

# Alp's Kitchen

240 Haverstock Hill, London, NW3 2AE  
Terrace Planning Application

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Studio

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# DESIGN & ACCESS statement

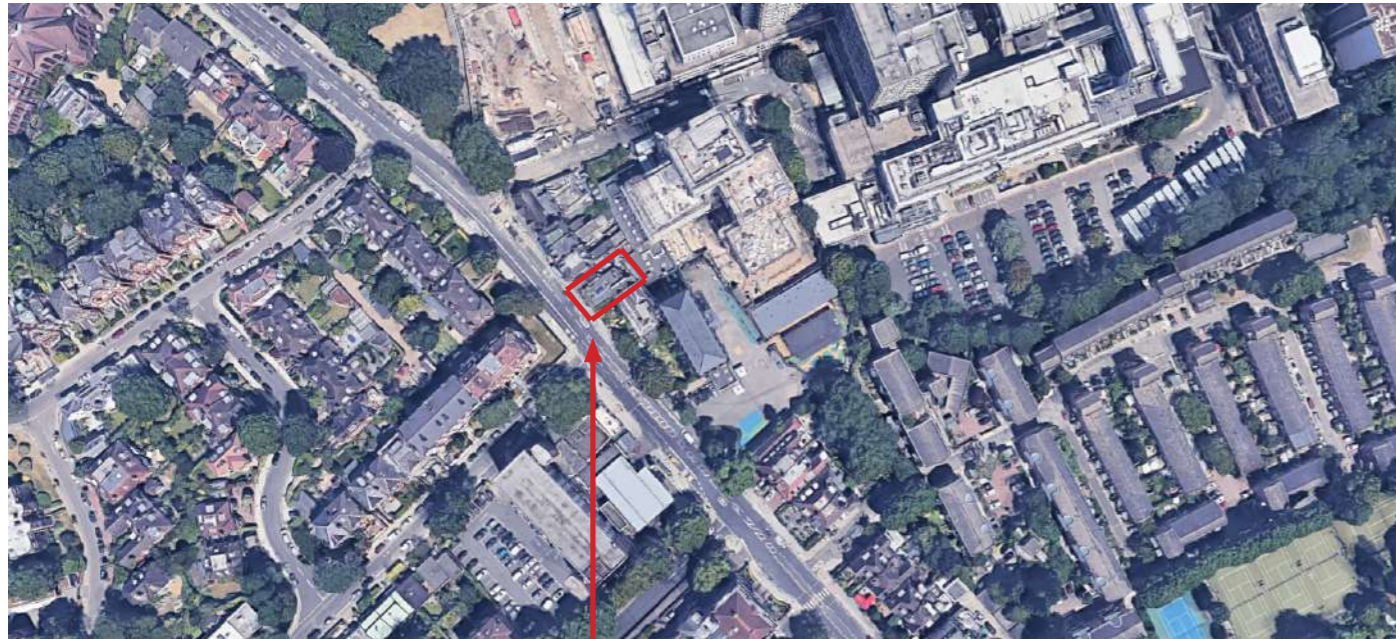
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**Alp's Kitchen Restaurant**  
240 Haverstock Hill, NW3 2AE



## Proposed Works

The proposed works consist of the following :

- Demolition of the food elevators on ground & 1st floor
- Demolition of the existing roof boxings and ventilation outlets
- Removal of the roof lightwell
- Construction of new proposed elevator shaft from ground floor to the roof deck with a lobby
- Construction of new proposed staircase from 1st floor to the roof deck with a lobby
- New proposed timber planks around terrace for privacy
- New terrace layout - timber pergolas with cloth shadings, new paving, plantings and furniture

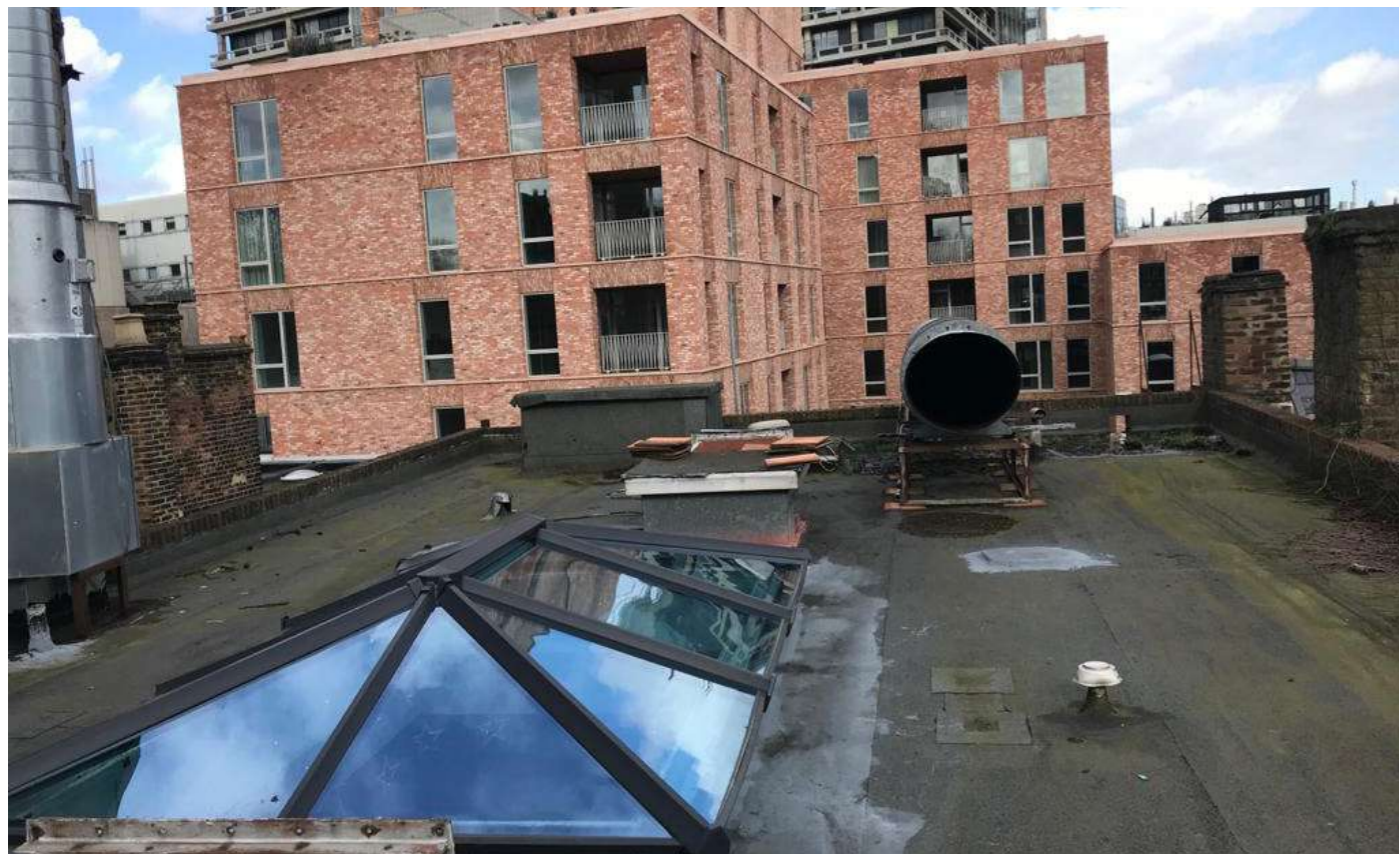
## Site & Surroundings

The site is located on the north side of Haverstock Hill, right next to the Royal Free Hospital, at a short walking distance from Belsize Park Station and near but outside of 3 Conservation Areas : Fitzjohn Netherhall, Hampstead and Belsize Park.

The site is occupied by a restaurant of 2-storey plus basement, which sits at the end of a row of shops in an otherwise mainly residential area. Architecturally, the surroundings are very eclectic with a mix of period, modern and contemporary buildings of different scales and materials.

Lastly the immediate context of the site is marked by an abundance of vegetation such as a number of mature trees, various shrubs, and even ivy which covers the whole gable wall of the property as well as the neighbouring property.









## Proposal

The proposal is for retention of the existing structures on site and the construction of a new terrace area on the existing un-utilised flat roof area. The proposal seeks to retain the existing two storey building in its entirety. The proposal will require minor modifications to the front facade, which will not be visible from the street, in order to introduce public privacy to the terrace with new timber barriers. This new terrace will provide 78 Sqm of an amenity space and 5 Sqm of an enclosed lobby space with new staircase and elevator communications. The use of the site will be retained as restaurant use.

## Principle

The principle of development is to enhance an established restaurant by providing additional amenity space, and accords with surrounding developments, planning policies and the Local Plan.

## Design

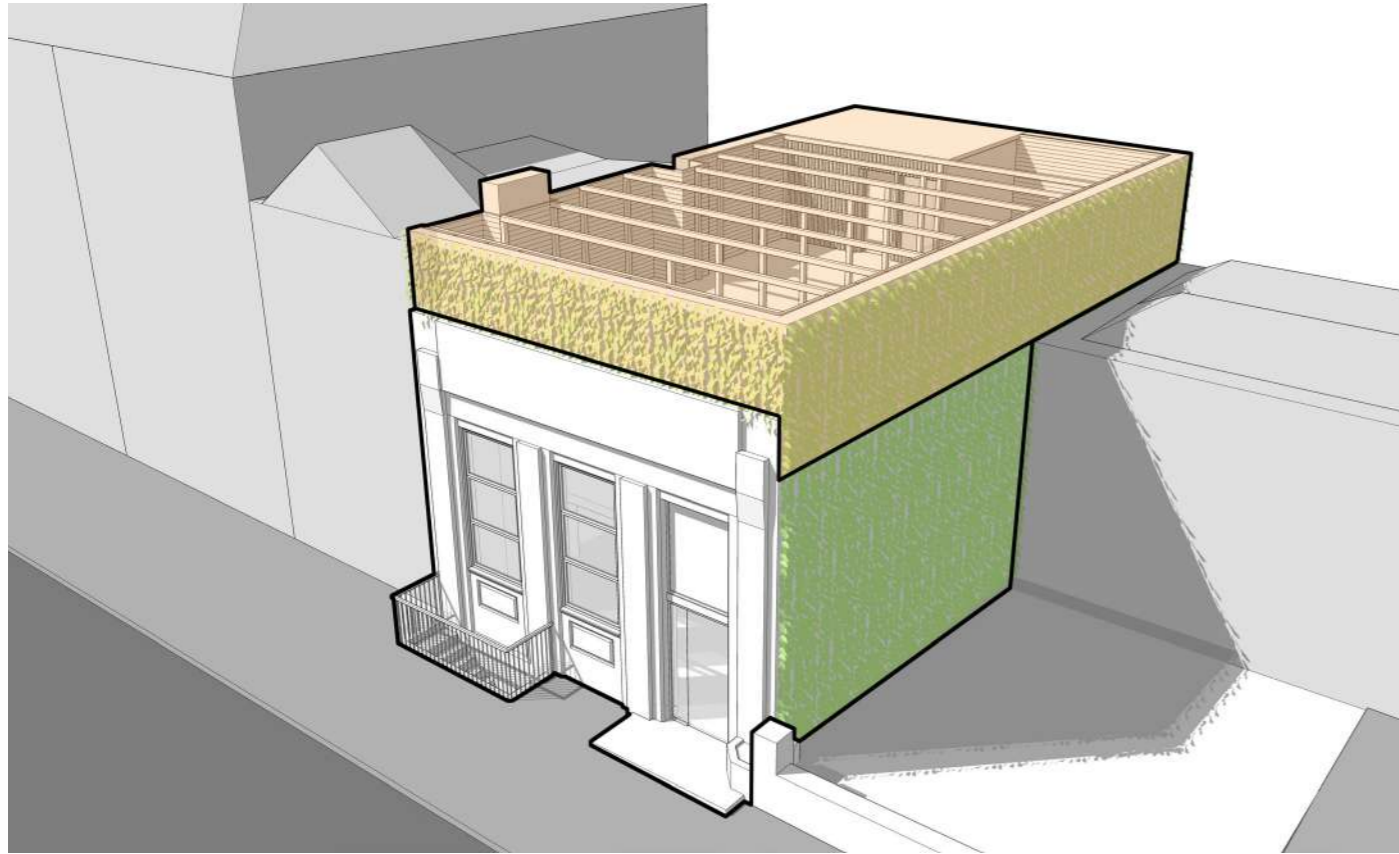
The retention of the existing building seeks to adapt, architecturally improve and reuse the un-utilised flat roof to enhance the restaurant. The design seeks to screen a rather unsightly asphalt flat roof with a combination of lightweight timber screens, different furniture types, planting and hard landscaping. Given the location of the site within an mixed use area, the building and operation would not have any detrimental or unreasonable impact on neighbours. Particular consideration has been given to the design of the privacy screen as well as a landscaping buffer so that the terrace not adversely affect neighbouring sites, in many aspects improving the current outlook.

## Conclusion

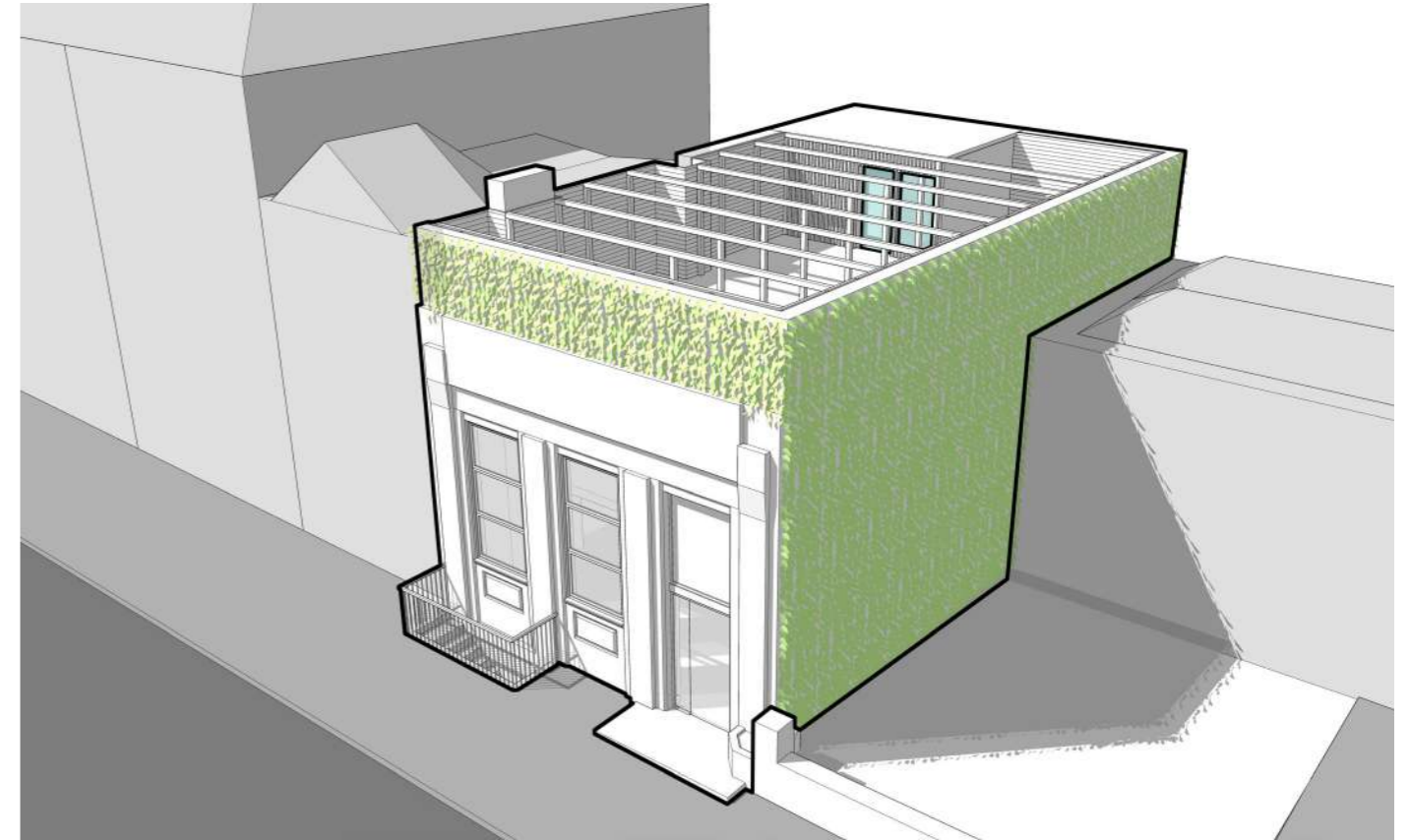
The scheme seeks to enhance an established building within the Haverstock Hill streetscape, reclaiming unused flat roofscape as restaurant amenity space and at the same time greatly improving the architectural appearance of the rear façade. The scheme has been carefully designed to enhance the immediate locality and be a positive development within the local area.



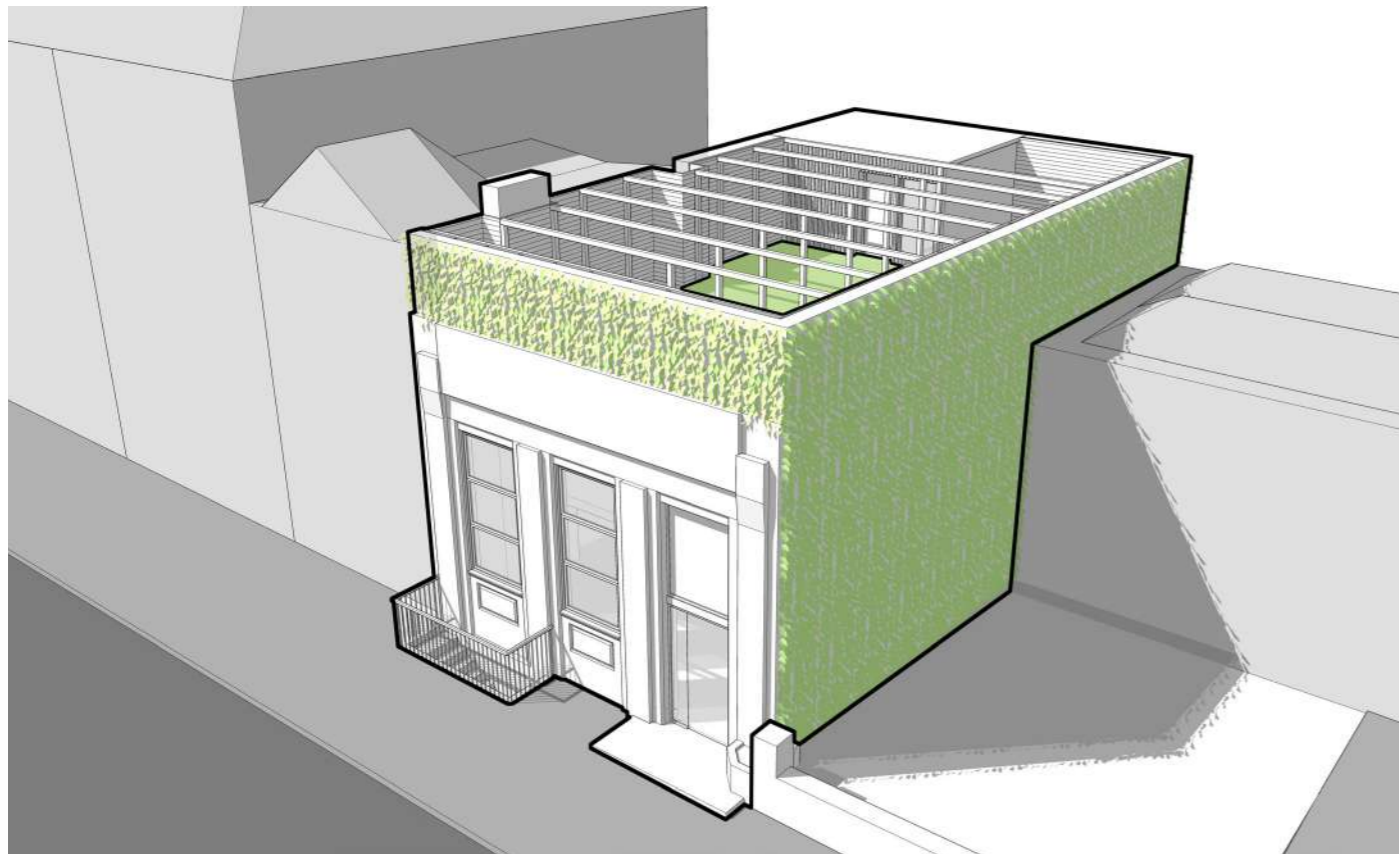
Proposed Volume



Proposed Openings

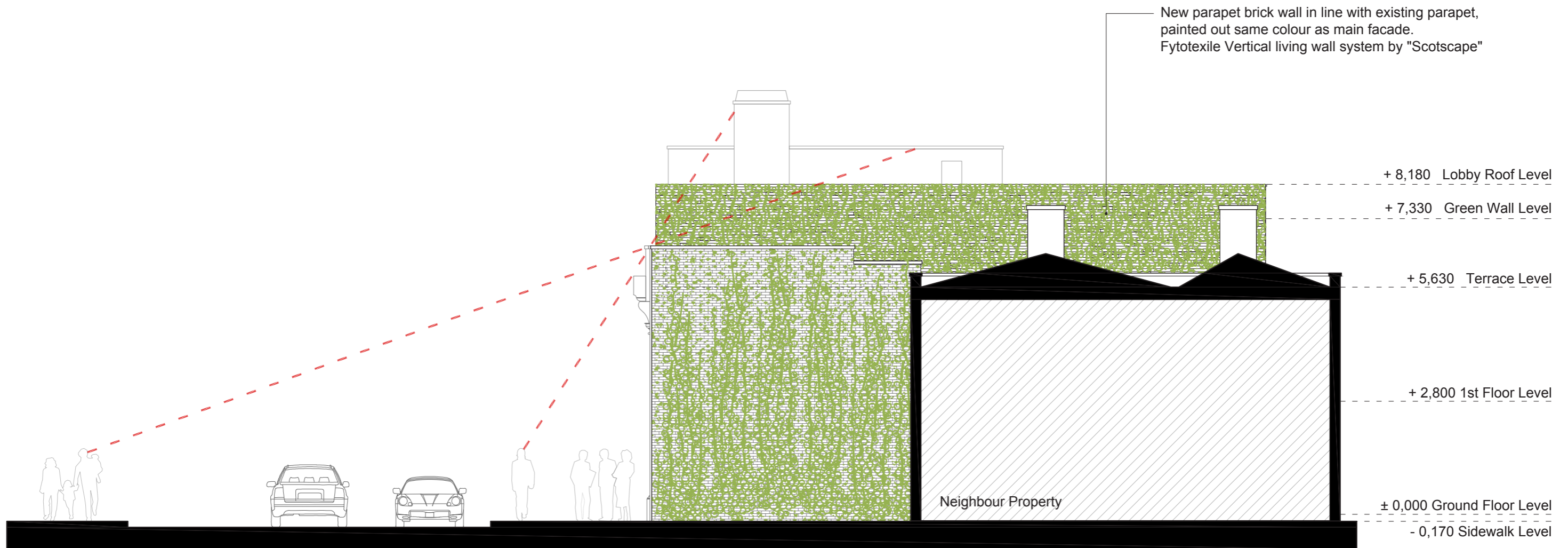


Proposed Amenity Space



Proposed Green Wall





000  
01 Proposed Street Section  
Scale 1:50 @ A3 / 1:25 @ A1



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				Project Haverstock Hill, London, NW3 2AE	
				Title Proposed Street Section	
Job No. 7732	Status Planning	Scale 1:25 @ A1 1:50 @ A3	Drawing No. 7732_000	Rev.	
DWG BY ES	Date 01/21				



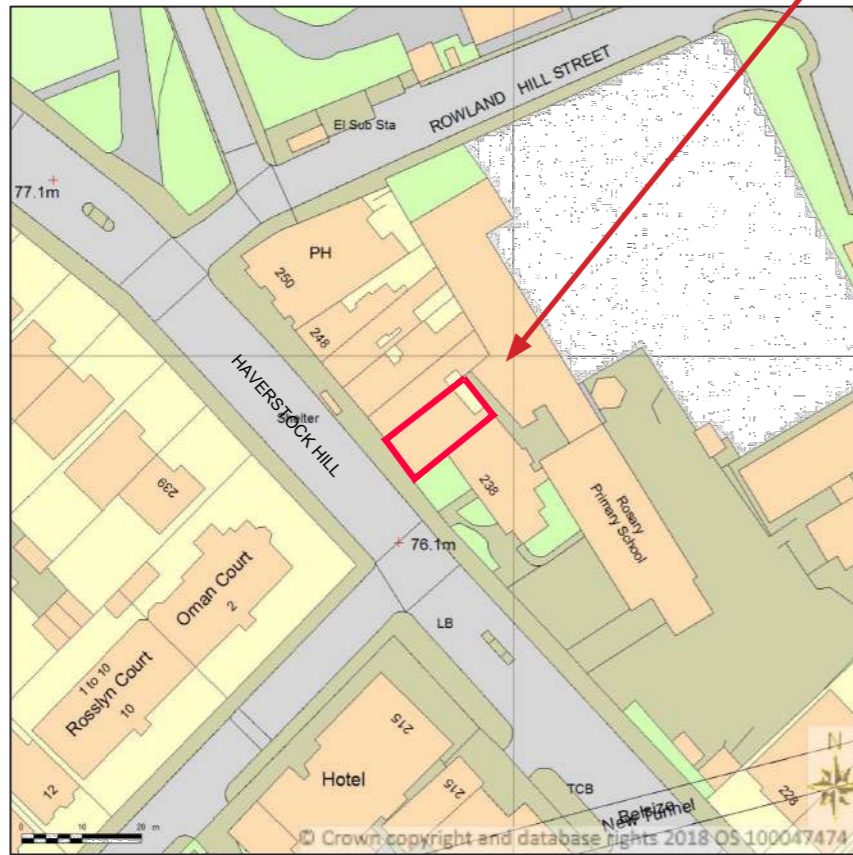
**EXISTING**  
drawings

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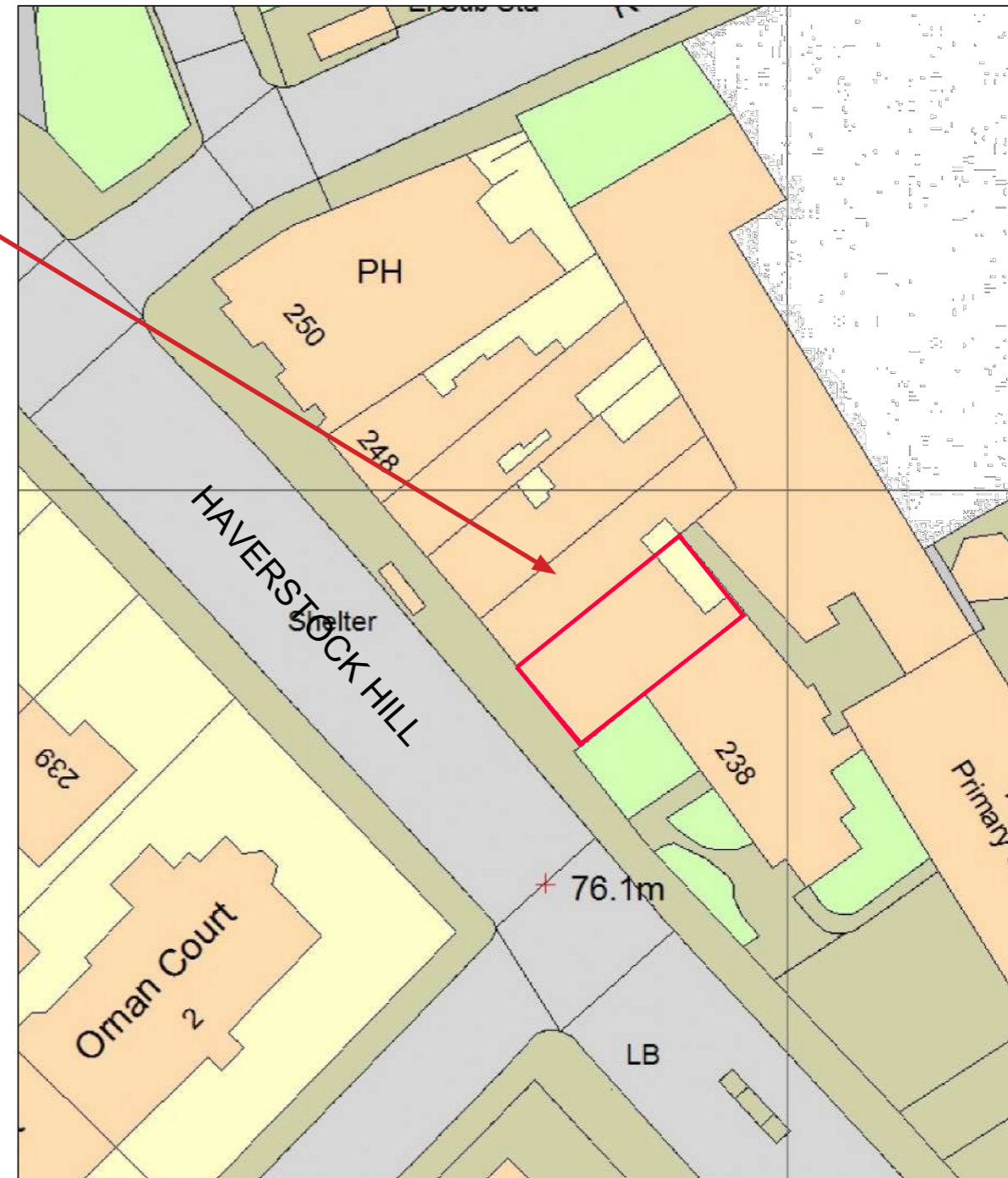
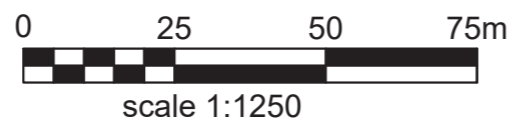
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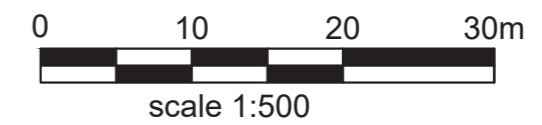
**Alp's Kitchen Restaurant**  
240 Haverstock Hill, London, NW3 2AE



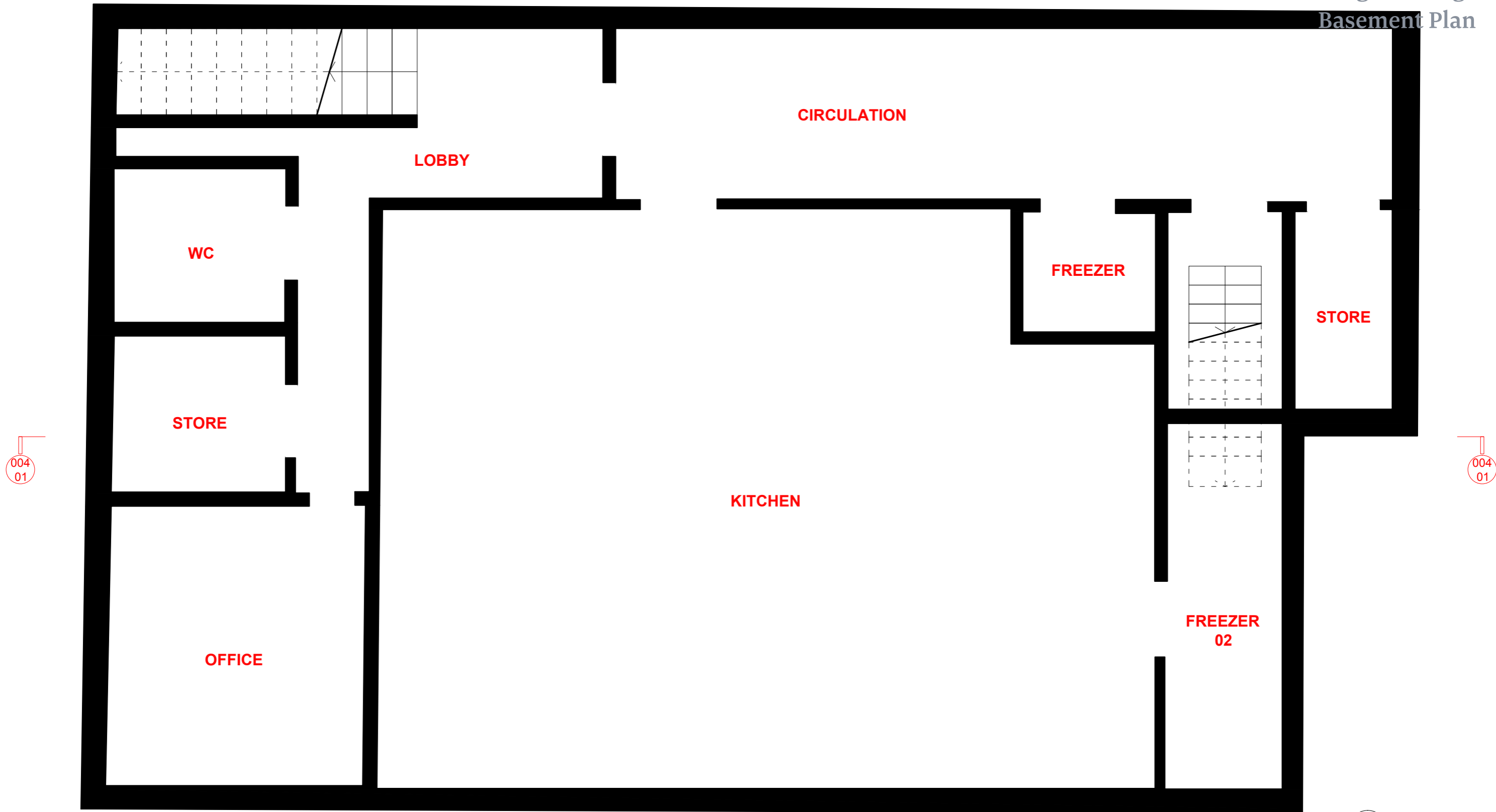
Location Plan



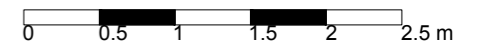
Site Plan







**001** Existing Basement Plan  
**01** Scale 1:50 @ A3 / 1:25 @ A1



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<p>Job No. 7732</p>	<p>Status Planning</p>	<p>DWG BY ES</p>	<p>Date 08/20</p>	<p>Scale 1:25 @ A1 1:50 @ A3</p>	<p>Drawing No. 7732_001</p>	<p>Rev.</p>	

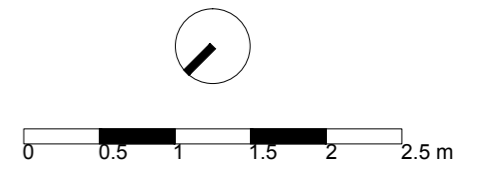




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**002** Existing Ground Floor Plan  
**01** Scale 1:50 @ A3 / 1:25 @ A1

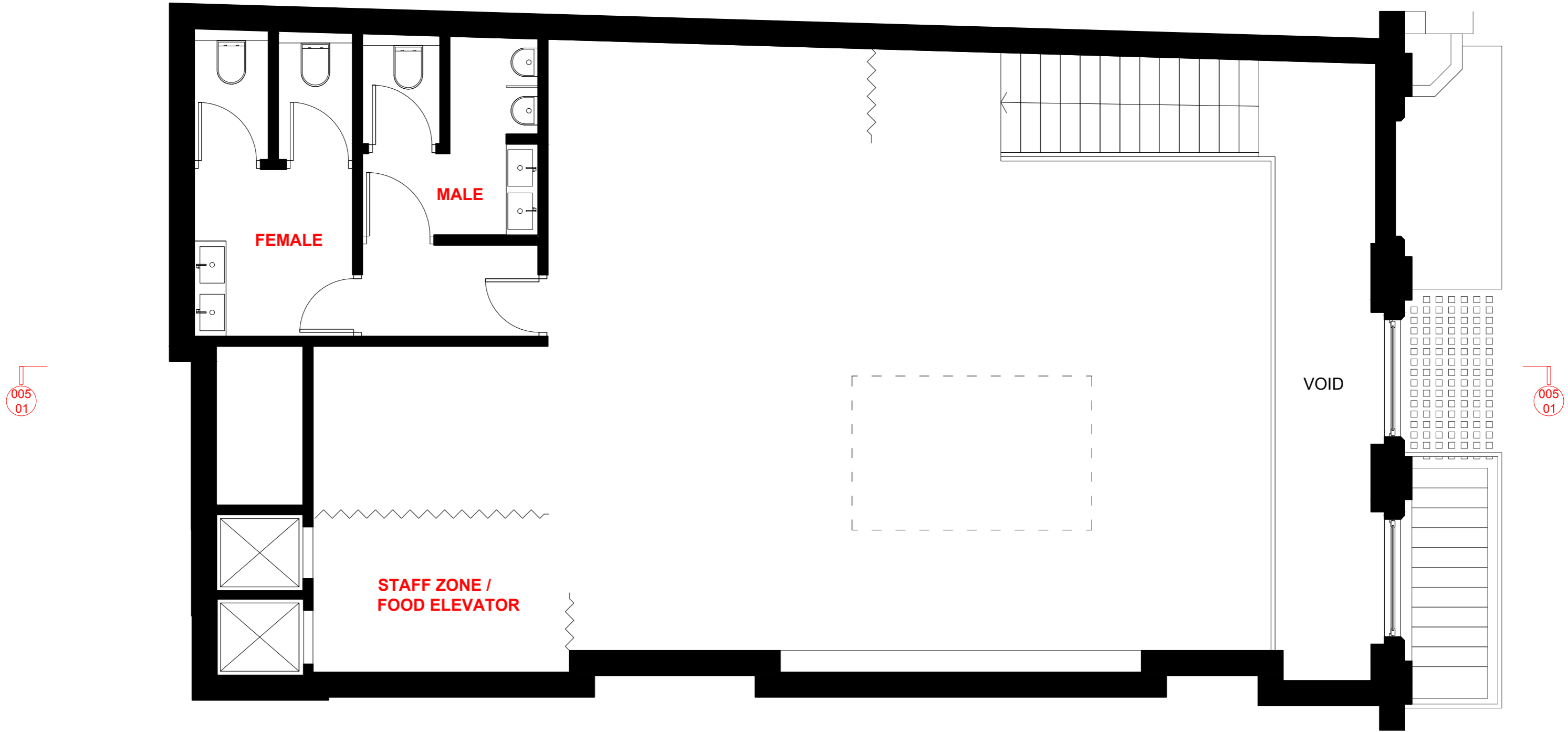


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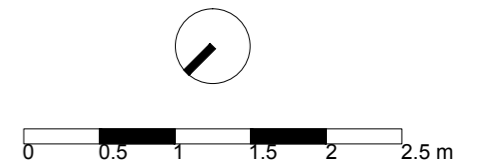
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<small>DWG BY ES</small>	<small>Date 08/20</small>	<small>Scale 1:25 @ A1 1:50 @ A3</small>	<small>Drawing No. 7732_002</small>	<small>Rev.</small>

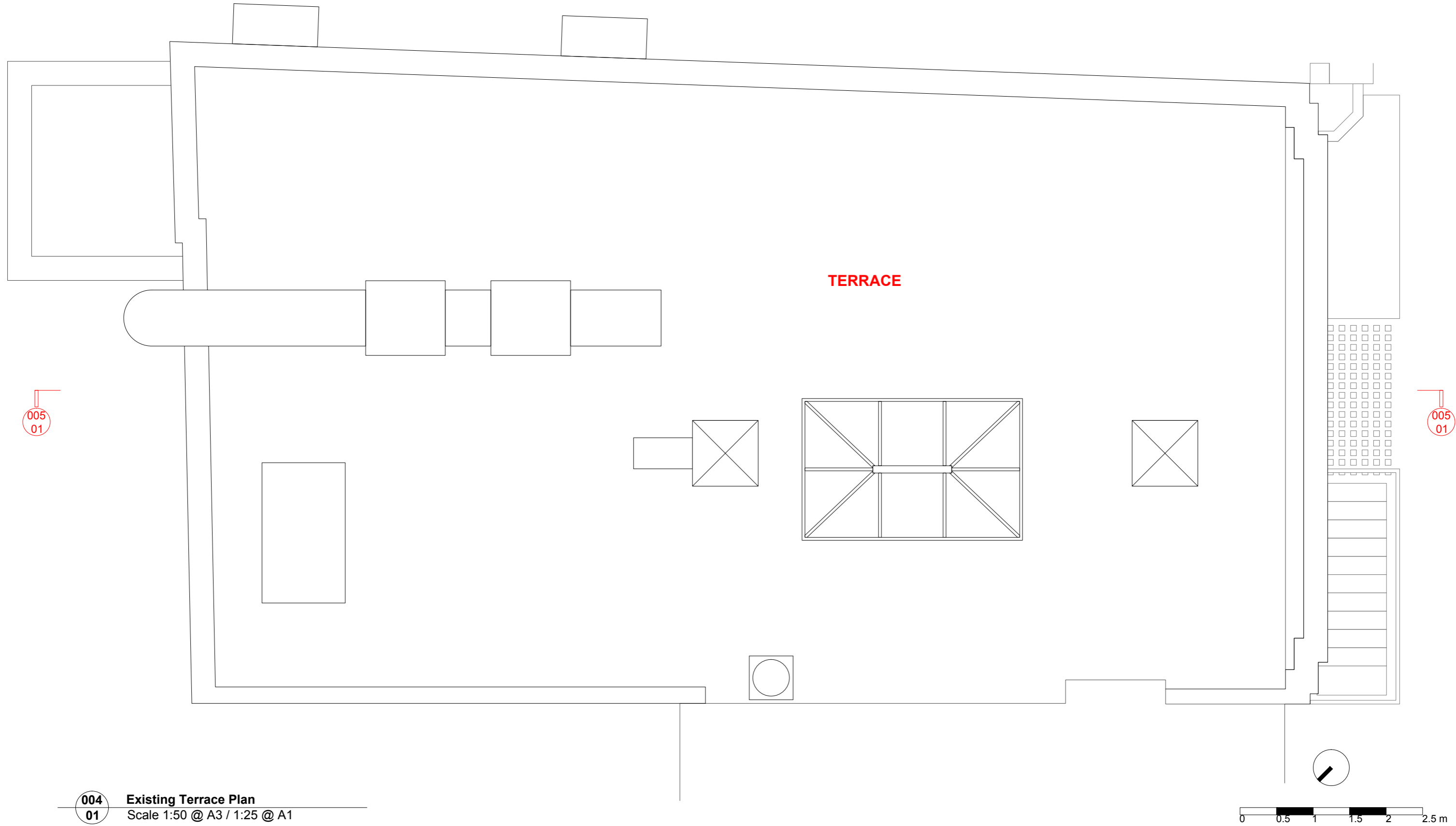


**003** Existing 1st Floor Plan  
**01** Scale 1:50 @ A3 / 1:25 @ A1



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				<p>Job No. 7732</p> <p>DWG BY ES</p>	<p>Status Planning</p> <p>Date 08/20</p>	<p>Scale 1:25 @ A1 1:50 @ A3</p>	<p>Drawing No. 7732_003</p>	<p>Rev.</p>
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**004**  
**01** Existing Terrace Plan  
Scale 1:50 @ A3 / 1:25 @ A1

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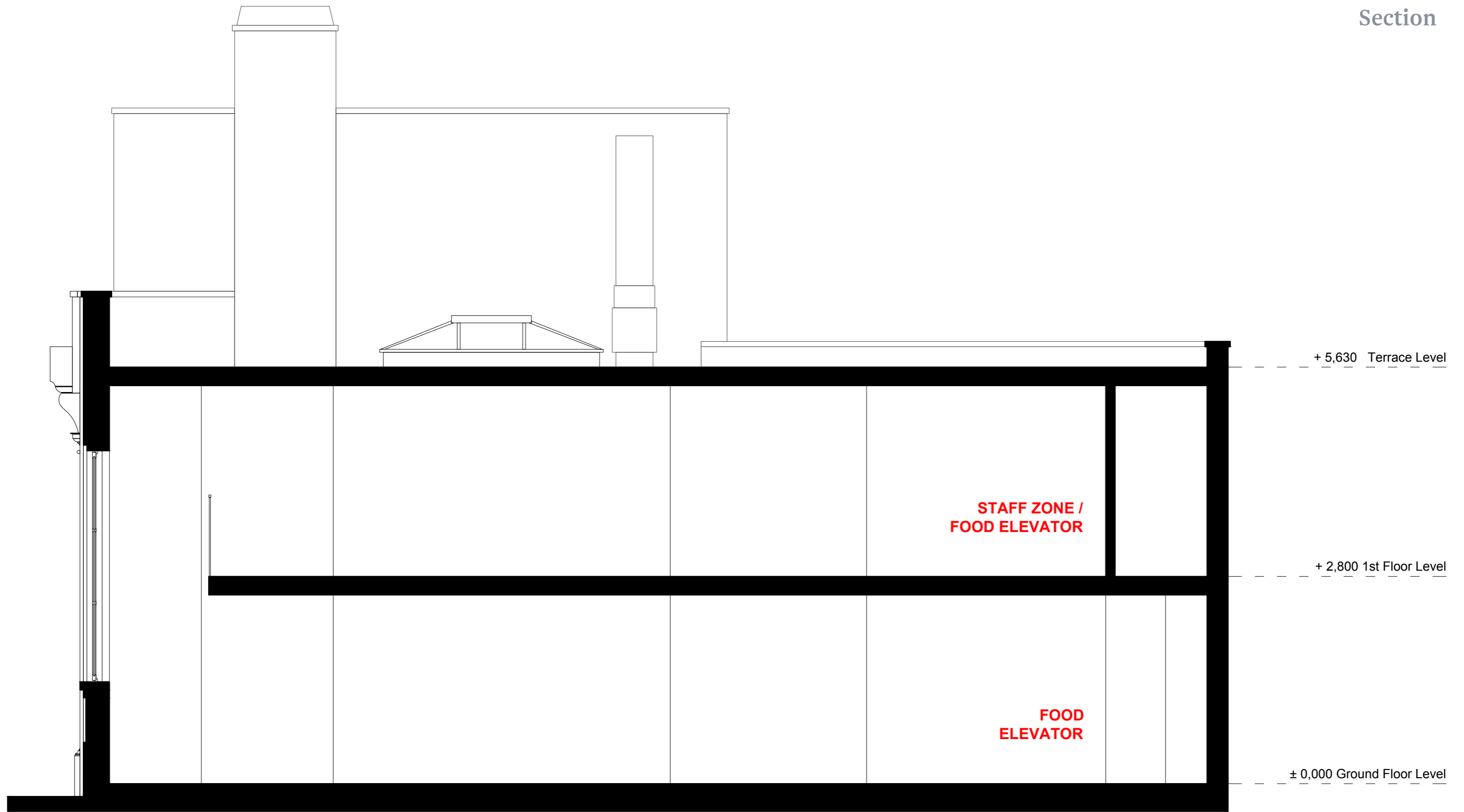
Alp's Kitchen

Project Haverstock Hill, London, NW3 2AE

Title Existing Terrace Plan

Job No.	7732	Status	Planning
DWG BY	ES	Date	08/20

Scale	1:25 @ A1 1:50 @ A3	Drawing No.	7732_004	Rev.	
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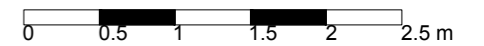


+ 5,630 Terrace Level

+ 2,800 1st Floor Level

± 0,000 Ground Floor Level

**005** Existing Section  
**01** Scale 1:50 @ A3 / 1:25 @ A1

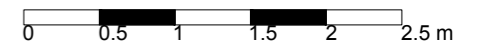


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<p>Job No. 7732</p>	<p>Status Planning</p>	<p>DWG BY ES</p>	<p>Date 08/20</p>	<p>Scale 1:25 @ A1 1:50 @ A3</p>	<p>Drawing No. 7732_005</p>	<p>Rev.</p>	

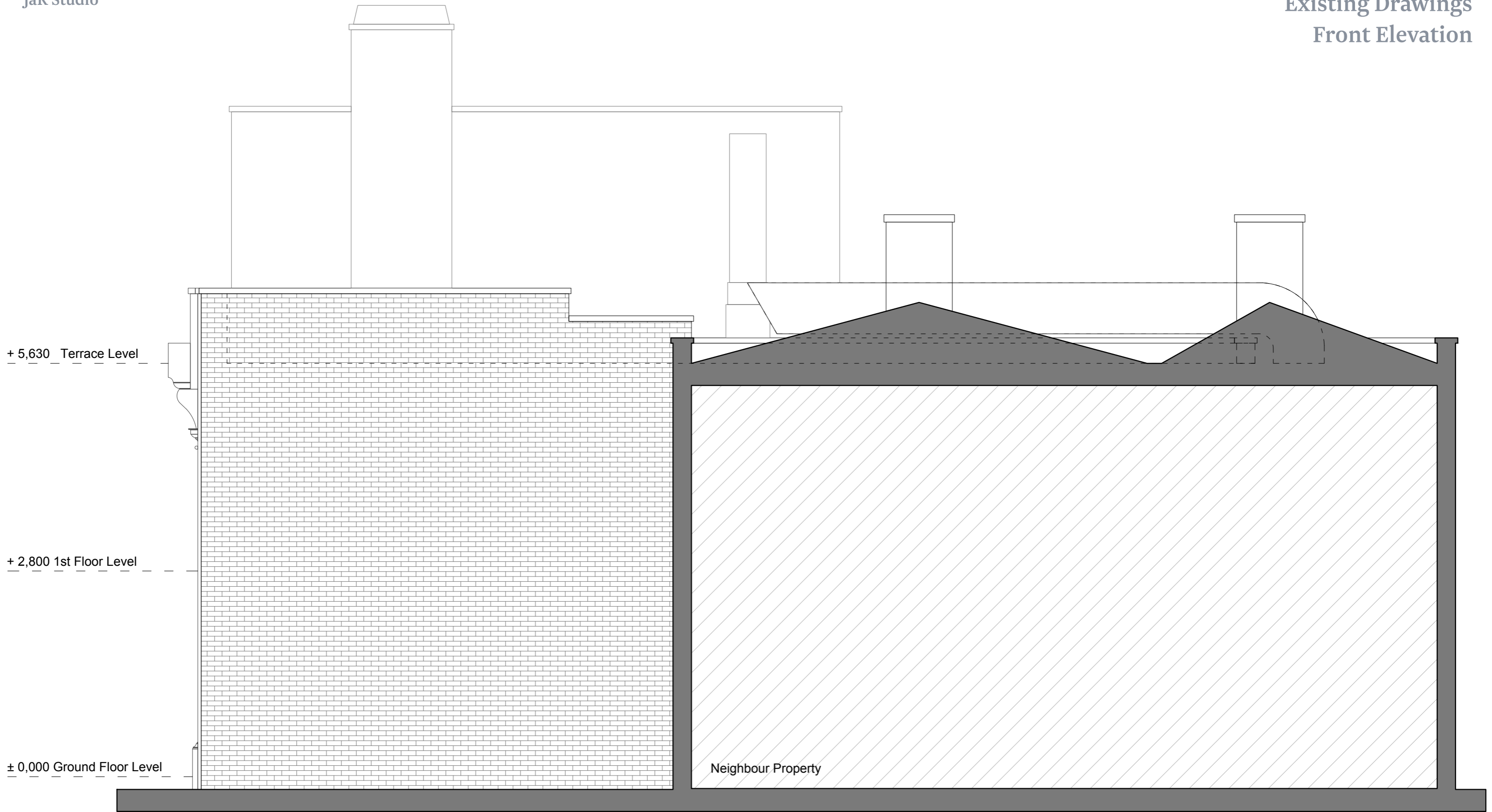




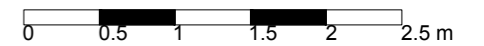
006 Existing Front Elevation  
01 Scale 1:50 @ A3 / 1:25 @ A1



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				<p>Job No. 7732</p> <p>DWG BY ES</p>	<p>Status Planning</p> <p>Date 08/20</p>	<p>Scale 1:25 @ A1 1:50 @ A3</p>	<p>Drawing No. 7732_006</p>	<p>Rev.</p>



**007** Existing Side Elevation  
**01** Scale 1:50 @ A3 / 1:25 @ A1



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<p>Job No. 7732</p>	<p>Status Planning</p>	<p>DWG BY ES</p>	<p>Date 08/20</p>	<p>Scale 1:25 @ A1 1:50 @ A3</p>	<p>Drawing No. 7732_007</p>	<p>Rev.</p>	



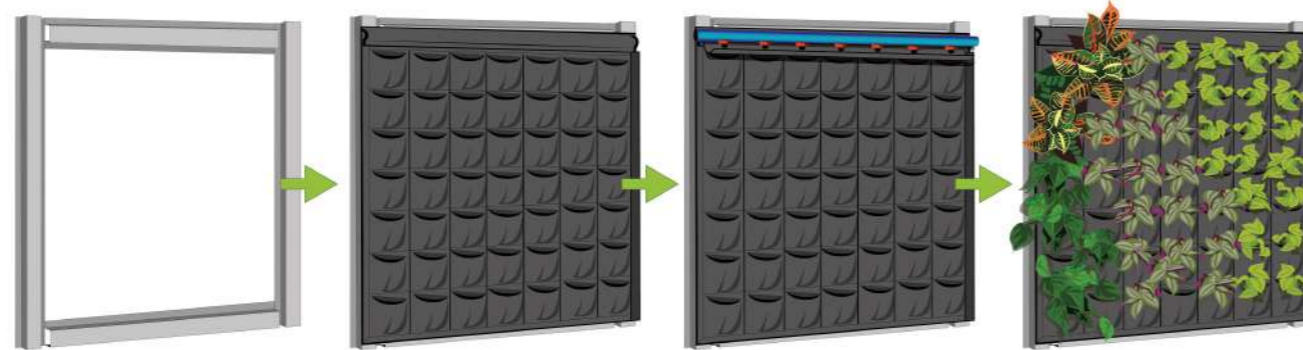
# PROPOSED drawings

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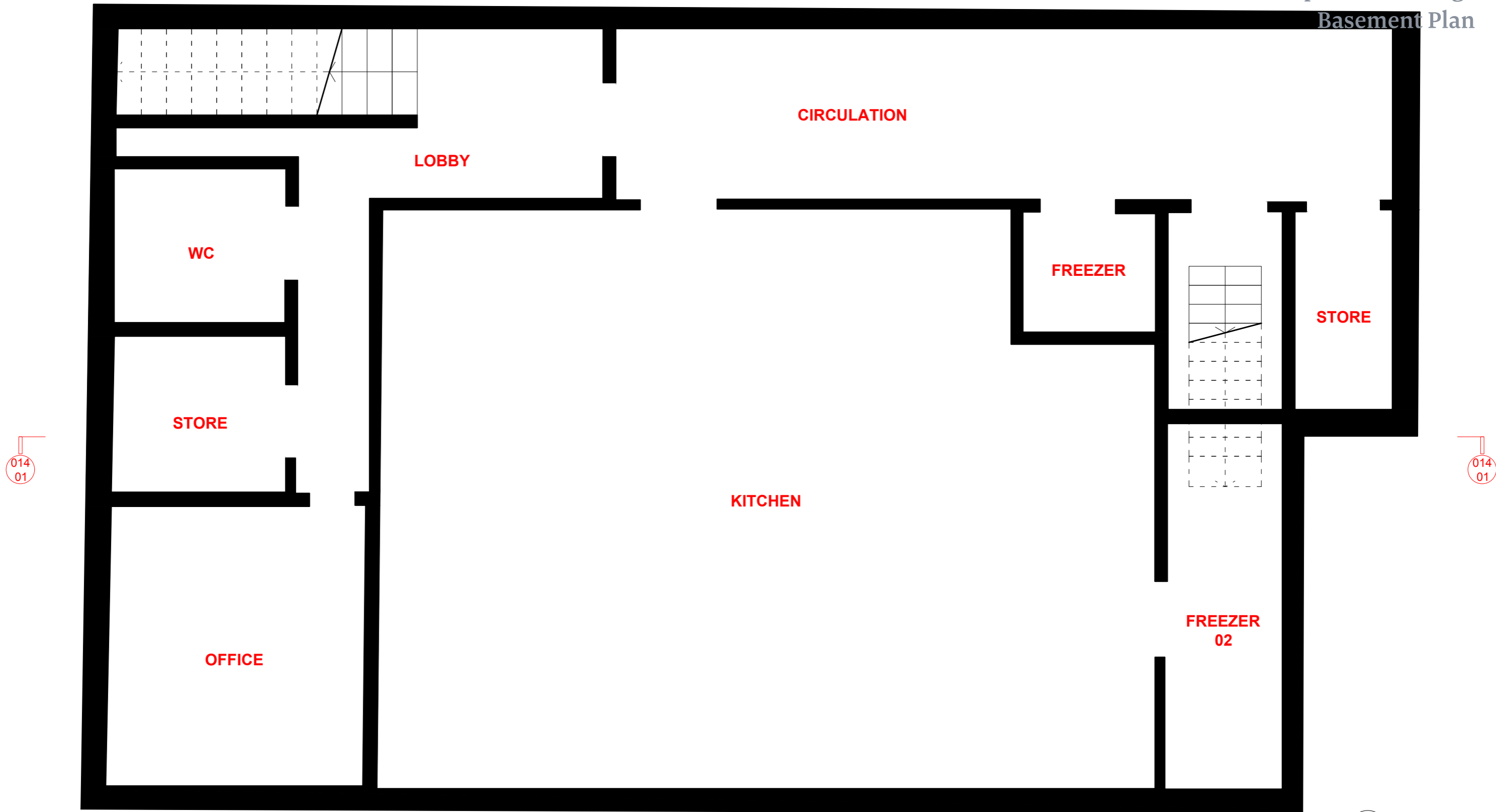
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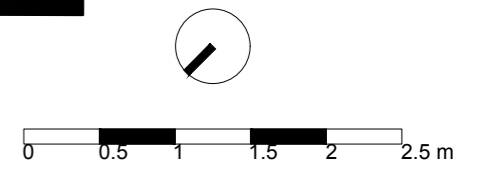








**008** Proposed Basement Plan  
**01** Scale 1:50 @ A3 / 1:25 @ A1



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				<p>Studio 3B 29-40 Worpole Way London W9 0DD</p>		<p>Title Proposed Basement Plan</p>	
<p>Job No. 7732</p>	<p>Status Planning</p>	<p>DWGBY ES</p>	<p>Date 01/21</p>	<p>Scale 1:25 @ A1 1:50 @ A3</p>	<p>Drawing No. 7732_008</p>	<p>Rev.</p>	





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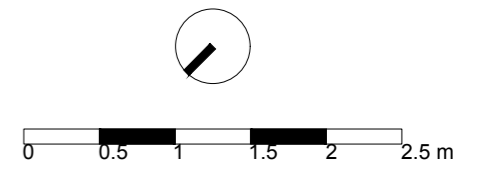
014  
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New proposed Lift

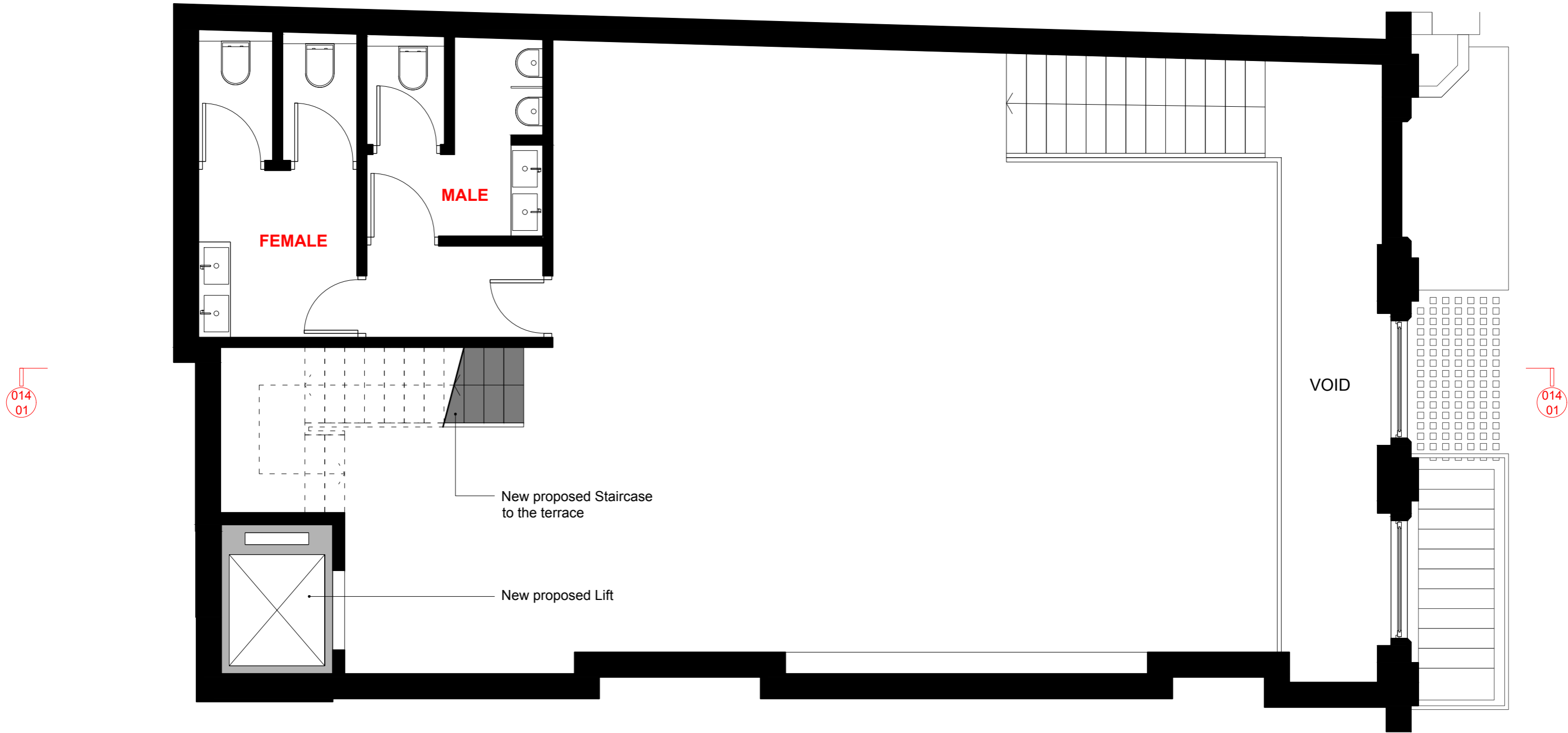
DISABLED  
TOILET

ENTRANCE

**009** Proposed Ground Floor Plan  
**01** Scale 1:50 @ A3 / 1:25 @ A1



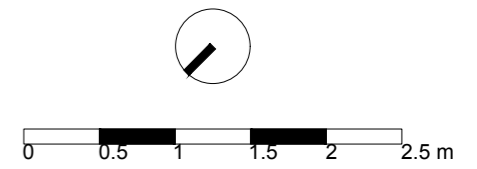
<p>1. DO NOT SCALE DRAWINGS. All dimensions to be checked on site. Errors to be reported immediately to architect. To be read in conjunction with all relevant architects services and engineers drawings.</p> <p>2. Contractors, sub - contractors and suppliers to verify any critical dimensions on site prior to fabrication of any building element. Any discrepancies to be reported to the architect.</p> <p>3. This drawing to be read in conjunction with all relevant specifications. Engineers and specialist consultant information and any discrepancies reported prior to installation.</p> <p>Copyright of JaK Studio</p>	<p>Revisions</p>	<p>Key - Plans/Sections</p>	<p><b>Ja</b> <b>K</b></p>	<p>JaK Studio LLP info@jakstudio.co.uk jakstudio.co.uk T 00 44 0 208 748 0088 F 00 44 0 208 748 0022</p>		<p>Alp's Kitchen</p>	
				<p>Project Haverstock Hill, London, NW3 2AE</p>		<p>Title Proposed Ground Floor Plan</p>	
				<p>Job No. 7732</p>	<p>Status Planning</p>	<p>Scale 1:25 @ A1 1:50 @ A3</p>	<p>Drawing No. 7732_009</p>
<p>DWGBY ES</p>	<p>Date 01/21</p>						



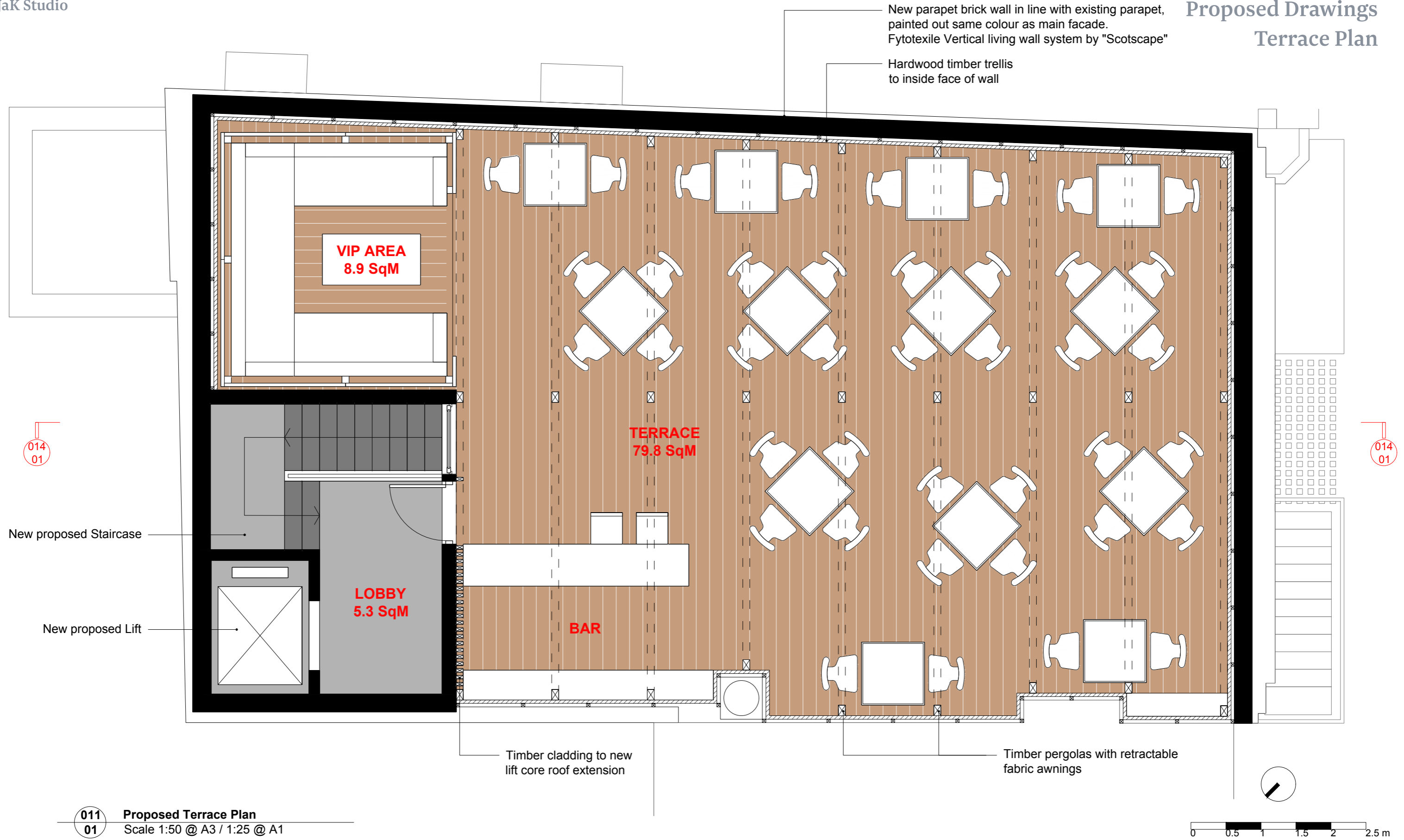
014  
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**010** Proposed 1st Floor Plan  
**01** Scale 1:50 @ A3 / 1:25 @ A1



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<p>Job No. 7732</p>	<p>Status Planning</p>	<p>DWG BY ES</p>	<p>Date 01/21</p>	<p>Scale 1:25 @ A1 1:50 @ A3</p>	<p>Drawing No. 7732_010</p>	<p>Rev.</p>	



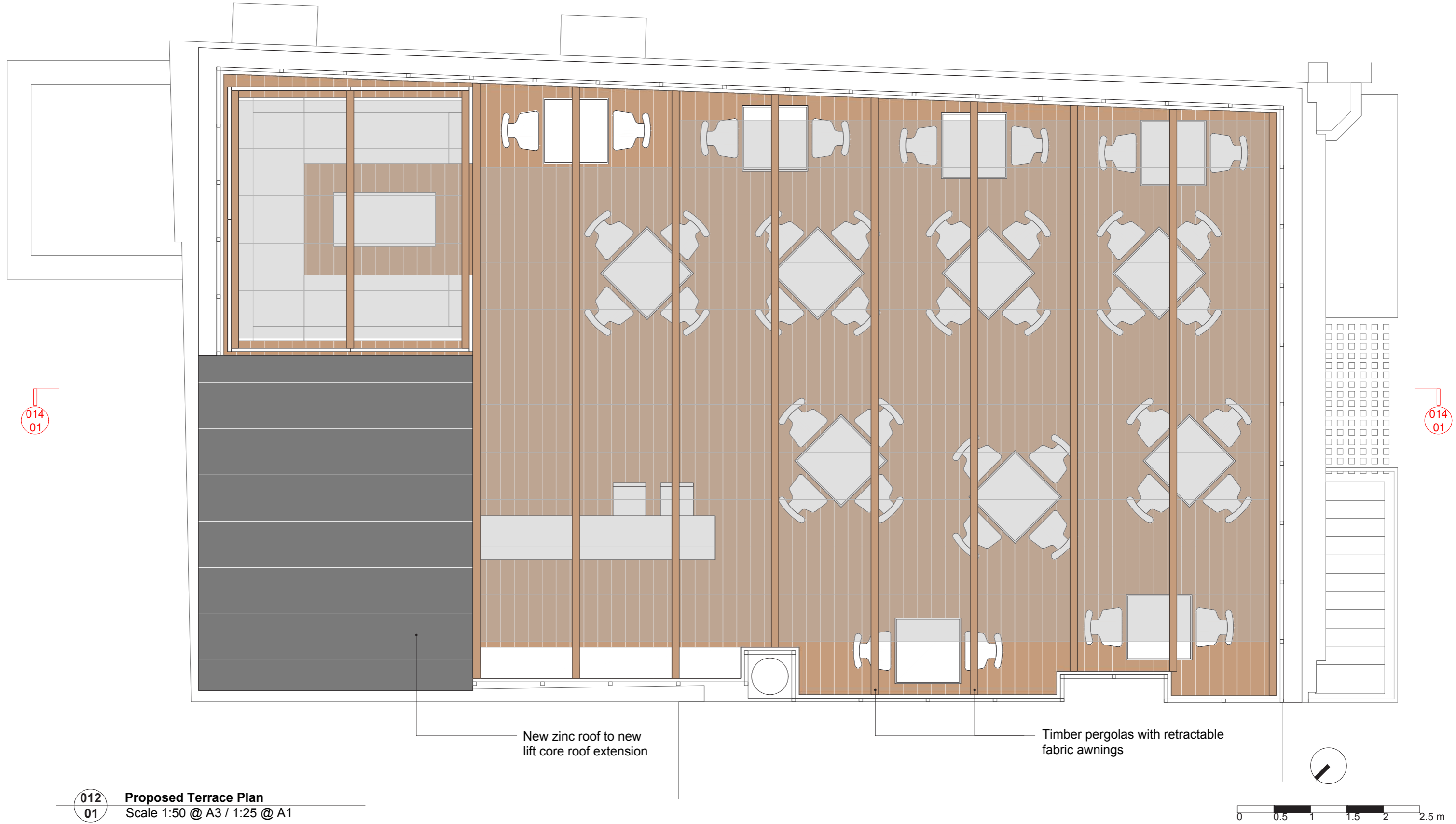
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	Job No. 7732 DWGBY ES	Status Planning Date 01/21	Scale 1:25 @ A1 1:50 @ A3	Drawing No. 7732_011 Rev.





**012** Proposed Terrace Plan  
**01** Scale 1:50 @ A3 / 1:25 @ A1

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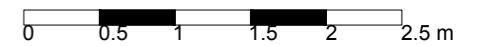
Revisions	Key - Plans/Sections

Job No.	7732	Status	Planning
DWGBY	ES	Date	01/21

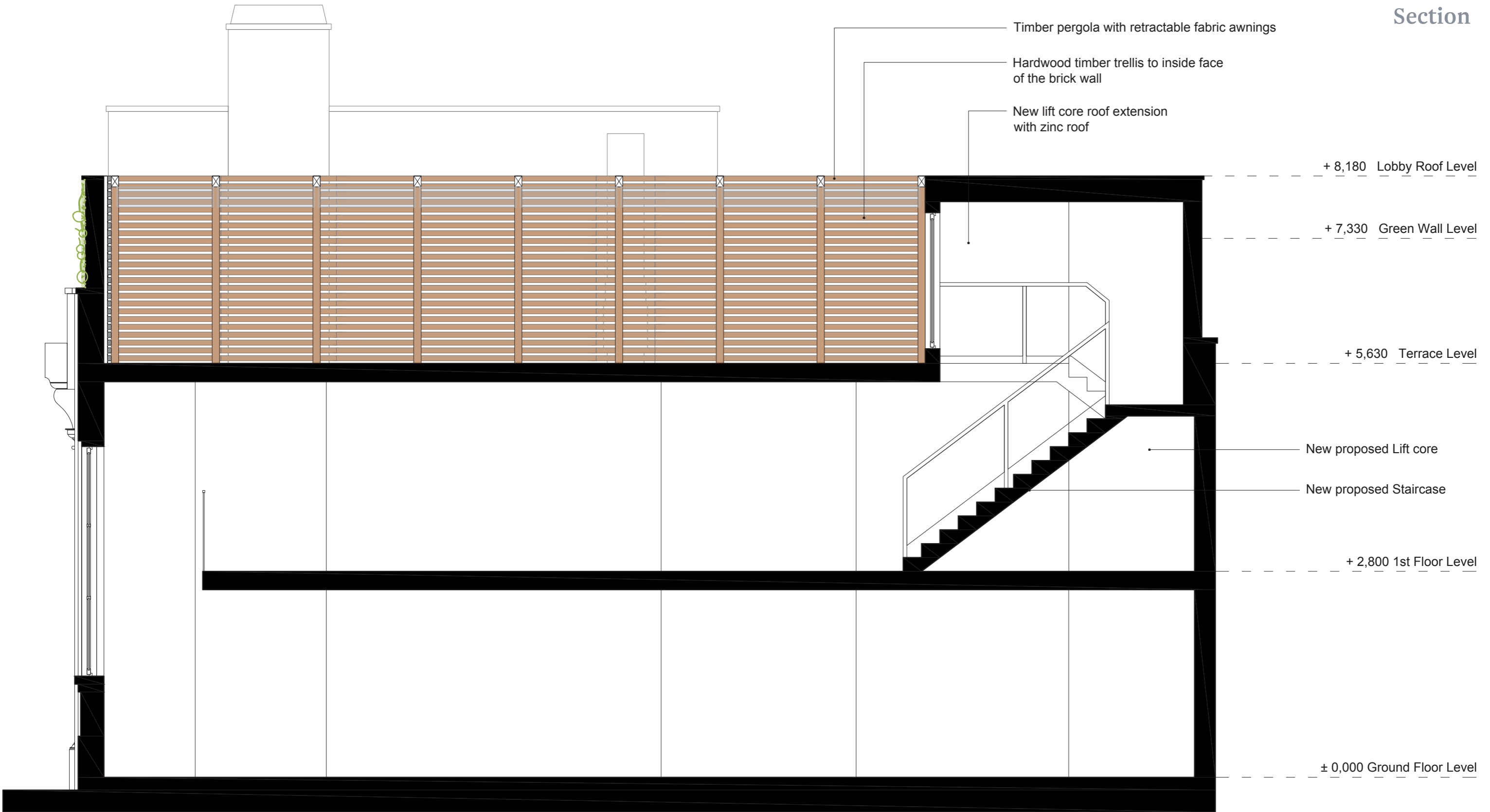
<b>Ja</b> <b>K</b>	JaK Studio LLP info@jakstudio.co.uk jakstudio.co.uk T 00 44 0 208 748 0088 F 00 44 0 208 748 0021 Studio 3B 28-40 Worsle Way London W11 0DD	<b>Alp's Kitchen</b> Project Haverstock Hill, London, NW3 2AE Title Proposed Terrace Plan 02
	Scale 1:25 @ A1 1:50 @ A3	Drawing No. 7732_012 Rev.



**013** Proposed Front Elevation  
**01** Scale 1:50 @ A3 / 1:25 @ A1



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				<p>Project Haverstock Hill, London, NW3 2AE</p>		<p>Title Proposed Front Elevation</p>	
				<p>Job No. 7732</p>	<p>Status Planning</p>	<p>Scale 1:25 @ A1 1:50 @ A3</p>	<p>Drawing No. 7732_013</p>
<p>DWGBY ES</p>	<p>Date 01/21</p>						

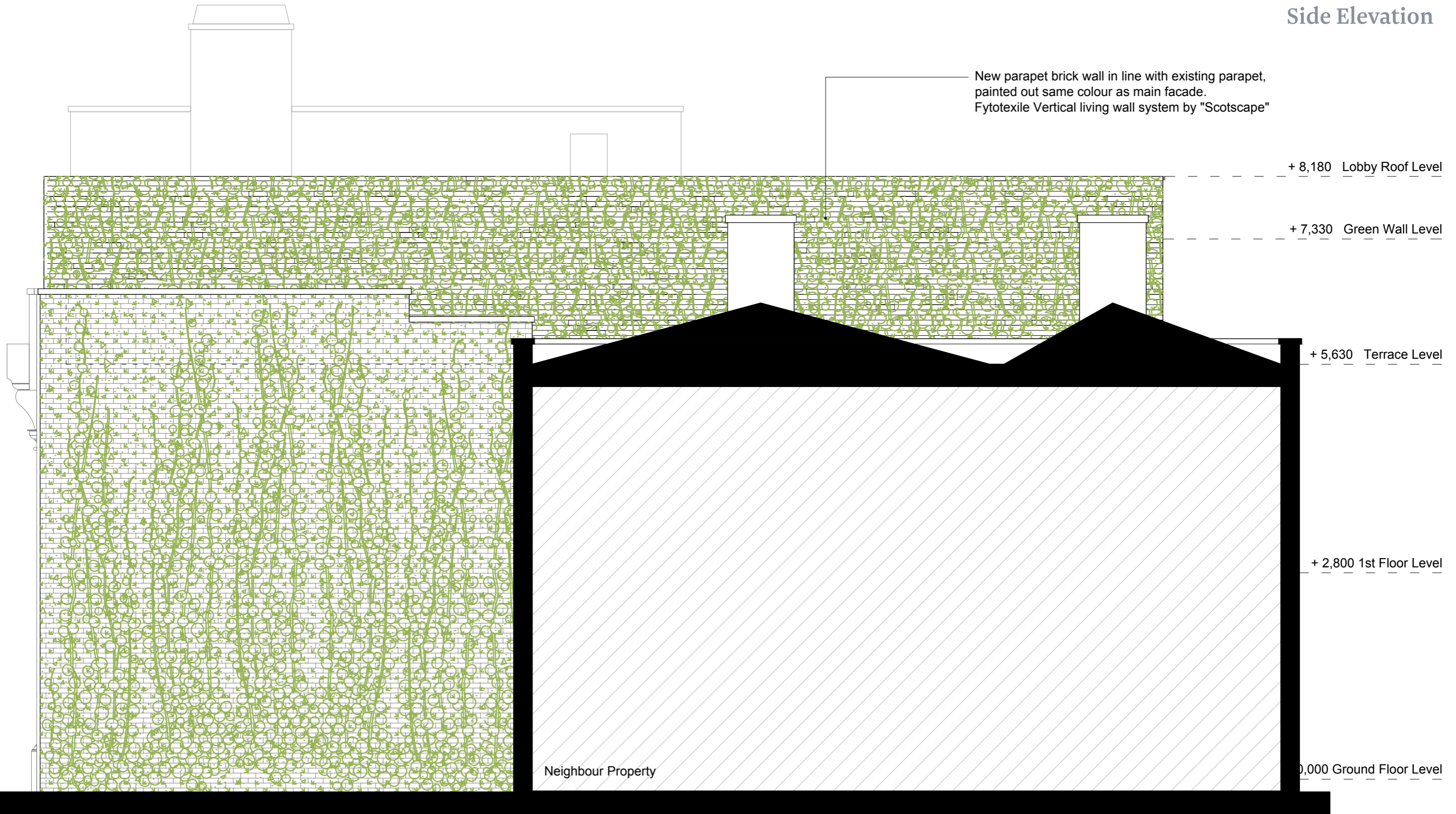


**014** Proposed Front Elevation  
**01** Scale 1:50 @ A3 / 1:25 @ A1

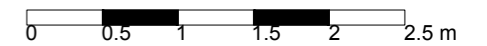


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				<p>T 00 44 0 208 748 0088 F 00 44 0 208 748 0021</p>		<p>Project Haverstock Hill, London, NW3 2AE</p>	
				<p>Studio 3B 29-40 Worsle Way London W9 0DD</p>		<p>Title Proposed Front Elevation</p>	
<p>Job No. 7732</p>	<p>Status Planning</p>	<p>DWG BY ES</p>	<p>Date 01/21</p>	<p>Scale 1:25 @ A1 1:50 @ A3</p>	<p>Drawing No. 7732_014</p>	<p>Rev.</p>	



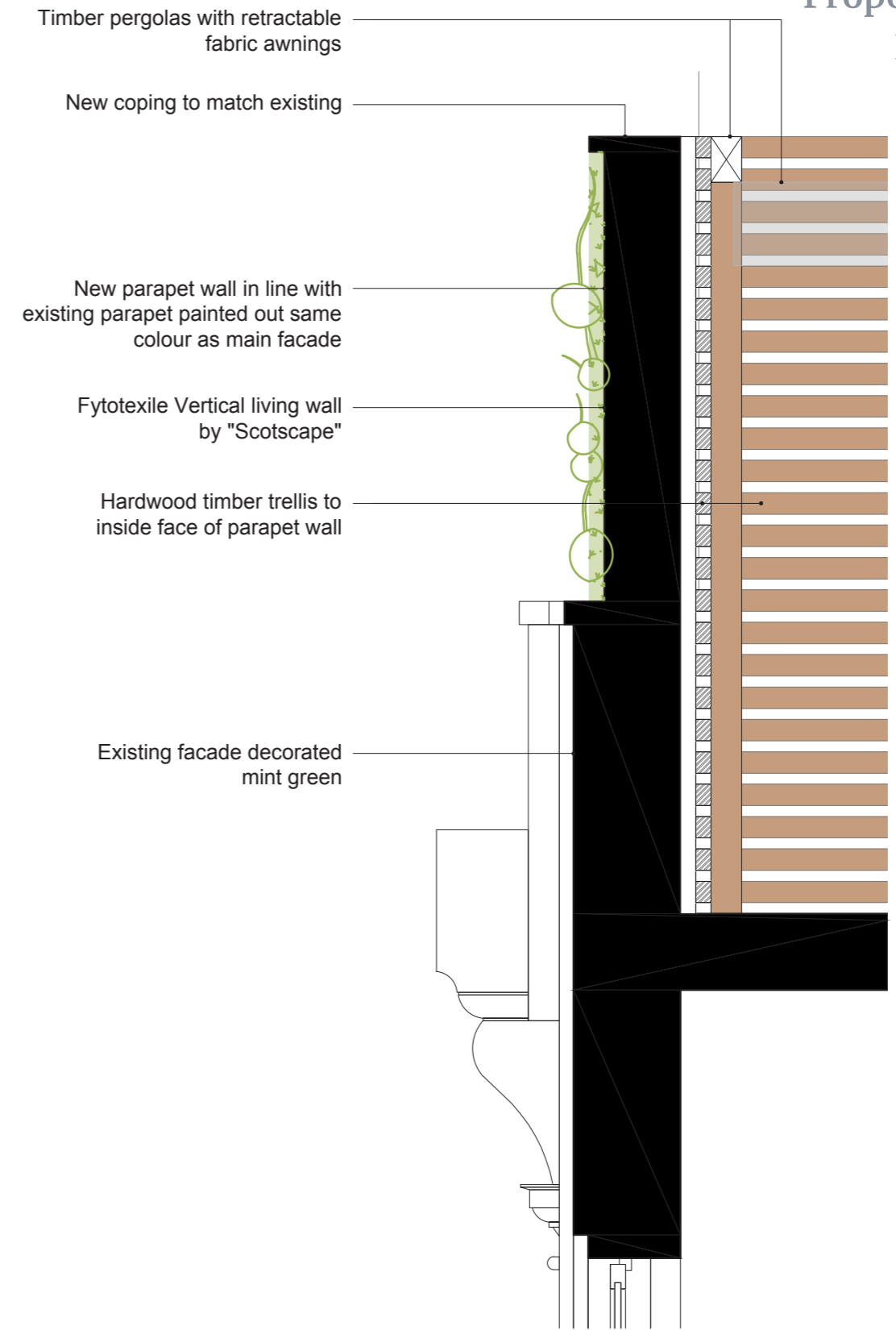
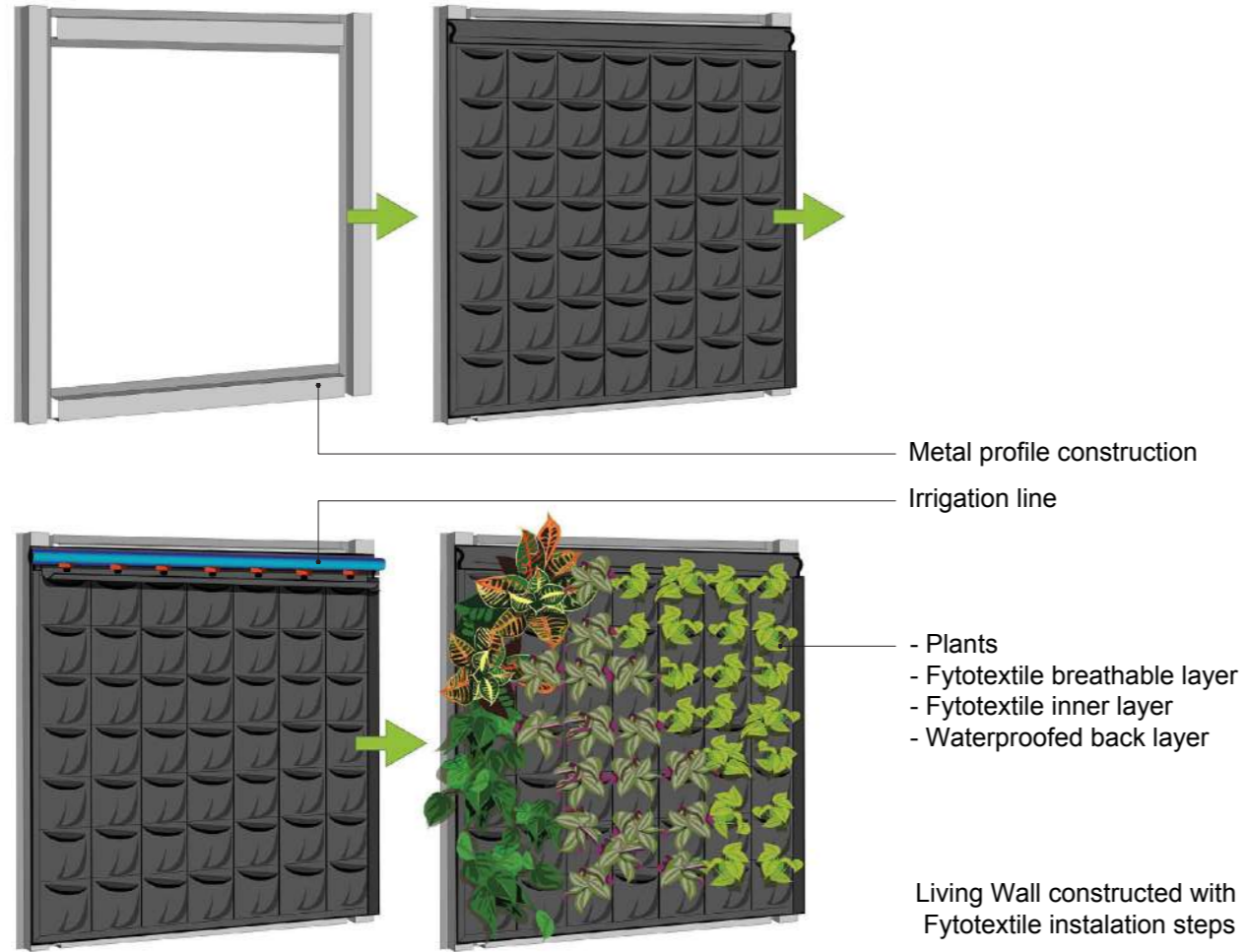


015 Proposed Side Elevation  
01 Scale 1:50 @ A3 / 1:25 @ A1



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				<p>Job No. 7732</p> <p>DWG BY ES</p>	<p>Status Planning</p> <p>Date 01/21</p>	<p>Scale 1:25 @ A1 1:50 @ A3</p>	<p>Drawing No. 7732_015</p>	<p>Rev.</p>





Living Wall constructed with Fytotextile

016 Proposed Parapet Detail  
01 Scale 1:20 @ A3 / 1:10 @ A1



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				Project Haverstock Hill, London, NW3 2AE	
				Title Proposed Street Section	
Job No. 7732	Status Planning	Scale 1:10 @ A1 1:20 @ A3	Drawing No. 7732_016	Rev.	
DWGBY ES	Date 01/21				





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