

DESIGN AND HERITAGE STATEMENT

INTRODUCTION

This Design and Heritage Statement is provided in support of Application 2023/2434 for Listed Building Consent, which deals with the renewal of two bathroom windows set in the rear elevation of 5, The Mount Square, London NW3 6SY.

5, The Mount Square, along with numbers 4 and 7 The Mount Square, are listed with Grade II status in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended, under list entry number 1378999

5, The Mount Square is a terraced Georgian House built circa 1800, whose rear wall backs on to other buildings at ground floor level and, partly across all floors.

It lies within the Hampstead Conservation Area.

This statement sets out the heritage significance of 5, The Mount Square and the impacts the proposed works will have on this significance.

LIST ENTRY

Numbers 4, 5 and 7, The Mount Square were listed on 14th May, 1974. The official list entry provides the following description of their history and significance:

“Terrace of 3 houses. Late C18/early C19, altered. Multi-coloured stock brick, No.7 painted. Nos 4 & 5, slated hipped roofs.No.4: 3 storeys 2 windows. C20 Georgian doorcase, radial patterned fanlight and panelled door. Cambered red brickarches to recessed sashes with shutters. No.5: 3 storeys 2 windows. C20 ground floor refronting with cornice above, sashes breaking forward to provide hood over panelled door with overlight. Cambered red brick arches to slightly recessed sashes with exposed boxing. No.7: 2 storeys 1 window.

Round-arched doorway with blocked fanlight and half-glazed door. Cambered brick arches to recessed sashes. Parapet. Right-hand return has square-headed entrance with enriched brackets; 6-panel door, top panels glazed. INTERIORS

not inspected. HISTORICAL NOTE: No.7 was formerly the laundry of Old Grove House, Hampstead Grove (qv)."

A picture of 5, The Mount Square as seen from the public road, with Numbers 4 and 7 The Mount Square to its left and right, is shown in Figure 1 below. Numbers 4 and 5 The Mount Square back directly onto buildings behind, so they cannot be viewed from the rear, other than into a small light well created at the rear of 5, The Mount Square, which is dealt with separately below.

Figure 1 - Setting



Picture, courtesy Google Ilc.

HERITAGE SIGNIFICANCE - FABRIC

This section deals with the effect of the proposed change on the fabric of the building. The possibility of harm arising to its setting or to the appearance of the Hampstead Conservation Area is dealt with in the following section.

Whilst much of the upper part of the front of Number 5, The Mount Square dates from the early 19th century, the listing entry notes that re-fronting at ground floor level took place during the 20th Century, pointing to major alterations to the building which took place in 1931/2 to combine Numbers 5 and 6 The Mount Square into a single dwelling, for which planning consent was granted on 14th September 1931.

The plans submitted in connection with this consent, reproduced in Figures 2-4 below, show extensive structural work to support the creation of a light well at the rear of the building to serve a new rear bathroom at first floor level.

The new rear wall of the building resulting from creation of the light well is faced in grey brick stock and currently has three windows formed of concrete cills into which steel Crittall windows are fitted.

The concrete used appears to have been of relatively poor quality and two of the concrete cills have fractured, one being severely broken to the extent that it requires replacement.

At a later date, an additional bathroom was added to the second floor and further remodelling took place internally. Alterations were made in February 1974 when the kitchen was extended at ground floor level to cover all of the former yard created by the 1931 works at the rear of the building.

In 2002/3 a further renovation was performed, which included the addition of a Velux rooflight further internal remodelling.

The rear light well in its current form is shown in Figures 4 and 5.

Whilst the upper part of the building's front elevation contains much fabric which dates from the early 19th century, the internal fabric dates largely from the 20th/ century, whilst the rear wall is of 1930s construction with a brick elevation and window details which do not match the front of the building.

Crittall windows were originally fitted to the two bathroom windows and an attic window. Previously, a fourth and fifth Crittall window serving the upper landing and bathroom corridor also looked over the rear light well, but these

were replaced with timber windows of different designs in 2002. It should be noted that the planning consent granted for one of these windows, the upper landing window, on 29th November 2002 commented that the Crittall window being replaced was not a feature *“likely to have contributed to the special interest of the building.”*

For these reasons, the fabric of the three remaining Crittall windows and the light well itself are not considered material to the special architectural or historic interest of 5, The Mount Square. They are disconnected in materials and style from the remainder of the building and present simply as the functional outcome of a 20th century intervention to support a bathroom installation. The fabric employed (steel windows, brickwork and concrete) was in common use at the time and can still be seen in numerous offices, factories and public buildings. It were used to only a small extent in 5, The Mount Square (the rear light well) and not in a way which complements or integrates with other parts of the building or contributes to purposes for which it was listed.

The design considerations described later in this document are informed by this conclusion.

Figure 2 = Ground Floor Plan – 20th century alteration

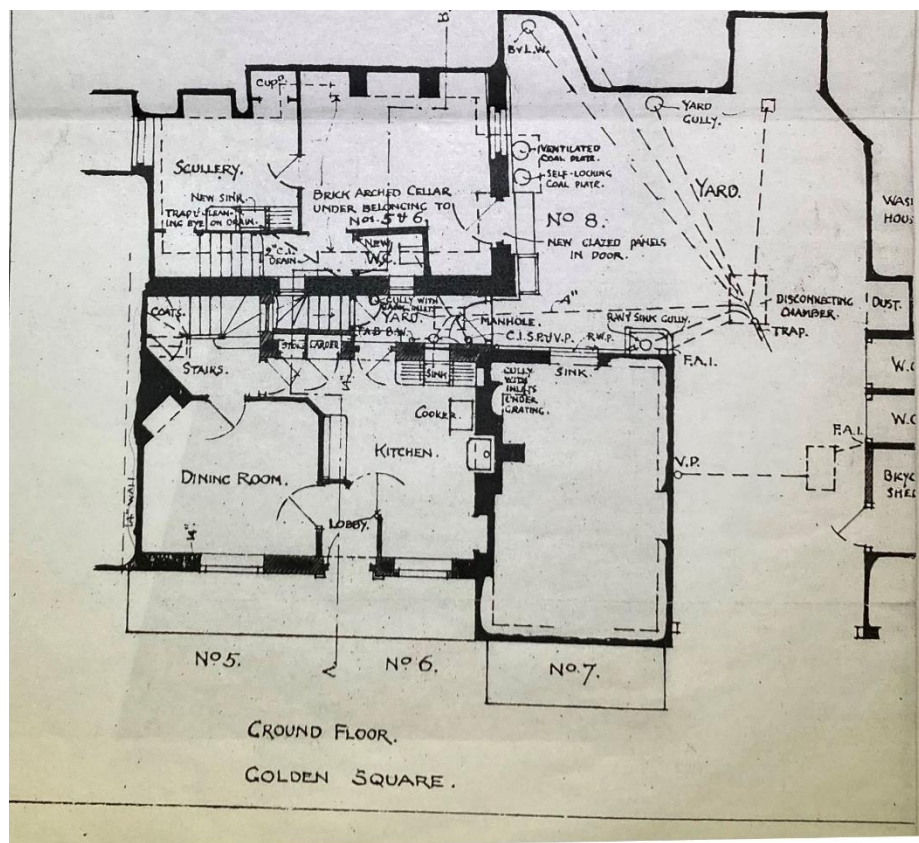


Figure 3 – First Floor Plan – 20th century alteration

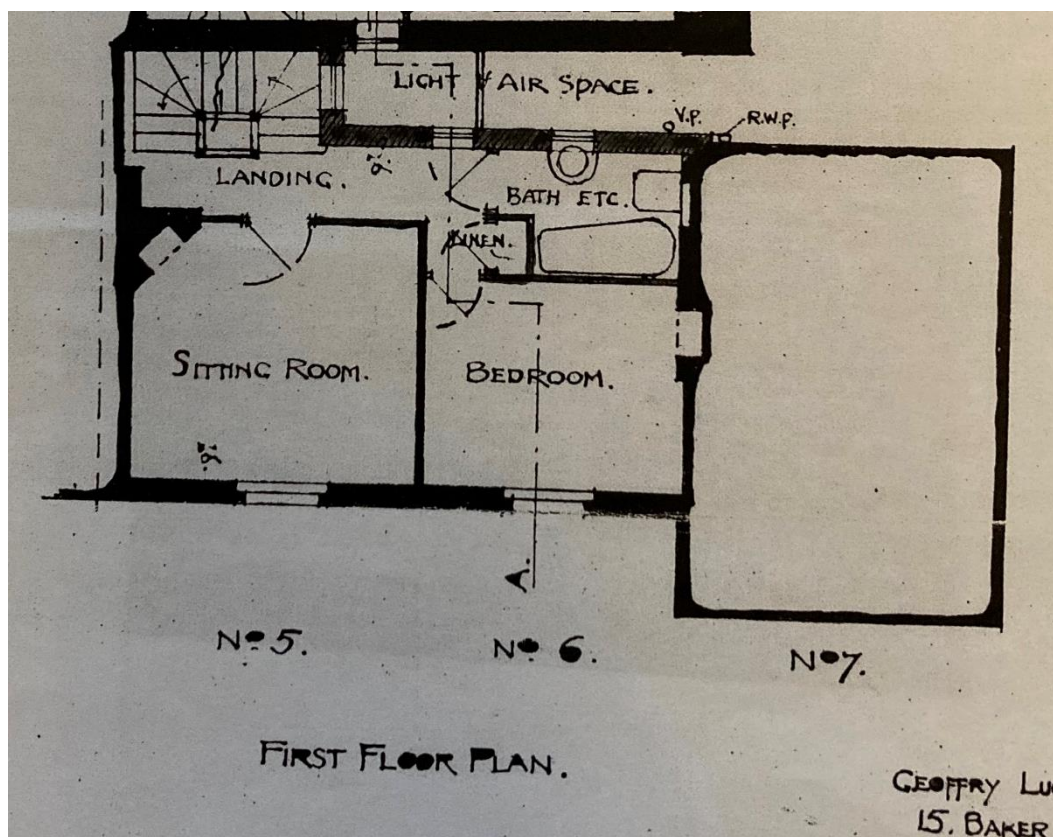


Figure 4 – Cross Section – 20th century alteration

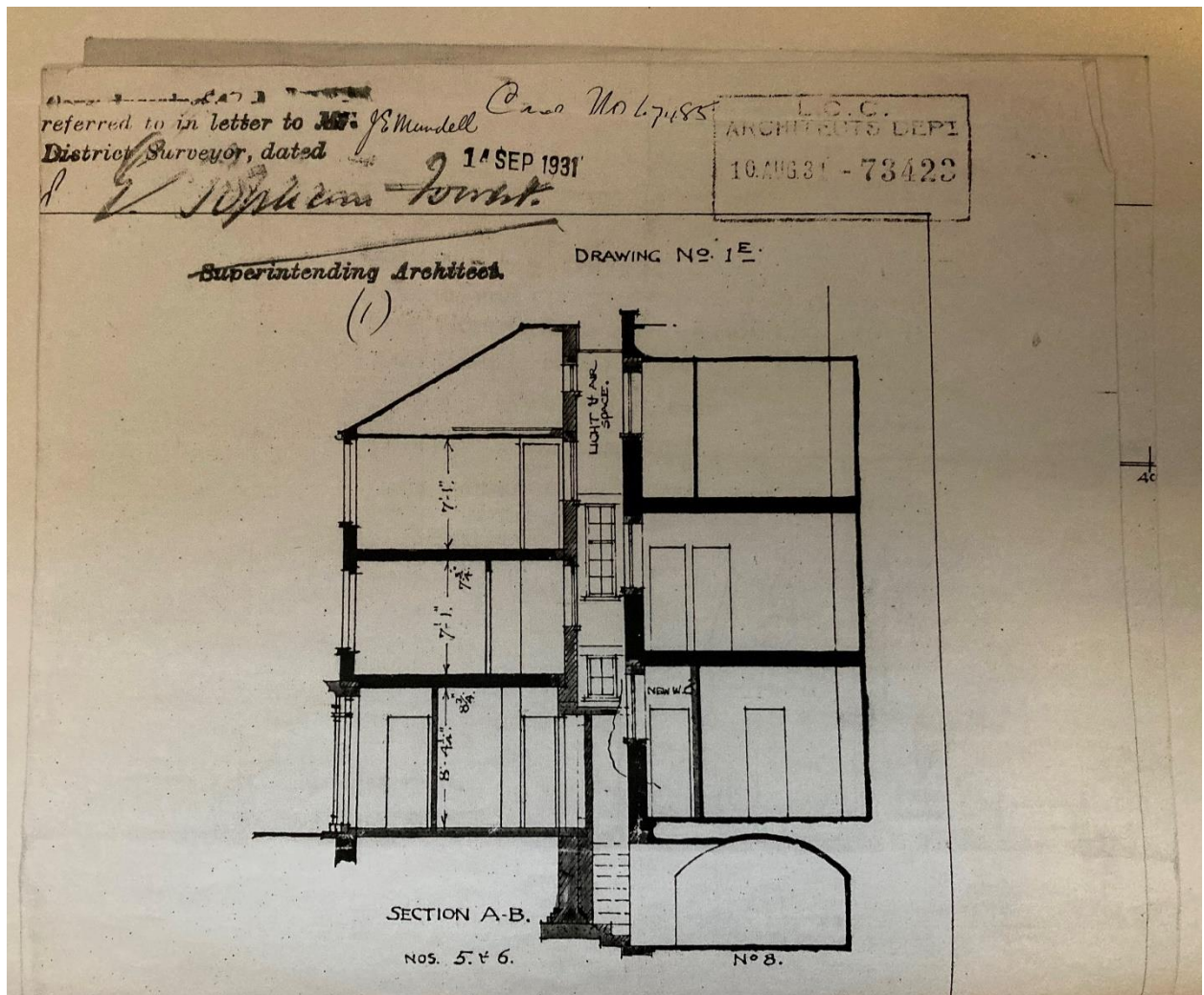


Figure 5 – Bathroom Lightwell



Bathroom 1 window

Upper Landing window

Bathroom 2 window



Bathroom 1 window

Bathroom 2 window

HERITAGE SIGNIFICANCE - SETTING

As shown in Figure 5, the rear light well is long and narrow. Access to it is through a private, gated courtyard, whose entrance is shown in Figure 5. The light well can be seen in a private view from one nearby property only as shown in Figure 6.

Figure 6 – Entrance to private courtyard



The application deals with the renewal of the two bathroom windows which are listed “Bathroom 1” and “Bathroom 2” in Figure 5.

The two windows are at first and second floor level and the ground floor is occupied by the 1974 extension, meaning that both windows can only be viewed from some distance away.

The current application involves the replacement of these two metal casement windows with new metal casement windows to a design which is as close as possible to the original (of which further details are provided below). The replacement windows have been specified to Alitherm Heritage 47, a conservation design by Smart Systems Ltd. that involves a slim metal frame and glazing bars that have been designed to replace 1930s metal Crittall windows of the type employed at 5, The Mount Square.

The replacement windows will have the same number of glazing bars and will open in the same direction as the existing windows, meaning that they will be virtually indistinguishable from the original Crittall windows when viewed from outside the property.

In the circumstances, replacement of the two bathroom windows is not considered to affect the building’s contribution to the Hampstead Conservation Area or the appreciation of the building’s architectural or historic interest.

ENHANCEMENT BENEFIT

As shown in Figure 5 access to the windows of Bathroom 1 and Bathroom 2 for maintenance purposes and redecoration is not easy because of the narrow form of the light well, which they overlook. As a consequence the existing windows are in a poor state of repair with rust having eaten through the entire frame of the Bathroom 2 window at one place. Difficulty achieving external access has meant that cracked panes of glass have not been replaced and the windows have not been redecorated externally for some 25 years.

Renewal of both windows with non-rusting, powder-painted aluminium windows, whose panes can be replaced from inside the property, means that the requirement for external maintenance can be eliminated. This in turn will contribute to the maintenance of the property as a whole.

In addition, replacement of the existing single-glazed windows with modern double-glazed windows complying with modern standards of insulation will assist in conserving the building.

The specification for Alitherm Heritage windows produced by Smart Systems Ltd., and the design drawings provided by Grove Windows Ltd., both of which are annexed to the application for listed building consent, give more information about the thermal properties of the new windows, which meet current building standards as set out in Part F.

DESIGN APPROACH

Details of the two existing Crittall windows are provided at Appendix 1 and Appendix 2. The key features noted are:

- steel frames and windows with eight clear-glass single-glazed panes, putty beading
- welded 18mm wide flat glazing bars
- brass handles
- brass stays
- all painted over in white
- overall frame depth (including window when shut) – 28mm

Whilst the existing windows are not considered to make an important contribution to the special significance of the building or to the Hampstead Conservation Area, they do nevertheless speak to the alterations made in 1931. Replacement windows have therefore been specified using products and features which are as close as possible to the original Crittall windows and reflect designs current at the time of their installation.

Specific attention has been given to the glazing bars within the windows to ensure that they are visually indistinguishable from the existing windows. Each window will be divided into 8 panels, matching the design of the existing windows. Flat code W20165 25mm aluminium astragal glazing bars have been selected which are shown on page 17 of the Alitherm Heritage product specification annexed to the listed building consent application. In addition, duplex spacer bars will be employed. This combination is considered to offer as close as possible a match the existing flat glazing bars employed on the

existing Crittall windows and has been extensively used in similar heritage projects. Attention is drawn to the case study of Lanchester Free School in Hertfordshire set out in pages 10/11 of the Alitherm Heritage product specification (Watford Borough Council, APP 13/01134/FUL). This project involved the replacement of large numbers of Crittall windows at the former West Herts College, constructed in 1938, which is locally listed.

The Case Officer's Report at page 17 noted *"the front elevation is dominated by the windows so a wholesale replacement programme requires careful consideration of the window type to be used"*. Accordingly the specification of the window designs was secured by condition and use of the Alitherm Heritage 47 system in white, as proposed by this application, was approved by the Watford Borough Council on 14th July, 2014.

The design used the same flat W20165 aluminium glazing bars, as proposed by this application and shown in the Figure 7 below to maintain a light and airy appearance typical of this type of art deco window. The Crittall windows which were replaced at West Herts College were of very similar construction to those at 5, The Mount Square.

The conclusion is that this type of treatment was considered appropriate for a large heritage project involving all elevations of an art deco building in a highly visible setting. It is therefore considered justified in the case of 5, The Mount Square in view of the much lesser impact, both because 5, The Mount Square is not an art deco building, as the two windows concerned are not in public view (and can only be seen in a single private view) and because of their minimal historic significance as set out above.

Figure 7 –Case Study, Lanchester Free School, Hertfordshire



The key features of the replacement Alitherm Heritage 47 windows are summarised below:

- slimline aluminium sections to match Crittall style windows.
- PPC to a white gloss finish.
- unobtrusive reverse espagnolette locking.
- 25mm flat aluminium Georgian astragal bars with duplex spacer bars to the same 8-pane design
- double glazed in clear glass
- art deco style brass handles and bulb-end peg stays bulb-end peg stays as close as possible to the existing stays as shown in figure 8 below.

Figure 8 – Window Furniture



Art-Deco Window Handle



Bulb-End Peg Stay



For similar reasons it is not proposed to specify the replacement windows with trickle vents (background ventilation). The current Part F building regulations permit new windows to be installed without trickle vents in listed buildings and in circumstances where they will not affect the air tightness of a building. In this case, the use of background ventilation is not considered appropriate for the following reasons:

1. The other windows in the property are comprised of original wooden sash windows, which due to their design provide ample background draught. In the circumstances, as a significant amount of background ventilation is already present, specification of the two bathroom windows without background ventilation is not considered to affect overall ventilation within the property.
2. The original Crittall windows to be replaced are close-fitting steel casement windows which do not provide significant background ventilation, but can nevertheless be left open in the 'ajar' position. The replacement windows will follow this design.
3. The two bathrooms in which the windows sit are unoccupied for most times of the day.
4. The use of trickle vents would change the appearance of the windows, when viewed internally and require the use of plastic materials for their vents, which periodically break and detract from the simplicity of the original Crittall designs.

ALTERNATIVES CONSIDERED

The option of secondary glazing was investigated, was not considered a practical option for the following reasons:

1. The small size of the windows

2. Their location in bathrooms, which do not benefit from mechanical ventilation, meaning that the windows are frequently opened at times of high humidity.
3. The small size of the rooms in which they are situated, meaning that secondary glazing would be highly intrusive, spoiling the appearance of the windows when viewed internally.
4. The fact that the two window reveals are occupied by venetian blinds.

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