

Design and Access Statement incorporating Heritage Statement

28 Perrin's Walk, Hampstead, London, NW3 6TH

Background:

The applicant wishes to construct some amendments to the house constructed with permission reference 2008/3652/P from Camden Council granted in early 2009.

The proposed alterations are.

To provide a part retractable glazed roofing to the rear courtyard,

Moving the existing glazed screen balustrade to the rear elevation further back to allow better maintenance access,

The installation of glazed acoustic screens along side elevation

Conservation Area Context

The house lies in a small, quiet residential private mews lane. Perrins Walk has a mix of styles ranging from earlier brick built properties to more modern and recent projects.

When considering the proposal originally to replace a disused garage with the present house, the scheme was considered acceptable in conservation terms as the materials and finishes whilst modern respected the bulk and massing of existing houses along Perrins Walk, and satisfied the proposals for light etc to the Heath Street edge of the site. At street level the pedestrian cobbles were retained and the mews road extends to the front door as it does on other properties.

To the rear the courtyard is bounded on three sides by the wall and trellising in lateral strips.

The house sits within and is part of the conservation area architectural mix close to Hampstead town centre and is, in common with many of the modern residences part of the rich tapestry of central Hampstead.

Fitzjohns Avenue borders the east of the site, upon which are a number of retail premises with mixed-use class, currently an estate agents office and restaurant.

A mature lime tree within the garden of 26 Church Row adjoins the rear of the site.

In respect of the conservation area and heritage aspects of these proposals the following comments are intended to address a number of the concerns that you have highlighted.

To provide a part retractable glazed roofing to the rear courtyard,

The proposal is make the basement external courtyard more useable and is effectively a large retractable clear glass awning. The Large Lime tree “ spits” and the courtyard experiences considerable leaf drop in the autumn. The glazing Will be in a proprietary aluminium powder coated framed system –The entire awning will be laid at a rainwater shedding fall and have three moving sections that are retractable to allow access and cleaning to the rooflight. The courtyard is not sealed and an edge will remain permanently exposed for ventilation.

In terms of heritage impact- this roof is set 1200mm (1.2 M) below the trellis line on all three sides to the rear. It is not visible from properties and being set so far below the existing trellising there is no effective impact on the adjacent properties.

Moving the existing glazed screen balustrade to the rear elevation further back to allow better maintenance access,

This is a minor amendment to allow maintenance access for the ground floor windows only. No terrace access is required and the gap is 450mm to allow a person to pass for window cleaning purposes only.

Again this amendment – changes nothing visibly externally and it is unlikely that this is visible from Church Row. It is a full storey below the visual separating screen.

The installation of glazed acoustic screens along side elevation

Since occupying the new house the owner has experienced noise, dust and debris disruption from the adjacent restaurant particularly in the late evenings and at other restaurant service times. At present there is a metal screen chainlink fence on the restaurant side that separates at open yard area, open staircase to the restaurant from the side extension of the house that is a flat roof infill section that reduced the bulk of the original house. The proposal is to place translucent

glass screens on the land of the house itself directly in front of this chainlink fence. There is a gap towards the front of the property and screens 8 9 and 10 are proposed as clear to fill this gap and to continue the proposed screen in front of the railings to complete it to the corner.

It is intended that the frame that carries the obscured glass screens in front of the chainlink separator will provide a reduction in the noise and will significantly reduce the debris and dust that come across from the restaurant. The frame would be constructed in galvanized or stainless steel for painting or anodizing in RAL 7016 dark grey to ensure it matches the frames of the windows. The individual panels of acoustic glass would be set within their own hinged frames and would open as shown with the arrows pointing on the drawing to the hinges. The frame will be chemi fix anchored to the wall and hence the steel frame of the house just below. The hinging of the individual screens will allow regular maintenance and cleaning both sides.

From a conservation area and heritage perspective, the Acoustic panels would give better separation to the side from the restaurant. Panels 8, 9 and 10 would be visible from approaches to the house- they are the only publically visible sections of the entire development proposed. As they are clear glass with the frames they are unlikely to detract from the character and appearance of the house. Panel 10 lies behind the railings on the corner and the railings will remain the primary external expression. The Acoustic screens are not visible from Church Row and lie towards the Perrins Walk end of the house.

Access:

The main entrance is off the street. There is not level change thus allowing ease of passage for possible wheelchair access to all of the ground floor rooms.

There is no household requirement, at present, for internal ramps, due to the level nature of the street.

A Part M compliant WC is also provided at ground floor level that will allow wheelchair access.

There will be no change to the current emergency services access arising from these proposals.