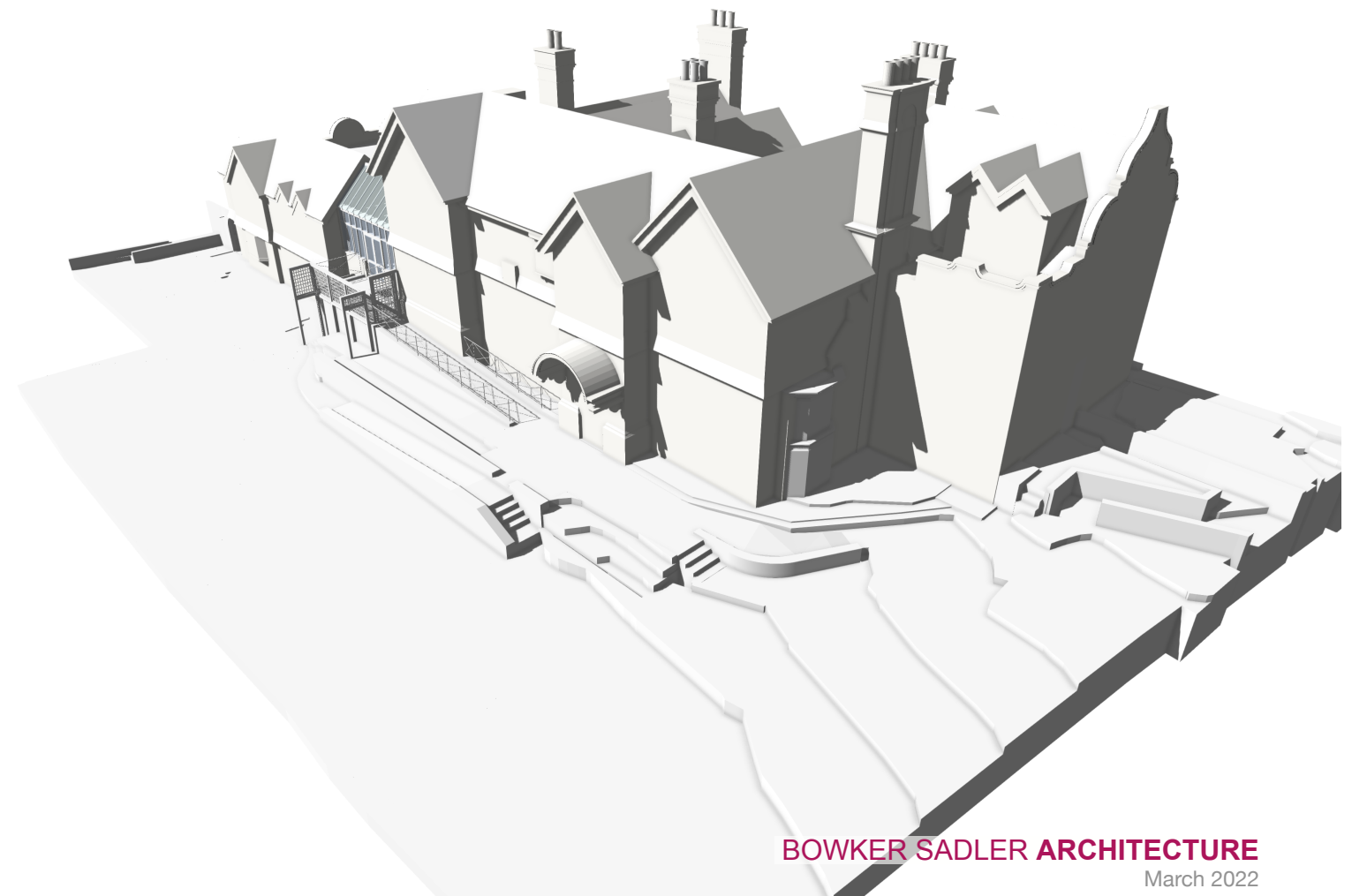


# The Hoo, Hampstead

Design and Access Statement: Porch Extension

**REVISION A**





## 1.0 Introduction

The Hoo was built in the 1890s as a single private dwelling for Charles Wood , and designed by Horace Field. In the 1980s , an extension was added to the West end by the then owners , the NHS.

Planning Permission was granted to our Clients in April 2021 for a substantial change to the Hoo to divide the original , and extended, building into 3 separate dwellings, the Easternmost , which we call the Lodge, being the 3 Storey part of the building facing onto Lyndhurst Gardens which is the subject of this proposal.

The east elevation of the Hoo has suffered considerably from numerous sources of degradation over the years including significant erosion due to weather and pollution, cheap and inappropriate repairs made to the fabric and insensitive and utilitarian interventions by the hospital authorities, the former owners the building.

## 2.0 Proposal

The proposal is for the removal of the existing, non original pitched roof canopy and some of the associated soil and rain water pipework, and for the addition of a modest, masonry and timber porch with a plain tiled roof, all to blend with the existing materials and colours.

The proposal for a new porch should be considered in the context of the existing consent for a package of enhancements to the east elevation including a series of works to improve the appearance and condition of the facade. These include: the removal of inappropriate interventions such as the metal fire escape and the unsightly brick built meter cabinet, repairs to the stone window surrounds using indent and plastic techniques as appropriate, and repairs also made to the brickwork using matching stock. Raking out the unsuitable cement mortar used for repairs around the parapet and replacing with lime mortar, together with the

refurbishment of the pointing generally, will help to unify the appearance of the facade and allow it to deal with environmental stresses more effectively, thereby better preserving the future of the building for years to come. This has all been included in the original consents.

The proposed amendment seeks to make more improvements. These include the removal of the vent-axia grille and casing and the relocation of the soil vent pipe onto the north elevation, helping to further declutter the façade.

The proposed porch provides an opportunity to further improve the appearance of this elevation as part of these wider works, by removing the existing poor quality structure and replacing with a purposefully designed porch that references the architecture of the building.







### 3.0 Amount

The proposed porch has external overall dimension of 2115mm wide by 1315mm deep and a floor area of 1.67m<sup>2</sup> GIA. Height to the top of the pitched tile roof is 3.58m above finished floor level.

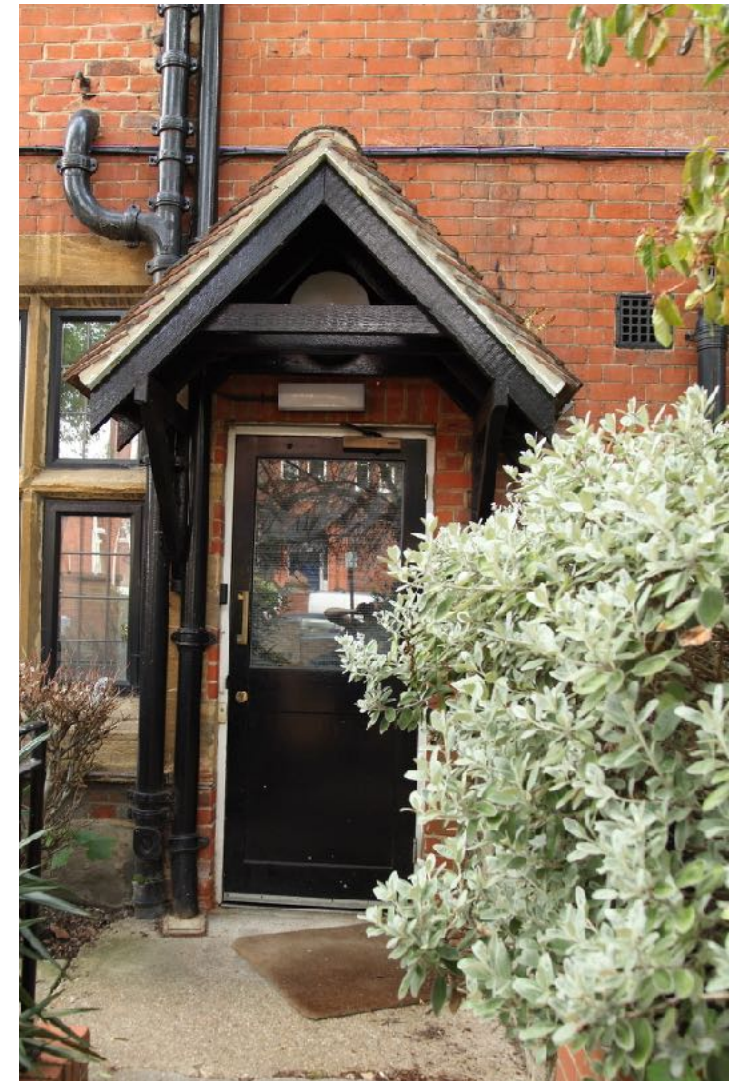
### 4.0 Layout

The porch is a simple attachment to the original East elevation at ground floor level, utilising the existing, non original doorway opening into the house as the inner door. The plan geometry permits a small seating / storage area on the north side for removal of boots etc.

### 5.0 Appearance

The Porch will, be constructed with a facing brick base and stone cills, all to match the existing; painted timber framed windows, doors and gables, and a pitched roof of tiles to match the main house.

The existing soil pipe which sits uncomfortably close to the door opening will be removed in the consented alterations, and in this proposal, the rain water goods from the roof terrace will be re-positioned so that they don't clash with the porch. The original, decorative hopper head will of course be retained. All rain water goods will be in painted cast iron.

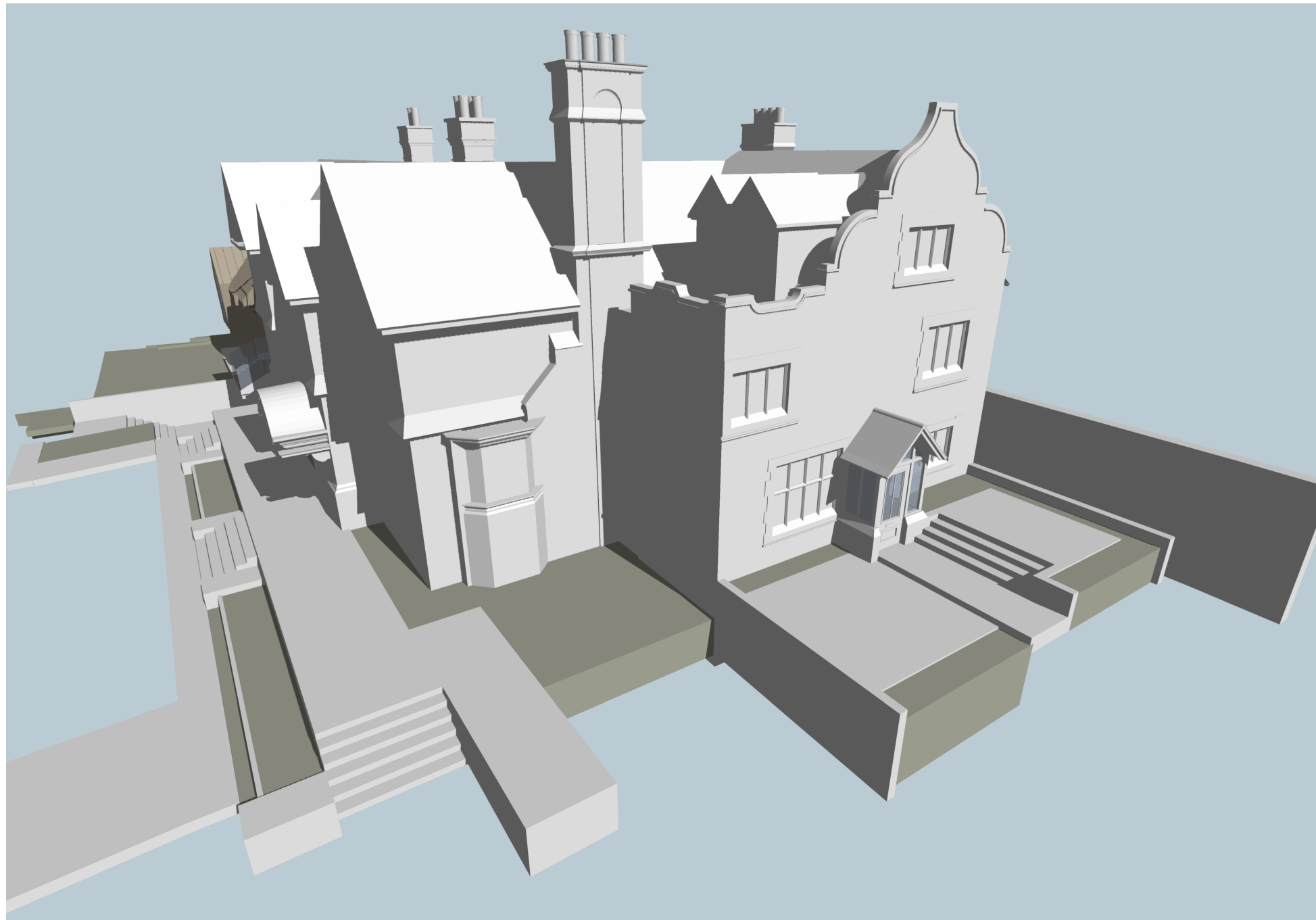


## 6.0 Summary and Conclusion

Currently, our Planning and Listed Building Approval is to retain the 1980's canopy over the existing opening, preserving largely the existing arrangement.

However, our view is that the opening is quite crudely formed, being set hard against the stone window surrounds directly adjacent, and is out of scale with them. The existing canopy, which marks the established secondary entrance, providing shelter, is fairly primitive and roughly formed. All other 1980's interventions have been regarded as inappropriate interventions and detrimental to the east elevation.

We suggest that these proposals will provide amenity to the new Lodge dwelling, positively enhance the East elevation of The Hoo, without dominating it in any way, with a modest construction of a scale and size which is subservient to the Main House entrance door and canopy on the South elevation.







further views of the working model and real world inspiration for scale form & materials