

**Design and Access Statement**  
**60 Hampstead High Street, London**  
219/2.01/03

**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.60 Hampstead High Street. The existing residential unit is to be converted to 3 separate flats (2 one bed and 1 two bed) with ground floor retail unit retained below (Fig.01).

This statement should be read in conjunction with drawings no. 219.PL.50 - 69. The property is located in Camden Conservation Area Sub Area One, and it is a building, which makes a positive contribution.



Fig. 01 – No. 60 Hampstead High Street front elevation

**Use**

No change of use is proposed.



## Amount and Scale

The proposal is to reconfigure the existing residential unit (166 sq.m) into 3 separate residential units, two 1-bed units (38sq.m) and one 2-bed maisonette unit (81 sq.m) in the top floors. The volume (amount and scale) of the building is to be maintained thus 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.

First and second floors contain almost identical 1-bed flats with bedroom to rear and living spaces facing Hampstead High Street. Bathroom and kitchens are located in the centre of the plan adjacent to communal staircase (Fig.02).

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 third floor landing.

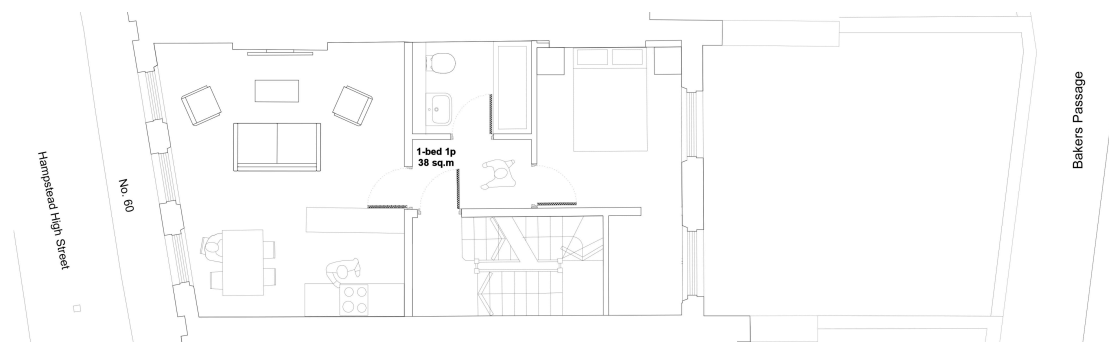


Fig.02 – Proposed 1-bed unit, second floor

## Landscaping

Amenity space is provided through the introduction of terraces (first and fourth floor) to the rear elevation. The first floor terrace is set back behind of the existing parapet and is not visible from street level. The fourth floor terrace is located behind the existing parapet within the existing pitch of the roof accessed from a retained dormer. A steel balustrade fixed behind the existing parapet provides protection without altering the parapet height or visual amenity.



## Appearance

The front elevation is to remain unchanged. The windows, front and rear, were all replaced under a planning consent granted in 2010. Dwarf brick wall, railings and planting are installed to screen the first floor terrace. The fourth floor roof terrace is accessed from an existing dormer opening with new steel balustrade fixed behind the existing parapet.

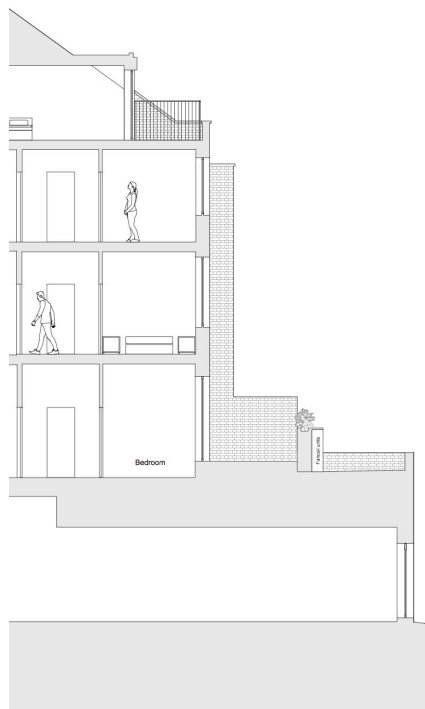


Fig.03 – Proposed Section A



Fig.04 – Proposed Rear Elevation

## Access

The existing access arrangements are unchanged.

14.04.2015

