

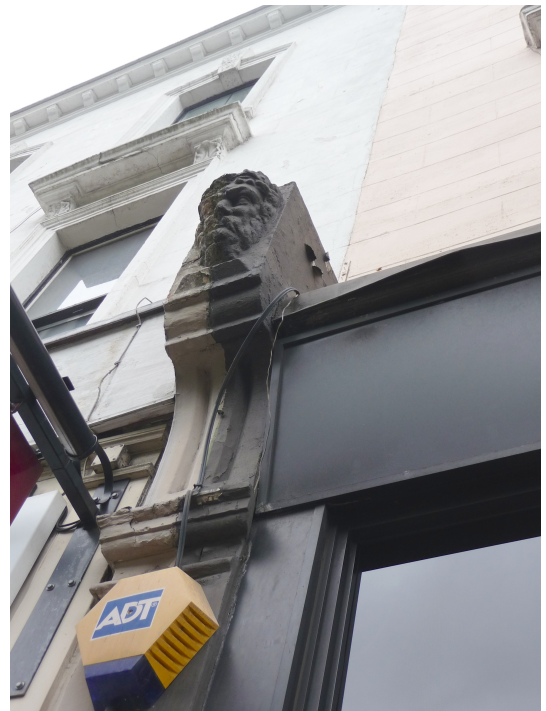
11 Pond Street - London NW3 2PN

30th October 2014

HERITAGE/DESIGN AND ACCESS STATEMENT



1. Frontage to Pond Street



2. Fascia bracket to shopfront



3. Rear elevation



4. Elevation of existing rear extension

30th October 2014

HERITAGE/DESIGN AND ACCESS STATEMENT

1. The planning proposal is for change-of-use of the retail basement and ground floor in this listed building to residential use - and to convert the building into a single-family house including demolition of the rear (modern) single-storey extension and its replacement with a new single-storey playroom extension.

This statement deals with heritage aspects, and also design and access.

Planning Permission 2013/3396/P and Listed Building Consent 2013/4942/L both dated 3rd April 2014, are for the change of use of the basement and ground floors to a self-contained maisonette with ancillary works, retaining the upper maisonette. The current applications differ from this only that instead of the permitted two self-contained maisonettes, the building will be a single-family house with ancillary internal works and a rebuilt rear single-storey extension.

2. The current uses of the building are retail and ancillary uses on basement and ground floor, and residential use on first, second, and third floors as a single flat (maisonette). The residential (maisonette) use is not fully self-contained from the retail (shop) use - except for a door at the foot of the stairs.

3. More specifically, the current uses are:

Basement	Retail ancillary uses - storage, small photographic studio, and workshop.
Ground floor	Retail - entrance to building (shop and flat) and shopfront with direct entrance to shop - front shop and rear office, rear rooms (in a modern single-storey extension) used for storage, rear yard/garden (not used).
First floor	Maisonette - WC with shower, study, and bedroom.
Second floor	Maisonette - living-room with kitchen, bathroom, and bedroom.
Third floor	Maisonette - studio, storage loft, and terrace.

4. The retail use is as an antique dealership (mostly old musical instruments) and includes sales, storage, repairs and restoration, and cataloguing.

5. **PLANNING HISTORY OF BUILDING**

June 1982	Planning permission F8/2/10/33962 (R1) for: <i>The erection of a single-storey rear extension to provide a music room and storage space for the ground floor shop.</i> This permission was implemented in 1982/83.
February 1988	Part of Pond Street including this building incorporated into the Hampstead Conservation Area. The October 2001 Hampstead Conservation Area Statement - Area 3 - states that "Nos 5-13 is an 1860's parade of five stucco shops". At that time No 13 had already been converted into self-contained flats, including the removal of its shopfront and the reinstatement of front railings - under planning permissions given in 1996.

- June 1988 Planning permission PL/8803603/R1 for:
- Erection of a roof extension together with the formation of a roof terrace at the front, as shown on four un-numbered drawings, as revised on 3rd May 1988.*
- This permission was implemented in 1988/89.
- Informative (01) of the permission states:
- You are advised that no planning permission exists for the conversion of the second floor into flats. However, under Section 87 (4) (C) of the Town and Country Planning Act 1971, as amended by the Local Government and Planning (Amendment) Act 1981, if works of conversion to form self-contained flats were carried out over 4 years ago, then they (and the flats created) are immune from Enforcement Action.*
- The description "formation of a roof terrace at the front" is incorrect - the permission drawings clearly show a roof terrace (patio) at the rear - and this was implemented as above.
- The informative refers to "conversion of the second floor into flats" and this is also incorrect. The permission drawings show the shop on ground floor and basement, and the one self-contained flat (maisonette) on first, second, and (new) loft floors - accessed from the ground floor common entrance passageway.
- This is the current situation - which was in place in 1982 (probably much earlier) - and the current lawful use.
- December 1999 The building is listed Grade II as part of a group listing for Nos 5 - 13 Pond Street - under reference 798-1-132491.
- The listing description states:
- Terrace of 5 shops with accommodation over, on a hill and slightly stepped. Late 1860s.*
- Stuccoed brick. 3 storeys. 2 windows each. Shop fronts mostly altered but retain unusual fascia brackets with bearded masks. Upper floors have architraved sashes; 1st floor with lugged sills and bracketed cornices. 2nd floor, segmental-arched with keystones and lugged sills. The modillion cornices to each building are stepped and linked by further brackets with masks. Coped blocking courses with dies.*
- INTERIORS: not inspected. Included for group value as part of a planned scheme with The Roebuck Public House (qv).*
- April 2014 Planning Permission 2013/3396/P for:
- Change of use of basement and ground floor levels from retail (Class A1) to residential (Class A3).*
- April 2014 Listed Building Consent 2013/4942/L for:
- Works in association with the change of use of basement and ground floor levels from retail (Class A1) to residential (Class C3)*

6. OUTLINE HISTORY OF THE BUILDING

The Pond Street terrace was built in the 1860's as part of the urbanisation of the area - related to the expansion of London, new railway stations and tram stops nearby, and the local workhouse and hospitals. It is most likely that the terrace was built as houses - with open front areas and railings, as is still the case further down Pond Street. At some stage, probably in the 1880s/90s, the ground floors were converted to shops with basement storage, with the shop-owners/lessees living in the remaining upstairs accommodation.

In 1982, a rear single-storey addition was constructed to provide additional space for the shop, with repair and refurbishment work also carried out inside the building. The planning permission drawing shows the current modern aluminium shopfront, so that the original Victorian shopfront had already been removed (before 1982) - and the open front area paved over and the railings removed.

In 1988, the roof was partly reconstructed to provide an extension to the upper maisonette, with a roof terrace. At the same time, further repair and refurbishment work was carried out inside the building with the loss of some period features - so that currently these remain only in parts of the ground and first floors.

The 1999 listing was carried out without inspecting the interior (which has not changed since then), and concentrates on the group of buildings - specifically the decorative stuccoed frontages. For No 11, the proposed alterations to the frontage are only the removal of the modern 'dutch' shop blind and reinstatement of the fascia.

7. DESIGN STATEMENT

The reasons for the current applications for planning permission and listed building consent are set out in the Retail Use and Employment Statement, and the applicants have made arrangements to buy the building from the present owner and move there with their young family.

The application scheme comprises the following works:

- * Internal alterations to respect existing period features, including repairs and restoration where appropriate.
- * External alterations (street frontage) - removal of 'dutch' shop blind and restoration of fascia.

The existing aluminium-framed shopfront and shop door, and the main panelled timber door, are to be retained. The shop door will not be used as an entrance door and will be locked shut.

- * External alterations (rear) - demolition of modern single-storey extension, and construction of new single-storey playroom extension - similar footprint and height. The new extension has white rendered walls, tall vertical windows and french doors, and a flat roof - similar to the existing extension. The junction with the existing building is expressed with a recess to delineate clearly the junction of existing and new structure.

New metal railing to small rear lightwell.

- * Careful restoration/redecoration of all external period features, as noted on the 1999 listing.
- * Internal alterations including basement utility-room, removal of (modern) ground floor staircase partition and reinstatement of original balustrade, two new openings on ground floor, new cornice in ground floor front room, new kitchen with removable privacy screen to shopfront, new internal slatted roller shutter, and refitting of bathrooms.
- * Rewiring and replacement heating installation - all new services to be internal - no new pipework on the exterior (front and rear) of the building.

These are all as shown on the application drawings.

The scheme is intended to minimise the works required for the conversion to a single-family house, including removal of unsympathetic modern additions (the shop blind and the staircase partition), and retaining all of the existing structure and period features.

8. **ACCESS STATEMENT**

The existing building has a 125mm step up to the front door. This will remain as there is insufficient internal/external space for level access or a ramp - and all the alterations will comply with Building Regulations Part M as applicable.

Access to the building will therefore be no worse than existing, and arguably better in terms of internal circulation.

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