

Design and Access Statement and Heritage Statement
for works to Grade 2 Listed Building

0381-DAS App 2

Feb 2018.



1. Introduction

- 1.1. The property is a 3 storey house listed Grade 2 under list entry number 1139056. It is the only building on Church Walk that is listed. Perrins Walk marks the southern edge of the Hampstead Conservation Area, and is included in the Statement alongside Church Row in Sub Area 4 on p.35. Built as coach houses for Church Row in the tradition of a Mews, a tranquil cul-de-sac with a detached and secluded air. With various building types, the appearance is tied together by the scale and rhythm of the terrace of mostly 3 storey buildings, some of which have been rebuilt.
- 1.2. The date of first listing was 14 May 1974. The building was originally a coach house to No.24 Church Row. The rooms fronting Perrins Walk are dated to the early C19th, with subsequent alterations and additions. Extensive interior works were carried out in 1972 under consent 143555/R and in 1973 under consent CTP/E6/23/16/161664.

creating the current open plan living arrangement, and including installation of the current stair. Planning and Listed Buildings Consent were granted in 1975 for a roof extension to create a new bedroom that has never been undertaken. There are no known drawings of this available with the council or elsewhere.

- 1.3. We have undertaken a pre-application consultation with Camden Council under reference **2017/0528/NEW**, dealt with by Anna Roe and Sarah Freeman. Subsequent planning and Listed Buildings Applications were submitted under references **2017/3595/P** and **2017/4267/L**. Alterations were made during the application process at the request of Sofie Fieldsend and Alfie Stroud, the Planning and Conservation officers who took over the project.
- 1.4. During design development in consideration of changes during the process, further alterations and refinements to some internal room layouts were proposed, primarily at 2nd floor level, currently modern timber stud work walls. As these were subsequent to the consideration of the application and its approval at a Members Briefing subject to a S.106 process, the council were unable to include these alterations in the consents that were yet to be issued.
- 1.5. The council considered that a separate application would be required to include these internal layout alterations. This application is submitted for this purpose. This document is therefore relatively brief and concise and refers to the changes from the above applications. For more detailed information on the full works, reference should be made to the application numbers noted above. As this relates only to minor internal alterations only, this is submitted only as a Listed Buildings Application.
- 1.6. This application includes the drawings showing the existing layout (titled existing), the layout agreed for approval under applications **2017/3595/P** and **2017/4267/L** (Revision G, titled Proposed), and the revised layouts proposed under this application (Revision H, titled Revised). hopefully this provides adequate clarity in review of the proposals.
- 1.7. The works will be undertaken alongside the general works permitted under the applications noted above.

2. Building History and form.

- 2.1. The 3 storey building with a roof terrace fronts Perrins Walk, a private cobbled street off Heath St as described briefly above. This is reviewed in detail in the information supporting **2017/3595/P** and **2017/4267/L**. The proposals set out in this application have no impact on the original fabric or upon the historic form of the building as illustrated in the enclosed drawings and as set out in the sections below.

3. Building Condition and remedial work.

3.1. This proposal does not alter the remedial works, but includes alterations to the layout at ground and first floor layouts as set out below.

4. Significance of the Heritage Asset

4.1. A review of the history of the property has been undertaken and is included within the previous applications.

4.2. There has been significant change to and extension of the property since it's origins as a Coach House. There is some interest in the original form and the sequence of change since, but this change has resulted in there being relatively little of the historic form or original fabric remaining, particularly in relation to finishes. The main areas in better condition and of interest internally are the stair enclosure, which appears to be a later intervention than the main width of the frontage over the garage.

5. Proposals.

Ground Floor

5.1. The differences between the proposed and revised layouts include the omission of the built in cloaks cupboard from the entrance hall, the addition of a glazed screen to the side wall of the new entrance hall, an increase in the size of the new inner door from the entrance lobby, which would also be a glazed door, and the extension of the 3 steps between the dining room and the front wall. No other alterations are proposed.



First Floor

5.2. The built in cupboards between bedroom 4 and the en-suite have been removed, allowing for subsequent installation of free standing cupboards. This results in the door between the two rooms being set within the wall, rather than forward to the line of the cupboard faces. The wall position remains unaltered.

Second Floor

- 5.3. The room shapes are generally retained as shown in Revision G agreed under **2017/3595/P** and **2017/4267/L**.
- 5.4. The main bathroom is converted to an en-suite to Bedroom 1. The previous en-suite is to be used as a wardrobe area, the built in wardrobe areas are removed and the position of the new wall is adjusted slightly. The door between the bedroom and the wardrobe is converted to a pocket sliding door. A new doorway is inserted into the modern timber stud wall below the existing steel beam supporting the eaves of the pitched roof above, which will still be retained unaltered.
- 5.5. Bedroom 3/Study is to be changed to a shared shower room accessed from the existing door from the landing, rather than the previous proposal to retain a doorway at the lower level. A new floor will be constructed over the existing to enable a level shower, and to make room for drainage below. This will also reduce the change in level between the upper and lower levels, and reduce the number of steps and the space taken. A new door will be inserted within the existing modern timber stud wall between this room and bedroom 2 to create a "jack and jill" option for this shower room to be used in association with this bedroom.

6. Review of Significance of the Heritage Asset.

- 6.1. Aspects of the proposals are reviewed below, tabulated alongside a review of the anticipated impact on the significance of the heritage asset. This is prepared as a general review of the matters set out in more detail above and as set out in the accompanying drawing package.

	Proposed Alterations	Benefit and impact on Architectural and Historic Value
1	Internal alterations to layout	The variations to the layout do not result in any loss of historic fabric, and have no impact on the significance of the heritage Asset.

7. Summary

- 7.1. This application is submitted to facilitate some minor alterations and refinements to the internal layout. It may be a cleaner process, if these alterations could be incorporated into **2017/3595/P** and **2017/4267/L**, but unfortunately timing and process precluded this.
- 7.2. Any concerns that arise during the application process will be addressed as soon as possible.