

Listed Building Design Statement

11 East Heath Road, NW3 1DA

Grade 2 Listed Building

History

The property is a detached Georgian house, located on East Heath Road, overlooking Hampsted Heath to the North. Foley House is a grade II listed, three storey town villa (list entry number: 1342099). The property was constructed c.1771 by Edward Helling but reputedly built in the late 17th Century.

There have been a number of additions during the course of its history, including an additional storey to the south-east wing during the Nineteenth Century and a side extension on the same wing. The property is essentially formed of 3 wings with a modern, timber framed orangery set to one side. It is constructed using a brown London stock brick with slate roofs and painted white timber framed windows and doors.

Most of the original joinery has been altered throughout its history.

Proposed Project

The proposal involves replacement of the two sash windows on the garden elevation (both bathrooms) and one sash window on the side elevation (office) - with slimline double glazing and hardwood timber frame in order to eliminate heat loss. The proposed replacement will retain the traditional design and finish to preserve the original character.

Justification for proposal

The existing single glazed, softwood timber windows are in very poor condition with significant timber decay and damp penetration of the interior timber, consequently suffer badly from condensation. The applicant is looking to replace windows with a new purpose made hard wood timber framed sash windows which will have better thermal and acoustic performance and benefit from the additional comfort of modern draught proofing and double-glazing windows particularly in winter months.

The proposed replacement windows are to be designed with all details to match the original windows to preserve and enhance the character and appearance of the building.

This application seeks listed building consent and planning approval for the changes identified in this supporting statement and as illustrated on the attached plans, as being appropriate and necessary and with respect to the historic value of the property.