

## **19 Hampstead Highstreet**

### **Design & Access Statement**

December 2009

19 Hampstead Highstreet is a Grade II listed building (LBS Number 478015, Date listed: 14.05.1974, NGR: TQ2655185670)

Please refer to Heritage Statement for listing specific issues.

The proposal involves mainly internal refurbishment works, which are based around an approach of keeping original features and layout where possible. The existing building is one of a pair of a three-storey terraced house together with number 18 Hampstead Highstreet. The building is divided into a 3-storey flat above a shop on Ground Floor which opens to Hampstead Highstreet. A two storey addition along Gayton Road serves as an entrance with a staircase leading up to the flat entrance on First Floor. The building is in a poor condition and would benefit from refurbishment.

While keeping the shop and the internal circulation of the whole building unaffected, the upper floors will be divided into two separate flats. An infill to the rear extension will complete the flat layout on first floor, with no significant external impact. The elevation of the rear extension would have one new window towards Gayton Road.

On each floor the partitions will remain. The division of the upper floors would require the closing up of some doors to meet building and safety standards. Period features of the house, e.g. paneling in both living rooms will be kept, wherever possible. As the ceiling heights on Third Floor are very low, it is proposed to remove the ceilings in order to gain usable headroom and to comply with building regulations.

During the design process a Historic Building Report was produced by AHP. The statements of the report have been taken into account and the design has been altered accordingly. Therefore it needs to be noted, that the report does not reflect the latest proposal entirely.

## Access

Existing access arrangements are unchanged. The staircase in the main building leading from First Floor up to Third Floor will remain in its current condition and will be subject to minor repair works only. As the existing staircase leading from Ground to First Floor is in a very poor condition, a replacement would be beneficial to the safety of its users. The new staircase is constructed, using the same material (wood), and matching the riser-tread ratio of the existing staircase. Ambulant disabled access is achievable from the entrance on Gayton Road.

The following measures have been employed to address the Lifetime Homes Standards:

(1) Car Parking Width  
Not applicable

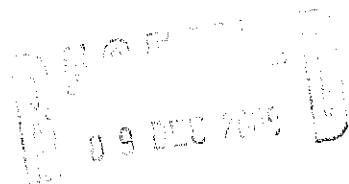
(2) Access from Car Parking  
Not applicable

(3) Approach Gradients  
As the entrance situation will not change, there is a level approach from street level on Ground Floor along Gayton Road.  
Please see elevation A2110\_01

(4) Entrances  
The main entrance on Gayton Road will be illuminated and will have level access over the threshold.

(5) Communal Stairs & Lifts  
The fabric and structure of the building does not allow for a lift. The main staircase as part of the front house from First to Third Floor will be kept. For the safety of all users, a new staircase leading from Ground to First Floor is proposed which will match the riser-tread ratio of the existing staircase.  
Please see Detail Drawing A4020\_00.

(6) Doorways & Hallways  
As the building is listed, most of the doors and hallways will remain. The following new doors have a clear opening width of 900 mm:  
F01\_4, F01\_5, F01\_7  
The following new door has a clear opening width of 750 mm:  
F01\_6  
Please see Drawing A2011\_01



- (7) Wheelchair Accessibility  
Due to the fabric of the listed building, wheelchair accessibility is not achievable.
- (8) Living Room  
Not applicable  
Please see Drawing A2010\_01
- (9) Entrance Level Bedspace  
Not applicable  
Please see Drawing A2010\_01
- (10) Entrance Level WC & Shower Drainage  
Not applicable  
Please see Drawing A2010\_01
- (11) Bathroom & WC Walls  
Walls in the bathroom on First Floor will be capable of taking adaptations such as handrails.
- (12) Stair Lift/Through-Floor Lift  
Due to the fabric of the listed building a stair lift/through-floor lift is not achievable.
- (13) Tracking Hoist Route  
Not applicable
- (14) Bathroom Layout  
For bathroom layout please see  
Drawing A2011\_01  
Drawing A2013\_01
- (15) Window Specification  
All living room window glazing begin at 800mm or lower. Original sash windows will be kept and enhanced with an additional secondary glazing.  
For window layout please see  
Drawing A4010\_00  
Drawing A4011\_00
- (16) Controls, Fixtures & Fittings  
Switches, sockets, ventilation and service controls will be at a height usable by all.