

**99 HEATH STREET  
HAMPSTEAD  
LONDON, NW3**

**DESIGN AND ACCESS  
STATEMENT**

DALTON WARNER DAVIS LLP  
JULY 2010  
DWD REF: 6216A

## **1.0 INTRODUCTION**

- 1.1 Dalton Warner Davis (DWD) have been instructed to submit a planning application for “external alterations to roof of the store” at 99 Heath Street, Hampstead, NW3 (the Site).
- 1.2 This statement summarises the design approach and access arrangements for the development outlined above.
- 1.3 A number of discussions have been undertaken in relation to the siting of the air-conditioning units with officers of the Council and a number of locations were considered including the main roof of the building and the courtyard to the rear, however these were both discounted – the roof due to the adverse affect on the Conservation Area and the courtyard for similar reasons plus its proximity to surrounding residential properties and the amount of attenuation that would be required to mitigate against noise.
- 1.4 Putting the air-conditioning units into the store was found to be the most appropriate location in both amenity and conservation area terms. In this location the units are able to be sufficiently attenuated so as to meet the Council noise standards (see attached Noise Survey for details) and by locating them internally they will not have an impact on the character and appearance of the Hampstead conservation area. It is therefore only the external changes to the store that we are seeking planning permission for.

## **2.0 SITE AND LOCATION**

- 2.1 The site is located on the west side of Heath Street opposite the junction with Elm Row. The principal elevation and primary entrance is to Heath Street whilst vehicular and secondary pedestrian access is from The Mount.
- 2.2 The development does not impact the principal elevation fronting Heath Street and thus the primary consideration is the relationship between the proposal and the buildings along The Mount.
- 2.3 The site falls with Hampstead town centre and the Hampstead Conservation Area.

## **3.0 DESIGN**

- 3.1 The external changes to the store are a direct consequence of the internalisation of the air conditioning units which are currently sited on the flat roof adjacent to the store. An inlet and an exhaust louvre are required in order of the units to work efficiently. It is proposed to locate the inlet louvre over the existing entrance door to the store (east elevation) and the exhaust louvre on the sloping roof (north elevation) away from the inlet louvre to allow for the requisite free flow of air past the units.
- 3.2 The external louvre will be located at the far end of the roof where it would be least visible. It will be a louvred aluminium grill which will be colour coated to match the existing slate roof.
- 3.3 The inlet louvre will replace the existing door leaf with a new louvred leaf in painted timber. The existing door frame will be unaltered.
- 3.4 It is considered that the proposals preserve the character and appearance of the Hampstead Conservation Area in accordance with Policy B7 of the UDP, as the changes to the building are minor.

**4.0 ACCESS**

- 4.1 Access to the property would remain unchanged. The proposed louvred door would still be useable and would allow access in to the store where the air conditioning units would be housed.