

MINOR WORKS TO 12 NEW END LONDON NW3 1JA

DESIGN AND ACCESS AND HERITAGE STATEMENT to accompany Planning & Listed Building Application dated 30th May 2017.



FRONT ELEVATION

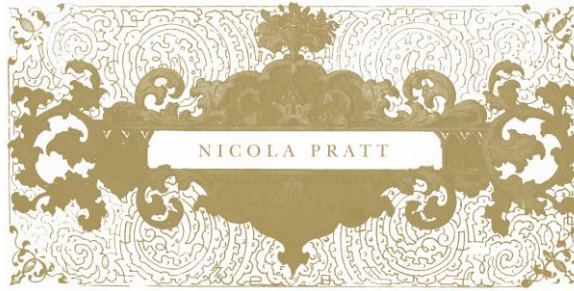
Introduction

This report is in support of the proposed application for Listed Building Consent to carry out minor internal works at 12 New End, the current C3 private dwelling house, use of which is to be retained. This report has been prepared by Nicola Pratt Limited for Mr Paul Casey, owner. This report outlines the main design principles and objectives of the proposal.

The Site

The property at No 12 New End is one of a group of three Grade II Listed terraced houses located on New End between No 16 (The Heathside Preparatory School - Upper School) to the east, and the

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Kendall's Hall buildings to the west. This five storey Georgian house, in a fair state of repair, is Listed Grade II and lies in the centre of the Hampstead Conservation Area in the Borough of Camden, London. The building was built in 1725 and re-fronted later in the 19th century.



12NE-PL

Listed Building Description

Name: NUMBERS 10, 12 AND 14 AND ATTACHED RAILINGS AND LAMP HOLDER

Grade: II

Date first listed: 11-Aug-1950

TQ2685NW NEW END 798-1/26/1189 (South side) 11/08/50 Nos.10, 12 AND 14 and attached railings and lamp-holder

GV II

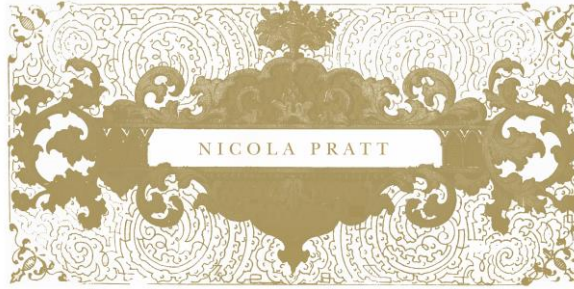
Terrace of 3 houses. 1725, refaced later C19. Multi-coloured stock brick. No.10, slate roof, Nos 12 & 14, tiled roofs; all with dormers. 3 storeys, attics and basements. 3 windows each. Doorcases with hoods on carved consoles; architraved doorways with panelled doors. Gauged red brick segmental arches to recessed sashes with exposed boxing, No.14 with possibly original glazing bars. Red brick

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dentil cornice below parapet. No.12 with original lead rainwater pipe and head. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings to areas, No.14 having wrought-iron overthrow with lamp-holder.

Listing NGR: TQ2649285985

Planning History

Prior to the Listing date in 1950, the building underwent alterations which have affected its integrity. The planning applications made for 12 New End can be summed up as follows:

- In 1938, permission was given for the conversion of 12 New End into four self-contained flats
- In 1961, conditional permission was given for the conversion of the basement into a self-contained flat
- In 1993, permission was granted for undergoing alterations in connection with the conversion to a single dwelling house including the replacement of the front and rear mansard dormers by six new ones
- In 1996, conditional Listed Building Consent was granted for works of renewal to the roof and ground floor structures
- In January 2014, an application for alterations to the second floor layout involving installation of a new bathroom, new partitions and finishes was refused
- In July 2014, an application for alterations to the second floor layout involving the installation of a new bathroom, new partitions and finishes was granted
- In August 2016, an application for redecoration and minor electrical works to the first and second floor bedrooms to include installation of a new shower to the first floor bathroom was granted

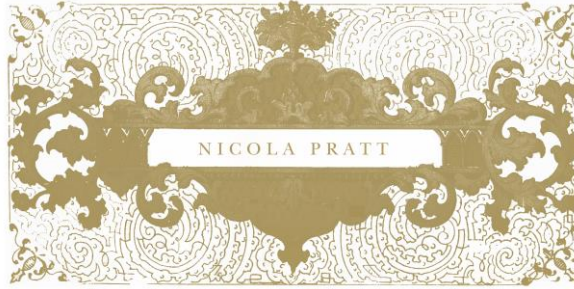
Specifically, the planning permissions mentioned above have led to the following changes within the building:

Basement:

- Internal alterations to the basement were carried out when it was converted into a flat in 1938
- Later, during the 1993 re-development, all interior walls were modified but the current layout maintains its original character

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Ground Floor, First Floor & Third Floor:

The floor plans were altered in 1961 and 1993 as follows:

- The 1961 alterations involved new openings in existing walls but also new partition walls and slight modifications to the layout to be able to accommodate a bathroom and kitchen on each floor
- The 1993 modifications involved the removal of some of these partition walls and openings and addition to others as well as the replacement of some rear windows

Second Floor:

- The 1961 application proposed floor plan shows that it was intended that the second floor bedroom be replaced by a kitchen and bathroom
- Two new openings were proposed through the wall between the existing living room/kitchen/dining and bedroom, as well as the building of new internal walls in the previous bedroom in order to accommodate the new spaces
- The 1993 existing second floor plan shows that this proposal was carried out and two openings appear in the original wall
- The 1993 proposed second floor plan shows that it was intended to close all the openings and remove the internal partition between the kitchen, bathroom and staircase to create a bedroom; these alterations were carried out

Roof:

- In 1993 the mansard dormers were replaced
- Further works to the roof were carried out in 1996

Pre-Planning Advice

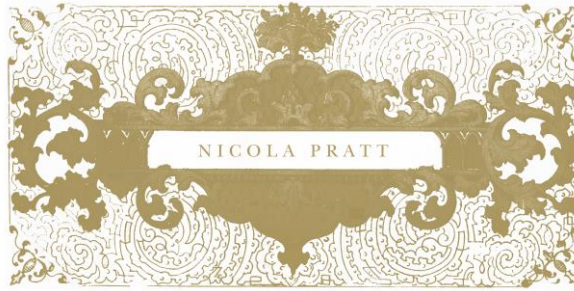
Pre-planning advice has not been sought for this application.

Design & Access

- Layout: This proposal does not affect the layout
- Use: The use is not affected by the proposals
- Scale: The scale is not affected by the proposals
- Landscape and Context: The landscape and context are not affected by the proposals
- Access: Access is not affected by the proposals

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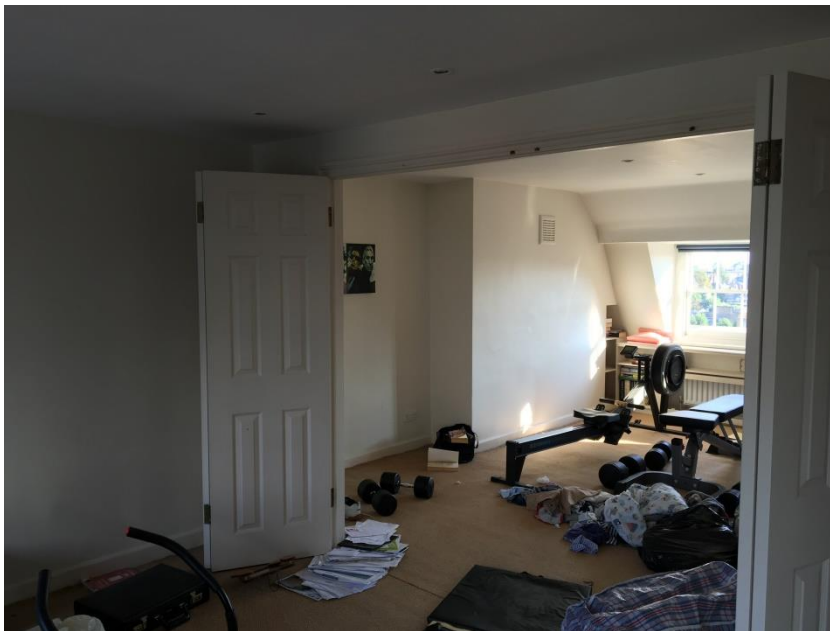
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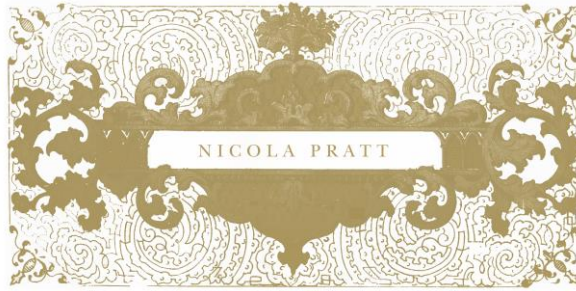
- Appearance: The character and features of the areas affected by the proposal will be preserved and any intervention will be carried out in high quality materials to match existing where necessary

Colour Photographs – Existing

Gym/Study



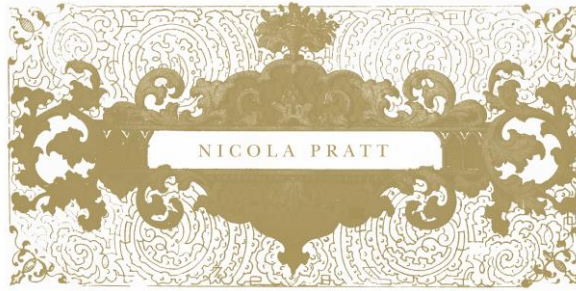
Guest Bedroom



Bathroom 1

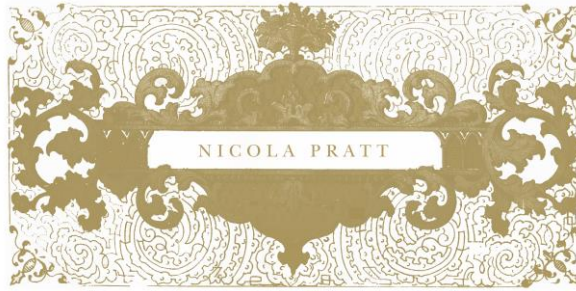


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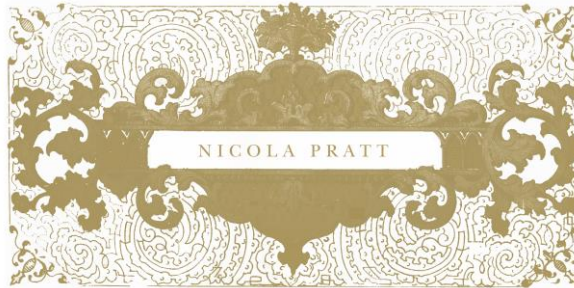


Bathroom 2

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Proposal

The proposal is marked on the following documents:

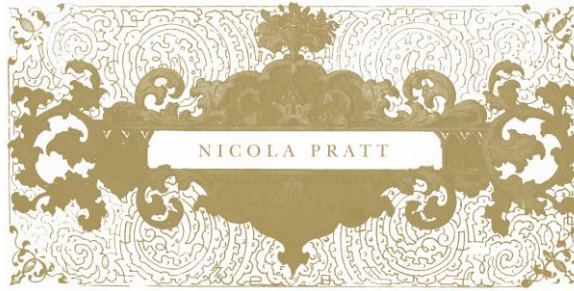
- 100 – 12 New End Existing Top Floor
- 101 – 12 New End Proposed Top Floor

Finishes

- Ceilings, walls and woodwork Farrow & Ball Strong White
- Carpet to Gym/Study and Guest Bedroom to replace existing
- Tile to Bathroom 1 and 2 floors and walls to replace existing

Fittings

Hardware (dark bronze metal antique)



Switches & sockets (white metal sockets and dark bronze switches)



Impact

This proposal does not include any alterations. The impact of the proposed changes to the electrics, fittings and finishes on the fabric and appearance of the interior is minor and beneficial.

Summary

Based on the recent works undertaken at the property, it is likely the changes will be acceptable to Camden Conservation & Heritage Department. Any changes are modest and appropriate and will preserve and enhance this Grade II Listed private house.

END