

99 Heath Street, Hampstead, NW3

Design and Access Statement

1.0 Introduction

- 1.1 Dalton Warner Davis (DWD) have been instructed to submit a planning application for the for “the installation of timber garage doors in line with application (ref: 2007/3874/P granted 06/12/07) and retrospective application for garage surround and elevational changes to rear extension (Courtyard Elevation) and east elevation” 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 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

Garage

- 3.1 The as built 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. The concrete element above the vehicular access has been reduced in height when compared with the previously approved access arrangements.
- 3.2 It is proposed to replace the roller shutter with timber doors, as was consented in the previously approved application (ref: 2007/3874/P granted 06/12/07), although the doors are slightly wider to fit into the wider garage opening.

Extension and Store

- 3.3 The ‘as built’ extension differs slightly from the previously approved design, as does the east elevation of the store; however, we consider the arrangement to be acceptable in design terms and appropriate to the conservation area.
- 3.4 Detailed discussions have taken place with Gary Bakall and Ben Le Mare and it has been agreed that the top panels of each of the three windows in the extension will be obscurely glazed and this is marked on the enclosed plans. An obscurely glazed film has also been applied so that this situation is apparent on site. We understand from our discussion with officers that the ‘as built’ arrangement is acceptable to them and is appropriate in design terms.

4.0 Access

- 4.1 Vehicular access to the property would be via wooden twin swing doors as proposed to be installed in place of the existing roller shutter door. In addition pedestrian access will remain as existing.