



38, 39 and 40a Hampstead High Street
Design & Access Statement | 20-09-2019





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01 INTRODUCTION



Location Plan

Summary:

The application seeks planning permission for:

- introduction of new pavement light in lieu of existing redundant dray hatch cover
- introduction of new painted metal gate to rear boundary wall



02 CONTEXT



Current Street Elevation
[image source: Author]



This application relates to 38, 39 and 40a Hampstead High Street, an unlisted building comprising basement, ground, first, second and third floors. It occupies an irregular shaped site located on the northern side of Hampstead High Street.

The site is located within the Heath Street / Hampstead High Street sub area of the Hampstead Conservation Area and the ground floor facade forms part of the Hampstead High Street core retail zone.

Prior to its current use, the building hosted the Bird in Hand public house, which featured a dray hatch to allow delivery access from pavement level. The dray hatch has been redundant and covered with metal chequer plate since being converted into its current use. The cellar space to the redundant dray hatch remains accessible from below.



Existing Redundant Dray Hatch Chequer Plate Cover
[image source: Author]



Historic Context



Historic Photograph of the Original 'The Bird in Hand' Public House Front Elevation
[image source: <https://collage.cityoflondon.gov.uk/>]



Relevant Planning History

By reviewing the planning history of 38, 39 & 40a Hampstead High Street we can see the bulk of alterations to the original shopfront were made in the mid 90's.

1996 **38-40 Hampstead High Street**
Reference: 9501348R4
Description:
 Extension of existing fire escape to second and third floor, alterations to the existing ground floor extension, installation of a ventilation extract duct on the rear elevation and four condenser units on the existing flat roof to the rear and alterations to the shopfront. As shown on drawing Nos: (0209)-05,06,07,08,09B,10D,11B,12A,18,16,17G,19C,1504/2/2,TOSHIBA vent unit plan.
Status:
 Grant Full Planning Permission (conds)

2018 **38-40 Hampstead High Street**
Reference: 2018/0613/P
Description:
 External alterations including demolition of ground floor rear extension and replacement with part single storey, part two-storey rear extension, installation of residential front entrance at ground floor level, alterations to front and rear fenestration and change of use of first floor from ancillary restaurant use (Class A3) to flexible A1/A3/B1 use. Drawing Nos: PA1009-01, PA1010-01, PA1011-01, PA1012-01, PA1013-01, PA1014-01, PA1101-01, PA1102-01, PA1104-01, PA3101-02, PA3104-03, PA3009-03, PA3010-03, PA3011-03, PA3012-03, PA3013-03, PA3014-03, PA3102-04, PA3104-04.
 Design & Access Statement prepared by PataLab dated 31/01/2018.
Status:
 Grant Full Planning Permission (conds)

2019 **38-40 Hampstead High Street**
Reference: 2018/0620/P
Description:
 Variation of condition 3 (approved plans) of planning permission 2018/0613/P.
 Alt. Drawing Nos: PA3014-04, PA3102-05
Status:
 Grant Full Planning Permission (conds)

2019 **38-40 Hampstead High Street**
Reference: 2018/6001/P
Description:
 Approval of details required by condition 4 (approved plans) of planning permission 2018/0613/P.
Status:
 Grant Full Planning Permission (conds)

2019 **38-40 Hampstead High Street**
Reference: 2018/6283/P
Description:
 Enlargement of maintenance access, enlargement of 1x of rooflight, installation of 2x further rooflights.
Status:
 Grant Full Planning Permission (conds)

2019 **38-40 Hampstead High Street**
Reference: 2019/0770/P
Description:
 External alterations to existing shopfront, redecoration and replacement terrace balustrade.
Status:
 Grant Full Planning Permission (conds)



03 DESIGN STATEMENT



65-66 HHS Example Pavement Lights
[image source: Google / Google Maps]

This application seeks permission for introducing a new pavement light in lieu of existing redundant dray hatch cover, in addition to a new painted metal gate to the rear boundary wall.

A new painted metal gate is proposed to improve access for maintenance of the rear of the property. The metal gate will match the style of the approved gates to the refuse store area [ref: 2018/0613/P].

The existing chequer plate dray hatch cover has limited functionality and is poorly constructed. A new pavement light in lieu of this cover is therefore sought in order to improve the functionality by introducing a source of natural light to the cellar space, and ensure a more robust construction solution is adopted that meets current building regulation standards.

Pavement lights feature on a number of properties along Hampstead High Street, including no. 65-66 HHS immediately adjacent 38-39 HHS, whilst there is no other example of a chequer plate type covering currently present in immediate context. Consequently, the proposed pavement light will be more congruous and sympathetic to the surrounding streetscape.

The size of the pavement light will not exceed the existing chequer plate dray hatch cover.



04 ACCESS

The proposal will not alter access arrangements to 38,39 and 40a Hampstead High Street.