

Heritage statement

November 2020

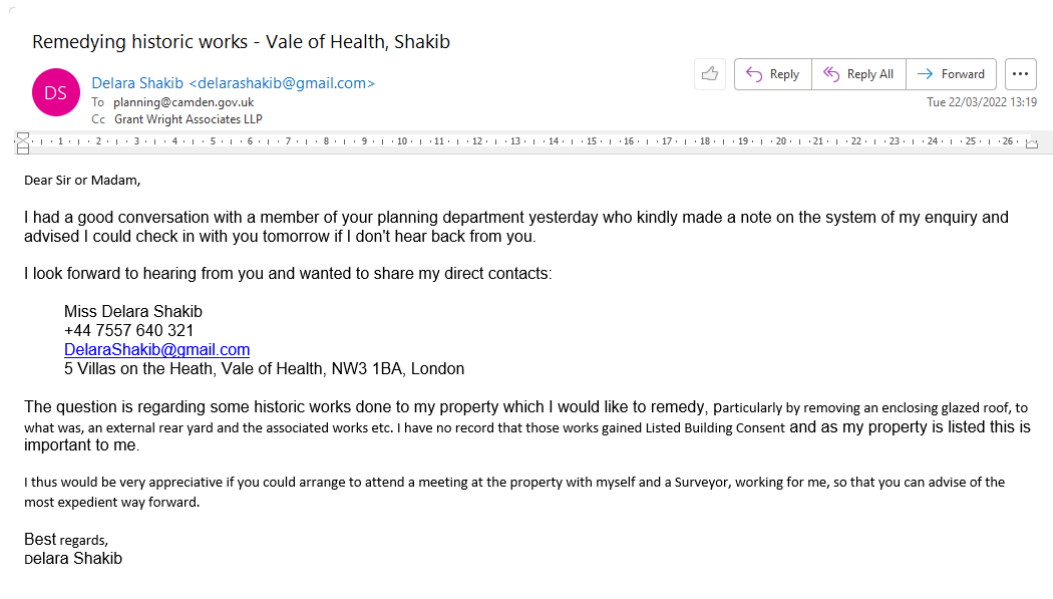
To support an application for **Listed Building Consent**, regarding works to **5 Villas on the Heath, Vale of Health, Hampstead, London, NW3 1BA**.

This statement is required as the above referred to property, is a Listed Building and is within a Conservation Area. It is an architecturally attractive property set within a short terrace of like styled properties of the same Victorian period. It is a heritage asset to the area. See photograph below and the location plan ref. 5VH/22/23/001.



Our Client Ms Delara Shakib requires certain limited works to be undertaken to the property due to maintenance and upgrading but predominately due to a desire to restore the property, as far as reasonably practical, to its original condition.

My Client expressed this admirable intent and desire to Camden over the telephone a number of times and in her communication to Camden of 22/3/22 (please see copy below) and she also consulted with a Heritage Consultant prior to our involvement.



This statement takes the reader through the proposed works and, the reasons for the works, explaining the considerations and measures taken, on a room by room location basis, where all considerations have been to avoid harming the existing structure and fabric of the property and to avoid damages occurring, and the over arcing desire of our Client to appropriately improve and restore the building.

Our original listing out of works document has been previously submitted as part of a pre-application and is again included as part of the application including this Heritage Statement.

We include our photographic record of the building, which has been previously submitted as part of a pre-application and also as a means of engaging in, and assisting in, a cooperative dialog with Camden's Listed Buildings' Conservation Officer Mr Nick Baxter who has assisted in advising and discussing various matters re. the works etc. and how best to avoid damages etc.

We also include as part of our application the drawings of the Existing building as is, as a record and these too have been previously provided to Camden Listing Building department.

We now also provide drawings identifying the Proposed works depicted on; plans, elevations and sections as part of this Heritage statement and our application.

All of the aforementioned and specifically this statement, is intended to describe how the works have been considered and designed to conserve the significance of the heritage asset and to explain the mitigation strategies deployed. Our Client has also sought to restore aspects of the building (where previous Owners have made some inappropriate changes) back to the original design, construction details and layout, particularly i.e. re. the re-opening up of an external rear courtyard which has had an enclosing glass roof constructed over it, some decades back.



This Heritage statement is intended to comply with the requirements of the National Planning Policy Framework as introduced in 2012.

We now set out, on the location basis as previously mentioned, the non de-minimis works and approaches taken, all with an aim of achieving the desire that the historic fabric of the property shall be unharmed.

Exterior Front

There is extensive cracking to the stucco rendering to the front elevation of the property and such needs to be attended to, to avoid it deteriorating and spoiling both the appearance of the property and it's water tightness. The intent is to carefully cut out around the cracking, and repair all with like materials.

Further to discussion with the Listed Building's Officer, our Client is taking measures to obtain, from the neighbouring and adjoining properties, the exact paint supplier and paint specification so that after the rendering has been repaired, its decoration, will match/fully accord with the properties in the terrace.

Exterior Rear

The most significant works to the rear of the property are that of, the careful removal of a glazed roof and supporting structure, which had been applied some decades ago by previous Owners, to turn an open rear yard into an enclosed space/conservatory.

Our Client's proposed works are thus to seek to remedy an earlier transgression by previous Owners.

Internal panelling to the Boundary Wall etc. around the yard will be carefully removed as will vertical duct coverings to downpipes, to expose the original external brick walls and/or rendering to those walls.

After the removal of the tiled floor finish and subbase the finished paved level of the courtyard will be set lower than that of the building's ground floor by at least 150mm for normal good construction practice reasons. The yard finish and will comprise of period style limestone flag paving. Please see photographs of the currently enclosed yard.



(Ground Floor) Kitchen

Further to extensive discussions with both the Client/applicant and Camden's listed Building Officer the kitchen will now stay in its original location. A new hob extractor will be installed utilizing the existing ducting and venting into an existing chimney to minimise any disruption to the existing structure. Naturally the extractor is to improve the practicality of the kitchen.

Please see e-mail with Mr Baxter – Listed Buildings' Officer

Grant Wright Associates LLP

From: Nick Baxter <Nick.Baxter@camden.gov.uk>
Sent: 13 October 2022 19:09
To: Grant Wright Associates LLP
Cc: 'Delara Shakib'
Subject: RE: 5 Villas on the heath

Dear Grant,

Thank you for your email.

It will cause confusion if you try to get us to work with documents you might have already supplied during the pre-app. As I recall, these had to be viewed on a file-sharing platform, or will be scattered around inside emails.

If you do not wish to use the Planning Portal, it would be preferable if you parcelled up a set of drawings and emailed them over anew. Then I can ask a technician to create an application for you manually.

There is, incidentally, no fee for listed building applications – only for pre-apps and planning applications.

Kind regards,
Nick Baxter
Senior Conservation Officer

Telephone: 020 7974 3442



From: Grant Wright Associates LLP <grant@grantwrightassociates.com>
Sent: 13 October 2022 15:43
To: Nick Baxter <Nick.Baxter@camden.gov.uk>
Cc: 'Delara Shakib' <delarashakib@gmail.com>
Subject: 5 Villas on the heath

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. Please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required.

Dear Nick

I hope you are well.

An update re. the above.

It does indeed, as we discussed, seem to be the case that the existing kitchen extractor is ducted into a chimney and I can advise that with the location of the kitchen now staying where it is, that such will be utilized for a new hob extractor.



After removal of non period tiling to the existing kitchen floor, the flooring to the renovated kitchen will be finished with stone/slate type tiles/pavers to accord with the period and to also visually accord with the courtyard's paving.

The existing non-original 2-part kitchen door to the yard is to be replaced with a door styled to accord with the period of the property. Please see drawings included in our application and specifically 5VH/22/23/006.

The existing opening for the kitchen window shall be returned to its original rectangular form and a period double hung double glazed sash window installed after the removal of the non-original stained leaded glass window.

(Ground Floor) Rear reception

The existing non original tiles and screeding to a solid floor construction are to be removed down to a level to facilitate a new subbase being formed to which timber or metal battens will be fixed to fix reclaimed wide timber floorboards of the property's period. See photograph and e-mails with listed buildings officer Mr Baxter.



Grant Wright Associates LLP

From: Grant Wright Associates LLP <grant@grantwrightassociates.com>
Sent: 09 September 2022 16:38
To: 'Nick Baxter'
Cc: 'delarashakib@gmail.com'
Subject: RE: 5 Villas on the heath London NW3

Dear Nick

Many thanks for your time and the various acceptances of proposals suggested etc.

Re your 4th red comment re. lowering the finished floor level.

I have considered options, but if the ground floor floors were lowered, then it would require the removal of all surrounding skirtings and their subsequent re-positioning, as they seem to largely have been set to the current finished floor levels, albeit that in some places there is a little evidence of floor/substructure movement. Another point is that if lowered, an extra 15-20mm of removal of screed and solid floor in the rear reception would be required. The most difficult matter to find a way past however would be that as the entrance hall's original boards would then be exposed as the new floor as they are; in poor condition, have a difficult to remove application stuck to them and are in a cracked in places, which is why I surmised was the reason they were covered up years ago. Another thought did occur to me, which was that possibly the original floorboards to the front reception where much thicker and thus the double layer of new boards was used to compensate and avoid changes to the skirtings.

Thus, with all the above negatives mentioned and that by having the double boards adds a little extra insulation I could not see an advantage in the finished floor levels being lowered but do by all means tell me if there is some other aspect which tilts the balance.

I aim to revert to you re. further points next week after some Scope of Works related uncertainties have been clarified with my Client.

Thanks again for your helpful involvement.

Kind regards

GRANT WRIGHT BSc MAE FCABE MIPWS

Grant Wright Associates LLP

From: Nick Baxter <Nick.Baxter@camden.gov.uk>
Sent: 12 September 2022 18:41
To: Grant Wright Associates LLP
Cc: delarashakib@gmail.com
Subject: RE: 5 Villas on the heath London NW3

Dear Grant,

That does sound more harmful than leaving the levels as they are, and you'd have the stairs to deal with.

Kind regards,

Nick Baxter
Senior Conservation Officer

Telephone: 020 7974 3442



From: Grant Wright Associates LLP <grant@grantwrightassociates.com>
Sent: 09 September 2022 16:38
To: Nick Baxter <Nick.Baxter@camden.gov.uk>
Cc: delarashakib@gmail.com
Subject: RE: 5 Villas on the heath London NW3

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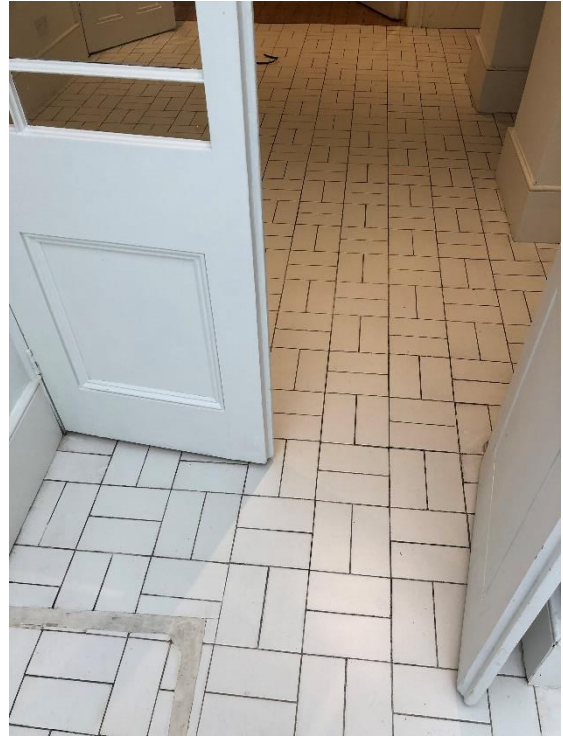
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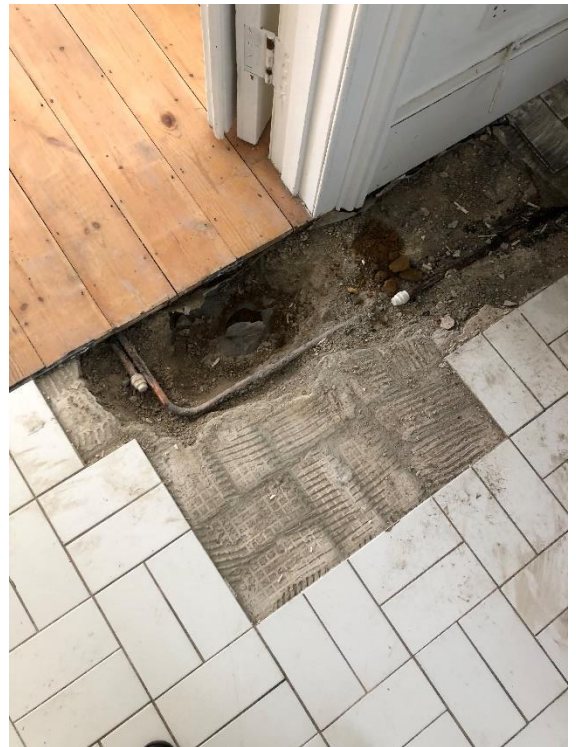
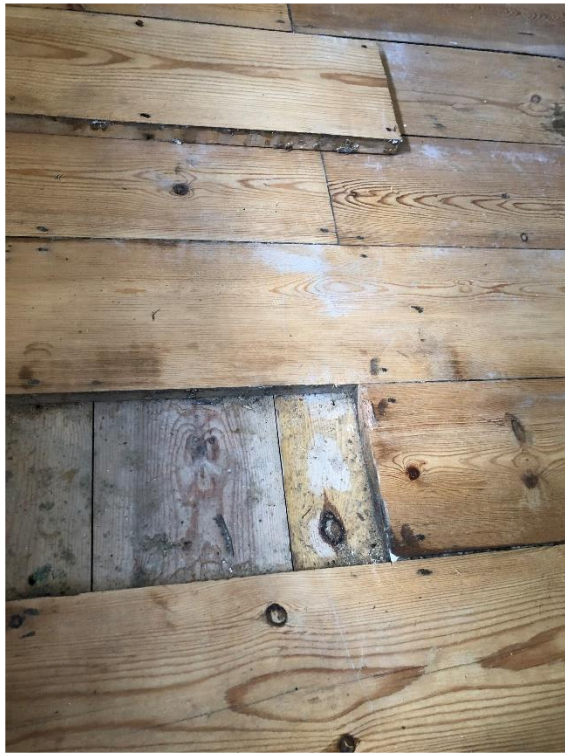
The boards shall extend from and run through from the re-claimed timber floorboards to be installed to the front reception. Please see photographs and e-mails.



The non-original French doors are to be replaced with hardwood doors with glazed panels to the original style and period, but with double glazed panes, new period style ironmongery and locks etc. and specifically drawing 5VH/22/23/005.

(Ground Floor) Front Reception

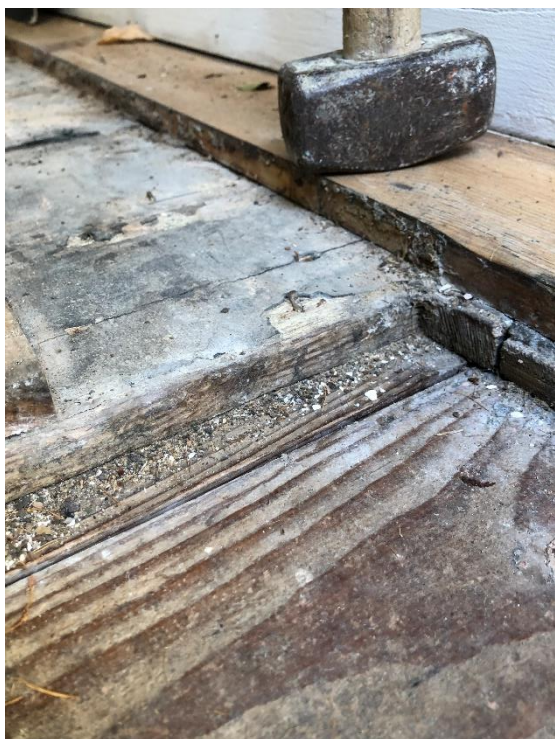
At some earlier date prior to our Client's ownership of the property relatively new non period timber floorboards have been laid upon the original timber joists and over other non-period boarding. As is to be the case with the rear reception, reclaimed timber floorboards are to provide the continuous floor finish across both Ground Floor receptions. They are to be fixed to the existing joists and run through to the rear reception. Please see photographs and emails.



See e-mails included under Ground Floor Rear Reception.

(Ground Floor) Entrance Hall

At an earlier date previous Owners must have decided that as the original boards have a mastic like hard substance stuck to the top of them and are in a poor and unsightly condition, that rather than replace them, they have been boarded over with relatively new boards. This area too shall have a reclaimed period boarding finish, topping the structure, to accord with the two receptions and such shall be laid over the original boarding, after the removal of the new boards. Please see photographs and emails.



See e-mails included under Ground Floor Rear Reception.

(First Floor) Shower Room incorporating boiler enclosure and airing cupboard

A non-period bath and its enclosure is to be removed and a shower tray and glazed surround installed upon the existing non-original tiled floor finish, which is set upon and thus above the original finish which we seek to retain.

The boiler enclosure is to be enlarged to facilitate a floor-standing combi type boiler being installed avoiding the need for both a cold water tank and a hot water cylinder. This will facilitate removal of a large cold water tank from the roof space and a cylinder from the Bathroom existing. Above the boiler location, an airing cupboard shall be formed. Please see drawings 5VH/22/23/003A, 5VH/22/23/008 and 5VH/22/23/009.



(Second Floor landing) rear Bedroom

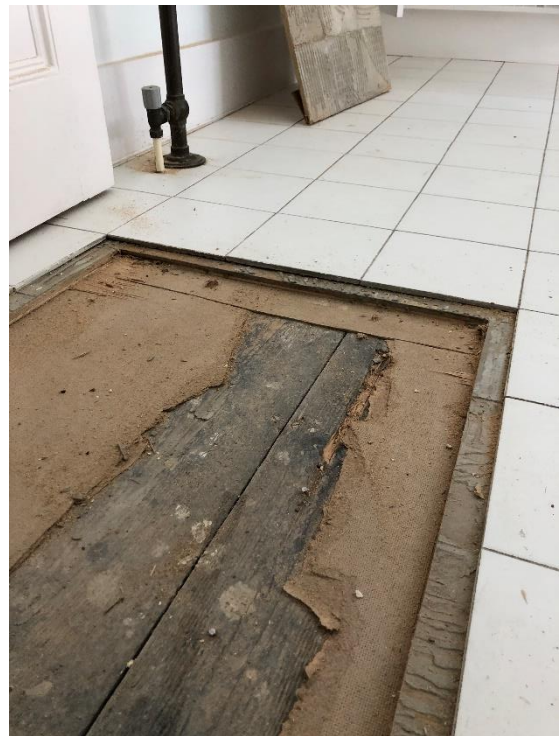
The existing and non-original cupboard/wardrobe, is to be carefully removed and a deeper wardrobe constructed to that currently in place, as it is not practical or of appropriate standard.

The entrance door to this small bedroom is to be hung on the other side so as to facilitate space for a bed without the door opening hard against it.

Please see drawing No. 5VH/22/23/004A.

(Second Floor) Bathroom

It is proposed to carefully take off the existing tiled floor finish and sheet boarding under, to expose the original timber flooring which still exists below. Please see photographs.



The original flooring shall have the gaps between the boards wedged with either timber or cork wedges and the surface lightly sanded and then varnished to provide a water-resistant surface all with an intent to restore the original appearance of the bathroom flooring.

It is proposed to replace a non-original cupboard/cabinet under the existing hand basin with something more appropriate.

Poor quality ducting around the rear of the WC is also to be replaced with something more appropriate.