

## DESIGN STATEMENT

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PROJECT: 238 HAVERSTOCK HILL  
PROPOSED NEW RETIREMENT FLATS

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28<sup>th</sup> October 2021

### 1. Existing Property

238 Haverstock Hill was built circa 1800-1830 in Georgian Style. The property was originally constructed as a house with servant / kitchen and accommodation to the rear.

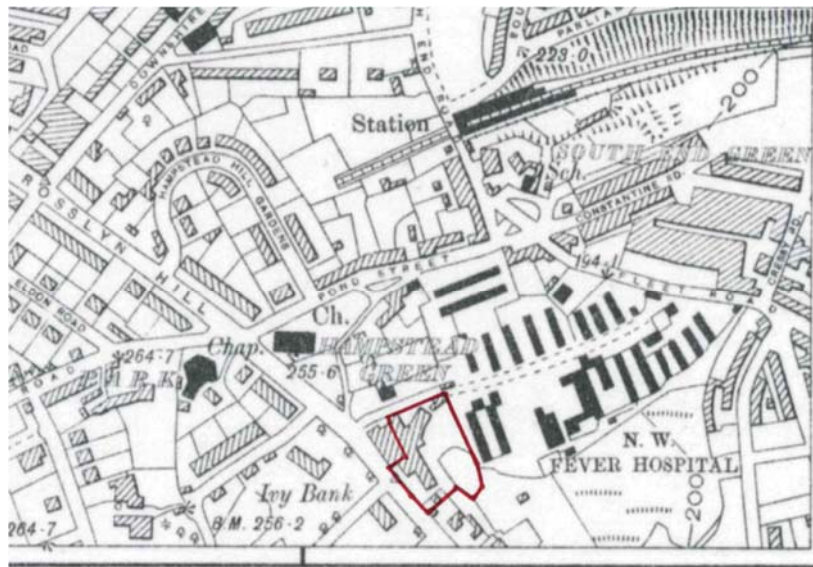


*238 Haverstock Hill built circa 1800-1830*

## 1. Existing Property (Continued)



Map current day, Promap



Map 1891 Ref [www.promap.co.uk](http://www.promap.co.uk)

The house has been in the ownership of the Sisters of Providence of the Immaculate Conception, the order originating from Spain 1484. The Sisters purchased the property from the Bartram Estate in 1867 and ran an orphanage and day school (Bartrams RC School) from the site and were without doubt working within the Fever Hospital also. In 1876 there were 150 convents throughout Europe under the management of the Sisters of Providence, (Ref. Wikipedia)



## 1. Existing Property (Continued)



Map 1915 Ref [www.promap.co.uk](http://www.promap.co.uk)

The school was built circa 1887 and has a direct connection between 238 Haverstock Hill and the school via a staircase. This connecting stairs/corridor would have aided the Sisters to run the school. We have found that the mains cold water for Rosary RC Primary school is still connected off of the house supply.



Map 1954 Ref [www.promap.co.uk](http://www.promap.co.uk)

The Sisters ran the school until 1945 when it became a Voluntary Aided school and changed names to The Rosary RC Primary School.

## 1. Existing Property (Continued)

In 1967, marking 100 years on the site, a new chapel and accommodation block was built off Rowland Hill Street to the rear of 238 Haverstock Hill. This building later became Bartrams House Hostel. The site was sold for redevelopment in 2013, the Hostel and Chapel were demolished in 2018, making way for an accommodation block for the elderly including restaurant, health and wellbeing facility treatment rooms, lounge and staff facilities (LPA planning reference 2014/6449/P).



*Bartrams House Hostel built 1967  
(same plot of land as 238 Haverstock Hill)*



*Redeveloped following planning permission  
reference 2014/6449/P*

238 Haverstock Hill remained in use as the main residence of the order until 2015. 238 Haverstock Hill was sold to the Diocese of Westminster in 2020.

### 238 Haverstock Hill Council Tax Bands

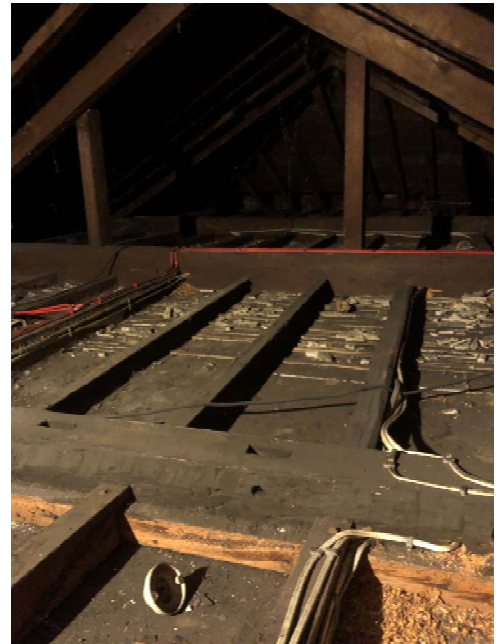
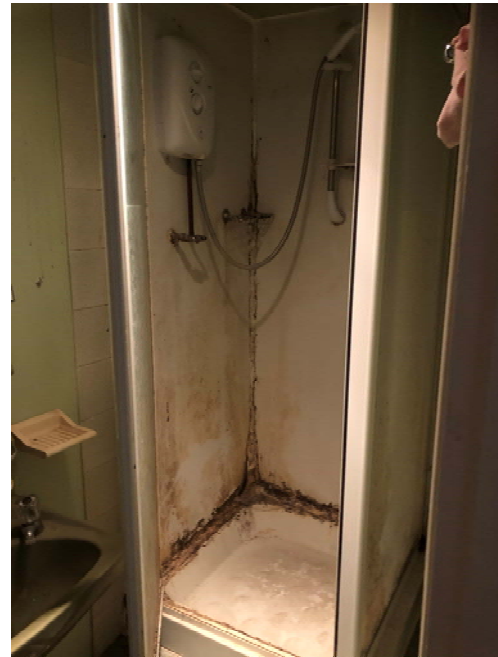
- Flat basement 238 Haverstock Hill Band G
- Maisonette 238 Haverstock Hill Band F
- The Convent and Hostel 238 Haverstock Hill, part of the building is currently deleted from the council tax service thus the majority of the building does not have a current use class and would revert to its original use as residential convent accommodation. The building has remained unused since before or during 2015 and has fallen into disrepair.

See appendices for copies of council tax bills.

The Diocese of Westminster plan to modernise and continue to use the property for accommodation for ecclesiastical personnel.

**Condition**

238 Haverstock Hill has fallen into disrepair and will require a large investment to bring the property back to habitable condition.



## 2. Proposed Use

The proposed property is to remain in ecclesiastical use to become retirement flats for Roman Catholic Priests.

238 Haverstock Hill will benefit from full refurbishment, including new roof, cleaning of external brickwork, new timber sash windows in traditional style and full external redecoration, all to provide the required levels of maintenance and generally refurbish the exterior of the building.

Internally, the accommodation will provide for 5 flats, each with:

- Living room
- Kitchen open plan
- Bedroom
- En-suite shower room
- WC facilities

These rooms are to be finished with traditional finishes including coving, picture rails, skirtings, plinth blocks, all in the traditional styles. It is necessary to replace the stair balustrade to meet the required heights and provide additional stability.

The walls and floors between the flats will be modernised to provide discreet soundproofing and fire resistance to the required levels to meet the Building Regulation standards.

It will be necessary to reroute and provide new utility feeds to separate the school and the house from their shared supplies. As part of the works new utility connections for water gas and electricity will come from the road.

## 3. Summary

The property has fallen into disrepair; the new use will discretely modernise the building and bring it back into full use whilst providing additional accommodation.

- Existing use            2 flats and convent
- Proposed use            5 flats retirement flats

The new flats are to provide accommodation for retired Priests.