

# 2880 – DESIGN & ACCESS STATEMENT

25/26 Hampstead High Street, London, NW3

13.01.25

## Introduction

This statement has been prepared in order to support an application for the installation of plant to the rear roof terrace at 25/26 Hampstead High Street.



*Front elevation*

*Rear elevation*

## Site

The site is located on Hampstead High Street and is located in the Hampstead Conservation area.

The building is a mix of retail and residential. The retail unit is located on the ground and basement floors.

## Planning History

2024/2733/P – Approved

Non-material amendment to planning permission 2024/1168/P covering changes to the location of the glazed ground floor entrance doors.

2024/1168/P

Installation of new glazed shopfront to ground floor front elevation

2014/6270/P - Approved

External alterations including: replacement windows, removal of rear fire escape, replacement balconies and construction of footbridge linkage from rear yard area to rear elevation ground floor access and new fence. Construction of a roof terrace area at first floor level.

2014/5530/P - Approved

External alterations in association with the residential conversion of the building

### **Proposals and Justification**

The proposals are for the following –

1. Installation of new refrigeration plant, installed externally on the flat roof at the rear of the store and at basement level along the eastern elevation of the building.

Previously approved schemes had permitted more extensive plant in similar suggested locations, as can be seen below and within the photographic record included with this submission.



### **Impact and Evaluation**

The impact of the proposed works has been kept to a minimum.

The plant has been located to avoid any visual impact, located within the basement well and behind the 1<sup>st</sup> floor parapet wall.

Refer Drawing No's 2880 – 04, 05, 10, 11, 12 and 13.

As shown in the Noise Assessment report the cumulative sound levels for the proposed plant are within acceptable levels.

### **Summary and Conclusions**

The proposals create no adverse effect to the natural or built environment and should therefore be approved.

*Prepared by Inature Architecture & Design*