



Design and Access Statement

March 25th 2021

# 12 Keats Grove, Hampstead, London, NW3 2RN

---

## Listing Building Application Design & Access Statement

March 25 2021

Prepared by Catherine du Toit  
51 architecture, 1a Cobham Mews, NW5 1PB  
0203 255 1205 / cathi@51architecture.com

### Introduction

This Design and Access Statement has been prepared for proposed works to the roof of the existing Grade II listed residential property at 12 Keats Grove, Hampstead, London. The proposal involves the restoration of the existing roof, in its existing form, which is carefully detailed in Price & Myers Structural Inspection Report, and forms part of the submitted documents.

### Application History

The property was granted planning and listed building consent in February 2020, following which the property was sold as the previous owners moved out of London as a result of the pandemic. Our client, Kylie Richardson, began work to discharge conditions and apply for variations as required. This work was started with studio Dera and several conditions were signed off. Unfortunately the project lead at Studio Dera is indisposed at the present time and has had to step away from the project. 51 architecture has therefore been appointed discharge the outstanding conditions.

Included in our submission are a few pages from the original planning application's design and access statement as an aide memoir on the site and setting.

51 architecture has extensive experience extending and enhancing the life of historic buildings, and has worked with listed buildings and in conservation areas in Camden, other London Boroughs, and elsewhere in the UK. These have been largely residential and have successfully seen the integration of new materials to complement the historic fabric. Our ethos is to protect and repair what is already there wherever possible. This is not always feasible, and where this is the case we look to sympathetic fabric renewal or replacement using appropriate materials and craftsmanship.

51 architecture has a track record of working with the appointed engineers, Price & Myers, who have extensive experience in conservation and a sensitive & careful approach to the engineering of heritage and listed buildings. Price & Myers current and past work includes conservation and refurbishment work to the historic fabric of Somerset House, Hampton Court Palace, Lambeth Palace, Chatham Dockyard, Beverley Minster, Clondon Park following its recent destruction by fire and work at Blenheim Palace. The author of the report, Tim Lucas, has advised on the conservation of buildings for clients including the Royal Parks, the Church Commissioners & the National Trust. As a practice, Price & Myers probably has the greatest concentration of engineers experienced in heritage buildings of any UK consultant.

## Previously approved applications

2019/5443/P. Enlargement of existing side entrance porch at ground and lower ground floor levels including excavation, replacement front door and alteration to surrounding fenestration; Erection of single storey plus basement side extension including excavation (following demolition of existing garage extension); Replacement window frames to all elevations; Removal and reapplication of external render; Alterations to front boundary wall including infilling of vehicle gate and formation of new pedestrian gate; front garden side boundary wall and bin store; Front and rear garden landscaping including the erection of two garden outbuildings (following demolition of existing structures); Installation of 3 air conditioning units to rear garden.

2020/3585/L Enlargement of existing side entrance porch at ground and lower ground floor levels including excavation, replacement front door and alteration to surrounding fenestration; Erection of single storey plus basement side extension including excavation (following demolition of existing garage extension); Replacement window frames to all elevations; Removal and reapplication of external render: Front and rear garden landscaping including the erection of two garden outbuildings (following demolition of existing structures), front garden side boundary wall and bin store. Alterations to front boundary wall including infilling of vehicle gate and formation of new pedestrian gate. Internal works including: Internal alterations including the removal of later internal finishes/details, restoration, alterations to the plan form, installation of comfort cooling system. (Revision to ref. 2019/5469/L)

2020/5135/P Details of chartered engineer required by condition 7 of planning permission 2019/5443/P dated 26/02/2020 (as amended by 2020/3584/P dated 26/11/20) for excavation of basement and extensions with external alterations.

2021/0291/L and 2021/0026/P for the release of conditions relating to internal and external render.

Applications currently awaiting approval are for the release of condition 4g for service runs and variations to condition 7 on the boundary wall.

## Proposal

As part of the preparation for the approved roof light detail design, 51 architecture undertook a wider survey of the existing roof with Tim Lucas of Price & Myers, as some damage was noted in that area. What was uncovered was extensive damage caused by historic changes to the original roof structure, which is itemised in the Structural Inspection Report with Price & Myers' detailed proposal for remediation. Although our client understands that no permission is required to replace roofing felt and any broken slates like for like, she would like to confirm that she is proposing to carry out this work at the same time.

## Issue register

Design and Access Statement

Site Analysis and context

Location plan

28412 12 Keats Grove Existing Roof Structural Inspection Report

5000\_12 Keats Grove\_Loft Survey

5001\_12 Keats Grove\_Loft Survey

5002\_12 Keats Grove\_Loft Survey

5003\_12 Keats Grove Rooflight



12 Keats Grove, with original roof  
1920



12 Keats Grove, with dormers  
2019