

12 New End

Design and Access & Heritage Statement

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70 Hampstead Way

ungar architects

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12 New End

1.0 Assessment

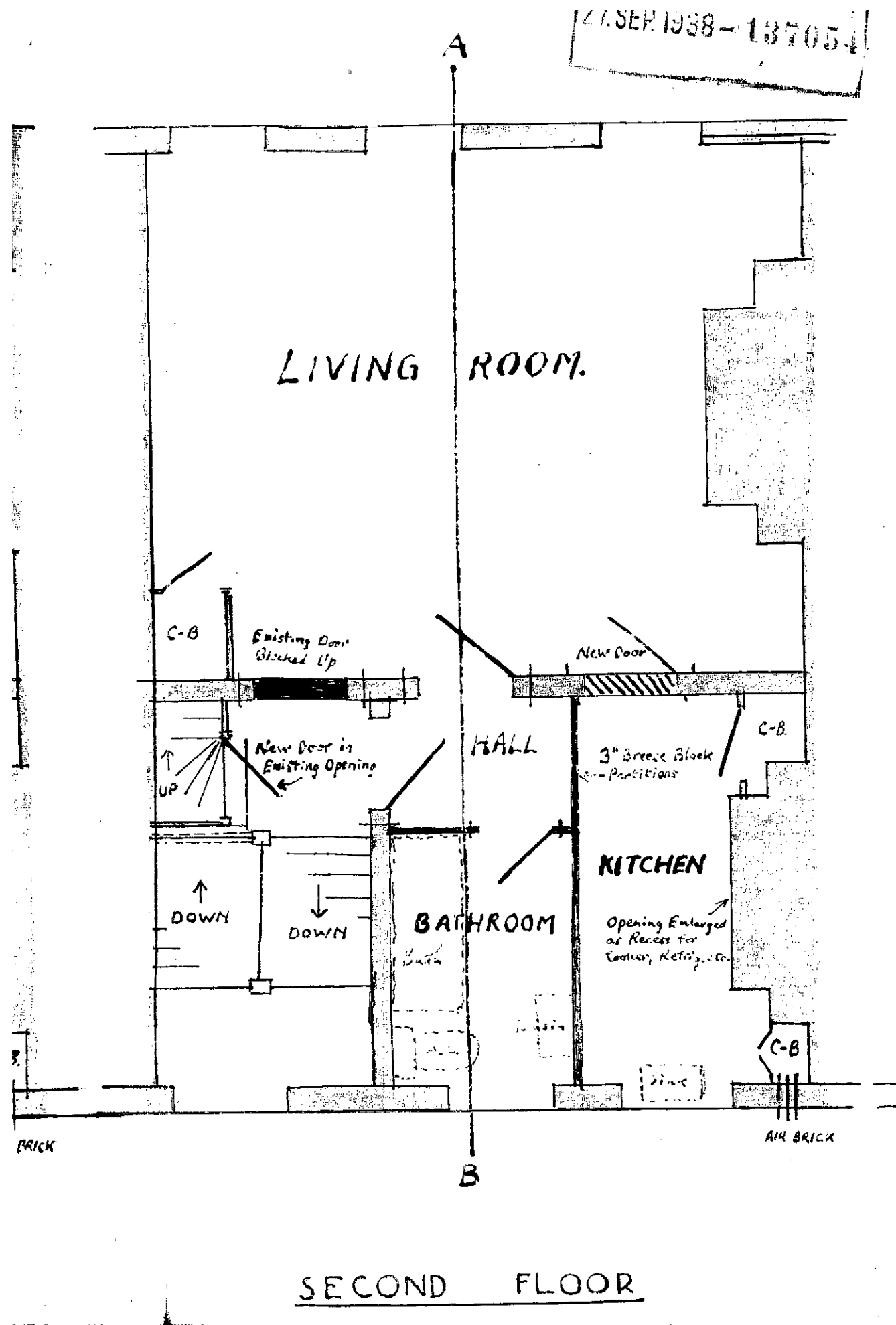
The property is situated within Hampstead Conservation area. The property is Grade II Listed, as are the two adjacent properties which are of a similar type.

Planning Policies relevant to this area include:
 Planning Policy Guidance 15.3, Listed Building Control
 Planning Policy Guidance 15.4, Conservation Areas

2.0 Summary of Proposal

The application proposes the following:

- Installation of a new en suite bathroom to the 2nd floor front bedroom.
- Construction of a part glass, part solid internal partition for new bathroom.
- Installation of new finishes to some zones of new bathroom
- New connection to existing waste pipe to front from property.
- Re installation of existing internal door to be hinged on opposite side



Second Floor
Archive Plans submitted to Camden Council in 1938

3.0 Understanding the Historic Site

3.1 Early History

10-14 New End were built as a terrace in c.1725, the three still stand in good condition today. New End links Heath Street and New End Square and is situated close to Hampstead village.

The terrace was listed on 11 August 1950 with the listing noting the following

"Terrace of 3 houses. 1725, refaced later C19. Multi-coloured stock brick. No.10, slate roof, Nos 12 & 14, tiled roofs; all with dormers. 3 storeys, attics and basements. 3 windows each. Doorcases with hoods on carved consoles; architraved doorways with panelled doors. Gauged red brick segmental arches to recessed sashes with exposed boxing, No.14 with possibly original glazing bars. Red brick dentil cornice below parapet. No.12 with original lead rainwater pipe and head. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings to areas, No.14 having wrought-iron overthrow with lamp-holder."

3.2 Planning History

Like the other houses in the terrace, the building has been subject to extensive alterations throughout its lifespan. See opposite a planning application drawing from 1938. This application predated the listing showing that significant alterations had already been carried out internally, converting it into multiple dwellings.

Around 1996 the roof structure was rebuilt as were the dormers, (application ref. 9300590) and the house was converted back into a single dwelling.

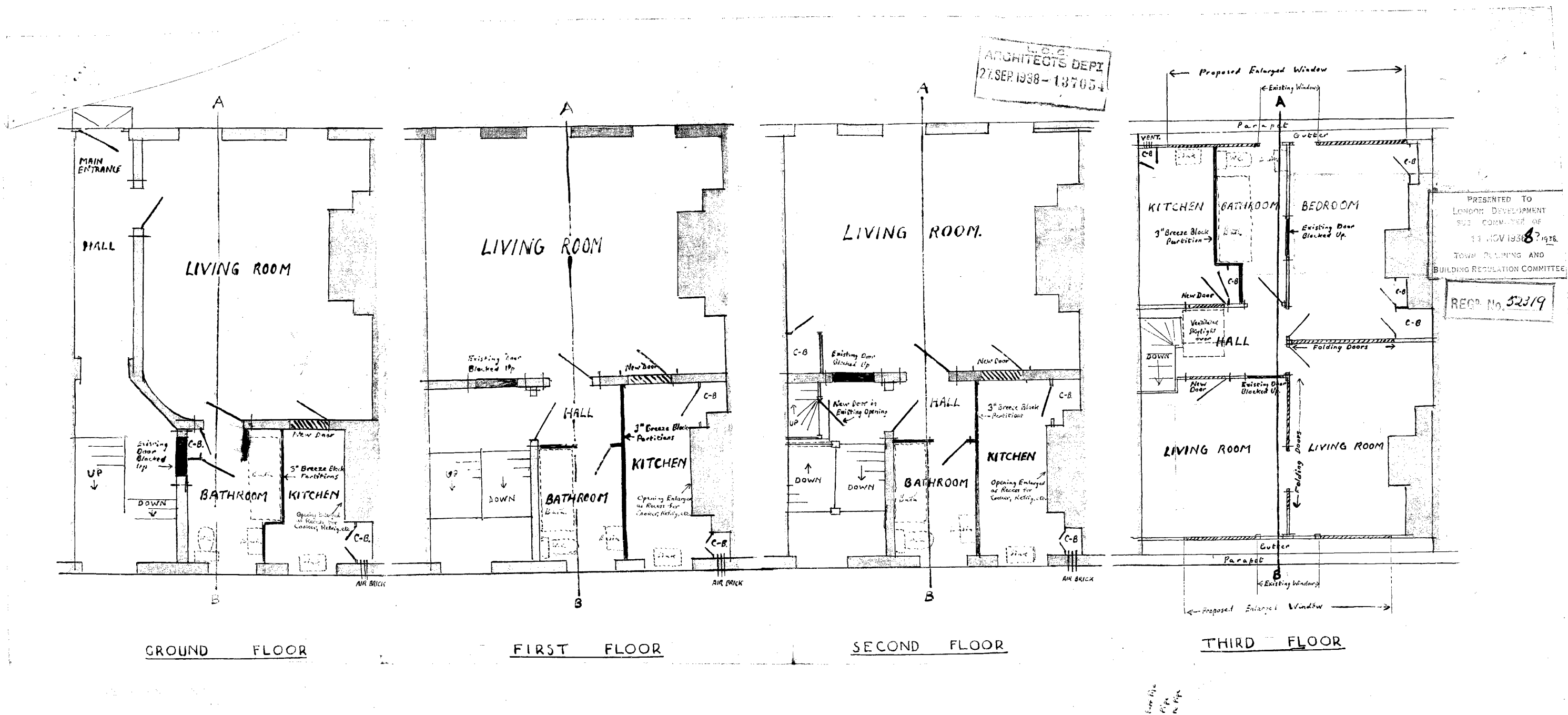
The neighbouring properties have had significant internal and external alterations approved in recent years, notably application reference 20102976P for number 14 which approved a contemporary rear extension and new internal glass partitions and doors.

4.3 House Description

The house is 4 storeys high, with slate mansard roof with non-original lead dormers. The facades external elevations are brickwork from street level up and white render below. The front facade design has three in-line windows and three dormers with a covered entrance at ground floor, it has a non-original soil vent pipe that can be seen in the 1938 drawings. The rear facade is asymmetrical and has smaller windows in the zone of the stairs.

The internal floors are suspended timber, some of the walls are internally lined with timber panelling, some are painted plaster and some are tiled.

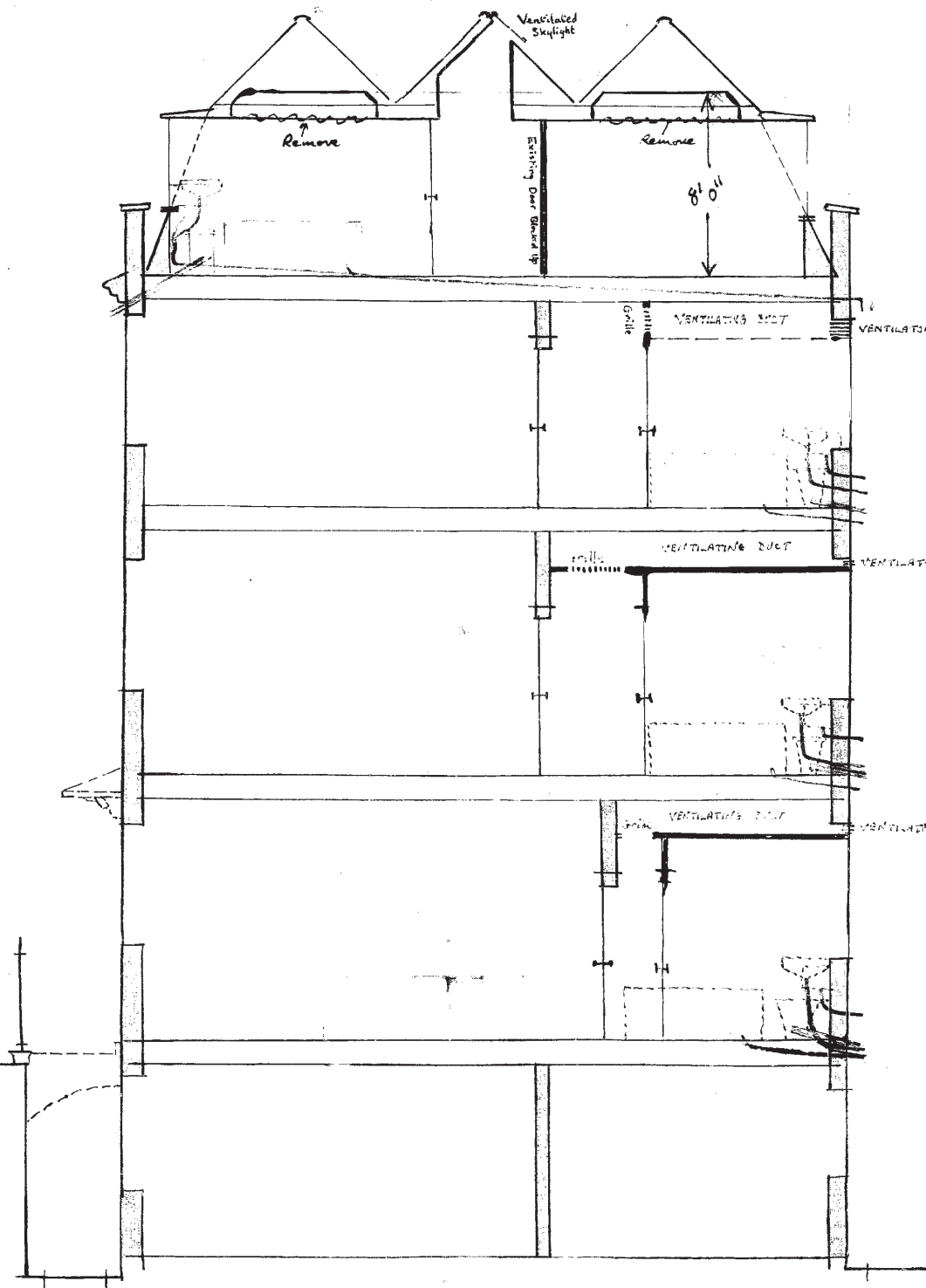
Internally the house retains some original features such as timber panelling to some walls, though many internal features have been lost or heavily altered.



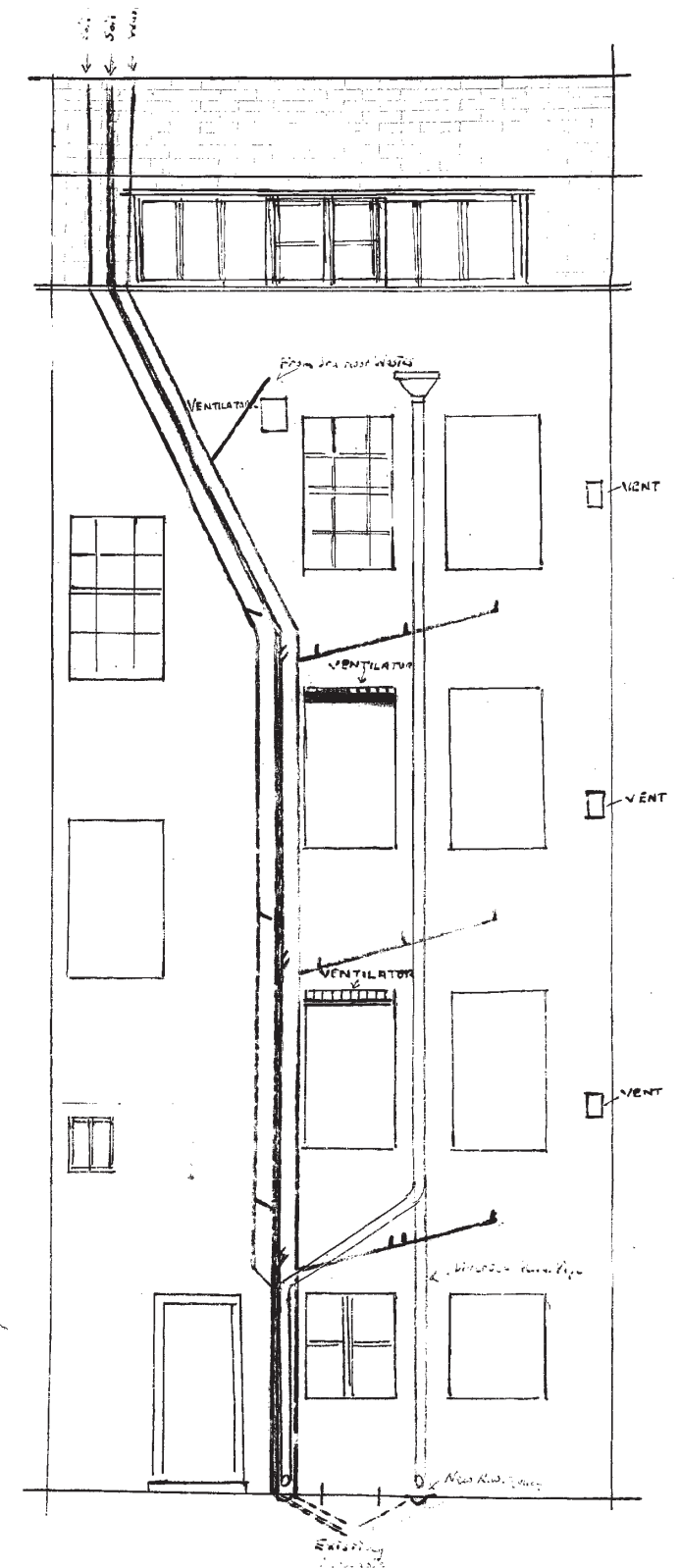
Plans from 1938 application



FRONT ELEVATION



SECTION THROUGH "A-B" ON PLANS



BACK ELEVATION

Sections / Elevations from 1938 application

No. 12 NEW END, HAMPSTEAD,
(SHOWING PROPOSED ALTERATIONS IN RED.)

SCALE - 1/4" = 1 FT.

W. J. MOSS
43, CRANBURN ST.
W.C.2.

12 New End
17.9.38
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Rear Facade

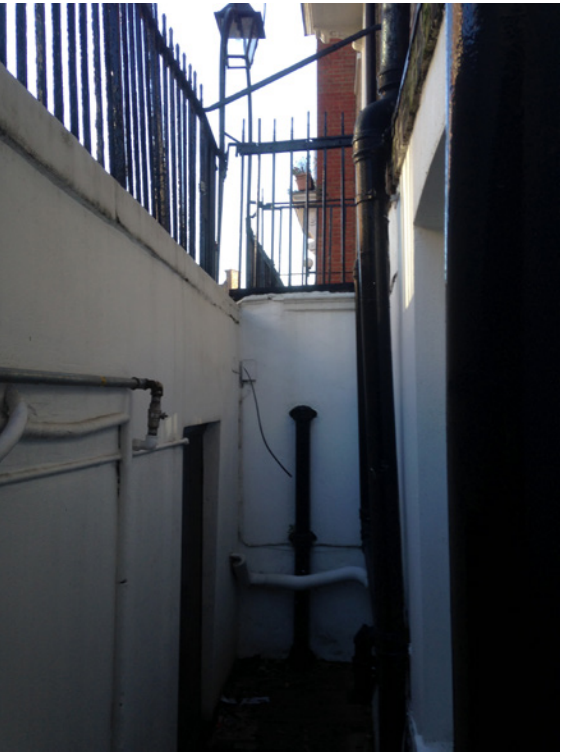


Front Facade



2nd Floor Bedroom features

Photos showing condition of the rest of the house



5.0 Proposal

5.1 Aims

The owner is keen to improve the functionality of the house as a family home by installing an en suite bathroom on the second floor, there are currently non-original bathrooms on both the third floor and the first floor. The works will be carried out paying close attention to existing features and retaining everything original. The alterations will continue the process of adaptation and modernisation that the building has undergone throughout its lifetime while retaining the special character of the building.

5.2 Outline Proposal

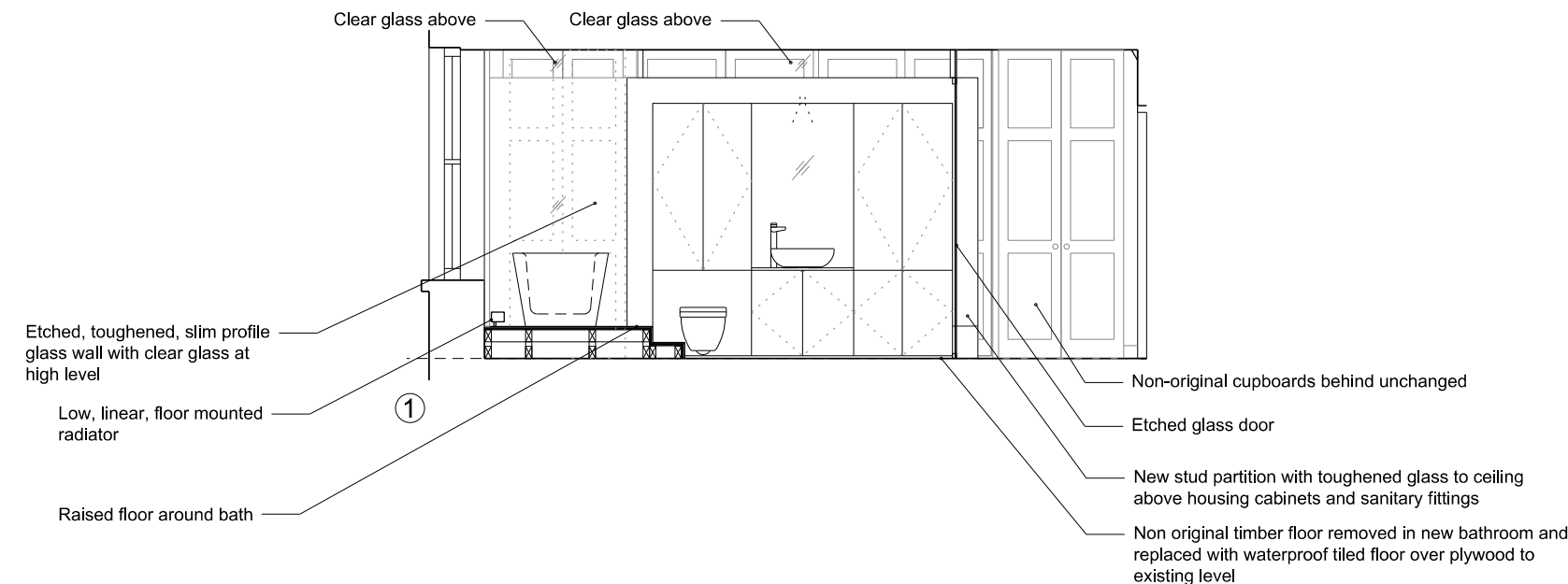
The proposal retains the original and historic features of the house and has negligible impact on the exterior of the building. This contemporary intervention allows the room to be 'read' as a whole original space. The solid partition does not touch the ceiling or the walls, the surrounds are infilled by a combination of etched and clear glass so the ceiling can be seen passing over the partition and the original walls are seen continuing the full length of the room.

The placement of the partition is along the spine wall of the house, a wall that still exists on other floors in the same location. The wall also aligns with the window, to not interrupt the view of two entire windows. The glass that meets the interior of the front external wall has the same positioning in relation to the window and panelling as the cupboards opposite.

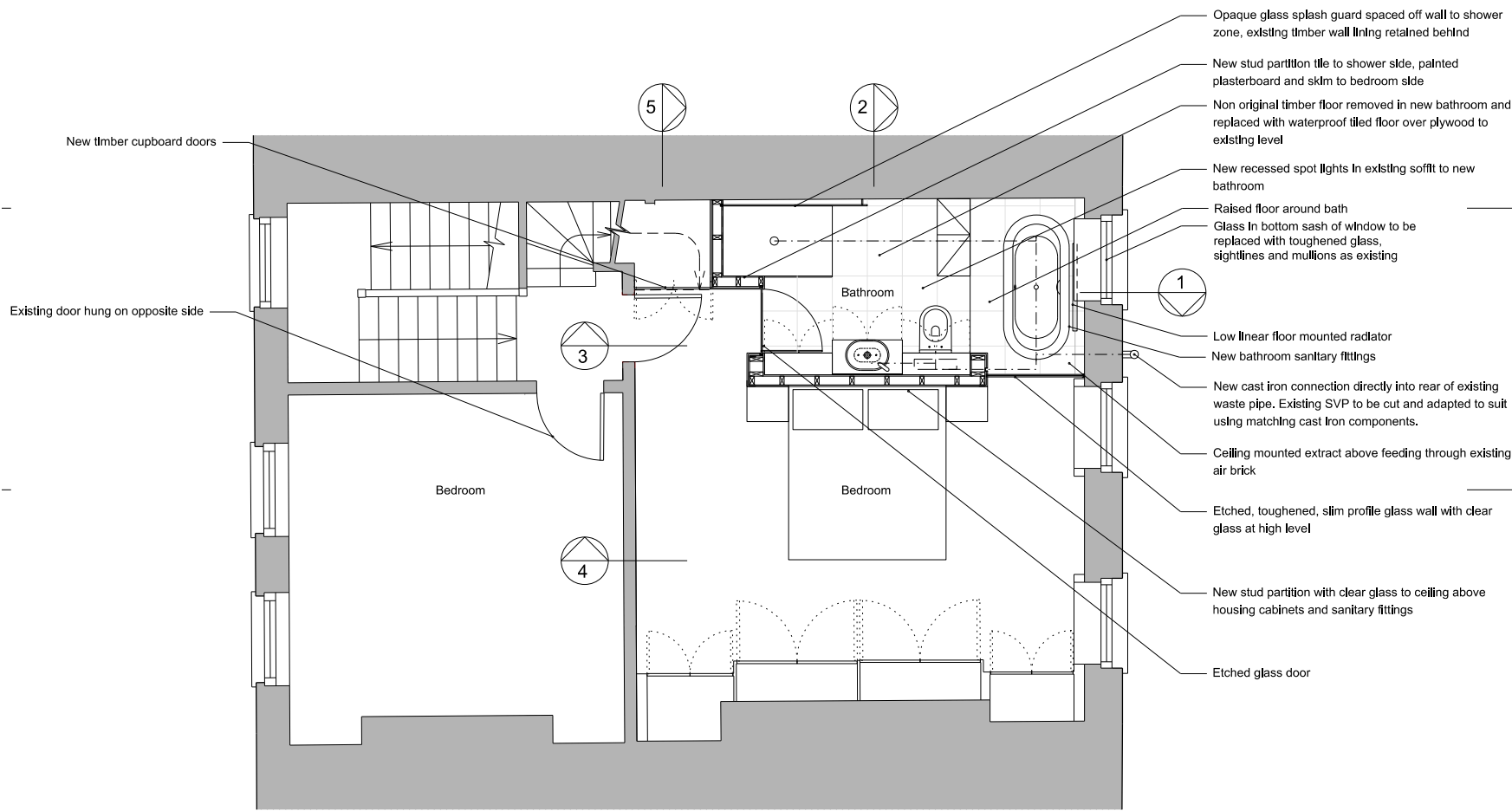
The intention is that the timber wall panelling will remain untouched, the shower enclosure will be offset from the wall and a glass screen will preserve panelling behind which will be seen disappearing behind the offset glass. All the other sanitaryware and bathroom fittings are either freestanding or mounted on the new wall to this aim.

Externally very little will change, the existing cast iron soil vent pipe will receive a new connection, it is to be cut and fitted with a new matching cast iron connector piece that enters the wall directly behind it. The visual impact will be negligible. There are two existing air bricks adjacent to the pipe, these will be used to vent the bathroom with no visual impact on the exterior.

The contemporary approach allows a distinction between new and old, celebrating the historic aspects of the space whilst inserting modern conveniences. Rather than build over the existing and alter the space in the style, the space becomes a palimpsest showing layers of the past.



Proposed internal elevation 1 showing transparency around partition - NTS



Proposed 2nd Floor Plan - NTS

6.0 Impact Assessment

6.1 Sustainability

All materials will be sourced with reference to the BRE Design Guide. Energy efficiency will be an important consideration during the design process.

6.2 Access
Unaltered

6.3 Refuse Strategy
Unaltered