

Delegated Report		Analysis sheet		Expiry Date:		12/11/2010	
		N/A / attached		Consultation Expiry Date:		03/12/2010	
Officer				Application Number(s)			
Catherine Bond				2010/5018/L			
Application Address				Drawing Numbers			
2 Willow Road London NW3 1TH				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Works of repair to first floor balcony on south elevation, including removal and reinstatement of existing windows and new joinery to prevent water ingress (Class C3).							
Recommendation(s):		Grant listed building consent					
Application Type:		Listed Building Consent					
Conditions or Reasons for Refusal:		Refer to Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site notice – no responses English Heritage letter of direction received dated 19 October 2010, recommending one condition (see attached letter and decision notice)					
CAAC/Local groups* comments: *Please Specify		Hampstead CAAC responded with no objection 23 November 2010					

Site Description

Grade II* listed building situated in the Hampstead Conservation Area, forming the central unit of a terrace of 3 houses, designed to appear as a single building. 1938. By Erno Goldfinger. Reinforced concrete with external walls faced in red brick. Floors carried on reinforced concrete columns and on the cylindrical drum from which the spiral staircase in the centre of the house is cantilevered. The exterior comprises 3 storeys to front, 4 to rear. Continuous window opening at 1st floor level; 2nd floor, 7 windows. Ground floor with recessed entrances and garages; garages of Nos 1 & 3 project to support 1st floor balconies. Entrances with plain doors and rectangular sidelights. Metal framed casements. 1st floor window openings in concrete architrave having vertically set panes providing French windows to the balconies and continuing as a strip across a secondary opening with concrete architrave having picture windows alternating with windows of 2 rectangular lights. 2nd floor, 7 rectangular 2-light casements in concrete architraves standing forward from the brick surface. Parapet. Rear facade simpler with balcony over garden.

Relevant History

Listed building consent 9470310 granted on 20/04/1995 for alterations in connection with the conversion from a dwelling house to museum with caretakers flat.

Relevant policies

LDF Core Strategy and Development Policies CS14 and DP25

Policies formally adopted 8 November 2010

Assessment

This listed building consent application is for works of repair to the first-floor balcony which is situated on the rear, north elevation of the property. The balcony floor is made up of a series of cast concrete slabs which are cantilevered out from the main first floor structure of the building. There are some structural cracks in these slabs which roughly follow a north-south direction. There are also early signs of carbonation of the concrete.

The cracks in the concrete slabs have caused water ingress into the ground floor of the property in the ceiling area immediately below the underside of the balcony and in the west party wall where there are some small plaster cracks. There has also been efflorescence to the balcony soffit.

In the first-floor living room there are two freestanding columns which have low-level areas of water damage, resulting in powdery plaster and flaking paint. The adjacent parquet flooring has been removed locally to uncover further water damage. It is proposed to hack out the damaged plaster and repair it like-for-like and redecorate to match existing.

There are signs of wet rot in the base of the painted softwood glazed screen/doors which open onto the balcony.

Proposal

The primary aim is to prevent the ingress of water into the structure of the building. It is therefore proposed to remove all loose and defective spalling concrete from the balcony slab to expose the reinforcement bars, and then clean, prepare and treat exposed reinforcements with a proprietary rust inhibitor and coating treatment system. In addition it is proposed to carry out concrete repairs with a proprietary repair system, and where appropriate to remove all previously applied sealants from the structural cracks in the slabs, clean out the cracks and apply proprietary sealants. Non structural cracks to the internal plasterwork and redecoration will be undertaken in a like-for-like fashion.

Like-for-like repairs and minor adaptations to the first-floor glazed screen/doors are also proposed in order to prolong the life of the doors and to prevent water ingress into the interior of the building. It is therefore proposed to remove the existing windows for repair, involving the removal of rotten members around the base and the splicing in of new softwood to match the original in terms of material and painted finish. The windows will be reglazed with salvaged single sheets of glass, with all putties and clips to match the existing. At the same time the threshold of the windows will be

adapted in a discreet way which will not be visible once the units are reinstated, involving the insertion of a new water bar into a new chase continuously formed into the substrate bedded in a proprietary sealant. The windows will then be reinstated to match the existing arrangement.

Conclusion

The proposed works are largely like-for-like or of a discreet nature which will prolong the life of the building rather than cause harm to its special interest. They are therefore acceptable in principle.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613