DESIGN AND ACCESS STATEMENT

CLIENT
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PROJECT
2 Villas on the Heath
London
NW3 1BA

JOB NO.
952

ISSUE DATE 28/02/24

Index

1. Context

The planning application concerns 2 Villas on the Heath which is a three-storey terraced house. The property is located in Hampstead Heath Conservation Area. The property is a Grade II listed first designated in 1974. It's list description, one of the older types for identification purposes only, reads:

Pair of semi-detached villas. c1863. Stucco. Tiled roofs with projecting eaves having carved bargeboards to gabled front elevations. Gothic style. 3 storeys and attics. 1 window each. Recessed pointed arch doorways with hoodmoulds; fanlights and panelled doors, No.1 part glazed. Recessed casements with hoodmoulds; ground floor and 2nd floor, 2 lights; 1st floor 3 lights; attics, single light paired to the neighbouring house by the hoodmould.

1.1 Context – Locality

The property is bounded by residential properties on either side.

The neighbouring properties are of similar heights and share similar design features.

The street frontage of these terraces is mostly untouched and have retained a uniformity.

1.2 Context – surrounding streets

The property is located in the Vale of Heath There are other buildings in close proximity to the site, but these shall not be affected by the proposal.

2. Planning history

2020/1026/P
Proposal: conversion of attic to habitable space and installation of 3 roof lights

Granted (Jul 14 2021) – Householder application

2020/1595/L
Proposal: Internal and external alterations in association with conversion of attic to habitable space and installation of 3 new roof lights

Granted (Jul 14 2021)- Listed Building Consent

2021/3792/L
Proposal: Discharge of condition 4 of listed building consent application 2020/1595/L regarding windows and staircase.

Granted (Sept 6 2021)- Approval of Details (Listed Building)

2.1 Adjacent property 1 Villas on the Heath recent planning history

2022/0176/L and 2021/5247/P
Proposal: Replacement of all windows on the front elevation with single glazed units to match the original glazing pattern and replacement of all windows on the rear and outrigger elevations with slim lite double-glazed units to match the original pattern.

Granted 18 01 2022

Consent was previously granted for the conversion of the attic and various other minor works to the listed building, including the introduction of rooflights, replacement of the attic front elevation window,

overhauling the front first floor window, new stone flooring in the hallway and kitchen, refinishing existing floors in the dining room and study, various replacement floor finishes, and replacement of existing bathroom fittings.

3. Conservation Area- History

Hampstead stands on London's 'Northern Heights' which were formed in the last Ice Age. The Heights, sand and pebble-capped hills, stretch from West Hampstead to beyond Highgate. The hill at Hampstead offered natural advantages to early settlers and the subsequent history of Hampstead's development is permeated throughout by three recurring factors - its topography, the Heath and the attraction of its clean air and water. Palaeolithic remains have been found in the southern part of the area and West Heath has been identified as an important Mesolithic site. The Romans may have built a road across the Heath to St Albans, but there is no firm evidence for this despite the discovery in 1774 of Roman pottery in Well Walk.

From the beginning of the 17th century Hampstead began to attract wealthy people from London, especially lawyers, merchants and bankers, who were drawn by the advantages of its elevated position, and the absence of resident landed aristocracy.

In 1698 the Gainsborough family gave six swampy acres east of the High Street to 'the poor of Hampstead' and The Wells Trust was established to develop the chalybeate springs as a spa. The spa enjoyed a brief revival in the 1730s, with a new Long Room and Ball Room built beside Burgh House. But the spa's proximity to London attracted too many 8 Conservation area statement 1746 Roques map Hampstead 9 lower-class visitors and Hampstead Wells did not remain fashionable for long.

By the early 19th century, a number of large houses had been built in and adjacent to the centre of the village and on either side of the High Street there were also dense areas of working-class cottages.

The area developed gradually first as a village around the first roman catholic church in Hampstead, then the congregation grew steadily and moved to the present Gothic chapel in Heath Street in 1861.

The development of the village created a warren of alleyways, tenements and cottages that lay between Church Row and the High Street. After several years argument it was decided to demolish these slums, extend Heath Street to meet Fitzjohns Avenue, and widen the northern part of the High Street.

Around New End a number of Victorian municipal buildings were constructed.

The parade of shops along South End Road was built in the 1880s and 1890s.

More prestigious houses continued to be built on the western slopes around Frognal and Fitzjohns Avenue in a variety of inventive arts-and crafts styles, gradually becoming more conventionally neo-Georgian as the 20th century progressed.

After the Second World War both private and public housing attempted to fit sensitively into Hampstead. During the 1960's the Borough of Camden's housing programme affected the periphery, at Dunboyne Road, Alexandra Road and Branch Hill. In the 1970's the south of the village became a favoured location for famous architect's houses, and on a smaller scale in-fill development occurred within the village. Finally West Heath saw the encroachment of a number of large houses during the 1980's and 1990's.

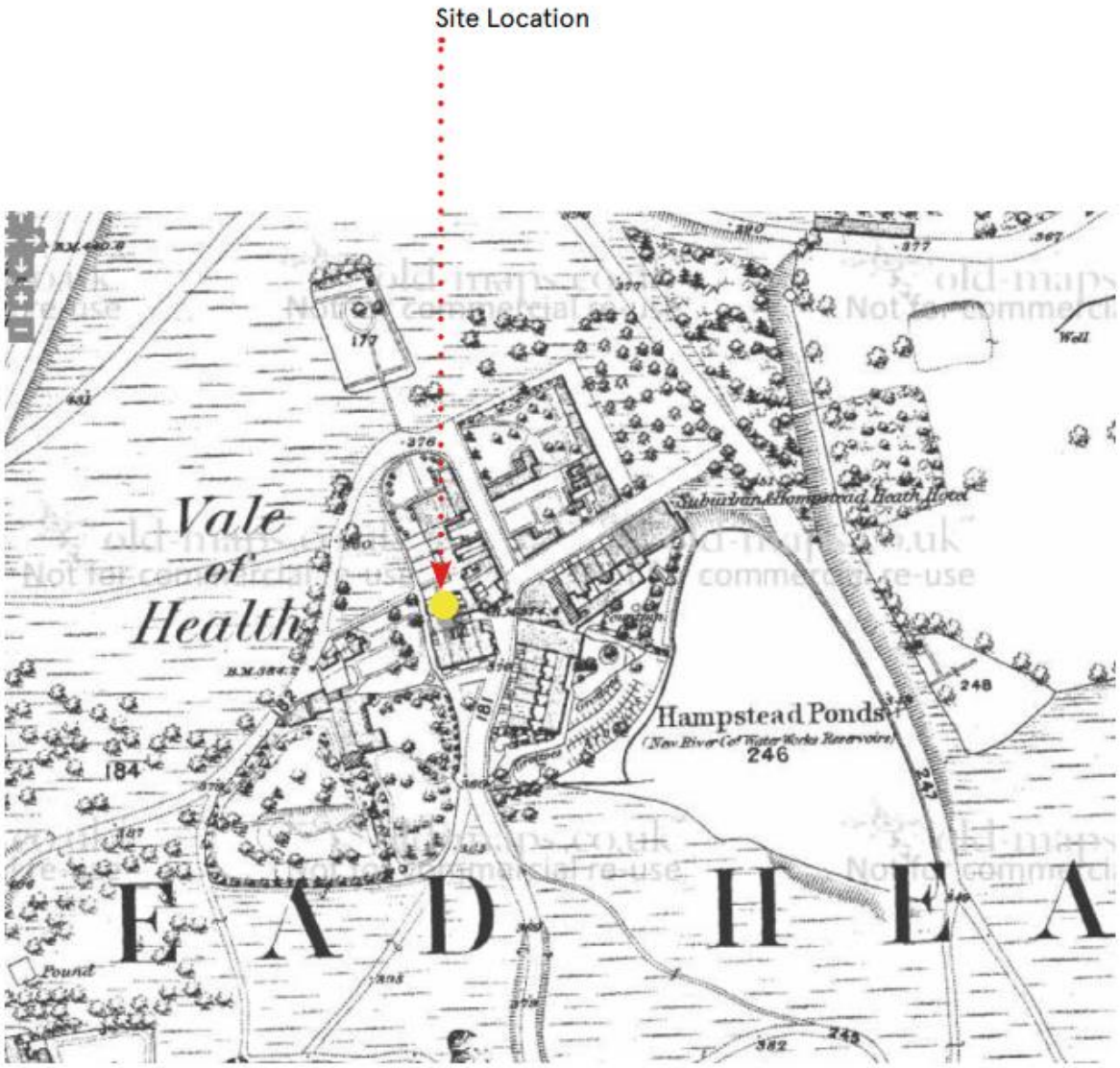
No. 2 Villas on the Heath is a Grade II listed, Gothic style, three-storey, semidetached property off the Vale of Health in Hampstead Heath, in the London borough of Camden. It is dated back to c1863.

The Vale of Health is part of the Hampstead Conservation Area, so designated in 1968.

This part of Hampstead Heath was originally known as Gangmoor.

The transformation of Gangmoor into Hatches Bottom, thanks to the efforts of the Hampstead Water Company in creating a pond in 1777, exemplifies the shift from marshland to habitable space. Initially viewed as an unwelcome intrusion on Hampstead Heath, the development of the houses in this area marked a significant change in its perception and utility, reflecting the evolving relationship between nature and settlement in the region.

The rebranding of the area as the 'Vale of Heath' in 1801, as a strategy to draw in visitors and residents, showcases the power of marketing and perception in shaping a place's identity. Over time, this new name gradually replaced the older designations, eventually becoming the predominant moniker by the mid-20th century. This shift highlights the importance of storytelling and image building in moulding the narrative and appeal of a locality.



1870

1976

4. Existing Building Conditions
4.1 Exterior conditions

2 Villas on the Heath is one of 6 three-storey grade II listed semi-detached villa built in the 19th century in the Vale of Health.
The pair of semi's meets on the party wall with a raised parapet with a single pitch roof either side. To the rear a two-storey outrigger exists with non-original hipped roof. No 2 Villas has a mansard roof extension on the outrigger.

The house is accessed from a small footpath. The front elevation is not visible from any neighbouring streets.

Originally, the property had a small courtyard at the rear of the property which has been converted at a later stage into a habitable part of the house on the ground floor. Most of the roof space above the previous courtyard is taken by a skylight which is obviously a modern feature and not of any particular architectural quality.

The exterior of the property is generally intact, the symmetry at the front is important to maintain. The rear is not symmetrical anymore and was not originally designed to be as strictly symmetrical as the front.

Generally, the exterior of the house is in an acceptable condition. Notable additions made to the house are the extension on the ground floor including the previous courtyard into habitable space, replacement of fascias (likely ply or OSB).

Cracks in the stucco finish on front elevation

De-laminated non-original fascia to be replaced to match the original feature

Non-original skylight above previous courtyard extension

Non-original dormer window extension (existing)

Position proposed for the air source heat pump enclosure

Position proposed for the air source heat pump enclosure

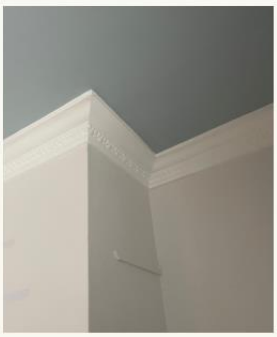
4. Existing Building Conditions
4.2 Internal condition

The interior has undergone a number of modifications over the past, but the house retains its principal rooms.

Works have been carried out to include a new ground floor wc (placed under the stairs area) and a dining area where the courtyard used to be, layout and creation of en-suite and dressing area to the second floor plus an additional bedroom by converting the outrigger roof.

Several fireplaces have been removed and blocked up and several rooms have had cornices, roses and skirting boards removed and/or replaced with non-original styles

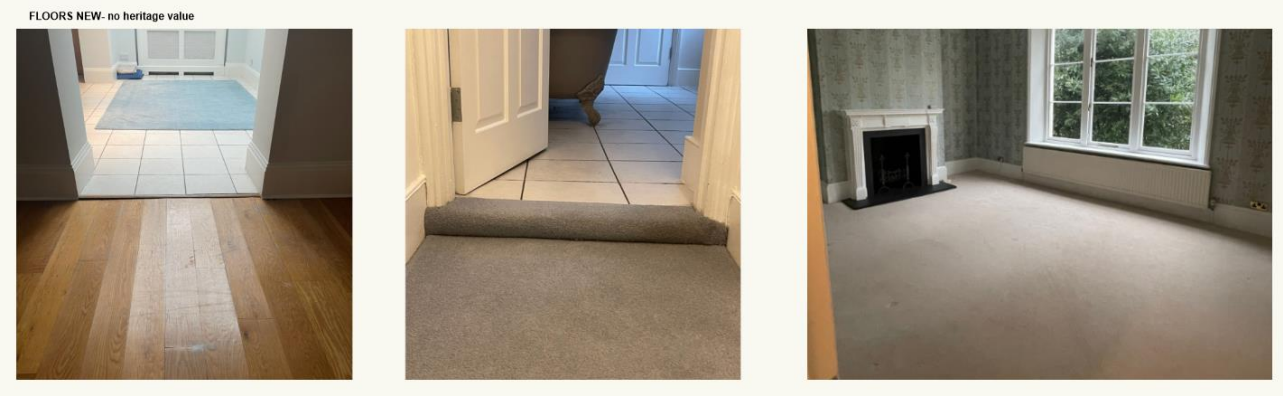
Cornices: Cornices present in the building's main rooms at ground and first floor appear to be modern though they do visually match those present in nos.1, 3, 4 and 5 suggesting that they may be original (and have just survived very well) or, perhaps more likely, is that they are later replacements which have been specifically designed to replace the original features present. Either way they are suitable for the building's period and status and clearly reflect the historic arrangements present both in this building and in the row of matching buildings. Cornices in the closet wing and second floor are obviously modern and too decorative given that either only a very basic or no cornice would have been historically present.



Ceiling roses: all ceiling roses in the building are modern and some are located in non-traditional locations (closet wings).

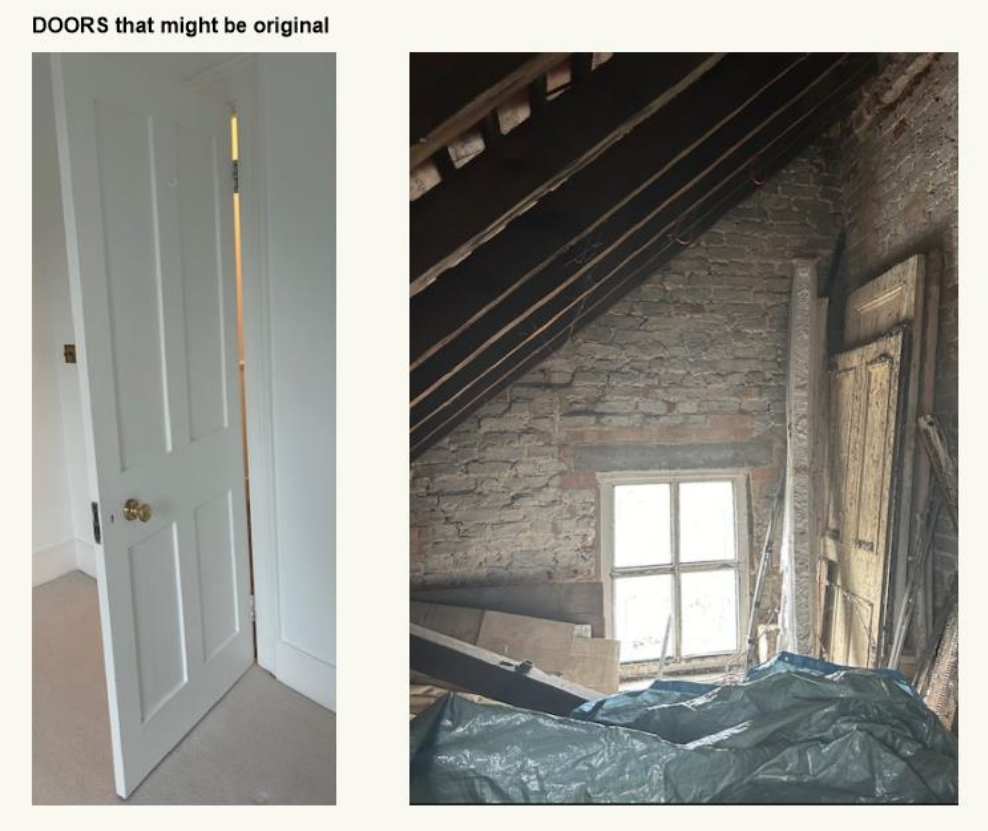
Fire surrounds: the existing fire surrounds in the building are modern

Floors: Floor surfaces (timber, tiles and carpet) are modern
Ground floor level appears to be raised, while the upper levels were kept as original levels with added modern finishes.



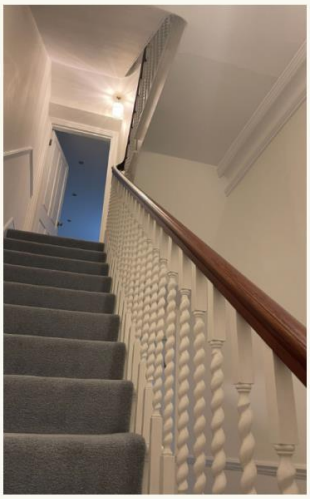
Joineries: Appear to be new with no heritage value.

Doors: Doors appear to be mostly modern apart from a four-panel door to the front room at second floor level. Historically it is likely that more decorative four panel doors (matching those surviving in the attic) would have been present at ground and first floor level with the simpler four panel doors to the second floor and above.



Staircase balustrade: The existing staircase appears to have been either partly or totally replaced and it does not appear as though the existing turned balusters are original. A photograph of stick balusters can be seen in photographs of no.5 Villas on the Heath, so we believe going to a plain square profile baluster at no.2 Villas would be appropriate for the building bearing in mind the existing modern nature of the balusters and the age and status of the building.

STAIRCASE spindles and balustrade NEW- no heritage value



Shutters on the ground floor front window and internal doors between reception rooms ground floor appear to be original features, these will be retained and refurbished.

Bathroom furniture throughout the house is new, no original features were kept.

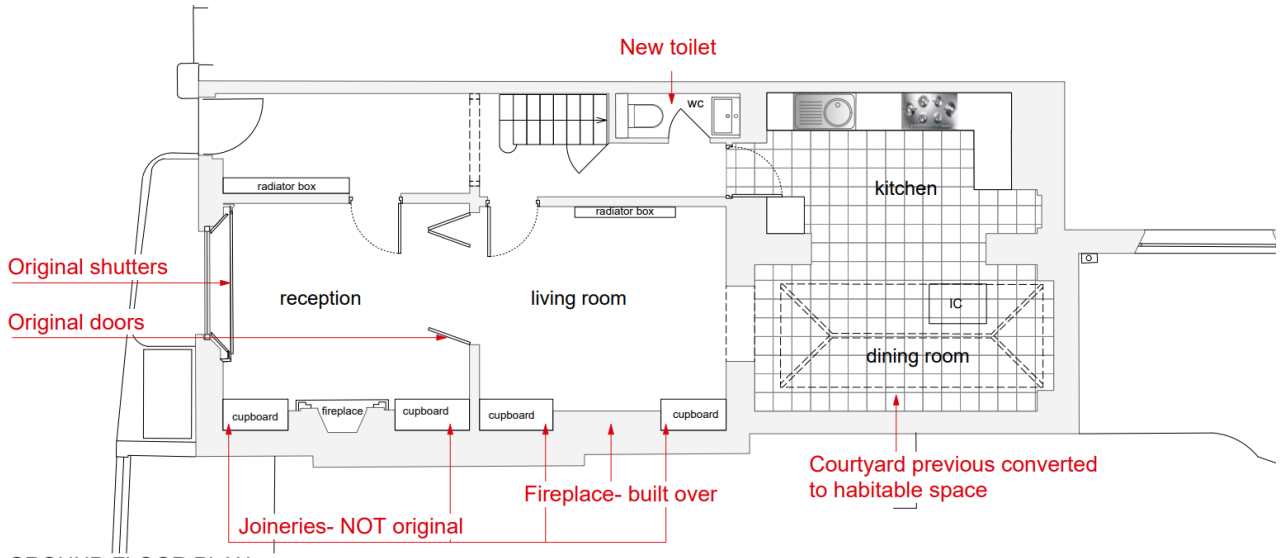



Ironmongery throughout the house seems to be new, no original features were kept.

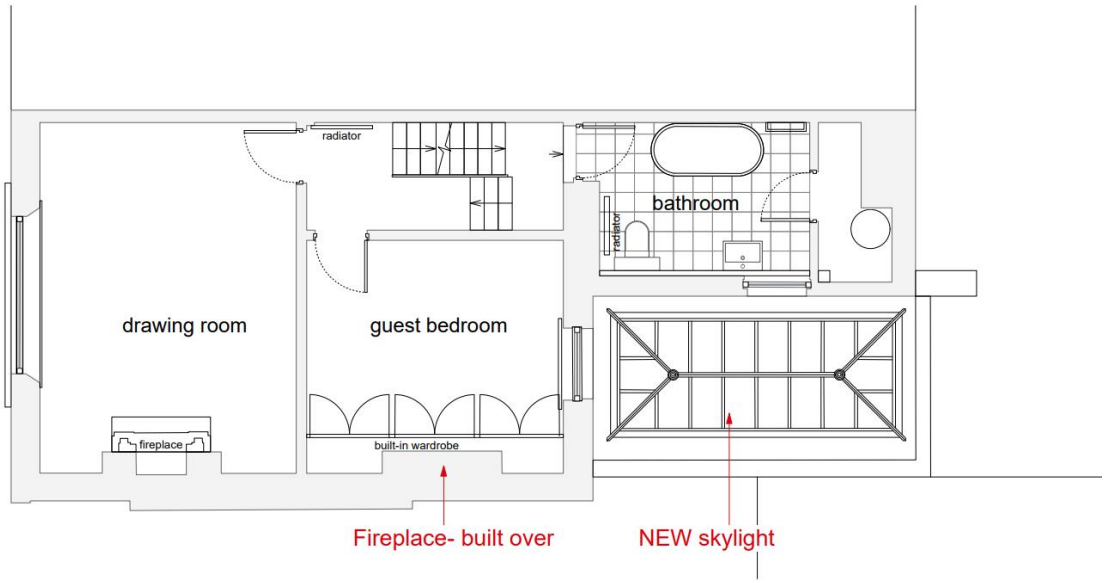

Radiators all of them are new and with no historical value,



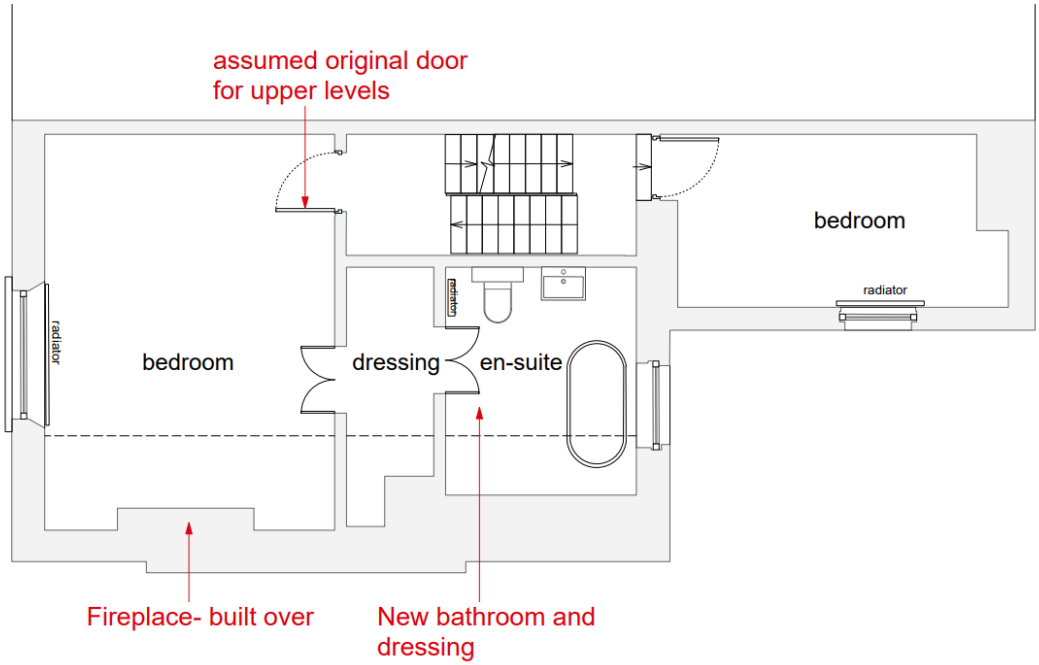
4. Existing Building Conditions
4.3 Internal condition plans



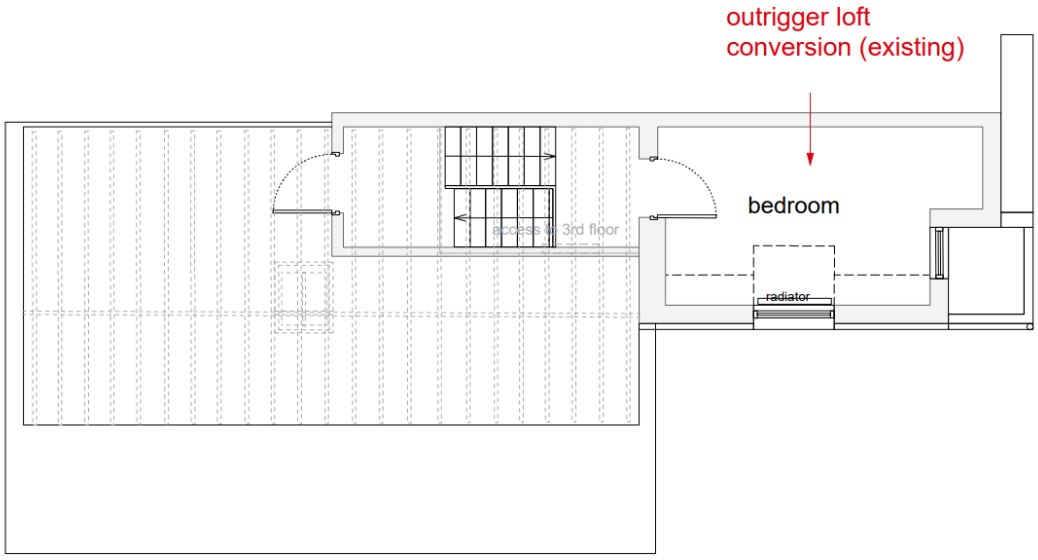
GROUND FLOOR PLAN
EXISTING



FIRST FLOOR PLAN
EXISTING



SECOND FLOOR PLAN
EXISTING



THIRD PLAN
EXISTING

5. Background

2 Villas on the Heath is a historically significant property along the southern fringe of Hampstead Heath, featuring Gothic- Revival architecture dating back to 1863. The property, part of a group of six, was granted Grade II status in 1974, highlighting its cultural and architectural importance.

It seems that the property has been updated and renovated in some areas, but not all changes may align with the original character of the dwelling. However, overall, the condition of the property is deemed acceptable in terms of repair.

6. Schedule of proposed works:

Ground Floor Plan
- Reinstatement of fireplace to dining room
- Reconfiguration of the rear outrigger with a new utility room and shower room, while moving the kitchen to the former courtyard
- replacement of the skylight above the former courtyard with a new lower profile rooflight
- relocation of the fuse box to the space under the stairs
- repairing of the original shutters to the front window
- removal of the non-original alcove joineries
- new underfloor heating throughout the ground floor
- reinstatement of decorative skirting
- reinstatement of original design doors
- cornices to be retained wherever possible

First Floor Plan
- Reinstatement of fireplace to the guest bedroom
- replacement and reconfiguration of bathroom furniture
- new engineer oak floorboards throughout floor with acoustic insulation between joists, new engineer floor will be laid over retained original floor boards
- new underfloor heating
- reinstatement of decorative skirting
- reinstatement of original design doors
- removal of non-original joinery in the guest bedroom
- cornices to be retained wherever possible

Second Floor Plan
- replacement and reconfiguration of en-suite furniture
- new engineer oak floorboards throughout floor with acoustic insulation between joists, new engineer floor will be laid over retained original floor boards
- new underfloor heating
- reinstatement of decorative skirting
- reinstatement of original design doors
- reinstatement of original design for ceiling roses
- cornices to be retained wherever possible

Third Floor Plan
- new engineer oak floorboards throughout floor with acoustic insulation between joists, new engineer floor will be laid over retained original floor boards
- new underfloor heating
- reinstatement of decorative skirting
- reinstatement of original design doors
- cornices to be retained wherever possible

Loft Plan
- Internal insulation on all internal walls

- New floorboards to strengthened ceiling joists with acoustic insulation in between, new floor finish will be laid over retained original floor boards.

Roof

- Replace conservation roof light with like for like
- Remove and reinstate roof to rectify structural defects, insert membrane. Existing tiles will be reused. Existing structure of the roof to be examinate and if in good condition kept, otherwise replace with like for like the pieces that need to be replaced.
- The new roof will be insulated to current standards.

Roof Method Statement for safe removal, storage and reinstatement of original roof tiles

- It is important to match the existing roof when replacing it to maintain the uniform appearance and integrity of the structure. A mismatched roof could detract from the overall aesthetic of the building and potentially create functional issues if not done properly. Therefore, it is crucial to ensure that the new roof closely resembles its existing one.
The process that will be followed is of carefully removing and storing tiles in a specific order, inspecting existing fascias and soffits for potential reuse or repair, and creating replica materials for any non-original boards that were used. This level of detail and care in preservation and replication will ensure a thorough and high-quality renovation or restoration process.
The new roof structure will mimic the original as closely as possible, though in larger sections. A new sarking felt will be installed with new counter battens above to reinstate the existing tiles in the order they came down. Where possible, the intention is to use the existing timbers for high level bracing.
All new flashing would be Code 4 lead.

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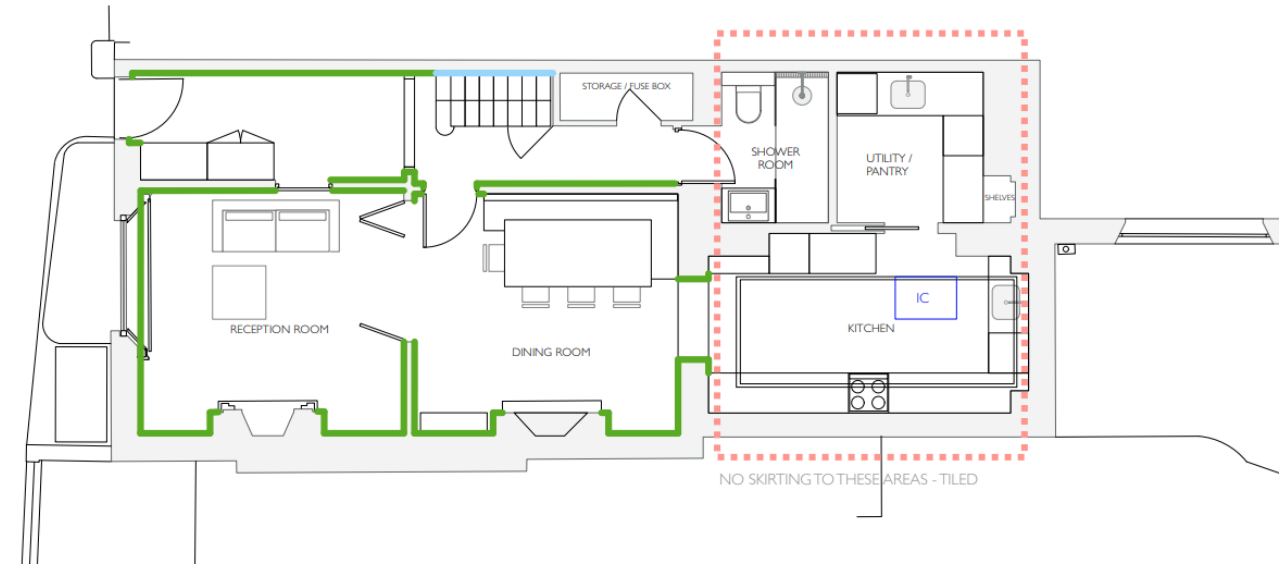
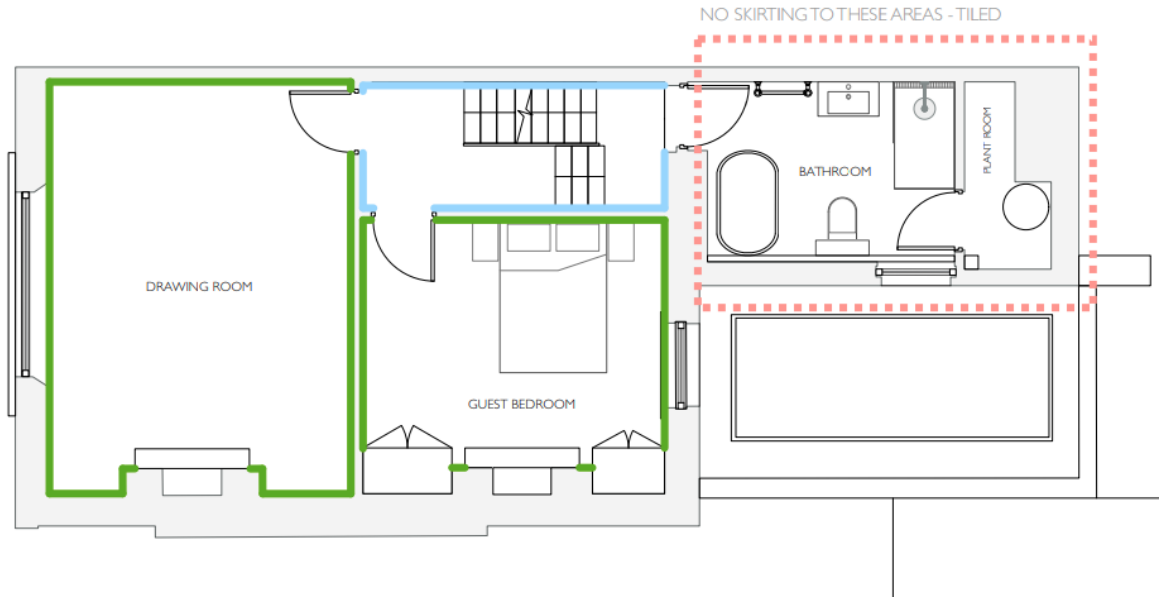
7. Proposals design approach

SKIRTING

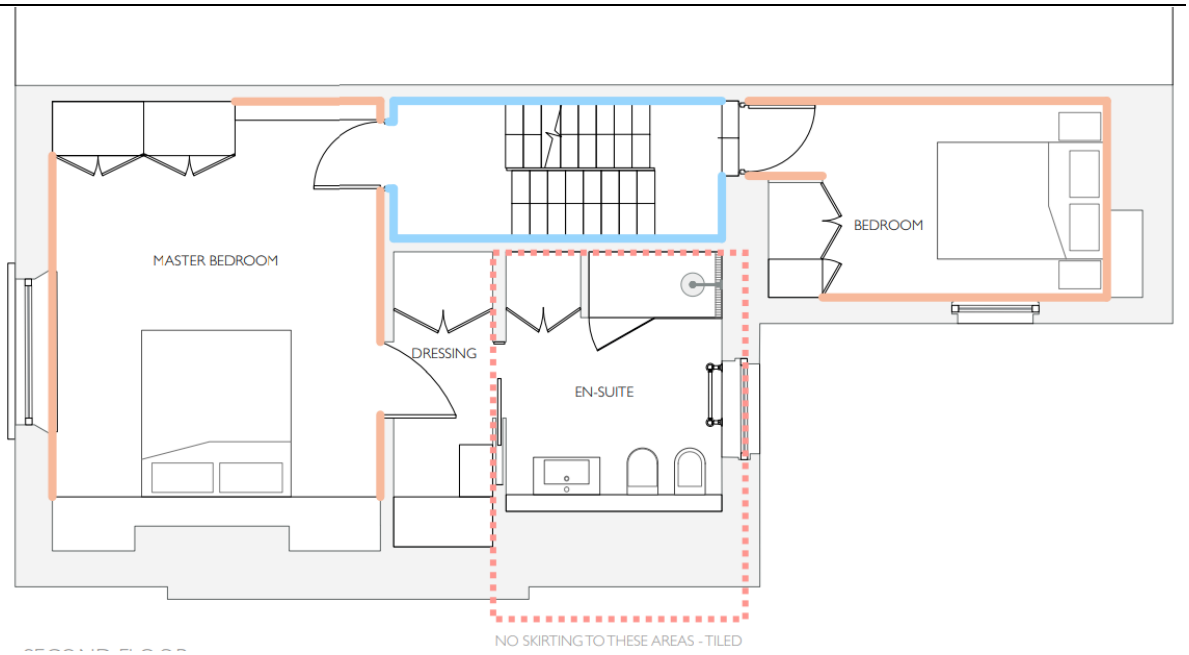
Ornate to the Ground floor and First floors with smaller scale period skirting to the Second floor.
Hallways to match stringer, with simple skirting (similar to the stringer) to the third floor.



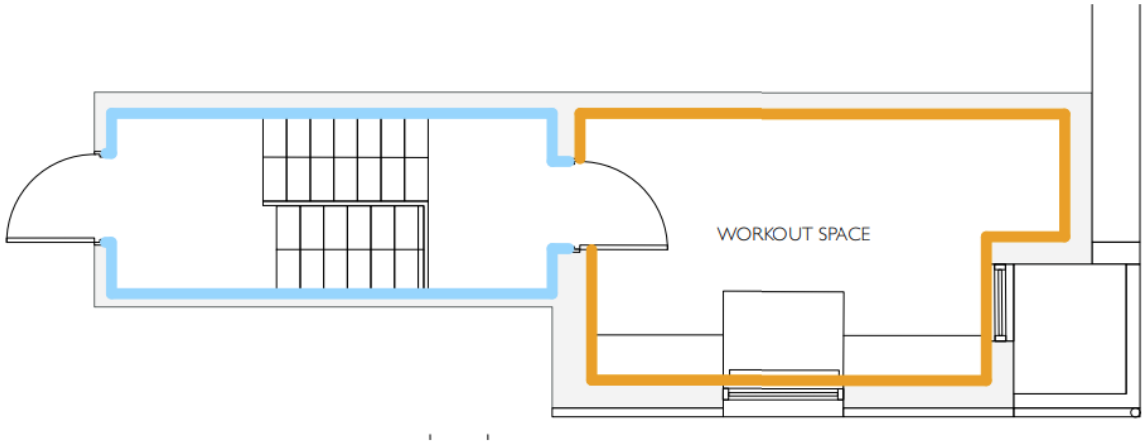
GROUND FLOOR PLAN PROPOSED



FIRST FLOOR PLAN PROPOSED



SECOND FLOOR PLAN PROPOSED



THIRD FLOOR PLAN PROPOSED

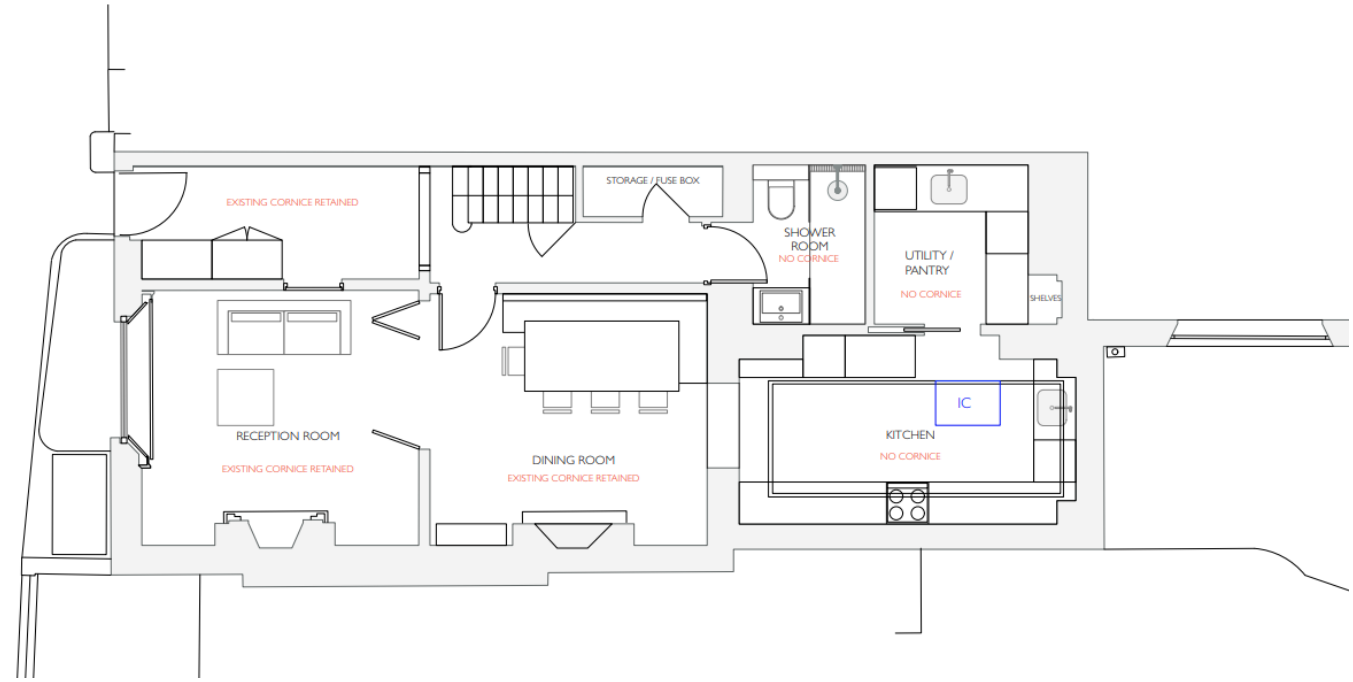
CORNICING

Cornices present in the building's main rooms at ground and first floor appear to be modern though they visually match those present in neighbouring properties suggesting they may be original or are later replacements specifically designed to replace the original features present.

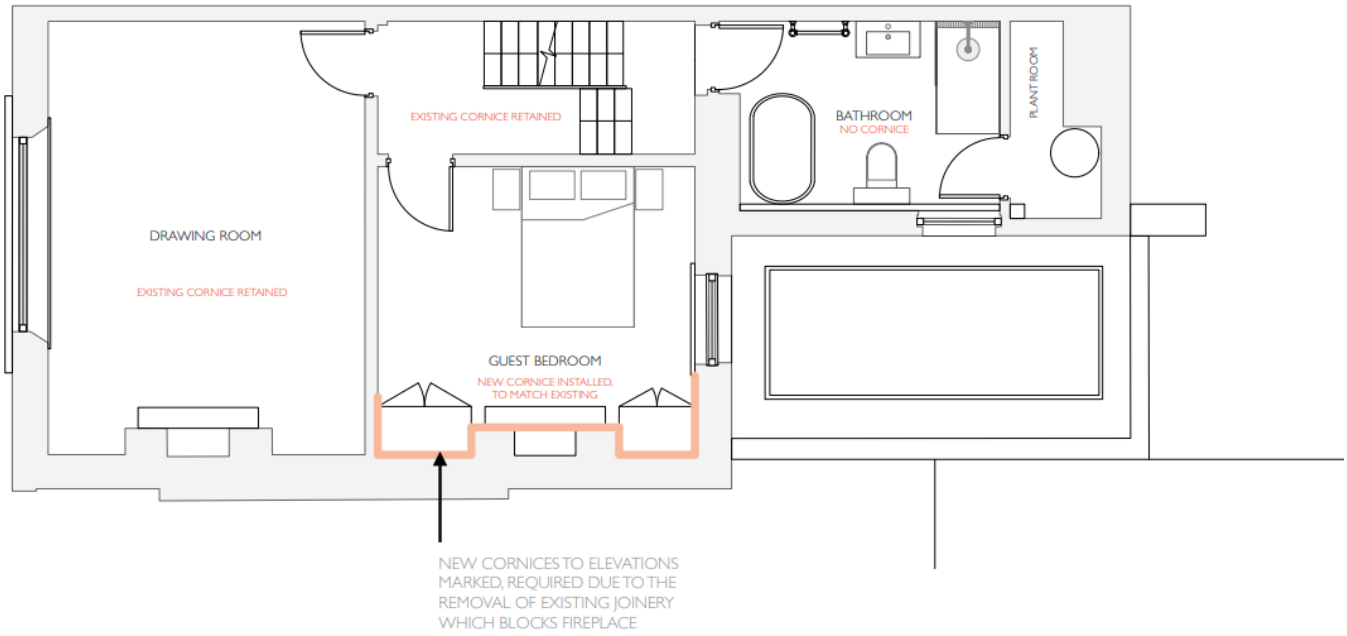
As they are suitable for the building's period and status and clearly reflect the historic arrangements present both in this building and in the row of matching buildings, these cornices will be retained

wherever possible. In areas where cornices need to be added or altered on the Ground or First floor, a match of the cornice will be made and installed.

There will be no cornices on the second and third floors where only a basic or no cornice would have been historically present.



GROUND FLOOR PLAN PROPOSED



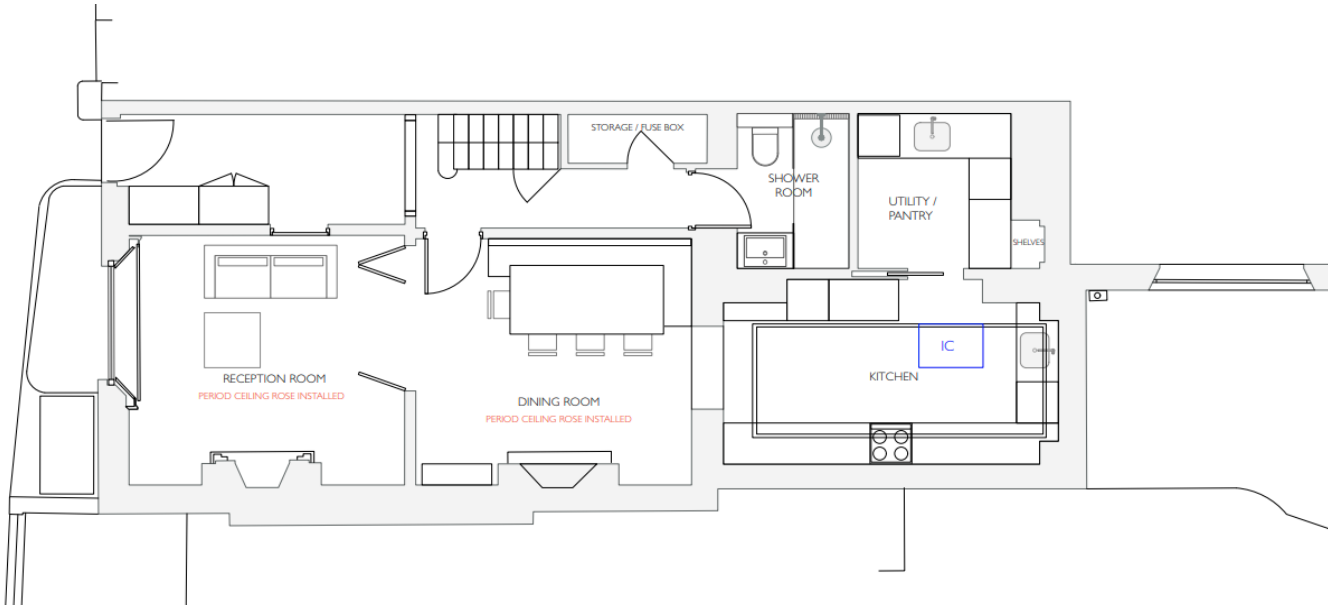
FIRST FLOOR PLAN PROPOSED

CEILING ROSES

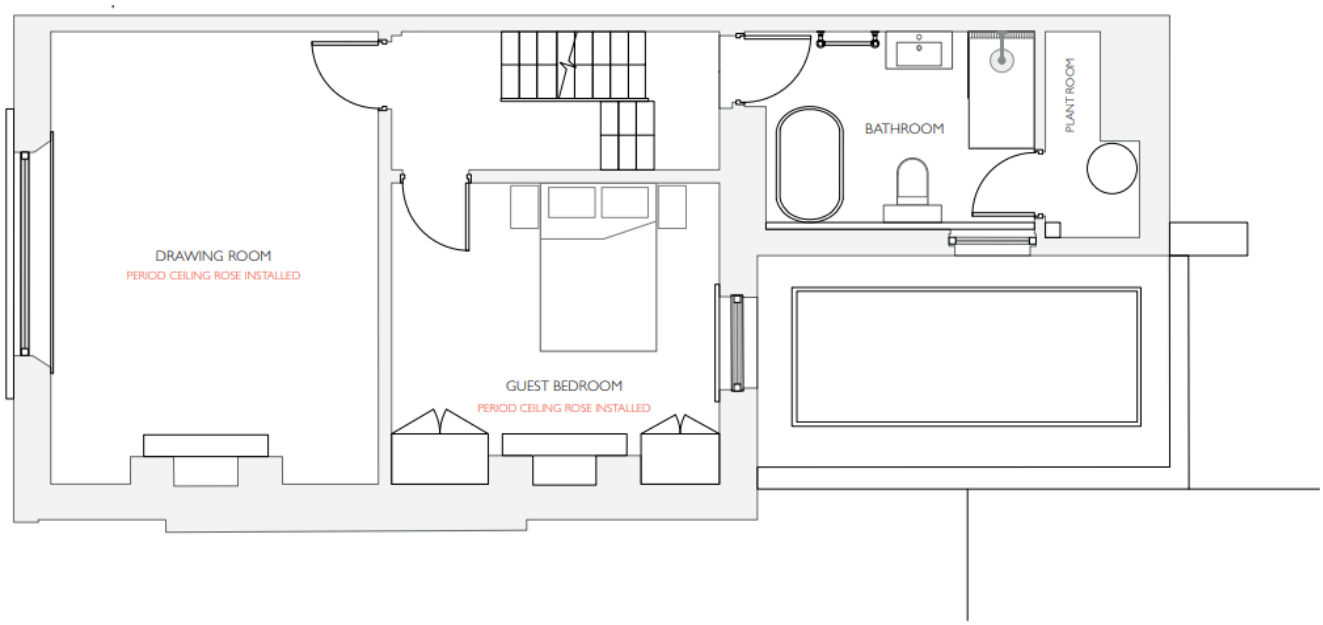
All ceiling roses in the property are modern so we propose replacing them with period roses to those areas on the Ground and First floors as indicating on the floor plan.

Example ceiling rose - 750mm diameter
Placement - Drawing Room

Example ceiling rose - 560mm diameter
Placement - Reception Room / Dining Room / Guest Bedroom



GROUND FLOOR PLAN PROPOSED

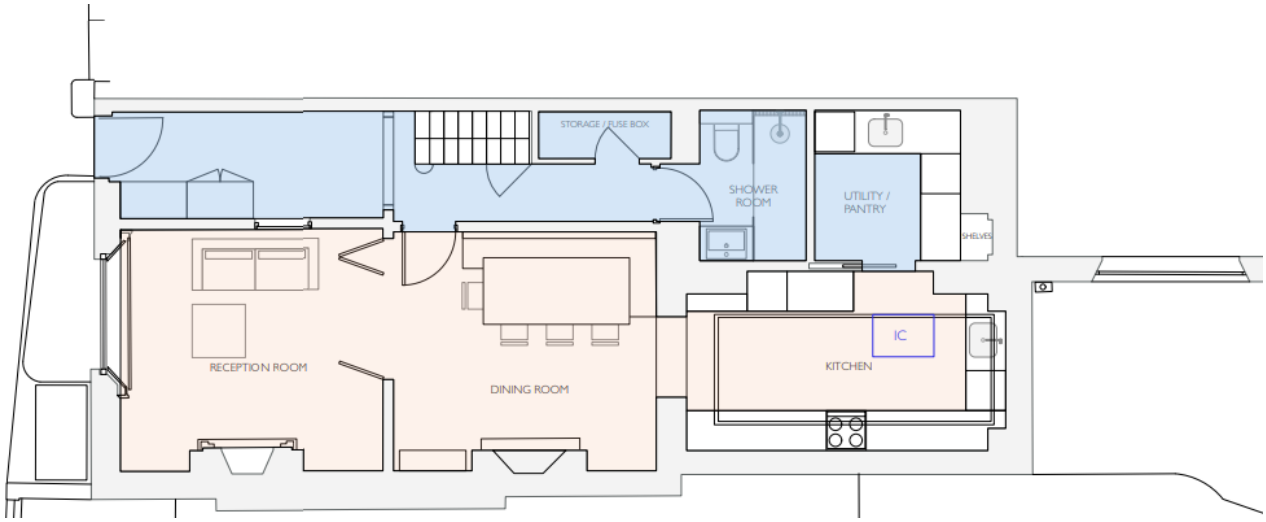


FIRST FLOOR PLAN PROPOSED

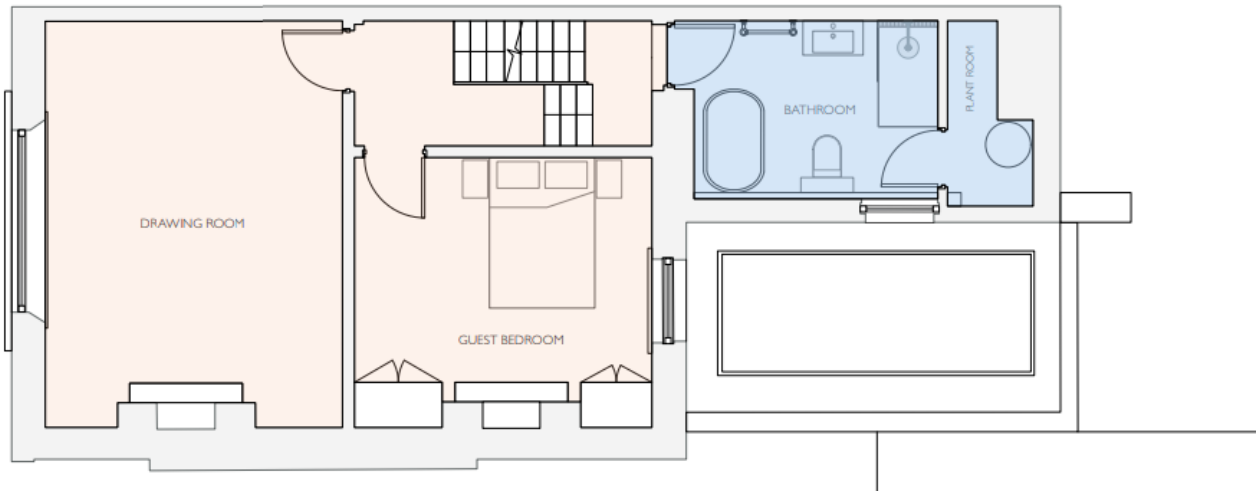
FLOORING

Floor surfaces are modern and will be replaced with a mix of engineered plank wood flooring and tiles

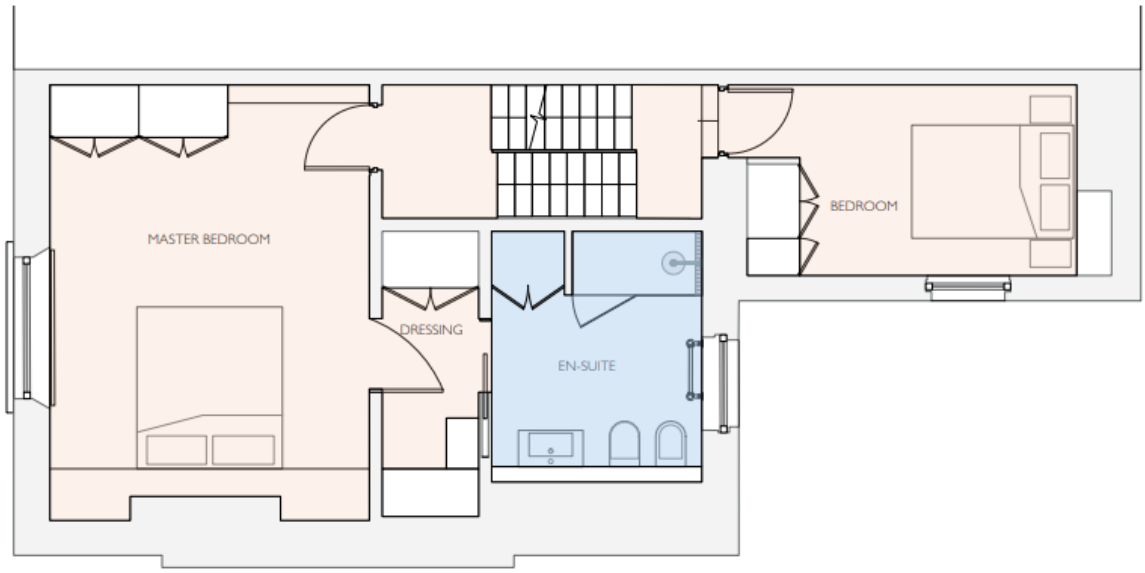
PINK AREAS- wood flooring
BLUE AREAS- tiles flooring



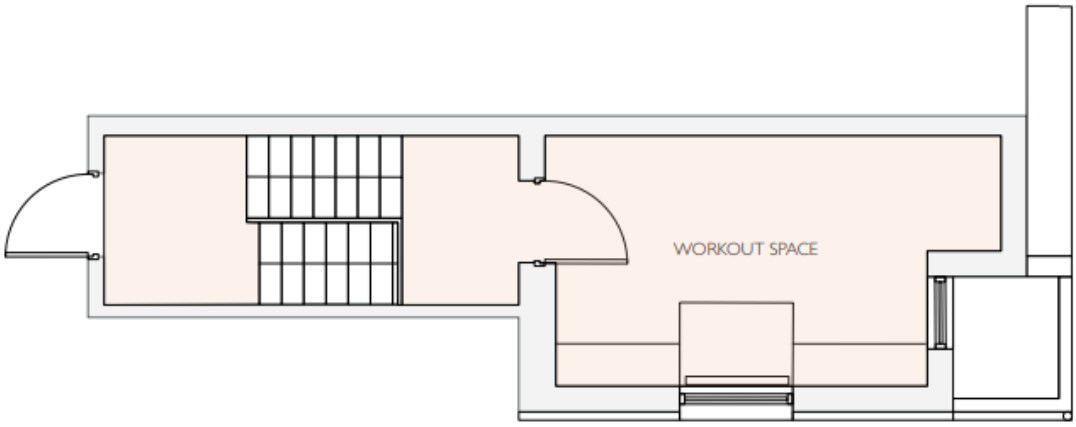
GROUND FLOOR PLAN PROPOSED



FIRST FLOOR PLAN PROPOSED



SECOND FLOOR PLAN PROPOSED

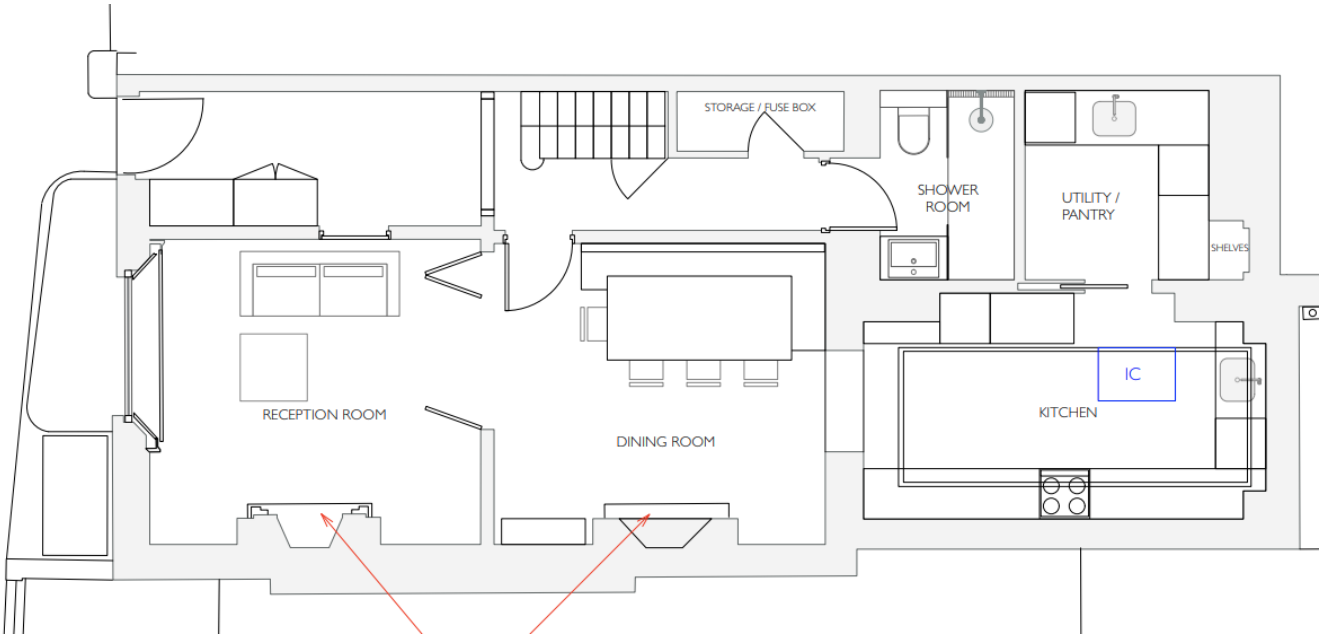


THIRD FLOOR PLAN PROPOSED

FIREPLACES

Period Fireplaces to be reinstated in the Reception room and Dining room on the Ground floor and Drawing room and Guest bedroom on the First Floor- decorative only.

ABOVE - Victorian style fireplaces carved in softly coloured Limestone or Volakas marble, for the Reception Room and Dining Room

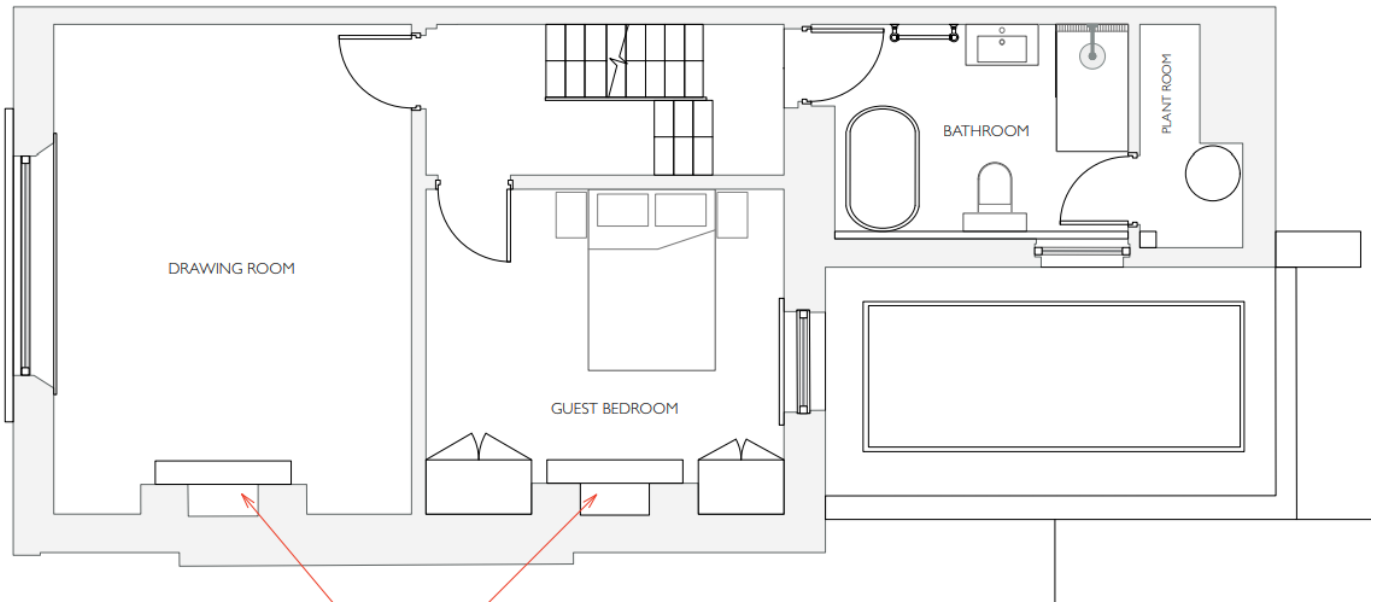


PERIOD FIREPLACES REINSTATED

GROUND FLOOR PLAN PROPOSED

ABOVE - a late 19th Century style marble or Limestone surround with carved corbels supporting the bevelled edge shelf. This more decorative style would be for the Drawing Room

ABOVE - a simpler Victorian style fireplace carved in Limestone, for the Guest Bedroom



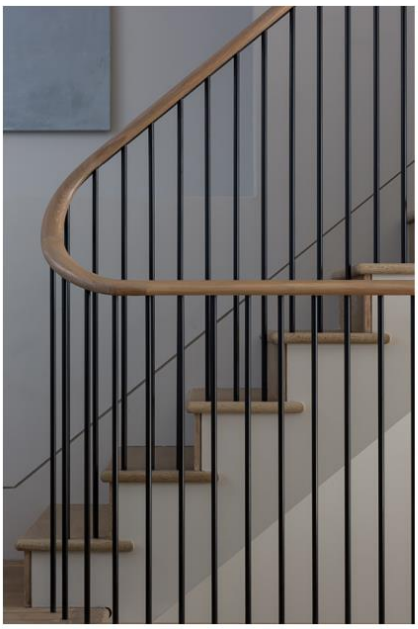
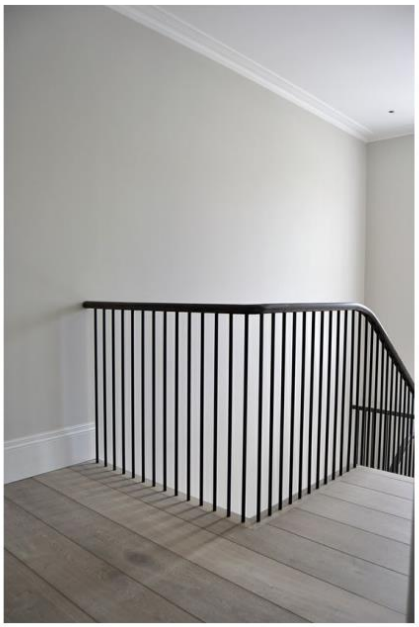
PERIOD FIREPLACES REINSTATED

FIRST FLOOR PLAN PROPOSED

STAIRCASE

The existing staircase appears to have been either partly or totally replaced and it does not appear as though the existing turned balusters are original. It is our intention to retain the existing stair structure and handrail and replace the current spindles with a plain square profile option.

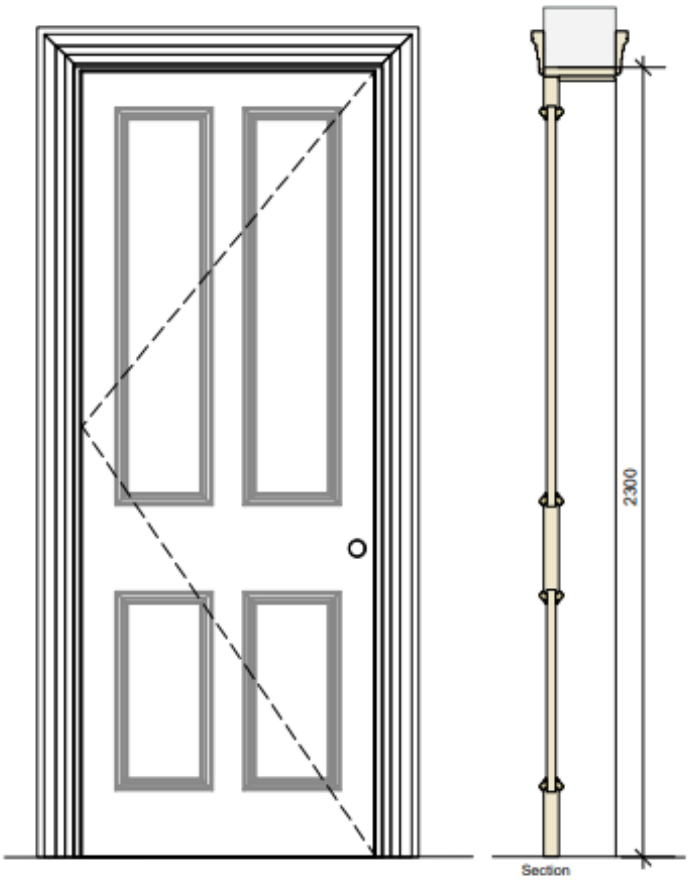
The adjacent images illustrate the use of a traditional handrail within a period building, with a slim profile spindle.

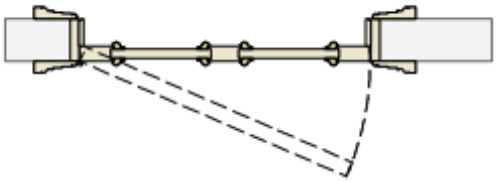




INTERNAL DOORS

It appears that most of the internal doors throughout the house expect for the doors between existing living room and reception room on ground floor and the door to the front bedroom on the second floor. We have also found in the attic some doors stored which we presumed were original for the ground and first floor.

Therefore, we proposed the same design as the doors found in the attic for the ground and first floor

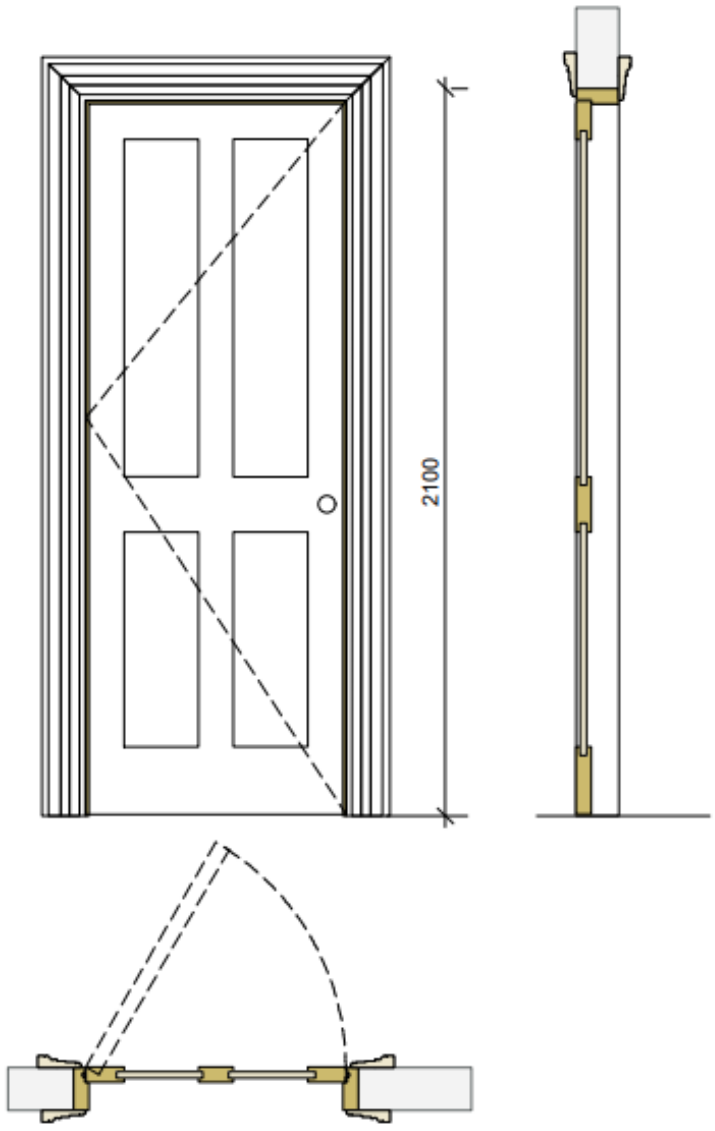




Internals Doors proposed ground and first floor
like for like as the assumed original doors

FR30

And the same design as the assumed original on the second floor for the second and third floor:



Internals Doors proposed second and third floor
like for like as the assumed original doors

FR30

INTERNAL DOORS- ironmongery proposed antique brass

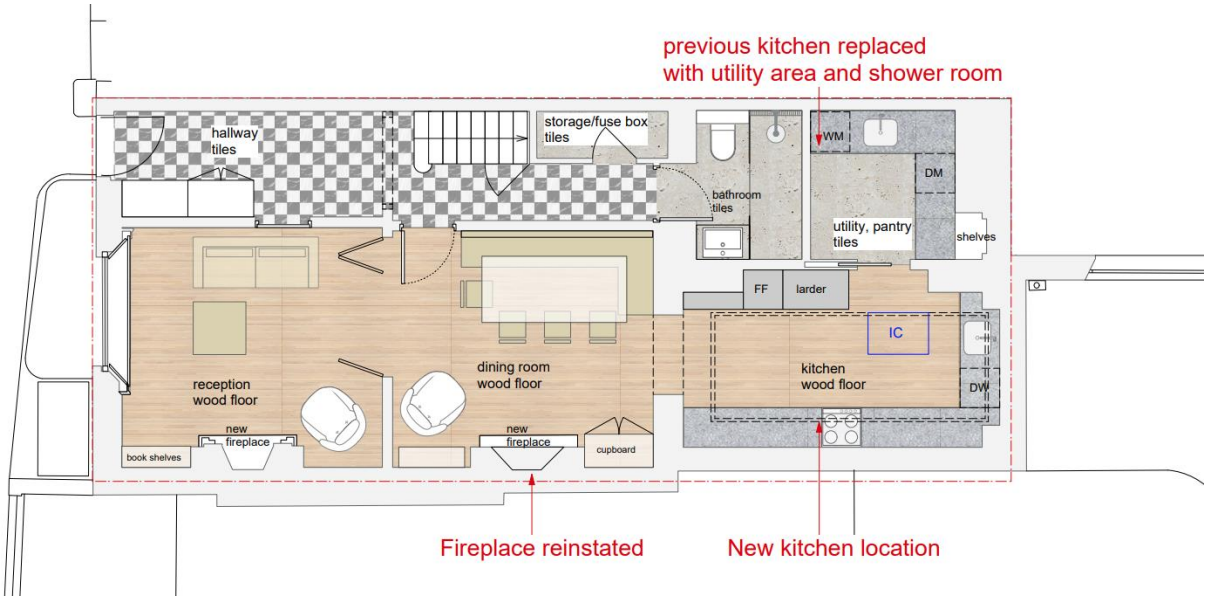


SKY LIGHT

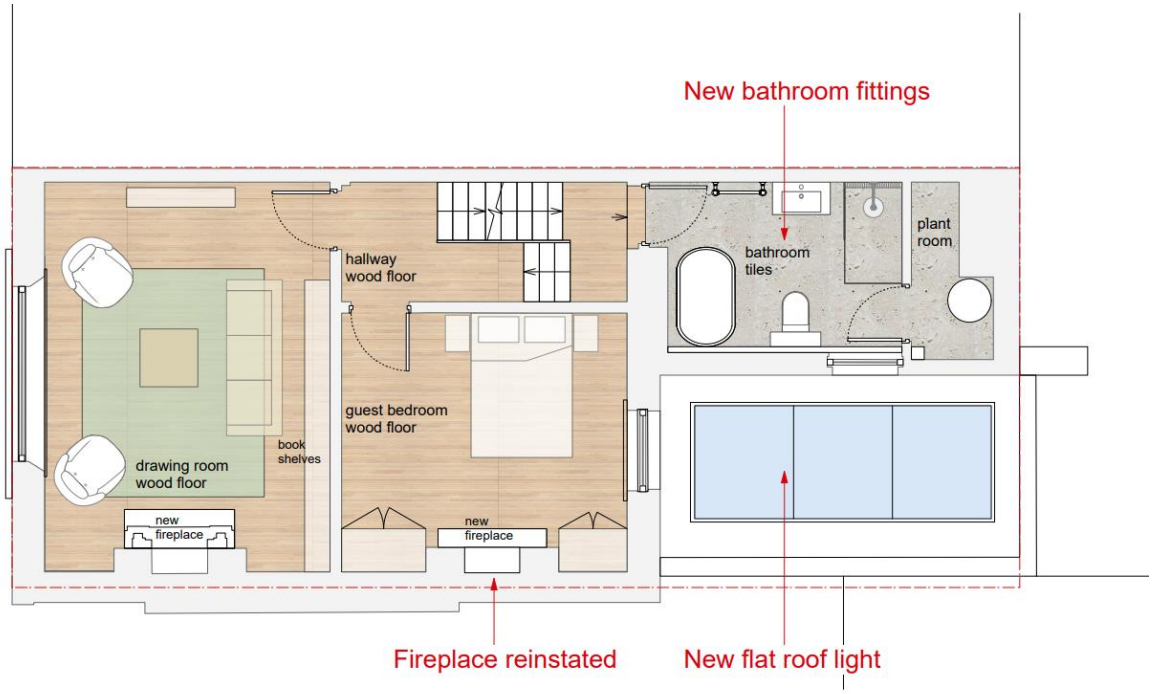
The existing skylight above the new ground floor extension where the courtyard used to be is of no heritage value as it's been added previously.

We propose to replace it with a flat roof light which will reduce the height of the extension and will be less intrusive. The images below show something similar with what we propose.


8. Proposed internal layout

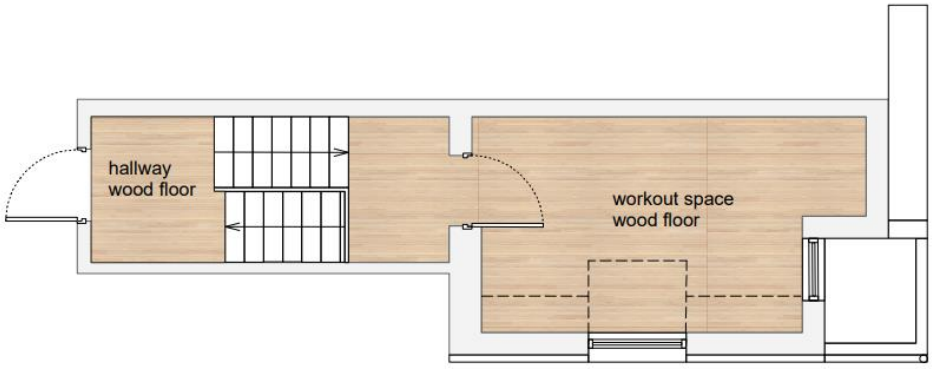


GROUND FLOOR PLAN PROPOSED



FIRST FLOOR PLAN PROPOSED

SECOND FLOOR PLAN PROPOSED



THIRD FLOOR PLAN PROPOSED

9. Design intent and justification

The proposed works encompass a range of enhancements across cosmetic, building, and environmental aspects. These improvements aim to revitalise the space by addressing both aesthetic and functional elements, ultimately enhancing the overall quality and sustainability of the property.

It is important to prioritize restoring and enhancing the original period features of a historic building rather than removing them or making drastic changes. By carefully considering the historic fabric and adding back these features, the significance of the building can be preserved and even enhanced. The proposed cosmetic works seem to have minimal impact in comparison to previous alterations and are intended to contribute positively to the listed and historic nature of the house.

10. Sustainability assessment (environmental aspects)

10.1 Goals

Our goal is to renovate the house to as close to EnerPHIT standards as possible, by aiming to improve the thermal performance and energy efficiency as far as possible without compromising the listed status of the house.

It is not always possible to achieve the Passive House Standard (new constructions) for refurbishments of existing buildings, even with adequate funds. For this reason, the PHI has developed the "EnerPHit – Quality-Approved Energy Retrofit with Passive House Components" Certificate.

Significant energy savings of between 75 and 90 % can be achieved even in existing buildings, for which the following measures have proved to be particularly effective;

- improved thermal insulation (based on the principle: if it has to be done, do it right)
- reduction of thermal bridges
- considerably improved airtightness
- use of high quality windows (there is no reason why Passive-House-suitable windows should not be used whenever the opportunity arises)
- ventilation with highly efficient heat recovery (again, Passive-House-suitable systems are very recommendable)
- efficient heat generation
- use of renewable energy sources

The EnerPHit standard (Passive House Institute, 2017) was developed in order to provide planning and quality assurance guidelines also for the modernisation of existing buildings, with an efficiency standard that is cost-optimal for the respective building.

Table 5 Requirements for the building envelope and ventilation in the EnerPHit component method for all seven climate zones. Source and further details: Passive House Institute (2017)

Climate zone according to PHPP	Opaque envelope against...				Windows (including exterior doors)					Ventilation	
	ground	...ambient air			Overall			Glazing			
	Insulation	Exterior insulation	Interior insulation	Exterior paint	Max. heat transfer coefficient ($U_{D/W,installed}$)			Solar heat gain coefficient (g-value)	Max. specific solar load	Min. heat reco-very rate	Min. humidity recovery rate
	Max. heat transfer coefficient (U-value)			Cool colours							
	[W/(m²K)]			-	[W/(m²K)]			-		%	
Arctic	Deter-mined in PHPP from project specific heating and cooling degree days against ground.	0.09	0.25	-	0.45	0.50	0.60	U_g - g*0.7 ≤ 0	Specific solar laod during cooling period ≤ 100 kWh/(m²a)	80%	-
Cold		0.12	0.30	-	0.65	0.70	0.80	U_g - g*1.0 ≤ 0		80%	-
Cool-temperate		0.15	0.35	-	0.85	1.00	1.10	U_g - g*1.6 ≤ 0		75%	-
Warm-temperate		0.30	0.50	-	1.05	1.10	1.20	U_g - g*2.8 ≤ -1		75%	-
Warm		0.50	0.75	-	1.25	1.30	1.40	-		-	-
Hot		0.50	0.75	Yes	1.25	1.30	1.40	-		-	60 % (humid climate)
Very hot		0.25	0.45	Yes	1.05	1.10	1.20	-			

10.2 Approach

We have approached Villas on the Heath through looking at Historic England Guidance alongside EnerPHit standards. By breaking down the adjacent strategy into four areas of cost/intrusive and system improvements as per historic England guidance, so that we are able to address crucial factors and ensure that the project aligns with the necessary standards for preservation and

sustainability. This approach demonstrates a thorough and thoughtful consideration of the complex requirements involved in such a project.

The suggested approach also takes into account the UK Governments forthcoming Heat and Buildings Strategy. which will phase out gas boilers, promote heat pumps and encourage more reliance on clean electricity.

Low cost/ non-intrusive

Draught proofing, Low energy lighting, Heavy curtains and blinds, Rugs on upper floors, Roof insulation, Re-pointing brickwork, Re-rendering house.

More costly/ low intrusive

Replastering, Smart thermostats and heating zones, Upgrade to heating system, New radiators, Insulating internal floors Ground floor insulation

High cost/ more intrusive

Internal insulation to outrigger walls, Internal insulation to attic walls

10.3 Camden Energy Efficiency and Adaption SPD

CPG have released detailed information and suggestions on ways in which buildings can improve their energy efficiency and reduce their carbon footprint, with an emphasis on Passive design.

It is noted that the installation of renewable energy technologies or improvements to the fabric of Listed Buildings and buildings in Conservation Areas are not automatically prohibited. There are many examples in the borough where such improvements have been undertaken to these buildings. The applicant will be expected to work with Heritage and Conservation Officers to determine what would be an acceptable strategy.

It is encouraging to see CPG providing guidance and support for improving energy efficiency in buildings through passive design. The flexibility shown in allowing installations in listed buildings and conservation areas is commendable, emphasizing the importance of collaboration with heritage and conservation officers to find appropriate solutions. This approach recognizes the significance of sustainability while respecting the historical and architectural value.

10.4 Sustainability

All new internal works and finishes will match the existing or re-instate original features with regards to the methods used and to material, colour, texture and profile, in order to safeguard the special architectural and historic interest of the heritage asset.

New insulation to the roof will improve the thermal performance of the house. The insulation will be breathable, and will be between and below roof joists to maintain the exterior roofline symmetrical with the neighbouring villa.

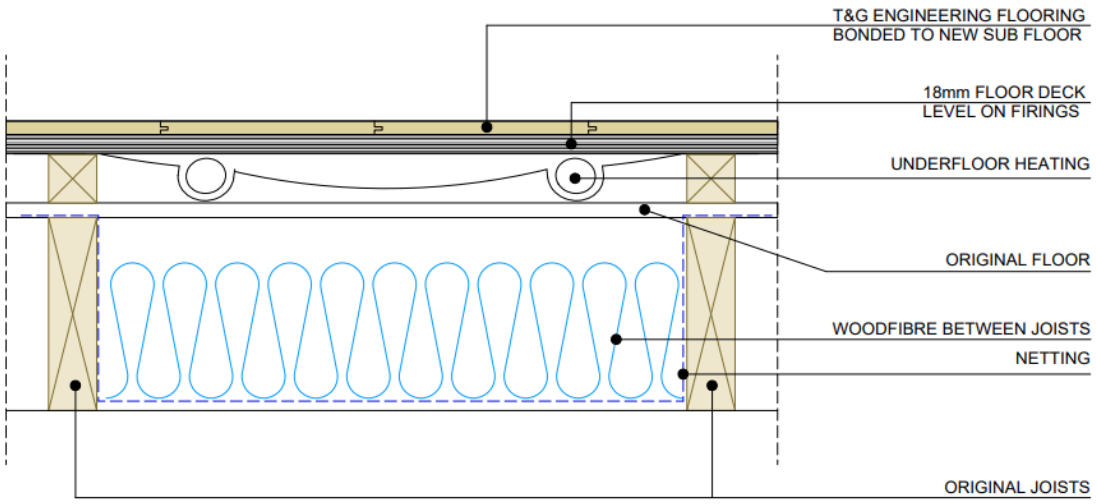
The attic internally will be improved and the roof tiles that are at the end of their life will be replaced with tiles to match existing.

10.5 Proposed solutions to maximize the energy efficiency

Reinstatement of fireplace to existing living room ground floor and guest bedroom first floor
Internal insulation to the walls that haven’t been upgraded yet
Insulating internal floors

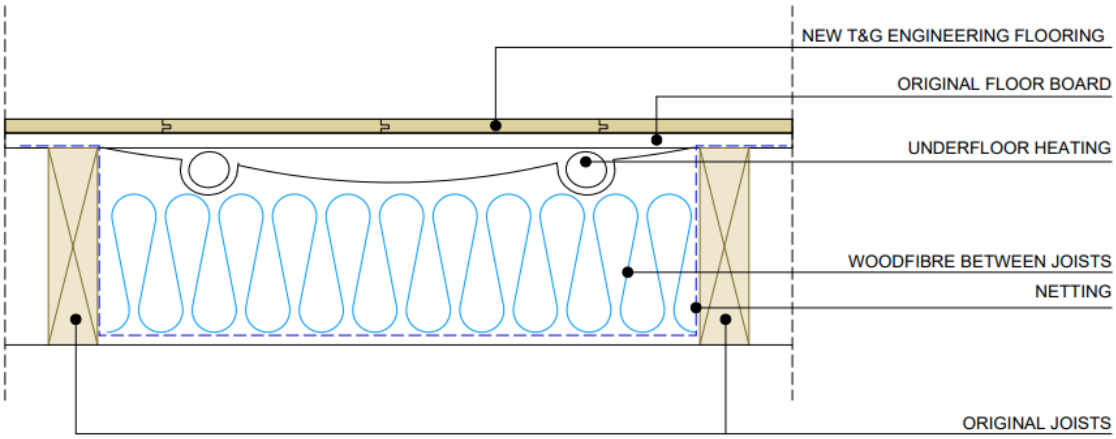
Installing underfloor heating and smart thermostats
Installing air source heat pump to replace the existing gas fired boiler
Draught proofing Low energy lighting Heavy curtains and blinds Rugs on upper floors Roof insulation
Re-pointing brickwork Repairing the rendering of the house

Typical detail floor built up proposed ground floor



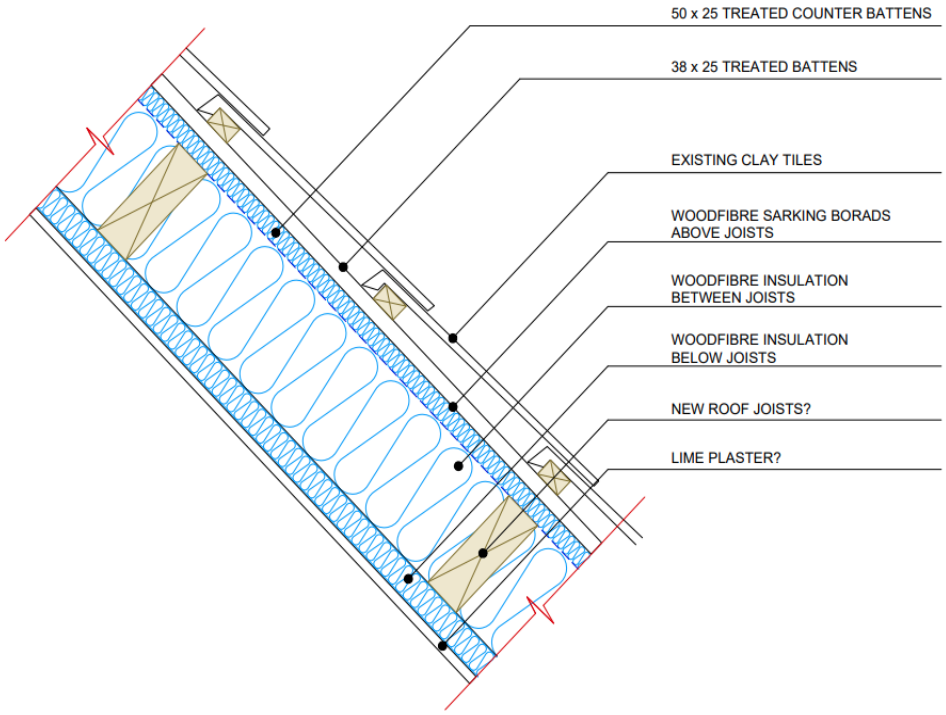
We propose to carefully remove the original floor boards and place same carefully on the side in order, install new insulation and carefully reinstall the original boards back in the same order.

Typical detail floor built up proposed upper floors

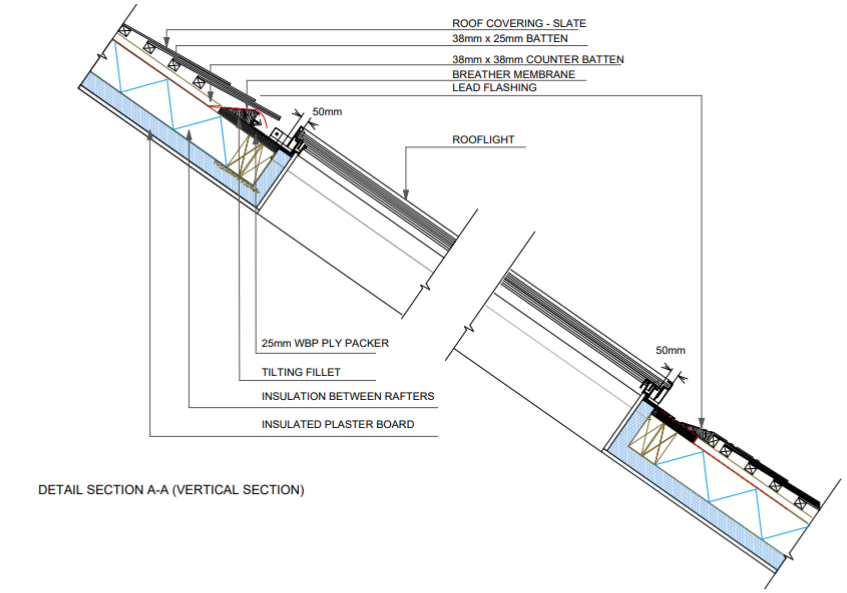


TYPICAL DETAIL FLOOR BEDROOMS
FIRST, SECOND, THIRD FLOOR

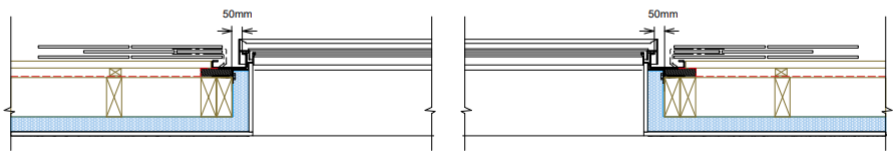
Typical detail roof built up



Conservation roof light
Typical built up



DETAIL SECTION A-A (VERTICAL SECTION)



DETAIL SECTION B-B (HORIZONTAL SECTION)

Conservation Rooflight

The new and replacement rooflights will use The Rooflight Companies Conservation Range.

This will be fitted in line with the clay tiles, will have a vertical emphasis and a single central glazing bar.

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11. Access

Access requirements and provisions to the property are not affected by this application.