

Design and Access Statement

for the Basement Flat at No. 9 Church Row, Hampstead NW3 6UT

London Borough of Camden.



This document has been prepared as part of an application for listed building consent for repairs, redecoration and minor changes to the above property.

BRIEF DESCRIPTION OF PROPOSED WORKS:

It is noted that the building is registered as two titles at the Land Registry, one being the basement (originally the kitchen and scullery) and the other being the ground, first, second and third floors. The two parts are separated by an original panelled door at the foot of the basement flight of stairs which is retained. Accordingly two applications are being submitted although it is realised that the building may be considered as a whole from an architectural viewpoint.

The intention of the new owners is to restore the basement of the building, retaining the room configuration currently there, but renewing the bathroom and kitchen, correcting the damp and rot prevalent there and repairing the ceiling to accord with current building regulations. Preliminary removal of the current kitchen units has revealed the original kitchen range and accordingly the replacement kitchen is relocated to the front elevation and the range with its brickwork is exposed and repointed.

Full redecoration of the interior of the basement is proposed with repairs to window. Addition of any new works is to be carried out in such a way that the original is left visible and works can be reversed at a later date if so desired.

The proposals to restore the building have taken into consideration the relevant policies PPS5, HE7 & HE9 and discussions of the proposals together with site visits have been held with John Sheehy and Colette Hatton of LB Camden planning department and also with Sarah Freeman of Historic England. The proposals have been modified in line with their comments.

SCHEDULE OF PROPOSED WORKS:

BASEMENT:

Front lightwells: There are two lightwells to the front of the property, one each side of the central front door pathway. The westerly of the two has a raised floor with a brick ventilation shaft [see photograph CRP XXX] allowing through ventilation beneath the south-west front room floor. This has become blocked and has resulted in wood rot to the floor internally. The eastern of the two lightwells contains a black painted metal staircase providing access to the basement accommodation from the street. This is in working condition and no changes are proposed.



Flooring: Damaged floorboards to be removed locally in the south west corner (approx. 1.5x1.5m) and replaced to match remainder of floor in both width and line. It is noted that the cross ventilation from the front lightwell is currently blocked and is to be cleared to avoid this problem in the future. Otherwise all flooring in the basement is solid with flagstones to the front east room (kitchen) and concrete/cement elsewhere. The floor finish will be existing flagstones to the kitchen and ceramic tiles to the bathroom and carpet elsewhere.

Heating radiators: New heating radiators to be installed between the two internal kitchen doors and below the windows elsewhere. Existing radiator in hallway to be replaced with flat fronted style radiator.

Windows: All existing windows are retained (casement windows behind vertical bars to the street elevation) and decorated.



Window shutters: There are no window shutters at this level in the property.

Panelling: there is no panelling at basement level however an original store cupboard in the west front room is retained.



Original store cupboard

New Joinery: No built-in joinery other than the kitchen units is proposed.

Ceiling: The existing ceiling was of plasterboard, however it is proposed that this is replaced with a double skin of plasterboard and skim coat to achieve one hour fire separation from the rest of the house. There are no cornices.

Kitchen: The east front room is the original kitchen of the house and the east wall was covered with fitted kitchen units. However removal of these units has revealed the remains of the original kitchen range from 1728 and accordingly the new kitchen units are to be installed on the front elevation and the spine wall either side of the retained basement access door.



Original kitchen units



Original kitchen range to be repointed



Original door to be retained.

Doors and architraves: Three existing four panel doors are to remain in their existing openings. Three secondary doors serving the rear room, bathroom and store room were fitted with flush faced door blanks and these likewise are retained.

Staircase: No alteration to the original staircase is proposed.

Pavement vaults: No works are proposed to the existing pavement vaults.

Drainage: There is a manhole in the floor of the lobby, invert level 930mm, with a rusted loose lid. This is to be reformed with a double seal, bolt down cover.