

Listed Building Evaluation and Design Statement to accompany Listed Building Application for:

41 New Court, London NW3 1HD

June 2009

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1: Description of Existing Building

1.1: 41 New Court is a Grade II Listed Building located at the northern end of Lutton Terrace, a pedestrian alleyway located off the north side of Flask Walk. The building was listed on 20th Aug 20 1986, and sits within the Hampstead Conservation Area. The Listed Building reference number is 798-1-47526. The building is a plain brick-built semi-detached single-storey cottage with a slate roof and has minimal if any period features other than a pair of distinctive tall chimneys and a pair of white-painted fixed planters that flank the steps leading up to the front door.

The applicant owns the property under a long lease, and the freeholder is Camden Council's Schools Estates. The building adjoins the playgrounds of New End Primary School. The building sits above a basement which sits outside the applicant's leasehold tenure, which can only be accessed via the school's lower playground and is currently used as a storage area by the school.

Within the ownership of the leaseholder is also a small "L"-shaped area of front garden. There is also a small brick shed that sits in front of 41 New Court. This structure is not part of the ownership of 41 New Court, but sits within the freehold of the main New Court complex, recently acquired by Genesis Housing Association. The shed does not appear to be a Listed structure as part of the main New Court complex.

1.2: The description of the building as extracted from Camden Council's record of Listed Buildings follows below:

"Detached cottage, probably formerly for caretaker of New Court. c1854. Built for philanthropic solicitor Hugh Jackson. Yellow stock brick. Slated hipped roof. Single storey and basement. 2 windows (1 blind) and narrow single window half-height extension to right. Segmental arched doorway with C20 door and overlight; approached by steps. Segmental arches to sashes. INTERIOR: not inspected. This cottage forms an integral part of the New Court complex."

It should be noted that whilst the building is not physically connected to New Court, it was listed by virtue of its assumed historic association with the main New Court complex, itself completed as two distinct blocks of artisan's flats between 1854 and 1871 (Nos. 1-30 New Court and Nos. 31-40 New Court respectively) and also listed in 1986.

2: Previous Consents

2.1: A Listed Building Consent and Planning Application was granted to the previous owner of the building, a developer who never occupied the property, in 2004. The proposed works were the addition of a new mezzanine in the roof space, access stair to the mezzanine, 2no. new rooflights and a new front door. The application references were 2004/5478/L and 2004/5475/P respectively.

2.2: Details for approval (conditions to the above application) were submitted by the new and current owner and approved on 25th April 2008. These were, specifically, 1:20 drawings of the new front door, types and location of rooflights, and samples of replacement roof slates. The application reference for the details approval was 2008/1227/L. With the exception of the approved Velux conservation roof windows, which will be installed on 5th and 6th August 2009, the works have been carried out.

2.3: The new mezzanine sits above the living room, kitchen and bedroom and is a single open space, overlooking a void into the living room only.

3: Proposed Works - Outline

3.1: It is proposed to make some internal amendments to 41 New Court, both to the ground level and recently completed mezzanine level as follows:

3.2: Lower Level (Ground Floor): Conversion of an existing cloakroom, shower room and bathroom into a single bathroom and utility/laundry room. The works involve the relocation of a contemporary stud wall, and removal/replacement of existing contemporary bathroom fixtures, fitting and finishes. It is also proposed to remove an apparently unconsented opening (formed during previous ownership) that links the kitchen and bathroom, and to convert this into a small storage area to the existing kitchen.

3.3: Upper Level (Existing Mezzanine): Addition of a new stud dividing wall and new door to create a separate bedroom, and the addition of a new shower/wc room to serve the new bedroom. The configuration of the upper level amendments will also form a protected escape route from the proposed bedroom.

3.4: The proposed works have impact upon the exterior of the building, and the applicant/architect does not believe that the proposed works impact negatively upon the internal historic character or special interest of the building.

3.5: On the upper level, the mezzanine balustrade, part of which will be removed to accommodate the proposed shower/wc, is contemporary and stems from the 2004 consent.

3.6: On the lower level, the existing bathroom fixtures, fittings and finishes date from the previous refurbishment stemming from the 2004 consents. They are contemporary and it is not considered that they have any historic value.

3.7: Drainage: A new drainage run will be required from the shower room/wc on the mezzanine level. The drawings show how this can be connected to the existing drainage run inside the building. Water supply will run from the boiler room on the upper level, beneath the floor finished into the proposed shower room/wc.

3.8 Shower Extraction: The proposed upstairs shower will require air extraction. This will be ducted as shown in the drawings to a point just below the eaves on the south east elevation.

4: Proposed Works - Detailed Schedule

4.1: Lower Level (Ground Floor)

4.1.1: Remove all existing bathroom fixtures, finishes and fittings.

4.1.2: Relocate existing stud wall between shower room and bathroom, to form a single larger bathroom space.

4.1.3: Remove the existing stud wall dividing the cloakroom and existing bathroom, to form a utility/laundry room accessed via the cloakroom.

4.1.4: Remove existing drainage runs and unnecessary water supplies between the existing bathroom and cloakroom.

4.1.5: Fit new electrical supplies for power and lighting where required.

4.1.6: Install insulation and electrical underfloor heating above the existing floorboards to the new bathroom area, finish with raised floor to be approximately 75mm above existing floor level.

4.1.7: Install ceramic tile above the new raised floor and to bathroom walls.

4.1.8: Install new bath, basin, shower and enclosure, wc and heated towel rail plus sundry fittings to new bathroom.

4.1.9: Box in/finish new drainage run (located within cloakroom) from works to Upper Level.

4.2: Upper Level (Existing Mezzanine)

4.2.1: Remove all existing wood laminate flooring.

4.2.2: Construct new stud wall with opening and door to form a bedroom from part of the mezzanine.

4.2.3: Remove a portion of the existing mezzanine balustrade to accommodate the new shower room/wc.

4.2.4: Construct new stud walls with opening and door to form a shower room/wc from part of the mezzanine. Relocate RH stud wall to mezzanine room by approx. 300mm.

4.2.5: Fit new electrical supplies for power and lighting where required.

4.2.6: Install new shower enclosure, wc, heated towel rail and basin plus sundry fittings.

4.2.7: Connect new vertical drainage run vertically via existing cloakroom from shower/wc to existing drainage run below.

4.2.8: Install ceramic tile to shower/wc floor and walls.

4.2.9: Fit carpet to bedroom and gallery areas.

5. Justification of Desirability/Necessity of Work

5.1: Lower Level: The current layouts of the bathroom and shower room are unergonomic and impractical to use. Also, these proposals resolve the fact that the existing opening between the kitchen and bathroom is both apparently unconsented and does not comply with the Building Regulations. The proposals will also enable the rationalisation of a currently unsatisfactory drainage arrangement.

5.2: Upper Level: The property is owned and occupied by a family of four (two of which are young children of nursery and primary school age) but only has one bedroom. The proposed new bedroom on the upper mezzanine level is to allow the children to have their own bedroom and for all the family members to have privacy. The proposed new shower/wc is to serve the new bedroom on the mezzanine level.

APPENDIX: Photographs and Photomontages

- 1 – View of Existing Bathroom
- 2 - View of Existing Hallway
- 3 – View of Existing Landing
- 4 – View of Existing Shower Room
- 5 - View of Existing Living Room/Mezzanine
- 6 – View of Proposed Living Room/Mezzanine - PHOTOMONTAGE

41 New Court: View of Bathroom



41 New Court: View of Hallway Cloakroom Entrance



41 New Court: View of Landing & Boiler Access



41 New Court: View of Shower Room



41 New Court: View of Living Room & Mezzanine



As Existing

41 New Court: View of Living Room & Mezzanine



Photomontage: Mezzanine Alteration