

HERITAGE DESIGN STATEMENT

THE WORRELL HOUSE, 36 STEELE'S ROAD, LONDON NW3 4RG

HISTORY

The social changes associated with the First World War reinforced a tendency to convert large houses to flats or for institutions. In 1930 the whole area was still classified as middle class and wealthy. Many writers, musicians, painters, ceramists, other artists and academics occupied neighbouring properties, contributing to the artistic developments of the 1930's.

THE PROPOSAL

In line with the area's academic, historic and artistic associations Wake Forest University acquired Worrell House in 1977. The property is used for summer student courses and student accommodation.

It is proposed to carry out internal refurbishments and improvements to the existing kitchen. Building Control have advised that Building Regulation approval will not be required as all existing electrical and plumbing will be utilised and all connections will be internal.

The proposal does not involve any structural changes, only improvements to the secondary structural fabric, such as rationalising pipework, sound and thermal insulation to the floor while regaining the appropriate ventilation to prevent fungal growth behind the kitchen units. Two existing windows will be replaced like for like.

There will be no changes to the existing pitched kitchen ceiling structure and it will be refurbished as required. It is proposed to remove the existing boxing to redundant services.

Below are illustrations showing the existing state of the kitchen.





AMOUNT OF DEVELOPMENT

There will be no external impact as all the changes are internal as described above.

CONCLUSION

The works are essentially an upgrade of the 1970s kitchen facilities which are in need of replacement as they no longer meet Building Regulations and Health and Safety requirements.

It is not proposed to alter the existing structure of the Listed Building and all the changes are to fittings and areas of the building which were upgraded at some time in the last 35 years. The main changes are regarding renewal of kitchen units, and associated fridge / freezers, ovens, hobs etc, new electrics and more robust finishes to floors and worktops.

The floor will fully be insulated to overcome thermal and sound issues. The walls will be made good and decorated. There are no works proposed to the ceiling void.

We seek confirmation that the project as described above and as illustrated on the attached drawings numbers 327 A1/08C, 09F and 010C, 011C, 012D does not require Full Planning Application for Listed Building Consent.

It is proposed that the works take place in July and August 2018, however we wish to complete all necessary paperwork well before to ensure the smooth running of the client's programme of works for next year.