

**BB PARTNERSHIP** LTD

architecture · interior design · space planning

## **DESIGN STATEMENT 02**

### **ALTERATIONS**

In connection with

### **CONVERSION**

Of

**25-26 Hampstead High Street  
LONDON WC2**

**15<sup>th</sup> July 2014**

## 1.0 INTRODUCTION

This statement supports a submission for planning consent comprising alterations to No 25-26 Hampstead High Street, NW3 1QA.

This document is to be read in conjunction with the A3 drawings that accompany the application (see attached drawing register).

## 2.0 THE EXISTING PROPERTY

The property is located in the Hampstead Conservation Area facing the High Street and comprises of 5 floors above ground plus basement.

The building was originally constructed as a 4 storey residence with commercial ground floor, possibly build mid to late 19<sup>th</sup> Century. Of the original structure only the upper floors of the front façade remain. The commercial front was altered to allow for the existing bank entrance and signage, the rear was replaced with a modern concrete construction dating presumably to the 1960's, the side was extended with a buff facing brick, to the front the roof has been extended with a trapezoidal element clad with a curtain wall type system.

The historical retained façade is a red stock brick with white painted timber sash and casement windows and red brick flat arches.

The building is adjacent to the Grade II listed structure of number 24 and 27.

The building is not listed in itself and it is stated in the Hampstead Conservation Area Statement produced by London Borough of Camden that the roof extension is considered an element that detracts from the character of the area.

## 3.0 THE PLANNING HISTORY

2014/0609/P prior approval for change of use from B1 to C3.

(For a more detailed analysis please refer to the planning statement prepared by planning consultants).

## 4.0 PROPOSAL

The ground and basement floor do not form part of this application. The existing bank branch will be retained as existing.

The proposed alterations are:

- Replacement of the 5<sup>th</sup> floor Perspex structure (ref elevation towards No 24) and the below spiral stairs from 4<sup>th</sup> to 5<sup>th</sup> floor partially with a flat roof infill and partially with a frameless glass box over the new flight of stairs connecting the 4<sup>th</sup> and the 5<sup>th</sup> floor.
- Replacement of 3 no existing rooflight with 1 no frameless glass rooflight at roof level.
- The introduction of 1 no rooflight above the new flight of stairs to the 5<sup>th</sup> floor for smoke control and access to the roof.
- Replace all windows as indicated on the submitted drawings.

It is proposed to retain the existing sash and casement windows to the front first, second and third floor as their appearance positively contributes to the character of the conservation area.

The replacement windows will be PPC aluminium framed with double or triple glazing. A thermally broken aluminium casement system is proposed for the side and rear elevations and a thermally

broken aluminium curtain wall system is proposed for the front glazed area. This will improve the overall energy efficiency of the building.

The proposed window systems (see drawings FGF 301 and 302) will have slimmer sight lines with wider spacing among the mullions: to the rear from approx. 550 mm (as existing) to approx. 850mm as proposed and to the front from approx. 600 mm (as existing) to approx. 750 mm as proposed. The new windows will involve less subdivision of the elevation and a proportion of the width/height ratio of the windows similar to the historical one to the front.

## **5.0 OTHER**

### **5.1 Impact on the Conservation Area**

The proposed external works are limited to the replacement of the windows and the side 5<sup>th</sup> floor Perspex structure. These will not be detrimental to the character of the Conservation Area.

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(FAS/DesignStatement02-290713)

APPENDIX



Figure 1 Elevation to High Street



Figure 2 Side elevation



Figure 3 – Rear elevation