



66 Heath Street, London, London, NW3 1DN

Design & Access Statement and Heritage Statement

14/03/24

## 1.0 Description of the site

No. 66 Heath Street is a three-story plus attic end-of-terrace house featuring a ground floor restaurant added later. Dating back to the early 18th century, the building underwent refacing in the early 19th century. Constructed primarily of brick (painted), it boasts a slated mansard roof with windows. The ground floor restaurant maintains its original fascia brackets, while the upper floors exhibit recessed sash windows with gauged brick flat arches. The rear elevation showcases brown brickwork, accented by floor bands and segmental-arched flush-framed sash windows. This document serves as a Design and Access Statement for a Listed Building Consent application, focusing on minor internal modifications to the residential space spanning the first to third floors of 66 Heath Street, London, NW3.

## 2.0 Access.

2.1 There is no change to the existing access arrangement to the dwelling.

## 3.0 Design.

### Internal alteration:

- 1) Generally refurbished
  - 2) The relocation of kitchen and reception at first floor level
  - 3) The introduction of a guest wc at first floor with a sliding door (opening and door previously approved on application 2008/4933/L)
  - 4) The creation of a link at second floor level between bedroom and bathroom (previously approved at first floor on application 2008/4933/L)
  - 5) The alignment and replacement of architraves /doors/ skirting (not original) at each level
- No significant alterations are planned for the overall layout of the property.

### External alterations:

- 5) Replacement of existing single glazed sash windows, throughout, with double glazed (14 mm glass) style to match existing
- 6) Repaint the front and side elevation light grey (similar to the existing) The colour selected is Paint and Paper Library – Cotton III – a sample will be provided.



#### 7) New enlarged rooflight to replace existing

The proposed modifications align with relevant legislation and guidelines due to the following reasons:

**Preservation of Scale and Layout:** The scale and layout of the dwelling will remain unaltered, ensuring compliance with regulatory requirements

**Preservation of Appearance:** The external appearance of the dwelling will remain consistent with its original design, maintaining its historical and architectural integrity

The proposed alterations adhere closely to the original plan form and proportions of the existing dwelling house, respecting its historical context.

The original staircase and balustrade will be maintained and refurbished

In conclusion, these minor alterations are deemed compliant with relevant legislation and guidelines, thereby justifying their inclusion in the proposed plans.