

Design and Heritage Statement

**74 Heath Street
London
NW3 1DN**

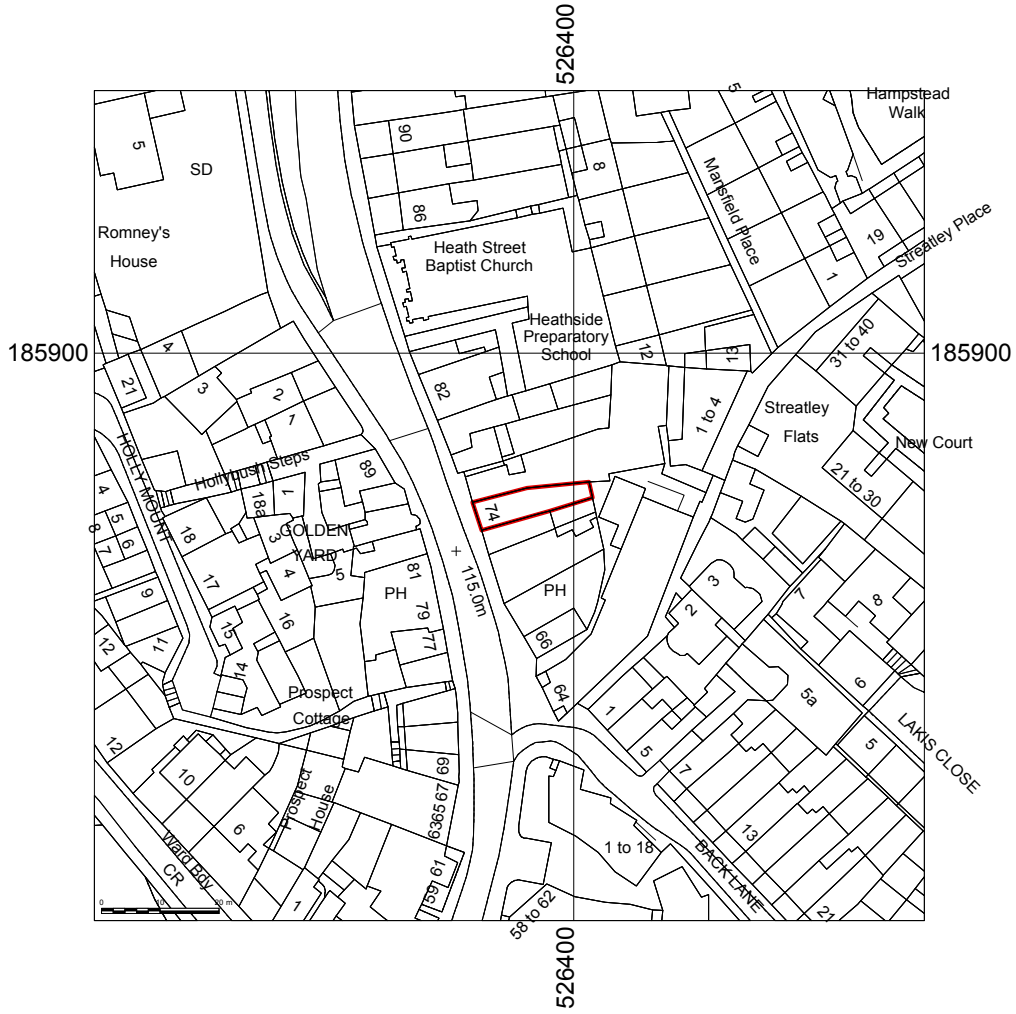
Proposed Development-

Relocation of gas supply pipe

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Location Plan



Existing Property

The property at 74 Heath Street is a three-storey, grade II listed building with retail (art gallery) at ground floor and a flat above on first and second floors. The property is located on Heath Street and falls within the Hampstead Conservation Area.

Heritage Statement-

The property is grade II listed (list entry number- 1378830) as one among a terrace of properties from number 70 -76. The description of the listing from Historic England is as follows:

“4 irregular terraced houses with later shops. Nos 70 & 72: c1740-60, originally one house. Painted brick. C20 tiled mansard roof with dormers. 2 storeys and attics. No.70, 4 windows; No.72, 2 windows. C20 shopfronts, No.70 in Regency style. Gauged brick flat arches to recessed sashes; No.72, late C20. Parapets. No.74: early C18 with early/mid C19 refronting. Red stock brick. Old tiled roof with dormer. 2 storeys and attic. 2 windows. C20 shopfront but retaining earlier fascia brackets. Architraved 2-pane sashes. Parapet. No.76: early/mid C18, refronted early C19. Painted brick. Pantiled roof. 3 storeys. C20 shopfront. Gauged brick flat arches to recessed sashes; 2nd floor in shallow round-arched recess. Parapet. INTERIORS: Nos. 74 and 76 retain some timber-framing and open truss roofs. They give an indication of the vernacular style of the pre-C19 village of Hampstead and form a strong group”.

A previous application was approved for development of the shop frontage and conversion of the upper floors described as follows:

“The installation of a new shop front and the conversion of the upper floors into a self-contained maisonette at No. 74, Heath Street, Hampstead”.

A gas pipe has recently been installed to the front elevation that detracts from the special architectural and historic interest of the grade II listed building. The gas pipe is to the left hand side of the stepped entrance. It runs vertically up the front wall and then returns at a higher level into the covered entranceway where it connects with the gas meter. The Council (Angela Ryan) has corresponded with our Client and requested an application to be submitted with the gas pipe relocated.

Site Photos



Existing Front Elevation from Heath Street



Existing Front Elevation showing existing installed gas pipe



Existing Front Elevation showing existing installed gas pipe

Proposed Development

Further to correspondence with Angela Ryan at Camden Council, it is agreed that the gas pipe is removed from the front elevation and rerouted to run below the floor of the stepped entrance, It will then emerge from the ground alongside the existing drainage pipework and run vertically to the gas meter. This will therefore remove the pipework from the front elevation.