HERITAGE DESIGN STATEMENT

THE WORRELL HOUSE, 36 STEELE'S ROAD, LONDON NW3 4RG

HISTORY

Until the 19th Century, the only building on the Hampstead portion of the Chalcots estate, apart from the two farmhouses in England's Lane, was Steele's Cottage, where Sir Richard Steele the essayist stayed in 1712 to evade his creditors. On the direction of George Pownall, Steele's Cottage was demolished in 1867 and replaced by 1870 by a 'very respectable row of shops' in Haverstock Hill and by the new Steele's Road, in which 22 houses, 9 studios, and 7 stables were built between 1871 and 1879. At the east end were the mews and beyond them were stock-brick terraces. Among detached houses opposite on the north side were five (nos. 35-9) built by Thomas Batterbury & W. F. Huxley for individual artists, including no. 37 for Frederick Barnard, a Punch illustrator, no. 38 for Edwin Hayes who was a marine painter and no. 35 for J. D. (later Sir James) Linton, a landscape painter. Dating from between 1872 and 1875 and in styles proceeding from Gothic to 'Queen Anne', these houses illustrated a significant moment of change in English taste.

In spite of early efforts to exclude mews, by the end of the 1880s there were several in the area which were classified as 'fairly comfortable' and Steele's Mews housed, besides the coachmen, tradespeople serving a community which was classified as middle class.

The social changes associated with the First World War reinforced a tendency to convert large houses to flats or for institutions. In 1930 the whole area was still classified as middle class and wealthy. Many writers, musicians, painters, ceramists, other artists and academics occupied neighbouring properties, contributing to the artistic developments of the 1930's.

THE PROPOSAL

In line with the area's academic, historic and artistic associations Wake Forest University acquired Worrell House in 1977. The property is used for summer student courses and student accommodation.

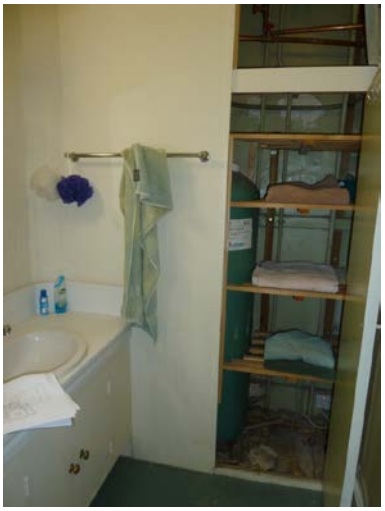
It is proposed to carry out internal improvements to bring two of the bathrooms, a shower room and WC in the property up to current Building Regulation and Health and Safety requirements while at the same time improving the carbon footprint.

The proposal does not involve any structural changes, only improvements to the secondary structural fabric, such as rationalising the pipework, waterproofing the floor and walls as well as providing appropriate ventilation to prevent fungal growth in the bathrooms

The existing heating system is malfunctioning and needs replacement while the radiators are no longer operational. The existing bathroom fittings date from the 1970s, the showers are inefficient and wasteful and renewing the fittings and facilities will provide savings in running and repair costs.

The bathroom ceilings and secodary structure has lost its structural integrity and it is proposed to replace the existing cielings and boxing to meet current sound and fire regulations.

Below are illustrations showing the existing state of the bathrooms.



AMOUNT OF DEVELOPMENT

There will be no substantive external impact as all the changes are internal as described above.

CONCLUSION

The works are essentially an upgrade of the 1970s bathroom facilities which are run down and over used. They no longer meet Building Regulations and Health and Safety requirements for the present use of the property.

It is not proposed to alter the existing structure of the Listed building and all the changes are to fittings and areas of the building which were upgraded at some time in the last 35 years. Features such as skirtings and cornices in the areas will not be affected. The main changes are regarding fittings and more robust finishes due to its daily use.

The floors and walls will be tanked where necessary and tiled to avoid structural damage and water ingress and flooding to the areas below.

We wish to recommend this proposal as we consider it is beneficial to the property as a whole in order to keep its structural integrity and meet current regulations.