

77 South End Road,
London NW3 2RJ
Listed Building Consent & Planning Application

Design & Access Statement and Heritage Statement

Upper Floor Internal Refurbishment & Replacement Of Window Sashes

April 2021

6 April 2021
Ref.: 19133_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 77 South End Road, a residential property with a Grade II GV listing within the Hampstead.

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) Site photographs

Proposed alterations

The proposed alterations and interventions are described in detail in the appended Schedule of Works and on the submitted drawings. The proposals involve a number of internal and external alterations, including:

External:

- a) Windows: All existing sashes throughout to be upgraded with slimlite double glazing in conjunction with draught-proofing the windows.
- b) Soil Pipe: Replace and relocate existing soil pipe at the rear with new pipe matching existing material and painted black as per existing.
- c) First Floor Balcony repair: Stability of existing first floor Juliet balcony to be re-checked & fixing of existing railing to be strengthened / tied into main structure with concealed fixings, if necessary.

Internal:

Upper Ground Floor Level – New Study Room:

- a) New Study room: Existing bathroom to be removed to create a study room at the rear.
- b) New floor finishes in study room - engineered wooden floor.
- c) Repair, refurbish and redecorate the area around new study room like for like materials and colours.
- d) Re-wire existing electrics/power points in new Study room to meet safe modern standards throughout the lower ground floor.

First Floor Level – New Master Ensuite:

- a) Replace existing rear bedroom and create new Master Ensuite on first floor.
- b) New Tiled floor with electric Under Floor Heating.
- c) New moisture proof plasterboard ceiling.

- d) New recessed downlights in ceiling.
- e) Existing door to be retained from hall 13 but fully block from M.Ensuite side to keep original house feature.

Second Floor Level:

Shower Room:

- a) New Tiled floor with electric Under Floor Heating.
- b) Replace existing sanitary ware with new at the same position. Plumbing remains the same.
- c) Re-tile walls and re-decorate.
- d) Retain existing pipe runs but re-plumb with new fittings where necessary.

Front and Rear Bedroom:

- a) Make out & fill the thermal shrinkage cracking at the wall to ceiling junction.

The new proposal is a holistic approach to improving the Upper ground floor, First floor and second floor and relating these externally & internally to the existing building.

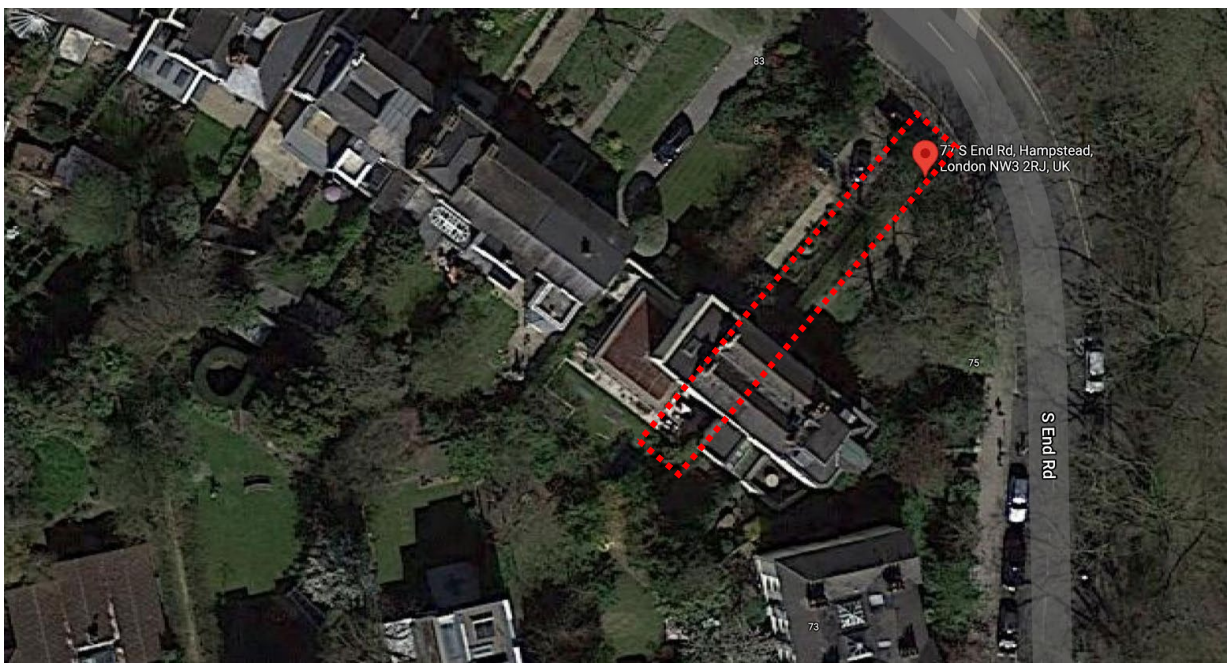
Location and Context

The property is located to the south side of Hampstead, directly opposite Hampstead Heath, a large hilly expanse of parkland. The site is set back from South End Road and within close proximity to local shops, restaurants and the centre of Hampstead Heath.

The application building is a single dwelling, dating from the early nineteenth century. It is part of a pair of semidetached houses which were designed to appear as one house. It is three storeys in height with a basement. To the rear is a two-storey rear wing with a single storey conservatory at basement level. The building is grade II listed and lies within Hampstead Conservation Area.

The main cottage has a front lightwell area providing access to the lower ground floor. The original two pitches of the M-roof structure with central valley gutter.

The aesthetic value of the building lies in its picturesque modest scale and architectural detailing to the front elevation, and its group value with the adjacent early 19th century houses on the west side of South End Road. The long front garden with mature planting provides an attractive setting for the building and an appropriate backdrop to the edge of the Heath.



The site is located within Sub-Area 3 of the Hampstead Conservation Area (South-End Road Character Area), London Borough of Camden (Figure 2).

Site History

Hampstead and its Heath has a fascinating history. The earliest settled area was identified as 'Hampstead Highstreet' on the southern slopes of the Heath in the 12th century.

The historic maps adjacent show the historic development of Hampstead Heath from the 1700s 's. During the 16th century, the development of Hampstead spread to the north and east on the Heath. By the 17th century, Hampstead was transformed from a little country village to a city where the popularity of the place raised local rents and in turn increased development further to the east and north. By 1866 Willow Road had been formed, connecting Hampstead High Street to Pond Street via South End Road.

The largest development of the area took place during the 19th century on land east of the London road, between Pond Street and the built up area around Flask Walk. During this period the third pond to the east of the site was filled to create South End Green. By the First World War nearly all the available land had been built on, leaving room only for infilling or rebuilding.



Figure: Hampstead town map - circa 1760s



Historic Map – 1873



Historic Map – 1899



Historic Map – 1930

Historic and architectural importance of the building

The historic and architectural character of 77 South End Road is largely defined by its front elevation which is a well-maintained example of this type of building. Hampstead's Conversation area statement explains that the 'Long front gardens and mature landscaping define the character' of these houses.

The proposed alterations are mainly internal alterations and doesn't affect the look of rear elevation and front elevation. Alterations to the front elevation are minor. They are mainly repairing to the balcony railing and all existing sashes throughout to be upgraded with slimlite double glazing in conjunction with draught-proofing the windows. No visually different alterations are proposed at front. None of these changes can be seen from the street.

It is intended to undertake a sympathetic refurbishment of the property using like for like materials which will improve and enhance the remaining historical features of the building. Existing original features such as the panelled doors, architraves and wide plank wooden floor will all be retained or if replaced will be matching the existing. Where features have been removed, they will be restored appropriately.

Most of the works proposed are internal and will not affect the integrity or appearance of the exterior of the house or the terrace or the street as we recognize the importance of retaining the heritage status of South End Road and this area of Hampstead village in general.

Please note that the works proposed at this property will have no effect on the landscaping or green aspects on the site and has been developed so to disturb the original site as little as possible.

Listed Building Entry

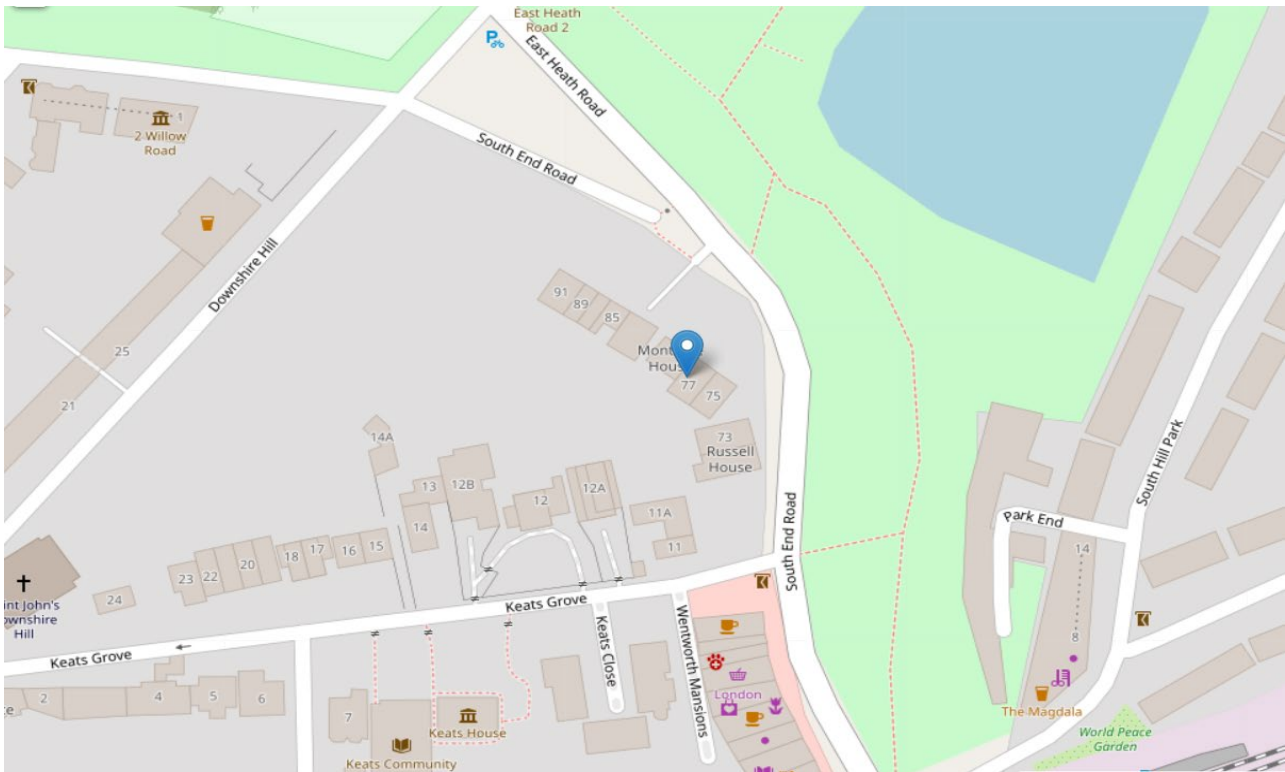


Figure: Google map

77 South End Road

Overview and Location

Entry Name: 77 and 79, South End Road

Listing Date: 14 May 1974

Grade: II

Source: Historic England

Source ID: 1378673

English Heritage Legacy ID: 478007

Location: Camden, London, NW3

County: Camden

Electoral Ward/Division: Hampstead Town

Built-Up Area: Camden

Traditional County: Middlesex

Lieutenancy Area (Ceremonial County): Greater London

Church of England Parish: All Hallows Hampstead

Church of England Diocese: London

Details

CAMDEN - TQ2785NW SOUTH END ROAD 798-1/28/1446 (West side) 14/05/74 Nos.77 AND 79

GV II

Pair of semi-detached houses designed to appear as one house. Early C19 with later extension. Stucco with plain bands at floor levels. Slated pitched roof having squat brick chimney-stacks at gables. 3 storeys and basements. 1 window each plus central blind window; 3-storey 1-window extension (ground floor garage). Central entrances linked by C20 tented canopy porch, panelled doors. Ground floor square-headed casements in shallow elliptical arched recesses with cast-iron balconies. 2nd floor casements camber arched with cast-iron balconies, camber arched 3rd floor windows. INTERIORS: not inspected.

Listing NGR: TQ2716485768

Planning History

a) 2011/2743/P & 2011/2296/L

Planning Permission - Replacement of single-storey conservatory at ground floor level to rear of existing dwelling house (Class C3)

Listed Building Consent - Replacement of single-storey conservatory at ground floor level to rear, creation of internal opening to existing dwelling house and works to first floor bathroom (Class C3)

b) Listed building consent was granted on 2/9/82 for alterations at the rear including the erection of a single storey rear conservatory extension (ref: HB2882).

c) Listed building consent was granted on 18/3/86 for the installation of an additional bathroom (ref: 8670432).

d) Listed building consent was granted on 6/8/86 for the erection of a single storey conservatory at the rear (8670226).

Planning Policy:

A brief summary follows, concerning the national and local policies relevant to this application, set out in the National Planning Policy Framework and Camden Council's Local Plan. Relevant policies have underpinned and informed the development proposals and a scheme design in full compliance with the policies stated has been developed.

National Policy Background

This planning application is being made within the context of, and addressing the policies contained within, the recently revised National Planning Policy Framework (NPPF).. The policy sets out core planning principles. The following policies are relevant:

- Achieving sustainable development
- Ensuring the vitality of town centres
- Promoting healthy and safe communities
- Achieving well design places
- Meeting the challenge of climate change, flooding and coastal change
- Conserving and enhancing the natural environment
- Conserving and enhancing the historic environment
- Facilitating the sustainable use of minerals

Relevant Local Policies

The following Camden District Council Planning policy considerations are applicable to the proposal:

Saved policy D1 and D2 of the Design and Heritage section of the Camden Local Plan requires high quality design in all development, whilst respecting the local context and character, preserving the historic environment and heritage assets, whilst incorporating high quality landscape design that positively enhances the street's appearance and frontage.

Supplementary Planning Guidance

The following supplementary planning guidance has also been reflected upon in the proposals:

Camden Planning Guidance: Design CPG1

'Extension, alterations & conservatories

The design guidance highlights that:

- Alterations should always take into account the character and design of the property and its surroundings.
- Windows, doors and materials should complement the existing building.

Objectives and Strategy

The new owners of 77 South End Road 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.

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 existing building is in sound structural repair, and a significant opportunity exists to enhance the existing characterful home. The proposals seek to take on board recommendations from the building survey to address any repairs and dampness issues.

Access

The access is not being altered in any way from the existing situation.

Use & Amount

The proposed development comprises Upper ground floor alteration including replacing existing bathroom with new study room, First floor alteration including replacing existing rear bedroom with new master ensuite, Second floor alterations including renovating existing shower room by replacing existing sanitaryware alongside internal repairs.

Scale

The scale and presence of the existing building will not be affected.

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 77 South End Road. 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 21st Century.

