



California Nail Bar

nia-nail-bar.co.uk

78

Heathside Preparatory School

76 Heath Street
London NW3 1DN

Design and Access Statement _P3
for the additional building extension
October 2014

Contents

1.0	Introduction and Overview		
2.0	Location and Context		
2.1	Existing Site		
2.2	Site Images		
3.0	Heritage Context		
3.1	Historic Map Regression		
3.2	Description of Existing		
3.3	Chronology Plan		
3.4	Heritage Impact Assessment		
4.0	Design		
4.1	Use		
4.2	Amount		
4.3	Layout		
4.4	Scale		
4.5	Landscaping		
4.6	Materiality		
5.0	Access		
5.1	Vehicular Access and Transport		
5.2	Inclusive Access		
		Appendix A: Architectural Drawings	
		Site Plan	682_S01_P2
		Location Block Plan	682_S02_P2
		Demolition	
		Demolition Lower Ground Floor	682_DEGAB1_P1
		Demolition Ground Floor	682_DEGA00_P2
		Existing	
		Existing Ground Floor	682_EXGA00_P1
		Existing First Floor	682_EXGA01_P1
		Existing Lower Ground Floor	682_EXGAB1_P1
		Existing Elevation	682-GE01-P1
			682-GE02-P3
			682-GE03-P1
		Existing Section AA	682-GS01Ex-P2
		Existing Section BB	682-GS02Ex-P3
		Existing Section CC	682-GS03-P1
		Proposed	
		Proposed Ground Floor	682_GA00_P3
		Proposed First Floor	682_GA01_P3
		Proposed Lower Ground Floor	682_GAB1_P1
		Proposed Elevation	682-GE01-P1
			682-GE02-P3
			682-GE03-P1
		Proposed Section AA	682-GS01-P3
		Proposed Section BB	682-GS02-P3
		Proposed Section CC	682-GS03-P2
		Proposed Section BB - detail	682-GS05-P1

.....

1.0 Introduction and Overview

This document summarises the proposed incorporation to Heathside Preparatory School of the adjacent property at 76 Heath Street, Hampstead.

The proposal seeks planning permission and listed building consent to change the use of the long term vacant restaurant unit (A3) to education (D1) and retail (A1) use. The proposal aims to provide much needed school facilities for the existing school children while avoiding any meaningful increase in student numbers.

The gross external area of the new site is 463 sq.m.

The new proposal involves internal alterations and minor external alterations at 76 Heath Street to provide additional curriculum facilities for the school. Minor internal and external alterations to the existing school building at 86A Heath Street are proposed to facilitate circulation improvements between 86A and 76 Heath Street.

The proposal involves the following works:

- conversion of the long term vacant restaurant unit at 76 Heath Street to education and retail use
- internal modifications associated with change of use
- new extension link across existing courtyard to connect to 86A
- modification of the Heath Street shop front facade



Heath Street panorama view



Front facade of 76 Heath Street



Heath Street Baptist Church



Entrance to Heathside Preparatory School from Heath Street



Site plan



2.0 Location and Context

Heathside Preparatory Lower School is situated at 86A Heath Street, approximately 100 metres north of Hampstead tube station. The surrounding area is very dense with little potential for development outwards.

The entrance at 76 Heath Street is 25 m south of the existing school entrance. The site of proposed works extends back from the main shopping street along the southern edge of the existing school site.

- ←--- school entrance; on upper ground floor
- 1 Site area of proposed work
- 2 Heathside Preparatory Lower School
- 3 Heath Street Baptist Church
- 4 Heathside Preparatory Upper School

.....
2.1 Existing Site

The property at 76 Heath Street is Grade II listed and comprises of individual structures that have been merged into one over the years. A three storey building is situated at the front of the property facing Heath Street , extending into a single storey structure and courtyard adjacent to the southern boundary of the existing school. Ath the rear of the property is an assembly hall in access to Streatley Place. The property is currently vacant.

The ground and lower ground floor level is currently designated for restaurant use. The first and second level of the street front building is a residential flat and it is proposed that it will remain as such.

The following images show the nature, constraints and opportunities of the proposed site.



76 Heath Street front elevation



Rear facade of 76 Heath St



View of south-eastern approach of site towards Streatley Place



Internal view of hall space

.....
2.1 Existing Site (contd)



View from courtyard towards Rear facade of 76 Heath St



View looking towards northern facade of site



View from courtyard towards east



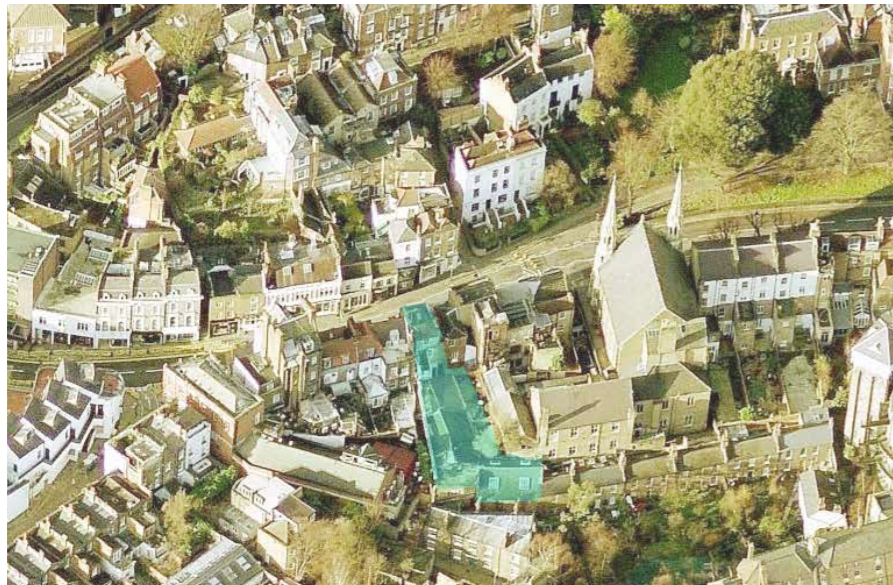
View from existing restaurant area towards courtyard

.....
2.2 Site Images



76 Heath Street building footprint highlighted

.....
2.2 Site Images (cont)



Ariel view of 76 Heath Street from East



Ariel view of 76 Heath Street from South



Ariel view of 76 Heath Street from North



Ariel view of 76 Heath Street from West

.....

3.0 Heritage Context

The listed building at 76 Heath Street is recognised in a group of four buildings that were established on Heath St in the mid 18th Century. 76 Heath St is the end building and had its façade replaced in the 19th Century.

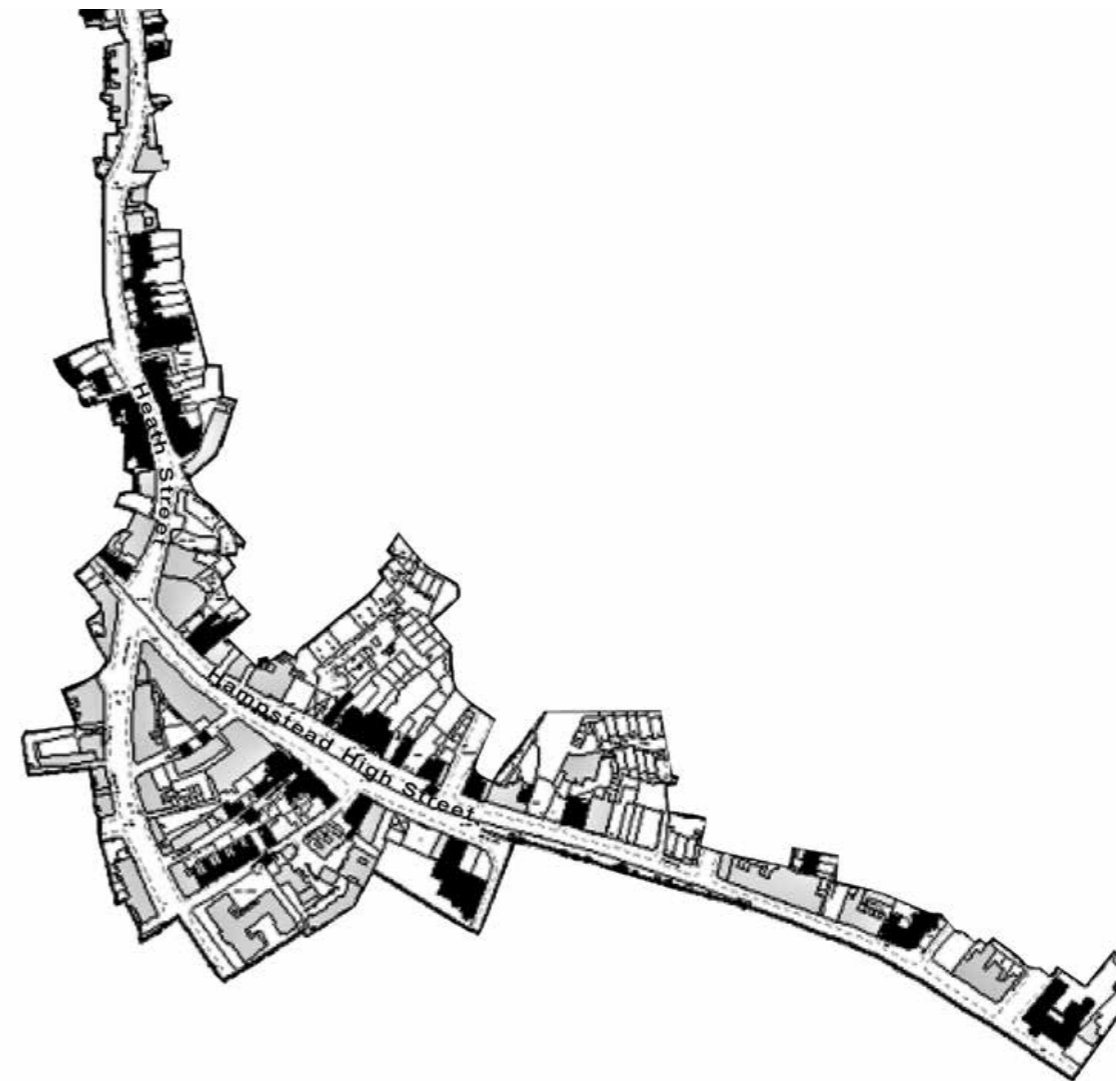
The group of buildings are representative of an early era of development in the area and have a tight grain with tall borders which present an elegant proportion to this part of Heath Street. The English Heritage description identifies the buildings as:

“4 irregular terraced houses with later shops. Nos 70 & 72: c1740-60, originally one house. Painted brick. C20 tiled mansard roof with dormers. 2 storeys and attics. No.70, 4 windows; No.72, 2 windows. C20 shopfronts, No.70 in Regency style. Gauged brick flat arches to recessed sashes; No.72, late C20. Parapets. No.74: early C18 with early/mid C19 refronting. Red stock brick. Old tiled roof with dormer. 2 storeys and attic. 2 windows. C20 shopfront but retaining earlier fascia brackets. Architraved 2-pane sashes. Parapet. No.76: early/mid C18, refronted early C19. Painted brick. Pantiled roof. 3 storeys. C20 shopfront. Gauged brick flat arches to recessed sashes; 2nd floor in shallow round-arched recess. Parapet. INTERIORS: Nos. 74 and 76 retain some timber-framing and open truss roofs. They give an indication of the vernacular style of the pre-C19 village of Hampstead and form a strong group.”

The list includes the interior and other elements in the curtilage of the original buildings. Curtilage is determined at the discretion of the local planning authority. In the case of a group of buildings the relevant curtilage doesn't necessarily conform to property boundaries. This proposal is limited to the property identified as 76 Heath Street and acknowledges the entire site as significant curtilage. The site is distinctive for having a dramatic topography that has informed a series of built accretions to the rear of the original building as well as an area of open space. The age and quality of each of these extensions determine a degree of tolerable intervention for each part of the site. The historic OS maps demonstrate site development over the 19th and 20th centuries.

Ref:

1: http://list.english-heritage.org.uk/resultsingle_print.aspx?uid=1378830&showMap=1&showText=1
accessed 8 July 2014



Hampstead Heath Conservation Area

- listed buildings
- buildings which make a positive contribution to the area



.....
3.0 Heritage Context (contd)



Location: (East side) Baptist Church
Street: Heath Street
Grade: II
List entry Number: 1379422
Date of listing: May 14 1974

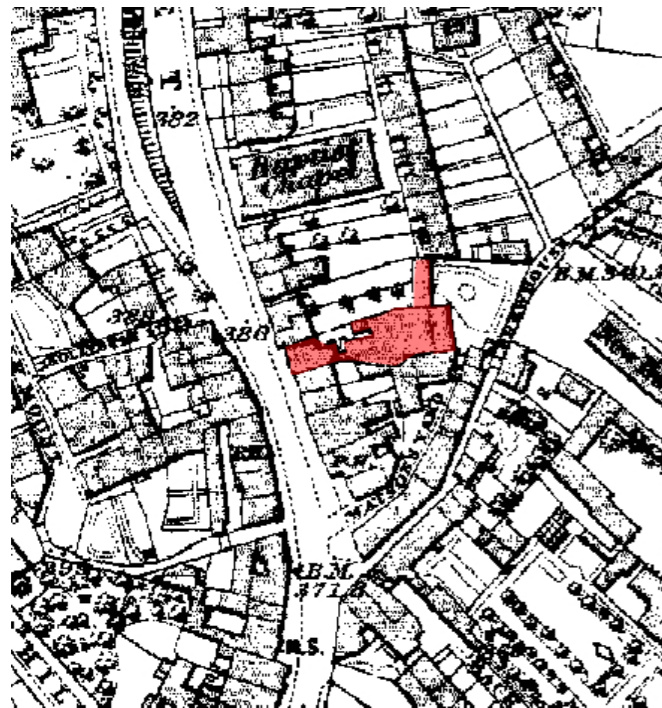


Location: (East side) Nos.78-84
Street: Heath Street
Grade: II
List entry Number: 1378833
Date of listing: May 14 1974



Location: (East side) Nos.70-76
Street: Heath Street
Grade: II
List entry Number: 1378830
Date of listing: May 14 1974

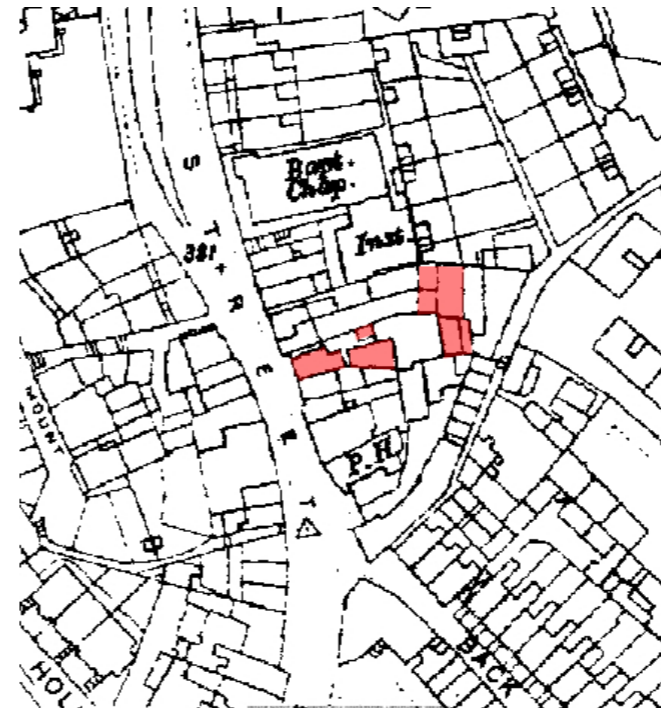
3.1 Historic Map Regression



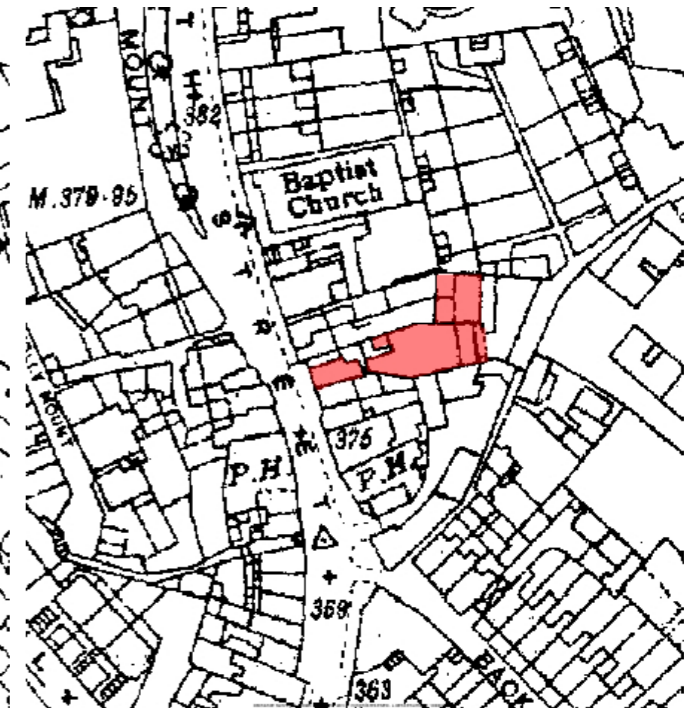
76 Heath Street OS map from 1879 showing original building expanded at the rear.



76 Heath Street 1896 OS map showing building expanded towards east.

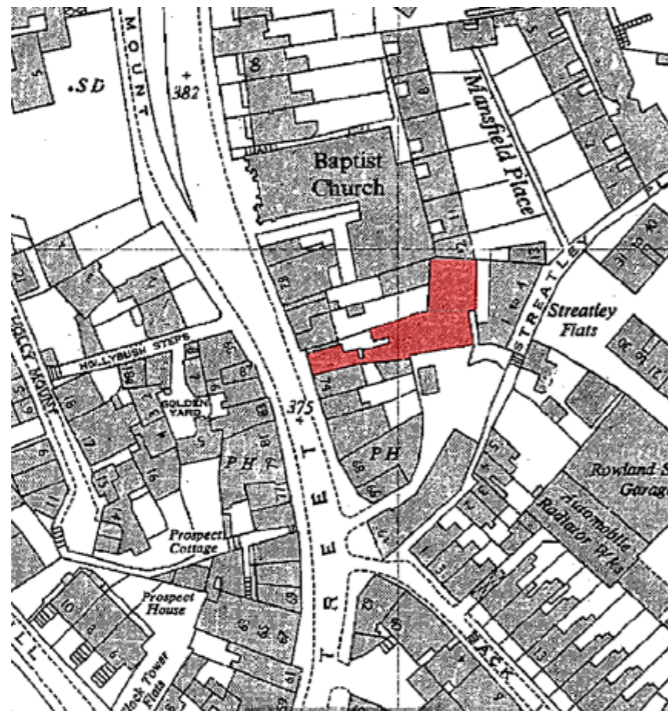


76 Heath Street 1915 OS map showing washing shed and outhouse, external courtyard in the middle and a new stable built at the rear.

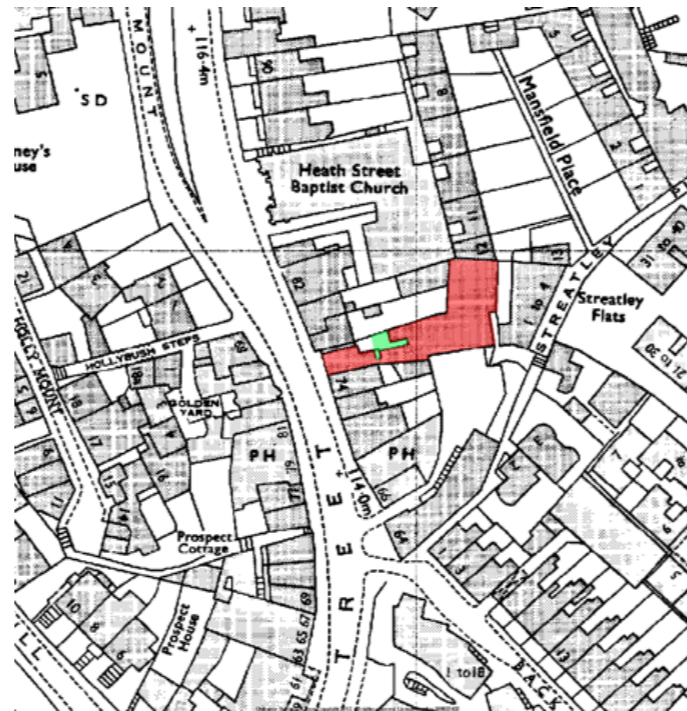


76 Heath Street 1934 OS map showing no longer evident washing shed.

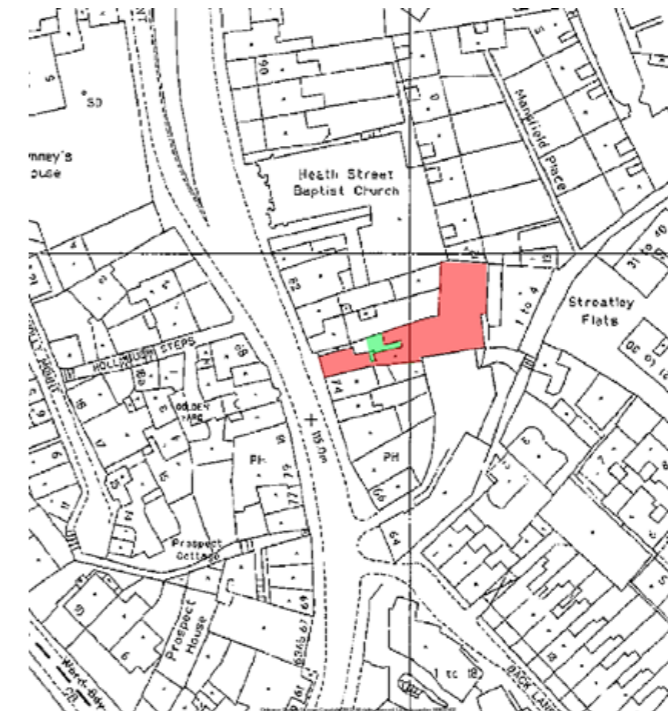
3.1 Historic Map Regression (contd)



76 Heath Street 1954 OS map showing new building built in the external courtyard adjoining existing buildings.



76 Heath Street 1974 OS map showing new infill, in green, to the courtyard.



76 Heath Street 1991 OS map showing building foot print as today including glazed area in green.

.....
3.2 Description of Existing

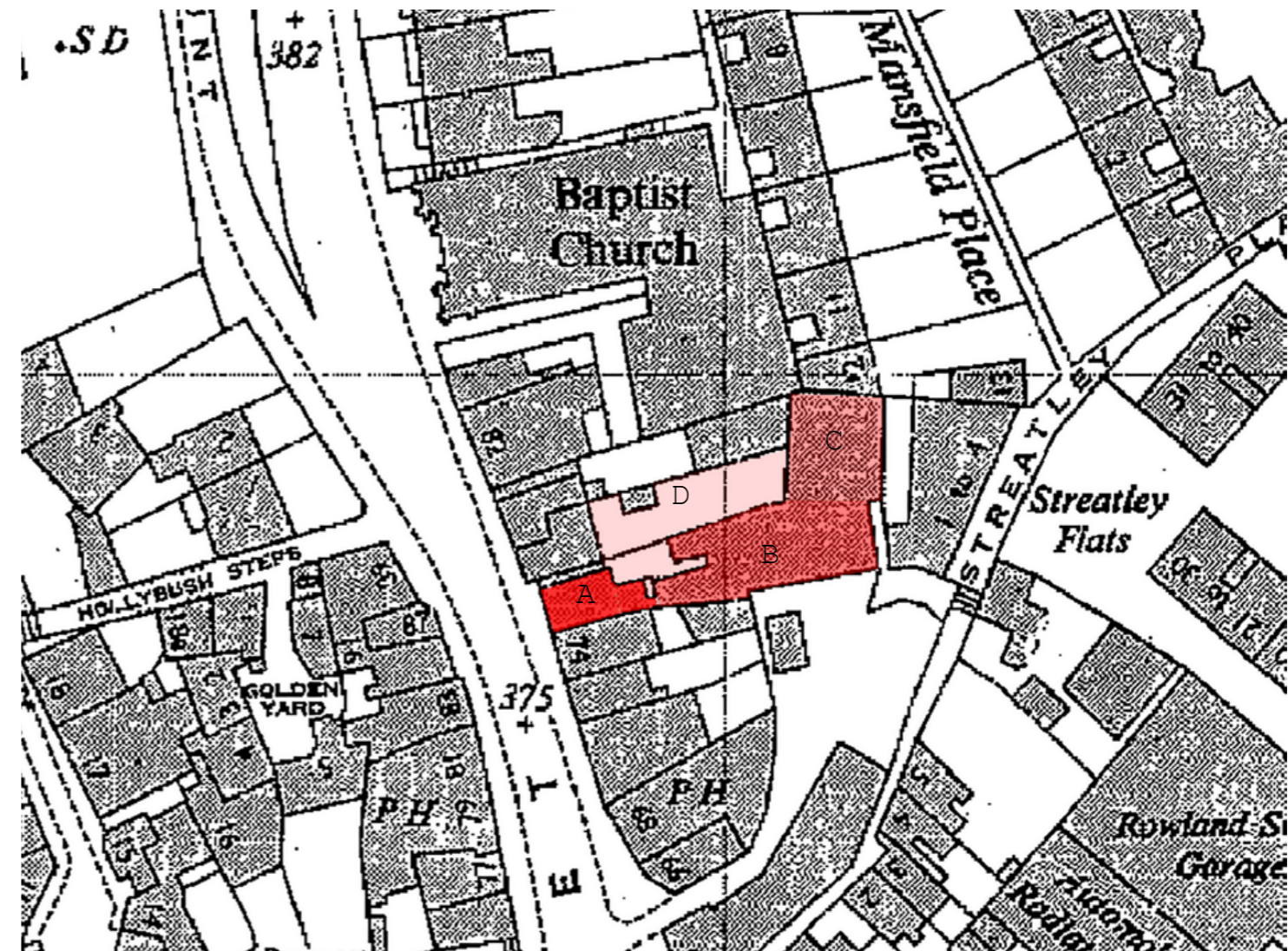
The collection of built form and open space on the subject site can be addressed as four distinct elements on the subject site;

A - The original 18th C street front building comprising three storeys and later closet wing;

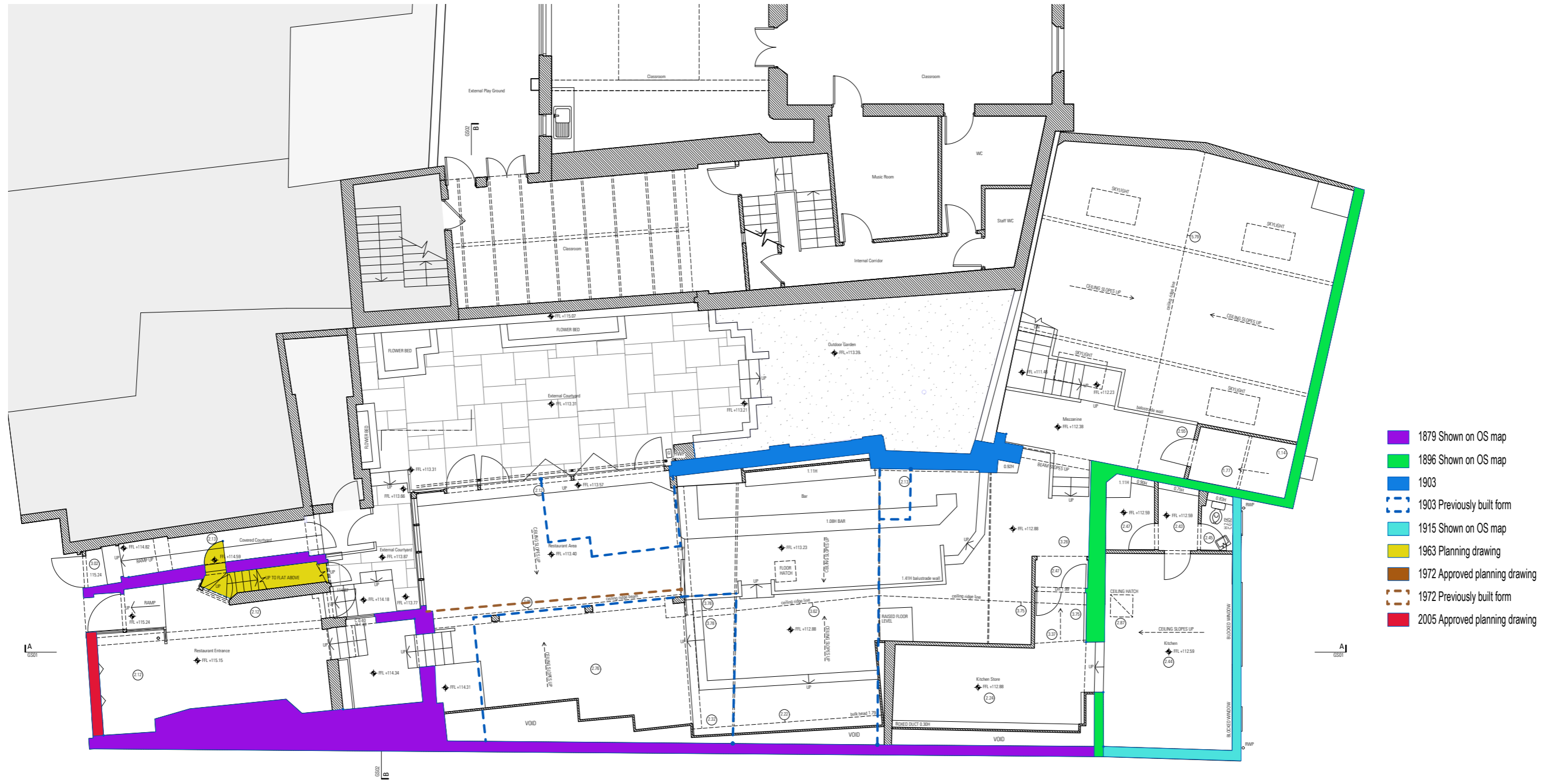
B - The middle building – a single storey open space with three gently articulated periods of development;

C - The auditorium – a double storey building which first appears on the OS map from 1896;

D - The open courtyard to the north of the middle building, directly behind 74 Heath Street



3.3 Chronology Diagram



.....

3.4 Heritage Impact Assessment

A Heritage Impact Statement has been completed for the initial scheme, submitted to Camden Council in September, 2014.

Our current proposal has been refined in response to advice received from the Conservation and Design officer, Nick Baxter, received 23rd October 2014.

Key elements have been removed from proposal

- i - subdivision of the closet wing
- ii - glazed canopy over existing courtyard



OLD HOUSE IN HEATH STREET, 1911.
From an original drawing by A. E. Quinlan in the Bell-Moore Collection.

Drawing from early 20th Century showing the shop front at 76 Heath St





4.0 Design

4.1 Use

The buildings at 76 Heath Street have been vacant for a substantial amount of time. The proposed scheme seeks to change use from restaurant/bar use to education and retail use.

Internal works at ground and lower ground level are proposed to convert the building to its new use to provide additional curriculum facilities for the school.

The existing flat above the retail space will be retained for residential use and not affected by this application.

4.2 Amount

The proposed addition has:

Internal Area of Retail Unit = 38.4 sq. m
 Internal Area of Educational = 324.7 sq. m
 External Area of Educational = 57.5 sq. m

4.3 Layout

The proposed scheme comprises spaces for educational use and a retail unit. Specific functions of the educational rooms will include

- lunch room
- prep room
- library
- multifunctional auditorium/gym space
- dedicated science lab
- auxiliary store, WC and shower facilities
- outdoor teaching space

External alterations (including installation of a new shopfront and a courtyard circulation link) and internal alterations at 76 Heath Street will provide additional curriculum facilities for the school. Internal and external alterations to existing school building at 86A Heath Street are required to facilitate improvements to circulation between 86A and 76 Heath Street.

timber cladding and joinery in keeping with adjacent modern classroom addition at 86A

visible portion of modern classroom addition

new rubber surface to existing courtyard with new planting



conceptual image of proposed courtyard infil extension

4.3 Layout (continued)

Circulation Link Extension

A modest infil extension is proposed to the rear of the courtyard to provide crucial circulation between the existing school building at 86A and proposed school unit at 76 Heath Street.

The proposal has been carefully considered in to fit cohesively within its existing setting. The design will be contemporary in design to read as a new modern intervention. Its design will be in keeping with the orthogonal language of the modern classroom 'pod' addition at 86A Heath Street. Cladding detailing and joinery to also match the adjacent 'pod'.

The circulation link will not be visible from Streatley Place nor the height does not exceed the height of the adjacent roof of 76 Heath St.



existing courtyard condition



modern classroom 'pod' addition at 86A Heath Street



circulation link infill precedent



circulation link infill precedent

.....

4.4 Scale

The proposed conversion will not change the scale of the existing building.

A small portion of the existing courtyard will be infilled with the minor extension to the rear of the courtyard. This is the only external addition proposed. It is scaled appropriately to the surrounding buildings and will not dominate the existing courtyard.

4.5 Landscaping

Works to the delapidated existing courtyard are proposed to provide much needed external teaching space for the school. The existing courtyard will be re-surfaced and designed to facilitate outdoor educational use with planted landscaping. No other landscaping is required.

4.6 Materiality

The use of carefully selected materials ensures that the proposed conversion is sympathetic to its context and respects the existing materiality.

- i - No materiality change to existing is proposed.
- ii - Light weight rear infill extension at the rear of the courtyard to match the recent 'pod' classroom addition
- iii- The form and nature of the stand-alone extension will be complementary and sympathetic to the surroundings
- iv - New rubber surface to courtyard
- v - Existing blocked-up windows to the rear facade reinstated with new frosted double glazing
- vi - New Welsh slate roofing tiles to replace existing poor quality felt and corrugated roofing material

The detailing will be precise and contemporary with durable materials used in a way which preserves their inherent structural qualities and integrity.

5.0 Access

Access to Heathside Preparatory School is via a 21m long raised exterior walkway running eastward from Heath Street along the south side of the Heath Street Baptist Church. Access to the school will not be changed by this proposal.

The ground floor retail unit is accessed from Heath Street.

The rear educational unit at 76 Heath Street is accessed from two new internal links to the existing school. Improvements to the existing school building at 86A Heath Street is proposed to facilitate improvements to circulation between 86A and 76 Heath Street.

Emergency Egress

An existing fire escape at the rear building of 76 Heath Street is retained for emergency escape onto Streatley Place. An additional fire escape is proposed for emergency escape.

The School's existing fire/smoke detection and alarm system would be extended into the new auxiliary teaching spaces. The system has been maintained for many years by the same service provider, and it is tested twice yearly.

Access to Services

The related scope of work involves the re-routing of existing plumbing works and provision.

5.1 Vehicular Access and Transport

Travel

The proposals are designed to meet the needs of the existing school pupils so there will be no material increase in student numbers at the Lower School. Therefore there will be no significant additional transport impact.

Heathside Prep School has adopted a Green Travel Plan. Due to the School's catchment area and efforts to encourage children to walk to School, the School attracts mainly children who live within walking distance of the School. Most of the children who do not live within easy walking distance have brothers and sisters who travel to School together, or who are involved in car sharing with other pupils. There is negligible effect on the local transport system as a result of this proposal.

The School does not receive many visitors, and the few staff that commute to Hampstead are well served by Hampstead tube station 100 metres away.

Parking

On-street parking near the School on Heath Street is not permitted, and the road is not wide enough to accommodate a dropping off point.

5.2 Inclusive Access

The property is of historic significance (Grade II), and all existing access to the site, and associated School premises, require stepped access. As a result, all persons currently using the premises are ambulatory, and no wheelchair refuge areas have been proposed.

The proposed development is to an existing Grade II listed building and curtilage elements and given the physical nature of the premises it is not deemed practicable to accommodate access for disabled use. The statutory recognition of the site's Grade II heritage status exempts the property from inclusive access requirements.

