

# Design Heritage Statement

**5 Holly Place, London NW3 6QU**

***Planning and Listed Building Consent Application PP-06601822  
submitted 12.12.2017***

## **0.0 Summary**

This report outlines our proposals for internal alterations, new electrics and plumbing including fittings, insertion of a new window to the first floor rear elevation and replacing the existing fenestration to 5 Holly Place, London NW3 6QU.

This includes a proposed bathroom to the second floor of the property and utility cupboard to accommodate the a washing machine and dryer. The new bathroom will include a new walk-in shower, bath, WC and vanity units as indicated on the drawings.

It is proposed to divide the rear bedroom on the first floor of the property to form a new shower room with WC, including the insertion of a new window the rear elevation, to match and line up with the window above as indicated on the drawings.

It is proposed to remove the chimney breasts to the rear of the property on the ground, first and second floors and support this existing stack above in accordance with Structural Engineers details as indicated on the drawings.

On the ground floor it is proposed to increase the size of the opening to the front reception room and install new pocket doors as indicated on the drawings.

It is proposed to replace non original cupboards to the first floor landing and replace the cupboard that currently houses the gas meter in the front ground floor reception room and remove non original bookcases on the landing between the ground and first floors as indicated on the drawings.

It is proposed to install low level panelling throughout the stairwell in keeping with the architectural character of the property.

It is proposed to install a new boiler on within new cupboards located on the second floor landing with a new boiler extract flue taken through the roof to minimise any visual impact or creation of any new holes to the external masonry walls of the property. It is also proposed to install a megaflo cylinder in the loft/roof void above the boiler position as indicated on the plans.

The new pipes for the new central heating system will be installed with care throughout the property to cause minimum cutting in to the original fabric of the building. Where possible it is proposed to use existing holes and chasings in and where this is not possible taking care to minimise damage. The radiators are also proposed to be repositioned as indicated on the drawings

The electrical wiring and fittings will be installed where possible within existing voids of the building, and use any existing chasing or holes to minimise damage.

It is proposed to replace the existing timber sash windows that are in poor condition with new premium quality siding sash Upvc double glazed windows that match the existing windows in design.

Window details and drawings to be supplied by specialist manufacturer/supplier.

## **1.0 Site/Location**

The property is a three store, Grade II listed building which is located on Holly Place at the top end of Holly Walk and within the Hampstead Conservation Area. 5 Holly Place is part of a symmetrical terrace of small, brick and white painted three storey houses (Nos. 1-8) grouped around the Church of St Mary was built in 1816. The central houses are set back slightly to form a little space in front of the church. A line of high hedges defines the western side and there are three detached houses.

## **2.0 Relevant Planning History**

The property does not appear to have any Planning history available.

## **3.0 Planning Considerations**

It is proposed to improve the current poor condition and enhance appearance of a neglected property and make the property more practical to live in, without jeopardising the character and existing fabric of the historical elements of the property.

## **4.0 Relevant Planning Policy**

The Council addresses alterations to listed buildings in policies CD65 and CD66 of the Unitary Development Plan; and CL03 and CL04 of the Emerging Core Strategy of the Local Development Framework.

Policy CD6, 'Resist demolition of listed buildings in whole or in part', refers to the demolition of listed buildings in whole or the removal or modification of features of architectural importance (externally and internally). The proposal is therefore not contrary to Policy CD65. Policy CD66, 'Resist proposals to alter listed buildings', (a) and (b) are relevant to this proposal. With regards to policy (c) and (d), the alteration does not affect the integrity of the original building, or areas that might be considered of special architectural interest.

Policies CL3, 'Heritage Assets - Conservation Areas and Historic Spaces' refers to demolition, and is addressed in the discussion of UDP policies CD65 and CD66 above. CL4, 'Heritage Assets - Listed Buildings, Scheduled Ancient Monuments and Archaeology', and is addressed in the discussion of UDP policy CD66 above.

## **5.0 Conclusion**

In conclusion, it is considered that the proposal will enhance the appearance of these neglected areas of the property, will create a property that is more practical to live in without jeopardising the character and existing fabric of the historical elements of the property.

Steven Gray.  
12.12.2017