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# DESIGN & ACCESS STATEMENT

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Proposed New Rear Metal Fire  
Escape Staircase  
at  
28 Heath Street  
Hampstead, NW3 6TE,



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# ARCHITECTURAL CHARACTER

28 Heath Street is not statutorily listed or locally listed. It is however located in the Hampstead Conservation area, and is described in the Hampstead Statement Conservation Statement:-

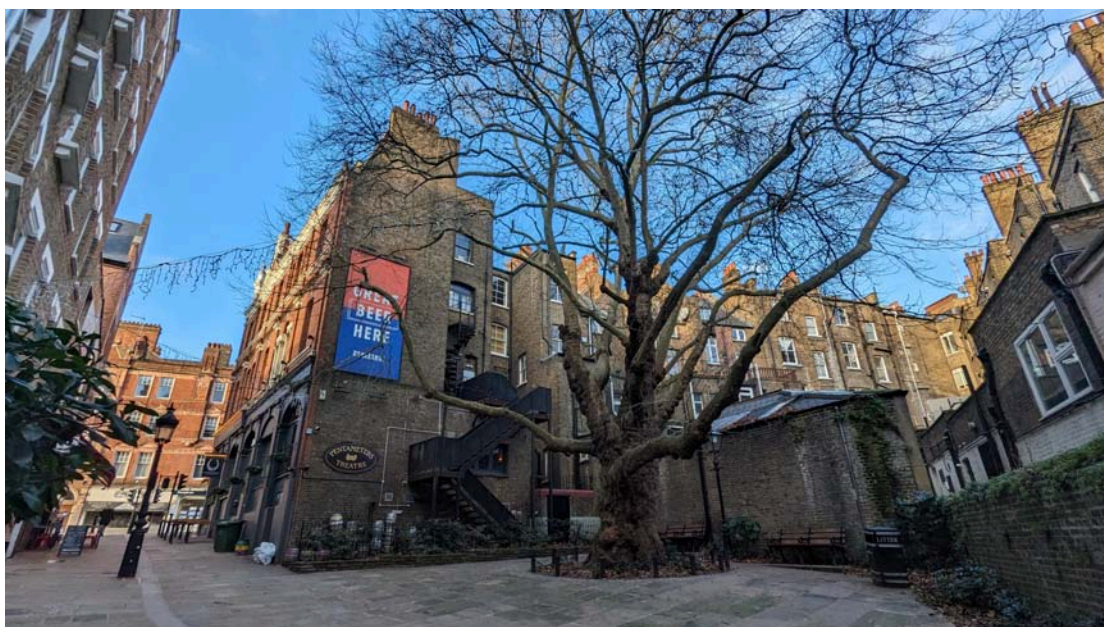
“The Section south of Hampstead High Street, built in the 1880’s, are red brick four storey properties with shops on the ground floor forming a homogenous group . ( Nos. 1- 47 Heath Street). Most have dressings of stone or terracotta, ornate gable, turrets or other enrichments”.

The property is an attractive Red Brick Victorian corner property with three storeys. It has stone cornicing and window cill horizontal banding. Georgian Style box sash windows with rubbed soldier arches to the upper floors and stone parapets and decorative pediments to the mansard roof. To the Corner Elevation there is a feature Oriel window on the second floor with a decorative stone balcony above.

The Rear Elevations are in Yellow London Stock Brickwork with simple sprung brick arches and plain stone window cills. There is a redundant steel spiral staircase from the second floor and a functioning steel fire escape staircase from the rear of the first floor theatre down to Oriol Square.

## History

It is believed the The Horseshoe Pub was a Brewery Built Tavern with letting Bedrooms on the upper floors. The Pub in Hampstead was originally called The Three Horsehoes built circa 1890 at 28 Heath Street. It is the birthplace of the Camden Brewery, founder Jasper Cuppaidge started making beer in the basement in 2006. By 2010 he moved the brewing to underneath the Railway Arches of Kentish Town West.



Rear View View form Oriol Place





Arial View of The Horseshoe Public House.



View of non compliant redundant spiral staircase.



View of the existing steel fire escape from first floor to ground level.

## Summary and Conclusions

The proposed works are sympathetic to the overall character of the building and will provide a compliant much needed secondary means of escape from the upper floors.

The visual impact to the rear of the building will be minimal and we believe the improvements to safety far outweigh this small change.