

## **ACCESS STATEMENT**

PROPOSED ALTERATIONS AND CHANGE OF USE OF PROPERTY

AT

14 NEW END HAMPSTEAD

PREPARED BY  
HUB ARCHITECTS AND DESIGNERS LTD

#### USE:

14 New End is currently in use as a 5 storey house with 4 bedrooms. The proposal is to divide the property into two, by constructing a partition across the stair at ground floor level. The lower two floors will be used for ancillary accommodation for Heathside Preparatory School (situated in the adjacent property at 16 New End). The upper three floors will be retained in residential use, as a three bedroom flat.

The school uses will only be used between 8am and 5pm and therefore not considered to be incompatible with the residential uses on the upper parts. The proposal is that the residential parts will be accessed from the existing front door on New End and therefore there will be no change to the access from the street for the residential use.

#### AMOUNT:

As explained previously the school uses will be restricted to the lower two floors, the use is proposed to improve existing school teaching facilities by providing space for art, pottery and library and computing. General classroom spaces are already provided within 16 New End. The occupancy levels are expected to be no more than 15 at any one time.

#### LAYOUT:

School uses: The proposal is that the entrance access for the school uses will be via a new metal staircase within the front light well. Access to the ground floor parts will be by way of the existing internal lower-ground to ground floor stair.

Alternative escape routes will be into the garden at lower ground floor level (Large enough to be a 'Place of safety' as defined by the Building Regulations) and by way of a fire door that leads into the ground floor hallway.

Inclusive access: 14 New End is Listed Grade II. Taking into consideration the nature of the historic building and the guidance given in central government guidance note PPG15 it is not possible to adapt/alter the property to allow access for wheelchair users, however the proposed new lightwell stairs can be designed to comply with the rules for ambulant disabled access. The upper residential parts are to be accessed by way of the existing stairs which have a fairly easy going/rise. It is not possible to improve access without making a detrimental effect on the character of the Listed building and taking into consideration the fact that the stair is currently used for residential purposes it is not thought to make an existing situation worse.

#### SCALE:

The drawings included with the Planning and Listed Building Applications include illustrations of the existing situation as well as the proposed.

## APPEARANCE (AND CHARACTER):

Front railings/proposed new external steps: The proposal includes the construction of an external metal staircase within the front lightwell and an opening in the area railings. The new gate within the front railings is designed to match the details of the existing railings, and the new metal staircase is designed to a traditional detail. Neither alteration is considered to have a detrimental impact on the character or appearance of the Listed Building.

Partition to staircase at ground floor level: The proposed new partition at ground floor, across the staircase is designed to be a reversible alteration. The partition will be scribed around all the existing features in order that it can be removed at a later date without any damage to the existing fabric of the building.

## LISTED BUILDINGS:

The nature of the Listed Building has been taken into account in the consideration of the design described in the above paragraphs. In the context of the whole building it is considered that the proposals preserve the fabric of the building and have a neutral effect on the character and appearance of the building.

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