

**Stanfield House, 86 Hampstead High Street, London NW3 1RE
Design & Access Statement**

Document Ref: 669-DS

Rev - 24/01/20

Project Ref: 669



STATE ARCHITECTS LIMITED
23A ST JAMES'S STREET
LONDON SW1 1HA

T 020 8368 0066
F 020 7336 6556
E info@state.org.uk

**Stanfield House, 86 Hampstead High Street, London NW3 1RE
Design & Access Statement**

Document Ref: 669-DS

Rev - 24/01/20

Project Ref: 669

CONTENTS

A. INTRODUCTION

B. PROPOSED ALTERATIONS

C. STRUCTURAL ISSUES

D. HERITAGE & LISTED BUILDING ISSUES

E. ACCESSIBILITY

A: INTRODUCTION

Stanfield House is a Grade II* listed building on the corner of Prince Arthur Road and Hampstead High Street, (1999 Historic England list entry 1378695 Stanfield House and attached railings). The site is described as a pair of semi-detached houses, now subdivided. c1730.

The listing refers to No. 86 as the "Southern House" and is focused on the external appearance of the building recording the "brown brick with red brick dressings and plain bands between storeys. Tile roof. Cemented side wall to Prince Arthur Road return. 3 storeys and semi-basement. 3 windows plus blind window to right."

The listing defines the interior as "not inspected but noted to retain panelled staircase and some ground and 1st floor rooms with box cornices".

B: PROPOSED ALTERATIONS

The property is currently serviced by a gas boiler located in the Utility Room at the rear of the lower ground floor. The vertical boiler flue rises up an existing chimney flue to roof level. The boiler is at the end of service life and there are limited options for replacement in the current position. In order to install a compliant boiler flue rising 4 storeys, structural alterations would be required to provide intermittent access panels on the upper floors.

The application proposes fitting of a balanced flue and condensate drain to lower ground floor rear elevation, in connection with a new boiler installation. It is preferable to install a conventional wall mounted boiler on the external wall at lower ground floor level with a horizontal flue through the external wall.

The external wall at lower ground floor level faces onto a private garden and is not visible from street level. The proposed copper heating and gas pipework will run from the new boiler position, through the kitchen at high level, between the existing exposed joists. It can then be connected to the existing heating and gas pipework at low level in the Utility Room. No further work will be required on the floors above lower ground floor.

C: STRUCTURAL ISSUES

The proposed boiler will require service holes to be core drilled through the external wall by a specialist contractor. A 125mm diameter core hole will be required for the flue and a 50mm diameter core hole will be required for the condensate drain.

D: HERITAGE & LISTED BUILDING ISSUES

The proposed alterations will be carried out in a manner that is sensitive to the historical character of the building. The boiler flue and condensate drain will be mounted on the external wall at lower ground floor level. The alteration will not be visible from street level.

As the proposed pipework can be connected to the existing heating and gas system at lower ground floor, there will be no impact on existing finishes to the ground and upper floors.

The proposed alterations will improve the condition, energy efficiency and user comfort of the existing property and will not impact the historical character of the building.

E. ACCESSIBILITY

The proposed alterations will not alter or affect the existing access arrangements. The proposed boiler position will provide safe and practical access for service engineers.



1.1 View of lower ground floor rear elevation. Proposed boiler flue to be located to right hand side of French doors.