



Heritage and Design and Access Statement

St Thomas More Presbytery

Maresfield Gardens, Swiss Cottage

NW3 5SU

Date: 26th November 2024

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1 Introduction

This heritage statement has been prepared in support of an application for Planning Permission, for the installation of bull's eye pattern plates to the front elevation of the Presbytery, (photo i). The installation of the pattern plates is necessary in order to stabilize outward lateral movement of the front elevation, (bulging at first floor level).

The Presbytery which was constructed in the early 1950's, abuts the grade II listed Roman Catholic Church of St Thomas More, (photo ii), which was built in 1968 by Gerard Goalen and is located in the Fitzjohns Netherhall Conservation Area. The listed building description specifically states that the presbytery is not included in the listing. The Historic England list entry number for the church is 1430929. It goes on to state that pursuant to s.1(5A) of the Planning (Listed Buildings and Conservation Areas) Act 1990, structures attached to or within the curtilage of the listed building, (save those coloured blue on the map – see fig (i)), are not to be treated as part of the listed building for the purposes of the Act.



Photo (i) – Front of the Presbytery



Photo (ii) – Presbytery abutting the Grade II listed Roman Catholic Church of St Thomas More

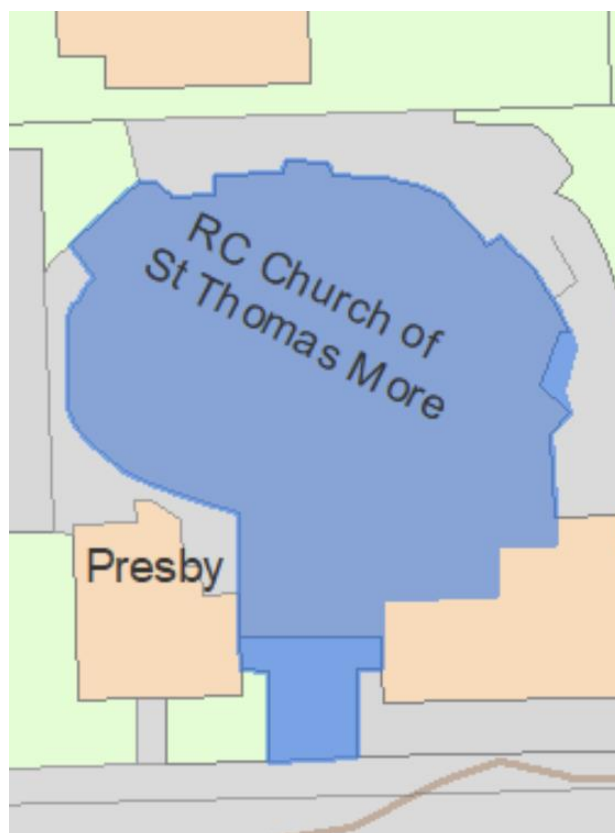


Fig (i) – Map showing the presbytery to the west of the church of St Thomas More specifically excluded from the listing

2 Context

2.1 Historical and Planning Policy Context

Historic England Conservation area appraisal, designation and management advice note emphasizes that evidence required to inform decisions affecting a conservation area, including both its designation and management, should be proportionate to the asset. Planning authorities have a duty to pay special attention to the desirability of preserving or enhancing the character or appearance of the area.

Although the Presbytery is not considered a Heritage Asset, and is not mentioned in the Fitzjohns/Netherhall Conservation area character appraisal and management plan, it was there prior to the construction of the listed church, (evident from historic ordnance survey plans). The installation of the pattress plates will help preserve the building and cause minimal change to the overall appearance of the building and will have minimal effect on the appearance of the conservation area.

2.2 Events resulting in the required lateral restraint

In 2014 the property was underpinned as a result of subsidence caused by the influence of trees and vegetation. However, in 2020 internal cracking arose which was monitored until the end of 2023. The installation of pattress plates is considered essential to prevent a further reoccurrence of lateral movement of the front elevation. A structural impact assessment prepared by the Structural Engineers is attached to this application.

3 The Proposals

The application is for the following works:

3.1 Installation of pattress plates

It is proposed to install 5 bulls eye pattress plates, as shown in fig (ii), to the sketch of the front elevation, (see fig iii).



Fig (ii) – proposed bulls eye pattress plate (size 20.3cm diameter)



Fig (iii) – proposed positioning of pattress plates to the front elevation

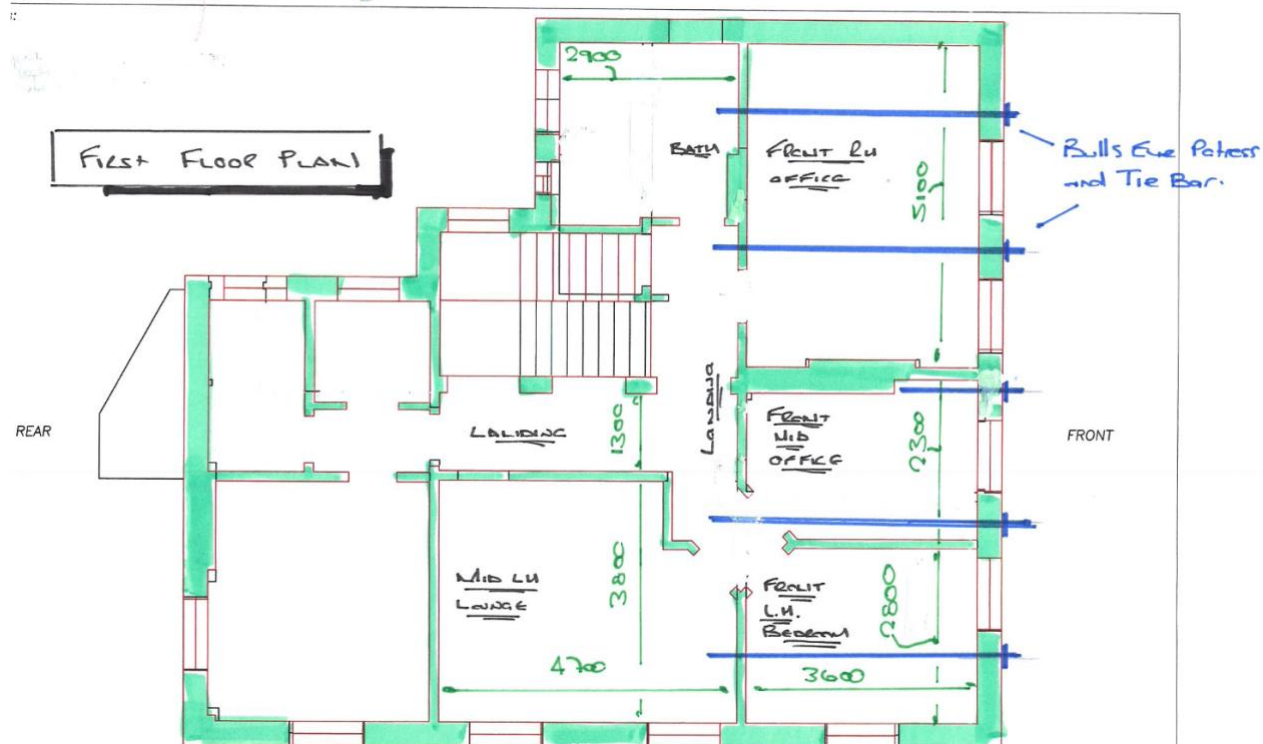


Fig (iv) – Existing first floor plan showing proposed location of pattress plates

4 Significance of The Presbytery and assessment of impact

As previously noted, The Presbytery was constructed around 1950 and is located next to the Grade II listed St Thomas More Church and is located within a conservation area. The Presbytery is not considered to be of historical significance, but would appear to have been built prior to the church, with the church having been designed around the existing Presbytery.

The structural restraint works by the installation of traditional bulls eye pattress plates is considered to have minimal impact on the building and the conservation area, and will also help to preserve the existing brickwork and elevational appearance.

5 Conclusion

These works are essential in order to prevent further damage to the building. The works will help preserve the building and cause minimal change to the overall appearance of both the building and the conservation area.

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