

**99 Heath Street, Hampstead, NW3**

**Design and Access Statement**

## **1.0 The Development**

- 1.1 Dalton Warner Davis (DWD) have been instructed to submit a retrospective planning application for the retention of the garage door at 99 Heath Street, Hampstead, NW3 (the Site).
- 1.2 This Statement summarises the design approach and access arrangements for the development outlined above.

## **2.0 Site and Location**

- 2.1 The Site is located on the west side of Heath Street opposite its junction with Elm Row. The principal elevation fronts Heath Street whilst vehicular and secondary pedestrian access is from The Mount via the rear courtyard.
- 2.2 The development does not impact the principal elevation fronting Heath Street and thus the primary considerations are the relationship between the proposed development and the built form along The Mount to the rear.
- 2.3 The Site falls within Hampstead Town Centre and the Hampstead Conservation Area.

## **3.0 Design**

- 3.1 The vehicular entrance fronting The Mount consists of a steel roller shutter painted black with concrete surrounds, similar in appearance to that found at 22 The Mount.
- 3.2 It is considered that the 'as built' design sits comfortably within the streetscene along this part of The Mount and therefore preserves and enhances the Conservation Area.

## **4.0 Access**

- 4.1 The previously approved access arrangements were via twin hinged doors opening toward the highway.
- 4.2 The 'as built' arrangement includes a roller shutter which opens and closes vertically, therefore allowing maximum visibility for vehicles entering or leaving the Site along with other users of the highway.
- 4.3 In terms of highway safety, when assessed against the previously approved access arrangements it is clear that the proposed development provides a safer means of vehicular access to and from the Site, providing improved levels of visibility and removing the obstruction which would otherwise be caused when the hinged doors are open.
- 4.4 In addition to the highway safety benefits the roller shutter allows those with restricted mobility to access the space with out need to get out of their car to open the garage door.