

KEH/X/DA/01

1 June 2023

FLAT 1, KENDALLS HALL, NEW END, LONDON NW3 1DD

DESIGN, ACCESS & HERITAGE STATEMENT

To be read in conjunction with architect's drawings KEH-P-100, KEH-P-200, KEH-P-201, KEH-X-100, KEH-X-200 and KEH-X-201.

1.0 INTRODUCTION

1.1 This Design & Access Statement has been prepared in support of a Listed Building Application, the proposed internal works are minor and they include the following:

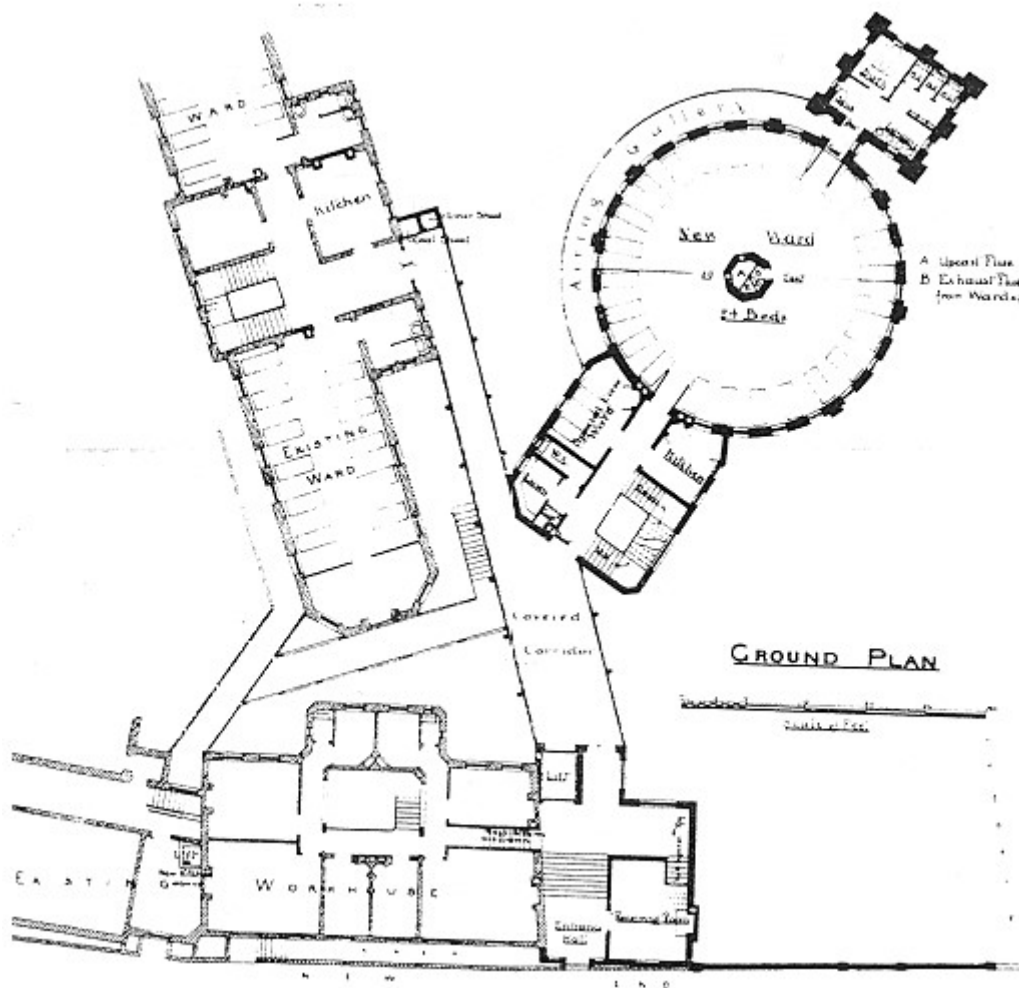
- Modification of 3 no. internal openings, including new doors, formation of 1 no. new opening, all at ground floor level.
- Refurbishment of 2 no. bathrooms at first floor level and Guest WC at ground floor level.
- Modification of joinery in Kitchen at ground floor level.

2.0 HERITAGE STATEMENT & PLANNING HISTORY

- 2.1 The building in which Flat 1 is located in the Hampstead Conservation Area (sub area 2 Christ Church / Well Walk on Camden's conservation area statement).
- 2.2 The building in which Flat 1 is located is Grade II listed. Permitted development rights have not been removed by Article 4 Direction.
- 2.3 No historical planning applications for this flat are published on Camden's website.
- 2.4 The site originally contained a large house which was set up as a Workhouse in 1800 by the Hampstead Board of Guardians, it was used for meetings after 1842. The house was then intended to be extended but instead it was decided to replace it with a purpose-built Workhouse. The new building was completed in 1849 and forms the main part of the current building, the architect was Henry Edward Kendall Jr, the building became known as Kendall's Hall.

During the First & Second World Wars, the building was used as a hospital for returning soldiers and was absorbed into the NHS in 1948. From 1930, this part of the building provided staff accommodation and offices for the hospital. In 1968 the hospital joined the Royal Free Hospital group and as medical services gradually moved to the Royal Free Hospital it evolved into a geriatric hospital. The building was sold in 1987 and the proceeds of the sale went to fund the redevelopment of Queen Mary's House in Hampstead (approximately 500m to the North) as a geriatric wing of the Royal Free Hospital. The hospital was converted into flats in 1996-1998.

- 2.5 The original plan of the building would have primarily included large wards each containing approximately 30 beds with smaller side wards and ancillary rooms, with a large open staircase. The existing main communal staircase is probably in the original location and form but the original layouts are no longer evident.



Plan of the original hospital from 1884, Flat 1 is not indicated but it would be to the lower left.

2.6 Application site.

The building in which the flat is located is within a notable group of buildings; they include the New End Hospital, New End Hospital circular ward and attached water tower, the boilerhouse chimney and Infirmary block. Together they articulate a history of provision for the poor in 19th century Hampstead and provides a townscape of exceptional historical value.

The circular ward was built in the late 19th century and is Grade II* listed, it was the first circular ward in the country and the design sought to improve the quality of the air, light and ventilation for such a small site. It was converted into flats in 1996-1998.

Immediately to the east of the building in which the flat is located, there are a group of early 18th century terraced townhouses which are Grade II listed.

- 2.7 Official list entry from Historic England website.
Hampstead parish workhouse, later hospital. 1849. Designed by HE Kendall Jnr. Converted for residential use 1996-98, John Thompson Associates, architects. Brick with stucco dressings and quoins. 3 storeys with projecting 2 storey end pavilions. Symmetrical composition of 14 main bays. Central 4 bays project; central round-arched entrance with keystone and pilasters supporting a cornice, which continues across the front of the buildings, and scroll pediment. Segmental headed sashes with stucco hoods and keystones. Projecting cornice with paired brackets; central bays with pediment containing an oculus with stucco scroll design surround. End pavilions with groups of 3 similar windows at 1st floor level, the centre window taller and surmounted by a ball. Open pediments. Rear elevation, in similar style, of interest. INTERIOR: plain. SUBSIDIARY FEATURES: attached cast-iron railings to areas. HISTORICAL NOTE: the workhouse was turned over wholly to hospital use in 1915 and, until its closure in 1987 was used as a general, and finally as a geriatric, hospital. The former workhouse block forms a notable group with the New End Hospital Circular Ward & attached Water Tower (qv), the Boilerhouse Chimney (qv) and the Infirmary Block (qv), which together demonstrate the history of Poor Law provision for the sick and elderly through the nineteenth century.

3.0 PRINCIPLES OF THE PROPOSALS

- 3.1 Modification of 3 no. internal openings on ground floor, including new doors.
The ceiling height is over 3.3m, large external doors and windows were originally designed to provide natural light & ventilation into the wards. The floor plan has been significantly altered during course of the life of the building with the insertion of lightweight partitions, bathrooms and internal staircases. The existing internal doors are approximately 2m high and are proposed to be raised to 2.7m to increase the amount of natural light into the inner parts of the flat which has a plan depth of 18.7m.
- The arrangement of the new and modified internal openings will be on the axis formed by the large window at the front of the building and the large external doors at the rear. The purpose is to maximise the amount of natural light that can be gained.
- 3.2 Refurbishment of 2 no. first floor bathrooms and Guest WC on ground floor.
The existing bathrooms at first floor level and the Guest WC were likely installed when the building was converted into flats in 1996-1998. The sanitaryware and fittings now appear dated and would benefit from replacement.
- 3.3 Modification of kitchen joinery on ground floor.
A run of the kitchen units are to be replaced as a new door opening is to be formed. The new door aligns with the existing external windows and doors on north and south side to maximise the light into the flat. The kitchen was probably formed when the building was converted in 1996-1998.
- 3.4 None of the existing internal features in the house are original from the 1850's, skirtings, architraces, fireplaces, staircases are all relatively modern. The structural internal wall that is proposed to be raised could be original.



Photo 1 - view from Entrance Hall towards stairs.



Photo 2 - from Entrance Hall towards Kitchen.



Photo 3 - view from Kitchen looking towards Entrance Hall.

4.0 DESIGN STATEMENT

4.1 Use

The flat is arranged over 3 floors and its lawful use is residential, there are other flats in the building.

4.2 Amount

There will be no increase on the gross internal area (GIA) of the flat.

4.3 Layout

The layout of the flat is not affected by these proposals.

4.4 Scale

The scale of the proposed internal doors (2.7m) are consistent with the height of the existing ceiling (3.3m).

4.5 Design appearance

The proposed refurbishment of the bathrooms and replacement of parts of the kitchen joinery are consistent with the character of the existing flat.

4.6 Context

This proposal will significantly improve the level of natural lighting to the inner parts of the flat and will have a beneficial long-term effect on the flat and its occupants.

4.7 Sustainability

The new building elements will be carried out in accordance with current building regulations.

5.0 ACCESS STATEMENT

The access to the property is not altered by this application.

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