

Design and Access Statement
63 Hampstead High Street, London
219/2.01/02

Introduction

This Design and Access Statement has been prepared by Hutchison Kivotos Architects to support a planning application for the reconfiguration and refurbishment of first to fourth floor of no.63 Hampstead High Street. The existing retail is to be converted to 3 separate flats with ground floor retail unit retained below (Fig.01). This statement should be read in conjunction with drawings no. 219.PL.20 - 41. The property is located in Camden Conservation Area Sub Area One, and it is a building that makes a positive contribution.



Fig. 01 – No. 63 Hampstead High Street front elevation

Use

The existing A2 retail from the 1st to 4th floors is to be converted into 3 separate flats with the ground floor retail unit retained below.

Amount and Scale

The proposal is to reconfigure the existing A2 retail units (201 sq.m) into 3 separate residential units, one 2-bed first floor unit (80 sq m), one 1-bed unit (45 sq.m) and one 2-bed maisonette unit (75 sq.m) in the top floors. The volume (amount and scale) of the building is to be largely maintained, apart from the incorporation of the first floor mezzanine into a living area for the 1st floor flat (refer to Fig. 02). This living



area will have a new roof light. Ultimately, the refurbishment is on the whole internal.

Layout

The proposal is largely contained within the existing building envelope. The access point from Bakers Passage and vertical circulation are retained in their current format.

All units meet the minimum standards for the internal floor space in accordance to Camden Planning Guidance CPG2 and The London Plan 2011.

The first floor unit spans across the existing first floor and first floor mezzanine levels. The 2 bed flat can accommodate 3 people with 2 bedrooms (1 double and 1 single) situated at the front of the property. The bathroom and kitchen are located in the centre of the plan adjacent to the communal staircase. A large living/ dining space, which can be accessed from the central staircase or from the kitchen, is located at the rear of the flat adjacent to Bakers Passage.

The second floor contains a 1-bed flat (Fig 2) with a bedroom at the rear and a living space facing Hampstead High Street. The bathroom and kitchen is located in the centre of the plan adjacent to communal staircase.

The third and fourth floors contain a 2-bed maisonette with living, cooking, bathroom and a second bedroom on the third floor. An en-suite and a master bedroom are arranged on the fourth floor above. This unit is separated from the lower floors by an access door on the second / third floor mid-landing.

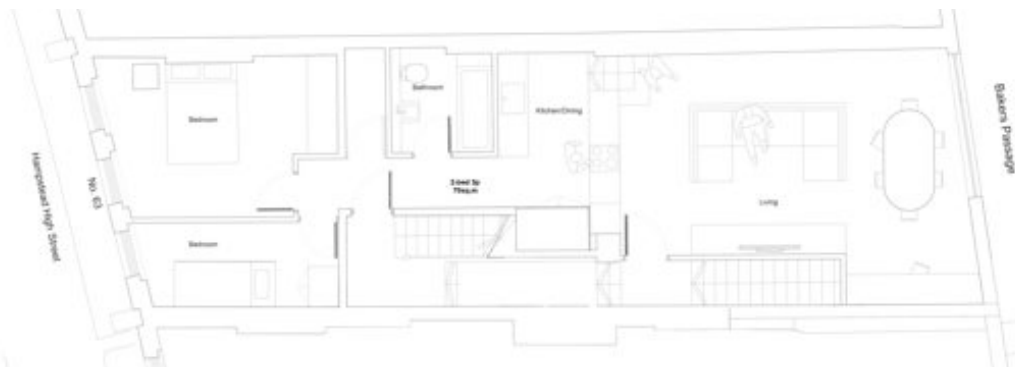


Fig.02 – Proposed 2-bed unit, first floor

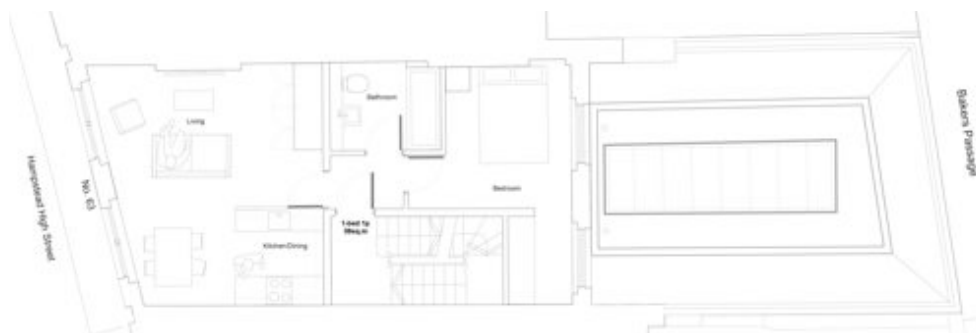


Fig.03 – Proposed 1-bed unit, second floor



Landscaping

Amenity space is provided through the introduction of a fourth floor terrace facing to the rear. It is accessed through a retained dormer with converted doorway. A glass balustrade provides protection without altering the parapet height or visual amenity. The terrace provides access for maintenance for a new extract hatch which serves a combined residential staircase.

Appearance

The front elevation is to remain unchanged. The windows, front and rear, were all replaced under a planning consent granted in 2010.

The rear section of the building, on two storeys, facing Bakers Passage is to be reconfigured to provide improved access for retail and residential uses. New doors sit symmetrically at the ground floor. The residential space above will be served by an enlarged window with an opening casement. The existing flat roof is to be replaced by a slated, pitched mansard behind the retained parapet.

The fourth floor roof terrace is accessed from an existing dormer opening with new glass barrier fixed behind the existing parapet.



Fig.03 – Proposed Section A



Fig.04 – Proposed Rear Elevation

Access

The existing access arrangements are unchanged.

31.10.2014

