

**Design and Access Statement for Proposed Alterations to
5 Villas on the Heath, Vale of Health, Hampstead, London, NW3 1BA**



Introduction and Context: Please refer to drawing 5VH/22/23/001 and Image 01

This design and access statement has been prepared in support of an application to gain Listed Building Consent for the property cited above. The application proposes changes to the exterior rear yard and interior elements to designated areas and repairs to the front stucco rendering.

The property is part of a short terrace formed of four semi-detached villas. It is situated next to the corner villa (No.6), adjacent to the Vale of Health public road. The combined frontage of these villas are considered to make a positive contribution to the Vale of Health conservation area. No.5 is a Grade II Listed, Victorian semi-detached villa dating from circa. 1863. It is centrally located within the conservation area, with the Vale of Health Pond situated to the east of the property. The villas are characterised by Stucco frontages and attached low level front boundary walls (Image 01). The tiled roof consists of projecting eaves with carved bargeboards to gabled front elevation (Image 02).

No.5 is a three storey private residence, with timber sash windows and a recessed pointed arch doorway with fanlight over. It is Gothic in style and is constructed of London stock brick which are visible to the rear of the property.

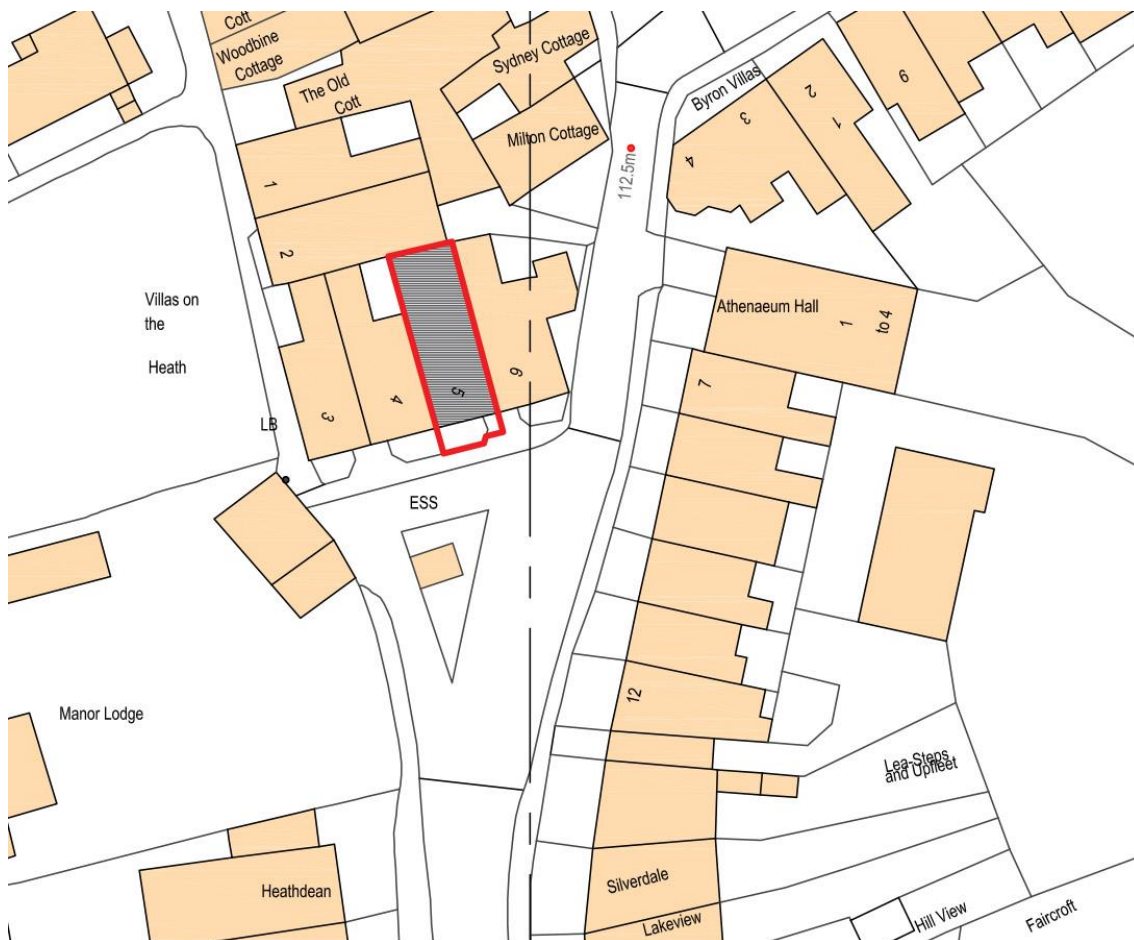


Image 01



The Property: Please refer to Images 02-05

As cited previously, the Victorian villa dates back to circa 1863 and is Gothic in style. The property has an overgrown privacy strip to the front elevation with attached low level front boundary wall and stepped access up to the front porch (Image 02). There is an existing enclosed private yard to the rear, with a roof consisting of glazed panes and supporting timber structure spanning between No.5 and the external boundary wall between No.5 and No.4 (Images 04 and 05). To the rear of the villas, the character is less grand and there is less uniformity; however the majority have 'handed' three storey closet wings and there is an external yard adjacent at No.4. There is no private garden to the rear of the property.

There is existing stepped access to the property via the raised porch from the public pavement. Internally, there is level access to the ground floor. There is stepped access to 1st and 2nd floor levels, with stepped thresholds to the closet wing rooms. At present, there is level access to the existing rear yard. Internally, it appears that the original thresholds and access have been retained.

The property is in need of general repair and refurbishment to restore the building, elements of its character and reinstatement of spatial hierarchy, to form a home suitable for modern day living.



Image 02



Image 03



Image 04



Image 05



Design Proposals:

External: Please refer to drawings 5VH/22/23/002, 005 – 008 (inclusive)

Removal of existing glazed roof to rear yard, all supporting structure and timber paneling to boundary wall between No.5/No.4; including existing interior fixtures. It is also proposed that the finished floor level to the rear yard is lowered by a minimum of 150mm with new limestone flags topping the structure in order to create an external Rear Courtyard sympathetic to the original spatial hierarchy and to prevent water ingress into the property.

With this in mind, it is proposed that a new timber door set is inserted to DG.05, to match the existing style with double glazed panels in a conservation style. It is proposed that a new timber door is inserted to DG.07 with 2no. double glazed upper panels in a conservation style, which is appropriate to a mid-Victorian design aesthetic. It is proposed that WG.02 is re-instated to a perpendicular opening with double glazed timber sash window panes in a conservation style.

In order to return the currently enclosed yard into an exterior Rear Courtyard, 2no. external wall mounted downlights are proposed including necessary associated works. This in the interests of safe access to/from rear courtyard and private amenity; including sensitive making good and specialist damp proofing works to the existing building fabric as required.

Where general repairs and/or making good is required, it is proposed that the works will be carefully carried out, sympathetically to the existing building fabric and architectural style.

Internal: Please refer to drawings 5VH/22/23/002 – 010 (inclusive)

Ground Floor: Generally, it is proposed that Victorian period reclaimed timber floorboards are laid over the existing floor finish. The proposed timber flooring is to be fully finished, in keeping with the character of the residence.

In keeping with modern day living, a new hob and extractor hood are proposed for amenity and ventilation purposes (compliant with current Building Regulations), in the kitchen with the removal of existing shelves to the same elevation. Again, these proposals will be sympathetic to the existing fabric of the building, by venting through the existing ductwork and by carefully making good as required.

First Floor:

Bathroom 1.02: In keeping with modern day living, a new combi boiler is proposed for improved energy efficiency (compliant with current Building Regulations). As such, new joinery to house the proposed boiler will be required. The joinery will be designed to be fully carcassed and scribed to fit *within* the existing structure of the first floor layout and specifically to Bathroom 1.02. Again, these proposals will be sympathetic to the existing fabric of the building, by venting through the existing flue location and by carefully making good as required. It is also proposed to install a new fully glazed shower unit with low profile tray, with the aim of reducing water usage for sustainability purposes. The dimensions of the glazing are sympathetic to the existing proportions of the room. It is also proposed that the existing tiled floor finish will be adjusted as required and the existing hand basin will be retained, in order to minimize making good to the existing fabric. Current lighting locations



will be retained, in order that the bathroom (which is to become a shower room) is as practicable as possible for modern living.

Second Floor:

Bathroom 2.05: It is proposed that the existing tiled floor finish will be carefully removed and the original floorboards underneath will be sensitively adapted, wedged and refurbished as necessary. It is proposed that the existing ducting to the WC will be adapted in order to minimise its visual impact upon the character of the room. A new under-basin vanity unit is proposed in a style which is in keeping with the character of the room. Existing lighting locations will be retained in this area in order that the bathroom is as practicable as possible for modern living.

Bedroom 2.02: New joinery is proposed, to provide practicable storage for modern day needs. The joinery will be designed to be fully carcassed and scribed to fit *within* the existing structure of the second floor layout and specifically to Bedroom 2.02. Again, these proposals will be sympathetic to the existing fabric of the building by carefully making good as necessary.

General Lighting: It is proposed that central pendant lighting locations are re-instated as shown to all levels. In the event that the Client is still deciding any further wall lighting [at the time of the application submission], this information will be provided as soon as possible, as an addendum. (refer to 5VH/22/23/010).

Consultation and Policy:

Please refer to the accompanying Heritage Statement, which includes evidence of the consultations between GWA (the Agent) and Nick Baxter (Listed Building Officer _ Camden Local Authority).

The proposals have been developed in reference to and are supported by the following policies and guidance:

Camden Local Plan:

Policy D1 Design: A-C, E-F, J, L-O / 7.1 / 7.04 /

Policy D2 Heritage: E, J-K 7.39 / 7.41-.42 / 7.47 / 7.54 / 7.56 / 7.60 / 7.62

Policy CC1 Climate change mitigation: D / 8.18 / 8.30

Conservation Area Statement – Hampstead Sub-area 8:

Audit / Design / Quality Erosion H.17-18, H.20 / Front boundaries H.10/

Elevational Alterations H.30, H.43

UDP Chapter 15.20-15.29



Appearance, Alterations, Layout and Scale:

There are no proposed alterations to the primary front elevation, in order to retain the consistency of styling to Villas on the Heath frontage and therefore will have minimal impact on the combined frontage. Any proposed repair works to the primary elevation of the property will serve to enhance the character of the property, combined frontage of the villas, and visual amenity of the immediate context and wider conservation area.

There are no proposed changes to the scale or density of the property or adjacent context.

There are no proposed interior structural alterations to the existing layout. The interior proposals are designed to enhance the character of the property and the opportunities for modern day living and amenity, whilst also restoring its original features.

Please refer to Design Proposal for proposed external alterations to the closet wing and Rear Courtyard. As the rear has minimal uniformity between the existing properties, the proposals will have minimal impact and no visual impact to the surrounding conservation area.

Landscaping: N/A

Access:

There is currently stepped access to the property via the raised porch from the public pavement. Access to be retained as existing (Image 02).

Internally, there is level access to the ground floor. The proposed external Rear Courtyard G.05, re-instates a lowered/ paved floor level, in order to prevent water ingress into the walls of the building. Access to the Rear Courtyard is proposed via a stepped threshold from the Rear Reception G.03 or Kitchen G.04.

There is existing stepped access to the 1st and 2nd floor levels, with stepped thresholds to the closet wing rooms. Access to be retained as existing.

Conclusion:

In conclusion, this application has been submitted in order to gain Listed Building Consent. This statement and accompanying information has detailed the proposed works. It is intended to show that the proposals have been carefully considered. The proposals are sympathetic to the character and Listed Status of the property and its location within the surrounding conservation area; whilst also providing suitable amenity for modern day residential living. Therefore, we would commend this application for your approval.