



Ground Floor Flat 212 Haverstock Hill London NW3 2AE

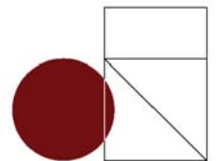
Design and Access Statement

Version: P0 (January 2021)

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1.0 Introduction

1.1 Executive Summary

1.1.1 This is a Design and Access Statement prepared by kAD Architects on behalf of the applicant, Dr Ganesh Arunachalam, in support of the application for Full Planning Permission at 212 Haverstock Hill, London NW3 2AE.

1.1.2 Permission is sought for the following works:

- Replacement of bi-fold doors in rear elevation with sliding doors
- New fenestration arrangement on side elevation to accommodate internal layout changes
- Removal of existing metal and glass roof and replace with flat green roof with 1no. rooflight
- Infilling of rear door opening

1.1.3 The purpose of the proposed development is to enhance the layout and amenities of the existing property.

1.1.4 This Design and Access Statement aims to explain and justify the proposed alterations. In doing so, it will be demonstrated that the proposals have been carefully considered and that the development will not cause harm to the appearance of the building and this part of the city, nor have unacceptable effect on the amenities of the neighbouring properties.

1.2 Design Team

1.2.1 kAD Architects are a London-based architectural practice founded by Nan Atichatpong in 2009. Nan was a project architect for Eric Parry Architects on the award-winning renovation works at St Martin-in-the-Fields, Trafalgar Square. Since then, the practice has been involved with a number of successful, high quality residential developments in tight urban sites, as well as projects on statutory listed buildings, and in conservation areas.

1.2.2 Our practice focuses on exploring the potential of spaces and places through thoughtful and careful assessment of the project brief. All our developed designs are rooted in in-depth process of research and exploration into the materiality, physicality, and psychology of the site which enables us to deliver the optimum solution to each design challenge we are presented with.

2.0 Assessment

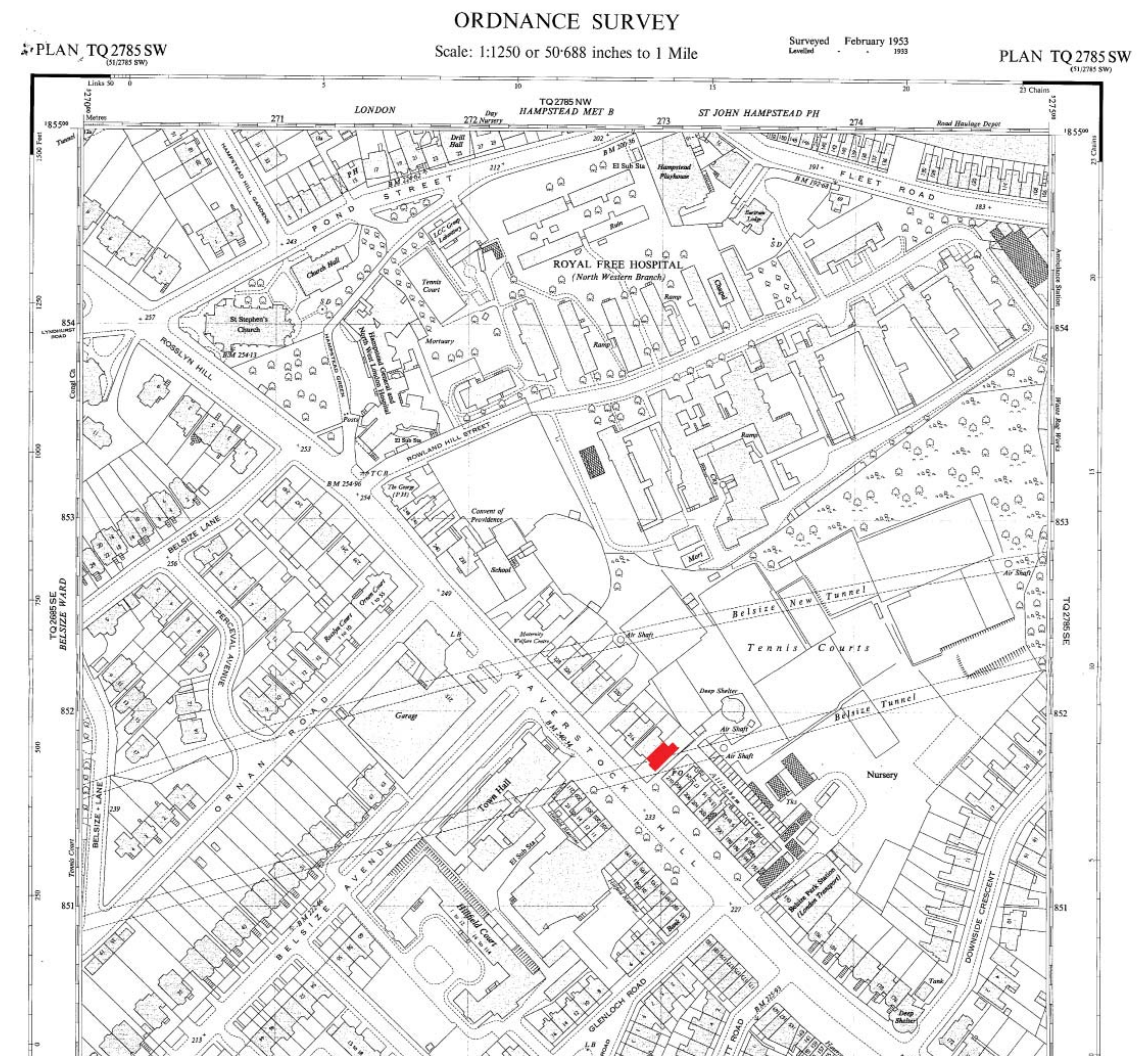
2.1 Site Location

2.1.1 The site is the Ground Floor Flat at 212 Haverstock Hill, which is one half of a semi-detached three-storey unlisted residential building that has been subdivided into flats.

2.1.2 The building is not in a conservation area but is on the boundary of the Belsize Conservation Area.

2.2 Wider and Historic Context

2.2.1 The site is situated on the east side of Haverstock Hill to the south of the junction with Aspern Grove.



Surrounding area (site highlighted in red)





Aerial view of site (highlighted in red) from south-west

2.3 Existing Building

2.3.1 The building has been subdivided into 3no. flats.

2.3.2 The ground floor flat has retained the original entrance to the property, whilst Flat A and Flat B are accessed via an external staircase to the side erected in 1958.

2.3.3 The site currently has 3no. bedrooms, 1no. with en-suite facilities, 1no. family bathroom, 1no. reception space with access to a rear garden, 1no. kitchen which is connected to patio-like area which was enclosed in 2009. At the rear of the enclosed area is a storage room below the abovementioned external staircase.

2.3.4 The property benefits from an external garage, part of a set of garages that were erected also in 1958.

2.3.5 The property benefits also from a generous front garden and a sizeable rear garden.

2.4 Site Photos - Exterior



Side elevation



Side elevation



Side entrance and garage



Entrance hall



Rear elevation



Rear of site looking towards rear garden



View from rear garden to side entrance



Kitchen





Living room



Master bedroom



Enclosed side patio



Dining room

3.0 Planning Context

3.1 The following planning policies and planning document guidance's have been consulted during all stages of the design process and in preparation of this document:

- The National Planning Policy Framework
- The London Plan 2016
- Camden Local Plan 2017
- Home Improvements Camden Planning Guidance 2020

3.2 Planning History

3.2.1 The original house was converted into four self-contained flats in 1958, under application ref: TP82033/5464.

3.2.2 A rear extension was added and internal layout altered in 2007, under application ref: 2007/4718/P.

3.2.3 The side patio was enclosed in 2009, under application ref: 2009/0955/P.

4.0 Proposals

4.1 Replacement rear patio door

4.1.1 The existing bi-fold doors are in deleterious state and have to be replaced,

4.1.2 We propose to replace with aluminium-framed glazed sliding doors with three panels in the existing door opening.

4.2 New fenestration arrangement on side elevation

4.2.1 There are currently 3no. 2m wide by 0.9m high uPVC windows on the side elevation.

4.2.2 We proposed to retain 1no. window in the centre but replace 2no. windows with 4no. smaller widows to accommodate new internal layout.

4.2.3 Therefore the number of windows will increase to 5; however, the total area of fenestration will be exactly the same as before.

4.3 Removal of metal and glass roof to side extension and replace with flat green roof.

4.3.1 The existing fabric is thermally unsatisfactory and is suffering from water ingress.

4.3.2 The eave height on the boundary will remain the same as existing.

4.3.3 The proposed extensive green roof will provide a pleasant visual amenity when viewed from the external staircase and will improve biodiversity in the local area.

4.3.4 A 1mx1m flat rooflight is proposed to the rear, where there are no overlooking windows to be affected by potential light pollution.

4.4 New aluminium-framed door to reception space

4.4.1 The existing patio doors will be replaced by aluminium-framed glazed patio doors to be consistent in aesthetics with the new rear extension.

4.4.2 The patio doors will allow access from the master bedroom to a private external amenity area by way of a courtyard.

4.5 Infilling of rear door opening

4.5.1 Currently there is access to the external rear patio via a glazed sliding door.

4.5.2 The door is accessed awkwardly by a set of steps which are not practical. The opening will be infilled and the steps removed.



Existing ground floor plan 1:100

5.0

Use

5.1 The use of the site remains as existing: C3 single residential dwellinghouse.

6.0

Amount

6.1 The application site has an area of 331 sqm.

6.2 Flat A has an existing gross internal area (GIA) of 141 sqm. This is unchanged.



KEY

G.01	NEW ALUMINIUM-FRAMED CLEAR-GLAZED SLIDING WINDOWS
G.02	NEW ALUMINIUM-FRAMED SLIDING DOOR
G.03	BRICK-GLAZED EXTERNAL WALL INFILLS
G.04	RENDERED EXTERNAL WALL INFILL



Existing ground floor plan 1:100

7.0
Layout

7.1 There are internal layout changes which in not material consideration for the application.

7.2 The site will benefit from the addition of a new pantry, utility room, and dressing room for the master bedroom.

7.3 The side enclosed area, which was previously under-utilised and awkward in proportion, has been subdivided to provide increased accommodation for other uses.

8.0
Scale

8.1 There is no change to the size of the site.

8.2 The new flat roof will in fact lower the highest level of the roof.



MATERIAL KEY

- (R) PAINTED RENDER
- (B) FACING BRICKWORK

9.0 Appearance

9.1 The external materials chosen are inkeeping with the existing building and the local area.

9.2 The installation of green roof will enhance the appearance of the extension when viewed from the surrounding properties.

10.0 Access

10.1 There is no change to the accessibility of the application site.

11.0 Conclusion

11.1 The information detailed in this Design and Access Statement demonstrates that the proposed development has been designed not only to improve the layout, amount, and quality of the accommodation at the application site, but also with respect to the appearance and scale of the local area as well as the amenities of the neighbouring properties.

11.2 The proposals aim for the highest standard in design and execution and will use high quality materials. The development is confined to the rear of the building and does not visually dominate the existing building. The materials chosen are inkeeping with those of the existing buildings and immediate surroundings.

11.3 The proposed development has been considered to be in according with local and national planning policies as outlined above.

11.4 For all the above reasons, we respectfully request the Design and Conservation team at Camden planning department to view the development favourably and grant planning permission for the proposed works.



Proposed side elevation 1:100

