



## Architects

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Ref: 1036-E.01-0703-13

Camden Borough Council  
(Planning) Development Control,  
Camden Town Hall  
Argyle Street  
London WC1H 8ND

RECEIVED 14 MAR 2007

13<sup>th</sup> March 2007

**Re: 80 Heath Street, HAMPSTEAD, LONDON NW3**

Dear Sir/Madam,

Please find enclosed a Planning Application and Listed Building Consent for rebuilding of the rearmost part of a building at 80 Heath Street and then linking it to Heathside Preparatory School in the adjacent site at 84a Heath Street providing dedicated teaching space for art and music.

**Planning Application:**

- (a) 3 signed and dated copies of the Planning Application form
- (b) 3 signed and dated copies of the Listed Building Consent form
- (c) 3 copies of Certificate B (under Section 66) signed.
- (d) 3 copies of Certificate B (under Section 11) signed.
- (e) 2 copies of the 'Design & Access statement'.
- (f) 6 copies of drawings: 1036-EX-PP01 & 02; 1036-EX-EL01, 02 & 03; 1036-PL-PP01 & 02; 1036-PL-EL01, 02 & 03
- (g) 6 copies of the site location plan with the site outlined in red: 1036-EX-LP01
- (h) 2 copies of the photo sheet: 1036-EX-PS01
- (e) Cheque to cover fee of £265 made payable to "Camden Borough Council."

We trust the foregoing is suitable for your purposes, please do not hesitate to contact us should you have any queries.

Yours faithfully

Rhona Kilgour  
for HUB architects and Designers Ltd

Cc inc encs. : Client



# **DESIGN AND ACCESS STATEMENT**

PROPOSED ALTERATIONS TO A PROPERTY TO THE REAR OF 80A HEATH STREET

PREPARED BY HUB ARCHITECTS AND DESIGNERS LTD.

14 JAN 2007

## USE:

The proposal is to rebuild the rearmost part of the building at 80a Heath Street and then link it into Heathside Preparatory School, on the adjacent site at 84a Heath Street. The proposal will provide dedicated space for the teaching of Art and Music. These subjects are currently taught within the form rooms. It will also be possible to provide space for one to one music practice and toilets.

The Lower Ground and Ground floor levels of 80a Heath Street are currently vacant. This was last used as an Estate Agency (A2 Use Class), and was previously used as restaurant. The part to be annexed is currently used as WC's and storage. We assume that these floors of the building could be legitimately used for A3 uses. Note that there is a catering kitchen in the lower ground floor level. The upper two floors of the building are vacant and were previously used as self-contained offices.

The proposal to change the use of the rear part of 80a Heath Street into an annex to Heathside School will involve the change of use from A3/A2 use to a school use (D1 Use Class) Educational uses are categorised as a Community Use in Camden's Adopted Planning Policy. The proposal will not involve the loss of Commercial use, but an increase in a Community use. Camden Council's policy is that the only acceptable change of use from Commercial use is to either Residential or to Community Use. The commercial uses at the front of 80 Heath Street will remain.

## TRANSPORT:

Heathside School has adopted a Green Travel Plan. The school attracts mainly children who live within walking distance of the school. Due to the schools catchment area and efforts to encourage children to walk to school, there are 89 pupils in the Lower part of the school located at 84 Heath Street, of these only 14 do not walk or use public transport. Most of the children who do not live within easy walking distance have brothers and sisters who travel to school together, or who are involved in car sharing with other pupils.

The proposal to construct an annex to Heathside School will provide space for subjects that are best taught outside the normal form room. The annex will not provide additional form room space, and will therefore not increase pupil numbers. There will be no negative effect on the local transport system as a result of the above-mentioned points. There will be no additional school runs.

## AMOUNT:

The existing gross Internal area of Heathside (Lower) School is: 330 m<sup>2</sup>.

The proposed annex will provide an additional 110 m<sup>2</sup>.

Providing a total gross internal floor area of 440 m<sup>2</sup>.

## LAYOUT:

The annex site is located south of the school hall. Currently located on the annex site is a two storey London stock brick building with a duo pitched slated roof. The existing building has a lower floor without any natural light and an upper storey with windows on the east side. The proposal will involve re-building the upper level of the property. The new overall height of the building will be slightly higher than the existing building. The lower floor level of the annex is very similar to the existing level of the lower floor of Heathside School. The upper level of the annex is lower than the existing upper level of Heathside School. The proposed increase in height of the annex building enables the upper level of the annex to marry in with the existing upper level of Heathside School. The increase in height of the annex building also means that the existing rear windows of the annex will be in the lower floor rather than the upper floor of the extension.

The location of the annex and the orientation of the site (to the south of the schools existing hall) will mean that the proposed building will not overshadow adjacent properties, due to the scale of the existing hall.

## APPEARANCE AND SCALE:

The existing school buildings were originally constructed as part of Heath Street Baptist Church. There is a hall on the ground floor that was the Church Hall and rooms on the lower ground floor that were presumably the church Sunday school. The existing school buildings mid to late Victorian period properties, constructed in London stock Brick with stone details in a robust, heavy style characteristic of the period. There is a later single storey flat roofed extension to the school building at the lower floor level, also constructed in a stock brick. The church and the school hall are both duo-pitched buildings.

The annex to the school will replace an existing building already linked to the school. The proposal is to construct the new annex as a duo-pitched building form (As church and school hall) but to differentiate it from the existing buildings by constructing it in different materials. Walls and roof to be constructed in pre-patinated metal panels. The scale of the building is modest compared to the existing school hall and church yet similar in scale to other buildings along Heath Street.

The form of the proposed annex building, the proposed use of good quality facing materials and the scale of the annex are considered to have a neutral effect on the listed building on the annex site and adjacent sites and to enhance the quality of the Conservation Area.

## ACCESS:

Access to the site for pupils, parents, staff and others is by way of a stepped approach from Heath Street. The school is currently on two levels. The annex floor levels will marry in with the existing floor levels in the school. It is considered that there will be no adverse affect on the existing access or egress to the school.