

Design and Access Statement

105 Heath Street, London NW3



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building surveying & architectural design

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INTRODUCTION

This Design and Access has been written to accompany the planning application for the alterations to 105 Heath Street, NW3.

LOCATION

No105 Heath Street is located on the western side of Heath Street to the north of the Mount and New End, and to the south of Whitestone Pond.

It is within easy reach of Hampstead Tube Station and is well served by bus routes along Heath Street and Hampstead High Street.

The property lies within **Sub Area One**, Heath Street/Hampstead High Street, of the **Hampstead Conservation Area**.

CHARACTER OF THE AREA

The following extracts are from the Hampstead Conservation Area Statement published by the London Borough of Camden.

Heath Street and Hampstead High Street is the central spine of Hampstead, the route north from London over the Heath around which the settlement developed. As a major route it has developed as a shopping centre and is defined in the UDP as a District Centre – Primary Shopping Frontage.

Heath Street. *The road rises from the top of Fitzjohns Avenue towards Whitestone Pond, changing in character from the late Victorian section at Hampstead Tube Station to the rising winding road with older properties....
...North of the Mount and New End the street alternates between residential and retail in character as it winds more gently up towards Hampstead Heath....Nos. 91-111 continues the curving retail frontage on the west side and has a rich variety of building types, mostly three storey. The east side is similarly varied....*

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DESCRIPTION

No.105 Heath Street is a Victorian terraced building arranged over three floors.

It appears that Nos.105 to 111 Heath Street were built as a single entity. Thus No.105 forms the left hand gabled front elevation which mirrors No.111 Heath Street. However, because of the various alterations over the intervening years the symmetry has been partly lost. The current use of no. 105 is an estate agency and the adjoining properties being nos.107 to 111 is that of a Hotel.



Relationship to 103 Heath Street



Relationship to 107 Heath Street

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No.105 Heath Street It is not a listed building.

The Hampstead Conservation Area Statement confirms that the shopfront is not considered to be of merit.



Existing shopfront

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PROPOSAL

The application can be summarised as follows:

- New shop front
- Ground floor alterations
- Replacement windows
- Comfort Cooling

New Shopfront

It is proposed to remove the oversized fascia board, together with the planted timber panels and re-instate the original fascia and pilasters. It is further proposed to lower the stall riser and install a fully glazed contemporary shopfront.

Ground Floor Alterations

The alterations to the ground floor include the enclosure of the small outside lightwell to provide additional top-lit storage together with the creation of a glazed internal private office. In addition it is proposed to alter the staircase to provide a more direct access to the front door and upper floors.

Replacement Windows

It is proposed that the existing windows be replaced with timber sliding sash double-glazed windows, which would be more in keeping with the original style of the building.

Comfort Cooling

The comfort cooling system will only be operational during normal office working hours when necessary.

An acoustic survey has been carried out by Waterloo Acoustics Ltd and is attached.

It is proposed to install low noise condensers within a complete acoustic enclosure located on the rear flat roof in order to meet the attenuation requirements of the Local Authority, as recommended in the survey report.

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ACCESS

The alteration to the staircase at ground floor level simplifies and improves the access to the upper floors and the front door to the property.

As the property is totally enclosed by other buildings, it is proposed to form a safe access door from the bathroom on the half landing to the rear flat roof, for maintenance purposes.

SUSTAINABLE DESIGN

It is proposed to fully refurbish the property and to take the following measures to improve the sustainability of the existing building.

- Additional loft insulation to meet current Building Regulations.
- New flat roof coverings with additional insulation to meet current Building Regulations.
- New central heating system with an efficient condensing boiler.
- The increased area of glazing to the proposed shopfront maximises the daylight and reduces power consumption.
- It is proposed to use self-cleaning low emissivity glass (Pilkington Activ/K glass), thus reducing heat loss and the need for chemical cleaners and detergents.
- The new windows to have thermally broken argon filled double glazed units.
- All windows and doors to be draught proofed.
- Opening windows and doors to provide natural ventilation.