

8 Benham's Place,  
Holly Walk, London NW3 6QX  
Listed Building Consent & Planning Application

**Design & Access Statement and  
Heritage Statement**

April 2020

6 April 2020  
Ref.: 20031\_D&A and Heritage Statement

## Introduction

This Design & Access and Heritage Statement is intended to explain the design and reasoning behind the alterations proposed to 8 Benham Place, a residential property with a Grade II GV listing within the Hampstead Village.

The proposal is seeking to refurbish the house and improve the standard of living. These design proposals are sympathetic to the existing property and acknowledge its importance as a listed building. The proposal ensures that the owner will replicate, as closely as possible, the original features of the property and surrounding architecture to ensure that the nature and character of the property, street and surrounding dwellings is preserved.

Please refer to the following documents submitted in conjunction with this document:

- 1) Schedule of Proposed Works
- 2) Existing & proposed planning drawings
- 3) Proposed Kitchen suppliers drawings
- 4) Site photographs

## Location and Context

Benham Place is a Georgian terrace situated in the centre of the Hampstead Conservation Area in the London Borough of Camden. It is part of a terrace of nine houses built in 1813 for William Benham.



Within the conservation area Benham Place lies within sub-area four Church Row/Hampstead Grove, which is described in the Conservation area appraisal as an area that still preserves something of the village character Hampstead must have had before the late Victorian development. The houses at Benham Place are small cottages with small front gardens.

8 Benham Place is contained within the well preserved terrace in the north side of Benham Place. Benham Place itself is a narrow pedestrian pathway leading off Holly Walk. The entire terrace is Listed Grade II for its group value. No. 8 is situated towards the eastern end of the terrace within the identically designed row of terraced houses consecutively numbered 1 to 9.

## Listed Building Entry

### 1-9, BENHAMS PLACE

#### Overview and Location

Heritage Category: Listed Building

Grade: II

List Entry Number: 1244496

Date first listed: 14-May-1974

Statutory Address: 1-9, BENHAMS PLACE

County: Greater London Authority

District: Camden (London Borough)

National Grid Reference: TQ 26247 85763

#### Details

CAMDEN

TQ2685NW BENHAM'S PLACE 798-1/26/89 Nos.1-9 (Consecutive) 14/05/74

GV II

Terrace of 9 houses. c1813. Built for William Benham; Nos 4 & 5 rebuilt mid C20. Yellow stock brick with red brick dressings. 3 storeys, single window each. Round-arched doorways with stuccoed tympani; Nos 4 & 5 with penthouse roof extending over square-headed doorways. Gauged red brick flat arches to flush framed sashes; Nos 4 & 5 with ground floor bay windows. Parapets. No.1 with stone plaque inscribed "Benham's Place, 1813". INTERIORS: not inspected. HISTORICAL NOTE: William Benham was a grocer and cheesemonger in Hampstead High Street.

Listing NGR: TQ2625185764

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## Condition

8 Benham Place was in the ownership of the previous long-term occupiers, who seem to have purchased the house in the late 1950s or early 1960s. It was purchased by the new owners and applicants in February 2020. During this period the house has been altered; most alterations appear to date from the 1970s. The house is not in a dilapidated state, but requires substantial refurbishment. There has been water ingress at second floor room along the rear wall due to a leaking tank as well as leakage resulting from broken or blocked rainwater gutter damaging the rear wall.

Decoration (both for maintenance and appearance) has been neglected.

The services installations have been largely ignored. There is no central heating system.

Despite the neglect much of the physical architectural fabric is sound, needing maintenance to restore to its full effect and to ensure continuous life.

## Objectives and Strategy

The new owners of 8 Benham Place intend to live at the house and will use it as their single family dwelling home. A residential occupation by a suitable owner-occupier whose requirements are in tune with the building and who is in possession of sufficient funds to attend to essential maintenance and refurbishment is regarded as the best assurance for a sustainable future for the house. Whilst the overwhelming majority of the work proposed consists of the restoration of existing rooms to their original use and quality of finish, it must be clearly understood that this proposal requires limited intervention to provide the basic necessities of modern living.

Interventions are required to equip the house with safe efficient services to current standards. These proposals demonstrate that this is to be achieved unobtrusively and with minimal damage to elements of the existing fabric.

The house must also be provided with kitchen suitable for modern use and consistent with the quality of the social and bedroom. To maintain the historical continuity of the building, it is considered essential that these facilities are developed in the plan locations that were originally designated for these uses or where these uses have become firmly established.

Refurbishment of 8 Benham Place will follow the main objectives.

### A) Maintenance

To reverse the maintenance deficit where there has been neglect

- Roof and rainwater goods
- Repairs to windows and sills
- Repair exterior wall at roof terrace where leaking water tank caused water damage
- Replacement of existing skylights

- Repair brickwork pointing
- Internal decorations throughout the house
- Paintwork to doors, windows and stair joinery

B) Installation of modern services

To install services capable of delivering amenities in line with modern standards

- Electrical power, lighting and communications
- Hot and cold water delivery
- Drainage
- First time installation of central heating

C) Reversal of non-original intrusive architectural features

- Replacement of open tread ladder to basement with a traditional staircase
- Removal of non-original modern ceiling panelling
- Removal of existing modern kitchen

D) Installation of new utility rooms

To provide, within the existing house, rooms suitable for use as kitchen

- Installation of new kitchen in basement

E) Features

To adapt the house and provide amenities in line with modern health & safety standards

- New roof terrace balustrade
- New balustrade to rear walkway where there is no edge protection to neighbour at no. 7
- New wrought iron balustrade to external front lightwell steps

The proposed alterations and interventions are described in detail in the appended Schedule of Works and on the submitted drawings.

### **New external balustrades**

The proposed new external railings along the steps from ground level to the front lightwell as well as the new railings to the rear elevation first floor walkway and roof terrace are proposed to be in a simple style sympathetic to the period of the house, painted in black.

The proposed railings are traditional wrought iron railings with spear headed staves and cone finials as made by Waltham Forest Engineering, as per their reference project railings shown in images below. All details are to be carried in original methods including lead caulked fixings.





## **Conclusion**

Overall, we trust that the proposals here submitted are respectful of the original dwelling and the surrounding area and will not make a negative impact on the street scene. The changes proposed are sympathetic to the Hampstead Village aesthetic and ideologies and will thus improve the overall appearance of 8 Benham Place as opposed to disturbing or damaging the property. It has been sought that the changes made will protect the dwelling's heritage, context and history whilst allowing the property to see its full potential as a home in the 21<sup>st</sup> Century.