

# **Heritage Statement**

**20 Perrin's Lane  
Hampstead  
NW3 1QY**

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# **Alan Higgs Architects**

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## **1.0 Introduction**

We are proposing to renovate No. 20 Perrin's Lane, Hampstead, London NW3 1QY. The property is Grade II Listed as a part of a terrace of 7 early 19th Century cottages.

The changes are cosmetic, except for the lowering of the floor level in the kitchen by 180mm.

This is to enable a floor to ceiling head height which is safe for use between the existing kitchen and a late 20th Century extension.

The interior of the house and in particular the kitchen comprise mostly late 20th Century finishes.

## **2.0 Design Proposals**

### **Design Proposal**

The design proposal is to lower the floor level in the kitchen. The kitchen has already been previously altered with a small extension with a glazed roof in the late 20th Century. We are proposing to remove a toilet and closet in the kitchen from this previous work and to rearrange the kitchen layout.

### **Floor to Ceiling height**

The floor level is proposed to be lowered by 180 mm in order to allow for a safe floor to ceiling height under an existing beam, between the kitchen from the original footprint of the house and the 20th Century extension. Trial holes have shown us that the current floor construction is a 20th Century Concrete floor.

### **Structural**

Strategic trial holes with a structural engineer have told us that we can cast a new concrete slab onto the existing foundations but that the potentially original wall between the original kitchen and the outside courtyard will require underpinning.

Observations of this wall are that it is most likely rebuilt on the location of an original wall but may not itself be original, the quality of the brickwork here is noticeably lesser than the main body of the house.

### 3.0 Supporting Images



**Fig.i**



**Fig.ii**

Fig.i and Fig.ii show the area of the kitchen within the original footprint of house.

Fig.iii looks back to the part of the kitchen within the original footprint of the house from the late 20th Century extension with glazed roof. The beam which creates head height issues can be seen here as well.

Fig.iv shows the small toilet and closet arrangement, believed to be a late 20th Century intervention.



**Fig.iii**

Fig.v View of courtyard showing the late 20th Century extension with glazed roof and the wall which is to be underpinned with its noticeably “patchy” brickwork.



**Fig.iv**



**Fig.v**