

# Heritage Statement

This Heritage Statement has been prepared to support a planning application for the renewal and improvement of windows of a residential property.

## Application Site:

34 Christchurch Hill, NW3 1JL, London

## Description of the Site:

The site is located in the conservation area of Hampstead, subarea 2, Christ Church / Well Walk. Christchurch Hill runs in the north westerly direction from Willow Road to Cannon Place. This area was developed in the early 1800s and is residential in character. The subject property is located in the northern section of the road between well Road and Cannon Place. Heath Street (A502) is a short distance away along with Hampstead High street.



The building is a double fronted period terraced house and dates back to the mid to late Victorian (1837-1901). The building is generally of traditional construction for the mid to late Victorian period. It has solid main walls and brick and rendered elevations. The main external walls are solid brick construction. The front elevation is finished in stock brickwork at first floor level with ornamental rendered dressings around the window openings and a rendered top cornice. The rear wall is finished in rosy stock brickwork with brick soldier arches.

The external decorations comprise a white masonry paint finish applied to the stucco rendering to the front elevation and white paint applied to woodwork.

Dampness has affected the decorations in numerous locations notable at high level to the front elevation around the tree first floor windows and also to the left side of the portico structure at high level. Painted timber surfaces are also beginning to show signs of failure

## Reasons for the Work:

- Repairing the deterioration of windows
- Increasing the insulation and energy efficiency of this property in general terms.
- Improvements made to the energy efficiency performance by replacing the single glazed windows with double glazed sash units in the same style.

**Windows:**

The windows are mostly of sliding sash type and are all single glazed. At the front elevation there are seven sliding sash windows. There are also two small metal framed fixed casement windows at lower ground floor level to either side of the projecting portico structure.

There is some general deterioration to the sash windows and this is most notable at first floor level. The sills are deteriorating and as part of the external major works these windows will need to be overhauled. As some box frames are found to be affected by rot the replacement will be necessary as part of the works.

At the rear of the property there are three sliding sash windows at first floor level. There is some general weathering and deterioration to the timber frames and again an overhaul is necessary.

Replacing the sash windows with units that are double glazed will improve the energy efficiency.

**Proposed work**

Exchange all windows with wooden framed double-glazed windows of same style.

**Summary:**

The replacement of the windows is for functional and energy efficiency reasons. The works will have no visible impact on the character of the building and will not influence the wider character of the conservation area. The building materials proposed are in accordance with the current materials and all architectural details will be preserved.

London, 09.12.2019

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FRONT ELEVATION

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REAR ELEVATION

P1050734.JPG



LEFT HAND FRONT LIGHTWELL WITH ACCESS TO KITCHEN

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DAMPNESS AFFECTING TOP OF FRONT MAIN WALL.

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DAMPNESS AFFECTING LEFT SIDE OF PORTICO STRUCTURE