



DESIGN AND ACCESS STATEMENT

1A PERRINS LANE, HAMPSTEAD, NW3 1QY

August 2014

1.0 Site

1A Perrins Lane is a three storey plus basement dwelling situated above a commercial unit at 76 Hampstead High street. The dwelling is included in the National Heritage List description for 76 Hampstead High Street, as shown below.

'Terraced row of 4 houses with later shops. C18, altered. EXTERIOR: 3 storeys, attics and basements. No.73: multi-coloured stock brick with painted 2nd floor band. Tiled hipped roof with dormer. 2 windows plus 1 window 2nd floor early C19 extension over entrance to Perrins Court. Mid C19 shopfront with colonnettes carrying entablature; round-arched lights. Enriched grille to basements. Upper floors have gauged reddened brick flat arches to slightly recessed 2 pane sashes with exposed boxing. Parapet. Extension stuccoed with slated roof and sash window. No. 74: painted stucco. Tiled hipped roof with dormer. 3 windows. Mid C19 round-arched doorway with bracketed hood. C20 shopfront. Upper floors have recessed 2-pane sashes with exposed boxing. Parapet. No.75: painted stucco. Tiled hipped roof with dormer. 3 windows. C20 shopfront retaining late C19 console bracket fascia stops. Upper floors have recessed sashes with exposed boxing. Parapet. No.76: painted stucco. Slated mansard roof with dormers. 4 windows. C20 Regency style shopfront having panelled risers and inswept entablature. Upper floors have architraved hornless sashes. Cornice and blocking course. INTERIORS: not inspected.'

2.0 Context

Hampstead High Street is the principal public street of the Conservation Area and has the character of a small town shopping centre. At the top near Heath Street it is mostly made up of 1880s properties but the rest of the street retains many older shops and houses. The older buildings are of two or three storeys (apart from Nos.70&71) and the Victorian ones are generally four, with or without mansards and dormer windows.

3.0 Access

Access arrangements are unchanged by this proposal.

4.0 Design:

We are proposing to make the following internal and external alterations to the above Grade II listed dwelling:

- No External Works
- Reinforcement of existing floor beam, as described in the structural engineer's report

