

Design and Access Statement

4 Hampstead Square

Porch Roof Alteration

The following design and access statement sets out the design intent for alterations to an existing porch on the north side of the property. The property is a Grade II listed property and the design has been developed to create a more traditional roof structure that fits with the style and age of the building.

The Design and Materials

The property is a grade two listed building with a recent extension to the side. The listed building external appearance needs to be protected and so any additions the exterior façade and roof need to minimise their harmful impact to the heritage asset.

The roof of the existing porch is made of four sloping glass double glazed panes. The proposal is to replace this with a shallowly pitched slate roof. The hipped design reduces the volume of the roof and avoids intrusion onto the setting of the adjacent property No 2 Hampstead Square.

Description of Existing Dwelling House and Heritage Impact

The house is a three storey structure in loadbearing bonded brickwork, which has been covered in render coats on the northwest elevation floated and 'drawn' with dummy ashlar joints in imitation of dressed masonry. The render is painted in modern alkyd masonry paint. The ground floor brickwork is 330mm in thickness (one and a half bricks) which would suggest that the building has always been of three storeys. The first and second floor brickwork is 225mm thick (one brick). The northwest wall continues above the roof verge as a low parapet surmounted by a coping course. There is a 'coupled' roof behind the parapet laid with plain tiles. To the west, a single storey extension has been built within the last forty years. This is entirely rendered with dummy joint lines scribed in the render surface. There is a modern porch at the eastern end of the northwest elevation. The windows are mostly double hung sliding sash windows of varying dates (one or two sashes have 'horns' on the meeting rail of the upper sash; most do not) set in very shallow reveals. The available visual evidence suggests that the render was applied to the main house and the extension at the same time (c1970) because the execution of dummy jointing is of a consistently poor standard. There are mortar residues on joint margins, which attests to the fact that an inappropriate tool was used to execute the jointing. There are three modern windows in the passage elevation wall, which faces southeast. The long openings are spanned by modern cast-in-situ concrete lintels. Modern steel window guards containing machine-made scrolls have been fixed over all three windows.

The alteration has no impact on the important heritage attributes of the listed building and will reduce the impact of one of the modern additions – the glass roof of the porch.

The alterations will have no impact on access to the property.

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