

FLAT 1, 13 POND STREET

Hampstead, London
NW3 2PN

DESIGN, ACCESS and HERITAGE STATEMENT

12/10/2015



13 Pond Street, Front & Rear

This application is for internal refurbishment of a much-altered Listed Building, and extends the scope of a recently-approved application for works to the upper ground floor (REF 2015/1258/L), to now also include work to the lower ground and basement floors.

The building in which Flat 1, 13 Pond Street is housed is Grade II Listed and was constructed around 1860. It is a terraced house occupying an urban site with a rear yard featuring a stepped change of level with access between the Lower Ground and Basement Floors. The building was originally three storeys with an additional basement floor but underwent extensive modifications between 1995-97 (before its Grade II listing in 1999) and now has five stories formed largely within the original volume and divided vertically into three separate domestic units. The major alterations included partial demolitions in association with the conversion of the building to two maisonettes and one apartment together with the erection of a roof extension, rear extensions and the alteration of the shop-front. They also involved the conversion of a former garage at the rear of property, included within the demise of Flat 1 to provide a playroom and a glazed linking corridor, housing the kitchen.

Flat 1, 13 Pond Street occupies the Upper Ground, Lower Ground and Basement Floors and also includes the rear yard, and all parts of the rear glass extension including the building to the far north extremity of the site boundary (pictured in the foreground of the above photograph, top right). It does not include the first and second floor levels of the original building or the main entrance, which is a shared access with the other flats. All internal areas to the property have been completely refurbished and little remains of the original Victorian fabric inside or out at these lower three levels.

This application does not include any further external change to the property, except a slight change to the fenestration in the back play room. Internal changes include:

- Refurbishment of the upper ground floor bathroom and front and rear bedrooms. The floor of the front bedroom is to be extended over the upper part of the existing void (ie immediately behind the glass window fronting the house) to meet the modern 1990s glass window at the front of the property. The changes to this floor were the subject of an earlier APPROVED Planning and Listed Building Application, the details of which have been modified with no significance to the historic fabric.
- Minor modifications to the head of the staircase between basement and lower ground floor levels in order to improve the spatial connection between these levels.
- Internal rebuilding of the former garage structure to the rear of the property at lower ground floor level. This is due to structural damage caused to the foundations and walls of the building by the trees behind. Alterations include underpinning, new suspended beam & block floor and simplification of the row of casement windows facing the internal courtyard.
- Changes to the basement floor level internal wall configuration to improve spatial connection between the front and back rooms, and allow the front room to become a kitchen in a later phase of work. Specific changes include dividing off the front vault to become a laundry, opening up between front and back rooms with bi-fold doors and forming a lobby at the base of the staircase.

These alterations are intended to improve quality of space and living for a growing family and do not have an impact on any of the historic building fabric. There are no changes proposed that would affect the (historic) means of access into and/or around the building. There is no change of use to the property as a result of these proposed works. There is no change to the appearance of the building from the street.

LISTING DESCRIPTION

13 POND STREET

List entry Number: 1139070

Date first listed: 11-Jan-1999

1860s

No 13

II GV

Mid C19,

Listing NGR: TQ2785SW POND STREET 798-1/39/1324 (North side) Nos. 5-13 (Odd)

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.

We trust you will be in support of these minor modifications.

With kind regards



Sam Causer
MA(Cantab) Dip Arch ARB RIBA Conservation Registrant

For Studio Sam Causer