

## DESIGN, ACCESS & HERITAGE STATEMENT



### RUSSELL HOUSE, 71 SOUTH END ROAD, LONDON NW3 2RJ

#### PROJECT: PROPOSED INTERNAL REPAIRS FOLLOWING WATER DAMAGE

This Design and Access Statement has been prepared to support an application for listed building consent for the proposed internal repair works at Russell House, 71 South End Road following water damage caused by a storm. Russell House is a Grade II Listed Building in Hampstead Town.

This Statement should be read in conjunction with all associated documentation attached to this application showing the extent of the damage and the proposed works.

The level of information given in this Statement is appropriate and relevant to the extent of works proposed.

#### The Site & Property

The application relates to Russell House, one half of a pair of semi-detached houses (with Leighton House, no 73) located on the corner of South End Road and Keats Grove in the Hampstead Conservation Area. There are residential properties to the west, north and east, and an area of parkland to the east (front).

The substantial property was constructed in the C19th and comprises 3 floors with a basement, finished externally with stucco render and a slate roof. There is a unique veranda extension by CFA Voysey. Internally, many original features remain and much of the original lime plaster and laths still exist.

## **The Proposal**

Part of the roof of the property has been damaged by storms in June/July 2021 that has resulted in water damage internally, to the walls and ceilings in several rooms. The proposed works form part of an insurance claim.

The proposal consists of internal repair works to remove the affected materials, replace with new on a like-for-like basis and redecorate.

No other works to the property are proposed either internally or externally, other than those specified in the Schedule of Works.

## **Heritage Statement**

### ***Historical record of the building***

*TQ2785NW SOUTH END ROAD*

*798-1/28/1445 (West side)*

*14/05/74 Nos.71 AND 73*

*Russell House (No.71) and Leighton House (No.73)*

*GV II*

*Pair of semi-detached houses. Early C19, No.71 with 1890 verandah extension by CFA Voysey. Stucco with slate roofs having tall brick chimney-stacks. 3 storeys and basements. 2 windows each and 3 window returns. Outer bays projecting and gabled with architraving to appear as broken pediments. Entrances on returns: No.71 elliptical arched entrance in verandah extension having casements with small panes; No.73, square-headed doorway in arched recess with cornice. Recessed sashes to central bays, No.73 camber arched; ground and 1<sup>st</sup> floor out bays, casements with margin glazing, 1st floor with cast-iron balconies; 2nd floor outerbays have round arched windows with margin glazing and radial fanlight heads.*

*INTERIORS: not inspected.*

*HISTORICAL NOTE: Voysey's verandah extension said by Pevsner to be his earliest surviving work. (The Buildings of England: Pevsner N: London 2, Except the Cities of London & Westminster: London: - 1952: 197).*

*Listing NGR: TQ2717985741 Historic England*

### ***Analysis of the significance of the history and character of the structure***

The building has been listed and is therefore a designated heritage asset. Its historic and architectural character is defined by its Regency appearance, elegant frontage and unique veranda.

### ***The principles of, and justification for, the proposed works and their impact on the fabric, special character and setting of the listed building and the setting of adjacent listed buildings.***

Roof repairs, stripping out works and drying have all been carried out and certification of the completion of the drying is held by the Loss Adjuster. Works to repair the damage can now commence.

The detailed Schedule of Works identifies all the areas that have been impacted by the water ingress and provides the method of repair, using like-for-like materials where possible. Any impact on the internal fabric of the property is therefore minimised as only essential repairs to reinstate the integrity and internal appearance of the property are proposed.

No external works are proposed, therefore the character and setting of the listed building and adjacent buildings is not affected.

## **Design**

### **Internal Repair Works**

The works are fully detailed in the Schedule of Works.

**Access**

Access is unaffected.

**Conclusion**

This Statement has explained the circumstances surrounding the need to carry out internal repair works following storms in June/July 2021 that caused part of the roof to fail, resulting in water damage to several rooms. Having completed roof repairs, stripping out and drying out works, repair works can commence.

The proposal consists of internal repair works to remove the affected materials, replace with new on a like-for-like basis and redecorate, as detailed in the Schedule of Works.

A comprehensive range of documents are included with this application, highlighting the understanding of the importance of the listed building and the sincere desire to complete the works sympathetically with minimal disruption to the building.