

PROJECT NO: 1515      DOC. NO: 900\_B  
PROJECT NAME: JASPER HOUSE, HAMPSTEAD

**DESIGN AND ACCESS STATEMENT**

DATE: 23/11/2022

Mark Waghorn Architects Ltd  
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## Jasper House, Hampstead: Design and Access Statement



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## Introduction

This document sets out the proposal for the extension and alteration of the Grade II listed Jasper House, 105 South End Road, Hampstead, London.

## Design Appraisal

### Historic Importance

Jasper house is the middle property of a terrace of 3 houses built in the early 19<sup>th</sup> century<sup>1</sup>. The properties consist of 3 storeys plus semi-basements. The buildings are rendered externally with stucco and feature a parapet at the roof. A feature at the entrance is the 20<sup>th</sup> century prostyle portico and round-arched doorways with patterned fanlights and panelled doors approached by steps with cast-iron railings. Recessed sashes. 1st floor with casements having cast-iron balconies. The cast-iron railings feature torch flambe finials to the front gardens. Set back behind an 81ft mature garden and adjacent to Hampstead Heath and featuring a 69ft south facing rear walled garden. The three properties and the surrounding cast-iron railing were given a grade II listing on the 14th of May 1974.



<sup>1</sup> Historic England List Entry 1378675, <http://list.historicengland.org.uk/resultsingle.aspx?uid=1378675>

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## Design Proposal

### Proposed Design

The proposed design retains the existing two-storey closet-wing extension. The modern conservatory is to be replaced with a living space with french doors to the garden and a large contemporary skylight. This will provide an important visual link to the upper ground floor level via the existing rear sash window and the new glazed opening on the side elevation of the existing closet wing.



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## Appearance And Scale

The proposals will not affect the front of the property in any way, causing no change to any of the items mentioned in the grade II listing. Numbers 103 and 107 South End Road both currently have four and three storey rear extensions respectively. The proposed extension for 105 South End Road will largely retain the existing massing. The appearance of the proposed extension will be in keeping with the original house incorporating a similar stucco render, simple parapet, and timber sash windows with the same proportions and spacing as the original house. A more modern though sensitive approach to the glazing is proposed for the basement and ground floor levels which will allow ample daylight into the original parts of the house. Minimal intervention is proposed to the original rear façade of the building, retaining as much of the original joinery as possible. Measures are also proposed to remove some of the later partitions in the interior returning the original proportions to the rooms.

## Layout And Character

The layout of the main house will remain largely unchanged. The key main alterations proposed are the removal of the basement staircase, which will be replaced in the new extension.

## Movement To, From And Within The Development

The main entrance to the property is located up a number of steps from the front garden and is mentioned in the listing description as being of note<sup>2</sup>, the basement level is also accessible from the front via a flight of steps down to a door in the area. Access between the floors of the building are via the main staircase and a new staircase to the basement level will be built in the new extension replacing the current tight flight of stairs. Access to the rear garden currently requires a step up from the existing conservatory. The proposed extension will have a level threshold onto a terrace in the rear garden.

## Sustainability

The new additions to the house will be built with high levels of insulation to create an efficient thermal envelope.

## Access Statement

The property is currently not wheelchair accessible due to the nature of the original design. No alterations will be made to the access as the front entrance is mentioned in the listing.

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