



ALTERATIONS AT

CHATHAM HOUSE 90 HEATH STREET LONDON NW3 1DP

COMPRISING

**REPLACEMENT CONSERVATORY AT REAR, ENLARGEMENT OF OPENINGS
AT GROUND FLOOR AND LOWER GROUND FLOOR LEVEL, REVISED ACCESS
TO LOFT SPACE, REPLACEMENT CAST IRON STAIRS TO LOWER GROUND
FLOOR AREA AND OTHER MINOR WORKS**

FOR E DIER Esq

DESIGN, HERITAGE + ACCESS STATEMENT

**HS.811 EXTENSIONS AND INTERNAL ALTERATIONS
CHATHAM HOUSE 90 HEATH STREET LONDON NW3 1dp**

DESIGN, HERITAGE AND ACCESS STATEMENT

Application property

Chatham House, 90 Heath Street in Hampstead Village, comprises the left hand property of a Grade II listed terrace of three houses forming Claremont Terrace, completed in 1861 -- as attested by the masonry plaque in the front wall of the centre house, number 88.

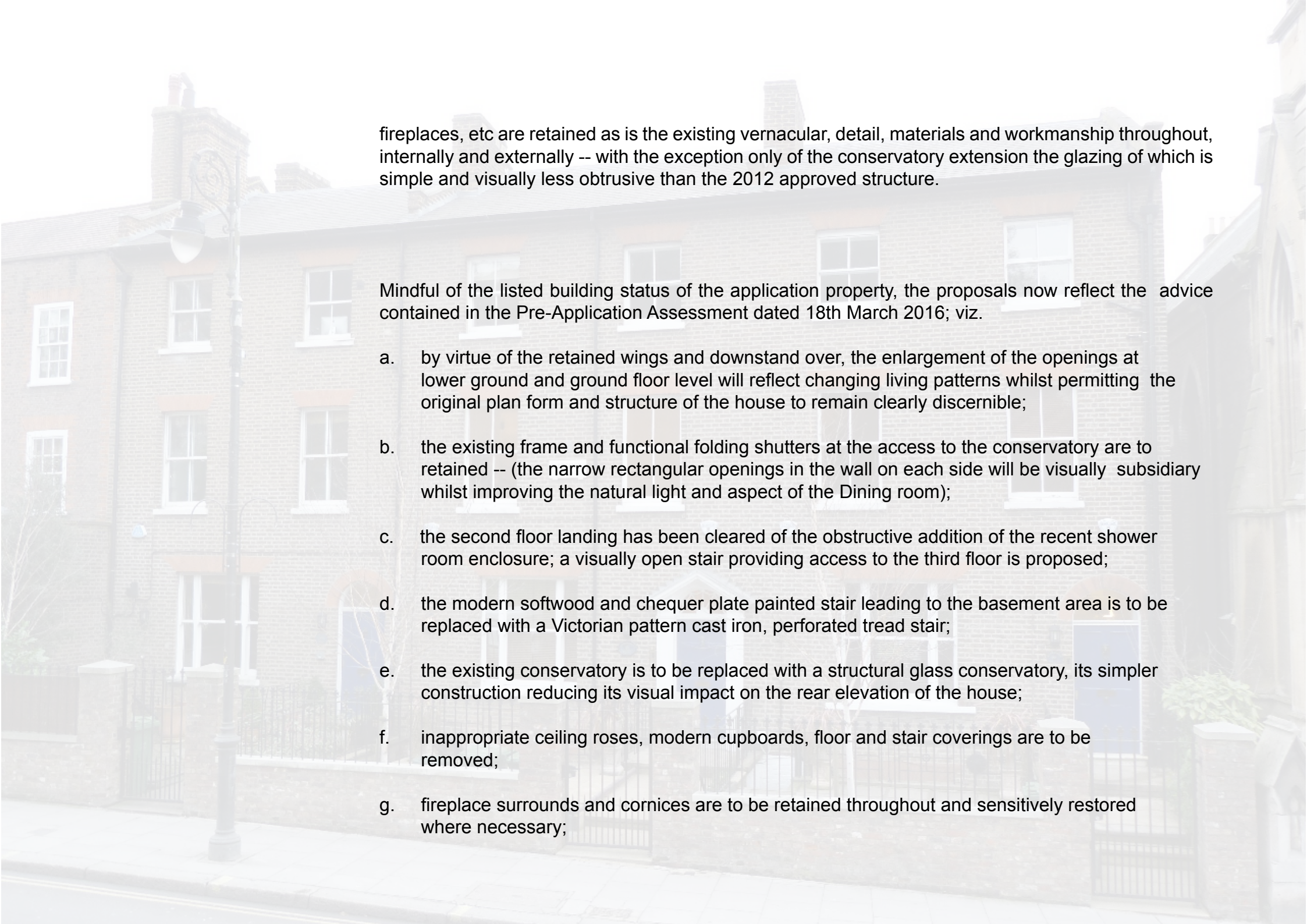
The application property was granted various consents in 2009 (2010/2881/P and 2010/2894/L and 2012/3445/P and 2012/3231/L) but not all the approved Works were subsequently carried out.

Works comprised in the Application

The property has recently changed hands and the proposals that are the subject of this application comprise the enlargement of existing openings in internal walls to the lower ground and ground floor, variation to the new stair to the (previously approved) third floor loft space, replacement of the external timber and chequer plate stair to the front basement area with a cast iron stair, replacement of the lower ground floor level conservatory and several minor previously approved works as indicated on the application drawings.

Design and Heritage Issues

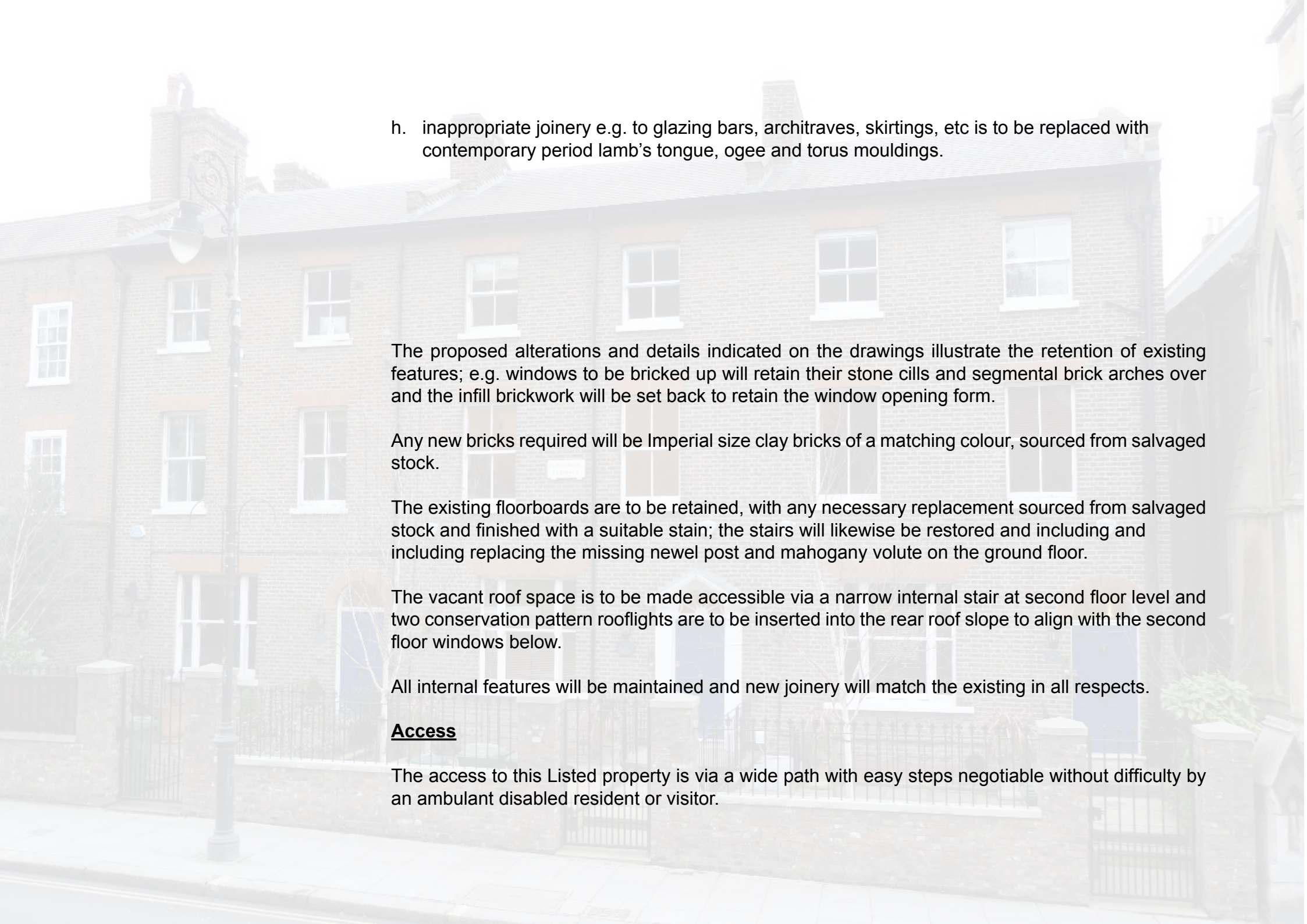
The design has been based on the retention of the original design character and spaces throughout the house with the few alterations maintaining clear evidence of the original structure, room layout, proportion and pattern. All existing features, including joinery, plaster mouldings,



fireplaces, etc are retained as is the existing vernacular, detail, materials and workmanship throughout, internally and externally -- with the exception only of the conservatory extension the glazing of which is simple and visually less obtrusive than the 2012 approved structure.

Mindful of the listed building status of the application property, the proposals now reflect the advice contained in the Pre-Application Assessment dated 18th March 2016; viz.

- a. by virtue of the retained wings and downstand over, the enlargement of the openings at lower ground and ground floor level will reflect changing living patterns whilst permitting the original plan form and structure of the house to remain clearly discernible;
- b. the existing frame and functional folding shutters at the access to the conservatory are to be retained -- (the narrow rectangular openings in the wall on each side will be visually subsidiary whilst improving the natural light and aspect of the Dining room);
- c. the second floor landing has been cleared of the obstructive addition of the recent shower room enclosure; a visually open stair providing access to the third floor is proposed;
- d. the modern softwood and chequer plate painted stair leading to the basement area is to be replaced with a Victorian pattern cast iron, perforated tread stair;
- e. the existing conservatory is to be replaced with a structural glass conservatory, its simpler construction reducing its visual impact on the rear elevation of the house;
- f. inappropriate ceiling roses, modern cupboards, floor and stair coverings are to be removed;
- g. fireplace surrounds and cornices are to be retained throughout and sensitively restored where necessary;

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- h. inappropriate joinery e.g. to glazing bars, architraves, skirtings, etc is to be replaced with contemporary period lamb's tongue, ogee and torus mouldings.

The proposed alterations and details indicated on the drawings illustrate the retention of existing features; e.g. windows to be bricked up will retain their stone cills and segmental brick arches over and the infill brickwork will be set back to retain the window opening form.

Any new bricks required will be Imperial size clay bricks of a matching colour, sourced from salvaged stock.

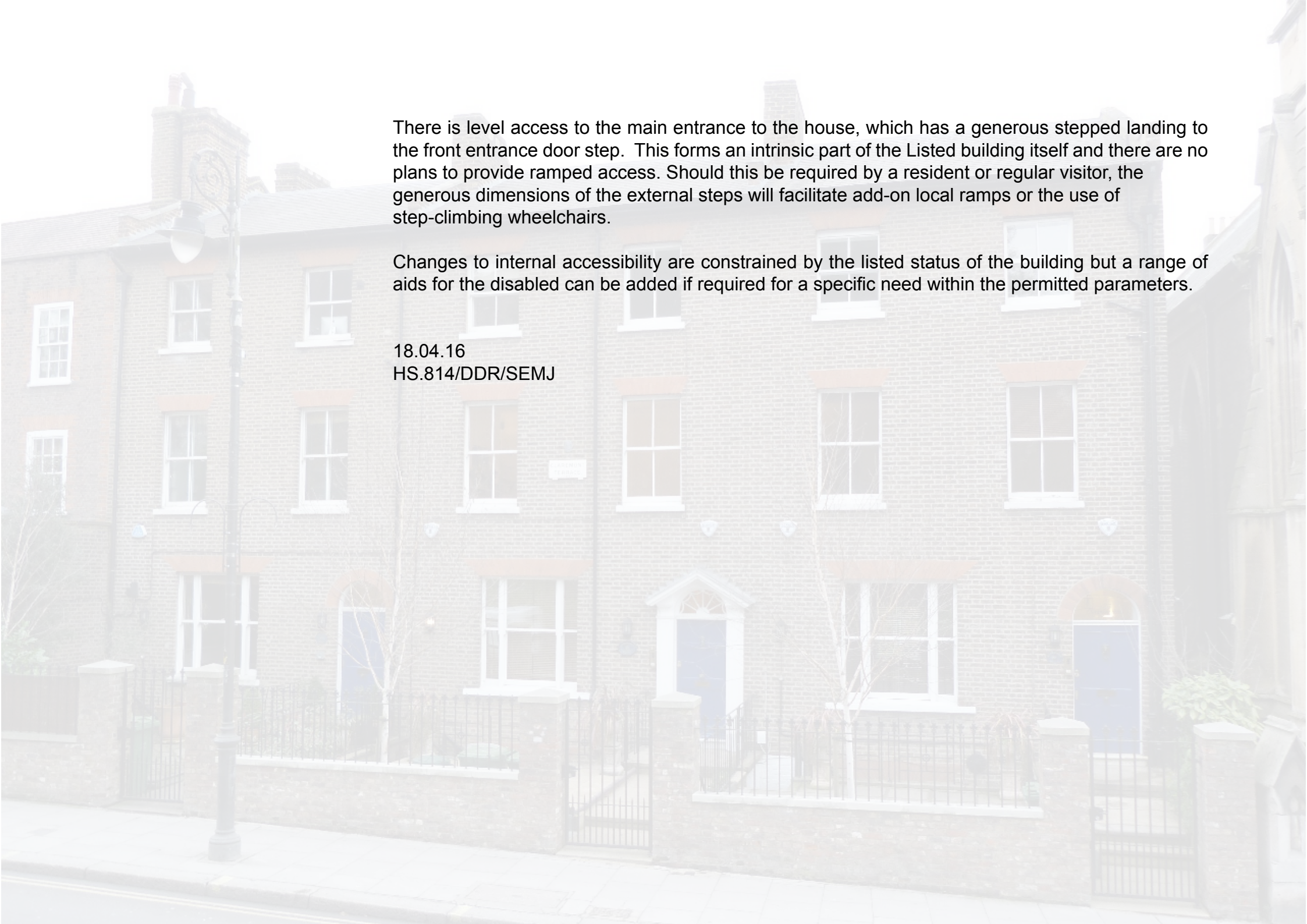
The existing floorboards are to be retained, with any necessary replacement sourced from salvaged stock and finished with a suitable stain; the stairs will likewise be restored and including and including replacing the missing newel post and mahogany volute on the ground floor.

The vacant roof space is to be made accessible via a narrow internal stair at second floor level and two conservation pattern rooflights are to be inserted into the rear roof slope to align with the second floor windows below.

All internal features will be maintained and new joinery will match the existing in all respects.

Access

The access to this Listed property is via a wide path with easy steps negotiable without difficulty by an ambulant disabled resident or visitor.



There is level access to the main entrance to the house, which has a generous stepped landing to the front entrance door step. This forms an intrinsic part of the Listed building itself and there are no plans to provide ramped access. Should this be required by a resident or regular visitor, the generous dimensions of the external steps will facilitate add-on local ramps or the use of step-climbing wheelchairs.

Changes to internal accessibility are constrained by the listed status of the building but a range of aids for the disabled can be added if required for a specific need within the permitted parameters.

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