

ADDENDUM

HERITAGE SCHEDULE OF PROPOSED INTERNAL WORKS

18 WELL ROAD, HAMPSTEAD

This report describes the areas affected by the internal alterations, and also those areas where the works to the existing building are both internal and external. The descriptions are accompanied by photographs and other relevant illustrations of the areas affected by the proposal.

The schedule is to be read in conjunction with the proposal drawings - floor plans 20-201, 202 and 203, and the elevations 20-220, 221 and 222.

Entrance Hall

- 1 Renew modern main entrance doors and screen to historic design.

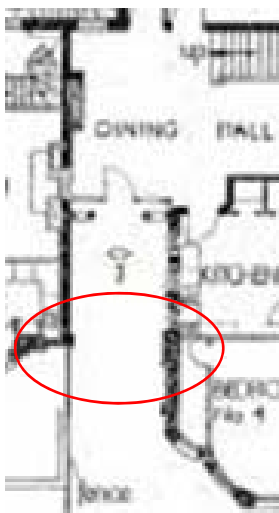
The screen is shown on the original architect's etching (see 1.1). During the 1952 conversion it was removed (see 1.3) and later reinstated with modern square section details (see 1.4).



1.1. Extract from original etching

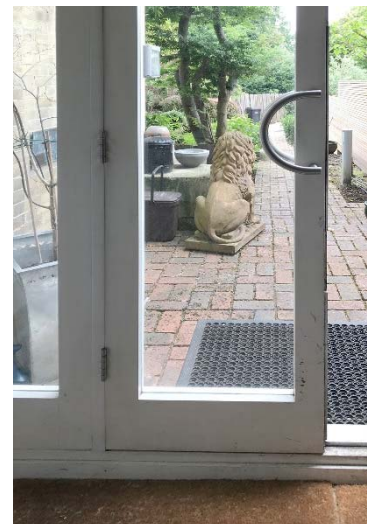


1.2. Front door now



1.3 (left) 1952 plan showing loss of the original screen

1.4 (right) Typical joinery now - Square mouldings
Modern details



Entrance Hall continued

1. Hall entrance doors and screen continued

It is proposed to match the original design evidence.

The subframe is to follow the profile of the opening as the original did (see 1.1).

The joinery is to match the existing historic details elsewhere in the house as follows:

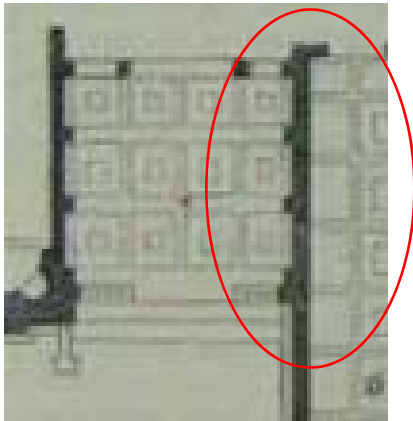
1.5 Typical ovolo and bead mouldings

Ironmongery is to be in mid C19 style to match.



2 Renew modern internal screen to historic plan.

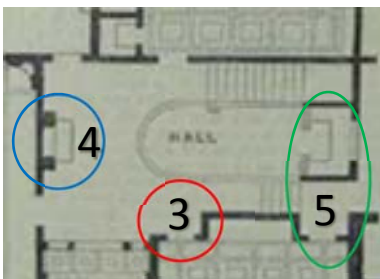
The openings between the Entrance Hall and Kitchen are modern (see 2.1). It is proposed to infill these as informed by the original plan.



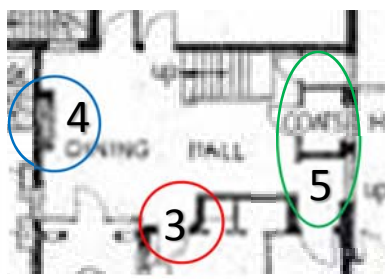
2.1 Original 1868 plan with solid recessed panels

Stair Hall

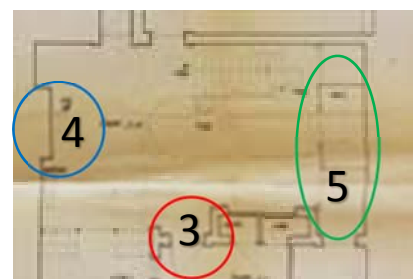
There are three areas in this space where the original historic plan and symmetry is reinstated -



3.1. Original Plan 1868



3.2. 1952 conversion



3.3. 1968 alterations

Stair Hall continued

- 3 Reinstating original doorway to existing Kitchen (circled red on the plan sequence).

This was blocked up after 1968, losing the symmetry of openings in the Stair Hall. The door will be reinstated as a timber panelled door and architraves to match the existing historic doors in the Hall. The Minton tile threshold is to be repaired to match.

3.4 Typical door opening within Stair Hall to be matched



- 4 Reinstating fireplace to the original width as shown by hearth tiles (circled blue on the plan sequence and photograph 4.2). Open up to determine the extent of the previous fire surround. Allow to provide a mid C19 Gothic hearth and fireplace to detail, or an alternative design agreed with the Conservation Officer.



4.1 Modern fireplace



4.2 Minton tile pattern shows the fireplace had different proportions..

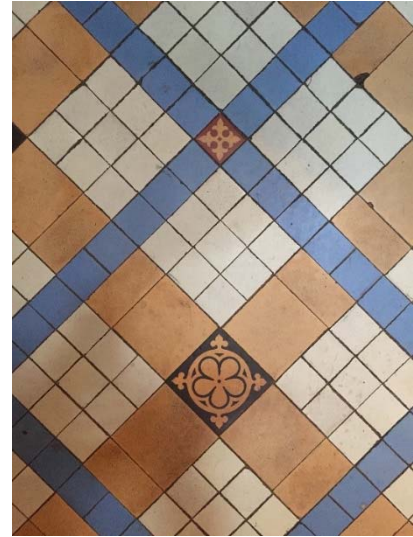
5. Reinstating original symmetrical doorway and updating w.c. area (circled green on plan).

This is an area altered in the mid-20th century when the house was subdivided and the steps and doorway were removed to separate number 20. (Compare illustrations 3.1 and 3.2).

The joinery will match the existing, unless otherwise agreed with the Conservation officer.

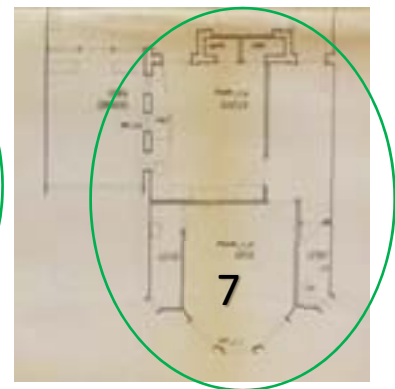
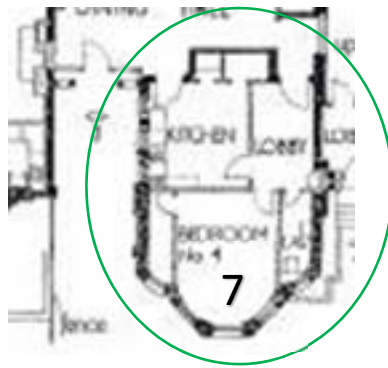
- Reinstate Minton floor tiles where missing.

6.1 Minton tiles in Stair Hall and entrance.



Kitchen

- Re-order the layout and simplify levels. Circled in green.



7.1. 1868 showing the decorative ceiling. 7.2 1952 subdivision. 7.3 1968 subdivision.

Since the 1952 conversion, and at the time of listing, the space has been subdivided. When the building was divided into individual flats, this included Bedroom and Kitchen spaces. It has also had a number of different floor levels.

7.4. Lowest floor level below modern mezzanine

The modern structures shown in this photograph are to be removed as part of the proposals.

- Remove spiral staircase projecting into main volume. This spiral staircase and mezzanine are modern, after this 1968 plan (see 7.4).



The balustrade is to be replaced with a wall, maintained clear of the ceiling to allow natural light to be maintained in the mezzanine volume. This simple form will avoid competition with the intricacy of the original decorative ceiling.

Kitchen continued

9. Repair the bay window and balcony, and reinstate external balustrade.

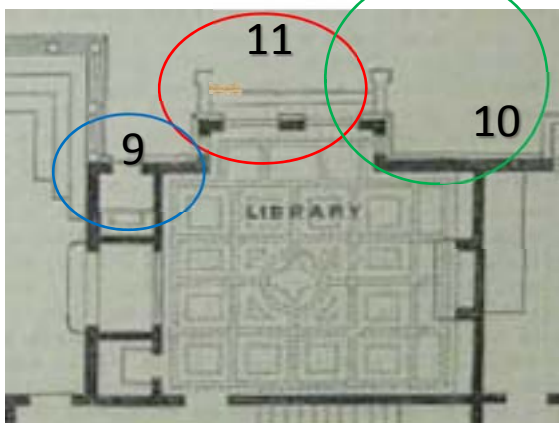


9.1 Original 1868 etching 9.2 Showing partial balustrade and deformation of stonework.

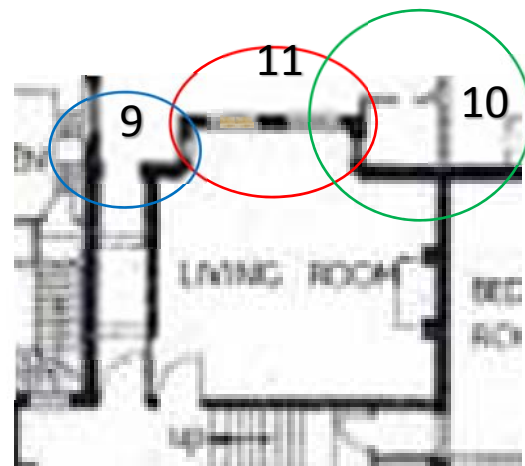
Carry out conservation like-for-like stone, iron and timber repairs to improve the longevity of the structure and replace missing elements like-for-like to reinstate it to its original recorded appearance (see 9.1).

As the stone structure has deformed above window arch level, it is likely that the structural metal cramps have rusted (see 9.2). Investigate and (unless agreed otherwise with the Conservation Officer), assume this will include replacement of the rusted fixings in stainless steel or other similar non-ferrous metal as appropriate, with minimal like-for-like conservation reconstruction where necessary, incorporating the existing historic fabric where sound.

Living Room



10.1 Original Layout 1868



10.2 Layout in 1952

Living Room continued



10.4 Bay and LH wall behind



10.5 Bay and RH wall behind with blocked door

10. Reinstate original doorway.

Provide doorway opening on the RH side of bay within a former unsympathetically blocked up opening (see 9.5). The doorway is to match the arch and reveal of bay (see 9.4). Make good brickwork where poorly matched, like-for-like to match the original elevation.

11. Provide new doorway on LH side of bay to improve symmetry to match RH side.

12. Renew modern rotted doors of bay to match historical profiles.



12.1 Typical rot



12.2 Poor detailing and applied plywood mouldings



12.3 Historic recessed moulding

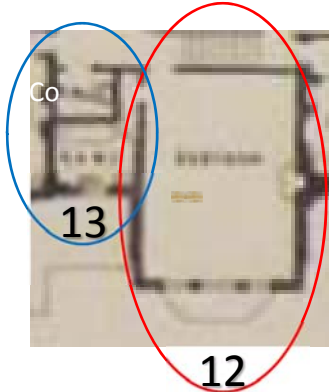
Reinstate painted timber doors with integral inset mouldings at the head, matching historic inset head mouldings and ovolos (see 11.3 to match mouldings of the existing Bedroom window above).

First Floor

Master Bedroom

13. Provide reversible timber frame partitions set clear of the ceiling, to create separate Dressing Room.

Since the 1952 conversion, and at the time of listing, the space has been subdivided.



13.1. 1935 Master Bedroom area



13.2. 1952 subdivision



13.3 1968 subdivision

Master Bathroom

14. Relocate modern spiral staircase (see 7.4) into existing bathroom to provide a mezzanine. Since the 1952 conversion, the space has been opened up below a glazed roof structure.



14.1 Original 1868 tiled roofscape.



14.2. 1952 tiled roofscape

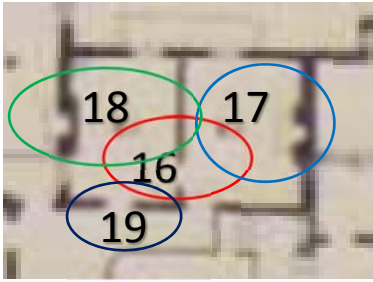


14.3 Modern glazed roof behind existing chimney

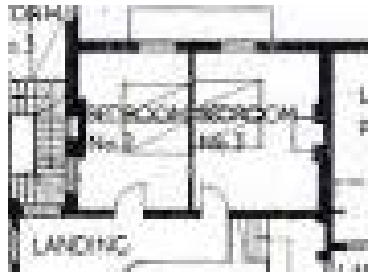
15. Existing roof lantern to be replaced with minimal frame glazing appropriate to the existing house; introducing open-able panels.

The elevation will match the existing, omitting the fussy detailing of the existing glazing.

Bedroom 3



16.1. 1890 back bedrooms



16.2. 1952 back bedrooms

16.3. Typical fitted cupboards

Fire surround applied to the face



16. Reinstatement of original doorway.

Remove modern fitted cupboards and investigate to locate the exact position of the doorway marked on the historic plans pre 1952. Install a panelled timber doorway to match the existing door and surround to Bed 3.

17. Reinstatement of original fireplace.

Remove modern fitted cupboards and investigate to determine the extent of survival of the fireplace marked on the historic plans pre 1952. Repair and/or reinstate as appropriate to the agreement of the Conservation Officer.

Bed 3 Dressing Room

18. Install a reversible timber partition to subdivide the dressing area from the shower area. The orientation of the fireplace on the historic maps shows that this room was built as a subservient annexe to Bedroom 3 and had no fireplace of its own. The position of the partition is therefore not historically sensitive.

19. Retain and fix the existing door shut. This is to be reversible.

8th August 2018