

DESIGN + ACCESS STATEMENT AND HERITAGE STATEMENT

43 Hampstead High Street
London NW3 1QG

1.0 - SUMMARY

This Design and Access Statement is submitted in support of the planning application for

2 storey addition at 1st and 2nd fl levels to enable the conversion of the existing residential dwelling into 2 self contained dwellings

The proposals will result in a high quality sustainable residential development which will, in our view, significantly enhance the character of the existing property and its setting as well as making the best use of available land in step with **National Planning Policy Framework (The NPPF)**

This Design + Access Statement is provided as a response to the requirements of the Town + Country Planning (General Development Procedure Amendment Order 2015 Part 3 para 9 for planning applications within a designated area to be accompanied by a Design + Access Statement.

2.0 SITE / CONTEXT

The application site is located at **43 Hampstead High Street** within the Hampstead Conservation Area. The site has an area of 72 sq m. The application property, **43 Hampstead High Street** is a part 1, part 2 part 3 storey Victorian yellow and red brick building currently with a G fl retail use (A1 - A3) with residential accommodation (single duplex 3 bedroom flat) above at 1st and 2nd fl levels.

***NB: The application property is not a listed building and is not designated as a locally listed heritage asset and therefore is not considered to make a positive contribution to the Conservation Area.**

The building is on a corner plot with the primary frontage to Hampstead High Street and a secondary frontage to Flask Walk.

Hampstead Conservation Area is characterised by 18th and 19th century village charm with narrow passageways and steep lanes. This part of the Conservation Area was developed further in the 19th century and is characterised by grand red and yellow brick properties (3 or 4 storeys) which retain many of their Arts and Crafts features and decorative details. The diversity of design and architectural styles is what makes this Conservation Area special and is something that should be preserved and enhanced.

The High Street itself is the principal public street of the conservation area and has the character of a small town shopping centre with buildings of 2 and 3 storeys. The rich mixture of building types and architectural styles and variations in roof lines and street widths are considered to be the predominant character of this part of the Conservation Area.

Flask Walk is a pedestrian alleyway of early 18th Century cottages which have all undergone a series of later alterations to incorporate G fl shops.

3.0 SITE RESPONSE

The proposals for or the

2 storey addition at 1st and 2nd fl levels to enable the conversion of the existing residential dwelling into 2 self contained dwellings

These proposals seek to create an appropriate form of development that enhances and preserves the character of the conservation area with particular regard to the immediate character of Flask Walk whilst making the best and most sustainable use of the site in step with the NPPF to provide additional and more suitable dwellings befitting the character, constraints and location of the host property.

The siting and plan form of the proposed extension and additions are considered to be appropriate for their location where the general character of the property and its adjacent buildings is very different to that of the front street scene. The extensions will infill the rear portions of the site to a height to match that of the existing building parapet. This is demonstrated form comparing and contrasting the EXISTING and PROPOSED drawings submitted with this application.

In considering the suitability of these proposals for additional built form and it's impact upon the character of Flask Walk, it was considered that the expanse of the large 4 storey flank wall directly opposite on the other side of Flask Walk (No 42 Hampstead High Street) was a key element in dictating the character of the built form in this location.

This building (No 42 Hampstead High Street) is indicated on our EXISTING Drawing EX 04 and PROPOSED Drawing P 04 and should be given suitable weight in the assessment of these proposals.

4.0 USE

The proposals are to reflect and enhance the existing mixed use retail and residential character of the street scene established whilst reconfiguring the proposed residential elements of the site in a more economical and sustainable layout suitable for the current and future residents of the property.

The NPPF encourages the best use of available land for housing. In considering the scheme, current levels of Housing need and density levels outlined in the London Plan have also been considered.

This site is entirely surrounded by predominantly mixed use retail and residential typologies and is regarded as well located and suitable for this type of low impact sustainable development with the appropriate amenities and infrastructure to sustain the proposals in the immediate vicinity.

The NPPF underpins the delivery of the Government's strategic housing policy objectives and the goal to ensure that everyone has the opportunity to live in a decent home, which they can afford in a community where they want to live. The fundamental objective of **The NPPF** is to deliver the necessary step change in housing provision to meet the national demand. At a regional level, the London Plan

(supplemented by the Mayors SPG on Housing) seeks to maximise the provision of housing in London and to ensure that as many additional homes as is reasonably possible are delivered each year

The London Plan goes further to promote the creation of new homes. **Policy 5C.1** sets out the strategic planning priorities for the area including maximising the numbers of new homes by exceeding housing provision targets where ever an increased housing capacity can be achieved. Policies 3A.1 and 2 stress the Mayor's commitment to securing the maximum provision of additional housing in London.

The overall increase in acceptable density figures also reflects advice given in The NPPF which encourages the 'most effective use to be made of available land.' The objectives of **London Plan Policy 4B.3** also requires that Boroughs should 'ensure that development proposals achieve the highest possible intensity of use compatible with local context, the Mayor's design principles and with public transport capacity.'

Policy 3A.4 deals with housing choice. It expects new developments to offer a range of housing choices in terms of size and type. New housing development is required to promote mixed and balanced communities and new concepts of urban living should be embraced.

5.0 AMOUNT

The proposals will provide the following accommodation (as indicated on the proposed drawings)

Accommodation Schedule

Residential (C3 Use)

2 x 1B/4P Flats

Flat A: 1B/2P Flat - NIA 51.7 sq m

Flat B: 1B/2P Flat - NIA 53.1 sq m

6.0 LAYOUT

The proposals seek to enhance the current layout into a more economical and resident friendly format to create a commercially sustainable forms of accommodation at Ground, 1st, and 2nd floor levels.

The 2 proposed flats to the upper parts (Flats A and B) will be accessed from the EXISTING rear entrance (see drawings).

There are no proposed alterations to the G fl Retail use as part of these application proposals.

The proposed 1st and 2nd fl rear infill additions will enable the reconfiguration of the Layouts to create a single 1 Bedroom Flat (min NIA 50 sq m) at both 1st and 2nd fl levels

7.0 APPEARANCE

As the drawings indicate, it is proposed to create a sensitive and sympathetic additions to the existing building of proportions and materials in keeping with the character of both the host building and the conservation area as a whole.

The proposed aesthetic and character of the building will be enhanced by the addition of a well detailed and sympathetically selected materials as follows

- **Red London multistock brickwork (to match existing)**
- **SW Timber (heritage style) sash windows (painted white) to match existing**
- **Brick Voussoir window head details to match existing**
- **Projecting brick on edge parapet detail to match existing**
- **Render band and recon stone cornice detail**
- **All existing brickwork to be faithfully restored, cleaned and re-pointed.**
- **False / recessed window detail to rear facade (see drawings)**

8.0 SITE ACCESS

Access to the flats remains unaltered (from the EXISTING Rear) see drawings

9.0 ACCESSIBILITY

The proposed flats (A and B) have improved internal layouts will meet the **Lifetime Homes Standards** where practical.

All flats have been altered and configured so as to level access throughout and the room proportions and widths are an improvement on the existing layouts.

11.0 SUSTAINABLE DEVELOPMENT

- The fenestration will be detailed to reduce the loss of Energy (**argon filled glass**)
- The fabric of the building envelope will be enhanced to surpass minimum appropriate u- Value in step with the recently revised Part L of the Building Regulations designed to reduce Carbon Emissions (as was formerly required in the code for sustainable homes.)
- Low Energy AAA Rated appliances will be specified and installed
- Low flush / dual flush WC cisterns and spray taps will be specified
- Water butts will harvest rainwater for use in washing cars and watering plants at G fl level
- All building materials will be sourced from accredited suppliers and specified in line with the Green Guide to specification
- Low energy lighting will be fitted throughout the House
- All timber will be sourced from certified forest