

## **Planning and Heritage Statement**

9 Church Row Hampstead NW3 6UT

Borough of Camden.

This Heritage Statement has been prepared in connection with the current request for listed building consent for minor internal modifications, decoration and repairs to the Grade 2 starred listed property, 9 Church Row Hampstead.

No 9 is a late Regency/early Georgian brick faced, terraced, five bay property built around 1728. It is located on the North side of Church Row halfway between St John's Church at the western end and Heath Street at the eastern end. It comprises a basement floor, ground floor and three upper floors. Between the years of 1860 and 1891 it and its immediate neighbours were used as a school for girls however the original and subsequent use was as a family dwelling. The basement is currently registered as an independent dwelling although its repair is taking place at the same time as the rest of the building.

A set of ten annotated drawings has been prepared showing the existing layout, the proposed works and a further set of five sheets of photographs show the existing condition prior to the works starting. These are included in this statement.

In brief, there is no intent to extend or alter the building but only to redecorate the house internally, updating the kitchen and bathrooms. The main problem is that alterations were made in 1989 (judging from scraps of newspaper found) removing a load bearing wall in the grand drawing room on the first floor. This has resulted in localised dropping of the floor by approximately 150mm (6in). It is felt unadvisable to jack the floor up to its original position since the rest of the building has adapted to accommodate the movement. It does however mean that a new horizontal floor needs installation in the bathrooms on the second floor above whilst however retaining the original floor beneath. Likewise the dividing wall between the two front rooms on the second floor has been retained but is to be faced in panelling to match the original. No electric sockets etc are to be cut into the panelled walls but will be cut flush into the adjacent floor finish.

Drawings have been prepared to show the elevations where kitchen, bathrooms and cupboards are to be installed. These are designed and installed such that the original wall finishes are not affected and the installations can be reversed in the future.

A fairly recent (date unknown) updating of the timber sash windows to both front and rear elevations has taken place but a number of sash cords are missing. This is to be rectified.

The first floor drawing room floor, previously a machined "gymnasium type" floor is to be replaced with 200 year old wide oak reclaimed boards, sanded and waxed.

Other than this the proposals are to redecorate the existing plaster walls and timber panelled walls internally, to recarpet the stairs and to render the internal face of the front and rear elevations in the basement to limit the current damp penetration.