

Planning/Design & Access & Heritage Statement

Flat 2, 102 Haverstock Hill
London NW3 2BD

New handrail at front entrance steps

23rd September 2021

1. Introduction

This Design & Access & Heritage Statement (DAS) is to accompany a Planning Application with regard to the refurbishment of Flat 2 at 102 Haverstock Hill, London NW3 2BD. It is to be read in conjunction with SILO Architecture drawings 579_00-LP_H and 570_01-100_H, 300_H, 301_H submitted with the Planning application to Camden Council.

2. Existing Building

The property is a five storey Victorian terraced house, which is not listed but lies within the Parkhill Conservation Area. The house today contains a total of 4 flats. Flat 2 is at the upper ground floor, with access at level of front porch entrance level and to a rear private garden area to the back. The original flat and garden had been modified in the early nineties, which include the reconfiguration of the internal spaces and a poorly built back extension which contains the current rear bedroom of the flat.

3. Proposal

The proposal is to add a handrail onto the low wall adjacent to the existing steps leading up to the front entrance porch of the upper ground floor to improve accessibility and safety.

Apart from the proposed new handrail up to the entrance porch, no other external work to the property is proposed. Access to the property remains unchanged.

4. Heritage

The proposed new handrail to the front steps would be made out of black painted metal, which would be consistent with the metal features such as the back painted window box at the large sash front window of the upper ground floor and the balaoncy balustrade at the upper first floor of the adjacent coach house side building.

Furthermore, there are existing precedents of similar handrails in the same terrace block. Thus, the proposal is intended to respect and maintain the character of the entrance condition and material palette of the original architecture.



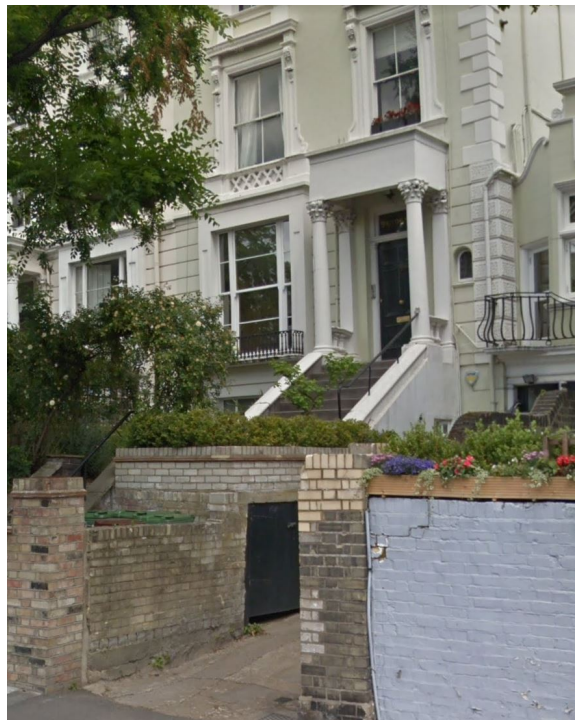
102 Haverstock Hill - Existing Front Façade



102 Haverstock Hill - Existing Rear Façade



*98 Haverstock Hill
Front Approach with Metal Handrail at Steps*



*96 Haverstock Hill
Front Approach with Metal Handrail at Steps*