



**PROPOSED INTERNAL ALTERATIONS AND REFURBISHMENT OF
FIRST FLOOR FLAT
5A HAMPSTEAD HILL GARDENS NW3 2PH**

**HERITAGE IMPACT STATEMENT
JULY 2020**

TO BE READ IN CONJUNCTION WITH DRAWING NOS. P-01A, P-05, P-06, P-07, PHOTOS 1-29
ADDITIONAL INFORMATION PROVIDED ON 'STATEMENT OF SIGNIFICANCE'
AND 'DESIGN & ACCESS STATEMENT'

The original house appears to have been converted into flats in 1960 with little regard to the original property in terms of quality, detail and finishes. The proposal brings the flat up to current standards in terms of services and improved layout, whilst reinstating areas of ceiling cornicing, skirting boards and concealing service runs. Generally, no chasing into any of the original finishes.

The main changes and impacts are as follows:

LIVING ROOM

Redecoration to room and joinery.

New compliant electrical installation with cabling routed within existing floor void and using existing conduit routes to switch positions and ceiling light.

New heating pipework to be run within floor void with with vertical tails to radiator positions.

BEDROOM I

Redecoration to room and joinery.

Remove non-original entrance lobby and cupboard to re-establish original full floor area. Remove melamine faced built-in wardrobes.

Create new partial height narrow en-suite shower room and airing cupboard in timber frame with elevation joinery to replicate existing panelled doors. Height restricted to allow 900mm clearance to existing ceiling, to maintain full visual room proportions at higher level. Moulding along top of elevation joinery to match existing period architraves. This will result in a floor area in bedroom 1 of 18.2m² (1.5m² more than existing).

En-suite to have extract duct. The duct will be concealed within the ceiling void of the new en-suite and routed through the external wall adjacent to the existing cast iron soil vent pipe. The duct will terminate with a black finished period cast iron terminal to blend with the existing black painted cast iron soil vent pipe.



Drainage for appliances to be run between existing floor joists with black cast iron branch connection externally into existing soil vent pipe.

Install original door and frame from bathroom into existing opening from dining/hall area to create entrance without lobby and result in all doors from central dining/hall area to be originals.

Redecoration to room and joinery and new electrical and heating installation.

New compliant electrical installation with cabling routed within existing floor void and using existing conduit routes to switch positions and ceiling light.

New heating pipework to be run within floor void with with vertical tails to new traditional column radiators floor/wall mounted.

Any damaged areas of existing finishes to be made good with matching materials and finish.

BEDROOM 2

Redecoration to room and joinery.

Re-instate section of missing skirting across old fireplace position with new section profile matched to original period profiled softwood skirtings.

New compliant electrical installation with cabling routed within existing floor void and using existing conduit routes to switch positions and ceiling light.

New heating pipework to be run within floor void with with vertical tails to new traditional column radiators floor/wall mounted.

DINING AREA / HALL

Redecoration to room and joinery.

Remove non-original square profiled softwood skirtings throughout. Replace with new moulded softwood skirting to match original profiles with painted finish.

Remove non-original modern flush panel/part glazed doors hung in modern square profile frames to bathroom lobby and entrance lobby.

Form opening in non-original wall from stairway to create new flat entrance. Re-hang original timber panelled door from bedroom 1 in new frame to match originals including architraves in new opening.

Install profile matched fibrous plaster ceiling cornice to both sides of wall dividing dining area and stairway to form continuous cornicing in both spaces.

New compliant electrical installation with cabling routed within existing floor void and using existing conduit routes to switch positions and ceiling light.

New heating pipework to be run within floor void with with vertical tails to new traditional column radiator floor/wall mounted.

Any damaged areas of existing finishes to be made good with matching materials and finish.

KITCHEN (TO BECOME NEW BATHROOM)

Redecoration to room and joinery.

Create bathroom, with separate shower enclosure. Waste pipework from shower concealed behind bath and then drop into floor void between joists to cross room and connect into increased size soil pipe. Bath and shower walls tiled to top of shower enclosure.

Remove non-original square profiled softwood skirtings throughout. Replace with new moulded softwood skirting to match original profiles with painted finish.

Reposition original timber panelled door and frame. The partition comprises of a modern timber frame and plasterboard, so no original materials will be disturbed.

New compliant electrical installation with cabling routed within existing floor void and using existing conduit routes to switch positions and ceiling light.

New heating pipework to be run within floor void with vertical tails to new traditional column radiator floor/wall mounted.

Any damaged areas of existing finishes to be made good with matching materials and finish.

Increase size of existing waste pipe from 2" diameter to 3.25" diameter. New pipe to drop within existing boxing in the entrance vestibule of the ground floor flat below and connect to the existing drainage at ground level.

BATHROOM/WC/LOBBY (TO BECOME NEW KITCHEN)

Redecoration to room and joinery.

Form opening in timber frame wall to dining area to create open plan arrangement to new kitchen area. Leave downstand at high level to retain original cornices to match adjacent downstand between dining area / hall. Make good with lath and plaster to match original. Bulkhead to conceal automatic fire curtain if required by fire regulations.

Remove bulkhead forming enclosure to water tanks.

New compliant electrical installation with cabling routed within existing floor void and using existing conduit routes to switch positions and ceiling light. Additional cable routes within voids behind new kitchen cabinet furniture.

New heating pipework to be run within floor void with with vertical tails to new traditional column radiator floor/wall mounted.

New waste pipework to connect to existing branch socket externally in cast iron to match existing.

New boiler installed with flue mounted in existing flue position.

Any damaged areas of existing finishes to be made good with matching materials and finish.