

HERITAGE DESIGN STATEMENT

THE WORRELL HOUSE, 36 STEELE'S ROAD, LONDON NW3 4RG

THE HISTORY

Steele's Road was created in the 19th Century on part of Eton College's Chalcots estate where an 18th Century rural landscape in Hampstead had existed since the 12th Century. In the late-17th Century the area became a fashionable spa during the summer months and eventually attracted the literary and artistic set including John Constable and John Keats.

The Worrell House was built in 1875 for Charles Edward Johnson, a landscape watercolour artist, and named Morven House. It was one of five artists' studio-houses built in the mid-1870s on Steele's Road. Since 1977 it has been owned by Wake Forest University and the property is used for student accommodation and summer student courses.

THE PROPOSAL

The client has serious concerns about the safety of the existing steel Skylight which has rusted and three of the four panes are broken.

Therefore, the client wishes to replace it with a new aluminium frame, dark grey (RAL No 7016), of the same dimensions and in the same position with double glazed panes. No other works are proposed.

The proposal does not involve any structural changes, only replacement of the damaged Skylight which will provide a safe and secure fastening to the existing opening.

AMOUNT OF DEVELOPMENT

There will be no substantive external impact as the Skylight is on the roof of the building and not visible from the street.

CONCLUSION

The works are essentially an upgrade of the existing Skylight which no longer meets Building Regulations and Health and Safety requirements for the present use of the property.

It is not proposed to alter the existing structure of the Listed Building and the only change is to the Skylight on the roof of the building.

We wish to recommend this proposal as we consider it is beneficial to the property as a whole in order to keep its structural integrity, meet current regulations and improve the sustainability of the property to meet current environmental responsibilities.