



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

**STATEMENT OF SIGNIFICANCE
JULY 2020**

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

LIVING ROOM (photos 24-25)

Approx. 24.7m² (5.46m x 4.52m), Ceiling height 3.18m (78.5m³)

Original front facing sliding sash windows (painted) – to be retained.

Original timber panelled lining to walls below window (painted) – to be retained.

Original period profiled softwood skirtings throughout (painted) – to be retained.

Original timber panelled door and frame (painted) and brassware – to be retained

Original period fibrous plaster moulded ceiling cornice – to be retained.

Central mounted ceiling light fitting – to be replaced as part of re-wiring, wiring routes and position retained.

Softwood floorboards – to be retained and re-fixed where loose.

Walls, original lime plaster – to be retained.

Ceiling, lath and plaster – to be retained.

Electrics sockets, mounted on skirting boards, combination of concealed and surface run cabling – all to be removed as part of rewiring. New wiring routes to be concealed within existing floor void and new sockets to be mounted in skirting as existing.

Heating pipework surface run on skirting boards – all to be removed as part of new heating installation. New pipework to be run within floor void with vertical tails to radiator positions.

2no. period column radiators floor/wall mounted below windows – to be pressure tested, refurbished and re-used.

Non original fire surround and mantle (painted) – to be retained.

BEDROOM I (photos I-4)

Approx. 16.7m² (4.85m x 4.55m max, less 3.5m² lobby / cupboard encroachment and 1.8m² built-in wardrobe) Ceiling height 3.16m (58.5m³)

Original front facing sliding sash windows (painted) – to be retained.



Original timber panelled lining to walls below window (painted) – to be retained.

Original period profiled softwood skirtings throughout (painted) – to be retained.

Original timber panelled door (painted), non-original brassware, hung in modern square profile frame – door to be retained and re-hung in new frame to match original period frame and used as main entrance door from stairway/hall.

Central mounted ceiling light fitting – to be replaced as part of re-wiring, wiring routes and position retained.

Softwood floorboards – to be retained and re-fixed where loose.

Walls, combination of original lime plaster and sand cement render with gypsum skim coat – to be retained.

Partition walls forming lobby and cupboard encroachment, modern timber frame with plasterboard and gypsum skim coat finish – to be removed.

Ceiling, plasterboard and gypsum skim coat – to be retained.

There is no ceiling cornice in this room – assumed removed at time of 1960's conversion.

Electrics sockets, mounted on skirting boards and walls, combination of concealed and surface run cabling – all to be removed as part of rewiring. New wiring routes to be concealed within existing floor void and new sockets to be mounted in skirtings to avoid disturbance to wall finishes.

Heating pipework surface run on skirting boards – all to be removed as part of new heating installation. New pipework to be run within floor void with vertical tails to radiator positions.

2no. modern panel radiators wall mounted below windows – to be replaced with traditional column radiators floor/wall mounted.

BEDROOM 2 (photos 26-27)

Approx. 17.8m² (3.93m x 4.52m), Ceiling height 3.16m (56.2m³)

Original rear facing sliding sash windows (painted) – to be retained.

Original timber panelled lining to walls below window (painted) – to be retained.

Original period profiled softwood skirtings (painted), section missing where fireplace has previously been infilled – to be retained and new section profile matched to reinstate where missing.

Original timber panelled door and frame (painted) and brassware – to be retained

Original period fibrous plaster moulded ceiling cornice – to be retained.

Moulded timber picture rail (painted) – to be retained.

Central mounted ceiling light fitting – to be replaced as part of re-wiring, wiring routes and position retained.

Softwood floorboards – to be retained and re-fixed where loose.

Walls, original lime plaster – to be retained.

Ceiling, lath and plaster – to be retained.

Electrics sockets, mounted on skirting boards, combination of concealed and surface run cabling – all to be removed as part of rewiring. New wiring routes to be concealed within existing floor void and new sockets to be mounted in skirting as existing.

Heating pipework surface run on skirting boards – all to be removed as part of new heating installation. New pipework to be run within floor void with vertical tails to radiator positions.

2no. modern panel radiators wall mounted below windows – to be replaced with traditional column radiators floor/wall mounted.

DINING AREA / HALL (photos 5-11)

Approx. 17.6m² (6.55m x 3.3m max), Ceiling height 3.15m (55.4m³)

Original rear facing picture window with sliding sashes (painted) – to be retained.

Non-original square profiled softwood skirtings throughout (painted). Assumed replaced at time of 1960's conversion – to be replaced with new moulded softwood skirting to match original profiles.

Non-original modern flush panel/part glazed doors hung in modern square profile frames to bathroom lobby and entrance lobby – to be removed.

Original period fibrous plaster moulded ceiling cornice to dining area. Downstand dividing dining area and hall area ceilings – to be retained.

Wall dividing dining area and stairway is non original and cuts across the original ceiling cornice, resulting in no cornice on either side of wall – cornice to be profile matched in fibrous plaster and run on each side of wall to form continuation in both spaces.

There is no ceiling cornice to hall area – assumed removed at time of 1960's conversion.

Central mounted ceiling light fittings to both areas – to be replaced as part of re-wiring, wiring routes and position retained.

Softwood floorboards – to be retained and re-fixed where loose.

Walls, combination of original lime plaster and sand cement render with gypsum skim coat – to be retained.

Partition wall forming kitchen, modern timber frame with plasterboard and gypsum skim coat finish – to be retained.

Partition wall dividing dining area and wc/bathroom, timber frame with lath and plaster – to be partially removed to form opening into new kitchen.

Ceiling, lath and plaster – to be retained.

Electrics sockets, mounted on skirting boards, combination of concealed and surface run cabling – all to be removed as part of rewiring. New wiring routes to be concealed within existing floor void and new sockets to be mounted in skirting as existing.

Heating pipework surface run on skirting boards and boxed in below window – all to be removed as part of new heating installation. New pipework to be run within floor void with vertical tails to radiator positions.

2no. modern panel radiators wall mounted – to be replaced with traditional column radiator floor/wall mounted.

KITCHEN (TO BECOME NEW BATHROOM) (photos 12-15 & 28-29)

Approx. 6m² (2.86m x 2.12m) Ceiling height 3.16m (19m³)

Original front facing sliding sash window (painted) – to be retained.

Original timber panelled lining to walls below window (painted) – to be retained.

Non-original square profiled softwood skirtings throughout (painted). Assumed replaced at time of 1960's conversion – to be replaced with new moulded softwood skirting to match original profiles.

Original timber panelled door and frame (painted) and brassware – to be retained

Central mounted ceiling fluorescent tube light fitting – to be replaced as part of re-wiring, wiring routes and position retained.

Softwood floorboards – to be retained and re-fixed where loose.

Walls, combination of original lime plaster and sand cement render with gypsum skim coat – to be retained.

Partition wall to hall area, modern timber frame with plasterboard and gypsum skim coat finish – to be retained, door repositioned.

Ceiling, plasterboard and gypsum skim coat – to be retained.

There is no ceiling cornice in this room – assumed removed at time of 1960's conversion.

Electrics sockets, wall mounted, combination of concealed and surface run cabling – all to be removed as part of rewiring. Minimal new wiring as room will become a bathroom, new wiring routes to be concealed within existing floor void.

Heating pipework surface run on skirting boards – all to be removed as part of new heating installation. New pipework to be run within floor void with vertical tails to radiator positions.

1no. modern panel radiator wall mounted below window – to be replaced with traditional column radiator floor/wall mounted.

Existing waste pipe drops vertically in front corner at the junction of wall to the living room and front external wall. Continues vertically through floor within a boxing in the entrance vestibule of the ground floor flat below then connects to the existing drainage at ground level – pipe to be increased in size and route to be retained. Boxing in ground floor flat retained. See photos 28-29.

BATHROOM/WC/LOBBY (TO BECOME NEW KITCHEN) (photos 21-23)

Approx. 8m² (3.21m x 2.47m combined) Ceiling height 3.18m (25.4m3)

Original rear facing sliding sash windows (painted) – to be retained.

Non-original square profiled softwood skirtings throughout (painted). Assumed replaced at time of 1960's conversion – to be removed and will be concealed by new kitchen cabinet furniture.

Original timber panelled door and frame (painted) and brassware to bathroom – to be retained and used as door to bedroom 1.

Original period fibrous plaster moulded ceiling cornice – to be retained.

Central mounted ceiling light fittings to all areas – to be replaced as part of re-wiring. Wiring route to original bathroom ceiling light retained for to new track light.

Softwood floorboards – to be retained and re-fixed where loose.

Walls, combination of original lime plaster and sand cement render with gypsum skim coat – to be retained.

Partition walls dividing dining area and wc/bathroom, timber frame with lathe and plaster – to be partially removed to form opening into new kitchen.

Partition wall forming boiler cupboard encroachment, modern timber frame with plasterboard and gypsum skim coat finish – to be removed.

Bulkhead forming enclosure to water tanks, modern timber frame with plasterboard and gypsum skim coat finish – to be removed.

Electrics sockets, wall mounted, combination of concealed and surface run cabling – all to be removed as part of rewiring. New wiring routes to be concealed within existing floor void and behind new kitchen cabinet furniture.

Heating pipework surface run on skirting boards – all to be removed as part of new heating installation. New pipework to be run within floor void with vertical tails to radiator positions.

1no. modern panel radiator wall mounted below window – to be replaced with traditional column radiator floor/wall mounted.

Existing waste pipework to be removed – new waste pipework to connect to existing branch socket externally in cast iron to match existing.

Existing boiler and cylinder to be removed – new boiler to current standards installed with flue to existing flue position.

ENTRANCE LOBBY FROM STAIRWAY

Approx. 3.5m² lobby and cupboard, Ceiling height 3.17m (11m³)

Non-original square profiled softwood skirtings throughout (painted). Assumed replaced at time of 1960's conversion – to be replaced with new moulded softwood skirting to match original profiles as required, as space will be reinstated as part of bedroom 1.

Non-original modern flush panel/part glazed doors hung in modern square profile frames no longer required – to be removed.

Ceiling, plasterboard and gypsum skim coat – to be retained.

There is no ceiling cornice in this room – assumed removed at time of 1960's conversion.

Central mounted ceiling light fitting – to be removed (redundant).

Softwood floorboards – to be retained and re-fixed where loose.

Walls, sand cement render with gypsum skim coat – to be retained.

Partition walls forming lobby and cupboard encroachment, modern timber frame with plasterboard and gypsum skim coat finish – to be removed.