

Heritage Statement:

New End Cottage, Streatley Place, Hampstead NW3 1HU

1. Site Description:

The application site is located on the northern side of Streatley Place and relates to a two storey cottage that appears to occupy a portion of the rear garden area of a larger property located to the east of the site on New End (New End House), which is a listed building. The property is located within the Hampstead Conservation Area, it is not a listed building and is not identified as making a positive contribution to the character of the surrounding conservation area. The Hampstead Conservation Area is also covered by an Article 4 Direction which removes certain permitted development rights (that is, works that did not previously need permission) from houses and flats in the area.

The cottage originates from approximately 1850 and is within keeping of the architectural style of the period in the area.

2. Justification for Proposed Development:

Our clients love the cottagey feel and charm of the property and the local area, they are seeking to replace rotten and inefficient glazing with like-for like replicas in double glazing, with no/minimal visual change or impact. The proposed front door change will revert to a more sturdy design in keeping with the property, with smaller glazed panel for retention of heat and privacy. The property comes with minimal exterior space, so our clients are keen to maximise access to both the small patio and terrace by introducing french doors in place of the current door (terrace) and window (patio). Neither of these alterations would be visible from outside the property, and the style will be in keeping with the french door already located in the property. Here too they would be sympathetically double glazed for efficiency.

The addition of 2 roof lights to the rear elevation would have minimal visual impact on the surrounding buildings. This area is not visible from the road outside, but would be able to be seen by surrounding buildings, some of which are listed. The roof lights proposed would be heritage/conservation area grade which would sit flush to the roof tile line and be matched in colour, designed to be as subtle as possible. Several surrounding properties, including listed buildings, have similar skylights.

3. Sources Considered:

We propose to use manufacturers who have already installed roof lights and windows within the Hampstead Conservation Area. We are keen to use the trademarked "Conservation Roof Light" from The Roof Light Company, and replacement glazing by Acorn Windows, who specialise in period sash replacements. A full materials report can be produced on request.