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Relocation of 4 Air Conditioning units from Bird in Hand Yard Elevation to side wall of No 42 Hampstead High Street at upper level facing roof void between Nos 41 and 42 Hampstead High Street together with removal of extractor ductwork on Bird in Hand Yard and associated minor works.

at

**42 Hampstead High Street
London NW3 1QE**

On behalf of

Trevor Sorbie (Hampstead) Limited

Design and Access Statement

Incorporating

Planning Statement

And

Heritage Statement

(including photographs)

January 2013

DESIGN AND ACCESS STATEMENT

The Site

1. The application site relates to 42 Hampstead High Street, London NW3 1QE. The ground and basement unit has been occupied since May 2011 by Trevor Sorbie, a leading hairdressing salon. The building is L-shaped and fronts onto Hampstead High Street with a side return on its south-eastern side to Bird in Hand Yard. This is a narrow service road cul-de sac, which also gives rear access to a number of properties. The retail unit at No 42 has 'back' access to the passageway. The north-western elevation is a blank elevation facing towards Flask Walk, which is an attractive pedestrian route lined with shops on either side. The building is enclosed by other buildings so there is no exposed rear elevation. On the Bird in Hand elevation there is a narrow roof void at the upper level between No 42 and the adjoining property, No 41 Hampstead High Street.
2. The surrounding area comprises mainly a broad mix of retail and restaurant uses on the ground floor on both sides of Hampstead High Street, with a range of commercial and residential uses on the upper floors. There are a number of residential flats above the ground floor retail unit at No 42 Hampstead High Street. Planning permission has recently been granted for the use of the first and second floors at No 41 Hampstead High Street as a residential maisonette under references 2012/3554/P as amended by 2012/6249/P.
3. The application site is within the Hampstead Conservation Area.

Application proposal

4. Trevor Sorbie International PLC has four hairdressing salons across England, two in London, one in Brighton and one in Manchester. The Hampstead High Street salon is the newest salon, opening in May 2011 and replacing a former restaurant use. The retail unit has been refurbished to a very high standard to ensure that it makes an appropriate contribution to the street scene of Hampstead High Street. Given the nature of the business, which extends to include the basement level, air conditioning is an essential requirement for the operation of the hairdressing salon. Without air conditioning it would be difficult, if not impossible, to maintain a safe and comfortable environment across most of the salon. It therefore needs to be emphasised that the air conditioning is not a desirable feature but an essential pre-requisite to the functioning of the salon. The air conditioning units are only in use when the salon is open to the public and therefore, as a general indication, between the hours of 09.00 – 20.00 each day (with variations on a daily basis and shorter hours on Sunday). The four conditioning units are required to service all parts of the building, including the main salon as well as the staff rooms and staff offices.
5. Four air conditioning units have been positioned on the side return of the building to Bird in Hand Yard, replacing previous air conditioning units in a similar location. An application was submitted in July 2012 to retain these four units but was withdrawn in August 2012 following concern raised by the Officers (reference 2012/3464/P).

6. Detailed discussions have taken place with the Council as well as with the landlord at No 42 Hampstead High Street and the owners of No 41 Hampstead High Street and it is now proposed to relocate the four air conditioning units from the Bird in Hand Yard wall of No 42 onto the side wall of No 42 facing the roof void space between Nos 41 and 42 at the upper level. There are no windows serving habitable rooms within the roof void area; the windows either serve common parts or a WC.
7. 2 black aluminium ducts, with a similar appearance to rainwater pipes, will run the cabling from the plant to the unit along the Bird in Hand Elevation.
8. The proposal also includes for removing the large extractor duct work which has been situated on the side wall of No 42 on the Bird In Hand Elevation for many years. It is unused and in a poor state of repair.

Design

9. The air conditioning units are shown on the submitted drawing (mae_12_1299) and in the photographs at the end of this report. They are quality, modern and quiet functional units.
10. The accompanying acoustic report sets out the noise assessment details relating to the units.
11. The proposed location has been selected both to ensure that the air conditioning units are sited away from public view but at the same time with no adverse impact on the living conditions of the residents of the residential units on the upper floors of the surrounding buildings.

Access

12. There are no access implications from this proposal, relating solely to the erection of air conditioning plant.

PLANNING STATEMENT

1. The planning statement primarily refers to policies from the National Planning Policy Framework (NPPF) and the London Borough of Camden's Local Development Framework: Camden Core Strategy 2010 – 2025 adopted in 2010 and Camden Development Policies Plan 2010 - 2025, adopted in 2010.

Contribution to a Vibrant Town Centre

2. The NPPF and the Council's policies and in particular Policy CS7 of the Core Strategy seek to support vibrant town centres. More specifically the Core Strategy describes Hampstead as having a high quality environment and 'village' feel with upmarket shops, cafes and bars.
3. The hairdressing salon is a high quality retail use which makes a positive contribution to the vitality of Hampstead High Street as a shopping destination and the diversity of retail offer. It accords with the objectives of the NPPF, as well as Policy CS7 of the Core Strategy.

Protecting Heritage Interests

4. Policy CS14 of the Core Strategy and Policy DP25 of the Development Policies Plan sets out the Council's policies to conserving Camden's heritage including in order to maintain and enhance the character and appearance of Camden's Conservation areas.
5. The application site is situated within the Hampstead Conservation Area. Its principal frontage is to Hampstead High Street and both the high quality retail use, and external frontage make a positive contribution to the character and appearance of Hampstead High Street.
6. The side elevation to Bird in Hand Yard has clearly been used for the siting of plant and air conditioning units in association with No 42 Hampstead High Street for many years as evidenced by the photographs at the end of this report. The proposal both to relocate the existing 4 units to the roof void area and to remove the disused unsightly extractor duct work will provide a significant enhancement to the character and appearance of the Conservation Area.
7. This issue is also addressed within the Heritage Statement section of this report.

Protecting the Living Conditions of Adjoining Neighbours

8. Policy DP12 of the Development Policies Plan supports town centres but at the same time seeks to protect the amenities of the local community. Policy DP26 also refers to the requirement to manage the impact of development on occupiers and neighbours, including through noise and disturbance. Policy DC28 refers specifically to noise and vibration and requires plant to be able to operate without harm to amenity and not to exceed noise thresholds.

9. In order to function, the salon requires the accommodation to have air conditioning. The application is therefore accompanied by a Noise Report prepared by KP Acoustics which demonstrates that the air conditioning units, satisfy the emission criteria set by the Council. The proposed location faces a roof void area where there are no windows serving habitable rooms.
10. We are therefore confident that in this way the units do not harm the living conditions of adjoining neighbours and accord with Policies DP12, DP26 and DP28 of the Development Policies Plan.

HERITAGE STATEMENT

NPPF Paragraph 128: *in determining planning applications, local planning authorities should require an applicant to describe the significance of any heritage asset affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.*

1. The application site lies within the Hampstead Conservation Area where there is a statutory duty for development to preserve or enhance the character or appearance of the Conservation Area. This is an extensive Conservation Area which covers the High Street and much of the surrounding residential area within the wider area of Hampstead. Policy CS14 of the Core Strategy and Policy DP25 of the Development Policies Plan sets out the Council's policies to conserving Camden's heritage including in order to maintain and enhance the character and appearance of Camden's Conservation areas.
2. The Council has produced a Conservation Area Statement for the Hampstead Conservation Area in 2001. It refers to Hampstead High Street as *the principal public street of the Conservation Area and has the character of a small town shopping centre*. Bird in Hand Yard is described as *a narrow alley off the High Street, with brick walls rising upwards on either side*.
3. The side elevation to Bird in Hand Yard has clearly been used for the siting of plant and air conditioning units in association with No 42 Hampstead High Street for many years as evidenced by the photographs at the end of this report.
4. The proposal to relocate the existing 4 units to the roof void area and to remove the disused unsightly extractor duct work will, taken individually and together, provide a significant enhancement to the character and appearance of the Bird in Hand Yard and therefore to the Hampstead Conservation Area taken as a whole. The proposed location for the air conditioning units will minimise their visual intrusion within the Bird in Hand Yard, and will ensure that they will be not seen from Hampstead High Street.
5. The proposal will ensure that the character and appearance of the Hampstead Conservation Area is not simply preserved but significantly enhanced.

CONCLUSION

1. The Design & Access Statement, including the Planning and Heritage Statements have demonstrated the acceptability of the air conditioning units both from the point of view of their appearance and effect on the character and appearance of the Hampstead Conservation Area, as well as their effect on the living conditions of adjoining neighbours.
2. Notwithstanding the above conclusion and if considered necessary, the Applicant would be prepared to accept a condition to restrict the use of the air conditioning units to the times when the salon is open for business.
3. The Council may seek to impose a condition requiring the works to be carried out within a specified period of time following the grant of planning permission. It is requested that a minimum period of 4 months is specified to allow for the works to be undertaken.

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Photographs



Photograph 1 Bird in Hand Yard before Occupation of Unit by Trevor Sorbie, showing previous air conditioning units and the large extractor ductwork.



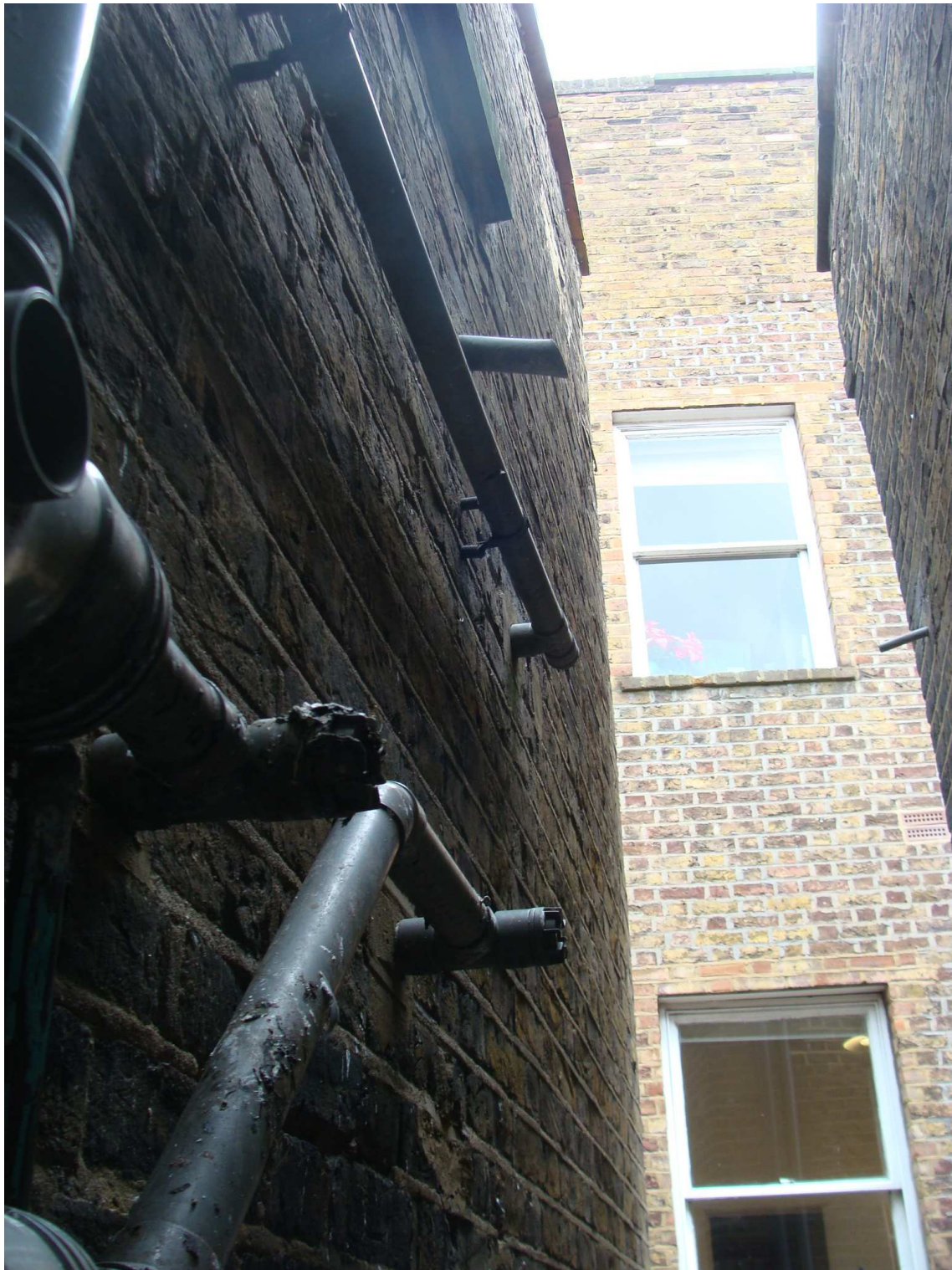
Photograph 2 Bird in Hand Yard before Occupation of Unit by Trevor Sorbie



Photograph 3 Bird in Hand Yard with Air Conditioning Units Installed – as existing



Photograph 4 – Bird in Hand Yard showing the roof void area at second floor level between Nos 41 and 42 Hampstead High Street.



Photograph 5 – Roof void area – looking from south east elevation towards side elevation of No 40 Hampstead High Street.



Photograph 6 – Roof void area



Photograph 7: Side elevation of No 42 Hampstead High Street within roof void area where air conditioning units to be sited.