

## **Design & Access Statement**

**38, 39, 40a Hampstead High Street**

**London, NW3 1QE**

## Introduction:

This Design & Access statement is submitted in support of the planning application for works to 38, 39, 40a Hampstead High Street, a non-listed building located in the Hampstead Conservation Area.

The proposal seeks to introduce 4no of new roof lights to the main roof the building.

## Design Statement

No 38, 39, 40a is located on the northern side of Hampstead High Street. Main access is from Hampstead High Street. The rear of the building is facing Bird in Hand Yard, a narrow alleyway.

The building has a butterfly roof. Seen from Hampstead High Street, the roof is completely concealed behind a brick parapet. Ref to Fig 1.

Seen from Bird in Hand Yard, the butterfly arrangement of the roof is expressed in the rear façade, however the roof surface itself is not visible. Ref to Fig 2.



Fig 1



Fig 2

The existing roof has a maintenance hatch and a roof light.

The proposal seeks to shift the maintenance roof access and enlarge it to ease access. Further we propose to enlarge the skylight and reposition it as well as add 2no of further skylights. This is to bring more natural light into the flat and the communal staircase below.

Non of these alterations would be visible from street level or any neighbouring properties.

### **Access Statement**

The proposal will not alter the access to 38, 39, and 40a Hampstead High Street. Access to the roof for maintenance purposes only will be improved.