

**Heath House Property Partnership**

**Heath House  
North End Way  
London NW3**

**Design and Access Statement**

**March 2008**

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## **1.0 Introduction**

- 1.1 This Design and Access Statement has been produced by Montagu Evans LLP to accompany the application for full planning permission and listed building consent for alterations to the existing vehicular access from Heath House to North End Way.
- 1.2 Consultation has taken place with planning and conservation officers and an officer from English Heritage regarding the proposed development. Comments on the proposals have been considered and the proposals adapted to reflect these views.
- 1.3 The opportunities and constraints of the site have been identified and the design has taken account of these. The boundary wall and the main house, Heath House, are listed Grade II and Grade II\* respectively. Heath House also falls within the Hampstead Conservation Area and is adjacent to Hampstead Heath. Part of the site at Heath House is designated as Metropolitan Open Land and Private Open Space.
- 1.4 The works to the listed wall to enlarge the vehicular access will improve the access to both Heath House and Heath Park (formerly the Annexe).
- 1.5 This Design and Access Statement should be read in conjunction with the PPG15 Justification Statement and the Visual Impact Assessment produced by Heritage Architecture and submitted as part of the listed building consent application.

## **2.0 Amount of Development**

- 2.1 The proposals comprise the enlargement of the existing vehicular access onto North End Way from Heath House and Heath Park. The upper courses of the wall will be removed and rebuilt to match the existing wall and original brick pier. The gateway will be widened by 800mm.

## **3.0 Layout**

- 3.1 The existing layout will be retained albeit the gateway will be widened.

## **4.0 Scale**

- 4.1 The existing vehicular access will be retained but enlarged. The upper courses of bricks will be removed and the upper part of the wall rebuilt to match the existing wall to the north and south. Where possible and subject to their condition, the original bricks and stone plinths will be reused. The brick piers will be capped with Portland stone and stone ball. New oak gates will be installed. A new yorkstone threshold will be installed.

**5.0 Appearance**

- 5.1 The design of the development respects the character of the listed boundary wall and the Conservation Area. The proposals will restore this part of the wall.

**6.0 Access**

- 6.1 The proposed works are to an existing vehicular access from Heath House to North End Way. The enlargement of the access will make the site accessible to a larger number of vehicles. Pedestrian access to the site is currently via the front of Heath House from the roundabout at the junction of North End Way and Spaniard's Road. The access will continue to provide vehicular access to both Heath House and Heath Park (the former annexe) as is currently the case.