

## **Heritage Statement**

### **72a Hampstead High Street**

P2. Background and Context  
P3. Project Brief  
P4. Relevant Issues within the Proposal  
P5. Relevant Planning Issues  
P.6 Conclusion  
P7. Site Photographs

Also Submitted: Existing, Demolition and Proposed Drawings, Scale 1:50 @ A1

## Background and Context

This application relates to a Grade II listed building, comprising basement, ground, first, second and attic floor levels. The property is located on the South side of Hampstead High Street with the junction of Perrin's Court. The adjacent buildings along Perrin's Court, namely Nos. 2, 4, 6, 6a and 6b are Grade II listed.

The front of the property forms part of the Hampstead High Street core retail zone.

The building at basement, ground and first floor levels are in 'Class A1' retail use. The main shop is located at Ground level facing Hampstead High Street, with storage at Basement level and an underused ancillary area at First floor. Whilst these retail areas are also owned by the applicant, no works are being proposed under this application except for minor refurbishment works to the façade.

At second and third floor level, the building is comprised of a 'Class C3' self-contained residential unit, accessed via Perrin's Court.

The building is a patchwork of dates and styles, ranging from the mid 20<sup>th</sup> century neo-Georgian red brick façade facing the High Street, an early 18<sup>th</sup> century brown brick return to Perrins Court. To the rear is an unsightly mid 20<sup>th</sup> century rendered extension facing onto Perrins Court.

**Over time the interior has been heavily altered and has no original features remaining.**

## Advice Sought

This application has been prepared with reference to the detailed feedback received from LB Camden's planning officer Gideon Whittingham, following our application for pre-planning advice and site visit including listed building consent. Feedback was received on 29.08.12. Reference CA/2012/2012/ENQ/05185.

## Listed Building Status

72 Hampstead High Street is a Grade II listed building.

The description reads as:

Grade: II  
 Reference No: 798-1-75526  
 Date of listing: May 14 1974

Description:

Terraced house with later shop. Early C18, refaced mid C20 in Neo-Georgian style and extended at rear. Red brick front with plain brick band at 1st floor level; original brown brick return with floor bands to Perrin's Court. Tiled roof. 3 storeys 3 windows. C20 shopfront. Upper floors have flush framed 2-pane sashes with exposed boxing. Thin brick cornice beneath parapet. Old lead rainwater head. Return with early C19 doorway having an incised surround with rectangular stops and panelled reveals; intersecting cusped tracery fanlight. INTERIOR: not inspected.

## Conservation Area

72 Hampstead High Street is located within the Heath Street / Hampstead High Street sub area of the Hampstead Conservation Area.

## Project Brief

The current arrangement is underused and dilapidated and does not suit the needs of either the owner or occupiers.

The 1 bedroom flat occupying the second and third floors is cramped, has no outside amenity space and is accessed via a dark and unvented two-storey stair.

It is proposed that the flat is extended at second floor towards the rear of the building, redeveloping the current pitched slate roof with a mansard style roof (also slate) and traditional lead clad dormer windows. This will facilitate an internal reconfiguration which will create a large two-bedroom / two-bathroom maisonette with amenity space of a third floor terrace.

Rearranging the staircase allows it to be well lit by roof lights, as well enabling the removal of partitions, unused circulatory space and a WC from the existing part of the second floor, to be replaced with a generous kitchen / diner and a separate living room.

We have not proposed to extend the third floor, although an internal rearrangement and the addition of a traditional dormer window to Hampstead High Street makes better use of existing space to create a large master bedroom with en-suite. An existing window is enlarged to form a new glazed door, which allows light into the stair and leads out onto the terrace.

The terrace provides much needed amenity space that the flat is currently lacking. The terrace does not project beyond the line of the neighbouring building, leaving the slate roof to slope down to the extent of the second floor. The extension is completely within the footprint of the existing building.

The existing entrance on Perrins Court will be refurbished and re-clad with vertical timber panelling and glazed 'fanlights'.

Care has been taken to choose from a palate of traditional materials for the extension, using the established precedent of slate, lead and timber already found in Perrins Court.

The retail areas of the building will remain unchanged, except for minor refurbishment works to the façade.

**Demolition and alterations to areas of the building considered relevant to the listed status are minimal, and will be outweighed by the benefits of bringing it back into good use.**

## Relevant Issues within the Project

### 1. Hampstead High St Façade:

The majority of the proposed work occurs internally and to the rear of the property, so **the High Hampstead Street elevation is relatively unaffected except for refurbishment of existing sash windows and the installation of a traditional dormer window to the third floor.**

The dormer is essential for providing a dual aspect / cross ventilation that the third floor maisonette was previously lacking. We are aware that this façade is an important aspect of the buildings listed status and have proposed a small timber dormer, similar to ones on adjacent properties. The South side of Hampstead High Street is characterised at roof level with a number of dormer windows, which have been well established within this terrace.

### 2. Perrins Court Façade:

**No alterations are proposed to the original early 18<sup>th</sup> century brown brick return.** Works will be limited to minor refurbishment / repainting of the door and window as well as removing the moss which is the result of a failed gutter.

**Our proposed spatial alterations to the mid 20<sup>th</sup> century section** include rebuilding the pitched roof to form a mansard style roof with dormer windows to the second floor. We are also proposing to enlarge an existing WC window at second floor to form one more suitable for a well-proportioned kitchen / diner.

The surrounding buildings facing Perrins Court are a patchwork of alterations and materials, which define the character of the Court. Care has been taken to choose from a palate of traditional materials for the extension, using the established precedent of slate, lead and timber already found in the Court.

Minor works to this façade include the timber cladding and upgrading of the existing residential entrance within the mid 20<sup>th</sup> century extension and general refurbishment works to the windows and façade.

### 3. Internal Arrangement:

Basement:	No alterations are proposed to the Basement.
Ground Floor:	The existing entrance from Perrins Court is refurbished and upgraded to enhance its appearance. The existing residential stair to first floor is over clad.
First Floor:	The existing residential stair to second floor is over clad in order to aid the layout reconfiguration of the floors above.
Second Floor:	The proposed extension, rearrangement of the stair and the removal of lightweight partitions allows the layout of a spacious kitchen / dining room and a separate living room in the existing building. The extension comprises of a large bedroom, bathroom and circulatory space. Rooflights within the stair flood light into a previously dark and unventilated corridor.
Third Floor:	The removal of lightweight partitions and a spatial rearrangement creates a large master bedroom and en-suite. The proposed dormer window allows plenty of light into the bedroom and provides cross-ventilation. Outside, the proposed terrace provides a much needed amenity space for the maisonette, stopping short of the full extent of the footprint to reduce the possibility of overlooking or being overlooked by neighbours.

## Relevant Planning Policies

The relevant policies that would apply to this proposal are taken from the London Borough of Camden Local Development Framework (Core Strategy and Development Policy documents) as adopted on 8th November 2010 and the London Plan.

CS14 (Promoting high quality places and conserving our heritage)

**This proposal responds to its location in a conservation area and reflects the established material palate of the adjacent buildings.** Externally the impact of the proposal is limited to a redesign of the hipped roof, rather than remodelling the whole building in a single homogenous style. This reflects the patchwork of buildings in Perrins Court.

DP25 (Conserving Camden's heritage)

**Unfortunately no original interior features remain within this Grade II Listed Building.** Demolition is mostly limited to modern lightweight partitions and an uninspiring 1950s hipped roof. Where demolition occurs in the external fabric it is limited to 'modern' construction and would not affect areas important to the buildings Listed status.

Hampstead Conservation Area Statement (2001).

Hampstead has retained much of its historic appearance and architectural and streetscape quality. This proposal seeks to work within that existing grain and responds with appropriate traditional materials, sympathetic massing and a respect of the historic context.

The proposal is clearly subordinate to the existing building.

## Conclusion

The listed description of the '*terraced house with later shop*' clearly describes the building: '*Early C18, refaced mid C20 in Neo-Georgian style and extended at rear...original brown brick return with floor bands to Perrin's Court.*' The interior was not inspected prior to listing.

**Mid-20<sup>th</sup> century Neo-Georgian façade** – Whilst not particularly old or remarkable, this façade is important contribution to the character of Hampstead High Street. This application proposes light refurbishment and the addition of a traditional dormer window similar to adjoining properties.

**Early- 18<sup>th</sup> century brown brick return to Perrins Court** – This area is also crucial to the listed status and no alterations are proposed. Works will be limited to minor refurbishment / repainting of the 19<sup>th</sup> century door and window as well as removing the moss which is the result of a failed gutter.

**Mid-20<sup>th</sup> century rear extension** – The majority of this application relates to this section of the building. It is an un-noteworthy addition to the building that forms a clear break with the original building. Works include rebuilding the pitched roof to form a steeper pitch with dormer windows to the second floor. We are also proposing to enlarge an existing WC window at second floor to form one more suitable for a well-proportioned kitchen / diner.

**Roof** – To Hampstead High Street is a non-original flat roof beyond tiled slope to façade. Proposal includes relocating rooflights and refurbishing / replacing the membrane as necessary.

**Interior** - Over time the interior has been heavily altered and has no original features remaining. The linings are 20<sup>th</sup> century plasterboard, however, care will be taken during the refurbishment and any original features will be retained. Interior works are minimal to the 'original' building, including the removal of 20<sup>th</sup> century lightweight partitions to form a better living area.

**Demolition and alterations to areas of the building considered relevant to the 'original buildings' listed status are minimal, and will be outweighed by the benefits of bringing it back into good use.**

**The interior has been heavily altered and unfortunately has no original features remaining.**

**This proposal responds to its location in a conservation area and reflects the established material palate of the adjacent buildings**

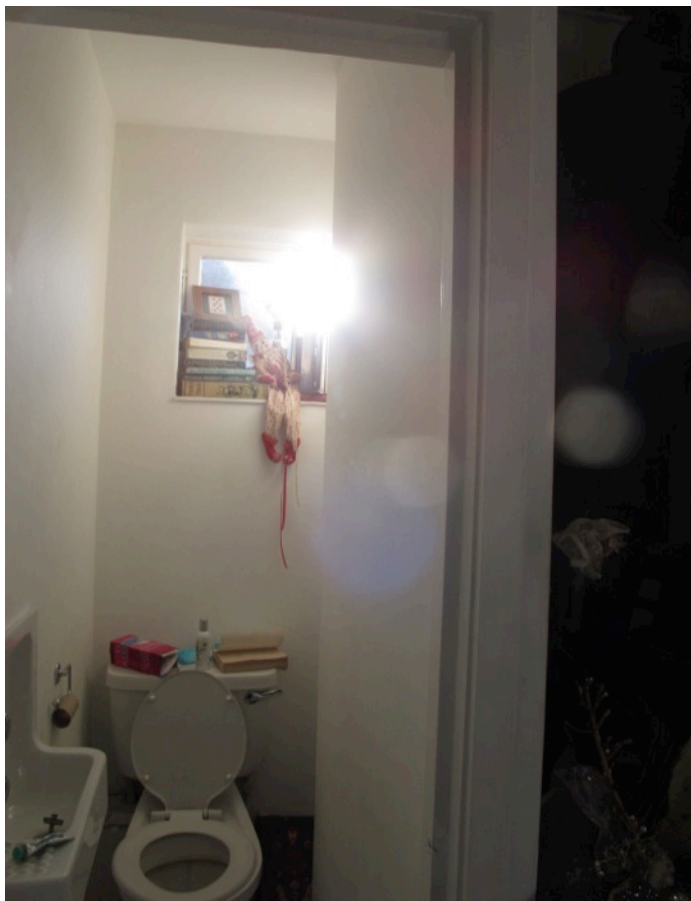
## Site Photographs



Second floor Living / Dining room. Part of the 'Original' building with Hampstead High Street to the left.



Second floor Kitchen with 20<sup>th</sup> century partitions



Second floor WC, part of the 20<sup>th</sup> century extension



Third floor Bathroom and Storage with 20<sup>th</sup> century partitions and roof



- First Floor residential stair, part of the 20<sup>th</sup> century extension