Design and Access Statement

30A Heath Street, Hampstead, London, NW3 6TE

Proposal: Internal alterations to facilitate inclusion of new stair to create safe access to loft space. Creation of new rear dormer with doors opening onto roof space. Guarding to roof edge.

30 Heath Street is located in the Hampstead Conservation area, and is described in the Hampstead Conservation Statement:-

'The section south of Hampstead High Street, built in the 1880s, are red brick four storey properties with shops on the ground floor forming a homogenous group (Nos.1-47 Heath Street). Most have dressings of stone or terracotta, ornate gables, turrets or other enrichments'

(Aerial view of 30 Heath Street and surrounding buildings)

30A Heath Street is a family apartment occupying the first and second floors of the building with a commercial shop unit on the ground floor, as is typical of the buildings on this section of Heath Street.

The building is not statutorily listed or locally listed.

Currently the property has a difficult access onto the roof space of the second floor via the small loft.

(View of flat roof and loft hatch)

The client would like to utilise the loft space improving the headroom with a rear dormer, insulating the roof to meet current standards converting it into a usable room and increasing the space via a rear dormer with access onto the roof space. Easy access could then be provided to the rear flat roof and with the safety edge protection added this roof space would become a terrace and increase the amenity space for a growing family.

The proposal seals up the current hatch access and the new internal stair will provide safer access up from the second floor to the loft space within the pitched section of the roof. The loft floor is to be upgraded and new timber structure will be added where necessary to strengthen the floor.

The proposed dormer does not protrude rearwards further that the existing roof and will be enclosed by the party walls to the boundaries either side and will not affect the neighbouring properties.

The materials for the dormer will be in keeping with the existing building. The face of the dormer will be slate to be in keeping with the existing roof and the neighbouring roofs. The balustrade will be powder coated fine steel.

Farrow Silverton