

Heritage Statement:

**Flat 3, Giles Building, Upper Hampstead Walk, London, NW3 1DE
Grade II Listed**

1. The history and significance of the heritage asset

In 1867, the Metropolitan Poor Law Act required that adequate care be provided for the sick and infirm poor. In 1869, in response to this, a dispensary was built to the immediate west of Kendal's Hall and in the same style to designs by John Giles. Giles was also the architect of a four-storey pavilion block infirmary erected at the rear in the same year. The design drew upon both Poor Law Board guidelines, and also the recommendations of Florence Nightingale published in her *Notes on Hospitals* several years earlier. It included features such as sanitary towers projecting from the building, and tall windows (one for every two beds) at each side to provide cross-ventilation and sunlight. The building was extended to the south in 1878. Giles Building forms part of New End Hospital (originally the Workhouse), which was converted into flats in 1996 – 1998.

2. The principles and justification for the proposed works

The original lease (clause 9) of Plot 37 Upper Hampstead Walk requires the demised premises and every part thereof to be kept in good and substantial repair, order and condition at all times including the renewal and replacement of all work or damaged parts.

The original lease (Clause 10) also states that as often as necessary and at least once every fifth year all internal wood, metal and stone be painted with the best quality paint.

With the above Clauses in mind the works proposed are to update the flat to meet these requirements plus to update the specification of the kitchen and both bathrooms and create more living space in the ensuite shower area and master bedroom, as well as update the ensuite shower furniture.

The proposed works take in account the need to enhance the flat's internal specification yet keeping in mind the rich heritage of the building and ensuring the proposals don't lose sight of the building's architectural qualities.

3. The impact of the proposed works

The proposed work will have no impact on the heritage site, nor harm or loss to the site as all the works proposed are required in accordance with the Lease with the addition of internal modifications to create more practical living space.

4. The sources considered in preparing this application are:

- i. National Planning Policy Framework: Section 12
- ii. Camden Council Planning Portal to research the history and heritage significance of the site.

5. The expertise I have consulted in preparation of this application

- i. Michael Cassidy and Laura Hazelton of Camden Council Planning Department.

ii. Phillip Barlow BSc (Hons) MRICS, Building Surveyor at Faraday Property Services Ltd (Appointed Managing Agents of Upper Hampstead Walk). Mr Barlow undertook a site visit to discuss the work proposed.

iii. Consultation with the team of builders who will carry out the work to a very high quality and specification.