

This document has been prepared by Reis Design to support the Listed Building Consent application in connection with the proposed refurbishment works at 40 Roslyn Hill, Hampstead. NW3 1NL

This document is intended to outline our approach to the proposed refurbishment works within the property and outline our strategy for minimising impacts on the historic building fabric

Ground Floor

- The main Banking hall and adjacent rooms have historically important Oak wall Panelling. It is intended to avoid any works that would affect or interfere with the existing Oak wall Panelling & the fabric of the building.
- The WC location has been proposed in order to comply with Part M of the Building Regulations. Proposed Partition walls will be sensitively 'scribed' around Historically Important wall panelling and will be limited and reversible.
The wall will be fixed with screws to the ceiling and to the floor. We will have rubber strips on the sides where our partition wall meets the wooden panels. We will not fit any screws to the existing paneling as this is a listed building and we need to respect the English heritage.
Existing Floorboards will be lifted & reinstated to facilitate plumbing routes to the W.C. & Backwash
- The existing lighting installation is dated, and does not offer good amenity value or performance in workspaces. The energy consumption of the existing system is predicted to be significantly higher than a modern installation due to the use of high energy consumption lamps and the absence of any automatic lighting controls. Proposed lighting is designed for salon function and is proposed to be low energy LED. Suspended light tack & pendant fittings are proposed to be affixed to the existing ceiling.
- The aim of the lighting replacement works is to provide a professional environment in which to conduct salon services & improve the aesthetic of the installation in line with the architectural design intent for the works. LED lighting should significantly reduce the operational energy consumption associated with lighting and bring lighting performance throughout the building.
- New cabling will be pulled through the existing wireways as far as is practicable. Where this is not possible small localised temporary access openings will be formed within the ceiling to provide access for feeding cables through the ceiling void, which will then be closed up and made good with like-for-like materials following completion of the cabling works.
- Existing Floor finish is Concrete - It is proposed to make-good to existing floor and polish.
- In areas of the building which have existing architectural details, such as windows, window reveals and architraves and sills; this will all be retained in-situ and any new design elements fitted around these details.
- The wall will be fixed with screws to the ceiling and to the floor. We will have rubber strips on the sides where our partition wall meets the wooden panels. We will not fit any screws to the existing paneling as this is a listed building and we need to respect the English heritage.

Basement

- The basement houses the Bank Vault, remaining areas appear to have little Historical architectural merit and appear to have been used for back-of-house / administrative functions.
- The basement is in a poor state of repair and requires making good works to bring this area up to current standards.
- The existing Bank Vault will house the proposed beauty rooms. It is our intention to avoid penetrating the fabric of the building and ensuring that all fixings are made to structural build ups inside the fabric of the building
- The Existing Bank Vault Door will be retained and form a key visual element of the proposed Beauty area
- Flooring is proposed to be Oak Herringbone