

DESIGN AND ACCESS STATEMENT

for

10A Heath Street, London. NW3 6TE.

Description:

The property is a flat occupying the first and second floors of a period property, located within the Hampstead Conservation Area. There is a retail unit on the ground floor and access to the flat is from a door at the side of the property at ground floor level from Village Mount, via stairs at the rear of the ground floor retail unit. Heath Street forms part of a busy mixed retail and residential area. The building has face brick elevations with a feature parapet wall concealing a flat roof terrace. The windows are white painted timber box sash style.

Proposal:

The proposal is to extend the flat at first and second floor levels, infilling a gap between 10A and the building known as 1-12 Village Mount. The roof terrace will also be extended over the new extension. The proposal will also involve rearranging the internal layout of the flat.

Design:

The extension will be constructed with face brick walls, to match existing. The new windows will be white painted timber box sash style to match. There will be a parapet detail and railings similar to the existing which will enclose the extended roof terrace. The layout of the existing flat is unsatisfactory as it incorporates sub-standard stairs which are awkward to use and do not comply with current fire regulations. The access to the roof terrace is again via a difficult flight of stairs, with a hatch access at the top which is both difficult and unsafe to use. The new extension will allow the stairs to be relocated to provide a protected stairwell, including proper access to the roof terrace. The associated remodelling of the internal space provides a much more satisfactory layout for modern day requirements.

There will be little change to the front elevation on Heath Street. Although the new access to the new roof terrace will be higher than the existing one, due to the perspective from the street, this will be obscured by the parapet wall at the front. The elevation from Village Mount will be in face brick to match and will fill in an existing gap in this location. There are already several windows facing the side so there will be no additional loss of privacy as a result of the extension. The appearance from the courtyard on the opposite side is currently a hotchpotch of styles and heights and the proposed extension will therefore not look out of place with the general street scene.

Conclusion:

The proposed works will greatly improve the safety and internal layouts for the existing flat, whilst having minimal impact on the adjacent buildings. The careful use of materials will ensure the appearance of the Conservation Area is maintained and enhanced. For these reasons, it is hoped that the application will be considered favourably.

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