

**DESIGN, ACCESS AND HERITAGE STATEMENT**

**FOR**

**POND STREET MANAGEMENT LTD**

**IN REFERENCE TO**

**INSTALLATION OF AN AIRBRICK TO THE SIDE ELEVATION**

**AT**

**21 POND STREET,  
LONDON NW3 2PN**

**PREPARED BY**

**BASE BUILDING CONSULTANCY**

**November 2024**

**REF: 0824**

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## Identification Photos – 21 Pond Street, London, NW3 2PN

### Front Elevation



### 1.0 Site Location & Description

21 Pond Street is located at the Northern end of Pond Street. It is situated opposite to the Royal Free Hospital. The building is a five-storey terraced property comprising of 5 flats. The property is Grade II listed and is situated within the Hampstead conservation area.

### 21 Pond Street – Site perimeter in red



Arial View of Site

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## **1.1 Heritage**

The property is a Grade II listed building that was constructed in the mid-18th century with refronting in the 20<sup>th</sup> century. The property was converted in 1998 from a vacant former nurses training school to five flats. We believe that the proposed application will not harm the heritage of the building.

## **2.0 Design Proposals**

### **2.1 The Proposal**

Base Building Consultancy has been instructed by Mr. Wellbank to submit a planning application for the installation of an airbrick to 21 Street. This document has been prepared to support the planning application for the installation of an air brick. The proposal includes minor internal and external alterations, as shown in the drawings/plans submitted alongside this statement.

### **2.2 The Extent**

The proposal involves the installation of 2 No. airbricks to the carriage arch. The proposal will not alter any other external elements of the building.

## **3.0 Appearance**

The existing appearance consists five storey terraced building with a bay from basement level to the first floor, which will not be changed. The carriage arch has been rendered and painted. There are boiler flues and 2 no. airbricks situated on the lower ground floor level of the wall. The proposed application will not alter or restrict access to the property for the general public. Both vehicular and pedestrian access will remain unchanged and will stay in their current locations.

## **4.0 Conclusion**

The proposal is to install 2 No. airbricks to the ground floor level of the side elevation at 21 Pond Street, London, NW3 2PN. There will be no harm to any other aspect of the building. We request that the decision be based on the merits of the property.

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