

**DESIGN AND ACCESS STATEMENT, HERITAGE
STATEMENT and LIFETIMES HOMES STANDARD
STATEMENT**

for

Conversion of the existing 2nd and 3rd floors into a 2 bedroom
4 person duplex unit

at

45 Heath Street
London NW3_6UA

by

WILLINGALE ASSOCIATES

Introduction

The application site is within the Hampstead Conservation Area and there are no records of the buildings being listed. The site consists of two connected buildings with frontages to both Hampstead High Street and Heath Street. The building fronting Heath Street is of early 19C vintage has two stories and asymmetric façade. The building fronting Hampstead High Street is also of 19C vintage with a symmetric façade with a commercial unit at ground floor level (currently an Oxfam shop) and residential upper floors. Both buildings have at some time past been connected across the rear light well at ground and first floor levels. Access to the upper floor dwellings is via a common parts entrance on Heath Street.

There are four flats on the site, three in the Hampstead High Street side and one in the Heath Street side for which a Certificate of Lawfulness (Ref: 2011_2692_P) was awarded in August 2011 and is included with this application. The other flats also have established use. All the flats are small but efficiently laid out, the existing areas are set out in the attached schedule of areas and accommodation.

The application is for the conversion of the existing 2No. 2nd and 3rd floor 1bed 2 person flats to be combined into 1No. 2bed 4person duplex dwelling with the loft space opened out to the 3rd floor living/dining/ kitchen and will provide an additional 'den' accessed by a ladder.

Design

The combination of the existing 2No. undersized will provide a generous Duplex unit of 87sqm (GIA) without a reduction in bed spaces.

The existing rear 3rd floor rear elevation dormer windows will be refurbished and fitted with traditional hardwood sash windows. No other elevation changes are proposed and no changes to the other existing flats are proposed.

Access

Access to the Duplex dwelling will be relocated to 1st floor level.

Access to the common parts for all the flat remains from Heath Street and no changes are proposed to the existing flats on the 1st to 2nd floors.

Heritage Statement

The proposed works will not harm the existing heritage of the Hampstead Conservation Area since no elevation changed are proposed.

Lifetimes Homes Standard Statement

In the design of the Duplex dwelling flat every effort will be made to comply with the requirements of Lifetimes Homes, however, because size of the existing flats and proposed Duplex dwelling and the existing and proposed layout of the common parts in the existing building the scope to comply is limited as set out in the following criteria:

Criteria

1a. Parking:

Not relevant as no off street parking is available

1b. Communal / Shared Parking:

Not relevant as no off street parking is available

2. Approach to dwellings from parking:

Not relevant as no off street parking is available

3. Approach to all entrances:

Within the limits of the existing common parts demise it is not possible to make changes to the existing common parts entrance.

4. Entrances:

The existing entrance in the building is directly from Heath Street and well-lit and safe street. Similarly, the existing common parts circulation is lit to the appropriate building regulation standards.

5. Communal Stairs and Lifts:

No lift is in existing or proposed plans and so not relevant. The existing communal stairs from the 1st and 2nd floors will be reconfigured into a new private staircase with an entrance to Flat B and Duplex flat C at 1st floor level. This reduces the amount of common parts circulation and improves the common parts layout.

6. Internal doors ways and hallways:

No changes are proposed to two of four the existing flats and so not relevant. The proposed Duplex dwelling will have a minimum 850mm wide corridors.

7. Circulation Space:

There is no existing provision within the common parts for disabled access to the existing 3rd floor flat and none is proposed for the Duplex, so not relevant. The existing and proposed dwellings are efficiently planned for ambulant users.

8. Entrance level living space:

The two existing unchanged flats have entrance level living space. To accommodate the Duplex arrangement for Duplex flat C it has been necessary to dispense with this requirement as it is deemed a design improvement to locate the main living space on the upper floors while the entrance to the Duplex is brought down to the lowest floor level practicable.

9. Potential for entrance level bed-space.

See above for design justification

10. Entrance level WC and shower:

Each of the existing two unchanged flats has entrance level WC's and showers. Design considerations as explained in item 8 above preclude the inclusion of entrance level an WC which is considered reasonable in this case.

11. WC and bathroom walls:

None of the existing or proposed dwellings have baths for which grab rails are required. None are proposed due to the inherited limitation imposed by the existing building.

12. Stairs and Lift:

The proposed Duplex dwelling is too small to comply with this criterion and cannot be accommodated within the existing historic fabric of the site.

13. Potential for fitting of hoists:

None of the existing or proposed dwellings will have ceiling hoist fitted. None are proposed due to the inherited limitation imposed by the existing building.

14. Bathrooms:

No changes are proposed to the existing shower rooms and none of the existing or proposed dwellings will be fitted with disability compliant facilities due to the inherited limitation imposed by the existing building.

15. Glazing and window handle heights:

All existing and proposed windows in the proposed Duplex dwelling will comply with the requirement of this criterion.

16: Location of service controls:

Regularly used service controls can be positioned in locations that are readily accessible in the new bedroom.