



## Project Case Study

Hampstead Heath, London

**September 2012**

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## Introduction

This ambitious two phase project involved the modernisation and extension of a semi-detached property set on a residential street in a prime area of Hampstead; adjacent to the Hampstead Heath ponds.

Phase one involved stripping back the existing structure to its brickwork shell and a substantial temporary works scheme including piling and underpinning. All new brickwork had to match the existing London stock.

Phase two commenced after planning permission was granted for a basement dig out to create a swimming pool and gym area. A rear extension was also created to extend the kitchen/living area on the lower ground floor.

The property was refurbished to the highest standard with finishes that include marble throughout, mosaic feature walls, bespoke joinery installations and extensive landscaping work.



## Existing structure

Victorian semi-detached house set over four floors with walled gardens to the rear that slope down towards the Hampstead ponds. The clients wanted to modernise the interior and layout of the building to maximise space to suit their needs, whilst simultaneously retaining many of the property's original features.

The site is bounded by South Hill Park to the east and Hampstead Heath to the west. Any alterations to the property were subject to strict planning conditions as a consequence of it lying within the South Hill Park conservation area, including matching of the London stock brickwork.





## Temporary works

The basic outline and shape of the house needed to remain largely unchanged in order to satisfy strict planning conditions. The building was stripped back to the shell and core and a substantial temporary work phase took place combined with extensive piling and underpinning.





## Re-pitching floors and steelwork installation

Internal steel frames were erected and the floors re-pitched throughout. The roof was completely re-built; incorporating a new loft space.





## Mechanical and Electrical (M&E)

New M&E services were installed incorporating a dual boiler system. Air conditioning and air handling systems were introduced, alongside under floor heating throughout the entire property. AV installed throughout including a CCTV security system.

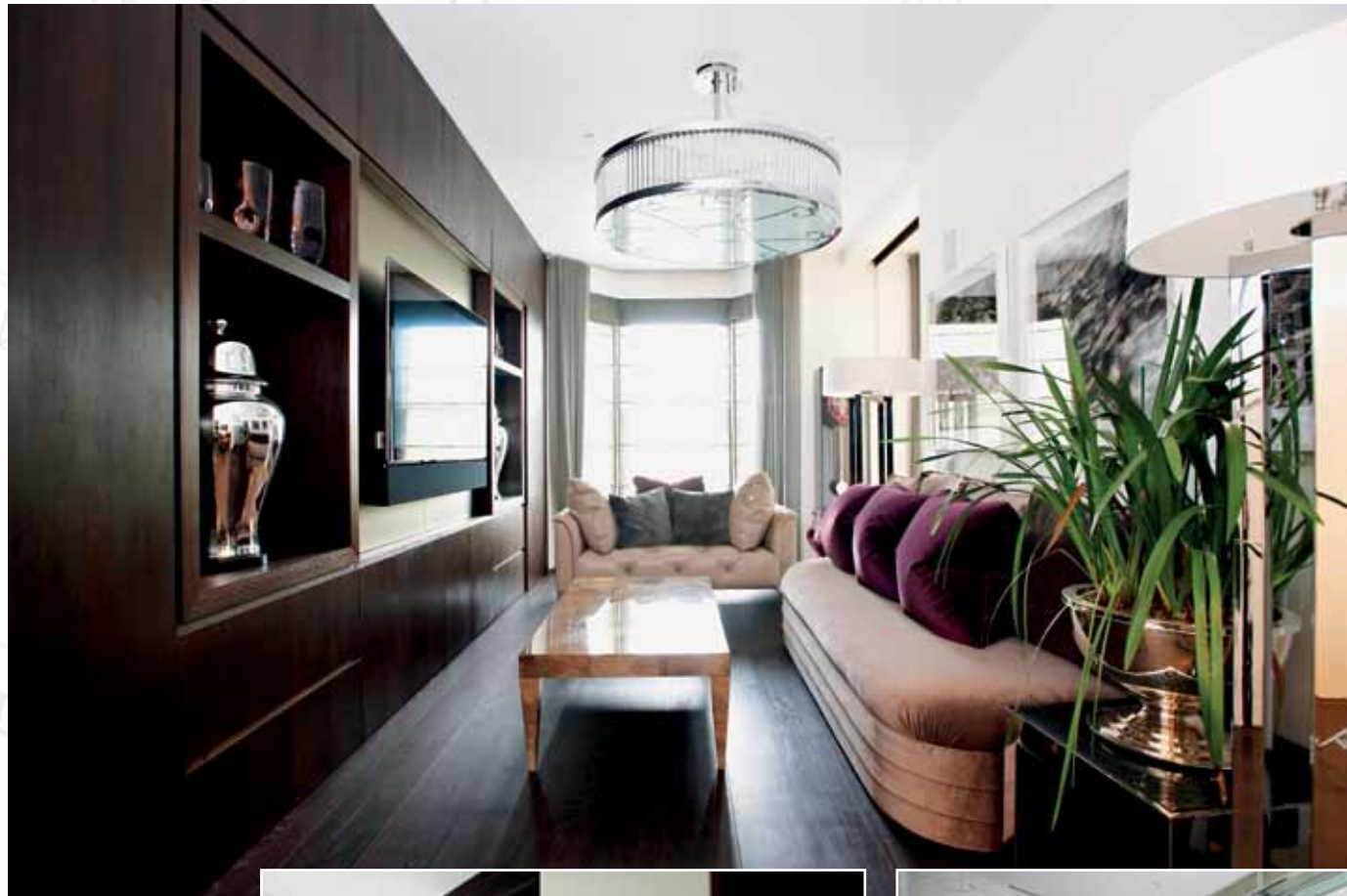




## Finishes

The property was finished to an exceptionally high standard with some truly unique features.

These include wenge, walnut and spray lacquered joinery installations; fabric walls; timber floors; feature staircases, handmade chandeliers and mosaics.



**Joinery:** Walnut and spray lacquered joinery.







**Mosaics:** Mosaic wall panels feature throughout the property.



**Lighting:** The the property features several handmade chandeliers, all installed by Ship Shape's electrical services team.



**Staircases:** The property now spans over six floors; connected via striking staircases such as the bespoke cantilevered staircase in the entrance hall and a stainless steel self supporting zig zag staircase to upper floors.





**In progress:**  
Basement dig-out.



**Completion:**  
Lap pool in basement.

## In focus:

### Basement construction including swimming pool and gym

In September 2010 planning was granted for excavation works to create a new basement level, and construction began on this whilst work progressed on the upper levels.

The basement now includes a swimming pool, complete with mosaic tiling, natural stone and marble tiles alongside a separate gym area, storage, plant and utility rooms. Natural light floods into this new space via the rear garden light well, complete with walk on glazing.





## In focus:

### Rear extension

The rear of the property was extended to create extra living space on both the lower ground and ground floor levels.

Cantifix glazed sliding doors were fitted, leading from lower ground floor kitchen out on to the rear patio area.



**Before:** Rear extension.



**In progress:** Rear extension.



**Completion:** Rear extension.



## In focus:

### Landscaping

High quality landscaping work completely transformed the properties outdoor space. Work undertaken by Ship Shape included; repointing the exterior of the building, rebuilding the boundary wall, marble tiling, erection of a stainless steel external metal staircase leading down to the basement, architectural metal works, built in BBQ and a bespoke marble water feature.

**Before:**  
Rear patio area.



**Completion:** Rear patio area complete with walk on roof light above the pool in the basement.

