



Capo di Monte, London, NW3 6RJ

Design and Access Statement

October 2014

Charlton Brown Architects
The Belvedere, 2 Back Lane, Hampstead, London NW3 1HL

www.charltonbrown.com
office@charltonbrown.com
telephone 020 7794 1234
facsimile 020 7435 5085

1 Introduction.....	3
1.1 Introduction.....	3
1.2 The General Context.....	3
1.3 The Existing Building	4
2 Design Evolution.....	5
2.1 Basement Proposals.....	5
2.2 Ground Floor Proposals	8
2.2 First Floor Proposals	11
2.4 Exterior	14
3 Schedule of Works.....	15
3.1 Basement Level.....	15
3.2 Ground Floor Level	18
3.3 First Floor Level	24
4 Landscaping.....	29
5 Access.....	29
6 Sustainability	29
7 Lifetime Homes Checklist.....	30
8 Conclusion.....	31
9 Appendix.....	31

Schedule of Planning Drawings

1.1 Introduction

This design and access statement has been prepared in support of the applications for listed building consent and planning permission to carry out refurbishment and internal alterations to Capo di Monte, Windmill Hill. The existing use as residential in this building will remain.

These applications have been refined in response to pre-application feedback received and incorporate substantial amendments, including a significant reduction in the extent of the proposed basement and changes to the proposed layout.

The purpose of this document is to supplement the architectural drawings submitted and to illustrate the proposals in some detail. Heritage matters in relation to the Listed Building and Conservation Area are specifically dealt with in a Heritage Statement prepared by Turley Heritage, and a Planning Statement in the context of relevant national, regional and local planning policy has been produced in a separate document by Turley.

The images accompanying the text are a combination of photos, analysis and drawings completed during the design stage and this Design and Access Statement should be read in conjunction with the supporting planning application drawings which have been annotated.



Location Image showing Capo di Monte in relation to Hampstead



Location image showing Capo di Monte within red line

1.2 The General Context:

Capo di Monte is a grade II listed building which lies in and on the edge of the Hampstead Conservation Area in the London Borough of Camden, and a few minutes walk from the centre of Hampstead to the south.

Capo di Monte is a detached two storey property, which lies at the tip of Windmill Hill, with the open land of West Heath immediately on its boundary to the north, the rear facade of Upper Terrace House across the road to the east, and to the south and west it is enclosed by a series of four storey townhouses on Upper Terrace.



The rear of Upper Terrace House on Windmill Hill



Nos 1, 2 and 3 Upper Terrace and Capo di Monte

1.3 The Existing Building

Capo di Monte comprises two mid 18th Century houses, which were converted to a single house. The house has most recently been divided to form a main house and a flat (separated by sealed doors) but the intention through this planning application is to amalgamate the two units.

The appearance, character and detailing of the building reflect its Georgian origin, which is also clearly legible through elements of the traditional 18th century plan form, parts of which have evolved over the years as discussed in the Heritage Statement.

The two main areas that the proposals relate to in plan are the rear twentieth century conservatory /studio which is proposed to be remodelled, and the modern garage, assumed to have been added at the same time as the conservatory/studio, part of which is proposed to be removed to create one off-street parking space.

Proposals are illustrated in detail in the accompanying annotated application drawings. The evolution and rationale forming the basis of the proposals following pre-application advice is set out on the next pages, followed by a summary of the extent of work to individual rooms in tabulated form. For the analysis of effect of the design on the listed building in heritage terms, please refer to the accompanying Heritage Statement prepared by Turley.



Photograph of part of front elevation (Windmill Hill)



Photograph of rear twentieth Century studio



Photograph of Side Elevation



Photograph of rear timber weatherboarding

2.1 Basement Floor

Due to the nature of the house as two properties originally, the basement is divided into two, with a 'void' in the middle which reflects the historic distinction between the two properties, and this has been retained in the proposals to a great degree.

There is currently one 'useable' staircase on the south side which only serves one side of the basement. Another cast concrete staircase (replaced c1951) exists on north side to serve the northern basement, though the size of this staircase is not suitable for regular use and is not compliant with current building regulations. A proposal that is to include safe access to the northern side of the basement will either introduce a new staircase, or modify the existing staircase. The pre-application proposals included a new central stair in the location of the existing bathroom. Pre-application advice suggested that alternatively the existing northern stair should be adapted, and this has been shown in the proposed drawings. The existing access to the stair from the hallway is limited and therefore it is proposed that access to the stair is formed by removing a small section of the wall in the entrance hall (that was initially proposed to form access to the WC in the pre-application proposals). A skylight situated on the flat roof above would provide natural light to the staircase which would infiltrate down towards basement level.

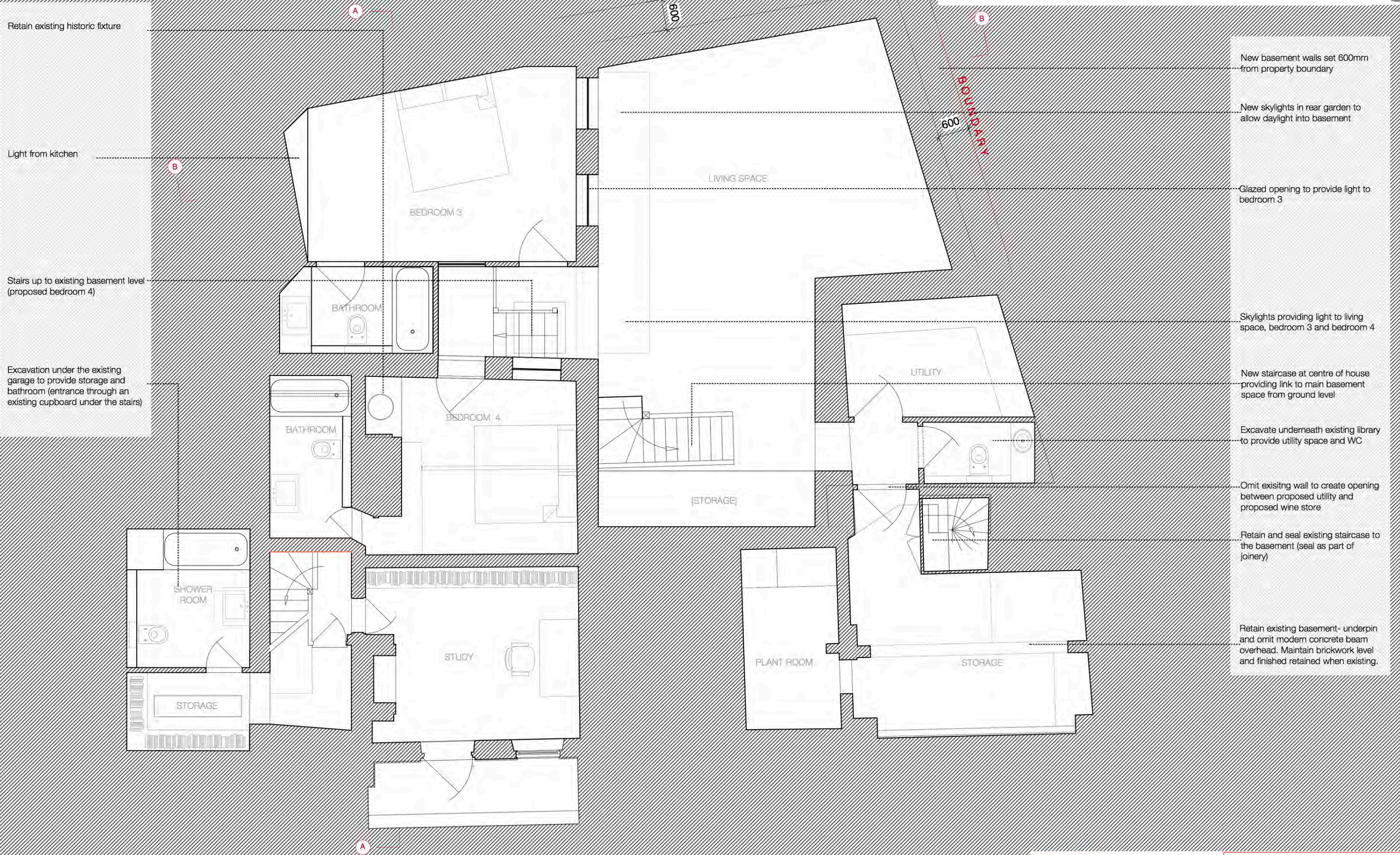
This staircase leads to the cinema/ media room which is located in the proposed basement under the existing bathroom and part of the rear garden, with light provided through two proposed walk-on skylights. The new basement also forms the gym room, located underneath the existing conservatory/studio. There is a proposed opening between the new basement and original southern basement (between the cinema/ media room and the study). This glass opening will provide light to the proposed study from the proposed skylight above.

The existing northern basement is proposed to be a utility room with storage and a plant room. For the space to be fully functional the finished floor level is proposed to be reduced to the level of the existing pit in parts. Where existing, the brickwork level and original finishes will be retained.

The southern staircase leads to the existing south basement which is proposed to be a library (existing utility room). A staircase is proposed to the external light well to the utility room providing access to the library from the front of the property. In order to facilitate this it is proposed that the existing door and sash window are carefully removed, made good and relocated in each other's positions. The staircase to the light well is proposed to be metal, traditionally detailed and accessed through a traditional metal gate. The existing storage space associated with this side of the basement is the proposed study and bathroom, and the opening between the study and proposed library will be retained as a hidden door. It is proposed that the existing cupboard beneath the stairs becomes a kitchenette to serve the study and library. As seen in the plans, an additional basement extension was previously proposed beneath the existing garage including a bathroom and storage space in relation to the proposed library, though this has now been omitted from the proposals following feedback from neighbours.

The most significant amendment to the basement plan further to pre-application advice is the considerable reduction of the scale of the basement extension. The proposed basement now extends under the footprint of the original building (apart from the garage) and a small part of the rear garden as seen in the comparison plans on the following pages.

[NOT TO SCALE]



Charlton
Brown
Architects

Proposed Basement Plan as
submitted for Pre-Application

Capo di Monte, Windmill Hill
Proposed Basement Sketch Plan

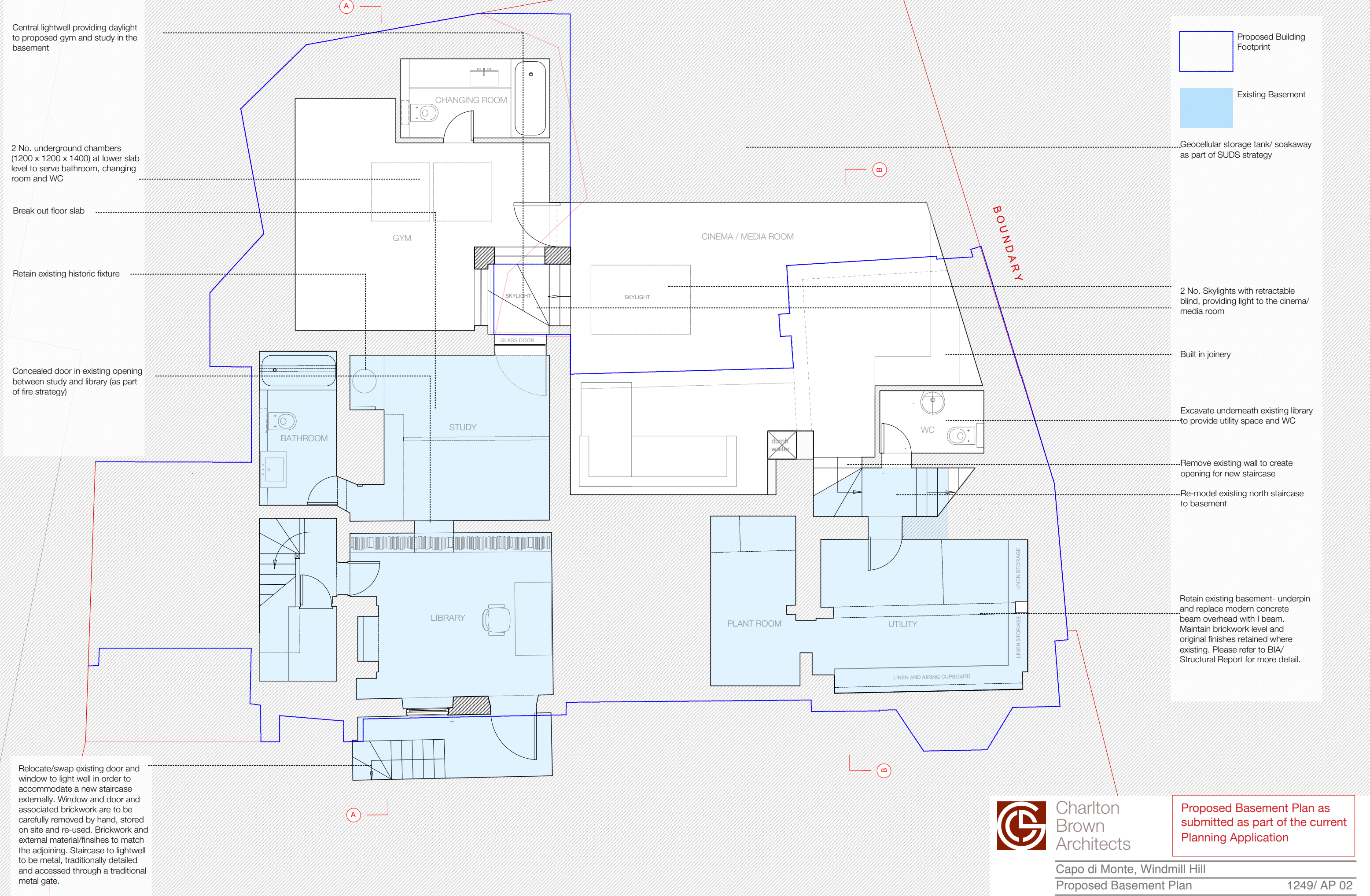
1249/ AP 02

The Belvedere, 2 Back Lane, Hampstead, London, NW3 1HL
T 020 7794 1234 E office@charltonbrown.com

Scale 1:50 @ A2
This drawing is copyright



[NOT TO SCALE]



Central lightwell providing daylight to proposed gym and study in the basement

2 No. underground chambers (1200 x 1200 x 1400) at lower slab level to serve bathroom, changing room and WC

Break out floor slab

Retain existing historic fixture

Concealed door in existing opening between study and library (as part of fire strategy)

- Proposed Building Footprint
- Existing Basement
- Geocellular storage tank/ soakaway as part of SUDS strategy

- 2 No. Skylights with retractable blind, providing light to the cinema/ media room
- Built in joinery
- Excavate underneath existing library to provide utility space and WC
- Remove existing wall to create opening for new staircase
- Re-model existing north staircase to basement
- Retain existing basement- underpin and replace modern concrete beam overhead with I beam. Maintain brickwork level and original finishes retained where existing. Please refer to BIA/ Structural Report for more detail.

Relocate/swap existing door and window to light well in order to accommodate a new staircase externally. Window and door and associated brickwork are to be carefully removed by hand, stored on site and re-used. Brickwork and external material/finishes to match the adjoining. Staircase to lightwell to be metal, traditionally detailed and accessed through a traditional metal gate.



Charlton Brown Architects

Proposed Basement Plan as submitted as part of the current Planning Application

2.2 Ground Floor

The nib in the library that was initially proposed to be removed has been re-introduced into the proposals following pre-application advice, to retain legibility of the original layout. The nib is however substantial (currently 500mm) and forms an undesirable division in the room. It is therefore proposed that the downstand is removed and the nib is reduced by 250mm to retain legibility.

As proposed at pre-application stage, the wall forming the main 'hallway' in the northern entrance hall is proposed to be removed in order to return to the original condition shown in the 1946 plan. Further evidence to support the non-original nature of the wall has been found in historic specification documents, and as well as being an appropriate evolution for the plan of the house, it is one of the key aspects of the design, creating a functional Entrance Hall. More information with regards to the historical significance of this wall is found in 4.25 of the Heritage Statement.

In plan, the house is cellular in nature, and general circulation can be difficult to negotiate due to the various doorways between different rooms and a lack of a distinct central hallway- a feature which has evolved from the original two houses. We do not wish to erode the cellular plan nature of the original Georgian building, but through our proposals we aim to assist circulation by introducing a clear spacial hierarchy, making this house more usable and suitable for modern living. The limited alterations to the ground floor listed on this page explain how this can be achieved:

1. An existing sealed opening between the bedroom and dining room is proposed to be re-opened to create an improved connection between the proposed dining and sitting room.

2. The existing doorway which is currently between the bedroom and kitchen (and is non-original) is proposed to be moved and enlarged to create an opening centred on the sash window in the existing front bedroom (and proposed dining room) to open through to the proposed book-lined hallway. This 'library' sits at the middle of the plan in the location of the existing kitchen. It acts as a central pivot in plan between various rooms and for this practical reason it is considered appropriate and sensible to move the kitchen from this location into the existing studio/ conservatory volume at the rear. A visual axis from the proposed kitchen at the rear of the house right through to the existing proposed dining room at the front is created by removing the walls (identified as being of low heritage value in the Heritage Statement) which form a storage area between the existing kitchen and studio/conservatory, and introducing steps to address level changes. Both proposed openings are modest and will have sufficient nibs and downstands remaining to keep each individual room clearly and legibly separate.

3. As seen in the plan that was originally submitted at pre-application stage, the rationalising of the rear conservatory in plan form included enclosing and retaining the original window to the north of the structure. Pre-application advice suggested that the replacement of the conservatory should not enclose this window as it would entirely internalise the room behind it, therefore the amended application drawings show the pinch point in the plan between the original structure and twentieth century studio retained. The studio is proposed to be remodelled in order to create a more efficient orthogonal plan, and improved connection with the rear garden. The other walls of the studio on the property boundary and roof height remain the same.

4. The garage to the south of the property, also a twentieth century addition and of low heritage value is proposed to be remodelled, and reduced in size, to form one off-street parking space at the front. A new opening to the garage will be formed from the Hallway (referred to as 'Hallway 02' on the plans) and the remodelled garage will comprise a WC and storage space.

Rationalised form of the rear studio extension to improve the connection with the rear garden and create an efficient floor plan (original outline shown in orange)

Potential provision for a dumb waiter down to the basement.

New doors to rear garden

Replace existing lantern skylight with rectangular skylight

Provision for storage and light well to bedroom 3.

Rationalising the space which currently exists between the studio and original house. Original window remains

Enlarge existing opening

Move and enlarge existing (unoriginal) opening between proposed book-lined hallway and dining room

Replace existing single storey garage with a smaller single storey building with WC, storage and cloak cupboard providing space for outdoor parking

Skylights

[NOT TO SCALE]

walk-on skylights to basement

Raised seating area in rear garden

Insert new staircase to basement

Re-open existing door which is currently sealed and tiled internally

Replace existing double doors with new doors

Remove downstand and nib shown in dash

New window in the same location as the existing window

New stable door in location of previous door that was located here historically

Timber joinery carcass inserted into existing opening to form cupboard. Existing door and staircase to basement retained (see SK01)

New window to WC

New opening to WC

Opening between the proposed sitting room and dining room to be re-opened

Reinstate fire surround and incorporate wood burning stove

Removal of wall (not original) to re-open entrance hall. Remove unoriginal downstand in entrance hall

Replace boundary wall with cast iron railings

Reinstate entrance and 'S' plaque above entrance door and works to dilapidated entrance canopy with traditional detail

Proposed Ground Floor Plan as submitted for Pre-Application



Charlton
Brown
Architects

Capo di Monte, Windmill Hill

Proposed Ground Floor Sketch Plan

1249/ AP 03

The Belvedere 2 Back Lane Hampstead London NW3 1HL
T 020 7794 1234 E office@charltonbrown.com

Scale 1:50 @ A2
This drawing is copyright

Rationalised form of the rear studio extension to improve the connection with the rear garden

New doors to rear garden. White painted traditional timber framed.

Replace existing lantern skylight with rectangular skylight (openable)

Enlarge existing opening and include steps leading to proposed kitchen

Move and enlarge existing (unoriginal) opening between proposed book-lined hallway and dining room

Existing garage partly demolished to reduce footprint and be further set back from main house.

Skylights

New external staircase down to basement lightwell. Metal Staircase, traditionally detailed and accessed through a traditional metal gate and railings to match those proposed for boundary (see elevations)

A

A

KITCHEN

PANTRY

HALLWAY

LIBRARY / HALL

DINING ROOM

SITTING ROOM

ENTRANCE HALL

PIANO DIMS TBC

RAILINGS

REMOVE TREE

[illustrative landscape]

NEW DOOR 02

SNUG

UTILITY/BOOTS

NEW WINDOW 02

NEW WINDOW 03

NEW WINDOW 04

NEW WINDOW 05

NEW WINDOW 06

NEW WINDOW 07

NEW WINDOW 08

NEW WINDOW 09

NEW WINDOW 10

NEW WINDOW 11

NEW WINDOW 12

NEW WINDOW 13

NEW WINDOW 14

NEW WINDOW 15

NEW WINDOW 16

NEW WINDOW 17

NEW WINDOW 18

NEW WINDOW 19

NEW WINDOW 20

NEW WINDOW 21

NEW WINDOW 22

NEW WINDOW 23

[NOT TO SCALE]

Raised seating area in rear garden as existing (landscape is illustrative)

Section of the rear modern brickwork wall demolished to form construction access and carefully rebuilt thereafter.

Re-open existing original door which is currently sealed and tiled internally

Replace existing double doors with new doors

New window in the same location as the existing window

New stable door in location of previous door that was located here historically

Reduce nib in the library by 250mm. Omit downstand.

New Window to proposed staircase

Door to existing basement stair to be fixed shut

New opening to modified north stair to basement

Opening between the proposed sitting room and dining room to be re-opened

Reinstate fire surround and incorporate wood burning stove

Removal of wall (not original) to re-open entrance hall. Remove unoriginal downstand in entrance hall

Replace boundary wall with cast iron railings to match original historic railings

Reinstate entrance and 'S' plaque above entrance door and works to dilapidated entrance canopy with traditional detail

Proposed Ground Floor Plan as submitted as part of the current Planning Application



Charlton Brown Architects

Capo di Monte, Windmill Hill
Proposed Ground Floor Plan

1249/ AP 03

The Belvedere 2 Back Lane Hampstead London NW3 1HL
T 020 7794 1234 E office@charltonbrown.com

Scale 1:50 @ A2
This drawing is copyright

2.3 First Floor Level

Amendments to first floor level are limited in terms of layout. A study was initially proposed at pre-application stage in the north-western corner where the bathroom is currently located, and a bay window proposed to replace the existing high casement. Although from a design point of view we maintain that the introduction of a bay window would greatly improve the quality and outlook of this room towards the Heath, as well as improving the appearance of the facade on the exterior, this element has been removed from the proposal in line with pre-application advice. It follows that this room will remain a bathroom, with the removal of the existing modern built-in cupboards.

The existing spare room/ study will also maintain its function. The modern bookshelves which currently exist are proposed to be removed, to reveal original panelling which we anticipate may survive beyond. The panelling in this room is proposed to be reinstated and painted as it would have been originally treated.

The existing front bedroom remains in the proposals, and a new access to the rear bedroom (proposed dressing room) is proposed. The modern non-original plaster ceilings are proposed to be removed in both rooms to reveal original ceiling heights.

The existing modern kitchen fittings at the rear on the southern side is proposed to be removed and this room will become a bedroom, with all surviving panelling carefully removed, made good and refitted as with the rest of the property. A small dressing room is proposed to be located in the position of the existing WC and the south front sitting room is proposed to be a bathroom. Pre-application feedback advice states that this *'is likely to result in an unacceptable subdivision of the space'*. The proposed bathroom has been retained in this position though partition walls that were part of previous proposals to subdivide the space, have now been removed so that there is no subdivision of the room. The number of fixings and connections to the existing fabric is kept to an absolute minimum, for example, the bath (with integrated shower) is proposed to be freestanding and the waste water will enter through an opening at skirting level and will travel towards an existing SVP which is conveniently located nearby. Likewise the WC and sink drainage run will connect to this existing SVP. For more details on this point, please refer to the first floor plan (AP 04).

[NOT TO SCALE]



Green roof on proposed kitchen

A

Seal existing doorway between
bedroom 2 and bathroom 1

Flat clear glazed skylight

B

New opening between proposed
dressing room and bedroom 2

Reinstate shutters

Small bath (1700)

Use existing boiler cupboard space
as part of ensuite

Proposed master bathroom in
place of existing bedroom.

Replace existing bathroom window
with bay window

Green Roof

Remove modern cubboards which
exist at entrance to existing
bathroom

Remove modern glass shelf on
stairs and replace all unoriginal
features (such as the spindles)
which remain on the lower part of
the stair to match existing. Retain
original post and balustrade.

Remove and reinstate unoriginal
timber shelving in the study.

Change height of ceiling in
proposed bedroom 1 and
bathroom 1 to match that of the
existing study.

Green roof

DRESSING
ROOM

BEDROOM 2

BATHROOM 1

STUDY

BATHROOM 2

BEDROOM 1

STUDY

Replace window to match front
elevation windows

A

remove and reinstate



Charlton
Brown
Architects

Proposed First Floor Plan as
submitted for Pre-Application

Capo di Monte, Windmill Hill

Proposed First Floor Sketch Plan

1249/ AP 04

The Belvedere 2 Back Lane, Hampstead, London, NW3 1HL
T 020 7794 1234 E office@charltonbrown.com

Scale 1:50 @ A2
This drawing is copyright



[NOT TO SCALE]

Green roof on proposed kitchen *

Flat clear glazed skylight (openable)

Reinstate shutters (currently stored)

New opening between proposed bathroom and bedroom 2. Location to depend on existing panelling, Opening to be one panel bay width.

Use existing boiler cupboard space as part of dressing room

Green roof *

Replace window to match front elevation windows (obscured glass to avoid overlooking)

Preserve existing fireplace and retain cupboard

Retain and expose original flooring where it exists.

Proposed dressing room in place of existing bedroom. Joinery as loose furniture (not full height) and all panelling retained and reinstated. Remove unoriginal plaster ceiling in proposed dressing room to reveal original ceiling.

Green Roof *

Remove modern cuboards located at entrance to existing bathroom

Proposed skylight above modified northern staircase

Remove modern glass shelf on stairs and replace all unoriginal features (such as the spindles) which remain on the lower part of the stair to match existing. Retain original post and balustrade. For ore details

New opening to connect master bedroom and dressing room

Reinstate and repaint pine panelling

Reinstate working fireplace

Remove unoriginal timber shelving in the study. Reinstate any original panelling found beyond.

Remove unoriginal plaster ceiling in proposed bedroom 1 to reveal original ceiling height

* GREEN ROOF - 'Extensive Sedum Blanket'

The extensive green roof systems are not intended for general access or leisure purposes and are used for their ecological benefits and aesthetic appearance



Charlton Brown Architects

Proposed First Floor Plan as submitted as part of the current Planning Application

2.4 External

The white rendered walls which currently define the property boundary are in a state of disrepair and it is proposed that these are replaced with black painted metal traditional railings to match those that existed on the boundary originally, and a small iron overhead lantern to mark the main entrance gate is proposed. For more details in relation to boundary treatment please refer to SK09 and SK10. The plinth below the wall will remain, and pre-application advice raised no objection to this aspect of the proposal. In addition, the chimneys which are incongruous in appearance are proposed to be remodelled through the removal of the modern concrete 'boxing', more details are provided on SK06, SK07 and SK08.

It is proposed that the white render work and weatherboarding, much of which are in extremely poor condition and are the source of substantial damp problems arising inside the house, are carefully reinstated and replaced where necessary, as well as all gutters and downpipes. The 'S' plaque which historically used to exist above the principal entrance which commemorated the brief stay of Sarah Siddons in the early 19th century (seen in a 1980s photograph though no longer exists) will be reinstated. More details are found on SK11.

Changes are proposed to the north west elevation which aim to improve the general appearance of this the incongruous part of the modern facade which forms part of the library. The two small windows and linear high windows are proposed to be replaced by a new sash window to the proposed stairwell to match windows located elsewhere on the facade, a new window sash window to the proposed snug, as well as a new stable door providing access to the Heath from the Snug. This door would be in the position of the door that historically used to exist on this facade (as shown in fig.3.15, dated 1963 in the Heritage Statement). Further details in relation to proposed doors are found on SK14 and SK15.

As previously noted, the proposed bay window to the existing bathroom on first floor level is removed from the proposal in line with pre-application advice. The modern top hung window to 'hallway 02' on the first floor level is proposed to be replaced by a sash window to match those on the front facade. This window will be fitted with obscured glazing further to pre-application advice. More details in relation to proposed windows are found on SK12 and SK13.

There are very limited changes proposed to the rear facades, other than the reinstatement of existing features. The sealed door to the existing bathroom is proposed to be re-opened to provide access to the proposed boot room. The existing modern sliding door to the library is proposed to be replaced with traditional double doors, and the proposals for the reconfigured conservatory/ studio (proposed kitchen) include a set of bi-folding doors- traditional in appearance, to access the rear garden.

Green roofs are proposed on all flat roofs of the building. Due to these only affecting modern parts of the building the pre-application advice included no objections in terms of impact on the listed building. The green roofs will improve the appearance of the building to neighbours, for example, who have a view down towards Capo di Monte as well as having ecological benefits in terms of biodiversity and sustainable drainage. They will not be used for leisure purposes and would only be accessed for maintenance.

Where there are new windows, these are proposed to be detailed to match the appearance of existing windows and histoglass 'thin double glazing' is proposed with cylinder glass on the external leaf to create a distinctive traditional surface texture. Please refer to SK13 for more details for the windows and mouldings. As part of the holistic effort to uprate the building fabric as far as possible, all existing windows are proposed to be carefully refurbished with new brushes and draft excluders introduced, together with the traditional 'histoglass' glazing product mentioned above wherever modern glazing is identified.

Please see annotated elevations for more details on external proposals.

Demolition is set out in SK01, SK02 and SK03. In summary, this comprises of the front of the garage, part of the rear studio/ conservatory and associated internal walls, modern partitions in the existing bathroom, sections in walls for openings (as discussed above) and the entrance hall partition wall.

3.1 Basement

Basement - Store 01	<i>(Proposed Utility Room)</i>
Walls	Retain existing basement - underpin and replace modern concrete beam overhead with steel I section. Maintain brickwork level and original finishes where they exist. New opening to proposed basement extension.
Cornice	N/A
Wall Panelling	N/A
Flooring	Finished floor level to be reduced to level of existing sump (in parts) after underpinning.
Fixings/Joinery	Integrate storage cupboards and airing cupboard.
North Stair to basement	Modified to accommodate larger staircase suitable for everyday use (refer to plans)

Basement - Store 02	<i>(proposed plant room)</i>
Walls	Retain opening to adjacent store (store 01) and fix door.
Cornice	N/A
Wall Panelling	N/A
Flooring	Concrete. Finished floor level to be reduced to level of existing sump in store 01 after underpinning.
Fixtures and Fixings	(Plant)



Existing north stairway to basement



Modern concrete beam



View of brickwork in store 02 and joists

Basement - Hallway / Cupboard	<i>(Proposed storage/ kitchenette)</i>
Stairs	Retain, refurbish.
Walls	Retain and reinstate door to store cupboard
Wall panelling	N/A
Flooring	Finished floor level to be reduced by c150mm after underpinning. Parquet flooring carefully lifted and reinstated, or replaced where rotten.
Fixtures and Fixings	Fix kitchenette

Basement - Utility Room	<i>(Proposed library)</i>
Cornice	N/A
Wall Panelling	N/A
Flooring	Timber parquet flooring. Finished floor level to be reduced by c150mm after underpinning. Parquet flooring carefully removed, reinstated or replaced where rotten.
Fire Surround	Retain and reinstate.
Doors	Exterior door and window carefully removed, made good and reinstated in each others locations to make way for stairs to front lightwell.
Light well	Introduction of external stairs to provide access from front garden to basement light well. Metal staircase, traditionally detailed and accessed through a traditional metal gate. Railings on light well match those proposed for boundary (see elevations).
Walls	Retain opening to adjacent store. Use as concealed doorway as part of fire strategy.



Existing utility room and window to front lightwell

Basement - Store 03	(Proposed study)
Walls	1 new single opening for glass door leading to proposed basement. Retain existing opening to store 04 and fix door.
Cornice	N/A
Wall Panelling	N/A
Flooring	Concrete. Finished floor level to be reduced by c150mm after underpinning.
Fire Surround	Retain and reinstate.
Historic Fixture	Retain as a feature.
Small opening to light well	Seal.

Basement - Store 04	(Proposed Bathroom)
Cornice	N/A
Wall Panelling	N/A
Flooring	Concrete. Finished floor level to be reduced by c150mm after underpinning.
Walls	Retain opening to adjacent store 03 and fix door.
Fixtures and Fixings	Fix WC, sink and shower



Existing condition of store 03



Existing condition of store 04

3.2 Ground Floor

Ground Floor -Entrance Hall	<i>(Proposed entrance hall)</i>
Walls	Demolish small section of wall between entrance hall and library to allow door to new staircase
Cornice	N/A
Wall Panelling	Existing wall panelling on inside face of wall which is proposed to be removed (thought to have been historically moved from kitchen during previous works) to be carefully removed, stored and reused in the existing bathroom location.
Flooring	Reinstate original flooring where it exists
Fire Surround	Reinstate and incorporate log burner.
Window shelf	Reinstate to original condition



View of existing fire place and wall where opening would be introduced to provide access to modified north staircase

Ground Floor - Hallway 01	<i>(Proposed Entrance Hall)</i>
Walls	Remove wall (non-original) between the hallway and entrance hall to provide one open entrance space.
Cornice	N/A
Wall Panelling	Existing wall panelling on wall proposed to be removed (thought to be historically moved from kitchen during previous works) to be carefully removed, stored and reused on the perpendicular wall in the entrance hall (opposite to bay window).
Flooring	Reinstate original flooring where it exists.
Downstand	Remove non-original downstand
Original staircase to basement	Retain and seal existing door to staircase. Replace existing cast concrete north staircase to the basement with a staircase that is suitable for modern living and a safe ambulant stair access and to be entered from the existing entrance hall.



Photograph of Hallway 01 at entrance of property

Ground Floor - Library	(Proposed snug)
Walls	Build new wall to subdivide room away from the existing alcove. Existing alcove forms space for modified north staircase.
Cornice	N/A
Wall Panelling	N/A
Windows	Replace existing modern high windows and two windows with a traditional sash window and traditional stable door.
Door	Replace existing modern sliding door with traditional double doors to the garden.
Downstand and nib	Remove downstand and reduce nib by 250mm.
Flat roof above	Introduce skylight on flat roof to provide light to proposed modified north stair, and incorporate extensive green roof.

Ground Floor - Bathroom	(Proposed WC and utility/ boot room)
Walls	Remove modern internal partitions which currently divide bathroom and storage cupboards. Introduce partition walls to create WC.
Flooring	Remove laminate. Reinstate original flooring if exists.
Cornice	N/A
Wall Panelling	N/A
Cupboard	Remove built-in cupboard/ storage.
Joinery/ Fixings	Fix WC, sink and various storage joinery for boot room. Remove existing bathrooms fixings.
Door	Remove existing tiling and re-open external door which currently exists but is sealed to rear garden.



View of high windows, modern windows and sliding doors to garden



Photograph looking towards the existing 'alcove'



Photographs of existing bathroom



Ground Floor - Dining Room	<i>(proposed sitting room)</i>
Walls	Opening between the proposed sitting room and dining room which is currently sealed to be re-opened.
Cornice	N/A
Wall Panelling	Reinstate original panelling where it exists.
Flooring	Reveal original stone beneath hearth and retain/ reinstate original flooring where it exists.
Fire Surround	Reinstate fire surround and incorporate working fire.
Joinery/ fixings	Remove cupboard adjacent to fire place.

Ground Floor - Kitchen	<i>(Proposed book-lined hallway)</i>
Walls	Remove walls between the kitchen and small store room and enlarge opening. Incorporate 3 no. steps at the new opening to reach level of proposed book-lined hallway
Flooring	Investigate original flooring. Reinstate original flooring if it exists.
Cornice	N/A
Wall Panelling	Investigate surviving wall panelling behind kitchen units. Historic documents show that they have been moved to the Entrance Hall.



View of dining room as existing. Proposed opening (to right of fireplace)



View of existing kitchen

Ground Floor - Bedroom	(Proposed Dining Room)
Cornice	N/A
Walls	Remove and make good existing modern door leading to the existing kitchen and create another enlarged opening in the wall between the existing bedroom and kitchen.
Wall Panelling	Reinstate where it exists (directly beneath two windows)
Built in cupboard	Remove.
Fire Surround	Retain, make good and incorporate a working fire.

Ground Floor - Hallway 02	(Proposed Hallway)
Flooring	Reinstate original flooring where it exists
Cornice	N/A
Wall Panelling	Retain and reinstate where existing
Staircase door (to first floor flat)	Remove
Two steps down to the conservatory/studio	Retain, make good
Walls	Introduce new opening to the garage (proposed WC and storage)



View of bedroom and front windows



View up towards Hallway 02 and secondary entrance from the rear

Ground Floor -WC	(Proposed Pantry)
Cornice	N/A
Wall Panelling	N/A
Walls	Remove walls and re-build with moved door to form larger pantry
Cupboard	Remove built-in cupboard/ storage opposite.
Fixings	Remove WC and sink

Ground Floor - Conservatory/ Studio	(proposed kitchen)
Walls	Modify the form so that boundary walls are retained but walls facing rear garden are rationalised. Demolish internal walls of the pantry storage areas between the existing kitchen and external walls of the conservatory/studio. Enlarge existing opening between kitchen and storage and introduce 3 no. steps to deal with level change between proposed kitchen and library/hall.
Cornice	N/A
Wall Panelling	N/A
Skylight	Replace existing lantern skylight with a rectangular skylight (openable) at same level as existing.
Door	Replace existing double doors with 4 no white painted traditional timber framed bi-fold doors.
Roof	Incorporate extensive green roof.



View of existing studio with octagonal skylight and double doors to garden

Ground Floor - Garage	(Proposed WC and Storage)
Walls	Existing garage partly demolished to reduce footprint and be further set back from main house and provide a useable off street parking space. WC, entrance corridor and storage proposed for the space. Introduce new opening between hallway 02 and the existing garage to connect to main house.
Cornice	N/A
Wall Panelling	N/A
Flooring	N/A
Roof	Introduce 4 no. skylights on the roof and incorporate a green roof
Doors	Remove double garage doors. Proposals for the facade of this element include a single entrance door to the corridor and exterior double doors to the storage area.
Window	Remove existing crittall window (which currently faces onto wall of neighbouring extension) and replace with smaller window moved to right.



External view of garage from front



Internal view of garage and existing crittall window

3.3 First Floor

First Floor - Hallway 01	
Staircase	Retain original timber slat paneling on staircase wall. Remove modern glass shelf, modern balusters removed and replaced. Remove modern stringer and retain original newel and handrail and incorporate with new stringer and balusters of appropriate traditional design.
Cornice	N/A
Wall Panelling	Retain all panelling/ wall finishes where original.
Flooring	Remove modern carpet and replace. Retain original flooring where existing.
Doors	Retain all original. Carefully remove, make good and reposition.

First Floor - Study/ Spare Bedroom	(Proposed Study)
Book shelving	Remove modern non-original timber shelving in the study. Panelling beyond the shelving to be investigated as part of opening up works. Any surviving original panelling to be retained and reinstated.
Cornice	N/A
Wall Panelling	Retain original timber wall panelling, reinstate and paint to match original.
Flooring	Retain and reinstate the original flooring if it exists, and re-expose stone at the fire place.
Fire Surround	Retain



View of staircase



View towards the study/spare bedroom from the hallway



View of modern timber bookshelves, to be removed



View towards front bay window

First Floor - Bathroom	(Proposed Bathroom)
Skirting Board	N/A
Cornice	N/A
Wall Panelling	N/A
Walls	Remove walls separating bathroom and cupboard space. Move the entrance door to the bathroom to main threshold to space to enlarge room. Rectify damp issues (due to dilapidated external weatherboarding)
Flooring	Remove modern laminate flooring.
Fixings and joinery	Remove and replace all bathroom fixings and remove cupboards at entrance.

First Floor - Bedroom (rear)	(Proposed dressing room)
Skirting Board	N/A
Cornice	N/A
Wall Panelling	Retain and make good where dilapidated (due to damp and rot issues) like for like.
Walls	One new opening in wall adjoining with front bedroom. To be positioned in one panel bay width.
Flooring	Remove carpet and replace/ retain original flooring where it exists.
Doors	Unseal door previously separating the main house from the flat to regain access from both sides of this room.
Fixings and joinery	Fix dressing room joinery (free standing)
Ceiling	Remove modern non-original plaster ceiling to reveal original ceiling height



View of existing bathroom (rear window)



View of existing rear bedroom

First Floor - Bedroom (House - Front)	(Proposed bedroom)
Cornice	N/A
Wall Panelling	N/A
Walls	One new opening between this room and existing rear bedroom (proposed dressing room)
Flooring	Remove carpet and replace. Retain original flooring where it exists.
Ceiling	Remove unoriginal plaster ceiling in existing bedroom to reveal original ceiling height.
Fire Surround	Retain

First Floor -Sitting Room	(Proposed bathroom)
Cornice	N/A
Wall Panelling	Retain and reinstate wall panelling.
Walls	Introduce new opening between this room and the existing kitchenette/ dining area to connect the proposed bedroom and ensuite. Opening to fit within existing panelling and to be one bay width.
Flooring	Re-expose stone hearth and retain/ reinstate original flooring where it exists.
Fixings and joinery	Fix WC, sink, and freestanding bath with shower. Waste to be connected to existing SVP. No new notches in floor joists and existing service runs to be reused wherever possible.
Fire Surround	Retain, and retain cupboard to the left.



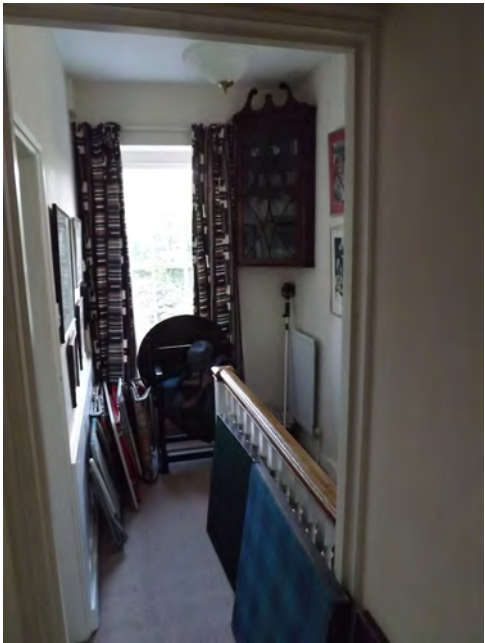
View towards chimney breast in front bedroom



Front window

First Floor - Hallway 02	(Proposed Hallway)
Staircase	Retain
Cornice	N/A
Wall Panelling	Reinstate where existing.
Flooring	Remove modern carpet and replace. Retain original flooring where possible.
Doors	Door to shower room to be moved back in line with downstand in hallway to provide more space for proposed dressing room.
High Window	Remove and replace with sash window to match those on the front facade.

First Floor - Kitchenette / Dining	(Proposed bedroom)
Cornice	N/A
Wall Panelling	Existing panelling to be reinstated. Panelling behind modern kitchen units to be investigated as part of opening up works, surviving panelling to be retained and reinstated.
Flooring	Original flooring to be retained and reinstated where it exists.
Fixings and joinery	Remove all kitchen fixings and joinery.



View looking towards hallway 02 from existing kitchen entrance



Existing kitchen- view out of window towards skylight of rear studio/conservatory



Door towards rear bedroom (proposed dressing room)

First Floor - Shower Room	(Proposed dressing room)
Walls	Door to shower room moved back in line with partition wall between the existing sitting room and kitchenette/dining to form a larger proposed dressing room as part of proposed bedroom 02. Remove walls that form two existing cupboards (one in the corridor and one in the shower room). Incorporate high storage space above stairs.
Flooring	Modern laminate removed. Flooring to be investigated- retain and reinstate original flooring if it exists.
Ceiling	Incorporate skylight.
Fixings	Remove all shower and WC fixings and install dressing room joinery.



Photo looking in to the shower room

4 Landscaping

Please refer to proposed elevations (AP 08 - AP 11) for details of boundary treatments, including reintroduction of black painted metal railings and gates (details of which provided on SK09 - SK10).

The landscaping at the front of the house is proposed to be improved by the planting of a hedge behind the proposed reinstated black painted metal railings to increase greenery on the front facade. New planting will enhance the character of Windmill Hill and this site in particular which is on the threshold to Hampstead Heath. The proposed landscaping to the rear garden will involve the removal of the existing circular pond. One tree will be removed (for more detail please refer to tree report) and it is anticipated that further planting of shrubs will be undertaken especially around the periphery and the amount of hardstanding reduced by the addition of grassed areas. The elevated sitting space at the corner of the garden with a view over the boundary towards the Heath will be retained. The flat roofs to the garage, rear studio/conservatory and library are proposed to be extensive green roofs.

There is more than adequate space for concealed refuse and recycling bins at the front of the property.

5 Access

Access arrangements are unchanged by this proposal as there is no significant change proposed to the front entrance door or its stepped approach. There will be sufficient space in front of the buildings' entrance for vehicles to stop and drop off wheelchair users, or people with walking difficulties.

External hard landscaping surfaces shall be firm and suitable for wheelchairs. Wheelchair users will be able to access the ground floor of the house via the existing access to the principal entrance at the front of the house.

The entrance door shall comply with the requirements of ADM. The ground floor of the building is accessible for all habitable rooms.

All internal doors to habitable rooms shall be accessible for people in wheelchairs where possible though this is limited by the listed building.

Switches and sockets in habitable rooms shall be located at appropriate heights.

The property is around five minutes walk to the shops in Hampstead village. It is well placed for schools and is served by buses running along Hampstead High Street and Heath Street, including No. 268, 603, N5, 210 and 46. Hampstead is the nearest tube station (Northern Line).

6 Sustainability

Sustainable measures will be incorporated within the scheme of refurbishment to maximise opportunities in the new construction and later parts of the building where compatible with the listed building and conservation area. These are likely to include: the uprating of the building insulation to at least meet the current building regulation, and new areas will be heavily insulated. The solar thermal tubes that currently exist on the roof of the building will be retained and used, or replaced if necessary. In addition, extensive green roofs are proposed on all flat roofs on the building to reduce run-off rates, support biodiversity and improve the appearance for occupants and neighbours. It must be noted that the extensive green roof systems are not intended for general access or leisure purposes and are used for their ecological benefits and aesthetic appearance only.

Where there are new windows, these are proposed to be detailed to match the appearance of existing windows and histoglass 'thin double glazing' is proposed with cylinder glass on the external leaf to create a distinctive traditional surface texture. As part of the holistic effort to uprate the building fabric as far as possible, all existing windows are proposed to be carefully refurbished with new brushes and draft excluders introduced, together with the traditional 'histoglass' glazing product mentioned above wherever modern glazing is identified. More details regarding this product are found on:

<http://www.histoglass.co.uk/content/Thin-Double-Glazing>
<http://www.histoglass.co.uk/content/Cylinder-Glass>

All these elements deliver a substantial benefit to the environmental performance of the building.

Materials will be sourced locally where possible and we will ensure that there is an established supply chain with appropriate accreditation for specified materials. We will avoid using materials such as PVCs. We will also seek to reduce waste during the construction of the building.

Energy efficiency and carbon emission reductions will be optimised using both passive and active design solutions. Passive elements include high levels of insulation in excess of Building Regulations and passive stack ventilation within the house will be enhanced through the introduction of various opening rooflights on the flat roofs. The house on ground and first floors will make use of natural daylight and ventilation. U-values will be 0.2W/m²K for walls, 0.18 for roofs and 1.7 for windows.

Active measures to be considered will consist of the application of renewable technologies and low/zero carbon systems, including:

- solar thermal hot water generation from collectors located on the roof
- main heating by condensing boiler serving underfloor heating – the low water temperature of the underfloor system maximises the boiler's operating efficiency.

Lifetime Homes Checklist:

Criteria:

1a. Parking (width or widening capability)

Where a dwelling has car parking within its individual plot (or title) boundary, at least one parking space length should be capable of enlargement to achieve a minimum width of 3300mm.

1b. Communal or shared parking

Where parking is provided by communal or shared bays, spaces with a width of 3300mm, in accordance with the Lifetime Homes specification, should be provided.

– *Criterion 1a is applicable to this proposal. The proposal complies with this criterion.*

2. Approach to dwelling from parking (distance, gradients and widths)

The distance from the car parking space of Criterion 1 to the dwelling entrance (or relevant block entrance or lift core), should be kept to a minimum and be level or gently sloping. The distance from visitors parking to relevant entrances should be as short as practicable and be level or gently sloping

– *The proposal satisfies Criterion 2.*

3. Approach to all entrances. The approach to all entrances should be level or gently sloping

– *The proposal maintains the existing entrance approach which complies with this criterion.*

4. Entrances. All entrances should: a) Be illuminated; b) Have level access over the threshold; and c) Have effective clear opening widths and nibs (min. 800mm and 300mm respectively). In addition, main entrances should also: d) Have adequate weather protection*; e) Have a level external landing.*

**Note: For the purpose of requirements d) and e) of this Criterion, main entrances are deemed to be: the front door to an individual dwelling, the main communal entrance door to a block of dwellings, plus any other entrance door associated with the approach route from parking required by Criterion 2.*

– *The proposals compliance with this Criterion is limited by the nature of the listed building.*

5a. Communal Stairs

Principal access stairs should provide easy access in accordance with the Lifetimes Homes specification, regardless of whether or not a lift is provided.

5b. Communal Lifts

Where a dwelling is reached by a lift, it should be fully accessible.

– *Criterion 5 does not apply to developments without communal stairs and communal lifts.*

6. Internal doorways and hallways

Movement in hallways and through doorways should be as convenient to the widest range of people, including those using mobility aids or wheelchairs, and those moving furniture or other objects. As a general principle, narrower hallways and landings will need wider doorways in their side walls. The width of doorways and hallways should conform to the Lifetime Homes specifications.

– *The proposal is limited by the nature of the listed building.*

7. Circulation Space

There should be space for turning a wheelchair in dining areas and living rooms and basic circulation space for wheelchair users elsewhere.

– *The proposal achieves this.*

8. Entrance level living space

A living room / living space should be provided on the entrance level of every dwelling.

– *The proposal achieves this.*

9. Potential for entrance level bed-space

In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space.

– *The proposal achieves this.*

10. Entrance level WC and shower drainage. Where an accessible bathroom, in accordance with Criterion 14, is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed.

– *The proposal achieves this.*

11. WC and bathroom walls

Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails.

– *The proposal achieves this (blockwork or studwork walls clad with 22mm WBP ply in new areas provide the required firm fixing).*

12. Stairs and potential through-floor lift in dwelling. The design within a dwelling of two or more storeys should incorporate both: a) Potential for stair lift installation; and, b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom satisfying Criterion 14.

– *The proposal is limited by the listed building.*

13. Potential for future fitting of hoists and bedroom / bathroom relationship

Structure above a main bedroom and bathroom ceilings should be capable of supporting ceiling hoists and the design should provide a reasonable route between this bedroom and the bathroom.

– *The proposal achieves this.*

14. Bathrooms

An accessible bathroom, providing ease of access, should be provided in every dwelling on the same storey as a main bedroom.

– *The proposal achieves this.*

15. Glazing and window handle heights. Windows in the principal living space (typically the living room), should allow people to see out when seated.

In addition, at least one opening light in each habitable room should be approachable and usable by a wide range of people – including those with restricted movement and reach.

– *The proposal is limited by the listed building*

16. Location of service controls. Location of service controls should be within a height band of 450mm to 1200mm from the floor and at least 300mm away from any internal room corner.

– *The proposal achieves this.*

8 Conclusion

8.1 Summary of the proposal:

The scheme will result in very limited changes to the historic building. These include:

The extension of the basement to provide additional gym/study and cinema/media room, mostly under the footprint of the building, apart from a section which extends into part of the rear garden - please refer to proposed basement plan AP 02.

The reinstatement of the gates and railings to the front and side boundary to match those removed circa 1940. Please refer to SK 09 - SK 11 for more details.

The remodelling of existing chimney details to reflect the original design. Please refer to SK 06 - SK 08 for more details.

The removal of part of the existing garage to create a one off street parking space.

Remodelling of the existing twentieth Century extension facing the rear garden.

8.2 Conclusion:

Our design proposals for the refurbishment and renovation of Capo di Monte aims to produce a high quality design which will breathe new life into this building with minimal alterations.

Our proposals respect and enhance the existing context- we do not aim to alter the character of this Georgian building, choosing to detail any and all proposed alterations in the same style as the existing. We believe that the proposals will enhance the character of the conservation area and refine this part of Windmill Hill which borders with the Heath.

Above all, the proposals will secure future and ongoing maintenance and upkeep of the important historic elements of this building, which are in great need of reinstating.

9 Appendix

Schedule of Planning Drawings

S 01 - Existing Site Plan
S 02 - Existing Basement Plan
S 03 - Existing Ground Floor Plan
S 04 - Existing First Floor Plan
S 05 - Existing Roof Plan
S 06 - Existing Section A-A
S 07 - Existing Section B-B
S 08 - Existing North-East Elevation
S 09 - Existing North-West Elevation
S 10 - Existing South-West Elevation
S 11 - Existing North-West and South-East Elevations

AP 01 - Proposed Site Plan
AP 02 - Proposed Basement Plan
AP 03 - Proposed Ground Floor Plan
AP 04 - Proposed First Floor Plan
AP 05 - Proposed Roof Plan
AP 06 - Proposed Section A-A
AP 07 - Proposed Section B-B
AP 08 - Proposed North-East Elevation
AP 09 - Proposed North-West Elevation
AP 10 - Proposed South-West Elevation
AP 11 - Proposed North-West and South-East Elevations

SK 01 - Demolition Plan - Basement
SK 02 - Demolition Plan - Ground Floor
SK 03 - Demolition Plan - First Floor
SK 04 - Proposed section in context
SK 05 - Main Staircase
SK 06 - Chimney Details
SK 07 - Chimney Details (2)
SK 08 - Chimney Details (3)
SK 09 - Proposed Front Boundary Treatment
SK 10 - Entrance Gate Lantern - Detail
SK 11 - Entrance Door - S Plaque
SK 12 - New Windows - Details
SK 13 - New Windows - Details
SK 14 - New Doors - Details
SK 15 - New Doors - Details