

19 Hampstead Highstreet

Planning Statement

December 2009

19 Hampstead Highstreet is a Grade II listed building (LBS Number 478015, Date listed: 14.05.1974, NGR: TQ2655185670)

Please refer to Heritage Statement for Listing specific issues.

The proposal involves mainly internal refurbishment works. Externally the works are limited to re-decorations to the facades (where required) and one new window on the elevation of the rear extension towards Gayton Road.

The new infill on first floor, completing the two storey addition to the rear of the building, is constructed from materials that match existing materials of the building.

The proposed layout on the upper floors will allow for two separate flats, which both follow the existing internal partitions. Alterations are only necessary to comply with building regulations and safety regulations.

The building is currently vacant due to its run down condition, an unusable Third Floor and an unattractive, unusable patio as part of the rear extension.

By keeping as much of the historic fabric as possible and by keeping the alterations to an absolute minimum, the proposal will contribute to the lively neighborhood and will re-activate the status of the premises as a lived-in Grade II listed building in Hampstead.

In designing the proposed scheme we have taken account of:

- Pre-application advice from Rob Tulloch, Planning Officer, London Borough of Camden
- Pre-application advice from Alan Wito, Conservation and Urban Design Officer Planning and Public Protection, Culture and Environment London Borough of Camden
- Historic building report by Neil Burton BA FSA IHBC, Director of the Architectural History Practice Ltd.
- Report of a Type 3 asbestos survey, carried out by the Caswell Group August 2009
- Lifetime Homes Standards (please see Design and Access Statement)

RECEIVED
09 DEC 2009

19 Hampstead Highstreet

Heritage Statement

December 2009

19 Hampstead Highstreet is a Grade II listed building (LBS Number 478015, Date listed: 14.05.1974, NGR: TQ2655185670)

Quote, Statutory List Entry:

"Pair of terraced houses on corner site. Early C18, refronted in facsimile early C20, later alterations. No.18 brown brick with red brick dressings; tiled mansard roof with dormers. No.19 yellow stock brick with red brick dressings; slated mansard roof with dormers. 3 storeys and attics. 2 windows each, No.19 with 1 window return to Gayton Road. C20 shop fronts. Upper floors No.18, gauged red brick flat arches to flush framed sashes with exposed boxing; No.19, red brick heads to sashes with flush frames and exposed boxing. Parapets. Rear facades of brown brick with segmental-arched windows with exposed boxing (No.18, stuccoed).

INTERIORS: not inspected but noted to retain good paneled interiors to 1st floor and above with boxed-out-cornices; staircases with closed strings, square newels and turned balusters."

The listing relates mainly to its external appearance.

For this reason we are proposing minimal works to the elevations, restricting the proposal to re-decorations to front, side and rear elevations (where required). The front- and side elevations of the main house would be entirely unaffected. In addition there are two proposed external alterations to facilitate a new window as part of the rear extension facing Gayton Road and to allow for a Roof Garden entrance on Second Floor. For the door to the roof garden, it is proposed to lower the existing cill of the window in the rear room of the Second Floor.

Although the listing description isn't specific to the building interior, our proposal endeavours to keep the building in its original format as much as possible and to follow the existing internal partitions. Therefore the historic fabric of the main house will be mainly kept; alterations are made only to comply with building regulations. In addition appropriate period details (wall paneling, etc.) will be obtained throughout the house. The rear addition to the main house will be enhanced by accommodating high quality living space on First Floor. Due to the vacant and run down condition of the house, the proposal would enhance its Grade II listed status.