

Design & Access Statement

Relating to:

23-24 Hampstead High Street, London NW3 1QA



Issue Date: 18 December 2023

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- I. Relevant Planning History

1. Introduction

This design and access statement has been prepared in support of an application for Listed Building Consent for the proposed internal fit out and shop front decoration works to 23-24 Hampstead High Street, London NW3 1QA.

Each respective properties are individually Grade II listed buildings that lie within the centre of the Hampstead Conservation Area. The premises involve mid-terrace units comprising a combined ground floor retail space and residential accommodations to the first, second and third floors.

The proposed works entail light fit out of the internal ground floor finishes. No alterations to the structure are to be undertaken as part of the works. The external shop front including glazing, window frames, doors, fascia and decorative timber features are to be retained to both units. The entrance doors are to receive new ironmongery in accordance with the drawings provided, including new signage to the existing fascia.

1.1 Listed Status

23 Hampstead High Street is a Grade II Listed premises first listed 14th May 1974 with no amendments since and a reference of 1378682. The descriptive notes are as follows:

*TQ2685NE HAMPSTEAD HIGH STREET
798-1/27/746 (North side)
14/05/74 No.23
GV II*

Terraced house. Late C17, late C19 shopfront, upper floors refronted C20. Timber-framed, rear original; with pebbledash infill to front, rear weatherboarded with original gable. Old tiled roofs with original brown brick chimney-stack. 2 storey and attic. 2 windows. Late C19 shopfront with Corinthian pilasters carrying enriched entablature flanked by carved console brackets. Shop windows with flattened arched lights. 1st floor, transom and mullion casements. Gabled attic with bargeboard and 2-light casements having small panes; flanked by tile coped brick parapets. INTERIOR: not inspected.

24 Hampstead High Street is a Grade II Listed premises first listed 14th May 1974 with no amendments since and a reference of 1378684. The descriptive notes are as follows:

*TQTQ2685NE HAMPSTEAD HIGH STREET
798-1/27/747 (North side)
14/05/74 No.24
GV II*

Terraced house with later shop. Probably C17 core, rear refaced early C18, front refaced early C19, including a shopfront. Originally timber-framed with weatherboarded returns. Front, yellow stock brick; rear brown brick. Tiled roof with dormers. 3 storeys, cellars and attic. 2 windows. Restored shopfront with projecting bracketed window having semi-elliptical arched top panes and boxed-out entablature with inswept ends and projecting cornice. House and shop doorways with semi-elliptical heads to fanlights and part glazed doors approached by stone steps. Uppers floors have gauged brick flat arches to recessed sashes. Parapet. INTERIOR: not inspected.

1.2 Planning History

The planning history of the premises is limited to recent years, with the most recent application for development dated 2008. Listed Building Consent was granted in July 2008 for internal alterations at basement and ground floors in association with combining two separate shop units at Nos. 23 and 24 into one unit.

Further applications pre-dating 2008 have been submitted and granted or otherwise withdrawn relating to amalgamation of the adjoining units. The works in relation to combining the three units are understood not to have taken place and therefore not relevant for the purposes of this application. A list of applications in relation to the premises can be found in Appendix I to the rear of this document.

1.3 Planning Policy

The proposals contained within this application have been made with due regard to the National Planning Policy Framework (NPPF) and Camden Local Plan 2017, namely Policy D1 Design, Policy D2 Heritage, Policy D3 Shopfronts and Policy D4 Advertisements.

1.4 Building Regulations

Based on the nature of the works it is understood Building Regulations approval will not be required.

2. Design

2.1 Use

23-24 Hampstead High Street, London NW3 1QA is currently Use Class E retail premises with Class C3 residential accommodation understood to the upper floors.

2.2 Amount

The proposed works entail light fit out of the internal ground floor finishes. No alterations to the structure are to be undertaken as part of the works. The external shop front including glazing, window frames, doors, fascia and decorative timber features are to be retained to both units.

The entrance doors are to receive new ironmongery in accordance with the drawings provided, including new signage to the existing fascia.

2.3 Layout

The application primarily relates to external redecoration and replacement ironmongery to the shop front entrance doors and there are no proposed alterations to the internal layout configuration save for light fit out to the perimeters and internal finishes.

2.4 Appearance

To achieve consistency the shop front consistency, framing, glazing and decorative timbers are to be retained.

The timber shop front is to be redecorated in accordance with the drawings provided.

New handles to the two entrance doors are to be replaced in accordance with the drawings provided.

New Russell & Bromley signage is to be installed in accordance with the drawings provided. To be non-illuminated metal pin & plated facade signage.

The existing awning is to be repaired to an operable condition. A new fabric is anticipated to be required to the awning. The colour of the awning fabric is to match the proposed shop front colour.

3. Access

3.1 Existing / Proposed

There is no associated car parking with the premise and there is shared access to the service courtyard at the rear. This entrance provides access to the public highway.

Access to the rear courtyard is available via the ground floor retail unit of No. 24 Hampstead High Street.

Pedestrian access to the ground floor retail space is available individually to each respective Nos. 23 and 24 Hampstead High Street.

Access to the upper floor residential accommodations is available to the front elevation of No. 24 Hampstead High Street.

4. Summary

From this Statement and supporting drawings submitted as part of the Application for Listed Building Consent, we would hope that the appropriateness and merits of the Application and indeed, the Applicant's good intentions to make the necessary external improvements are clear. The proposals for which Listed Building Consent are now sought will bring much needed use back to these prominent Grade II listed buildings.

Appendix I

Relevant Planning History

Application Number	Site Address	Development Description	Status	Date Registered	Decision
2008/2515/L	23 & 24 Hampstead High Street London NW3 1QA	Internal alterations at basement and ground floors in association with combining two separate shop units at Nos. 23 and 24 into one unit, as a variation to listed building consent dated 4.10.06 (ref. 2006/3722/L for External and internal alterations to nos 22, 23 and 24 in association with amalgamation of 3 shop units into a single retail unit).	FINAL DECISION	17-06-2008	Granted
2006/3722/L	22-24 Hampstead High Street London NW3 1QA	External and internal alterations to nos 22, 23 and 24 (in association with amalgamation of 3 shop units into a single retail unit)	FINAL DECISION	15-08-2006	Granted
2006/3721/P	22-24 Hampstead High Street London NW3 1QA	External alterations to no.22 including fenestration alterations to rear wing, installation of replacement shopfront; erection of a rear first floor level extension and use of the rear part of the basement of no.22 to create additional habitable accommodation for the ground to second floor level residential maisonette.	FINAL DECISION	15-08-2006	Granted
2006/1837/L	22-24 Hampstead High Street London NW3 1QA	External and internal alterations to amalgamate the 3 shop units into a single retail unit; erection of a rear 1st floor extension to no. 22 and use of the rear part of the basement to create additional accommodation for the 1st-3rd floor residential flat.	WITHDRAWN	24-05-2006	Withdrawn Decision
2006/1836/P	22-24 Hampstead High Street London NW3 1QA	External and internal alterations to amalgamate the 3 shop units into a single retail unit; erection of a rear 1st floor extension to no. 22 and use of the rear part of the basement to create additional accommodation for the 1st-3rd floor residential flat.	WITHDRAWN	24-05-2006	Withdrawn Decision
2003/1801/P	Top Floor 24 Hampstead High Street London NW3	Retention of 4 no. existing velux windows in the internal valley roof of the building.	FINAL DECISION	27-08-2003	Granted
2003/0631/L	Top Floor 24 Hampstead High Street London NW3	Retention of 4 no. velux windows in the internal valley roof of the building.	FINAL DECISION	01-07-2003	Granted
9492397	24 Hampstead High Street NW3	Seeking permission to carry out tree work as follows:- Ash (parking area):Reduce crown by up to 50% to contain spread and help retard root activity.Fell to ground level and poison stump to prevent any future regrowth.	FINAL DECISION	23-12-1994	Approve works(TPO)specified by Council
HB3376	24 Hampstead High Street, NW3	Internal works in connection with the formation of three self-contained flats on the first, second and third floors.	FINAL DECISION	21-11-1983	Listed Building Consent
37241	24 Hampstead High Street, NW3	Change of use involving works of conversion to form three self-contained flats on the upper floors.	FINAL DECISION	02-11-1983	Conditional