

20 WELL ROAD HAMPSTEAD

LISTED BUILDING CONSENT APPLICATION: **DESIGN & HERITAGE STATEMENT**

06 June 2022

INTRODUCTION:

Listed Building Consent was granted on 25 April 2019 under application ref 2018/2984/L. The works commenced on 21 March 2022.

This application seeks approval to alter some of the internal layouts and replace the staircases. No alterations are proposed which alter the external walls or roof of the building.

The Logs in Well Road Hampstead dates from 1868. The house was subdivided in 1952. At that time the original Conservatory was demolished and the building now known at 20 Well Road was constructed in its place. In 1983, alterations were made at roof level. In 1987 a single storey side extension was added.

LAYOUTS:

Ground Floor: (Refer to drawing 477 210)

The current consent (2018/2984/L) grants approval to alter the position of a partition in order to make space around the fireplace in the main ground floor Livingroom. The consent grants approval to relocate the door between kitchen and Livingroom.

This application seeks approval to alter the position of the relocated ground floor partition.

This application seeks approval to widen the existing door between Kitchen and Livingroom instead of relocating it.

This application seeks approval to remove a wall between Utility and staircase. This wall, we believe, dates from 1952.

First Floor: (Refer to drawing 477 211)

The current consent (2018/2984/L) grants approval to alter the layout of internal partitions including the formation of a new bathroom.

The current consent (2018/2984/L) grants approval to lower the second floor structure. As a result, all internal partitions on this floor will be partially removed.

This application seeks approval to locate the bathroom into one of the existing rooms and to alter the layout of the En-suite Shower room. Some of the existing partition walls on this floor date from 1952. Others are of more recent construction. All will be affected by the lowering of the second floor structure which is approved under the current consent (2018/2984/L).

Second Floor: (Refer to drawing 477 212)

The current consent (2018/2984/L) grants approval for a new layout of partitions with all existing partitions removed.

This application seeks approval to alter the approved arrangement of partitions. No alteration is proposed to the roof

STAIRCASES:

Ground to First:

The existing staircase was constructed as part of the 1952 works. It is cheaply constructed in painted softwood and of little heritage value. The current consent (2018/2984/L) grants approval to alter the lowest section of the existing stair in order to make way for the relocated partition.

This application seeks approval to construct a new timber staircase more appropriate to the scale and era of the existing house. Refer to staircase drawing 477 14. The proposal includes wall panelling which picks up on the existing panelling in the ground floor Livingroom

First to Second:

The staircase was constructed as part of the 1983 works. It is simply constructed in painted softwood and of no heritage value. The current consent (2018/2984/L) grants approval to lower the second floor structure - meaning that the existing staircase will require adaptation.

This application seeks approval to construct a new timber staircase in a different location which gives access to the revised second floor layout. Refer to staircase drawing 477 14.