

**27A Hampstead High Street, London NW3**

**Replacement of Enlargement of Rear  
Window and front window alterations with  
internal alterations to existing flat**

**Heritage Design and Access statement**

**April 2015**

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Contents Amendment Record  
This report has been issued and amended as follows:

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Issue	Revision	Description	Date	Signed
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# 1

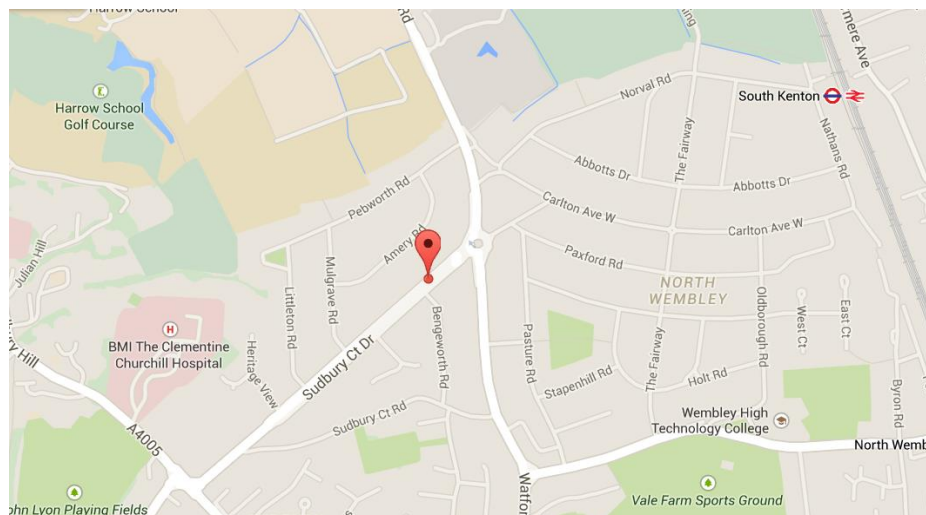
## Introduction

This statement provides supporting information to a planning application on behalf of Ms Mairead Bergin. The application seeks permission to alter and replace window in front, enlarge the window to the rear and make internal alterations.

## 2 Description of site and surroundings

### 2.1 The Location

The application site is located on High Street Hampstead, the street is commercial with residential upper part in places and offices in other. The area is characterised by restaurants, shops and offices. It is a vibrant part of Hampstead



## 3 Heritage Statement

The property is a grade 2 listed building thus is characterised by being once a “terraced house with later shop. Early C18, refronted early C19, C20 alterations. Stucco with 1st floor string. Tiled mansard roof with C20 dormer. 3 storeys and attic. 1 window. Projecting shopfront with chamfered surrounds to openings; show window with cast-iron ornamental grille below; C20 fascia. Doorways with overlights; panelled house door. Upper floors have tripartite sashes with late C19 moulded surrounds. Bracketed cornice and blocking course. INTERIOR: not inspected but noted to retain some panelling with box cornices. Good early C18 staircase with closed string, turned balusters and column newels.”

The site falls within the Hampstead Conservation Area

## **4 Design**

### **4.1 *Use/amount/layout/Scale***

Our client recently purchased the property, as part of the refurbishment works, one of the windows needed to be replaced as they were in a poor state. The second window in the bathroom is far too small and needs to be enlarged with a larger window. Internally, in order to accommodate the owners needs, we are proposing to remove a wall.

The new windows will be same character, style and material as existing. The larger window to the rear will not cause a loss of amenity. The rear elevation lacks any character as opposed to the front elevation.

### **4.2 *Sustainability***

N/A

### **4.3 *Landscaping***

The property has no scope of landscaping as it a residential part above a shop.

## **5 Access**

The flat is located on a top floor. Thus is unsuitable for a disabled user and communal area can make no provision for a stair lift. No external alterations are proposed on the site.