



document A4

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Design & Access Statement
29 Hampstead High Street NW3

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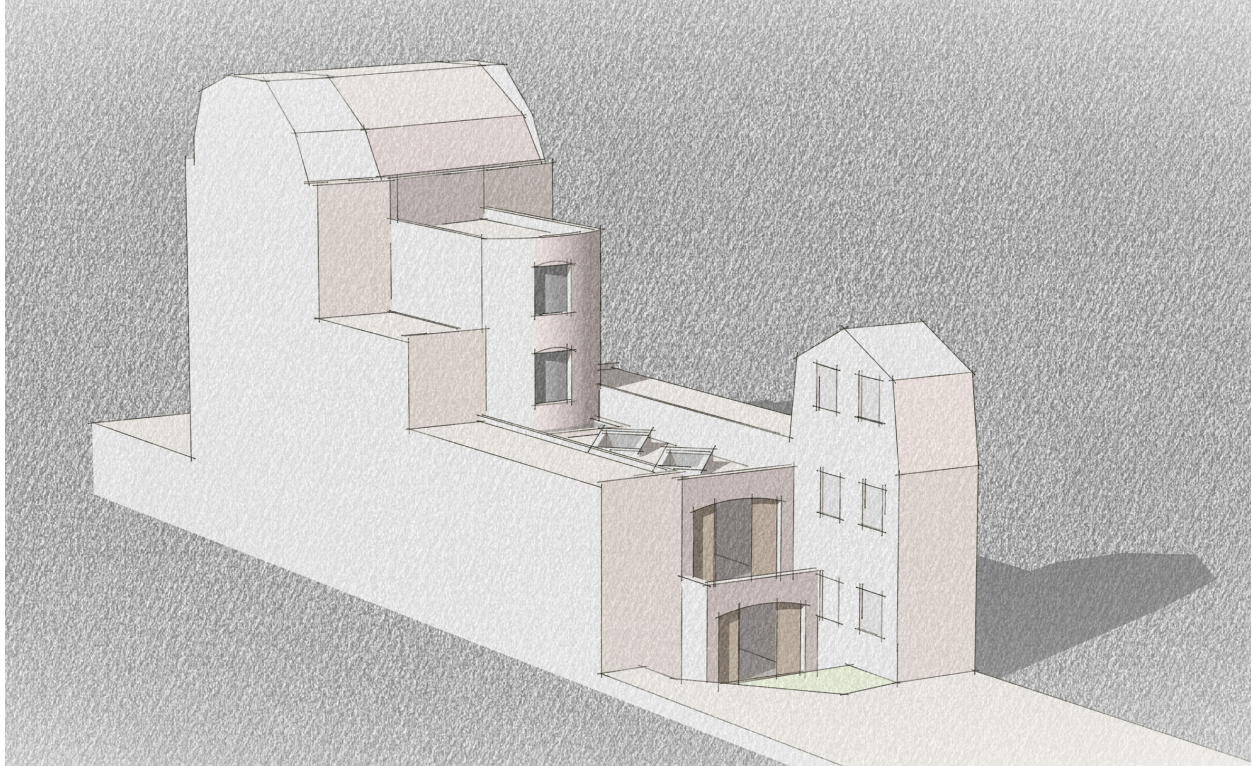
- 2.1 EXTERNAL ACCESS
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Henley Halebrown Rorrison Architects has been commissioned by Grainway Ltd to develop design proposals for an extension to a retail unit at the ground floor of 29 Hampstead High Street. The aim of the project is to expand the existing shop in order to create a more flexible retail space and increase its quality by providing additional sources of natural light and enabling natural ventilation. A larger unit will also provide a different retail offer and therefore will help introduce a greater variety of retail activities to Hampstead High Street.

29 Hampstead High Street is a grade II listed building and this fact has been addressed according to the pre-planning advice received from Alan Wito (ref. no.: CA\2012\ENQ\01972). A clear transition between the original building and the extension is achieved through placing a bespoke skylight between the two spaces,

which also creates a view upwards onto one of the existing building's most attractive features – the curved rear wall.

The site lies within Hampstead Conservation Area and this fact has influenced the choice of materials and certain formal aspects of the proposal, details of which are given in section 1.8 Appearance.



29 Hampstead High street - General View with Proposal

1. Design Report

1.1 Description of the Existing Property



Rear View - Existing

29 Hampstead High Street is a grade II listed property dating from circa 1870. It is three storeys in height and is capped with a mansard roof. It also has a lower ground floor. The ground and lower ground floors are currently a clothing store, while the upper floors are residential. The site is flanked by two grade II listed buildings. To the North West is number 30 Hampstead High Street, currently a Kurt Geiger shop, and to the South East is number 28 Hampstead High Street, currently Barclays Bank. The site lies within Hampstead Conservation Area and an Archaeological Priority Area.

The building is constructed in yellow stock brick with stone and stucco dressings. It has a slated mansard roof with lunette dormers. At the ground floor, facing onto the High Street, is an attractive shopfront with central entrance, paneled risers to plate glass windows with rounded top corners and slim colonnettes at angles. On the front elevation, upper floor sashes are round-arched. The rear elevation features an attractive curved wing which is currently partially covered by a modern extension. The rear garden of number 29 is bounded by a two storey development at Coach House Yard rising to three storeys towards the back and a two storey extension at 30 Hampstead High Street.

1. Design Report

1.2 Design Principles

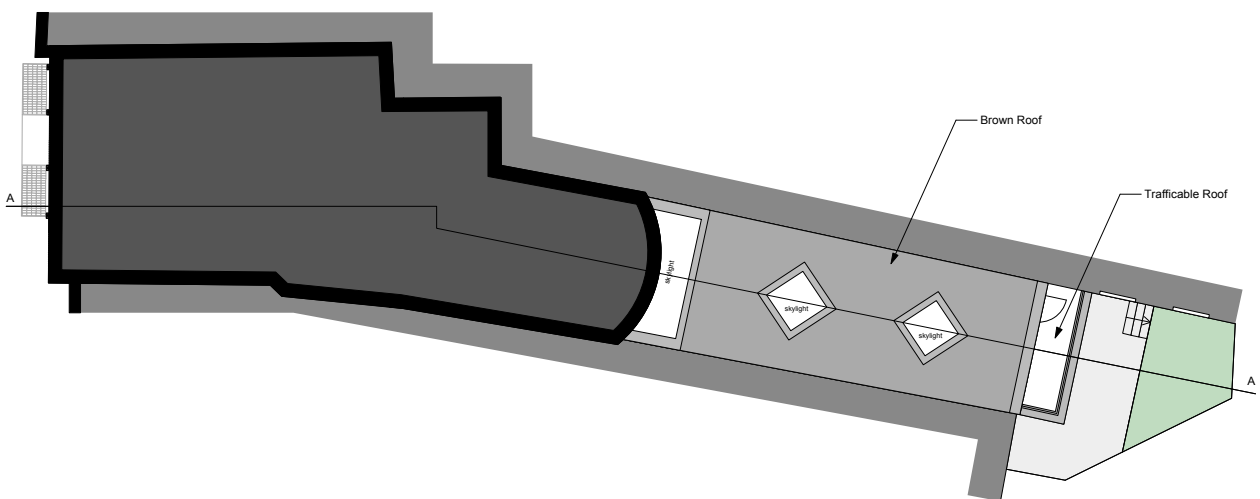


Rear Elevation - Proposed

The rear elevation of the proposed extension will align with the rear of no. 28 at ground floor level. It is designed so as to harmonise with the composition of the curved wall of the existing building according to the pre-planning advice received from Alan Wito (ref. no.: CA\2012\ENQ\01972). The width and position of the proposed full-height windows correspond to the existing windows visible in the background. Additional daylight will be provided by skylights. A bespoke skylight is proposed at the junction between the original building and the extension in order to define a clear transition and to create a view onto the existing curved wall from the inside.

1.3 Use

The extension will be used as retail space. It will enlarge the existing shop by one third and create a more flexible retail unit.

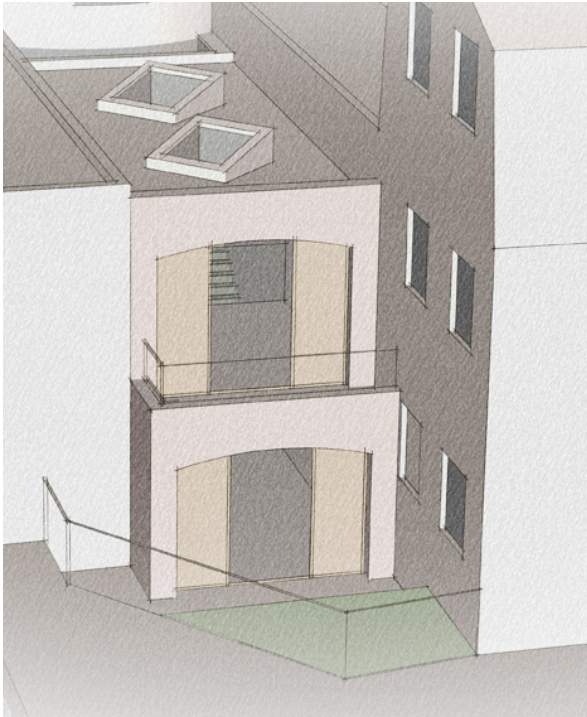


Roof Plan - Proposed



1. Design Report

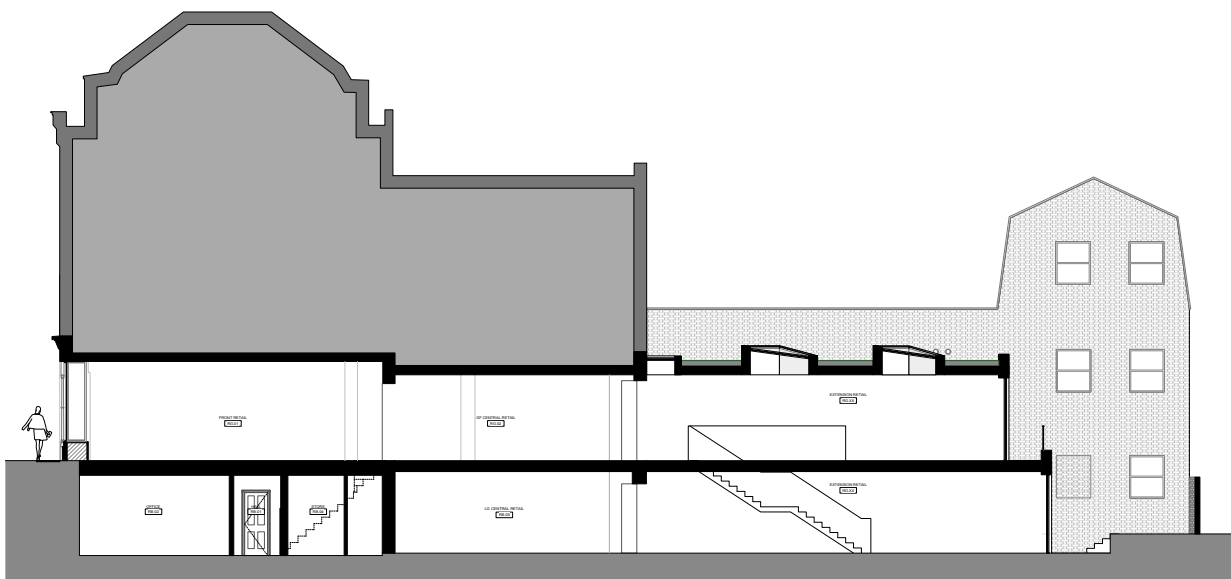
1.4 Layout



Rear View of Proposal

The layout of the extension has been considered to minimize light pollution and overlooking. Two windows, which belong to the residential units on the upper floors of the existing building owned by the client, will look out onto the roof of the proposed extension. Two proposed skylights are designed to face away from those windows in order to prevent light pollution. Air conditioning units will be located towards the back of the roof to reduce potential noise pollution and will be concealed by the skylights to minimize their visual impact.

Two proposed windows on the rear elevation will not look directly onto any residential windows. A small garden is proposed at the back of the site, which will provide a buffer between the extension and the surrounding properties. One of the adjacent properties has installed windows overlooking the site without permission. As part of the proposal, it is intended to block the window closest to the proposed extension at lower ground floor level and potentially cover the one above it, in order to further reduce overlooking and fire risk.



Section AA - Proposed

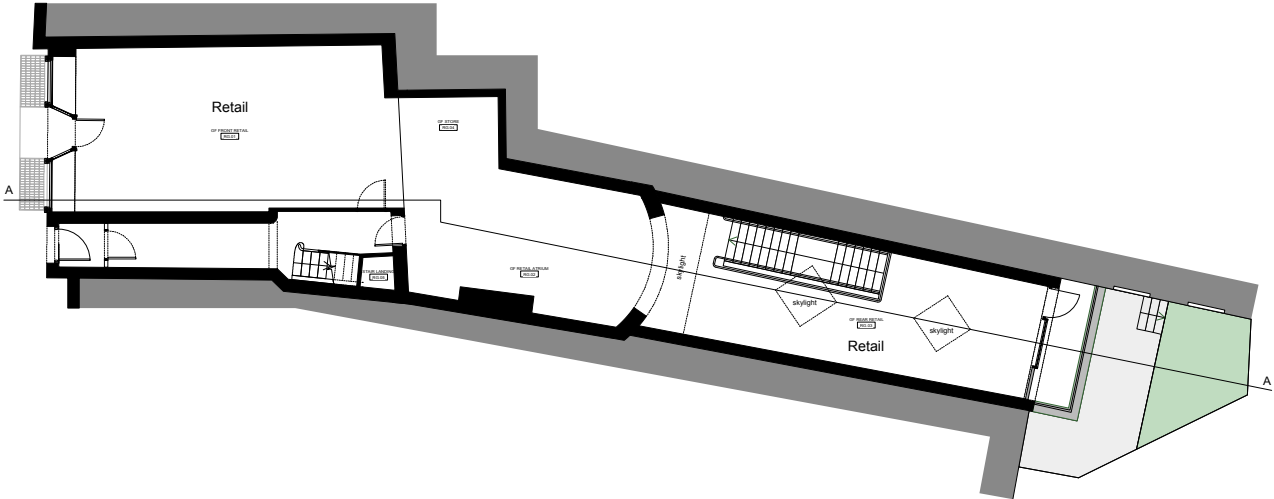
1. Design Report

1.5 Scale



Existing out buildings

There are extensions of similar depth and bulk on the adjacent buildings at 25-28 Hampstead High Street which appear to date from the 1970s or 1980s (28 and 27 are also listed). The depth of the proposed extension to 29 Hampstead High Street is determined by the depth of the extension at 28 as well as the position of windows in the Coach House development, which face onto the project site. The rear elevation of the proposed extension will align with the rear of 28 at ground floor level. At lower ground level the extension will project further towards the back in order to create a fire escape route from the floor above. The projection will align with the existing out buildings on the site. The height of the proposal is determined by the floor levels of the existing building and is comparable to that of the neighbouring extensions.



Ground Floor Plan - Proposed

1. Design Report

1.6 Landscape

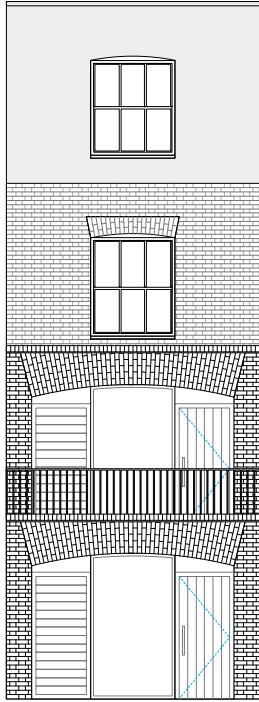
A small garden is proposed at the back of the site, mostly hard landscaped with gravel and container planting.

1.7 Sustainability

Natural light is provided through skylights and floor-to-ceiling windows. Louvered panels installed in the rear elevation enable natural ventilation.

1. Design Report

1.8 Appearance



Rear View of 29 Hampstead High Street - Existing

Due to the constrained nature of the site, the proposed extension will have a modest façade area. The main materials used will be brick, timber and glass. A central floor-to-ceiling window will be flanked by a timber louvered ventilation panel and a timber door at both levels. In addition, flat brick arches will span over the proposed openings, alluding to the arch found above the first floor window on the existing elevation, therefore establishing a degree of formal continuity between contemporary and historic elements. The scale of the proposed arches, however, makes it clear that they are not part of the original structure.

1.9 Listed Building



Rear Elevation - Proposed

29 Hampstead High Street is a grade II listed building and this fact has been addressed according to the pre-planning advice received from Alan Wito (ref. no.: CA\2012\ENQ\01972).

At the moment, the back of the building is covered over by fitting rooms internally and by a small contemporary extension externally. The proposal will expose the curved rear wall by making it a “pinch point” between the old and the new. Immediately after crossing this threshold one will encounter a view upwards onto the exterior of the curved elevation. Since there is no public access to the rear of the site and the back of the building is invisible from the outside, the proposed bespoke skylight benefits the listed building by displaying one of its most interesting features internally. Externally, the extension will be clad in carefully selected brick, tonally harmonizing with the existing yellow stock brick, yet distinguishably different.

2.0 Access

2.1 External Access



Level access through the shopfront

The site is well served by public transport thanks to the proximity of Hampstead underground station (Northern Line). There is also convenient access to local buses.

Level access to the site is provided from Hampstead High Street, through the shopfront door. There is no vehicular or pedestrian access to the site from any other side. However, a fire escape route will be created at the back upon negotiation of access rights with neighbours. Access to the rear garden will be provided from the lower ground floor.

2.2 Internal Access

General access to the lower ground floor will be via an accessible staircase located in the extension. There is also an existing service stair in the main building, which will continue to be used by employees but not customers.