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HERITAGE STATEMENT TO ACCOMPANY
APPLICATION FOR LISTED BUILDING CONSENT
FOR NEW YORK CAFÉ,
84 HEATH STREET, LONDON, NW3 1DN



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1. STATUTORY DESIGNATIONS

84 Heath Street is a Grade II Listed Building (List Entry Number 1378833). The statutory List description reads:

*TQ2685NW HEATH STREET 798-1/26/804 (East side) 14/05/74 Nos.78-84
(Even)*

GV II

4 terraced houses with later shops. No.78: perhaps C18, refronted early C19. Cement front, channelled to appear as ashlar. 2 storeys 1 window. C19 shopfront, altered but retaining projecting cornice. Architraved sash. Parapet. No.80: early C19. Multi-coloured stock brick. 3 storeys 2 windows. Late C19 shopfront with pilasters; cornice and fascia brackets to C20 fascia. Gauged red brick flat arches to recessed sashes. Parapet. No.82: now includes 1 bay of No.84. Original house, late C18 timber-framed cottage. Stucco. Tiled roof. 2 storeys 2 windows. 2 C20 shopfronts. 1st floor to right, wide window with small panes under eaves; to left, window with C20 stained glass. No.84: right hand bay now known as part of No.82. Late C18/early C19. Stucco. Slated roof. 2 storeys 2 windows. Right hand ground floor with C20 shopfront forming part of No.82. To left, reproduction C19 shopfront with modillion cornice. Recessed 4-pane sashes. Parapet. INTERIORS: No.82 retains two walls of exposed timber-framing. Open timber roof early C20. The other interiors have been altered and all have lost their staircases. Included for group value.

The building lies within the Hampstead Conservation Area, within the setting of a number of Grade II Listed buildings, mostly dating to the 18th and 19th Centuries. Unlike many buildings on Heath Street, 84 Heath Street is not subject the additional provisions of an Article 4 Direction. It is not noted as having a Shopfront of Merit in the Hampstead Conservation Area Statement. It is not noted in the Hampstead Conservation Area Audit.



Figure 1. Heath Street, NOs 78-84 – Grade II Listed Building

2. DESCRIPTION

The building is Listed Grade II and sits within the Hampstead Conservation Area. New York Café is situated in the vicinity of Heath Street Baptist Church. Heath Street and Hampstead High Street are where most commercial business are situated within this area. The building is generally in need of an uplift as premises nearby have been redecorated and have a more modern look. The owners of New York Café would like the building to maintain its historical visual presence in line with the properties around it.



Figure 2. Heath Street Baptist Church

The building is estimated to be built in the late 1800's but we are unsure what its original use was at the time. However, it is now currently used as a Café/Restaurant.

Facing onto Heath Street, the building has a brown brick, two-storey, double-fronted façade with stucco dressings, with a mansarded lead and slate roof.

The property spans over three storeys with the ground floor accessed from the street level, a lower ground floor with rear external access to a small courtyard and a first-floor level above the ground floor.

The windows and doors of the ground-floor shopfront has a recessed central entrance flanked by plate glass windows above plinths. The windows and doors are the third set since the 1950s and the second set since the building was listed. Doors, glazing bars and faux-panelled stall-risers are of timber, all dating to 1950's.



Figure 3. Existing Building Frontage

3. POLICY AND GUIDANCE

Specific design guidance consulted:

- Conservation Principles, Policies and Guidance
- National Planning Policy Framework

4. THE PROPOSED DEVELOPMENT

The proposals are fully described elsewhere in the Design and Access Statement, but essentially comprise:

- The installation of ductless recirculating commercial kitchen canopy inside the Lower Ground Floor existing kitchen.
- These works will not require any physical alterations to the building existing internal or external fabric and appearance.

Please refer to the attached architectural drawings for additional information.

5. ASSESSMENT

The proposals leave the physical fabric of the present building unaffected as the new canopy will not require ventilation ductwork to be installed from the indoor kitchen up to the roof for the cooking exhaust to be discharged to the atmosphere.

The new ductless canopy form, location and materials are nevertheless wholly in conformity with Camden Planning Guidance – Design and they will result in no harm to the heritage values of the host building, other nearby historic buildings and the wider Hampstead Conservation Area.

As the proposed changes cause no harm to any of the heritage values of the host building and the wider conservation area the proposals should be welcomed.