

# Design / Access / Planning and Heritage Statement

for

New first floor flat to 1A Hampstead Lane,  
London, N6 4RS



Front Elevation Existing



View of Rear Existing

# **Design Statement**

## **1.0     Location**

1a Hampstead Lane, Highgate is currently a vacant office suite above a vacant retail unit on the ground floor which has been empty for more than 18 months. The property is not listed but is in the Highgate conservation area.

## **2.0     Use**

The existing building falls under planning use class E (a). It is proposed that the ground floor use age will be retained with the new proposed flat turning a class E into class C3 for a one bedroom residential unit.

## **3.0     Design**

The application seeks to refurbish the property entirely and the redundant office to the first floor, which has been vacant for more than eighteen months, is to be refurbished and extended to a high standard to provide new accommodation across the flat roof area to the retail unit below.

The new unit will not be offered with parking as it is deemed unnecessary due to the excellent transport links with buses and tube lines in nearby Highgate village.

Amenity space will be made available on the flat roof where cycle storage is also proposed.

It is proposed to remove one of the roof lights to the retail unit below and make one slightly smaller. This will not have a noticeable detrimental effect to the retail unit below due to the large glazed atrium being retained.

## **4.0     Scale**

The proposals will have no effect on the height of the existing main building and will not alter the scale. The rear proposed extension has an eaves level which matches the main roof and is subservient to it.

## **5.0     Appearance**

The shop front will be retained and refurbished with a new logo for the proposed future occupants. The rear extension will be clad with white painted brick slips to match the existing facade to the rear on an insulated timber frame. Fenestration will be white painted timber with clay tiles to match the existing roof over.

The internal ceiling height of the extension will be vaulted to try to over-come the restricted head height to the eaves of 2079mm.

## Access Statement

As existing situation will not be altered

## Heritage Statement

The application site is located within the Highgate Conservation Area, wherein the Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area, in accordance with Section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended). Policy D1 of the Local Plan seeks to secure high quality design which respects local context and character and which preserves or enhances the historic environment and heritage assets in accordance with Policy D2. Policy D2 seeks to preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas. The policy notes that the Council will not permit development that results in harm to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm. Policy DH2 of the Highgate Neighbourhood Plan also seeks to preserve and enhance the conservation area. The Highgate Conservation Area Appraisal and Management Proposals (HCAAAMP) describes each sub-area in detail. The application site is within Sub-Area 1: Highgate Village, which is the historic core of the conservation area. The HCAAAMP notes that Hampstead Lane runs west from the High Street towards Kenwood House and Hampstead and it contains a variety of mid to late C19th houses and some C20th infill. No 1 Hampstead Lane is specifically mentioned, as follows:

*"No 1 is a gabled red brick building with slate-covered pitched roofs, contemporary with the Gatehouse. It houses two restaurants at ground floor level, Zizzi and Dim T. The building sits hard on the pavement and the ground floor has been opened up to provide a fully glazed shop front with a large projecting bay window above, set beneath a projecting timbered gable. The gabled north-east wall of No 1 contains an engraving showing the original building on the site."* (page 12)

1 Hampstead Lane is identified in the HCAAAMP as making a positive contribution to the character and appearance of the conservation area (page 53).

## **Sound Assessment/ Mitigation**

Currently the whole building is empty with the disused offices sitting above the retail space. There is an existing ceiling void between the two floors which currently provides sound insulation.

It is our intension to fully comply with Part E of the building regulations and upgrade the separating floor with the following being installed prior to occupation.

To the first floor separating party walls we intend to stud out using 50 x 75mm battens infilled with Isowool batts covered fully with 15mm Gyproc sound insulating boards. This will provide sound insulation between the adjoining units to comply fully with Part E of the building regulations.

The floor of the first floor where separating the ground floor retail will consist of the following:

- 2 layers of 15mm fire line board on gyplyner system installed in accordance to manufacturer's details to underside of floor joists. The top of the plasterboard to receive 100mm of Hush - slab 100 sound absorber with Hush sound absorbing panel 28 floating floor top of floor boards- all installed to manufacturer's instructions.