

# Design & Access Statement

The Horse and Groom, 68 Heath Street, London NW3 1DN

## The Site

The site is situated on Heath Street, a main thoroughfare linking Hampstead with Swiss Cottage, Belsize Park and Highgate. Heath Street is a highly accessible road, within walking distance of the shopping amenities of Hampstead.

The site is located at a very desirable location, within the heart of Hampstead, which is an energetic and vibrant area of London. There are numerous restaurants, bars, boutique shops and businesses located along Heath Street, together with residential properties comprising of flats to the upper levels of buildings.

The building to which this application relates to is a Grade II listed building, which was formerly The Horse and Groom Public House. The building currently consists of an A3 restaurant to the basement, ground and first floors, and C3 use to second, third and fourth floors.

The existing restaurant, Meghna Grill, is an Indian restaurant and the upper level accommodation consists of 2no. 2 bedroom self contained flats and 2no. studio self contained flats.

Travelling to and from the site is very easy. Hampstead underground station is only 100 feet away and numerous bus routes operate along Heath Street, making the site very accessible. The local bus network also offers access to the following underground stations:

- Swiss Cottage Underground Station
- Highgate Train Station
- Belsize Park Underground Station

## The Proposal

The proposal is for the change of use of the first floor, from A3 to C3 use, and the conversion of the first floor into one 1 bedroom self contained flat.

The current Lease holder, Meghna Grill, currently uses the space as ancillary seating area to the restaurant / private party room, however due to challenging economic times, the restaurant has struggled to utilise the space as customer numbers have been in decline. The proposal would therefore allow a better use of the current space by the creation of an attractive 1 bedroom flat.

It should be noted that the application is a re-submission of a previous application made in November 24<sup>th</sup> November 2011 with reference no. 2011/6074/P, which was subsequently withdrawn due to insufficient information and details relating to the existing fabric of the listed building.

Following discussions with Mr Hugh Miller and Mr Alan Wito, the planning and conservation officers dealing with the application, it was advised the application be withdrawn further to additional investigation of the existing fabric of the first floor.

On the 6<sup>th</sup> February 2012, Mr Wito and Mr Chris Georgiou, of CG Architects, attended a site meeting, where sections of the suspended ceiling were taken down in order to carry out a visual inspection of the ceiling and cornice. Further to that meeting, it was advised to resubmit the application with the revisions discussed and which are detailed in the submitted planning drawings.

## **Design & Proposed Works**

The external character of the property will not be altered as no additions or changes to the property are proposed. Internally, the works involved will expose and reinstate the original perimeter corning which is currently hidden within a suspended ceiling. Generally, the new proposal and the associated works will not affect any of the original features of the property.

Below is a list of the main works involved:

- Careful removal of existing suspended ceiling to reveal existing cornice. If cornice is damaged, reinstate to match existing.
- Formation of new internal partitions to form bedroom, bathroom and entrance lobby. Walls are to terminate below existing cornice height
- Formation of new suspended ceiling using over bathroom, and entrance lobby only
- New bathroom extract duct suspended from ceiling and terminating to rear wall with metal grill located within existing plant enclosure
- New drain to run between existing floor joists within the first floor structural zone within main building so as not to interrupt coving to ground floor.
- Kitchen extract hood to be fitted with charcoal filters and not to extract to external air
- Connection of new kitchen sink to existing waste water pipe serving existing sink
- External terrace to be restricted for residential purposes only.

The proposed conversion of the first floor aims to create an attractive 1 bedroom flat, which meets the current standards for living spaced set out by Councils requirements. The layout is pragmatic and comfortable, offering ample space, making it a desirable flat associated with modern living.

## **Access**

Any access limitations are due to the existing site levels and unfortunately these cannot be altered.

### Existing Areas

- Site Area 120m<sup>2</sup>
- A3 Restaurant Areas:
  - Basement 55m<sup>2</sup>
  - Ground Floor 96m<sup>2</sup>
  - First Floor 46 m<sup>2</sup>
  - Total 197m<sup>2</sup>

### Proposed Areas

- A3 Restaurant Areas:
  - Basement 55m<sup>2</sup>
  - Ground Floor 96m<sup>2</sup>
  - Total 151m<sup>2</sup>
- First Floor Flat 46 m<sup>2</sup>

NP Mar. 2012