

Design and Access Statement

73a Heath Street, Hampstead NW3 6UG

August 2024

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03 Introduction

This Statement has been prepared on behalf of our client, to support their application for amendments to the roof of 73a Heath Street London NW3 6UG. The property is in the London Borough of Camden and is located in the Hampstead Conservation Area. It is neither statutorily nor locally listed.

Planning permission would be sought for:

Introduction of new replacement rooflight above the stairwell and the creation of a roof terrace with associated glazed balustrading in lieu of existing metal balustrade.

The proposed development seeks to:

- Replace existing rooflight which is in a poor state of repair (leaking)
- Increase size of rooflight to maximise light into the stairwell
- Improve access to the roof
- Replace existing metal balustrading with glazed balustrade.
- Deliver a scheme which is appropriate to its architectural character, location and town scape context
- Seek to preserve and enhance the Hampstead Conservation Area
- Protect the amenity of surrounding land uses



Figure 1: Aerial view, source: Apple Maps

subject site

04 Aerials

subject site
(indicative
boundary)



Figure 2: Aerial view (rear), source: Google Maps



Figure 3: Aerial view (front), source: Google Maps

05 Photos

subject site
(indicative)



Figure 4: street view 1, source: Google Maps



Figure 5: photo of front/flank elevation



Figure 6: photo of rear/flank elevation



Figure 7: photo of entrance door

06 Photos



Figure 8: photo of existing flat roof with skylight and balustrade



Figure 9: photo of existing flat and sloped roof



Figure 10: Photo of chimney



Figure 11: photo of view down from flat roof

07 Architectural Context

Extract from the Hampstead Conservation Area Statement

Heath Street and Hampstead High Street is the central spine of Hampstead, the route north from London over the Heath around which the settlement developed. As a major route it has developed as a shopping centre and is defined in the UDP as a District Centre - Primary Shopping Frontage.

Heath Street rises from the top of Fitzjohns Avenue towards Whitestone Pond, changing in character from the late Victorian section at Hampstead Tube Station to the rising winding road with older properties.

The intricate network of lanes and narrow alleyways built on the complex slopes of the land to the east of Heath Street dates from the early 18th century through the 19th century. Except for Christchurch Hill and New End Square, the main streets and spaces run more or less along the contours, linked by narrow footpaths, steps and lanes running down the slopes to connect differing street levels.

Subject Site

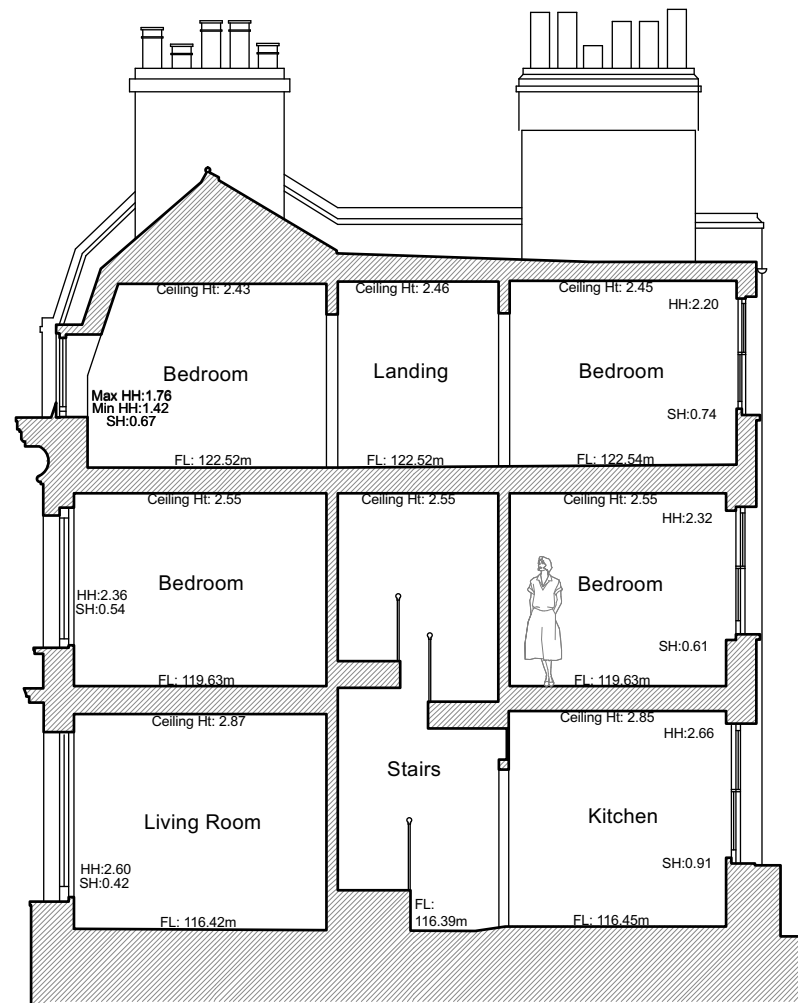
73A Heath Street forms a corner of a small terrace of three properties (Nos. 69-73). The building is a four-storey property dating from the late 19th Century. It consists of a commercial unit on the ground + basement floor and a residential property over the first, second and third floors. The front part of the roof has a double-pitched mansard roof. There is a flat roof area with low brick parapet wall at the rear part. The front elevation has large arched sash windows with decorative window surrounds and a prominent decorative parapet. This site is well connected to local amenities, a short walk to local shopping and cultural hubs in Hampstead. It is well served by local bus routes and Hampstead underground station is within walking distance.

The buildings immediately to the north of no 73A across the thin alleyway are grade II listed.

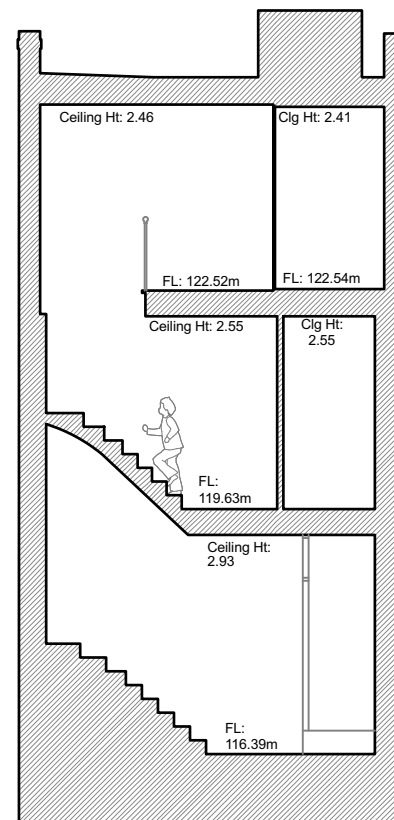
08 Existing Site

The bottom two floors (ground and basement) are taken up by a restaurant (see drawings opposite) and the upper floors (no 73a) are taken up by habitable space which is accessed from the side alleyway and is the subject site for this application.

In terms of proportions and layout, no.73 is the mirrored version of no.69 Heath Street which benefitted from planning permission for a large rooflight. This is described further on page 10.

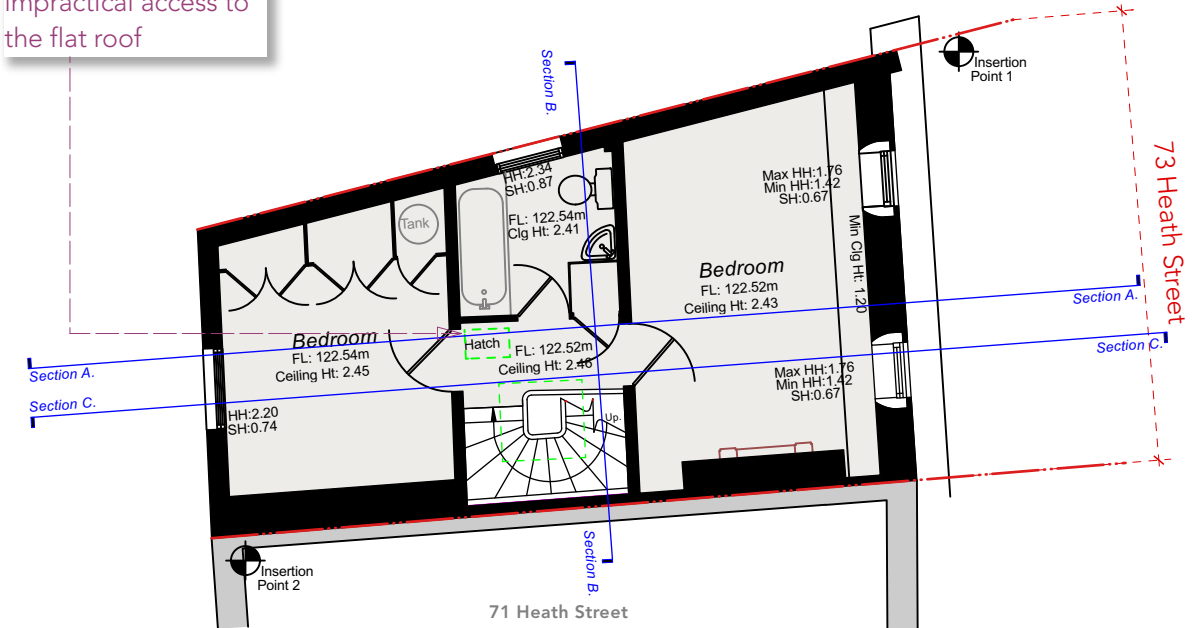


Existing section C



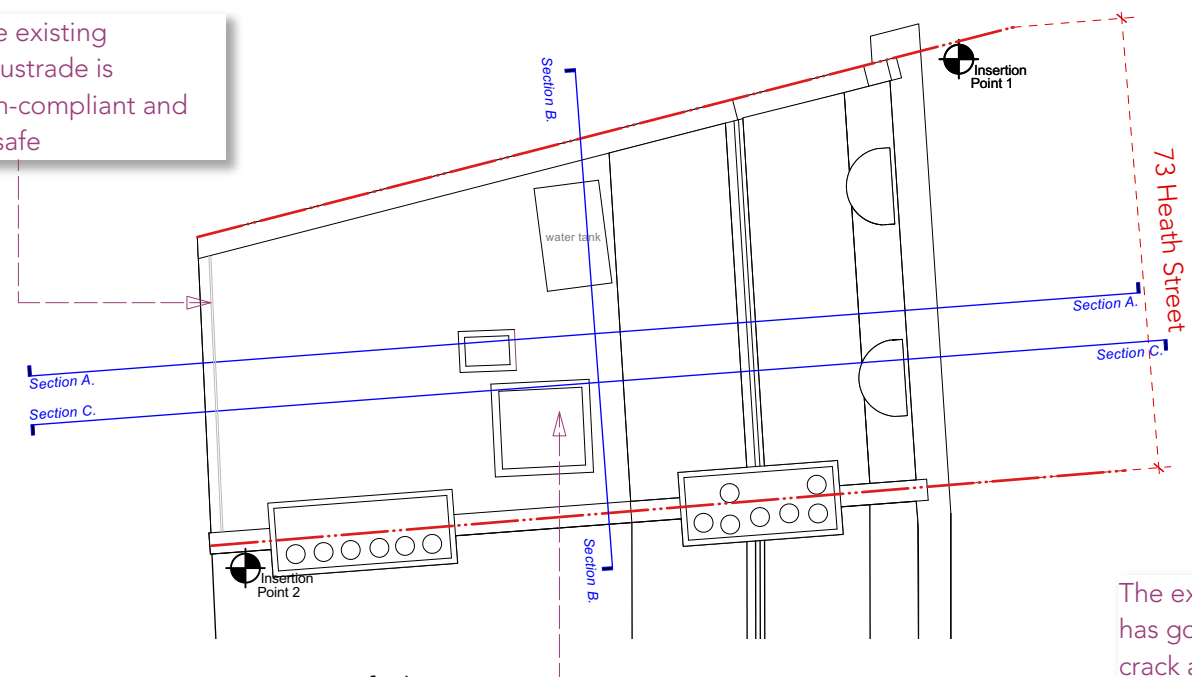
Existing section B

The existing hatch provides a very constrained and impractical access to the flat roof



Existing third floor plan

The existing balustrade is non-compliant and unsafe



Existing roof plan

The existing skylight has got a significant crack and might not be safe to walk on. As it is single glazed it is not very energy efficient

09 Planning history

73 Heath Street NW3 6UG - SUBJECT SITE

Application Number	Site Address	Development Description	Status	Date Registered	Decision
2017/0601/P	73 Heath Street London NW3 6UG	Details of anti-vibration measures required by condition 5 of planning permission 2016/1533/P dated 23/8/2016 for replacement of a ventilation duct to the rear elevation.	FINAL DECISION	07-02- 2017	Granted
2016/1533/P	73 Heath Street London NW3 6UG	Replacement of a ventilation duct to the rear elevation.	FINAL DECISION	13-07- 2016	Granted
8602475	73 Heath Street NW3	Retention of ventilation duct.	FINAL DECISION	22-12- 1986	Grant Full or Outline Perm. with Condit.
8670099	73 Heath Street NW3	Alteration to the shop front as shown on drawings No.1 2 and 3 revised on 14th April 1986.	FINAL DECISION	15-04- 1986	Grant List.Build. or Cons.Area Consent
8600525	73 Heath Street NW3	Alterations to the shop front as shown on drawings No.1 2 and 3 revised on 14th April 1986.	FINAL DECISION	15-04- 1986	Grant Full or Outline Planning Permissn.
8680062	73 Heath Street NW3	Display of a roller blind type sign to be illuminated by three spot lights mounted above the fascia as shown on drawings No.1 2 and 3. The period of consent shall be from 1st June 1986 until 31st May 1991.	FINAL DECISION	25-03- 1986	Grant Approval for Advertisement
8600025	73 Heath Street NW3	The use as a restaurant on the ground and basement floors and as a maisonette of the first second and third floors.	FINAL DECISION	07-01- 1986	Grant Established Use Certificate
26080	73 Heath Street, N.W.3.	The retention of a ventilation duct for a further limited period.	FINAL DECISION	20-02- 1978	Limited Permission
19684	73 Heath Street, NW3.	The retention of a ventilation duct for a limited period at 73 Heath Street.	FINAL DECISION	29-10- 1974	Limited Permission
CA/686	At No. 73 Heath Street, Camden.	At No. 73 Heath Street, Camden. Internally illuminated fascia sign with blue letters to read "Gulistan" and red letters to read FULLY LICENSED INDIAN RESTAURANT surmounted by a blue 'oriental' shaped overlay panel with fret cut stars, all on a white background. Length 15', depth 1'6", overall height 11'5".	FINAL DECISION	04-01- 1967	Permission
15153	No. 73 Heath Street, Hampstead.	Alterations including new shopfront at No. 73 Heath Street, Hampstead.	FINAL DECISION	18-09-1959	Permitted Development

10 Relevant neighbouring planning history

71 Heath Street NW3

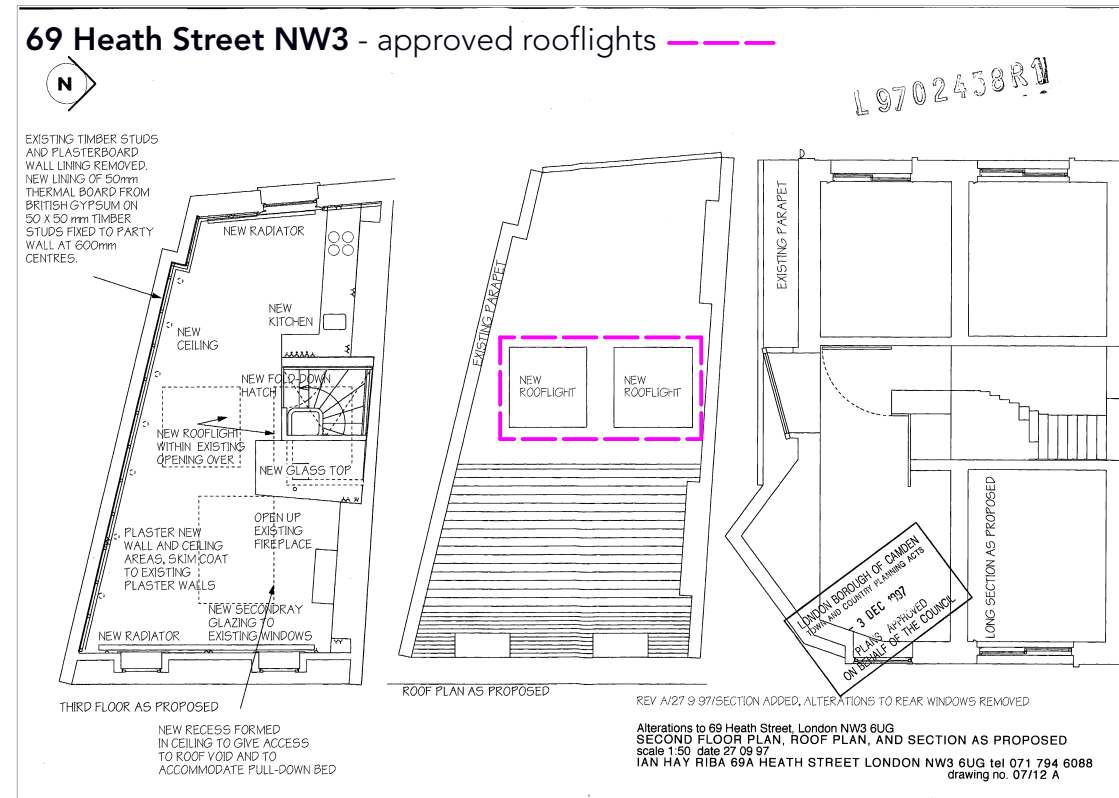
application reference: 9170207
Grant List.Build. or Cons. Area Consent
07-11-1991

Refurbishment of the property including renewal of the roof slates and dormer windows and removal of internal partitions at first floor level. as shown on drawing number 01

69 Heath Street NW3

application reference: LW9702458R1
Grant List.Build. or Cons. Area Consent with conditions
13-10-1997

Internal alterations to upper floor maisonette and replacement of two rooflights, as shown on drawing numbers> 07/11 A, /12 A and /13 a



Flat A 30 Heath Street Camden NW3 6TE

application reference: 2023/0979/P
Granted
18-01-2024
Rear roof extension with roof terrace.

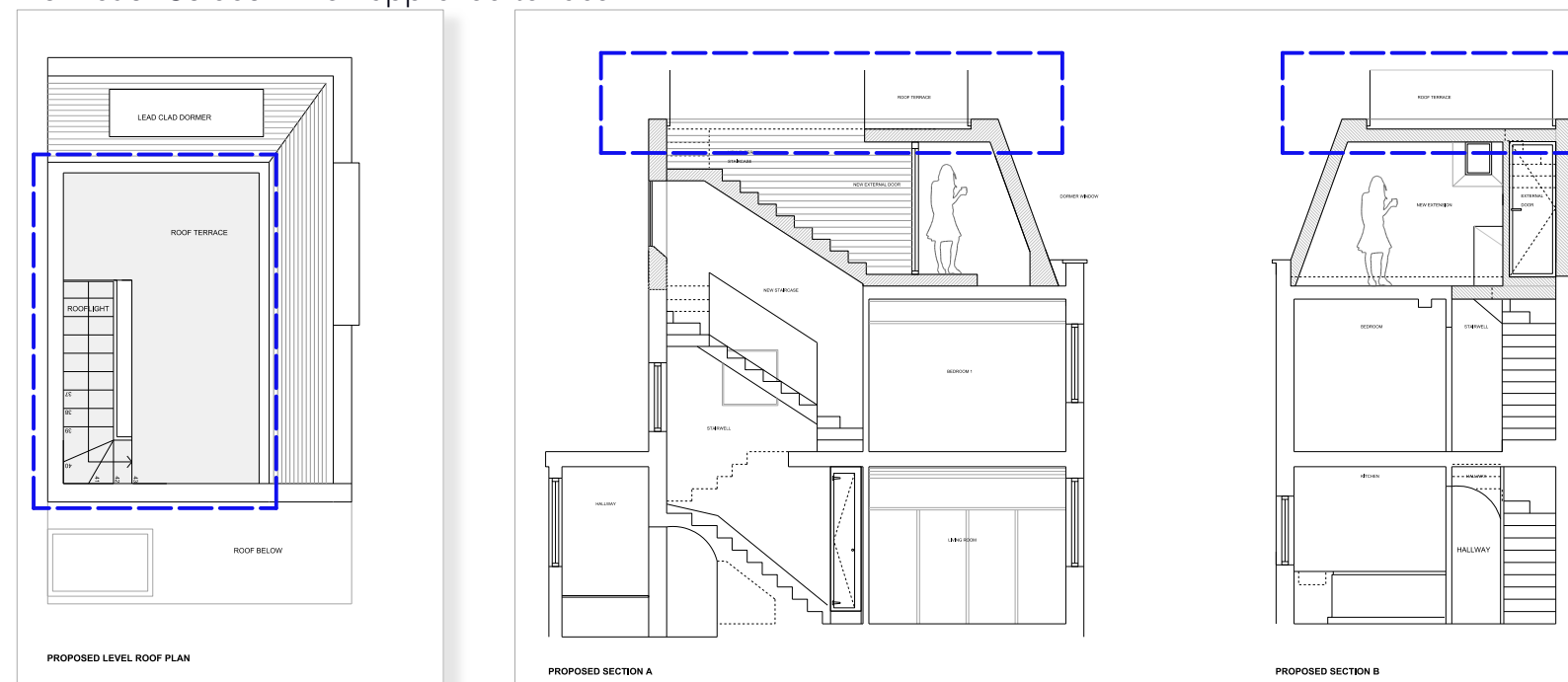
Flat Flat A 10 Heath Street London NW3 6TE

application reference: 2022/0242/P
Granted
06-06-2022
Erection of first floor side extension with flat roof above and external stairs to roof terrace in association with existing first and second floor flat.

75 A Heath Street London NW3 6UG

application reference: 2013/7044/P
Granted
20-05-2014
Erection of roof extension with dormer window to front elevation, and; roof terrace with staircase to Grade II Listed Flat (Class C3).

75 Heath Street NW3 - approved terrace



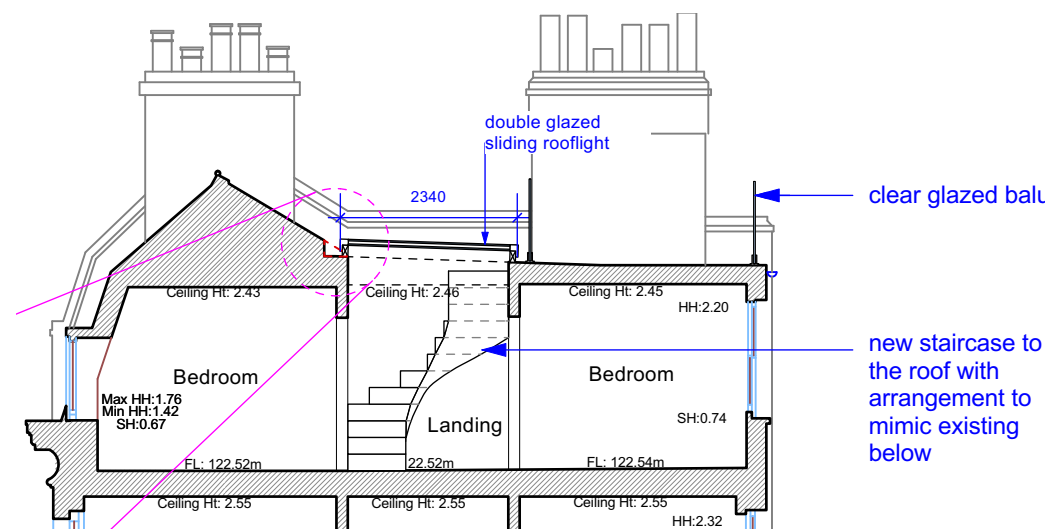
11 Proposal

Introduction of a replacement rooflight will provide not only an abundance of natural daylight into the existing stairwell but also provide better access to the roof. Replacing and completing the balustrading with sleek glazing, in lieu of the tired metal railings would further enhance the roof and the roof terrace would provide quality private external amenity space.

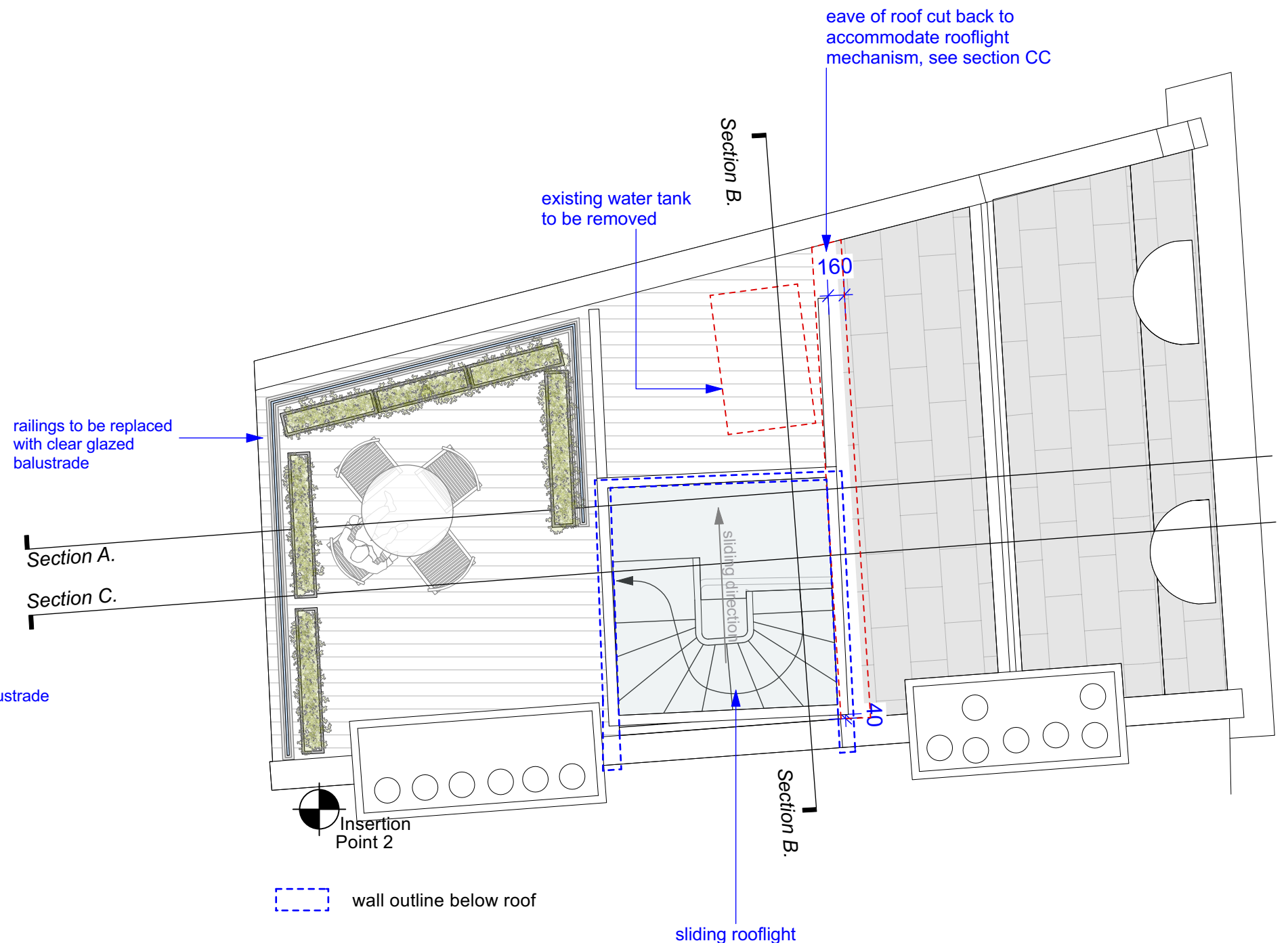
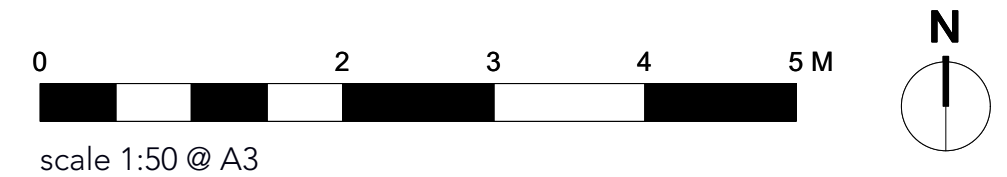
The proposed replacement rooflight would be a flat sliding rooflight and double as an access hatch to the proposed roof terrace. As such, the rooflight would not be visible from the surrounding properties.

An unsightly water tank, currently located on the flat roof, would be removed to allow space for the sliding rooflight mechanism. By allowing the rooflight to open, it will provide natural ventilation and, in hot weather, allow hot air to be sucked out of the stairwell with a natural chimney effect. It would also replace the existing roof access hatch.

Internally, the existing staircase would be continued up to comfortably reach the rooflight with the existing radial form of the staircase continued to appear as if this was always the arrangement.

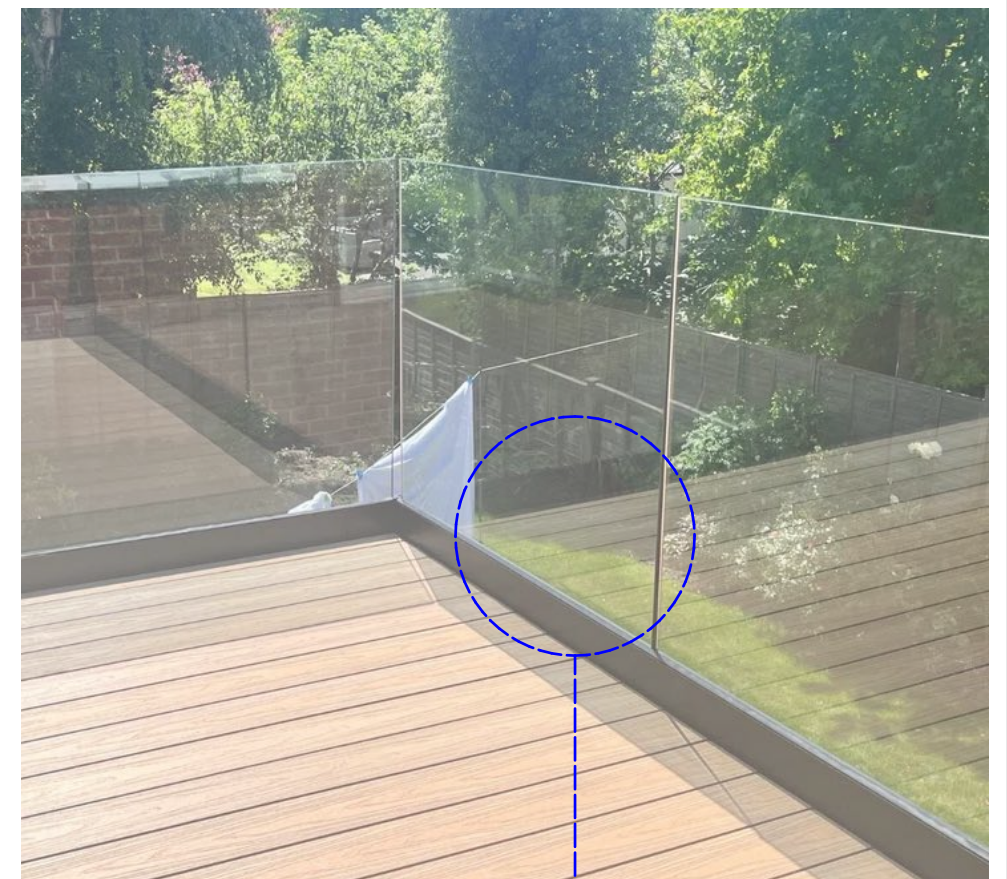
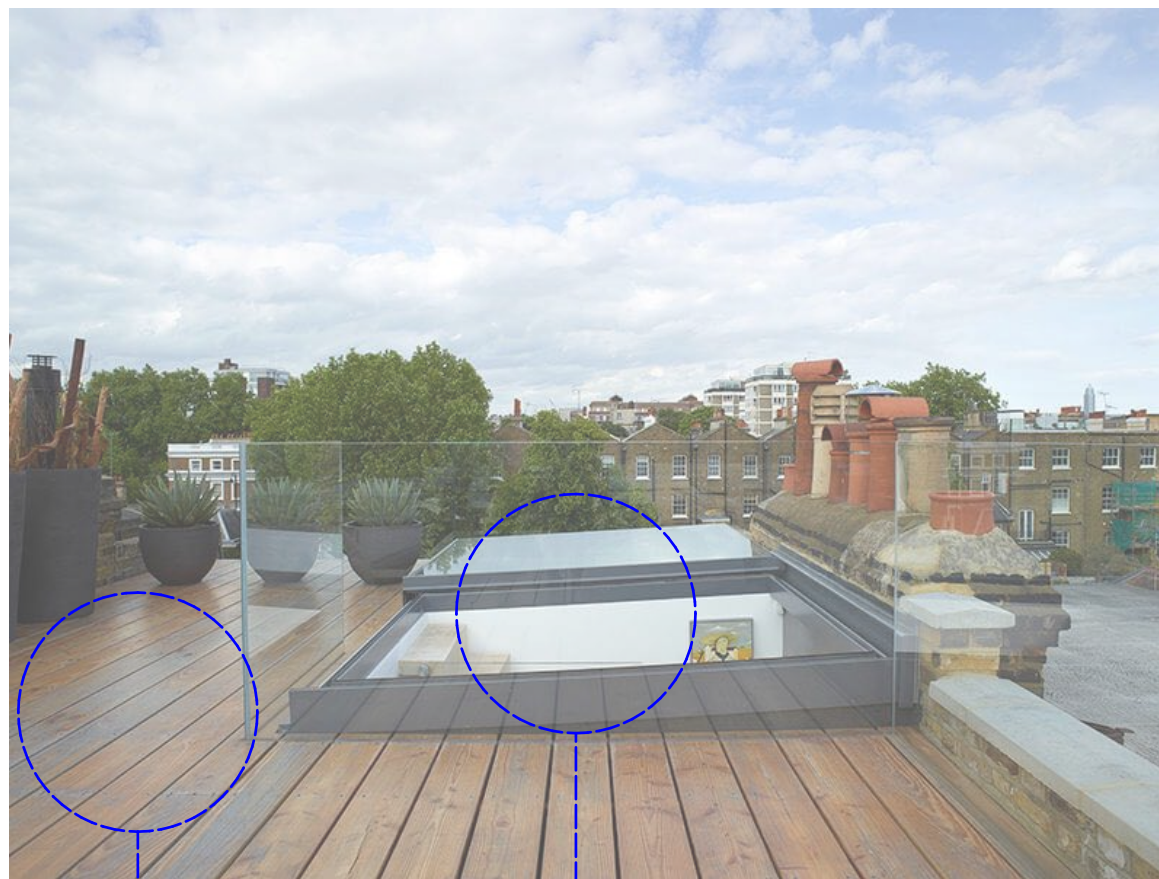


Existing section C (through top floor), scale 1:100 @ A3



Proposed roof plan

12 Materiality

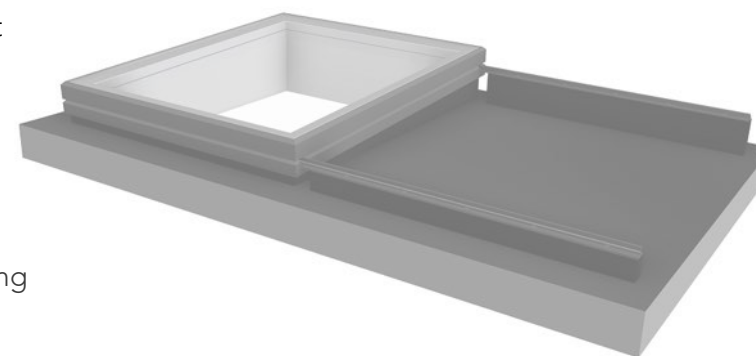


composite timber decking on compatible adjustable pedestals to maintain integrity of flat roof

slide-over rooflight by example manufacturer: GazingVision

features:

- 100% clear opening
- Dual sliding seal mechanism
- Superior thermally efficient glass



frameless balustrade with clear toughened laminated glazing fixed via channel system at the bottom

13 Summary

In summary, this design and access statement presents a well considered proposal which we believe should be supported due to the following planning reasons:

- The proposal maximises the potential of the property through high quality design.
- The proposal would provide much needed quality outdoor amenity space for the existing property
- The proposals have been designed to match in with and respect the character and appearance of the surrounding area having regard to relevant borough policies as well as guidance.
- The proposal would have an acceptable impact in terms of neighbouring amenity to adjoining residents in the area and to existing and future residents within the proposed development.
- The proposals seek to preserve and enhance the Hampstead Conservation Area.