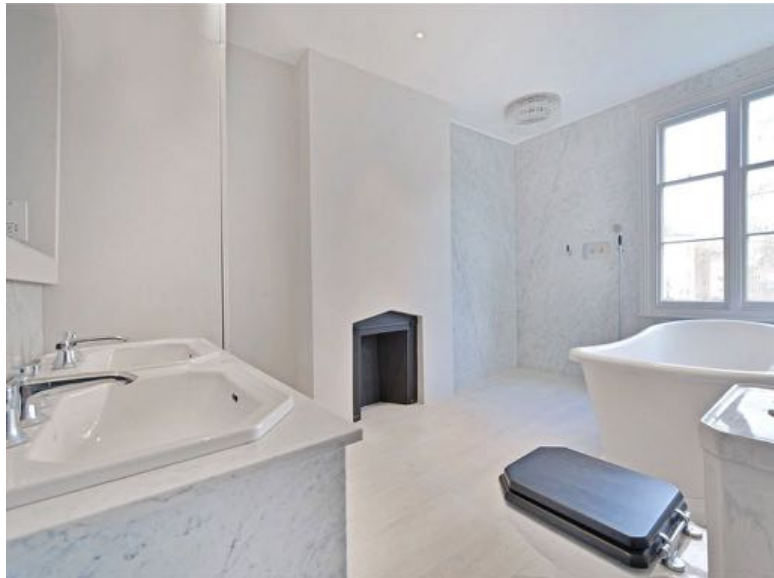
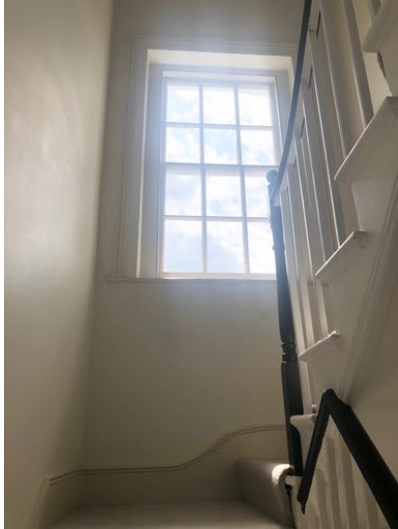


*Rear elevation of 131 Haverstock Hill*

There will be no other alterations to the rear elevation.

### Internal alterations – Second Floor

The existing internal staircase goes up to the second floor where there are two bedrooms and a bathroom. There is an existing access hatch in the ceiling within the landing area. Below are some photographs of the existing staircase from first to second floor, the landing on the second floor and the front bedroom and bathroom.



Planning permission and listed building consent was obtained in 2015 and has lapsed for a new staircase to the roof level.

The proposed staircase is from second floor to roof level. A timber space saving staircase with a natural finish is proposed. The proposed balustrade to the new staircase will be frameless glass, which encloses the stair to the ceiling level. Under the proposed staircase will be used as storage accessed from the landing.

The proposed staircase will lead to a glazed access hatch that would be able to fully open for access to the roof space.