

Design & Access Statement

72a Hampstead High Street

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Also Submitted: Existing, Demolition and Proposed Drawings, Scale 1:100 @ A3

Job No. **1202**
Project **72 Hampstead High Street**

Date of issue

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Drawing No.	Drawing Title	Scale	Size	Revision
A0001	Location Plan			00 01
A1010	Existing Lower Ground			00 00
A1011	Existing Ground			00 00
A1012	Existing First Floor			00 00
A1013	Existing Second Floor			00 00
A1014	Existing Third Floor			00 00
A1015	Existing Roof			00 00
A1110	Existing South East Facing Elevation			00 01
A1111	Existing North East Facing Elevation			00 00
A1210	Existing Section AA			00 00
A1211	Existing Section BB			00 00
A1212	Existing Section CC			00 00
A1213	Existing Section DD			00 00
A1510	Demolition Lower Ground			00 00
A1511	Demolition Ground			00 00
A1512	Demolition First Floor			00 00
A1513	Demolition Second Floor			00 00
A1514	Demolition Third Floor			00 00
A1515	Demolition Roof			00 00
A1610	Demolition South East Facing Elevation			00 00
A1611	Demolition North East Facing Elevation			00 00
A1710	Demolition Section AA			00 00
A1711	Demolition Section BB			00 00
A1712	Demolition Section CC			00 00
A1713	Demolition Section DD			00 00
A2010	Proposed Lower Ground Floor			00 01
A2011	Proposed Ground Floor			00 01
A2012	Proposed First Floor			00 01
A2013	Proposed Second Floor			00 01
A2014	Proposed Third Floor			00 01
A2015	Proposed Roof			00 01
A2110	Proposed South East Facing Elevation			00 01
A2111	Proposed North East Facing Elevation			00 01
A2210	Proposed Section AA			00 01
A2211	Proposed Section BB			00 00
A2212	Proposed Section CC			00 00
A2213	Proposed Section DD			00 00

Name	Company
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I - Information PY - Preliminary PG - Planning T - Tender C - Construction

P - Paper D - DVD E - Electronic

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Introduction



Summary

- The erection of a single-storey extension located at rear second floor level with terrace above, to provide additional accommodation to an existing residential unit (class C3).
- The installation of dormer window into the front roof slope.

Advice Sought

This application has been prepared with reference to the detailed feedback received from LB Camden's planning officer Gideon Whittingham, following our application for pre-planning advice and site visit including listed building consent. Feedback was received on 29.08.12. Reference CA/2012/2012/ENQ/05185.

Background and Context

This application relates to a Grade II listed building, comprising basement, ground, first, second and attic floor levels. The property is located on the South side of Hampstead High Street with the junction of Perrin's Court. The adjacent buildings along Perrin's Court, namely Nos. 2, 4, 6, 6a and 6b are Grade II listed.

The front of the property forms part of the Hampstead High Street core retail zone.

The building at basement, ground and first floor levels are in 'Class A1' retail use. The main shop is located at Ground level facing Hampstead High Street, with storage at Basement level and an underused ancillary area at First floor. Whilst these retail areas are also owned by the applicant, no works are being proposed under this application except for minor refurbishment works to the façade.

At second and third floor level, the building is comprised of a 'Class C3' self-contained residential unit, accessed via Perrin's Court.

The building is a patchwork of dates and styles, ranging from the mid 20th century neo-Georgian red brick façade facing the High Street, an early 18th century brown brick return to Perrins Court. To the rear is an unsightly mid 20th century rendered extension facing onto Perrins Court.

Over time the interior has been heavily altered and has no original features remaining.

Listed Building Status

72 Hampstead High Street is a Grade II listed building.

The description reads as:

Grade: II

Reference No: 798-1-75526

Date of listing: May 14 1974

Description:

Terraced house with later shop. Early C18, refaced mid C20 in Neo-Georgian style and extended at rear. Red brick front with plain brick band at 1st floor level; original brown brick return with floor bands to Perrin's Court. Tiled roof. 3 storeys 3 windows. C20 shopfront. Upper floors have flush framed 2-pane sashes with exposed boxing. Thin brick cornice beneath parapet. Old lead rainwater head. Return with early C19 doorway having an incised surround with rectangular stops and panelled reveals; intersecting cusped tracery fanlight. INTERIOR: not inspected.

Conservation Area

72 Hampstead High Street is located within the Heath Street / Hampstead High Street sub area of the Hampstead Conservation Area.

Project Brief

The current arrangement is underused and dilapidated and does not suit the needs of either the owner or occupiers.

The 1 bedroom flat occupying the second and third floors is cramped, has no outside amenity space and is accessed via a dark and unvented two-storey stair.

It is proposed that the flat is extended at second floor towards the rear of the building, redeveloping the current pitched slate roof with a mansard style roof (also slate) and traditional lead clad dormer windows. This will facilitate an internal reconfiguration which will create a large two-bedroom / two-bathroom maisonette with amenity space of a third floor terrace.

Rearranging the staircase allows it to be well lit by roof lights, as well enabling the removal of partitions, unused circulatory space and a WC from the existing part of the second floor, to be replaced with a generous kitchen / diner and a separate living room.

We have not proposed to extend the third floor, although an internal rearrangement and the addition of a traditional dormer window to Hampstead High Street makes better use of existing space to create a large master bedroom with en-suite. An existing window is enlarged to form a new glazed door, which allows light into the stair and leads out onto the terrace.

The terrace provides much needed amenity space that the flat is currently lacking. The terrace does not project beyond the line of the neighbouring building, leaving the slate roof to slope down to the extent of the second floor. The extension is completely within the footprint of the existing building.

The existing entrance on Perrins Court will be refurbished and re-clad with vertical timber panelling and glazed 'fanlights'.

Care has been taken to choose from a palette of traditional materials for the extension, using the established precedent of slate, lead and timber already found in Perrins Court.

The retail areas of the building will remain unchanged, except for minor refurbishment works to the façade.

Relevant Issues within the Project

1. Hampstead High St Façade:

The majority of the proposed work occurs internally and to the rear of the property, so the High Hampstead Street elevation is relatively unaffected except for refurbishment of existing sash windows.

The exception to this is a small timber dormer window proposed to the Third floor. The dormer is essential for providing a dual aspect / cross ventilation that the third floor maisonette was previously lacking. We are aware that this façade is an important aspect of the buildings listed status and have proposed a small timber dormer, similar to ones on adjacent properties. The South side of Hampstead High Street is characterised at roof level with a number of dormer windows, which have been well established within this terrace.

2. Perrins Court Façade:

No alterations are proposed to the original early 18th century brown brick return. Works will be limited to minor refurbishment / repainting of the door and window as well as removing the moss which is the result of a failed gutter.

Our proposed spatial alterations to the mid 20th century section include rebuilding the pitched roof to form a mansard style roof with dormer windows to the second floor. We are also proposing to enlarge an existing WC window at second floor to form one more suitable for a well-proportioned kitchen / diner.

The surrounding buildings facing Perrins Court are a patchwork of alterations and materials, which define the character of the Court. Care has been taken to choose from a palate of traditional materials for the extension, using the established precedent of slate, lead and timber already found in the Court.

The neighbouring properties on Perrins Court, namely No's 2, 4 and 6 are already three storeys in height. No. 6 is considerably taller than our proposal, whereas No's 2 and 4 are slightly lower. Our proposed roof pitch slopes back from both Perrins Court and away from the adjoining No. 2, which will minimise the impact of the extension. A two-storey building featuring a mansard style roof with dormer windows will also appear smaller to the casual observer than a vertical three-storey construction.

The impact of the terrace at third floor will be minimal from Perrins Court. A combination of the sloped roof interspersed with dormers and the setback of the planters / guarding reduce the visual impact from street level. The door to the terrace is situated as far as possible to the North West and is unlikely to be visible from Perrins Court.

Minor works to this façade include the timber cladding and upgrading of the existing residential entrance within the mid 20th century extension and general refurbishment works to the windows and façade.

3. Internal Arrangement:

Basement:	No alterations are proposed to the Basement.
Ground Floor:	The existing entrance from Perrins Court is refurbished and upgraded to enhance its appearance. The existing residential stair to first floor is over clad.
First Floor:	The existing residential stair to second floor is over clad in order to aid the layout reconfiguration of the floors above.
Second Floor:	The proposed extension, rearrangement of the stair and the removal of lightweight partitions allows the layout of a spacious kitchen / dining room and a separate living room in the existing building. The extension comprises of a large bedroom, bathroom and circulatory space. Rooflights within the stair flood light into a previously dark and unventilated corridor.
Third Floor:	The removal of lightweight partitions and a spatial rearrangement creates a large master bedroom and en-suite. The proposed dormer window allows plenty of light into the bedroom and provides cross-ventilation. Outside, the proposed terrace provides a much needed amenity space for the maisonette,

stopping short of the full extent of the footprint to reduce the possibility of overlooking or being overlooked by neighbours.

Access

This proposal forms an extension of an existing second and third floor residential unit within a Grade II Listed Building. As a direct result, it has been impossible to improve access to the flat.

The site has a good level of accessibility by public transport and has a Public Transport Accessibility Level (PTAL) of 4.

Due to a combination of the existing building using the entire footprint of the site and a limited existing entrance corridor at ground level followed by two flights of stairs, we are unable to improve the existing residential unit with the addition of bicycle storage.

Relevant Planning Policies

The relevant policies that would apply to this proposal are taken from the London Borough of Camden Local Development Framework (Core Strategy and Development Policy documents) as adopted on 8th November 2010 and the London Plan.

CS1 (Distribution of growth)

This policy seeks development that makes full use of its site and taking into account quality of design, its surroundings, sustainability, amenity, heritage, transport accessibility and any other considerations relevant to the site.

One way of making the most efficient use of land and buildings is to encourage higher densities (that is, have more buildings or rooms in a given area). The Council wants to encourage developments with high densities in the most accessible parts of the borough.

This proposal seeks to enlarge the living area of an existing residential unit as well as increasing its capacity by one bedroom. We feel that our design can increase density while protecting and enhancing the character of the area.

CS6 (Providing quality homes); CS7 (Promoting Camden's centres and shops)

In section 6.39, this policy states that for market housing – creating homes with two-bedrooms are the highest priority in the borough of Camden.

CS11 (Promoting sustainable and efficient travel)

No new units are being proposed so there will be relatively little impact, if any, on the existing transport infrastructure. Due to a combination of the existing building using the entire footprint of the site and a limited existing entrance corridor at ground level followed by two flights of stairs, we are unable to improve the existing residential unit with the addition of bicycle storage.

CS14 (Promoting high quality places and conserving our heritage)

This proposal responds to its location in a conservation area and reflects the established material palette of the adjacent buildings. Externally the impact of the proposal is limited to a redesign of the hipped roof, rather than remodelling the whole building in a single homogenous style. This reflects the patchwork of buildings in Perrins Court.

DP5 (Homes of different sizes)

DP5 refers to the over-representation of small dwellings among Camden's existing homes. Our proposal will enlarge a cramped one-bedroom maisonette into a spacious two-bedroom maisonette with amenity space. Table 5.4 states that creating homes with two-bedrooms are the highest priority in the borough of Camden.

DP6 (Lifetime homes and wheelchair homes)

No new residential units are proposed within this application. Due to a combination of the existing building using the entire footprint of the site and a limited existing entrance corridor at ground level followed by two flights of stairs, this existing maisonette would not be suitable for disabled persons. However, as a spacious two-bedroom maisonette with amenity space in the form of a terrace, our proposal would enhance the suitability of the existing unit as a family home.

DP16 (The transport implications of development)

Due to a combination of the existing building using the entire footprint of the site and a limited existing entrance corridor at ground level followed by two flights of stairs, it will not be possible to locate cycle parking provision with convenient access to street level. This is the case with the existing flat and no additional units are being proposed.

DP19 (Managing the impact of parking)

This requirement has not changed as no additional units are being proposed.

DP24 (Securing high quality design)

This proposal works with the character, setting, context and the form and scale of neighbouring buildings and elaborates the established character and proportions of the existing building.

The unit was previously lacking amenity space, which this proposal remedies by providing a reasonable sized terrace. As the existing building occupies the entire site, a terrace is the only appropriate method of providing amenity space.

DP25 (Conserving Camden's heritage)

Unfortunately no original interior features remain within this Grade II Listed Building. Demolition is mostly limited to modern lightweight partitions and an uninspiring 1950s hipped roof. Where demolition occurs in the external fabric it is limited to 'modern' construction and would not affect areas important to the buildings Listed status.

DP26 (Managing the impact of development on occupiers and neighbours)

Outside, the proposed terrace provides a much needed amenity space for the maisonette, stopping short of the full extent of the footprint to reduce the possibility of overlooking or being overlooked by neighbours. Our proposed roof pitch slopes back from both Perrins Court and away from the adjoining No. 2, which will minimise the impact of the extension.

The impact of the terrace at third floor will be minimal from Perrins Court. A combination of the sloped roof interspersed with dormers and the setback of the planters / guarding reduce the visual impact from street level.

Hampstead Conservation Area Statement (2001).

Hampstead has retained much of its historic appearance and architectural and streetscape quality. This proposal seeks to work within that existing grain and responds with appropriate traditional materials, sympathetic massing and a respect of the historic context.

The proposal is clearly subordinate to the existing building.

Site Photographs



1. Front Elevation from Hampstead High Street (the Orange shop & above)



2. Side Elevation from Perrins Court



3. Side Elevation from Perrins Court



4. View to the rear over 1st floor roof, from 3rd floor rear window



5. Original brown brick return, from Perrins Court



6. Mid 20th Century Residential Entrance, from Perrins Court