

HERITAGE STATEMENT

104 Heath Street Hampstead

NW3 1DR

Introduction:

104 Heath Street is a flat of two floors above a ground floor restaurant between 102 and 106 that forms a wedge shaped block of three properties of three storeys lying to the East side of Heath Street between New End and Elm Row and falls within the Hampstead conservation area.

Centre coordinates 526374, 186010.

The proposed alterations are described in drawing numbers PDC/14/03/131/01 and /02 in conjunction with the design and access statement, location and block plans.

1. History.

Construction of the block is late nineteenth century with red brick façade in Flemish bond, shallow headed sash windows with large panes of plate glass. The roof is 'butterfly' or 'v' with central gutter and raised party walls concealed on the façade by a shaped single wall parapet, all roof timbers have been replaced and interlocking concrete tiles now form the covering that probably replaced the original slate. To the rear construction is brick with large rectangular windows and small gables to two roofs the third having been altered to form a parapet concealing a flat roof. Due to ground elevation, the structure is four storeys in height. Two large ventilation ducts are dominant features of the rear elevation that accentuate the vertical.

Internally number 104 is arranged as one self contained flat on each floor, any original features are either covered or have been removed.

2. Significance.

The building in which 104 stands forms an important contribution to the character of the area situated on Heath street leading uphill from the centre spine of the high street in a gentle winding with a rich variety of retail and residential buildings the height to width ratio of the section of the road is an important part of its character giving rise to a sense of place as the centre is approached from downhill.

3. Proposed works.

To remove all traces of previous conversions and return the building to single occupation making use of any original fixtures and fittings that may remain. No changes are proposed to the façade, however it is proposed to alter a section of roof to form a double pitch. Two rear windows are to be enlarged.

4. Impact of proposal.

To raise the ridge line approximately 900mm above the line of the southern parapet over a distance of approximately 9m. This height increase however from street level would largely be invisible by the angle of view and being obscured by chimney stacks.

West Elevation





South West elevation

East Elevation





Roof Level looking East.



Roof level looking West

PDC Design Ltd

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