

Nationwide Building Society

**49 Heath Street
Hampstead
London
NW3 6UF**

Heritage Statement To accompany Listed Building Application

Ref: 17045 Nationwide Hampstead Heritage Statement

Revision B

June 2020

Site Address 49 Heath Street, Hampstead, London, NW3 6UF

Contact Details: Please contact the agent for any queries relating to this application.

Applicant

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Agent

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Statement of Heritage Significance

Introduction

The building is Listed Grade II and sits within the Hampstead Conservation Area. The Nationwide branch is situated directly opposite Hampstead Underground station.

The existing Nationwide branch in Hampstead was refurbished in 2017, both internally and externally, which included new external advertisements and decorations, opening up the existing banking hall and external redecoration (Planning Consent 2017/3194/P).

The work also included the installation of 5 replacement air-conditioning units of existing units that were situated within the courtyard at the rear of the property. These replacement units were installed before Listed Building & Full Planning Consent had been granted.

As a result of ongoing discussions, it is proposed to reconfigure this installation to reduce the visual impact of the currently installed units and to house them in acoustic enclosures to comply with London Borough of Camden's noise control standards and to improve the amenity for the surrounding residents.

Listed Description

The listing details on the Historic England List Entry are described as follows:

CAMDEN

TQ2685NW HEATH STREET 798-1/26/797 (West side) 14/05/74 No.49
Nationwide Anglia Building Society (Formerly Listed as: HEATH STREET
No.49 National Westminster Bank)

Fire station, later bank, now building society with accommodation over. c1873. By GJ Vulliamy as head of the Metropolitan Board of Works' Architects' Department. Red brick with stone and terracotta dressings. Tiled gabled roof with stone bracketed eaves cornice. Venetian Gothic style. EXTERIOR: 3 storeys with irregular 3-5 storeys return to Holly Hill. Irregular fenestration. 3-stage rectangular clock tower rising from 1st floor on left hand return. Heath Street facade with C20 stone faced shop-frontage. 1st floor, 5-light arcaded window of attached columns carrying pointed arches; centre light blind with patterned terracotta plaque; stone sill string. Arch heads break into enriched stone and terracotta band at 2nd floor level inscribed "MBW AD 1873". Half-hipped gable with 2-light 2nd floor window in pointed arch recess with enriched tympanum and apron. Clock tower with dentil cornice at roof level and above narrow opening on each facade. Clock face on each facade with continuous projecting modillion cornice above. Return with gabled end bay having cornice at 3rd floor level; mostly paired sashes.

INTERIOR: not inspected.

HISTORICAL NOTE: the watch tower was also a water tower, one of the first buildings for London's new horse-drawn fire brigade to have one. Originally also with steeple. The fire station closed 1915 when a new one opened in Lancaster Grove.

Heritage Observations and Proposals

The building is estimated to be built around 1873, and was first used as a fire station, but now its current use is a building society.

There is an entrance to adjacent residential accommodation to the side of the building on Holly Bush Hill. The residential properties surround a lightwell/courtyard with galleried access to the individual residences at the upper levels.

Part of the lease to Nationwide Building Society permits the installation of air-conditioning units on the terracotta tiled concrete podium that forms part of the courtyard.

The existing air-conditioning units are located on a galvanized steel framework that is located centrally within the tiled podium on rubber spreader pads. This is the existing framework that was used to support the previous air-conditioning units that were replaced in 2017. The pipework and electrical supply follow the route of the original units from the tiled podium into the Nationwide premises.

The current proposals are for this steel framework and the 5 air-conditioning units to be removed. Any marks left by the removal of this framework and spreader pads will be cleaned and made good. These units will be replaced by 2 units each contained within an acoustic enclosure as indicated on the application drawings. The units will be sited as close as possible to the wall forming the closed side of the courtyard thus creating the maximum usable space on the tiled podium. These units will be supported directly on rubberised pads without any holes being drilled into the terracotta tiles.

The galvanized cable and pipework containment tray that will support and contain the pipes and cables will be located as close to the rear wall as possible and return to the position where the original containment tray connects the tiled podium to the Nationwide premises. The pipework and cables will be fixed neatly to the containment tray. The containment tray will bear on supports with rubberized feet to avoid damage to the tiled surface of the podium.

The installation is designed to minimize any impact on the existing building and will not have any effect on any part of the listing statement above.

Conclusion

The proposals are the result of careful and considered design following consultation with London Borough of Camden and that address the concerns of the surrounding residents.

The current proposals site the units as far away as possible from residential units maximizing the light and creating as much usable and visible space on the terracotta tiled surface of the podium.

The light coloured acoustic enclosures will ensure that any noise generated by the new units will be within the limits set by London Borough of Camden and will create a tidy and uncluttered installation that will minimize any visual impact on the building.