

## HERITAGE AND DESIGN STATEMENT

Proposed En-suite to Master Bedroom 18 Holly Mount, London NW3 6SG

## 1. Introduction

1.1. This Heritage and Design Statement accompanies a Listed Building Consent application for the 'light-touch' addition of an en-suite bathroom at 18 Holly Mount, London NW3 6SG. The proposal also removes a small amount of modern and unsympathetic wall panelling and built-in furniture. For details please refer to the accompanying drawings and sketches submitted with this statement.

1.2. 18 Holly Mount is a Grade II listed building near the centre of Hampstead, described under List Entry Number 1379099 as follows:

*'Detached house with main facade and entrance gained from Holly Bush Steps. Early/mid C18. Multi-coloured stock brick with plain brick pilaster treatment at either end of front flanking modified brick cornice and parapet. 2 storeys and semi-basement. 3 windows. Entrance with blind brick arch and wooden architraved surround; overlight and C20 glazed door approached by steps. Gauged red brick flat arches to slightly recessed sashes with exposed boxing. INTERIOR: not inspected. HISTORICAL NOTE: formerly a beer shop in 1830s, the Holly Mount Laundry in 1850s and a lodging house at the turn of the century.'*

1.3. As the listing entry explains, the building has undergone several uses during its life, and it is evident not all its interior elements are original or of historic value. This statement seeks to differentiate between what does and does not have value, and explain how the proposal seeks to minimise harm to the building's historic fabric.

1.4. This application concerns specific locations in the building, namely:

- A) The cellar WC
- B) The ground floor Entrance Hall
- C) The first floor Master Bedroom

## 2. Existing Condition

2.1. This section illustrates the existing appearance and condition of context and the areas of the heritage asset affected by the proposal.



The ground level entrance hall, with C20 built-in cabinet to be replaced



Stairs to first floor and the existing cabinet to be replaced



The cellar WC. All finishes and sanitaryware are C20 and by the previous owner. Note the pipework boxing concealing the supply and waste pipework to the sink (right-hand-side, out of shot).



The cellar WC. The new pipework would be inserted in the corner just to the right of the mirror, and would return along the existing pipework run.



Close-up of above-ground soil pipe. The new connection would be above ground, on the side of the pipe closest the WC window.



The landing outside the first floor Master Bedroom. Note the infilled doorway on the left, evidence of a previous undetermined room or landing layout.



The existing C20 wardrobe in the Master Bedroom. Note the beam intersecting the wardrobe and higher ceiling to the right. These wardrobes would be removed, and panelling behind inserted to match the historic panelling (see images below). Note the absence of a moulded dado detail to the non-historic panelling on the right.



C20 panelling on the left enclosing the staircase, and a C20 bookcase directly above the ground floor entrance hall. The bookcase would be removed and the panelling would be concealed by the new wardrobe and en-suite.



Historic panelling with moulded dado rail detail. Close inspection reveals some repairs to the rail and panelling. It may be not all these elements are original, but they do not look recent and may have come about during a previous change to the floor plan's layout at an unascertained period.

Note the change in ceiling heights. The proposed new wall would align with the downstand beam, dry-jointed against the external wall, the fabric of which is believed to be if not original then at least historic.



Seemingly original panelling and window recesses along the external wall.



This image shows more panelling which is more adjacent the windows which is similar to that adjacent the stair. The wall behind seems to be hollow. We suspect the original wall behind may have been in poor condition so was covered over with a C20 attempt at a replica. Aside from the crispness of the detailing and lack of paint build-up one would assume from an older building element, note here the ledge above the radiator and absence of a moulded dado rail, which reinforces the conclusion that these are not original features.



Panelling to what was presumably an open fireplace. Note the presence of a dado rail on the right, but absence on the panelling along the chimney breast. This may have been for decorative reasons, or due to changes taking place over time.



### **3. The Proposal**

3.1. This application proposes:

- A) At lower ground floor (labelled 'Cellar' on the drawings), insertion of a new soil pipe in the existing WC, connecting to existing above ground and not requiring excavation. The soil pipe would be concealed in a similar way (but slightly enlarged) to the existing modern pipework boxing.
- B) At ground floor level, removal of built-in non-historic cabinetry. Creation of a penetration through the floor and ceiling of approximately 150x150mm and insertion of new pipework from first floor to cellar. Boxing in and creation of cabinetry to conceal the new pipework.
- C) At first floor level, the gentle removal of circa 1980s/1990s wall panelling, wardrobes, bookshelves, and cupboards. Replacement with more sympathetic wall panelling to echo existing historic fabric, and creation of an en-suite bathroom on a slightly raised floor to retain existing floorboards.

### **4. Historical Impact**

- 4.1. Lower Ground Floor: There would be no impact to historic fabric as works would be limited to altering modern additions to the building.
- 4.2. Entrance Hall: Removal of the bookcase may result in delamination of existing paint and plasterwork, however if this is executed by a competent contractor this could have almost no impact on historic fabric. Insertion of the vertical pipework would result in partial removal of existing floor and ceiling joinery, however in the context of the proposals and the previous alterations to the building, this is not considered to have a serious detrimental impact on the Listed Building as a whole.
- 4.3. First Floor: The proposed alterations here are mostly limited to removing recent additions and replacing them with a new en-suite and a more historically sympathetic wardrobe and panelling. Interfaces between the proposal and surrounding apparently historic fabric would be limited to; connecting a new partition to the existing floor (no more harmful than installing carpet grips); and screw fixings into the existing overhead beam.

## 5. Conclusion

- 5.1. With regard to the internal alterations proposed it is concluded that the impact on the fabric of the listed building will be minimal, and will result in minimal harm to the historic fabric of the building.
- 5.2. By virtue of a history of changes to the building's layout and use over time, it is also concluded there would be no impact on the building's heritage value through a modest change to the layout of one of its storeys.



**Seb Kouyoumjian** BA(Hons) DipArch MA ARB RIBA CEPHD  
Practice Principal  
07749845138