

**Design and Access Statement**  
**62 Hampstead High Street, London**  
219/2.01

**Introduction**

This Design and Access Statement has been prepared by Hutchison Kivotos Architects to support a planning application for the reconfiguration and refurbishment of first to fourth floor of no.62 Hampstead High Street. The existing single 3-bed flat is to be converted to 3 separate flats with ground floor retail unit retained below (Fig.01).

This statement should be read in conjunction with drawings no. 219.PL.00 - 19. The property is located in Camden Conservation Area Sub Area One, and it is a building which makes a positive contribution.



Fig. 01 – No. 62 Hampstead High Street front elevation

**Use**

No change of use is proposed.



## Amount and Scale

The proposal is to reconfigure the existing residential unit (171 sq.m) into 3 separate residential units, two 1-bed units (38sq.m) and one 2-bed maisonette unit (72 sq.m) in the top floors. The existing volume (amount and scale) of the existing building is to be maintained thus the refurbishment is on the whole internal.

## Layout

The proposal is largely contained within the existing building envelope. The access point from Bakers Passage and vertical circulation are retained in their current format.

All units meet the minimum standards for the internal floorspace in accordance to Camden Planning Guidance CPG2 and The London Plan 2011.

First and second floors contain almost identical 1-bed flats with bedroom to rear and living spaces facing Hampstead High Street. Bathroom and kitchens are located in the centre of the plan adjacent to communal staircase (Fig.02).

The third and fourth floors contain a 2-bed maisonette with living, cooking, bathroom and a second bedroom on the third floor. An en-suite and a master bedroom are arranged on the fourth floor above. This unit is separated from the lower floors by an access door on the second / third floor mid-landing.



Fig.02 – Proposed 1-bed unit, second floor

## Landscaping

Amenity space is provided through the introduction of balconies (second and third floor) and terraces (first and fourth floor) to the rear elevation. The first floor terrace is set back behind of the existing parapet and is not visible from street level. The fourth floor terrace is located behind the parapet within the existing pitch of the roof accessed from a retained dormer. These terraces follow the format of consented scheme at no. 59 Hampstead High Street.



## Appearance

The front elevation is to remain unchanged. The windows were all replaced under a planning consent granted in 2010. The rear elevation fenestration is to be reformatted to suit altered internal levels and provide access to the amenity space previously covered.

The existing half landing toilet / amenity spaces are to be lifted to align with the various flat levels and as such would truncate windows. Repositioned window openings are proposed to serve these spaces aligned with the existing (Fig.03, 04).

The external balconies respond to new full-height double doors. Dwarf brick wall, railings and planting are installed to screen the first floor terrace. The fourth floor roof terrace is accessed from an existing dormer opening with new handrail behind parapet.

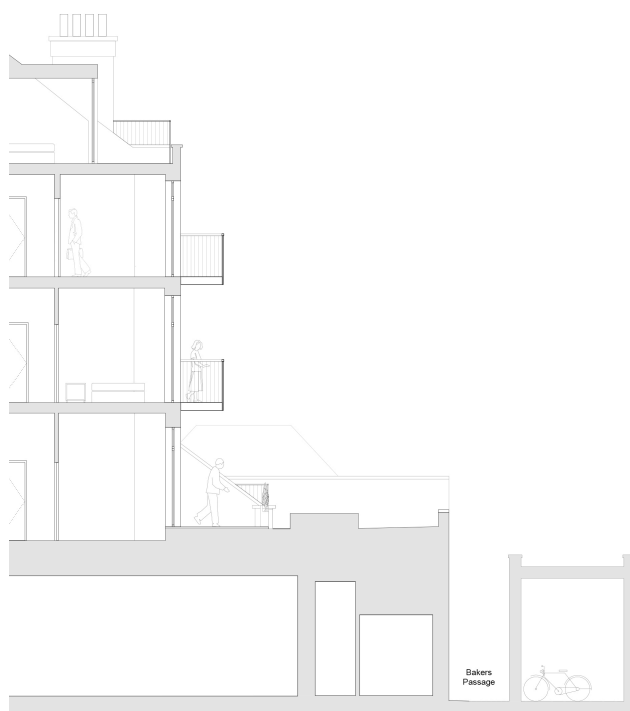


Fig.03 – Proposed Section A



Fig.04 – Proposed Rear Elevation

## Access

The existing access arrangements are unchanged.

12.02.2014

