

# Design Heritage Statement

5 Holly Place, London NW3 6QU

**Planning and Listed Building Consent Application PP-06601822  
submitted 12.12.2017 (STATEMENT AMENDED FOR DRAWINGS 2352/2H  
06.04.2018)**

## **0.0 Summary**

This report outlines our proposals for internal alterations, new electrics and plumbing including fittings, repairs to the roof and external elevations to 5 Holly Place, London NW3 6QU.

This includes the refurbishment of the bathroom to the second floor of the property including the repositioning of the non-original bathroom partition and removal of existing cupboards to the right hand side of the chimney breast in the second floor rear bedroom and formation of new cupboard on the second floor landing, all as indicated on the drawings. New extract fan to be taken through rear wall and new electrical fittings in position as indicated on the drawings.

It is proposed to change the first floor rear bedroom to a bathroom and install a new bath tub, walk-in shower and vanity units with formation of new cupboards to house a mega-flow cylinder and washing machines with new extract fans taken through the rear wall and new electrical fittings as indicated of the drawings.

To the new first floor bathroom it is intended to lay new floating plywood floor to protect existing floor boards and lay new floor tiles.

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 and reverse door swings to the front bedroom on the second floor front and rear rooms on the first floor 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.

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.

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. It is proposed to install a new external tap to the front elevation 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 with new electrical fittings as indicated on the drawings.

It is proposed repair the roof of the property by carefully stripping off existing roof slates and setting aside for reuse. Removing defective roofing battens and felt. Any additional roof slates that are required are to match the existing. The replacement slates should be approved by the Listed Building/Planning officer and taken to the council offices. Replace with 38x25mm tannolised softwood battens on Klober breathable membrane.

It is proposed to Repair damaged sections of pointing at roof level. Repointing to be carried out in lime mortar (no cement) and the joint to be slightly recessed and replace the code 4 lead flashing to the perimeter of the roof hatch and install new roof insulation to the roof voids as indicated on the drawings.

It is proposed install new replacement pine flooring to match that of the existing 8 3/4 inch wide boards in the remainder of the house in the ground floor and first floor rooms. Boards to be sanded and oiled down. Existing floor boards to the remainder of the property to be sanded down and sealed with oil as indicated on the drawings.

In the ground floor entrance hall it is proposed to lay new traditional Georgian, non-glazed floor tiles and retile the ground floor WC as indicated on the drawings.

It is proposed to redecorate the internal walls, ceilings and woodwork throughout the property to be made good and painted as indicated on the drawings.

It is proposed to redecorate/repair the external elevations of the property. Windows are to be rubbed down and made good and painted to match existing. Repair damaged sections of pointing. Repointing to be carried out in lime mortar (no cement) and the joint to be slightly recessed. External render to be made good and painted with masonry paint. Sample colour/type of paint to be put forward to the Planning officer for approval as indicated on the drawings.

## **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.  
06.04.2018