

Flat 3A Giles Building

Statement - to accompany application for listed building consent.

Prepared by;
Michael Marsh, of
Simon Levy Associates, Link House, 49 Theobald Street, BOREHAMWOOD, WD6 4RT

Property (site) address:

Flat 3A Giles Building
Upper Hampstead Walk
LONDON
NW3 1DE



Description of the works:

Alteration to the interior of flat. Removal of all internal walls, ceilings and floor finishes and preparing internal walls and reinstatement with new internal walls and ceiling and floor finishes and new internal wall finishes. New services of electrical and plumbing.

Listed building alterations

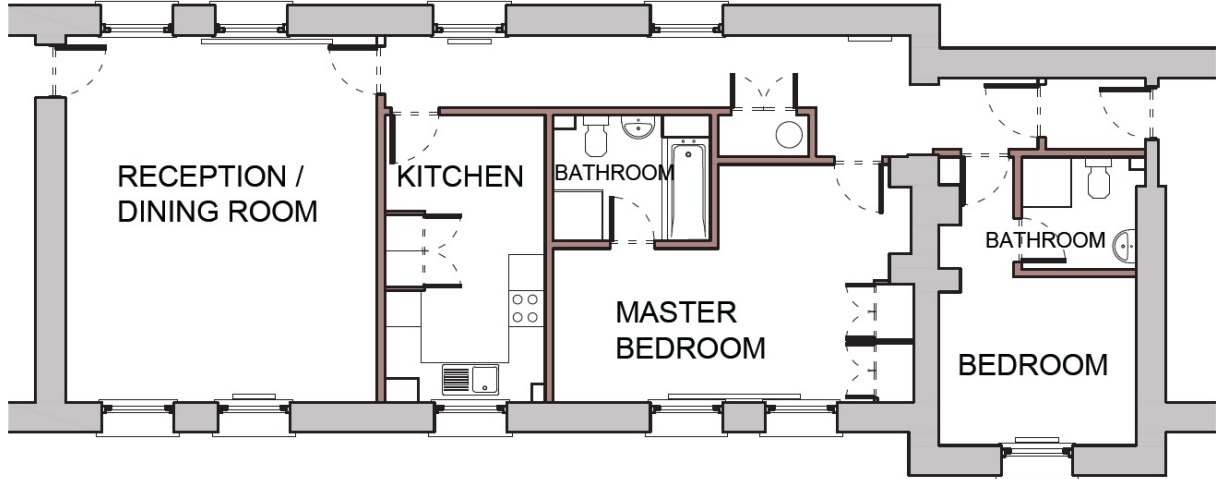
The Giles Building was originally built as an infirmary block at the then New End Hospital. It is Grade 2 listed ((798-1) 1322109).

The whole building was extensively remodelled internally approximately ten years ago.

As part of this remodelling major internal layout changes were made - the existing floor was built upon with suspended floor battening and new floor finishes. The ceilings were under drawn with new ceilings and new internal walls were introduced to form new living accommodation.

The accommodation consisted of;

Reception / Dining Room, Kitchen, two bathrooms and two bedrooms.



'Existing' floor plan, with Reception / Dining Room at southern end. Note internal bathroom off Master Bedroom and the cupboards in the Master Bedroom being built against original fireplace chimney breast. To north - Bedroom with Bathroom.



View of 'existing' Reception / Dining Room.
Note - new ceiling is built lower than head of window and so is detailed around the window with no cornice etc.



View of 'existing' Reception / Dining Room.
Note - new flooring and skirtings. Note ceiling is plain with no ceiling roses etc.

Images extracted from sales documentation for Flat 3A.



View of 'existing' Kitchen. Note - plain ceiling, new flooring and plain walls. Note also 'modern' kitchen fittings and fitted cupboards.

Image extracted from sales documentation for Flat 3A



View of 'existing' Bathroom to Master Bedroom. Note - all modern interior and fittings.



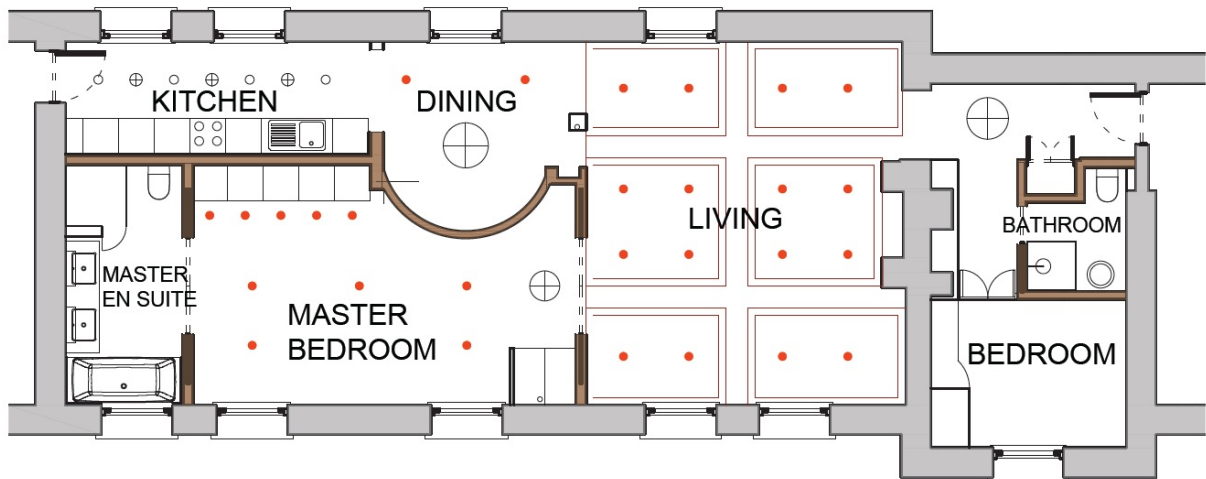
View of 'existing' Bathroom to north Bedroom. Note - again, totally modern finishes and fittings.

Images extracted from sales documentation for Flat 3A.

It is to be noted that throughout above we have referred to the interior as 'existing'. This interior has now been removed - and so this application is retrospective.

When the original remodelling was implemented the large original rooms were subdivided by introducing partitions.

The proposed new remodelling has been designed in order to recreate spacious large areas that will better integrate in with the buildings' large windows and its original expansive layout and yet sensibly create an attractive living area suitable for modern living.



As can be seen in the large Living area, use has been made to recreate an open spaced living area that also makes the original fireplace and breast feature a principle feature of the room.

The spacious Master Bedroom makes full use of the large windows.

Other flats in the same block have been converted for modern residential use in a similar fashion.

Note - proposed Bathroom and associated Bathroom to the north are a very similar arrangement to the 'existing' layout.

The curved wall to the Dining and the Master Bedroom is designed to respond sympathetically to the curve of the adjacent Rotunda building.

The changes to the interiors will leave unaltered the buildings present usage as residential accommodation and the new layout is seen as a more sensible and spacious adaptation of the flat area when compared to the original converted layout.

No detriment is sustained to any feature of the interior, no cornices were removed on the ceiling as these had already been covered or removed with the previous conversion. But, it is now proposed to include new cornices and other decorative features in a style consistent with the property's style and character to the principal rooms.

Period style skirtings and other mouldings will be used to preserve the architectural character of the property.

No external changes are proposed.



The conversion works have no adverse impact on the exterior of the block and do not cause any changes. Note - entrance door to Flat 3A is to the right of the photograph - remains unaltered. The photograph shows the windows to Flat 3A that face east into the Upper Hampstead Walk court yard. All windows remain as they are at present, unaltered.

End. SLA.

November 2014.