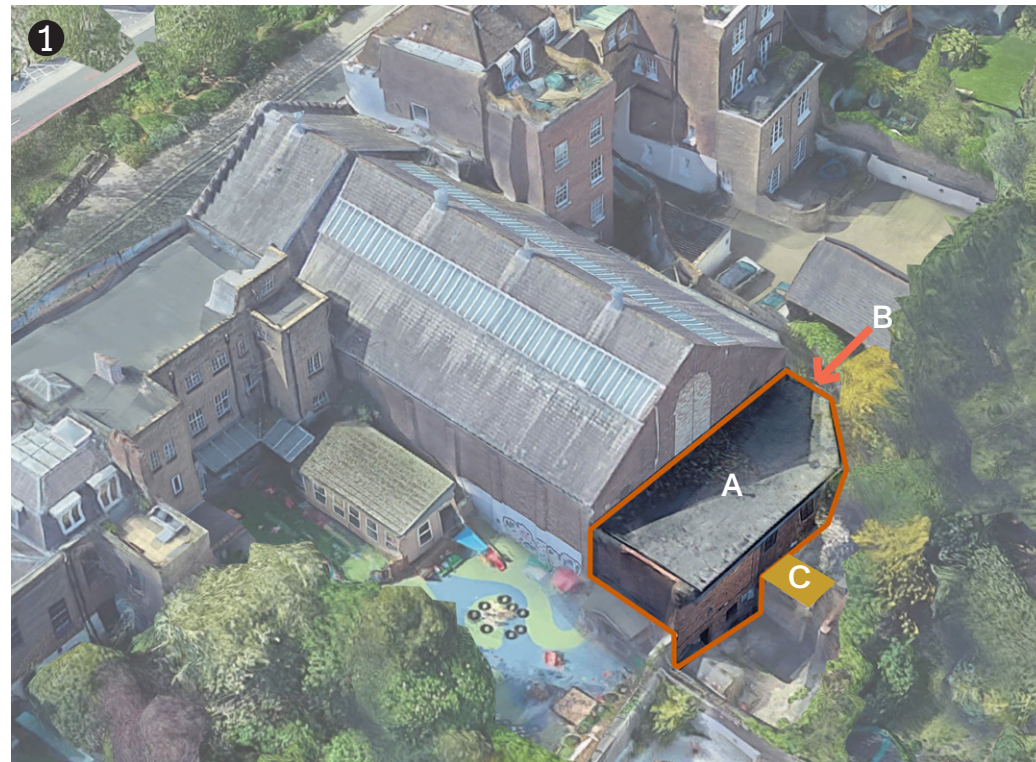




The Armoury Gym - Hampstead

Daykin Marshall Studio





**Introduction**

This supporting Heritage Statement has been prepared by Daykin Marshall Studio Architects on behalf of applicants: The Jubilee Hall Trust. It accompanies a Full Planning & Demolition in a Conservation Area Application. It should be read together with the submitted drawings.

**Proposals & Appearance**

Some simple essential alterations are proposed to the existing rear extension of the Armory building. This utilitarian extension is labelled 'A' in image 1 showing an aerial view of the building. The proposals do not affect the main body of the historic drill hall or its attractive front elevation to Pond Street. The Jubilee Hall Trust charity who lease the building are making some internal alterations to improve the use of this rear extension. At the same time they wish to adjust a fire escape door on the side (west) elevation to be the correct height for proper egress - see arrow pointing 'B' for location and image 2. And also to add external heating/cooling air-conditioning plant in an acoustic enclosure hidden at the rear of the building - labelled 'C' & space for units shown in image 3. Other than like-for-like repairs, no other alterations will be visible on the outside of the building. An existing external air conditioning unit (see image 4) was fitted in haste during COVID restrictions. This will be relocated to the acoustic enclosure along with new units.

**Amenity of Neighbours**

The alterations to the fire door will not affect neighbouring properties, as the location, use and appearance will remain the same. To ensure the external plant does not adversely affect neighbours a noise assessment has been undertaken by specialist consultants. The consultant's report includes noise attenuation measures to meet acceptable output levels. A timber acoustic enclosure has been included in the designs as per the specialist's recommendations.

**Affect on Heritage Assets**

The Armory building sits opposite the Royal Free Hospital on Pond Street in Hampstead. It is within the Hampstead Conservation Area and its crow-stepped gable facade is Listed. There are a number of Listed buildings along Pond Street which in contrast are predominantly 18th and 19th century 3-story houses. Although the entire Armory building is not formally Listed, it is locally listed. No changes are proposed to the Listed facade or locally listed main body of the building, so there will be no affect on the protected streetscape or preserved heritage assets. Changes to the rear of the building are of a minor nature, and all new materials will match existing materials on the building.

**Summary**

These are minor works which will be enacted in a sensitive manner. No harm will be caused to heritage assets or to neighbouring amenity. Implementing these small alterations will provide a valuable and well-serviced additional space for this community focussed charity.