



100 Acre Toyshop

82 Heath Street
London NW3 1DN

Design Access & Heritage Statement

PLANNING & LISTED BUILDING CONSENT APPLICATIONS

February 2016

Contents

1.0	Description of Building
2.0	Location
3.0	Design & Access
3.1	Use
3.2	Amount
3.3	Layout
3.4	Scale
3.5	Landscape
3.6	Appearance
4.0	Architectural Drawings
4.1	Existing Plans - Ground and Lower Ground Floor Plans
4.2	Proposed Plans - Ground and Lower Ground Floor Plans
4.3	Existing and Proposed - Courtyard Section
4.4	Proposed Plans - Rear Elevation
5.0	Site Images
5.1	Interior Images
6.0	Description of Historic Significance
6.1	Heritage Impact Assessment

.....

1.0 Description of Building

82 Heath Street is currently in retail and residential use. There is a toy shop occupying the ground and lower ground floors and a flat on the first floor. This proposal will change the use of part of the shop at ground level and basement level (class A1) to non-residential institution (class D1).

The proposed changes to accommodate change to dual use at the lower floors include:

- new external metal staircase to rear of building;
- reinstatement of door and doorway at ground floor level in rear;
- new entrance at lower floor in rear courtyard;
- new opening in brick garden wall at rear courtyard.



Aerial view

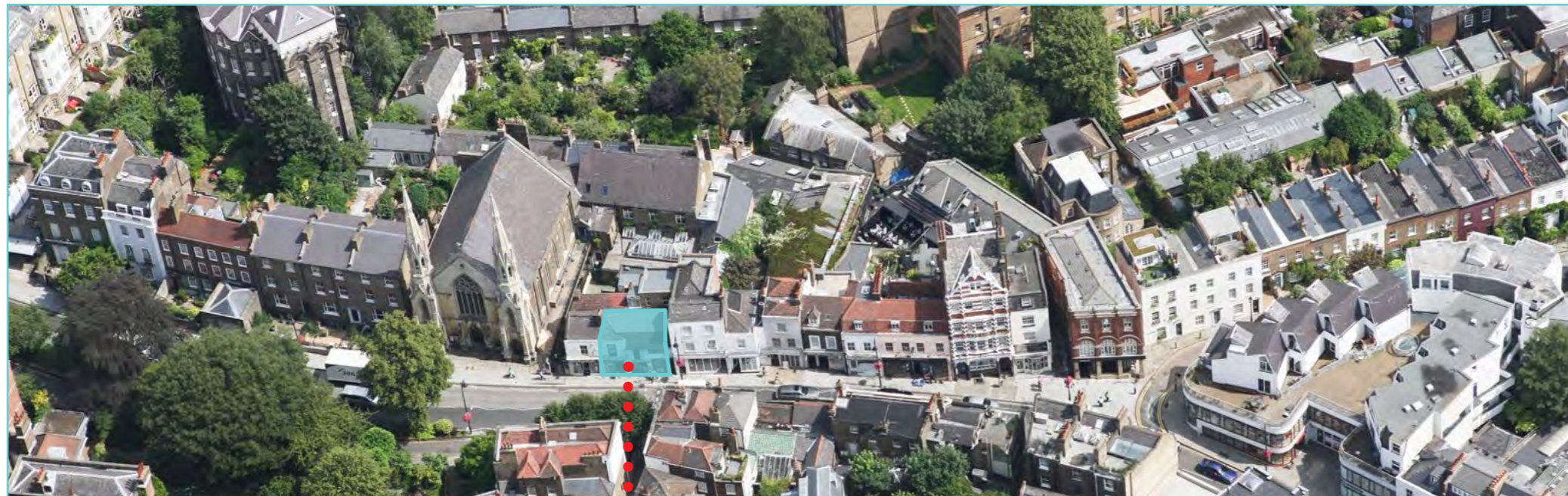
82 Heath Street

2.0 Location

The proposed works are contained within the ground and lower ground floors at 82 Heath Street. The site is highlighted in blue.

The shop front at ground floor opens onto a bustling shopping street.

The closet wing and rear courtyard face towards the building and playground at Heathside Preparatory School.



Front aerial view

82 Heath Street



Rear aerial view

82 Heath Street

.....

3.0 Design & Access

3.1 Use:

There is a proposed change of use on part of the ground floor and basement from a shop (A1) to a space which can be used by Heathside Preparatory School (D1).

3.2 Amount:

Works are limited to the ground and lower ground floors of the existing properties. No change is proposed to the building area.

3.3 Layout:

There will be a small amount of internal reconfiguration to allow the dual use on the ground and basement levels. The proposed interventions are additive and do not require removal of historic fabric internally.

3.4 Scale:

The proposal is contained within the dimensions of the ground and lower ground floors of the building. No changes are proposed to the scale of the existing building.

3.5 Landscaping:

A break in the existing low wall separating the site from the school is proposed.

3.6 Appearance:

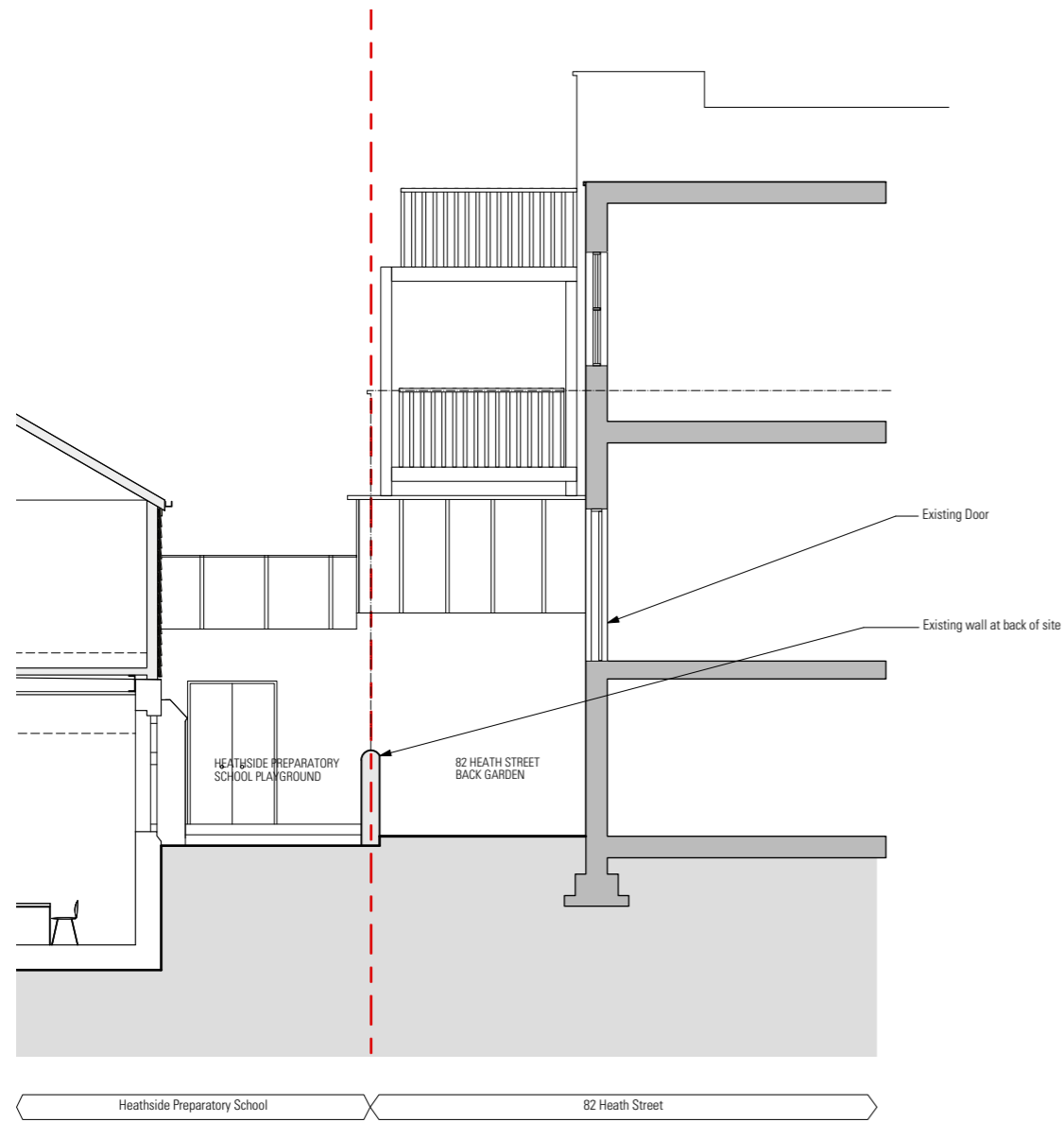
The front elevation of the property will not be affected by the proposed change of use.

An external staircase is proposed at the rear of the property to access the between ground floor and the lower ground courtyard.

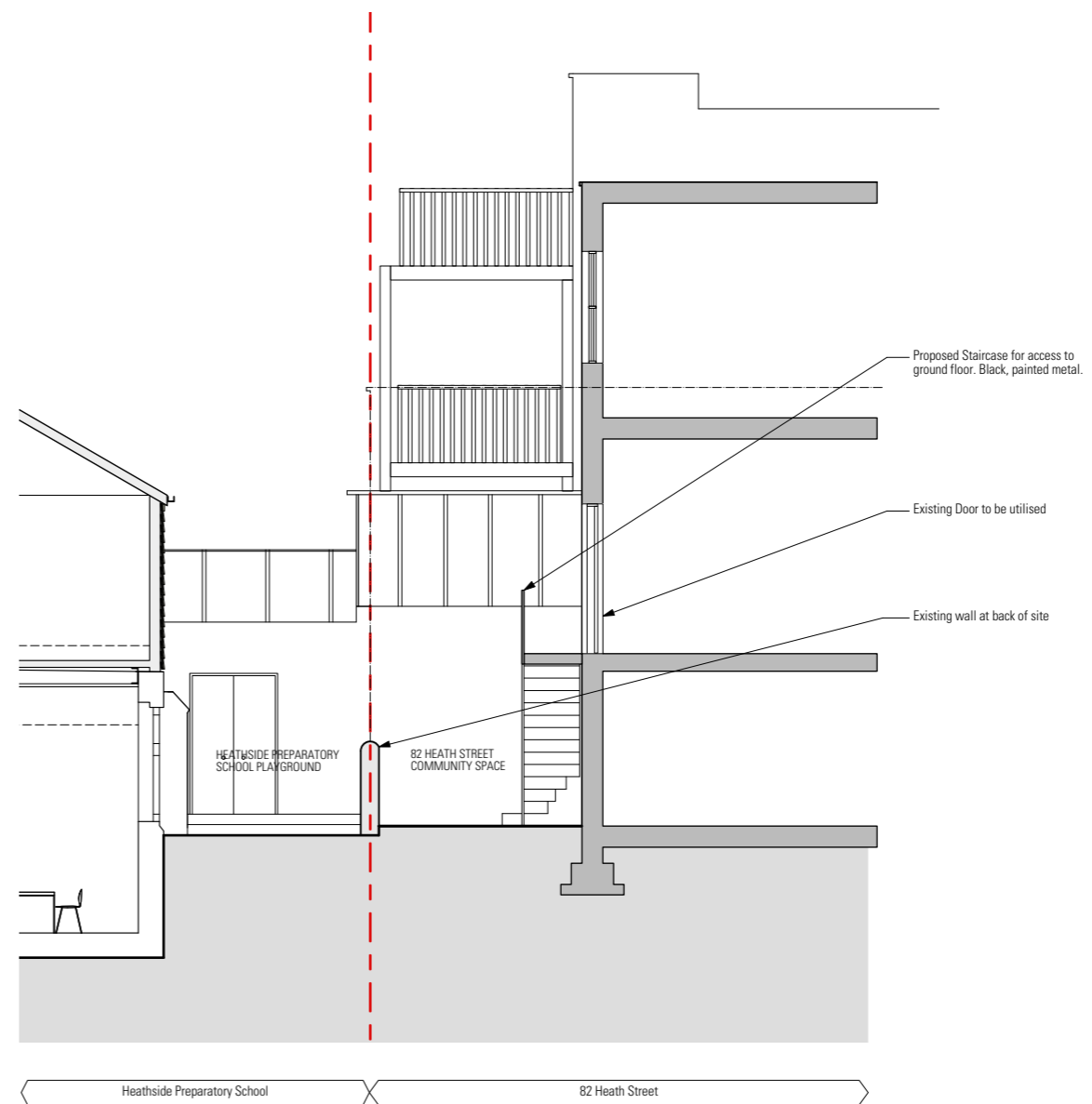


View of 82 Heath Street from the front

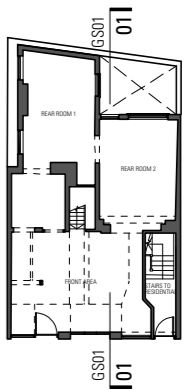
4.0 Architectural Drawings



Existing, Section through rear courtyard

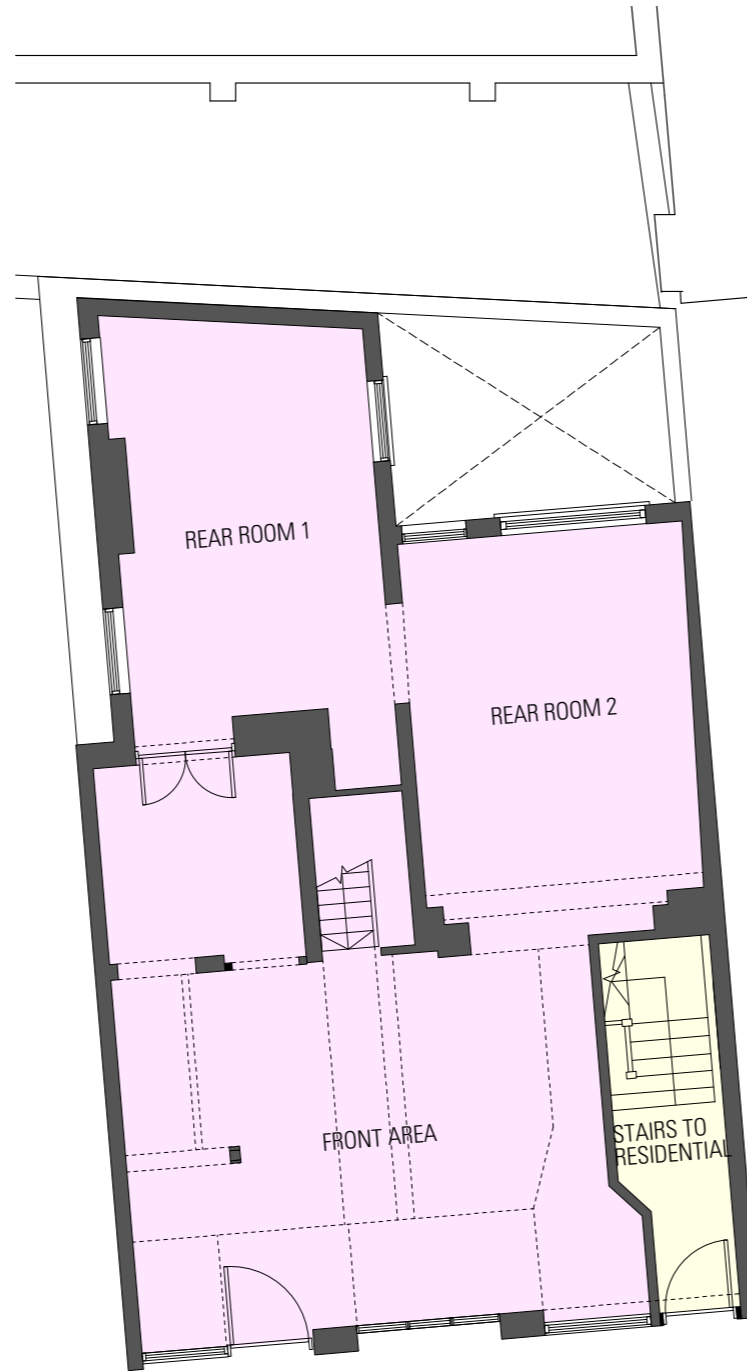


Proposed, Section through rear courtyard

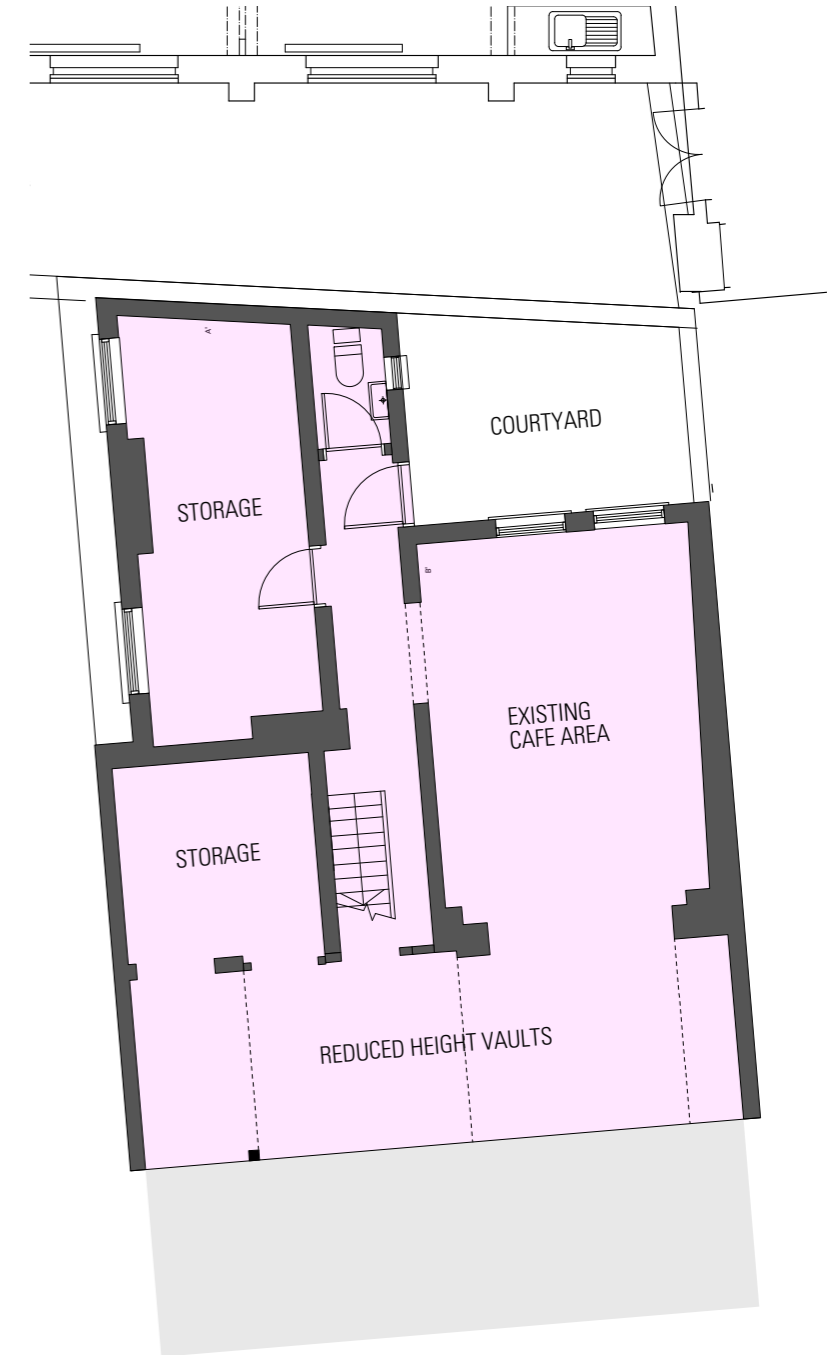


4.1 Existing Plans - Ground & Lower Ground Floor Plan

- RETAIL USE
- COMMUNITY USE
- COMMUNAL USE
- RESIDENTIAL USE



00 Existing Ground Floor
Scale 1:50@A1, 1:100@A3

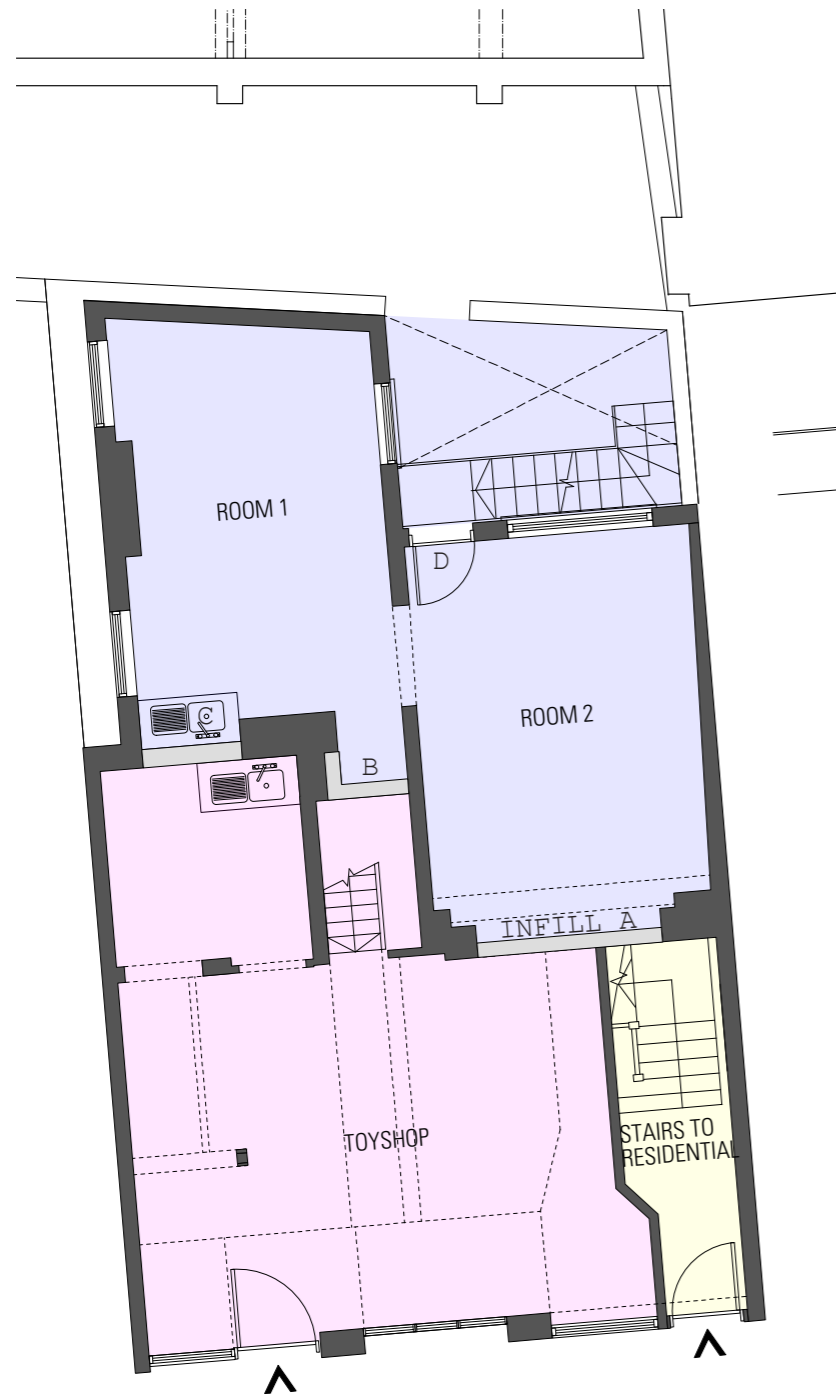


01 Existing Lower Ground Floor
Scale 1:50@A1, 1:100@A3

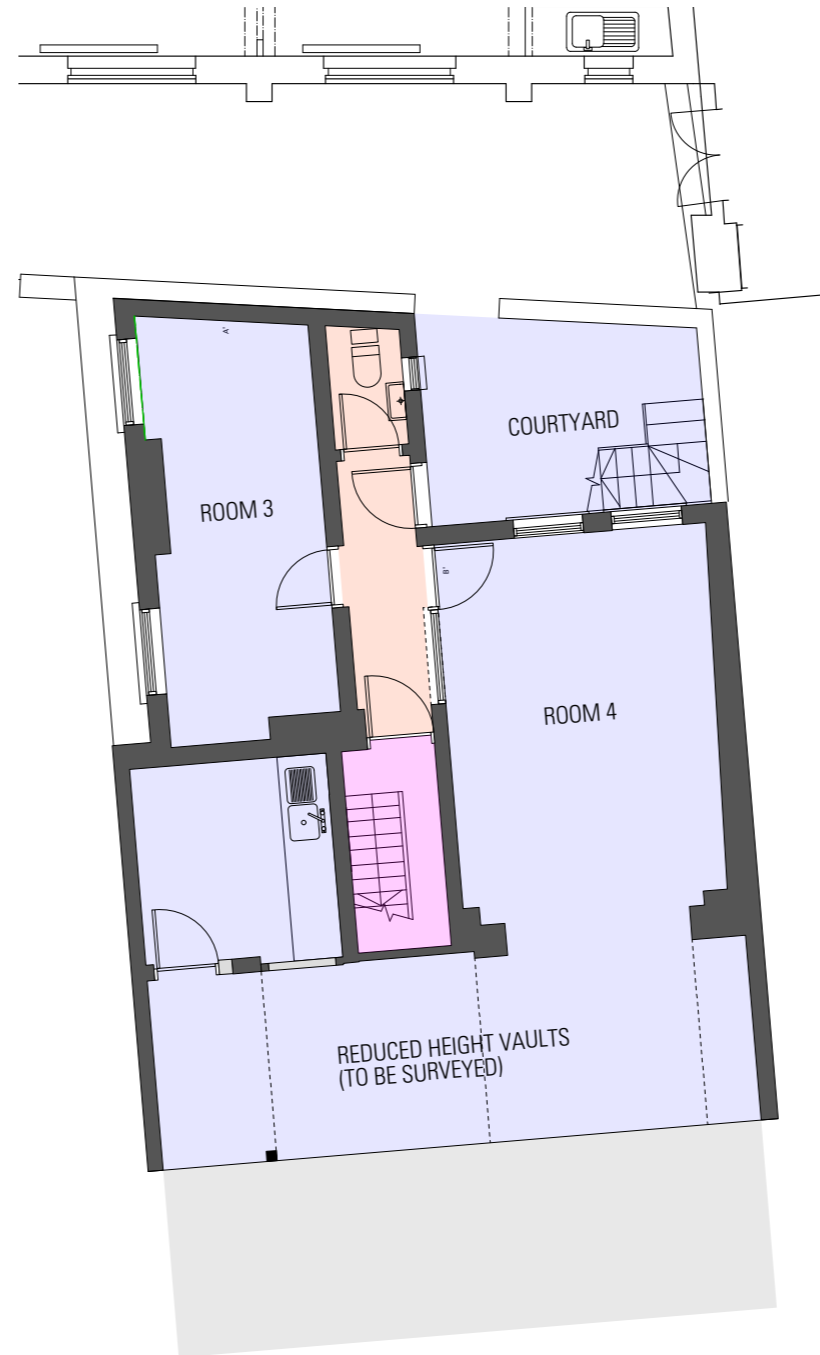
4.2 Proposed Plans - Ground & Lower Ground Floor

- A - Timber framed plasterboard infill on original building line.
- B - Plasterboard infill to be scribed around existing exposed historic timber frame.
- C - Plasterboard infill to be scribed around existing, exposed historic timber frame. Modern door set to be removed.
- D - Existing door to be refurbished and made operational.

- RETAIL USE
- COMMUNITY USE
- COMMUNAL USE
- RESIDENTIAL USE

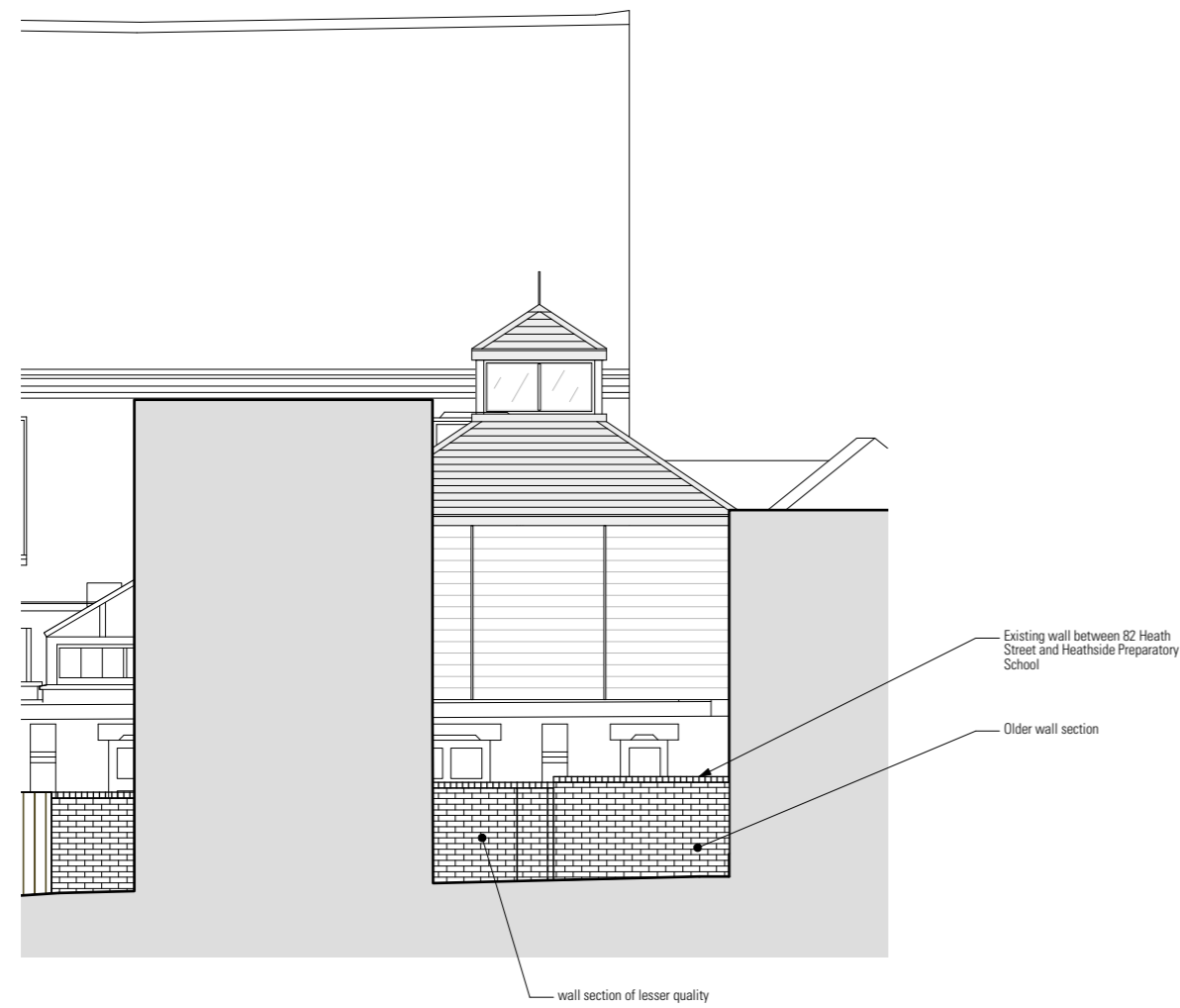


00 Proposed Ground Floor
Scale 1:50@A1, 1:100@A3

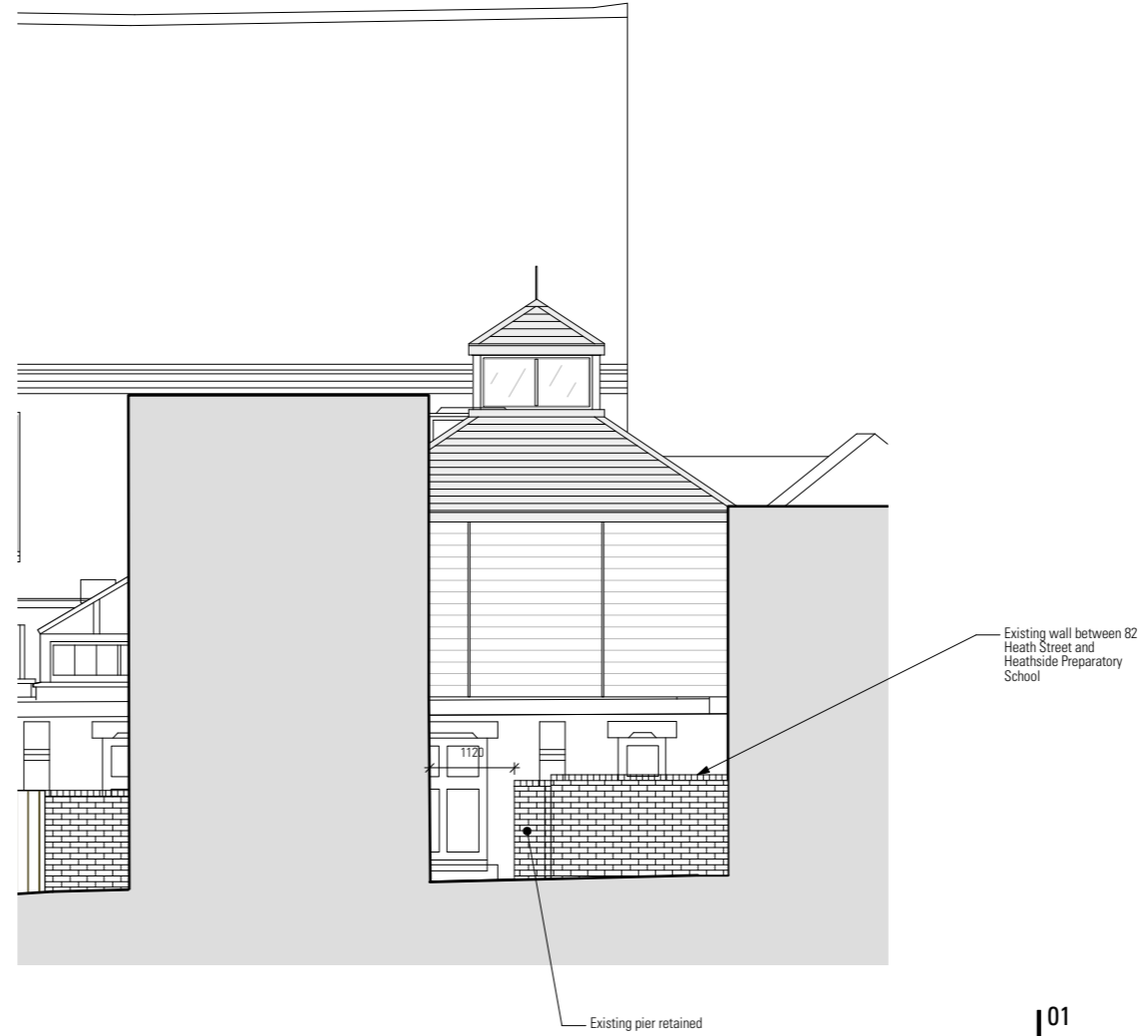


01 Proposed Lower Ground Floor
Scale 1:50@A1, 1:100@A3

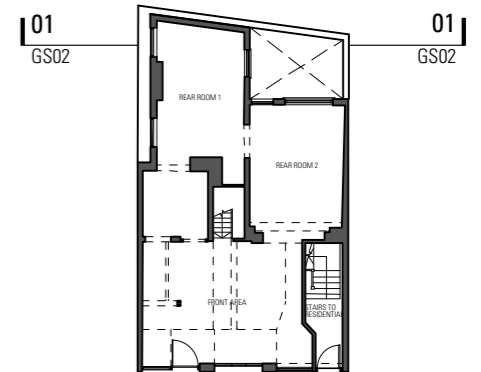
4.3 Existing and Proposed- Courtyard Section



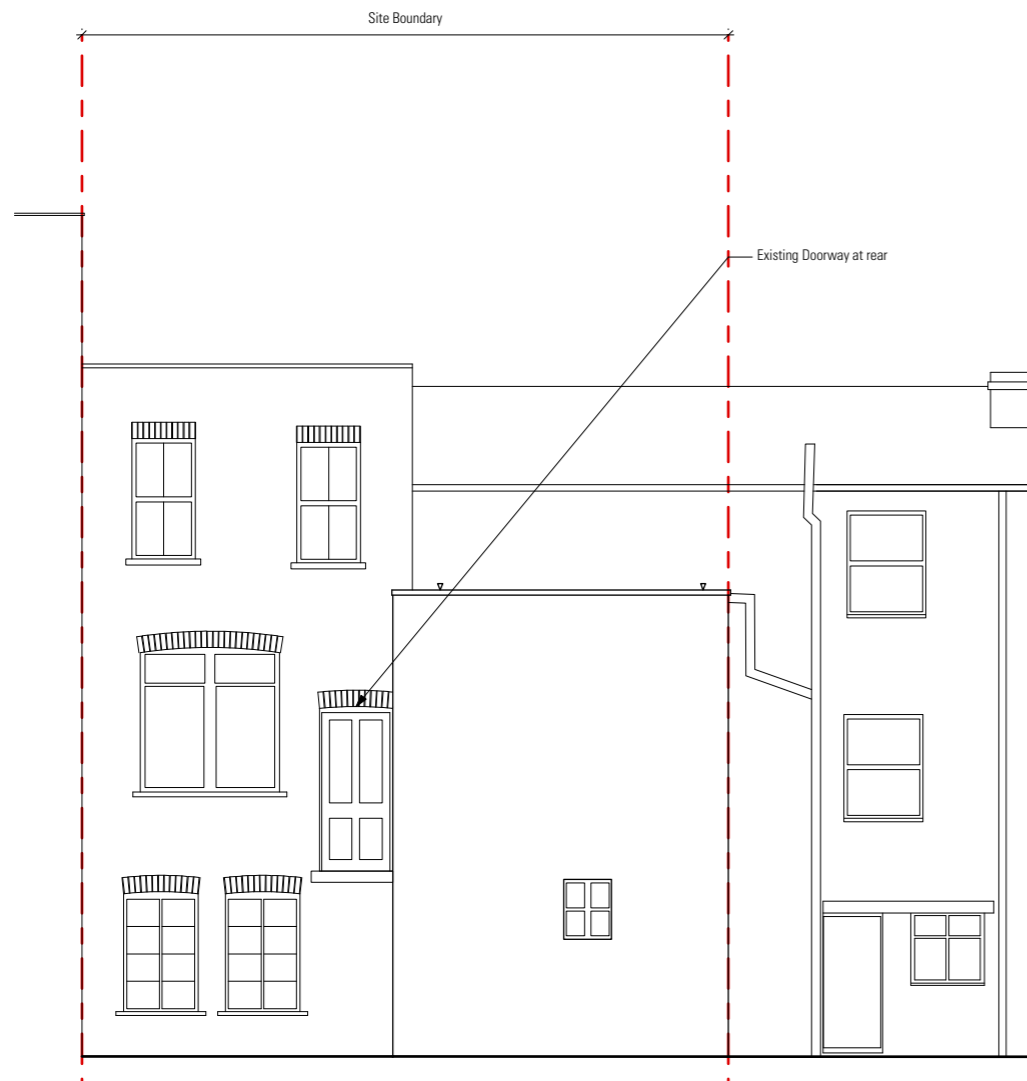
Existing, Section through courtyard



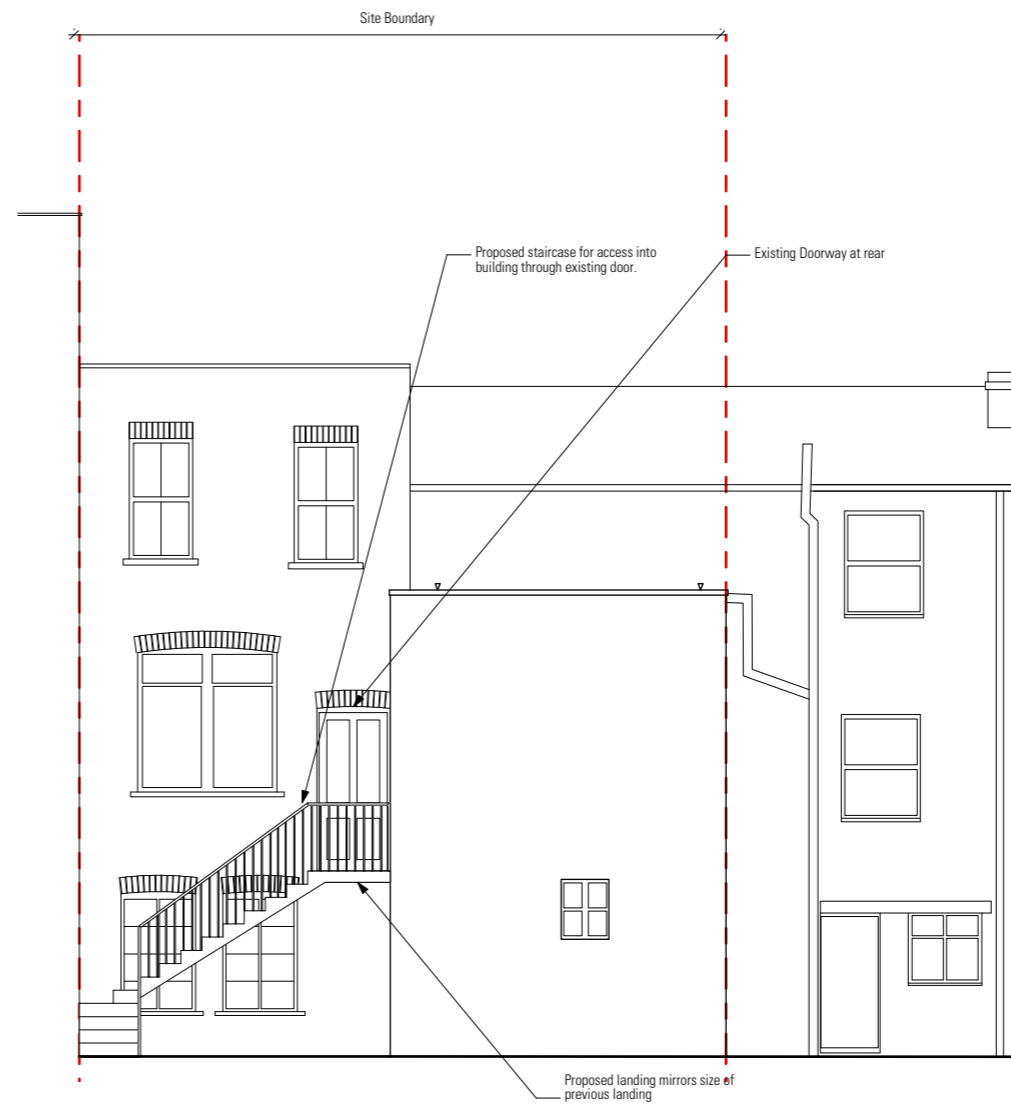
Proposed, Section through courtyard



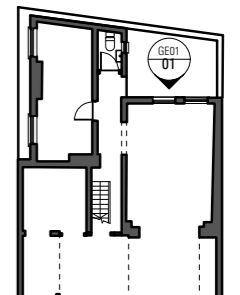
4.4 Existing and Proposed- Rear Elevation



Existing Rear Elevation



Proposed Rear Elevation



5.0 Site Images



Front facade of 82 Heath Street, no change proposed to street elevation

5.0 Site Images

The building at 82 Heath Street has expanded into 84 Heath Street resulting in the gentle amalgamation of three bays at street level.



Front facade of 82 Heath Street, no change proposed to street elevation

.....
5.0 Site Images

The rear of the building at 82 Heath Street consists of a closet wing, added later, and a courtyard at lower ground level.

82 Heath Street, rear closet wing



Rear view of 82 Heath Street



Rear of view of 82 Heath Street

5.0 Site Images

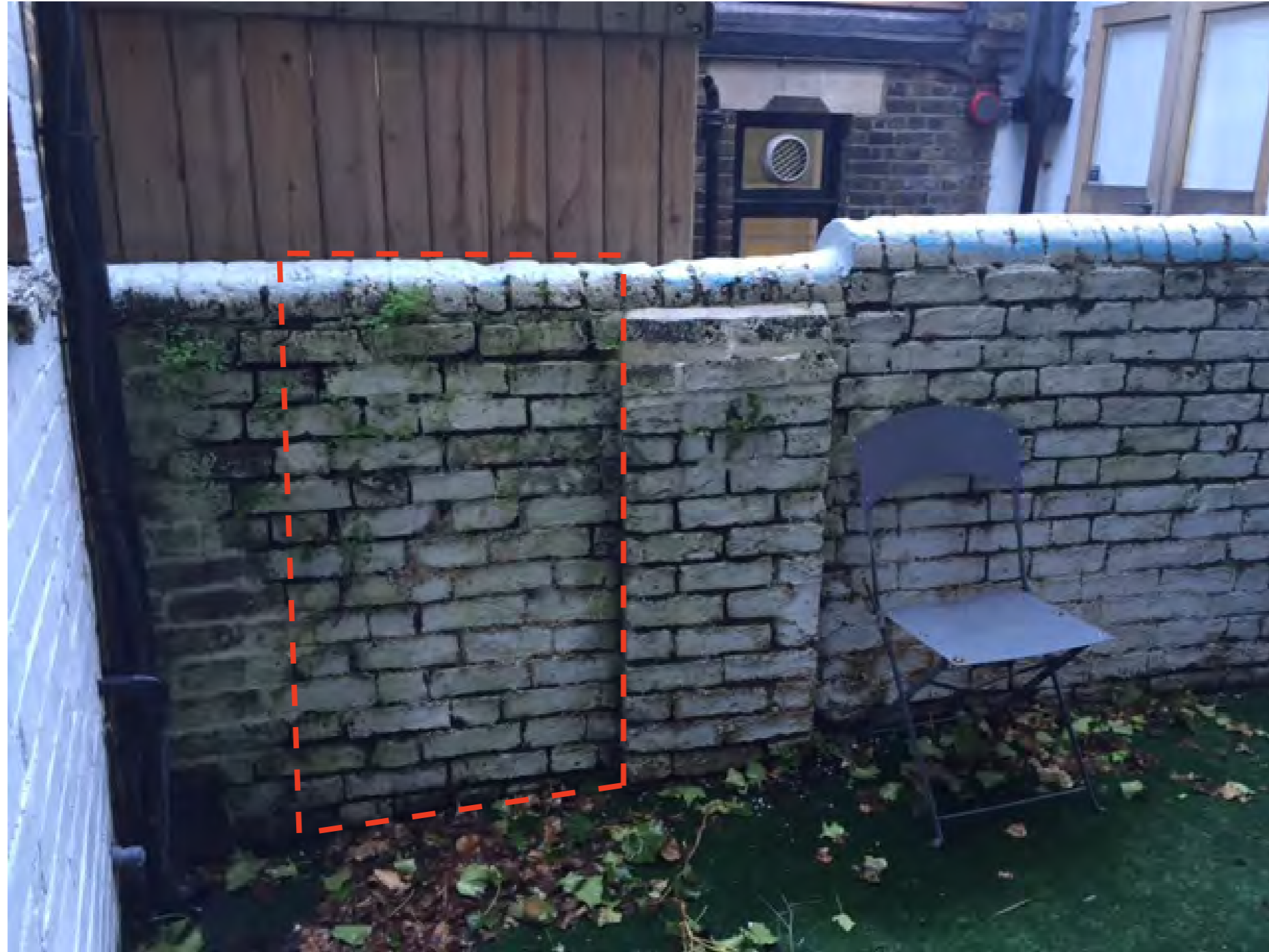
The brick garden wall continues around the perimeter of the courtyard at 84 Heath Street. It is broken by modern timber sections.

84 Heath Street

82 Heath Street, rear closet wing

84 Heath Street, adjacent courtyard

5.0 Site Images



Proposed entry point from Heathside Preparatory School to 82 Heath Street



Low wall at back of site

.....
5.0 Site Images



View from rear of 82 Heath Street towards Heath Street Baptist Church

5.1 Interior Images



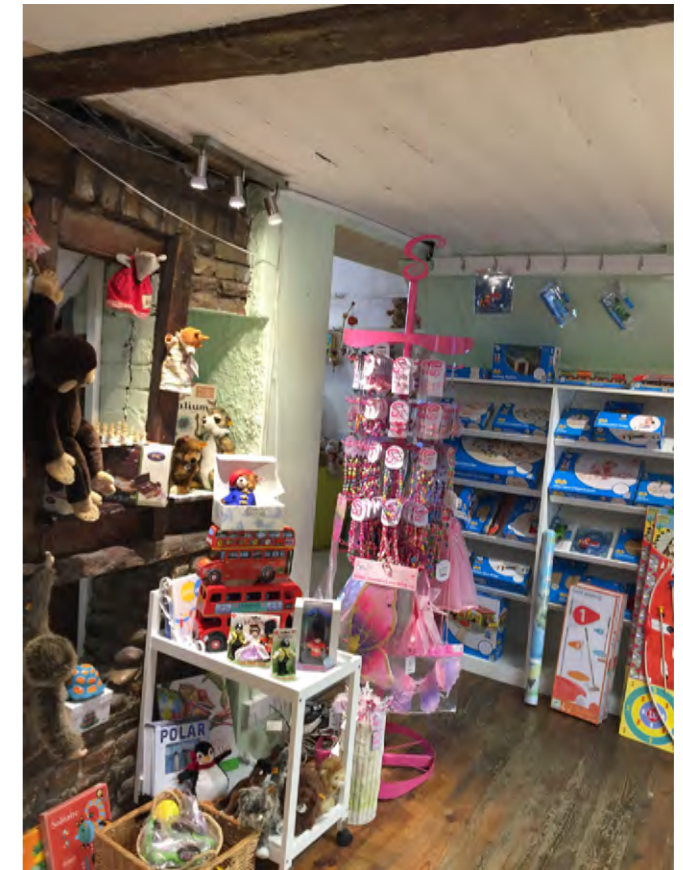
A) Original timber frames exposed to interior.



B) Showing internal frame and props.



C) Original framing exposed to interior of toyshop, to be retained insitu.



D) Original framing exposed to interior of toyshop, to be retained insitu.

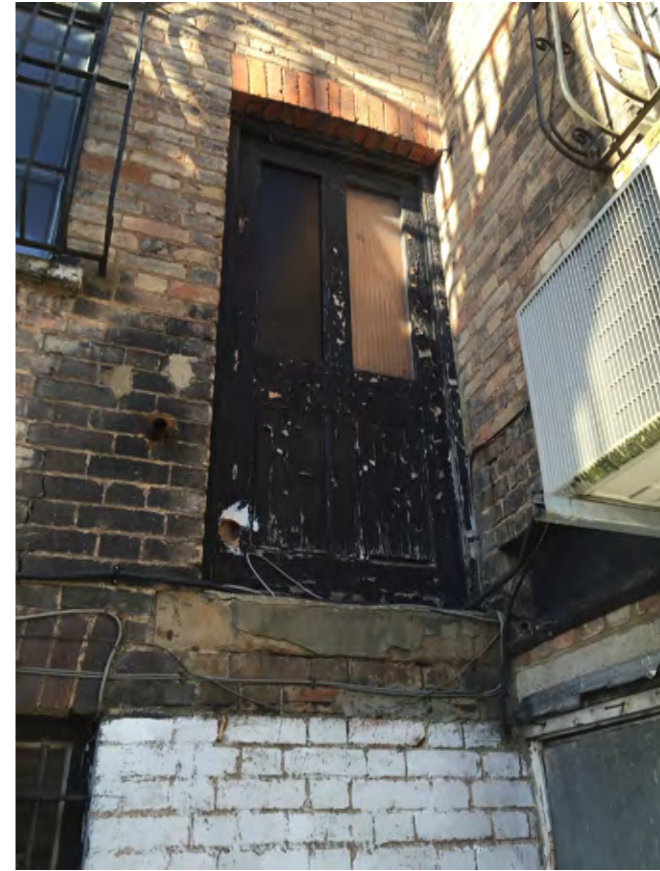
.....
5.1 Interior Images



E) Door to Lower Ground to be retained



F) External view of existing door 001 to be reinstated on interior with addition of back painted metal staircase to exterior.



G) Existing door to Ground level to be reinstated.



H) Existing door to Lower Ground Courtyard level to be retained.

5.1 Interior Images



I) Original framing exposed on interior, no change proposed.



J) Infill location C. Partitions to sit within existing historic timber which will remain exposed to toyshop. Plasterboard infill will be scribed around historic timber details.



K) Original framing exposed on interior. No change proposed.

.....
5.1 Interior Images



L) Infill location A. New plasterboard partition does not affect historic interest.



M) Location D. Internal view of door 001 currently concealed behind internal linings. Proposed to be reinstated at left hand side of window. Refer exterior photo E.

6.0 Description of Historic Significance

Grade II, Hampstead Conservation Area

"Name: 78-84, HEATH STREET

List entry Number: 1378833

4 terraced houses with later shops.** No.78: perhaps C18, refronted early C19. Cement front, channelled to appear as ashlar. 2 storeys 1 window. C19 shopfront, altered but retaining projecting cornice. Architraved sash. Parapet. No.80: early C19. Multi-coloured stock brick. 3 storeys 2 windows. Late C19 shopfront with pilasters; cornice and fascia brackets to C20 fascia. Gauged red brick flat arches to recessed sashes. Parapet. **No.82: now includes 1 bay of No.84. Original house, late C18 timber-framed cottage. Stucco. Tiled roof. 2 storeys 2 windows. 2 C20 shopfronts. 1st floor to right, wide window with small panes under eaves; to left, window with C20 stained glass.** No.84: right hand bay now known as part of No.82. Late C18/early C19. Stucco. Slated roof. 2 storeys 2 windows. **Right hand ground floor with C20 shopfront forming part of No.82. To left, reproduction C19 shopfront with modillion cornice. Recessed 4-pane sashes. Parapet. INTERIORS: No.82 retains two walls of exposed timber-framing. Open timber roof early C20. The other interiors have been altered and all have lost their staircases. Included for group value."

The 100-Acre Toyshop currently occupies the building at 82 Heath Street. The building comprises three storeys including, the shop occupying the principal front area and two rear rooms at ground floor level; the first floor, in residential use and the lower ground floors, which are currently utilised for storage.

The building is Grade II listed and recognised within the group of buildings at 78-84 Heath Street for its age, intactness and contribution to the variegated terrace in this part of Heath Street.

The buildings were originally houses and have been adapted to commercial use at ground floor level during the 19th century.

The longtime commercial use is important to the character and pedestrian experience of Heath Street. The listing description illustrates how the buildings have been modified over time with number 82 taking over a bay of number 84. Adaptation and modest amalgamation form part of the character and the historic interest of this set of buildings.

The terrace of listed buildings is located in the Hampstead Heath Conservation Area. Sub Area 1, Heath Street/ Hampstead High Street, of this designated area is noted as a shopping street.

The proposal is for the toyshop to rationalise its retail footprint in order to allow a second occupier to rent the remaining ground floor and lower ground floor space. The planning application is for dual use consent and listed building consent related to physical changes required by the proposal.

Heathside Preparatory School has a contiguous boundary adjacent to the toyshop site. The outdoor area to the rear of the property is proposed as a connection to the Heathside Prep playground which would allow the school convenient use of the lower ground and rear room of the ground floor level.

The proposed works are:

- The proposal requires a new external stair and entrance to be reinstated through an existing window
 - New fire rated linings are proposed to the underside of the toyshop floor in order to achieve a 60min fire cell separation.
 - A new door in the rear lower ground floor will form a common lobby for fire egress and shared use of the new WC. This will ensure minimal adaptations are required to the ground level shop space which might otherwise require new WC facilities.
 - A new opening will be made in the existing garden wall, which will enable access between the school and 82 Heath St. The existing brick garden wall is constructed in linear sections with a marked height difference to one side of the pier. This suggests an earlier modification. The wall is constructed in an approximated Flemish garden wall bond with two stretchers and one header making up the pattern over a relatively short distance. The smaller section of wall is constructed in a Flemish bond demonstrating a different period of construction and perhaps an earlier opening. The garden wall is topped with half round copings and roughly painted with fallen mortar lines.
- Four locations are identified at ground floor level for adaptation to effect the new layout.

.....
6.1 Heritage Impact Assessment

A - Timber framed plasterboard infill on original building line.

B - Plasterboard infill to be scribed around existing exposed historic timber frame.

C - Plasterboard infill to be scribed around existing, exposed historic timber frame. Modern door set to be removed.

D - Existing door to be refurbished and made operational.



A



C



D

The small, controlled opening in the fence, allows legibility of the urban grain to be maintained. The nature of the opening in the fence is such that it could logically be reinstated at a later date. The modest size of the opening avoids amalgamation of the sites by leaving more fence than opening and retains the sense of enclosure of the existing courtyard.

The fence is not remarkable for its workmanship or intactness and the proposed intervention is considered to be minor and tolerable.

Overall the current proposal for dual use consent ensures the retail space can remain as a viable contributor to the historically commercial streetscape. This is considered appropriate and important use with regard to the character of Heath Street and its distinctive contribution to the conservation area.

The use of the internal spaces as resource rooms for the school does not harm the existing fabric. The two exposed timber framed walls, as identified in the listing, will be retained and will remain visible in specific locations, new plasterboard linings will be inserted and scribed around the historic timber detailing. This is considered appropriate and has the benefit of reinforcing the earlier plan form which was more cellular.

The site has demonstrated a definite tolerance for change over time with the most distinct development being the adaptation of the ground level for retail in the 19th century and the amalgamation of parts of building bays.

The proposal has been designed to ensure the existing plan form can remain intact with a few careful reinstatements that restore an earlier plan form. The reinstatement of the external stair and associated doorway is not considered to be harmful to the appearance and circulation of the building, as there is evidence insitu that this was a previous arrangement and it is located on the rear of the building which is of secondary architectural interest.

The proposal for dual use is considered acceptable from a heritage conservation perspective and, carefully executed, the associated modifications to the fabric are not considered to cause any harm to the significance of the building. The proposal allows continuing retail use which is also beneficial to the historic character of the street. Without the proposal, there is a legitimate risk that the retail use cannot continue. The effects of this would be detrimental to the building and the streetscape as a whole.

The proposal is considered positive from a heritage conservation perspective..

