Planning Design Statement

6 Perrins Court
London NW3 1QS

Client: Malcolm Cuthbert & Ronald Moir Smith

May 2013

Richard Mitzman architects llp
Unit 1 Primrose Mews
Sharpleshall Street
London NW1 8YW
t. 020 7722 8525
f. 020 7449 0428
e. mail@richardmitzman.com
w. www.richardmitzman.com

CONTENTS

This document has been prepared by Richard Mitzman Architects LLP on behalf of Malcolm Cuthbert and Ronald Moir Smith as a Design Statement to accompany the Planning Application for 6 Perrins Court.

INTRODUCTION

The drawing is of Perrins Court in the 1930s

1.00 Summary

Submission of Full Planning Application and Listed Building Consent for alterations at 6 Perrins Court, London, NW3 1QS

The aim of the works are to;

1) Restore this Georgian townhouse to near its original arrangement whilst upgrading the existing building fabric and improving the living accommodation.

2) Repair and reinforce the original structural members to enable the removal all contemporary structure that is not in keeping with the original room layout.

3) Reinstate the original entrance on the South West Elevation and the windows to the South Perrins Court Elevation.

4) Remove the roof terrace at third floor. Reinstate the original roof form to the front of the building, South West Elevation. Introduce a new terrace at roof level, hidden behing the reinstated roof form.

SITE CONTEXT

2.01 Existing Site

Site Location

The site is located in the London Borough of Camden within the Hampstead Conservation Area in the middle of Perrins Court. There are good transport links to other parts of London via Bus, Underground & Taxi. The nearest Tube station is Hampstead tube station, (Northern Line).

Perrins Court is off Hampstead High St which is vibrant and has an abundance of shops, restaurants and cafes.

Site Context

A large part of the Hampstead Conservation Area comprises Georgian terraces with simple facades. They form a unique architectural grain with complementary proportions and uniform materials.

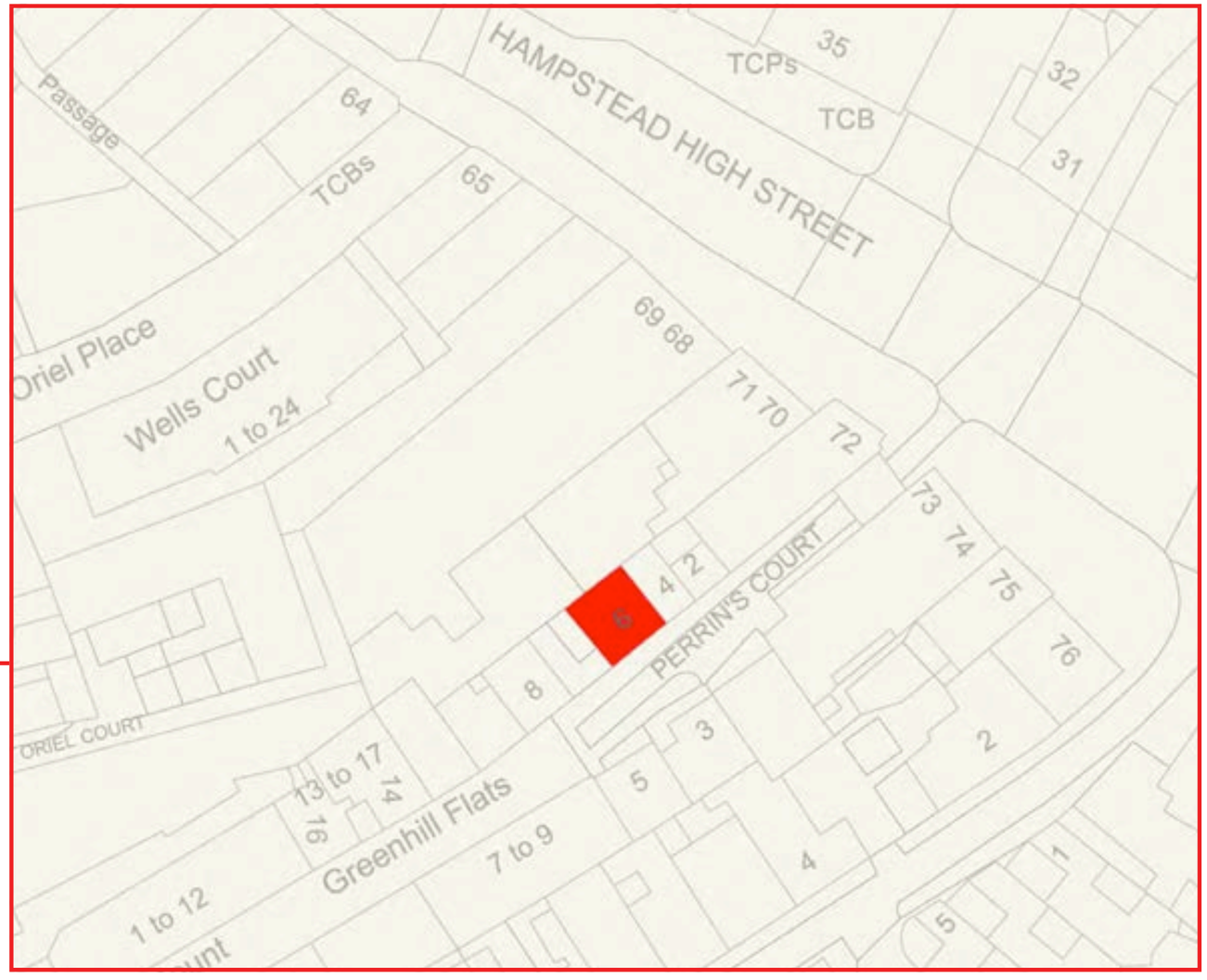
Hampstead Station

Site within red circle.
6 Perrins Court, London, NW3 1QS

SITE CONTEXT

2.02 Hampstead Conservation Area

The illustration below shows the location of 6 Perrins Court within the Hampstead Conservation Area.



EXISTING BUILDING APPRAISAL

3.01 Summary of Existing Building Analysis

Refer to Appendix Section 7 for the following reports into the existing building:

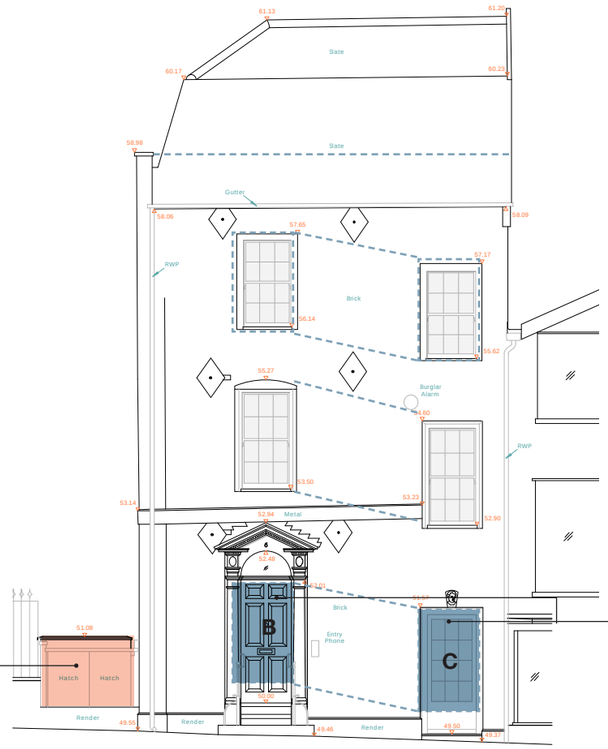
1. **Historic Design Report,** by John Brushe Historic Building Consultant.

2. **Letter of Support for Proposed Scheme**, by Andrew Smith Consulting Structural Engineers.

3. **Report on Existing Structure**, by Andrew Smith Consulting Structural Engineers.

Photograph of Existing Building

Coping installed in 1960's when entrance was removed



PERRINS COURT

Front South East Elevation

The South East elevation has been substantially altered at the lower level. The elevation was originally a flank wall, however ita status was elevation by the introduction of the front door and a second side door in 1966.

The asymmetric windows to the upper levels reflect the original design and location of the staircase, which remains largely unaltered.

It is assumed that the rhythm of the windows would have extended down to street level windows prior to the insertion of the two doors.

In addition a lower basement light was lost by the introduction of the front door.

Substantial alteration of historic roof line and introduction of roof terrace after 1966

Original location of main entrance door

Original Location of windows

PERRINS COURT

Side South West Elevation

The South West elevation has been altered with the original Georgian door replaced with a window- see archival evidence over.

3.02 Analysis of Historic Changes to the External Fabric

1968 Works

- **Observations**

A major alteration in 1968 relocated the main entrance (A) from the South West elevation of the building to the South East elevation exiting directly onto Perrins Court into a previous window opening (B). The old door opening (A) was infilled with masonry and a window. The entry platform to the previous door, the previous coping and railings were all removed resulting in an enlarged terrace at lower ground floor. The remnants of the old door opening are easily identified in the photographs overleaf where the infilled masonry poorly attempts to match the surrounding brickwork.

- **Response**

It is our intention to reinstate the entrance door to its original location (A), reintroducing the entry platform, and thereby removing direct access onto the Perrins Court pavement.

Post-1968 Works

- **Observation**

Subsequent to the 1968 change, the single remaining window at street level along Perrins Court (C) was converted into a new entrance door to provide access to a newly created maisonette.

- **Response**

Our proposal aims to remove this access door and replacing it with a window as we believe was its original Georgian state.

Key

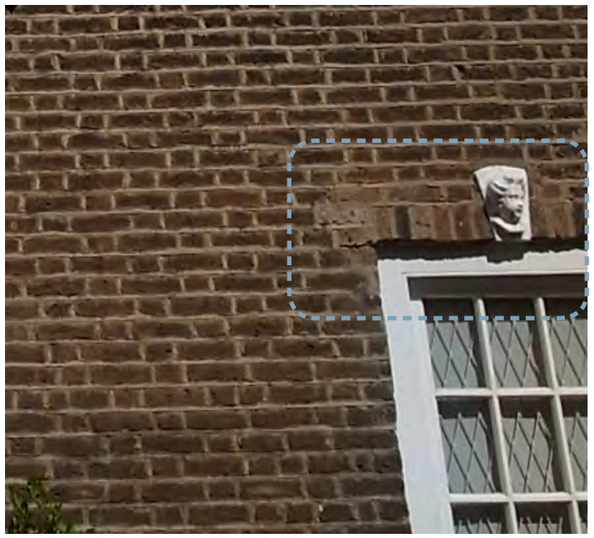
20th Century Feature

Believed to be a Georgian features no longer present

EXISTING BUILDING APPRAISAL

3.03 Photographic Evidence of Historic Changes

PHOTO FINDER



1. Mismatching colours of the upper two brick courses and the pointing indicate the extent to which we believe the original Georgian window opening was infilled

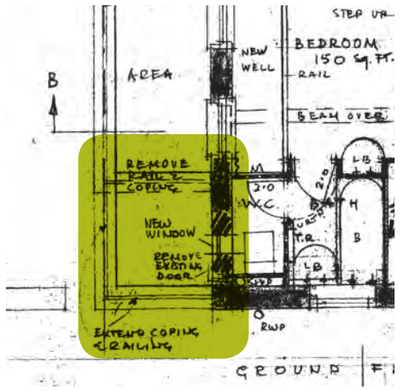
2. Mismatching colours of the upper two brick courses indicate the extent to which we suspect the old parapet was removed when the loft extension was introduced.

3. Infill brickwork to previous main entrance along the South West elevation clearly visible above the window arch as seen with the differing colour bricks and paler pointing.

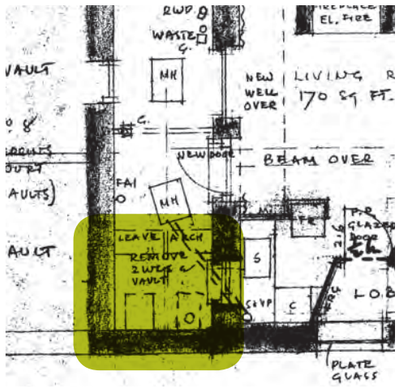
4. Original location of off street entrance visible as indicated by the blue line, the change in masonry styles, and the lack of original features such as coping stone and railings.

5. Location of Original door made visible by change to quality and match of brickwork where the door used to reach down to street level.

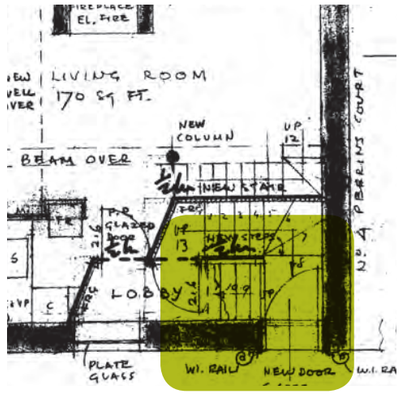
Archival Drawings “**AS PROPOSED/ 1966**”



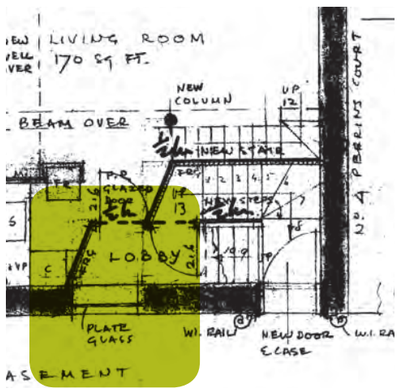
Annotations on the Ground Floor plan indicate the “Removal Of The Existing Door” and the location of the previous off-street entrance way as noted by the “Removal of Rails and Coping”



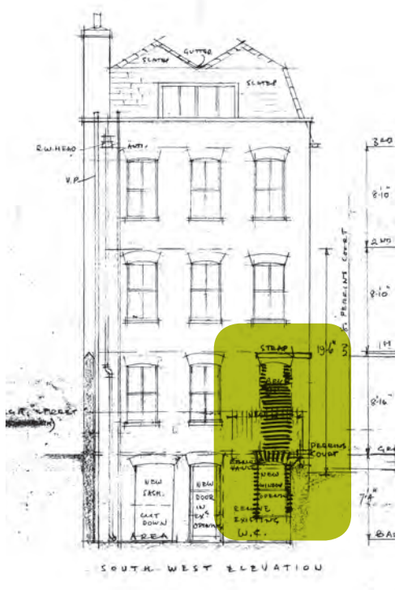
Annotations on the Lower Ground Floor plan indicating the original extent of the footpath over, and the introduction of a door where the platform above is removed. The reference to “retaining the arch” denotes the extent of the previous entrance above.



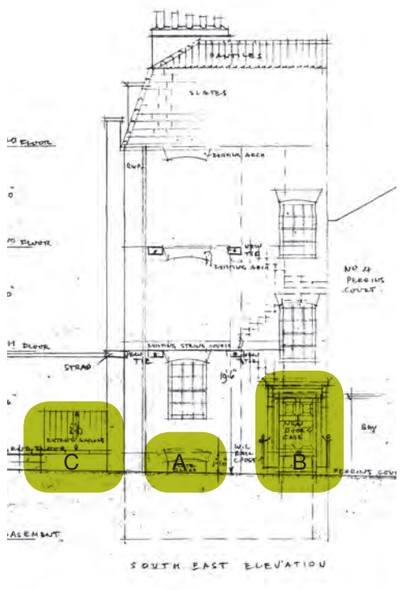
Annotations on the Lower Ground Floor plan indicating the introduction of a “New Door” as required by the “New Stair”



Annotations on the Lower Ground Floor plan indicating the “Plate Glass” window, indicating a street level window existed prior to the insertion of the new entrance door.

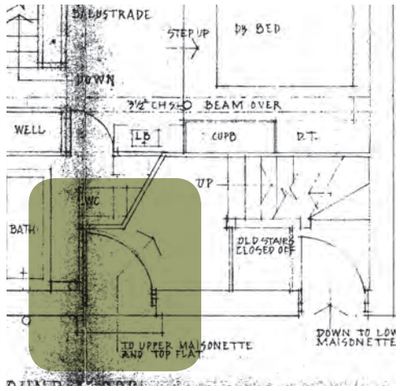


South West Elevation Indicating infill of original door at Ground Floor, and Creation of new doors and windows at basement level after removal of street level entrance way.

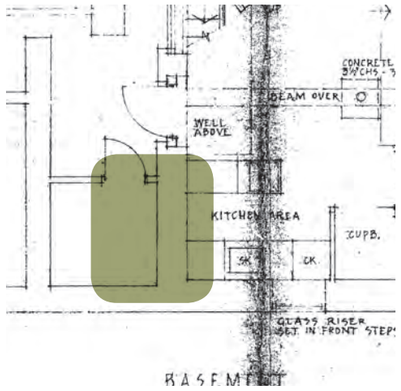


South East Elevation Indicating original glass plate window at Street level on the ground floor (a), the creation of the new door to the right hand side (b), and the creation of the upstand and rails where the old entrance used to be (c).

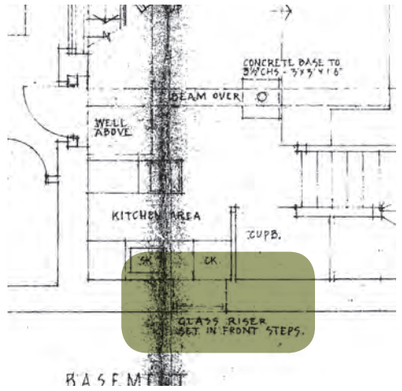
1977 archival drawings “**AS EXISTING/1977**”



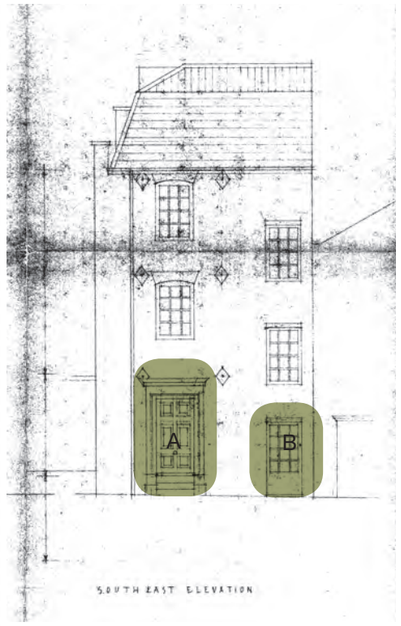
The main entrance door on the Ground Floor is a main feature on the South East Elevation despite not being part of the 1966 proposals.



The window at basement level into the courtyard has been removed as part of the external courtyard is internalised for use as a store.



The “plate glass” window is still present at lower ground floor level.



South East Elevation Indicating original glass plate window at Street level on the ground floor removed and a prominent new entrance to the left hand side (a). The status of the door to the right hand side (b) has been downgraded to a smaller and less significant feature.

South West Elevation Indicating window in place of original door (a) and part internalised courtyard at Lower Ground Floor level (b).

EXISTING BUILDING APPRAISAL

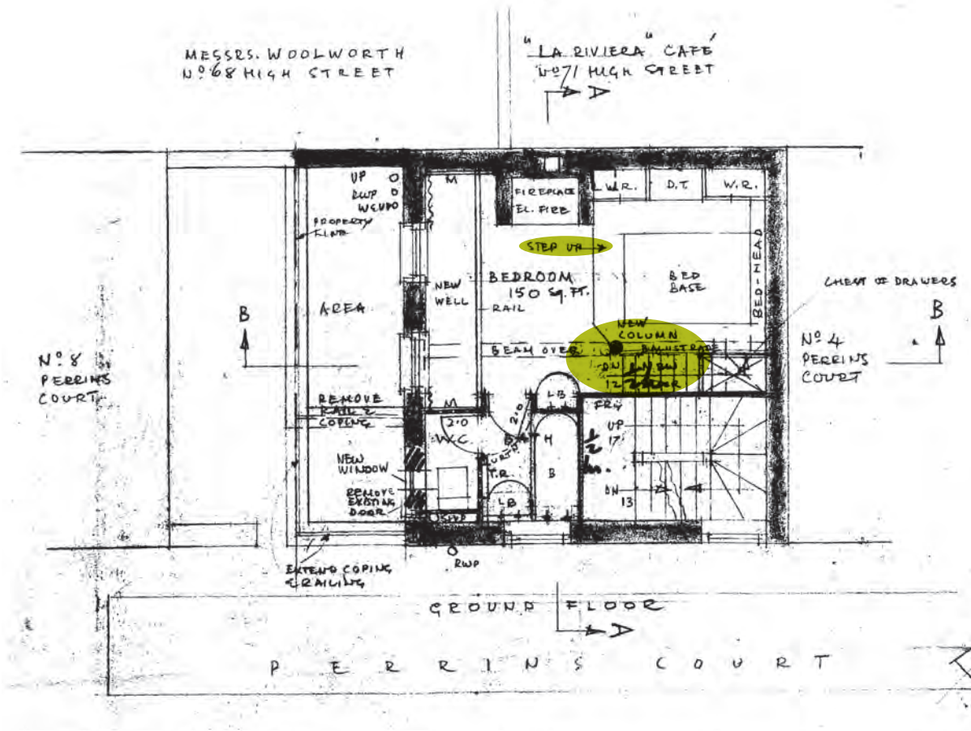
3.05 Massing and Materials of Existing Roof

1. View of 6 Perrins Court loft extension with weatherboard gables

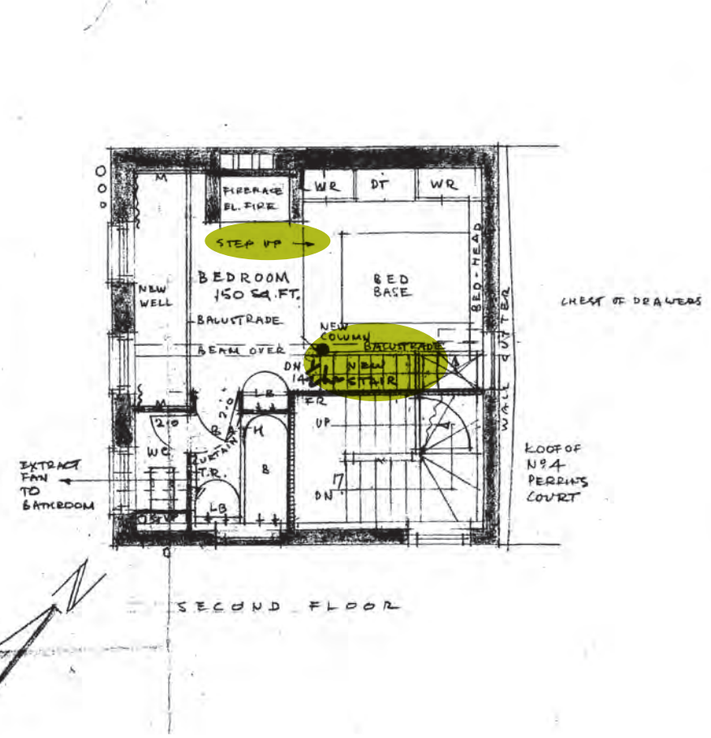
2. View of 6 Perrins Court from Oriel Court

3. View of 6 Perrins Court from Hampstead High Street illustrating the existing weatherboard gable ends.

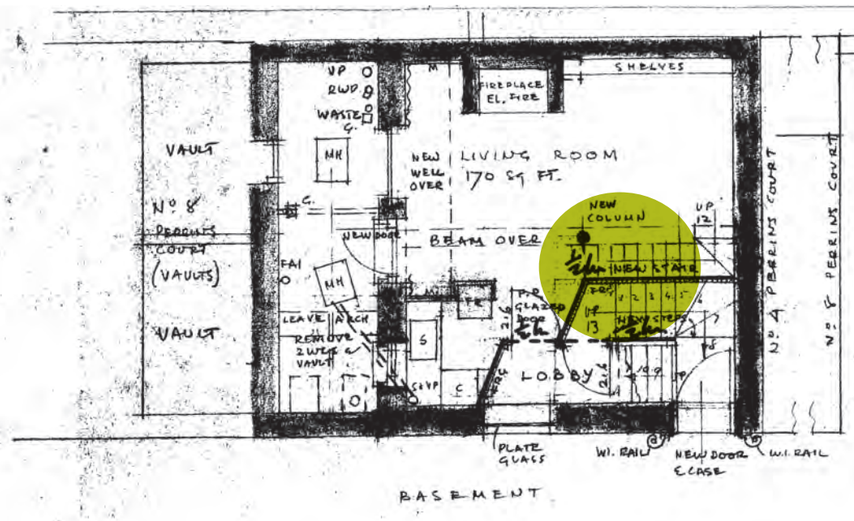
4. View of 6 Perrins Court roof alterations and terrace



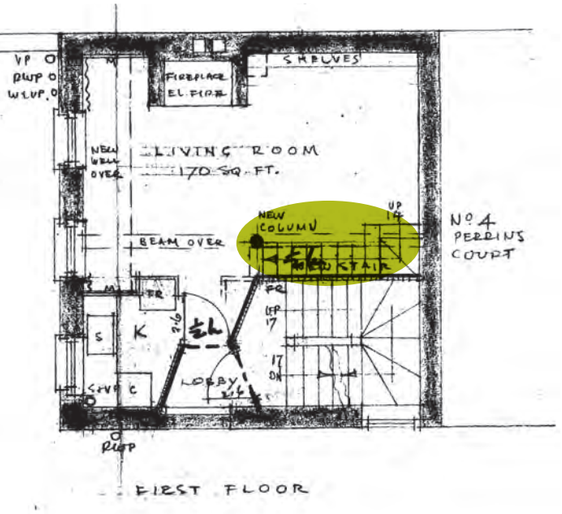
Lower Ground Floor, 1966 “Proposed Plan”



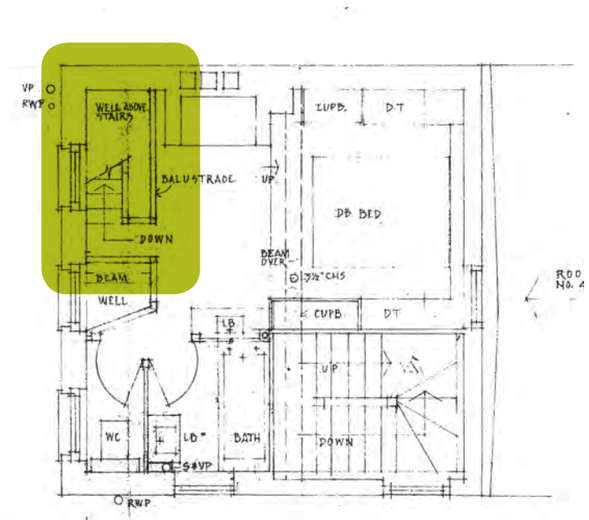
Ground Floor, 1966 “Proposed Plan”



First Floor, 1966 “Proposed Plan”



Second Floor, 1966 “Proposed Plan”



This ‘As Existing’ extract from a 1977 Planning Submission shows a third stair along the West corner of the building.

3.06 Analysis of Historic Changes to Internal Fabric

The house has been altered and subdivided at various stages. At times there is evidence that is was either 2 maisonettes or 3 apartments. In the latter arrangement 3 separate internal stair cases serviced the building.

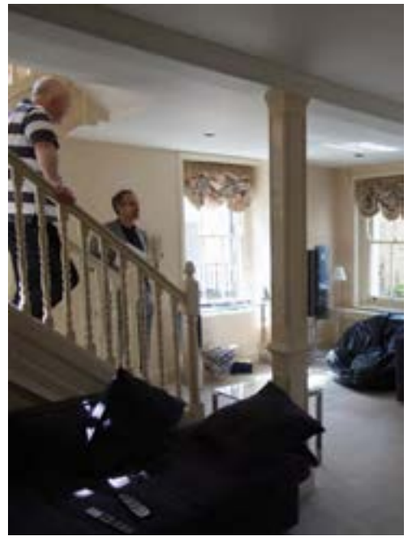
In the 60’s some of the original internal dividing walls were removed at the same time there is evidence that the primary floor beam failed and a central steel column was introduced.

From the highlighted annotations in these architectural drawings from 1968 we can see the extent of internal remodelling, including the inclusion of the new columns.

EXISTING BUILDING ANALYSIS

3.07 Photographic Record of some of the Internal Changes

1. Internal Stair.



2. Column dating from 1966 works.

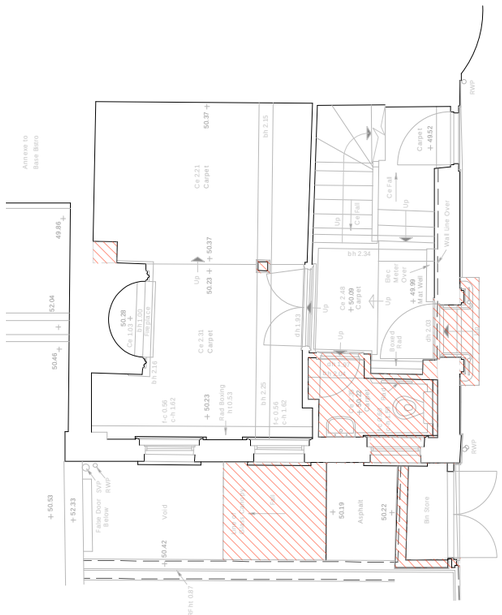
3. Low and inconsistent ceiling levels at Lower Ground Floor likely resulting from changes to the floor level above over the years.

4. and 5.

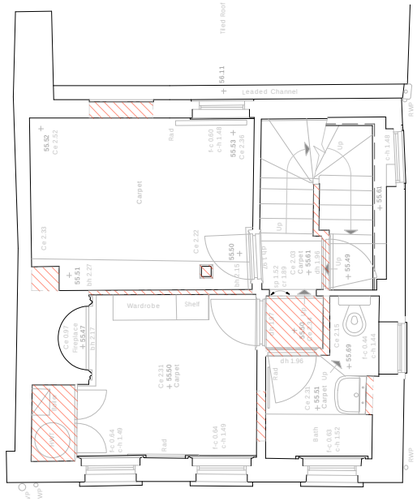
6. Enclosure to underside of existing masonry arch. Existing Glass Canopy.

EXISTING BUILDING

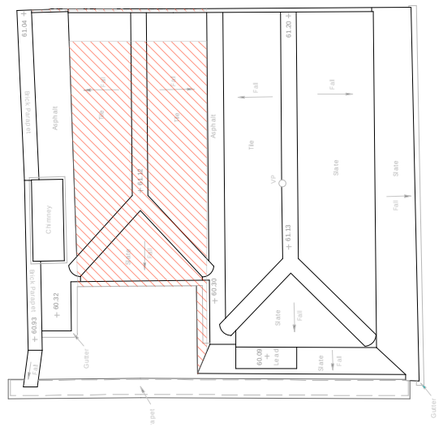
4.01 Existing Plans Indicated Proposed Demolition



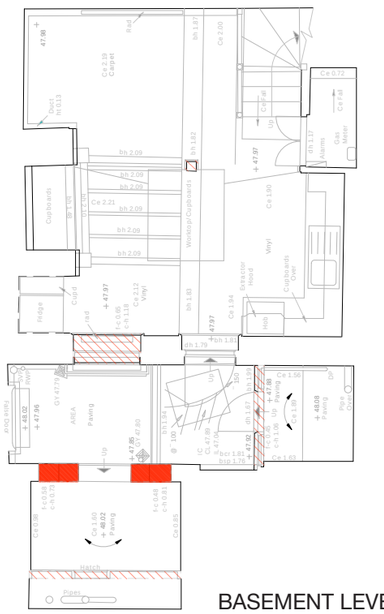
GROUND FLOOR



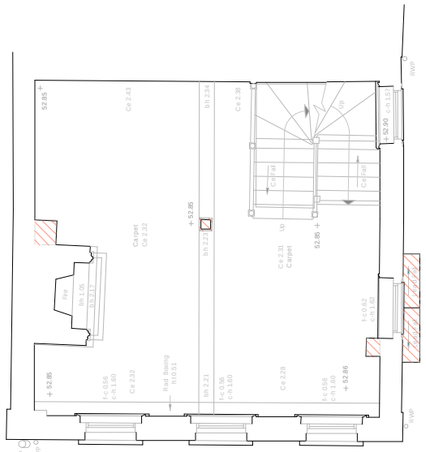
SECOND FLOOR



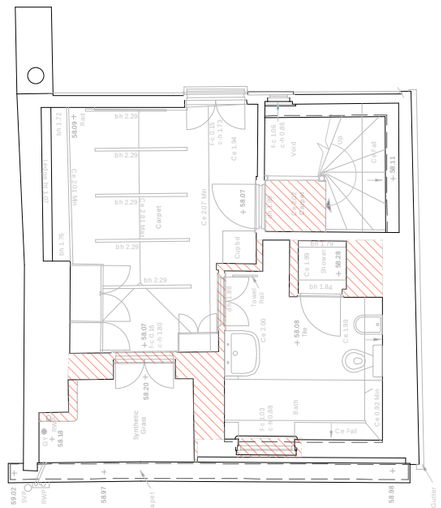
ROOF LEVEL



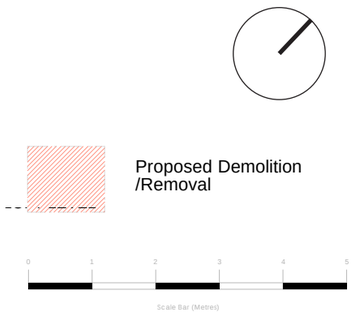
BASEMENT LEVEL



FIRST FLOOR



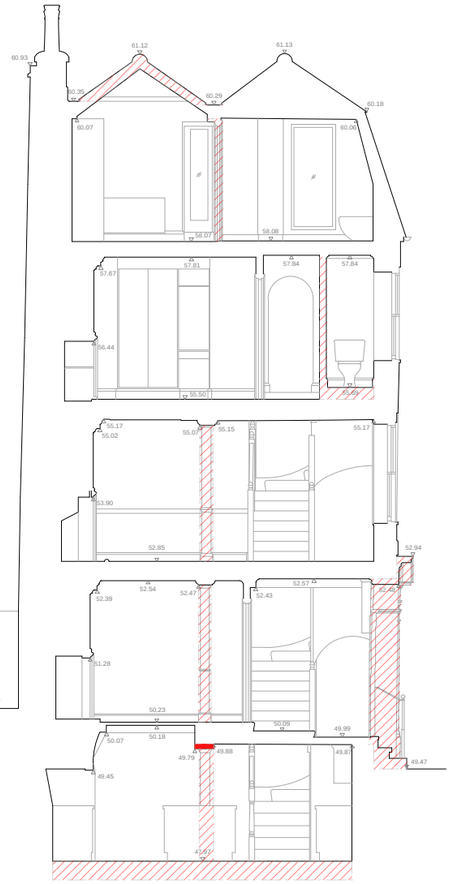
LOFT LEVEL

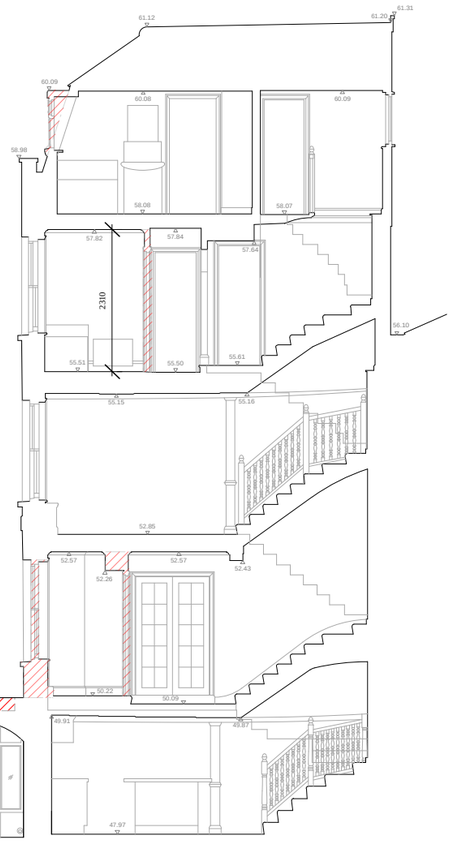


Richard Mitzman architects

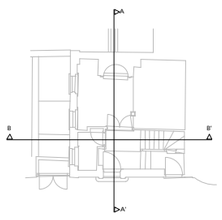
EXISTING BUILDING

4.02 Existing Sections Indicating Proposed Demolition Works

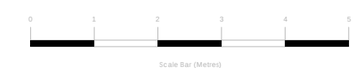




Section Finder



Proposed Demolition /Removal

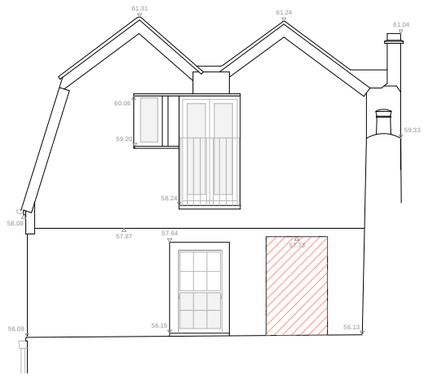


EXISTING BUILDING

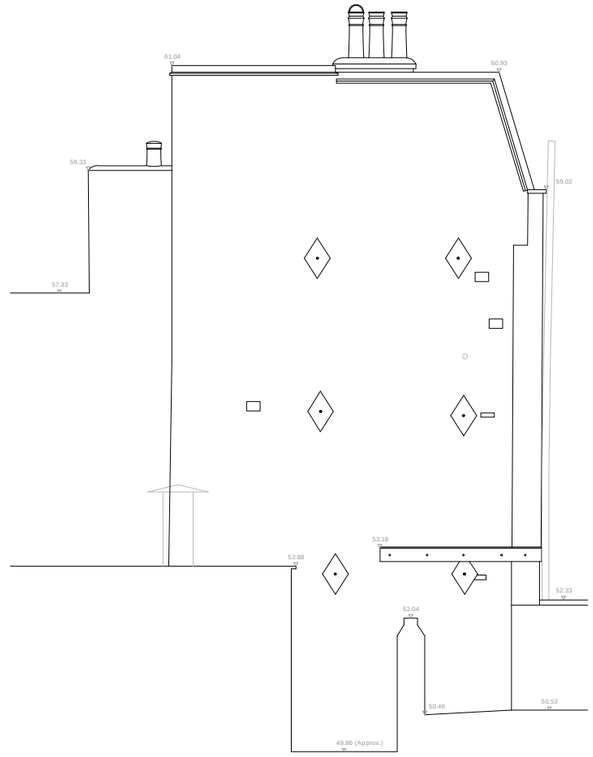
4.03 Existing Elevations Indicating Intended Demolition Works

SOUTH-WEST ELEVATION

SOUTH-EAST ELEVATION



NORTH-EAST ELEVATION



NORTH-WEST ELEVATION

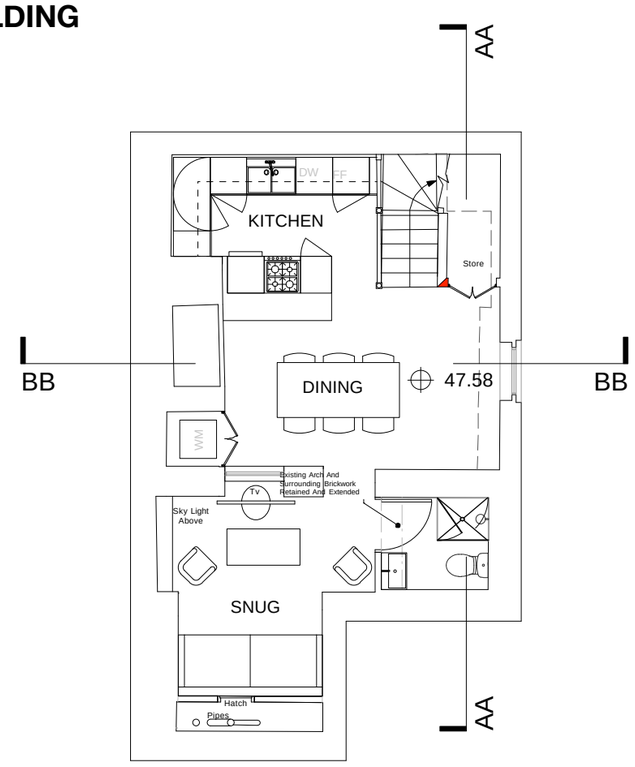
Proposed Demolition /Removal

0 1 2 3 4 5

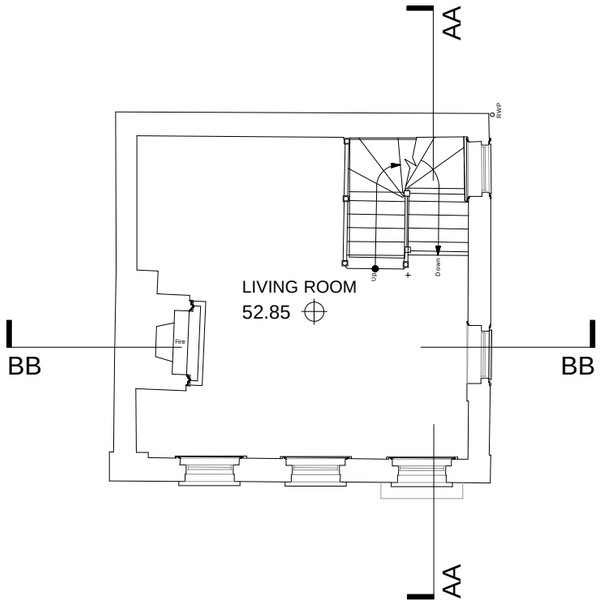
Scale Bar (Metres)

PROPOSED BUILDING

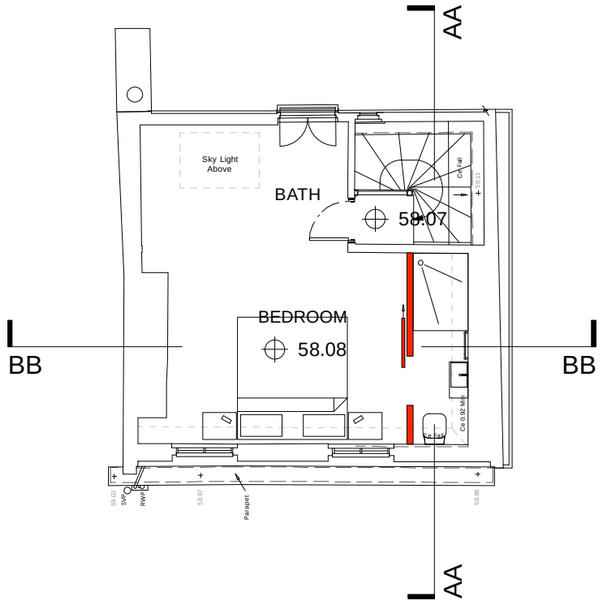
5.01 Proposed Plans



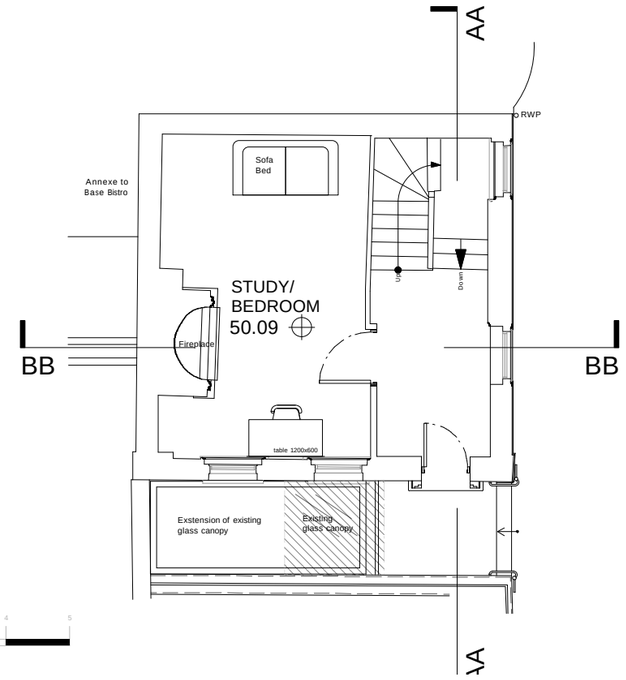
PROPOSED BASEMENT

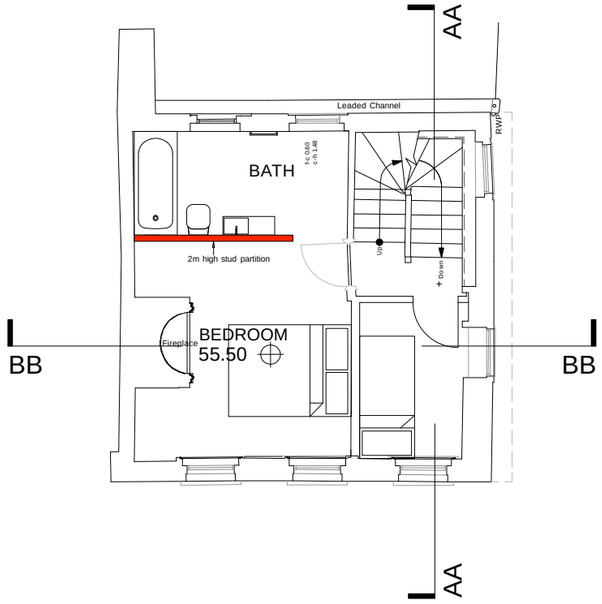


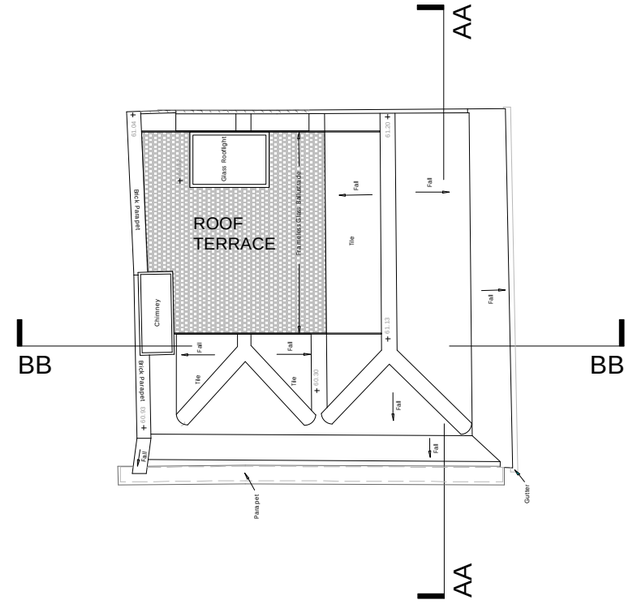
PROPOSED FIRST FLOOR



PROPOSED LOFT FLOOR

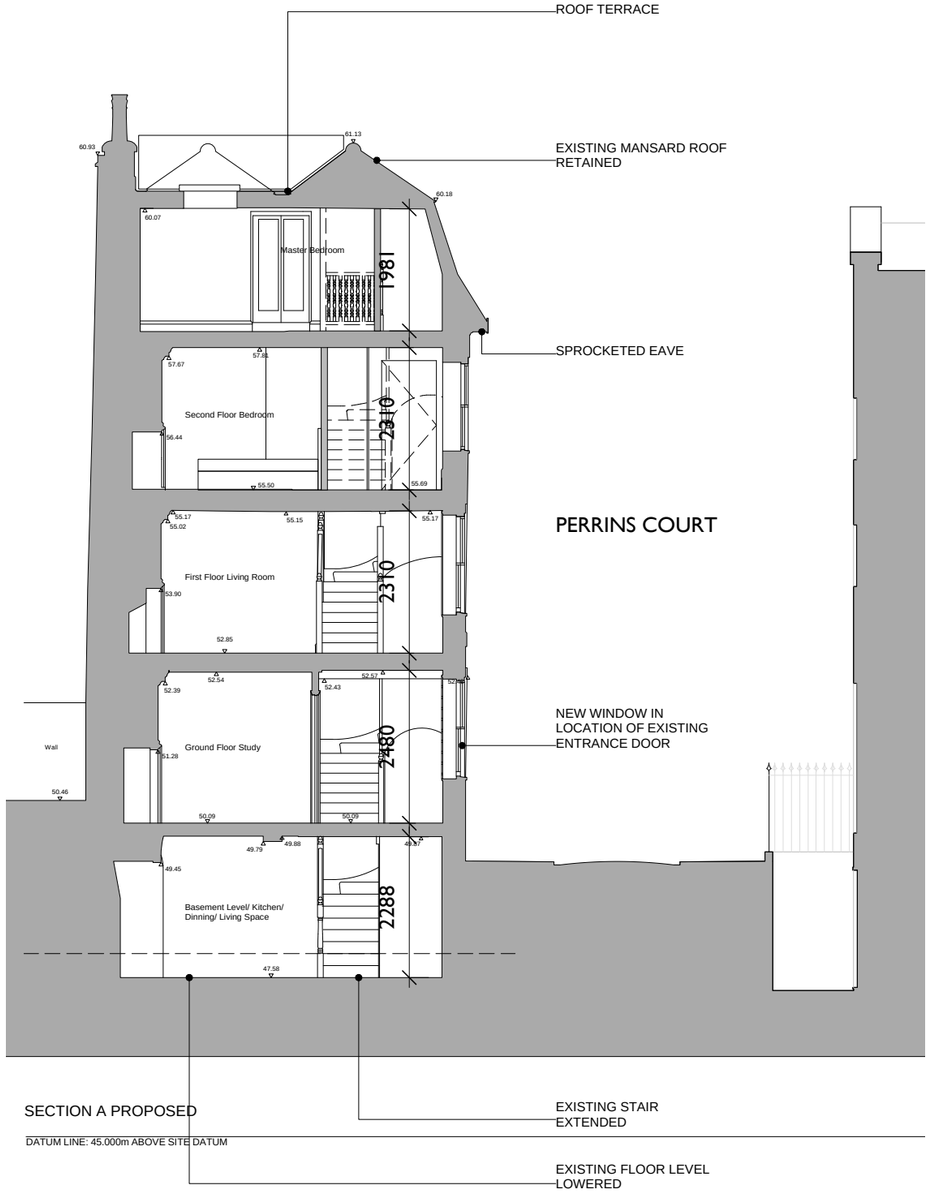




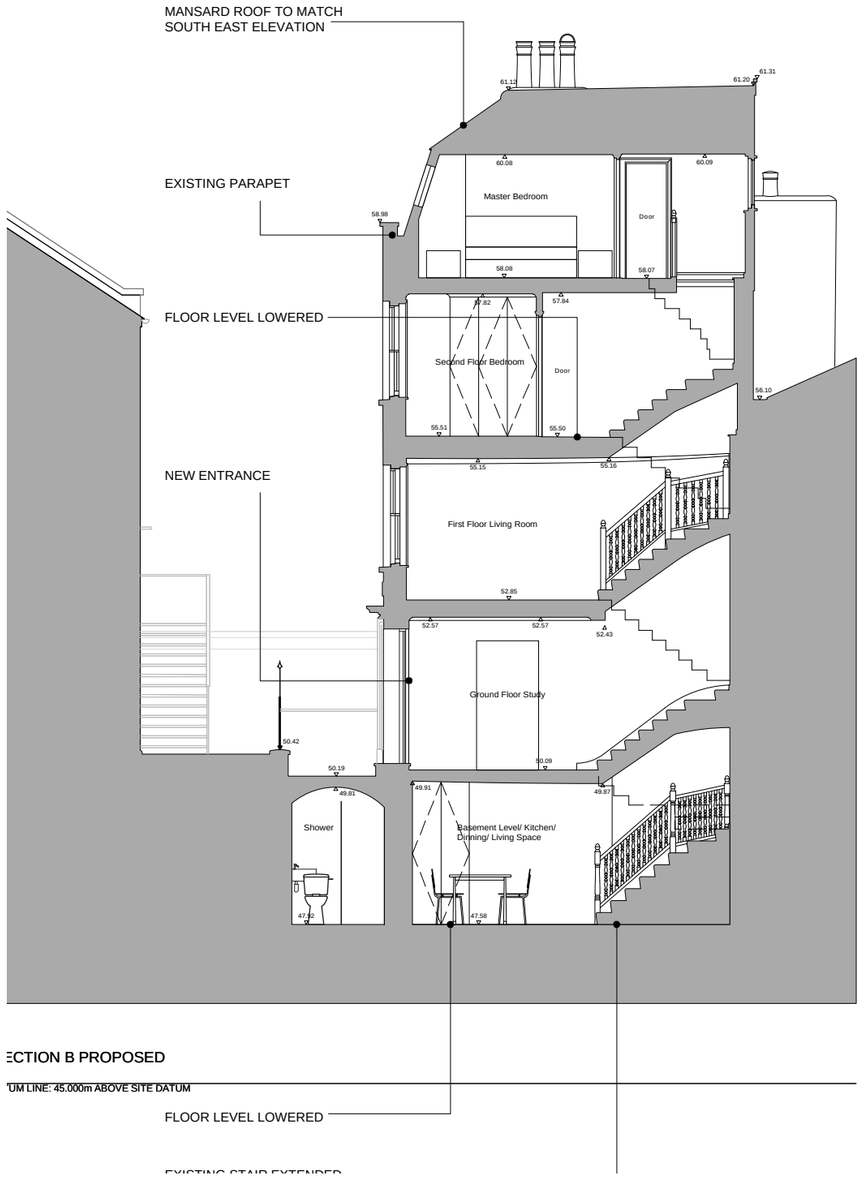


Proposed new partitions

PROPOSED BUILDING



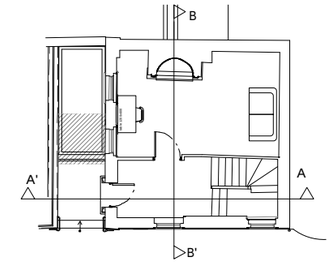
Section A Proposed



Section B Proposed

5.02 Proposed Sections

- It is proposed to lower the floor of the basement level as the ceiling level is below 2m in places.
- There is an existing glass and steel canopy that covers a large proportion of the basement court yard. It is proposed to remove the canopy and replace it with a single frameless glass panel, supported on minimal perimeter fixings that will enable the yard to be enclosed.
- As part of the reinstatement of the original roof profile it is proposed to replace the two dormer window with conservation rooflights.
- A minimal glazed rooflight enables access to the roof terrace.
- New opening sash windows are to be installed along the South East Facade.



PROPOSED BUILDING

5.03 Proposed Elevations

The intention is to reinstate tas many of the original features.

South East Elevation

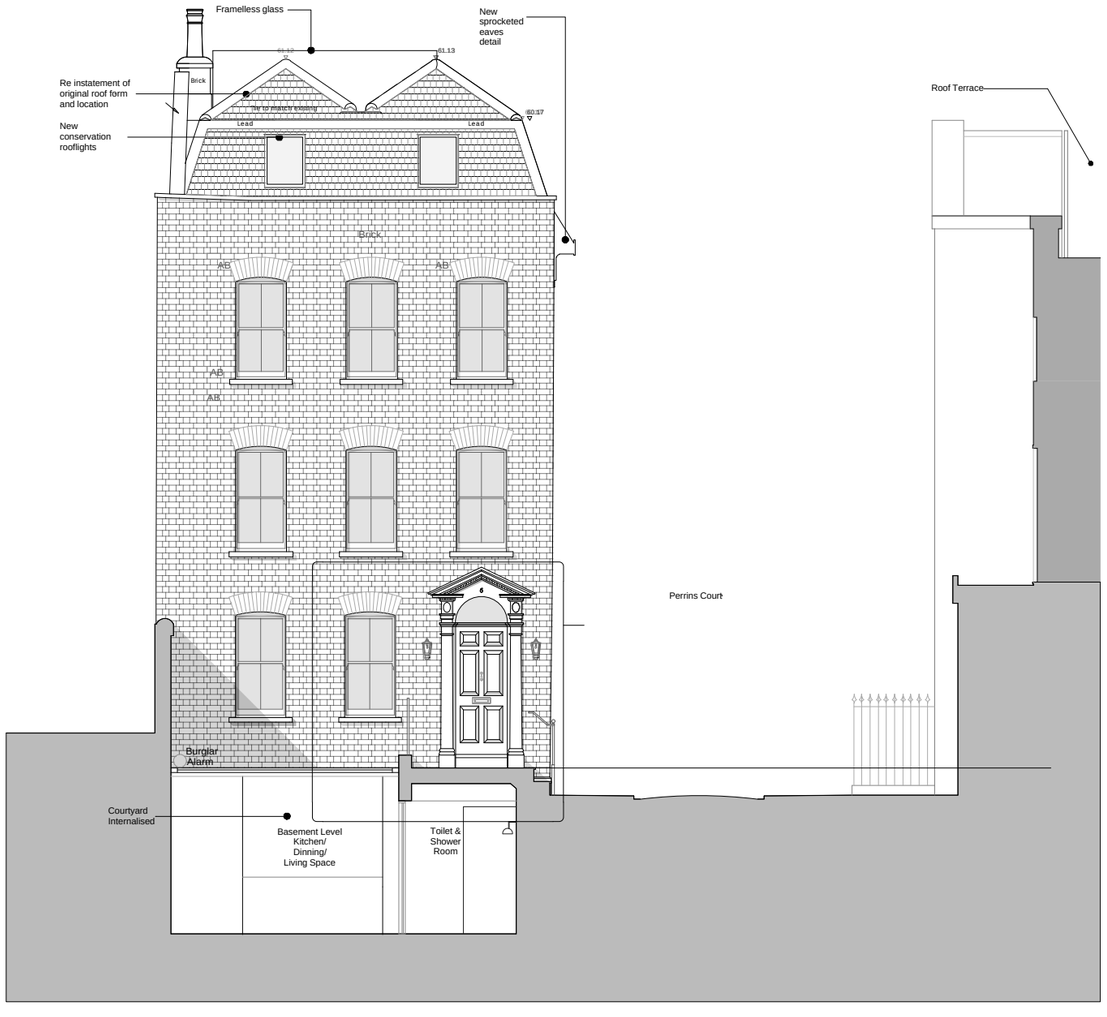
- The historic Plate Glass windows, as identified is section 3.00 is reintroduced to provide additional light to the staircase and the Lower Ground floor.

South West Elevation

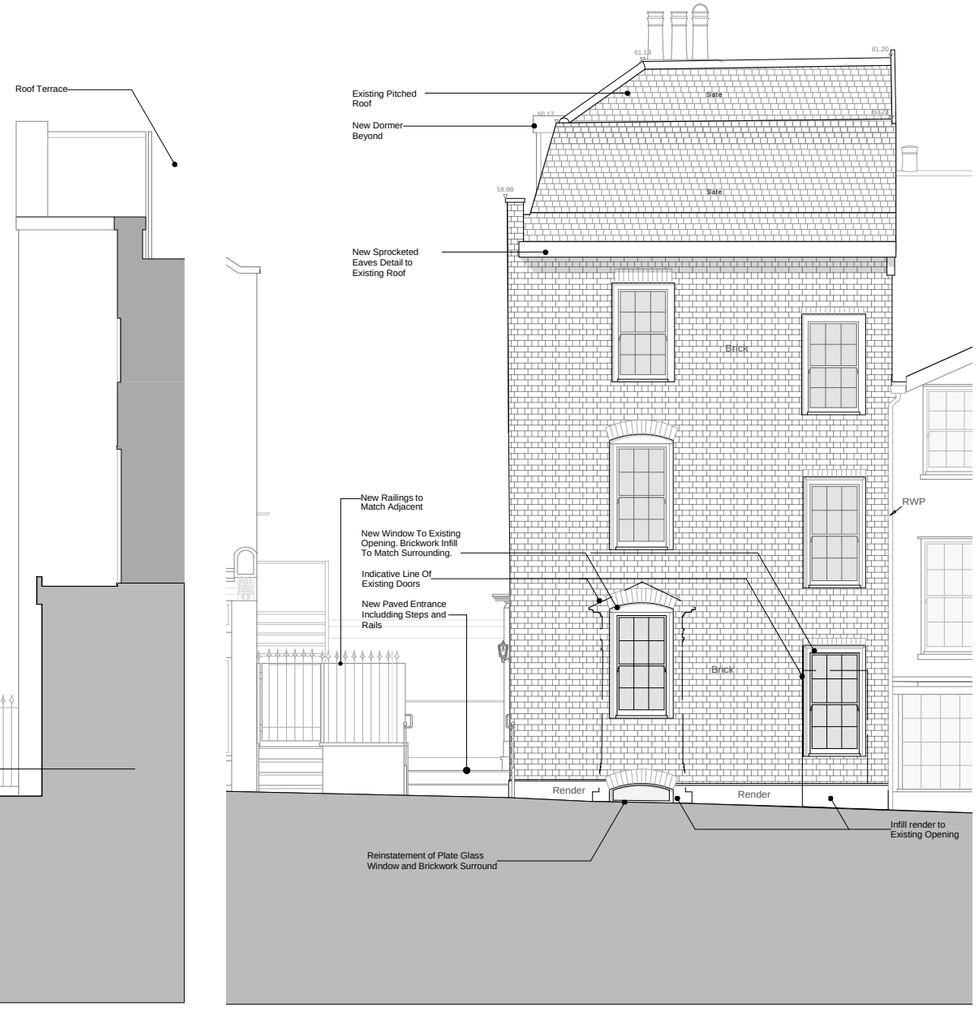
- The addition of the new entrance door to recreate the original entrance door as discussed in section 3.00.
- The existing brick arch above the window will be retained, with a new door beneath, in keeping with the Georgian style of the house.
- reinstatement of historic roof line and the introduction of two conservation rooflights.
- removal or existing steel and glass canopy and the introduction of a single frameless glazed panel.

North East Elevation

- The existing brick arch above the window will be retained, with a new door beneath, in keeping with the Georgian style of the house.

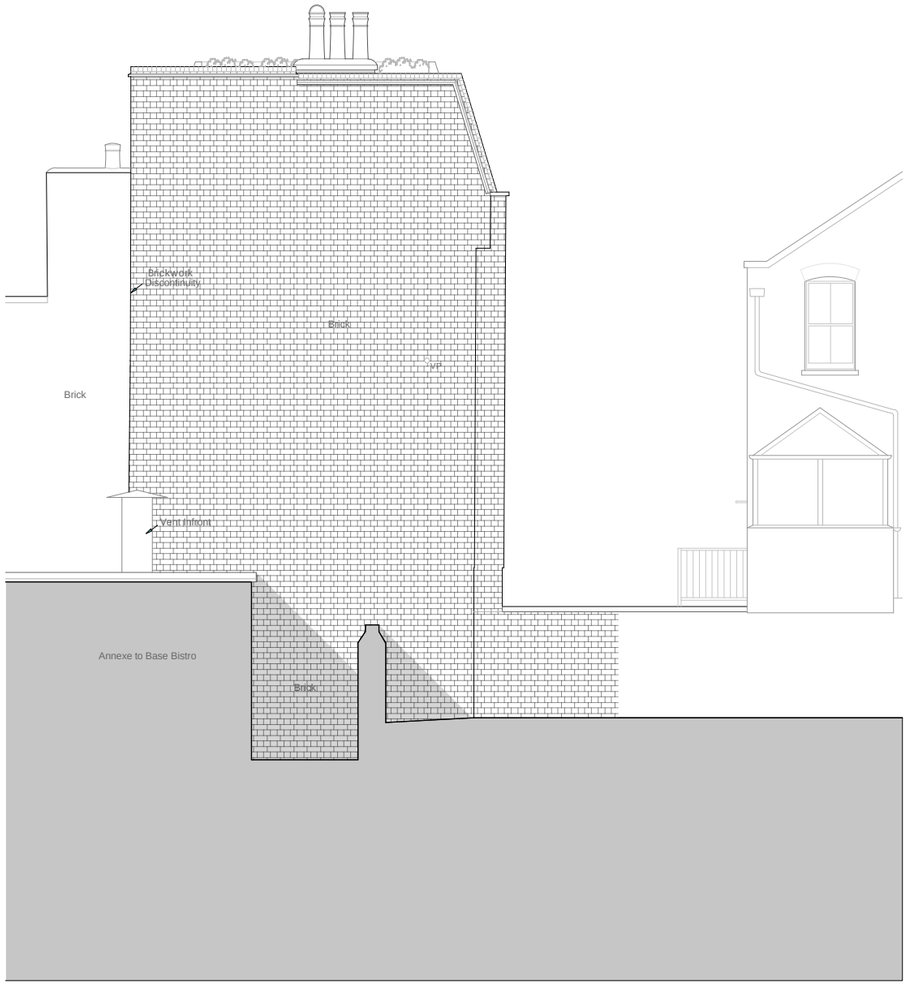


PROPOSED SOUTH-WEST ELEVATION



PROPOSED SOUTH-EAST ELEVATION

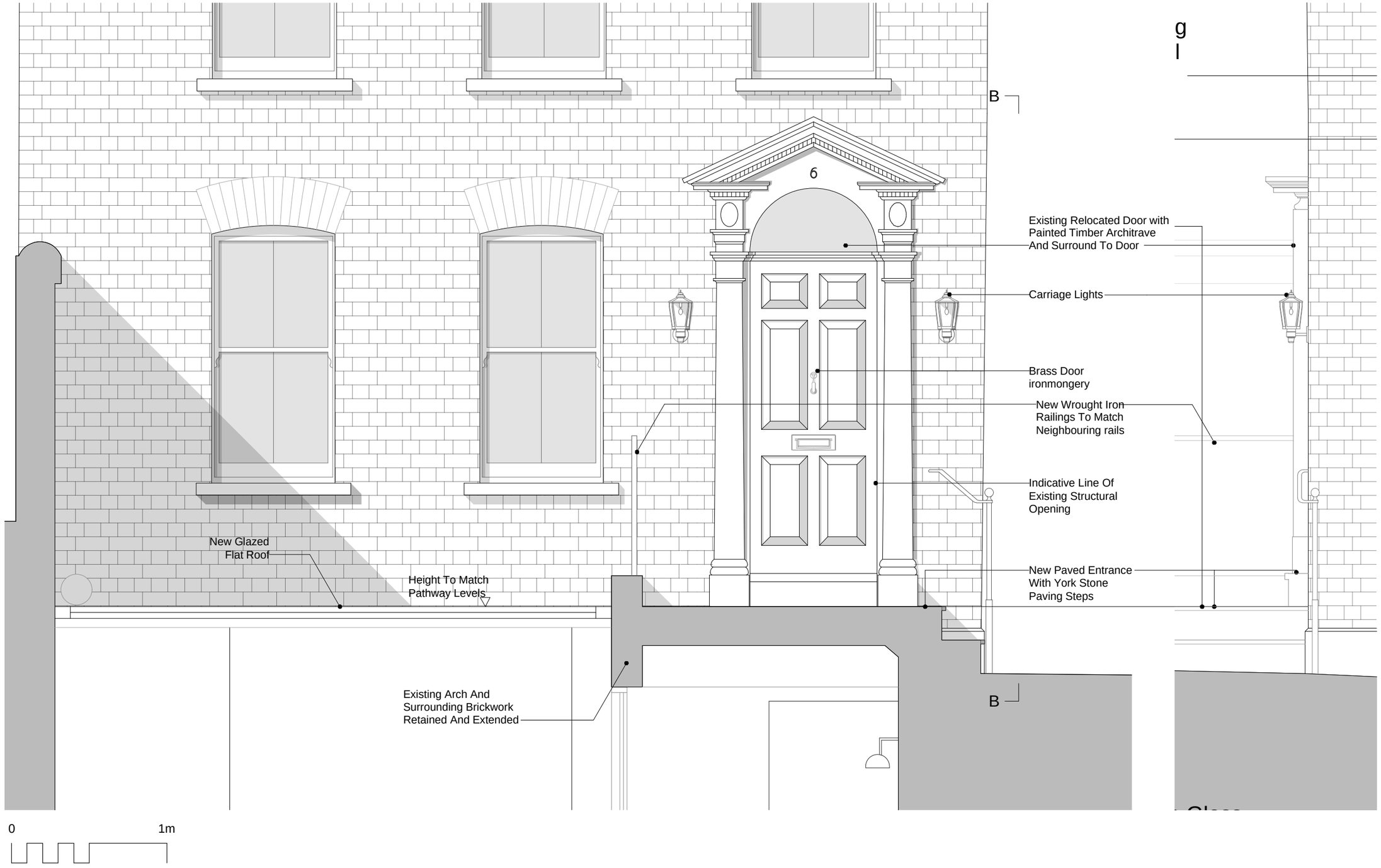
PROPOSED NORTH-EAST ELEVATION



PROPOSED NORTH-WEST ELEVATION

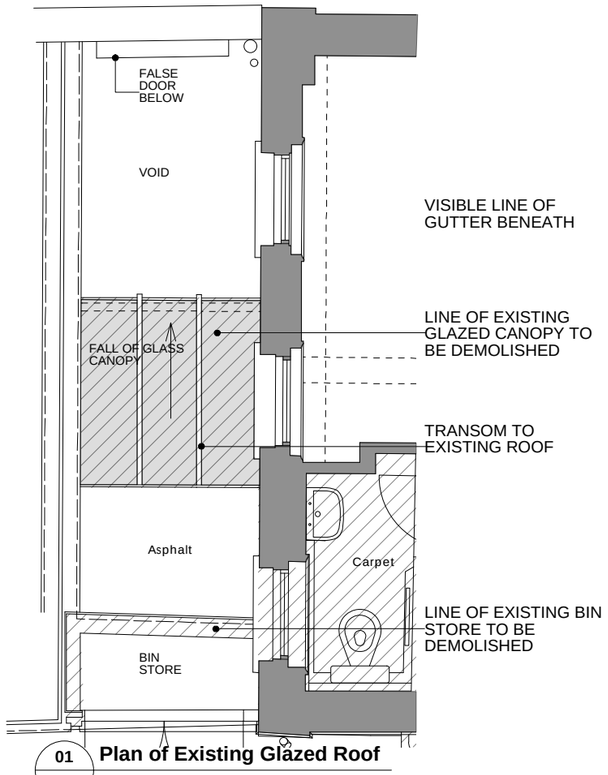
PROPOSED BUILDING

5.04 Proposed Elevation, Detail of Door To South West Facade



PROPOSED BUILDING

5.05 GLAZED ROOF STUDY

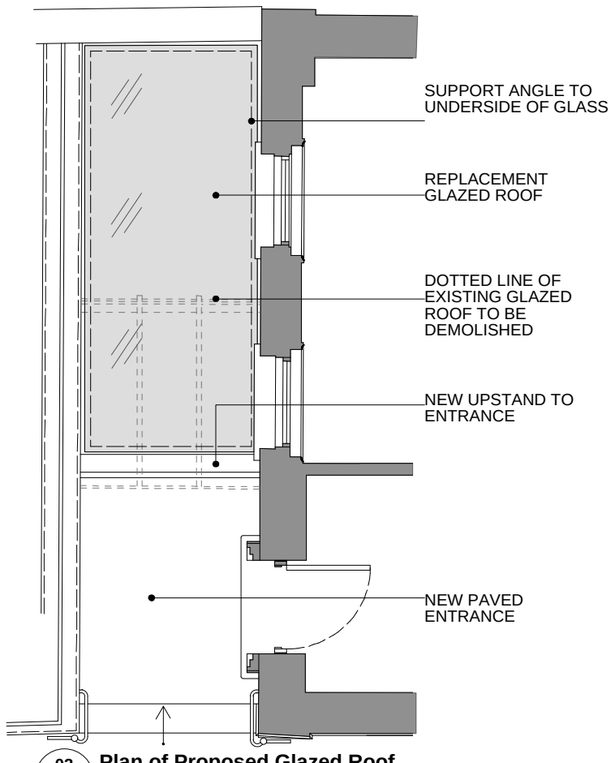


01 **Plan of Existing Glazed Roof**

02 **Photos of Existing Glazed Roof**

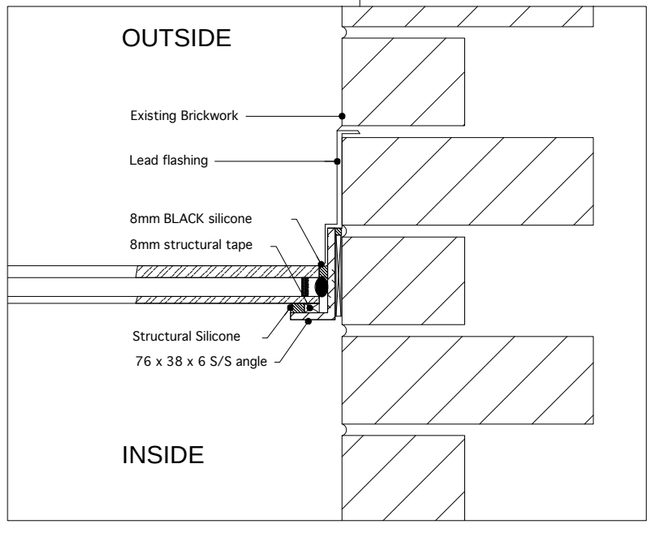
EXISTING GLAZED ROOF

MULLIONS TO EXISTING GLAZING



03 **Plan of Proposed Glazed Roof**

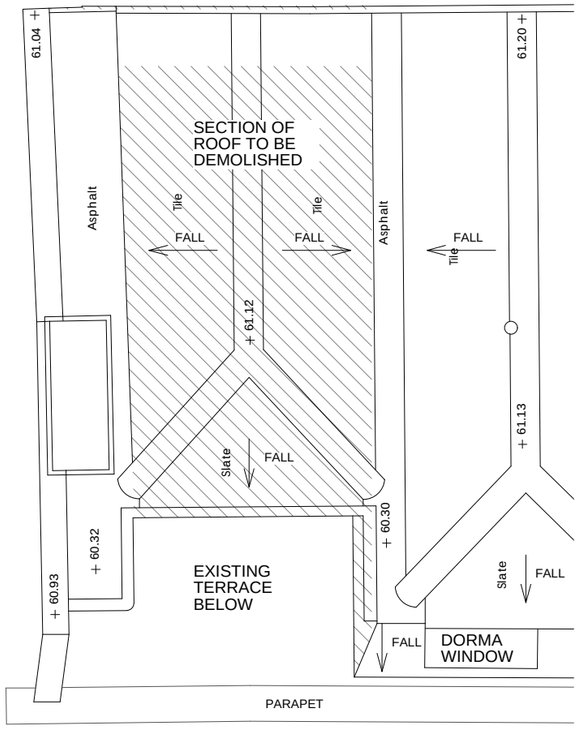
04 **Photos of Similar Glazed Roof**



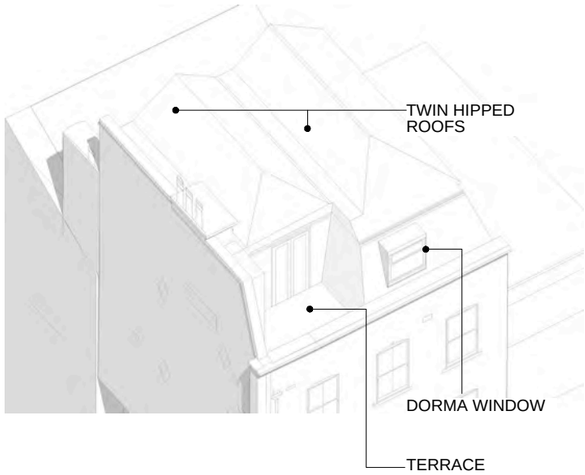
05 **Detail Section of Proposed Glazed Roof**

PROPOSED BUILDING

5.06 ROOFTOP STUDY

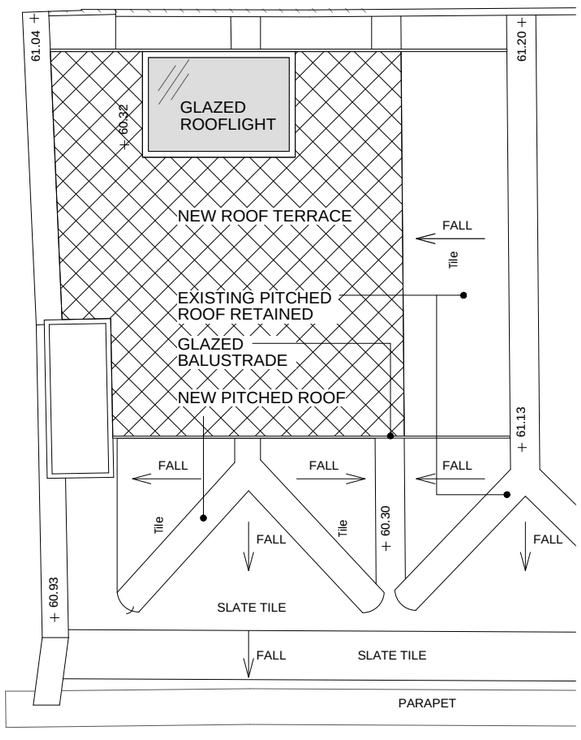


01 **Plan of Existing Roof**

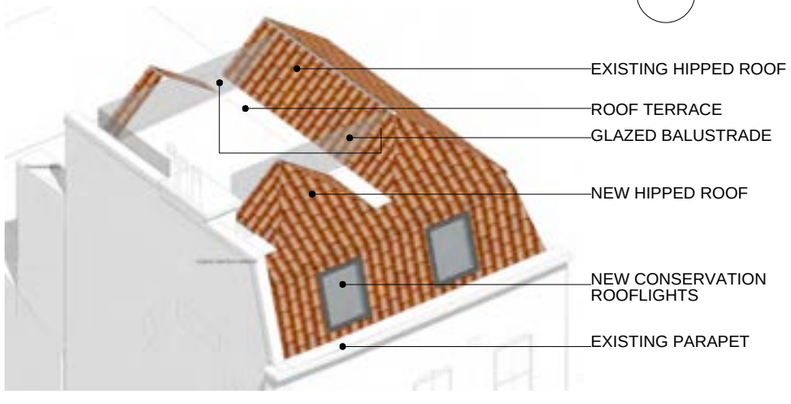


02 **Isometric of Existing Roof**

03 **Photo of Existing Roof**



04 **Plan of Proposed Roof**



05 **Isometric of Proposed Roof**

ENVIRONMENTAL STATEMENT

6.01 Transport Statement

- The proposed new entrance allows ease of access to the building from the street.
- There is no allocated or directed access to parking facilities.
- The location of No. 6 Perrins Court facilitates an easy connection to public transport as highlighted in Section 1.00.

6.02 Waste Management

No specified waste storage area is proposed.

6.03 Materials

All new work to the outside of the building will match the existing in terms of choice of materials, methods of construction and finished appearance. Where no existing precedent is set, the neighbouring listed buildings will be matched.

All new windows and doors will match traditional Georgian fabrication, materials and profiles.

6.04 Amenity

Unchanged with no loss of amenity. The existing terrace on fourth floor will be replaced with the proposed terrace at roof level. The proposed roof terrace will only overlook Perrins Court and Oriel Court.

6.05 Access Statement

The building is not presently Part M compliant and it is not possible that full Part M compliance can be achieved given the limitations imposed by the existing building fabric and the buildings Heritage Listed status. It is our intention however that the proposed works endeavour to significantly improve access throughout.

- Internally the existing building has changeable floor levels throughout with various stepped and platform areas, with a winding stair both of which restrict access to every floor. It is therefore not currently Part M compliant. Our proposal sees the rationalising of the levels to create level access across each floor, serviced by a single straight stair to improve access throughout the building. It would be possible under these circumstances to install a stair lift to provide ease of access if needed in the future.
- Presently there is no level access from the street, and as the entrance door exists directly onto the footpath, conversion to provide level access would not be possible without considerable effect to the pedestrian footpath. Our proposal to reinstate the main entrance on the South West facade, with its revised off-street entrance provides an opportunity at a later date, should the need arise, for a small external stair lift to be installed with significantly less effect to the street.
- Special attention will be given to improve the safety of the design by creating an unobstructed and sufficiently lit entrance from the street with the inclusion of Carriage Lights either side of the new entrance. Refer to proposed elevations for details.

This building is not anticipated as being wholly Part M compliant, and will not achieve Lifetime Homes, Wheelchair Housing standards or Safety by Design standards.

6.06 Sustainability

We are limited in what we can do to improve the sustainability of the existing building, but will where possible, strive to improve the energy efficiency and sustainability with the following measures:

General

- Roof insulation to the new roof will exceed requirements of the current Building Regulation.
- Modifications to the existing building envelope will be designed to maximize energy efficiency, with new walls
- New windows and glazing all highly insulated and to exceed thermal requirements of the current Building Regulation.
- It is intended that 6 Perrins Court will use very high levels of insulation, with values of 0.15 W/m2K for walls, floors and roof. 1.4 W/m2K for windows and 2.0 W/m2K for doors.
- As part of the improvements to building envelope efficiency the air tightness of modifications to the existing building will be increased to 5m3/hr @ 50 Pa. This is a 50% improvement upon the normal air tightness achievable under standard construction and will significantly help to retain the heat energy.
- The building is designed with flexible accommodation in mind with simple unrestricted space & good floor to ceiling heights for future fit out & re-use.
- All windows will be openable to improve potential for use of natural cross ventilation and the staircase using stack effect will provide ventilation to whole house.

Lighting
Low energy lighting will be installed externally and internally.

Water Conservation
Water conservation is an important part of environmental sustainability. The house will be equipped with 'A' rated water efficient domestic white goods, dual flush toilets, visible water metering and (where appropriate) aerated taps. The measures will help to significantly reduce the amount of potable water used by the house's occupants.

Impact of Construction Materials
Materials selected will be either A or B rated under the BRE Green Guide to Specification. This will ensure that the environmental impact of the material are greatly reduced across a wide variety of criteria.

The following recycled building materials will also be used within the development:
i) plasterboard
ii) building boards
iii) hardcore & engineering fill.

Household Recycling
Adequate space will be provided within the basement for segregation of recycled waste in line with WCC guidelines.

Recycled materials,
Materials of low embodied energy or low environmental impact will be used where a substitution can be made without technical or visual penalty. This extends to insulation materials, structural and finishing softwood, hardwood species, metalwork, roof coverings, concrete specification and brickwork selection.

- 1 By Consideration

1c) Consideration will be given to materials of low embodied energy in preference to high. It is also the intention that materials with low environmental impact will be chosen generally throughout.

i) Insulation products to be 0 ODP and <5 GWP

ii) The use of PVC will be limited. PVC windows, doors or eaves / verges / flashings will not be used.

iii) Structural & carpentry timbers will be from FSC certified sources.

iv) Concrete will use cement replacement, either PFA or BFS to a recommended percentage

v) Where possible, masonry products will be sourced from the local area (South East Region).

- 2 Air Pollution: (policy ENV 5)

2a) There is no unusual heavy machinery required for the building that will emit high or dangerous levels of air pollution.

2b) Any demolition of the existing building will be undertaken by a professional demolition company, under a method statement, working under WCC & statutory guidelines.

- 3 Noise Pollution: (policy ENV 6 & 7)

3a) The proposed development will not present a significant risk of noise pollution.

The construction of the building will be undertaken under WCC & statutory guidelines.

There is no noisy machinery or plant proposed for the new development.

- 4 Contaminated Land (ENV 8) n/a

- 5 Water Quality (ENV 9)

5a)The proposal is not in a flood zone and will have no effect on existing watercourses or ecology. The following water conservation measures will however been incorporated:

5b) Use of water saving appliances ('A' rated) and low flush toilets.

- 6 Light Pollution (ENV 10) n/a

- 7 Waste & Recycling (ENV 11 & 12)

7a) Adequate space will be provided for segregation of recycled waste within home. Adequate storage is provided for recycling in line with WCC guidelines.

7b) The following recycled building materials will be used within the development:
i) plasterboard
ii) building boards

- 8 Daylighting and Amenity (ENV 13)

8a) The proposed development has no impact on the sunlight & daylight amenity of the neighbouring buildings.

8b)The proposal undertakes to do the following:
i) It does not overshadow its neighbours or existing residential amenity space.

8c) A skylight and a small window at street level on the front elevation which is being reinstated to the basement as part of our design solution improve the provision of natural daylight into the livable basement area.

- 9 Open land (ENV 14) n/a

- 10 Trees, Shrubs & Landscape (ENV 15 & 16) n/a

- 11 Habitats (ENV 17) n/a

Appendices

7.01 Historic Design Report

John Brushe MA Architectural Historian

Historic Building Consultant 48 Aylesbury Street, Wolverton, Milton Keynes MK12 5HU Tel: 01908 319264 and Conservation Officer South Bucks District Council Capswood, Oxford Road, Denham, Bucks UB9 4LH
john.brushe@southbucks.gov.uk

6 Perrins Court, Hampstead, London Borough of Camden: Historic Building Report

Introduction and List Description

No. 6 Perrins Court, Hampstead was listed in 1974 as 6, 6a and 6b, Perrins Court, at Grade II. It was listed as part of a survey of the historic buildings of the London Borough of Camden to establish a List of Buildings of Special Architectural or Historic Interest for the borough. It qualified for listing as "All buildings built before 1700 which survive in anything like their original condition are listed, as are most of those built between 1700 and 1840" (English Heritage Listed Buildings guidance). Buildings were assessed on the basis of a brief external survey by qualified field officers. The fieldwork did not generally include any inspection of the interior, which was the case with No. 6. Assessment was made on the basis of what was visible from the public realm - a postman's view of the building. This is reflected in the list description:

CAMDEN

PERRINS COURT
(North side)
Nos.6, 6A AND 6B

GV II

End of terrace house. Early C18, altered. Brown brick with wooden band at 1st floor level. Slated mansard roof with dormers and weatherboarded gables. 3 storeys. 2 windows and 3 window left hand return. Original entrance to right, now with C20 part-glazed door with mask keystone. To left, early C19 wooden doorcase with pilasters carrying entablature and broken pediment. Round-arched entrance with panelled reveals, fanlight and panelled door. Flush framed sashes with exposed boxing; 1st floor left, segmental-arched. Left return refaced late C19 in yellow stock brick with gauged red brick segmental arches to recessed sashes. Parapet. INTERIOR:not inspected.

The present report is based on an external and internal inspection, with the benefit of Richard Mitzman Architects survey plans, elevations and sections, their photographic survey, the 1930s street-scene as recorded in a watercolour of the 1930s reproduced in their Planning Design Statement, with the drawings for the 1966 and 1977 planning applications from Camden's Planning archive.

Assessment of List Description

The listing text describes the house as altered in the mid 20th century, when it was converted it into three flats. Neither the address nor the list description have been up-dated since listing in 1974.

The classing of the building as an end-of-terrace house is inexplicable. The house does not form any part of a terrace, and was probably free-standing as built c.1700. The house immediately next to it on the north-east side – No. 4 Perrins Court - is a later, possibly early 19th century construction, probably on the site of its garden.

The date ascribed to the house is reasonable. The extent or date of later alterations is not discussed, except in the description of the "left return" elevation – see below.

The wooden band noted at first floor level is presumably the painted steel strap which is continued on the south elevation.

The side elevation facing Perrins Court passage is treated as the principal elevation and front in the listing. It was the entrance front at the time of listing, and so remains, but it is clearly a lateral elevation, as the windows on that side only light the staircase, and none of the rooms, and both doorways on that side were also formerly windows (see archive planning drawings).

The part-glazed door opening directly onto the passage pavement noted to the right is wrongly identified as the original entrance. No opening is shown on the 1930s watercolour in this position. The bricks forming the soldier course head appear to be re-used stocks of varying colour and size, and 20th century work.

The owner who made the alterations to this front seems to have had a taste for salvaged Georgian materials, incorporating into the new door head a key block with bust or mask, probably from a round-headed window or doorway of c.1800, and quite possibly of Coade Stone. The painted wood door surround to the other "front" door does not correspond in design to the doorcase shown on the 1966 and 1977 drawings, but is an original Georgian doorcase, also of c. 1800.

The principal elevation facing south is very summarily treated as the left return. The source of the information that it was re-faced in the late 19th century, is not noted, and is unknown. I would not disagree the statement that it has been rebuilt or re-faced, but feel that the brickwork could be older than the late19th century quartered sashes it contains.

Building and proposals appraisal

EXTERIOR

Side elevation facing Perrins Court passage – south east elevation

The brickwork of this elevation appears to be substantially original and of c. 1700. The openings were all windows, informally disposed to light the stairs.

The proposed reinstatement of windows in place of the modern door openings would enhance the logic and significance of this elevation. The painted wood pedimented doorcase of c.1800 which frames the left doorway could be re-deployed as the surround for the new reinstated front door on the south west elevation. The mask key block of similar date, and also clearly ex-situ, in the head of the right doorway, might look better in the proposed segmental window head of the reinstated ground floor left window, or could be left where it is as a souvenir of the 1960s work.

The present, modern treatment of the lower slope of the mansard roof on this side is unsightly and would be improved by the traditional treatment of such eaves as suggested by the structural engineer, if the double-slope mansard roof were to be retained.

The opportunity, offered by the proposed works, should not be lost to remove the steel strap and possibly also the tie end plates in favour of less visually obtrusive “stitch” ties proposed by the structural engineer.

South west elevation

This front is self-evidently the principal elevation with the windows lighting the house rooms. It displays the influence of London town houses and the Building Acts enacted by Parliament in the aftermath of the Great Fire of London and consolidated in the great Building Act of 1774. It faces Perrins Court like a town house in London or Bath, with a railed area in front of the basement kitchen, and opposite, under the pavement, a coal vault. It is built of brick with recessed windows, and a parapet concealing the roof, reducing exposed woodwork to a minimum. This front is difficult to see and appreciate with the removal of the front door and its approach, now blocked by a modern bin store.

The proposed reinstatement of the “front” door to the right end bay, preceded by a reinstated platform, with steps up from the pavement, would enhance the appearance and significance of this elevation.

The evidence of a blocked doorway in the position of the present ground floor right window is conclusive in my view, and is reinforced by the observations of the structural engineer, and an examination of the 1966 archive plans. The present window head lacks the gauged brickwork and fine lime putty joints of the other windows. The late Georgian painted wood doorcase would be entirely appropriate to the re-formed front door opening, suiting it both in design and scale.

The front would also benefit visually from the removal of the painted steel first floor strap in favour of less obtrusive stainless steel "stitch" ties, as proposed by the structural engineer.

North west elevation

This is a blind elevation dominated by the house's large lateral chimneystack

North east elevation

The basement, ground and first floors of this elevation are now concealed by the adjacent, later house. There is one second floor window, originally one of pair of windows. The blocked window could be re-glazed without loss of historic fabric or significance, if desired.

PLAN

The plan of No. 6 Perrins Court is unusual. It is more akin to that of a tower house, with one main room to each floor. Except in the basement, which has probably always housed the kitchen, the main spaces would have been sub-divided into room and rear closet, probably by a wainscot partition, ie a panelled partition. Another partition would have separated the rooms from the stairwell, and entrance lobby on the ground floor.

INTERIOR

Staircase

The staircase is basically original, and late 17th/early 18th century. It is a newel stair with straight flights and winders.

The only unaltered flight is the straight flight going up to the first floor, from the ground floor landing to the winder. This flight has a moulded closed string and turned balusters of similar profile to those on the stair from the ground floor to the basement of Burgh House, Hampstead, built in 1703. The balustrades are otherwise mid – late 20th century and of poor quality, belying the true age of the structure.

Basement

The basement houses the kitchen. This has probably been its use since the building of the house c.1700.

The kitchen retains the original spine beam, now enclosed in plain boxing. The opening up done for the structural engineer confirms its presence. The removal of the modern post supporting the spine beam, and the joists between the beam and the fireplace, and associated corbels, by adopting the measures suggested by the structural engineer, would be beneficial to the character and appearance of the room.

The fireplace is the largest in the house, as one would expect for the kitchen, and is substantially original, with a timber bressumer over the fireplace opening. The original open fireplace would probably have been replaced by a cooking range in the aperture in the 18th century. The installation of a modern cooking range would be very desirable from the historic building point of view, making the fireplace once again the focus of the room, instead of being treated ignominiously as a cupboard.

The floor of the kitchen does not retain any historic surfaces such as stone flags or tiles, and appears to be a modern concrete floor slab. The original floor level was lower, as the structural investigation has confirmed.

The present door between the basement kitchen and the area was probably originally a window, and the present window has been a door, giving direct access to the coal vault on the opposite side of the area.

The area has a modern surface of concrete paving at a level above that of the original floor or pavement.

Against the north west end wall of the area is another piece of architectural salvage – a large 17th century style doorcase. This is reputed to have come from Sir Edward Elgar's Hampstead home. This is possible. Between 1912 and 1921, Elgar owned No 42 Netherhall Gardens, a large brick house designed by Richard Norman Shaw for the painter Edwin Long, in a picturesque style inspired by 17th century houses. It was demolished c.1937. The doorcase could have come from on of the large rooms there, such as the studio. If it is not already in too poor a state it should be moved inside, possibly to the stairwell.

The coal vault retains its coal chute.

The plan to roof over the area in glass would not involve any loss of historic structure, provided the pier between the two openings in the front wall of the basement is retained. The proposed glass roof should have its own supporting structure, meeting the front wall but not cut into it. The desired head height in the extended kitchen could be achieved by removing the modern floors, recording whatever remains beneath of the older floor surfaces.

Ground floor

The ground floor sitting room retains it original spine beam, now boxed, and fireplace. The painted timber bolection-moulded surround to the fireplace opening may well be original and thus of c.1700.

The post inserted in 1966 to support the spine beam intrudes into the space. A means should be found to remove it, along the lines suggested by the structural engineer.

First floor

This floor again retains it original spine beam, in 20th century boxing, and supported by an intrusive post inserted in 1966; see above for recommendation to remove.

The fireplace has a painted wood bolection-moulded surround which is probably original. It also retains, on the back wall, painted wood panelling which is probably also original.

This room was almost certainly sub-divided by wainscot partitions creating closets, one at the head of the stair, and another at the back of the main space. There would also have been a partition dividing the main room and the closets from the stair-well. Consideration should be given to re-establishing the main division between the room and the staircase.

Second floor

The fireplace on this floor has a timber bolection-moulded surround to the opening which may well be original.

The spine beam is at a right angle to the fireplace wall with one end supported by the partition separating the stair-well from the main space, which has a modern partition dividing it into two rooms. This crowds the chimneybreast and fireplace, which should be more central to the space.

The present bathroom at the head of the stairs is probably on the site of a former, original closet.

Attic floor

There has probably always been accommodation in the roof, which would have been known as the garrets in the 17th and 18th centuries.

The twin mansard roof has been considerably altered, as often tends to be the case with London houses. The roof next to the chimneystack to the north east appears to be entirely modern, associated with the creation of the roof terrace and the cutting back and rebuilding of the former roof which would have matched its twin.

The original roof was probably a double-hip roofs with dormers, and eaves to the front and passage side. This was probably rebuilt as twin double-pitch or mansard roof when the house was re-fronted in the 18th century and given a parapet to the front in the style of a London town house. Double-pitched roofs were current on town houses from the early 18th century. Neither the original roofs nor their replacements appear to have had rear slopes, but terminated, as now, in twin gables. This allowed the newel post of the stair in the south-east corner to be continued into the attic storey, and permitted more space in the roof.

The staircase should be respected in its present form, which leads to the conclusion that the roof should be left to project on the south side and not rebuilt within a parapet extended to the south and east sides of the building. The reinstatement of the traditional treatment of the eaves with sprockets would greatly enhance its appearance.

Conclusion

No. 6 Perrins Court is substantially a house of c. 1700, re-fronted in the 18th or 19th century, and altered in the in the mid – late 20th century when it was converted to multi-occupancy as Nos 6, 6a and 6b Perrins Court. It is so recorded in the listed building address and description of 1974. The house has since reverted to single residential occupation.

The alterations were made to the house in the 1960s and 70s, associated with multi-occupancy, when the side elevation facing Perrins Court passage was made the entrance elevation, and are associated with the conversion to multi-occupancy. This conversion work of the 1960s was carried out in modern standard materials of poor quality, both inside and out, with the introduction, confusingly, of some salvaged material of c.1800 in the form of a doorcase and a key block, incorporated into the new doorways. These 20th century alterations are generally superficial, overlaying and disguising historic structure, such as the staircase, compromising the special architectural interest of the building and its significance. Structural deficiencies were addressed in the cheapest and most expedient ways, with steel posts, bands and obtrusive ties. It has also created anachronisms such as the two side entrances.

The house is once again a single dwelling, as originally built. The present application, to make certain alterations, addresses the legacy of a period of multi-occupation in the latter part of the 20th century to improve the appearance and use of the building in the new century. It has offered the opportunity for a more detailed examination of the building and some structural investigation, leading to a better understanding of the heritage asset and its significance. This will inform the proposals, along the lines suggested in this report and that of the structural engineer, in a way that will ensure that they have a neutral or positive impact on the special architectural interest of this listed building.

Appendices

7.02 Letter Supporting Revised Proposals

John Brushe MA Architectural Historian and Historic Building Consultant

48 Aylesbury Street, Wolverton, Milton Keynes MK12 5HU Tel: 01908 319264
Conservation and Design Officer South Bucks District Council
Capswood, Oxford Road, Denham, Bucks UB9 4LH Tel: 01895837375
e-mail: john.brushe@southbucks.gov.uk

21st June 2013

Martin Ledger,
6 Perrins Court,
Hampstead,
London NW3 1QS

Dear Martin Ledger,

With regard to the revised scheme for Perrins Court, I am confident that the proposals, as amended in the light of the report of the structural engineer and my own listed building assessment, would not harm the significance of this heritage asset.

The alterations as now proposed do not involve the loss of any historic fabric, and would tend to enhance rather than detract from the significance of the designated heritage asset. Full regard has been given to the National Planning Policy Framework, issued by the government in March 2012, in particular NPPF Policy 12 Conserving and Enhancing the Historic Environment. This places great weight on the "desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation". I believe that the amended proposals offer the building a sustainable and viable future.

Yours sincerely,

John Brushe

Appendices

7.03 Report on Existing Structure

Andrew C Smith

Consulting Structural Engineers
Tel: 0207 704 6920
office@acsstructures.co.uk

35 Britannia Row, London N1 8QH
Fax: 0207 704 6946
www.acsstructures.co.uk

6, Perrin's Court, Hampstead.

Report on the existing structure with discussion of the work required for the proposed alterations.

A. Introduction.

This report is to help clarify the structure and construction history of the house prior to the owners seeking permission to both restore and alter it. The report describes the structure, outlines how it has been changed and its present condition, and then discusses the remedial work needed and the effects of the proposed restorations and alterations, including the further investigations needed to clarify its nature and history.

The report is based on the drawings supplied by Richard Mitzman Architects, including a good quality dimensional survey, and on 2 visits to the house, during the 2nd of which extensive opening up was carried out. RMA have also sent me copies of drawings from 1966 and 1977 from the Camden planning archive which show the previous work, at least as intended.

Although the opening up did give a great deal of information, as always it raised further questions whose answers impact on the work needed. Therefore some of the discussion that follows is of necessity provisional and, although further investigation will answer some of the remaining queries, in some cases it may not be possible to design definitive work until the construction is under way and the existing structure more fully exposed.

B. General description of the original structure.

6, Perrin's Court stands on a moderate south-east slope, on the east side of a ridge of the hill on which Hampstead stands, just to the west of the High Street. The geological map shows its site as right at the edge of the Bagshot Beds (a fine grained yellow sand) where they run out onto the Claygate Beds (finely laminated brown sand and silt). A trial pit dug below the floor of the vault across the yard from the house proper exposed a light brown/orange/cream soil of finely laminated sand and silt, confirming that its foundations actually bear onto the Claygate Beds. I saw no sign of significant movement arising in the foundations, either historic or recent, so they will be satisfactory as long as there is no significant increase in the loads they carry. Due to the strength of the present concrete basement floor slab, it was not possible to expose the foundations of the west wall. However a trial pit in the north-east corner of the basement exposed a cobbled surface covered with ashes at around 450 mm below the present floor, possibly a former hearth. Regrettably this meant that the foundations of the original walls were not seen here either.

The house is almost exactly square on plan and oriented more or less across the slope, with its wall to Perrin's Court facing, in terms of the compass, south by south-east: for simplicity I refer to this wall as the south wall. It appears to have been built towards the end of the C17 or early C18, with external walls of clamp-fired plum stock bricks laid in Flemish bond in lime mortar, timber framed floors and internal walls. Although its original roof will have been timber framed, it is not yet certain that the present twin mansard roofs over the 3rd floor are the original form. Internally the original layout appears to have consisted of a narrower bay along the south wall containing the entrance hall/closets and stair bay, and a wider bay beyond: probably used as a single room at 1st floor and perhaps on the other floors too, as there is only one fireplace at each floor. This plan is carried by a very simple structure of, at ground, 1st and 2nd floors, a principal beam spanning east-west at mid-depth of the house carrying joists spanning north-south. At 3rd floor the principal beam's span reverses to run north-south, but the valley beam between the mansard pitches runs east-west again.

C. Detailed description, construction history and condition of the structure.

Please read this section with the attached annotated prints of the survey drawings.

1. Walls.

The original walls appear to have largely retained their original openings, albeit repaired in places, but the entrance door appears to have been moved relatively recently. The evidence for this is that the present ground floor window at the south end of the west wall appears to have replaced a door opening, as the panel of brickwork below the window cill and the arch over do not match the rest of the wall. The awkwardness and abruptness of the present entrance direct from Perrin's Court compared to the simple and conventional arrangement that results from the door being in the south-west corner is also a strong argument for locating the entrance there. Then the house would be reached by a few steps up from the public realm of Perrin's Court onto a generous entrance step that could be seen from the basement and ground floor before coming into the house itself, providing the gradation of privacy that urban houses of that and later periods considered proper.

The larger 1st floor window opening in the south wall has a red single brick rough segmental arched head over jambs that are properly bonded with queen closers over their full height, whereas that above it has an odd flat arch of varying depth, though again over jambs that are properly bonded full height. It is therefore pretty certain that these two openings are original, though the rather crude head of the 2nd floor window may either be original or rebuilt.

The smaller openings at the eastern side of the south wall both have ½ brick flat arch window heads and their jambs do not consistently have queen closers over their full height though they are present in all courses on one side or the other, if not both. The 1930's sketch reproduced in Richard Mitzman Architects 'Planning design statement' shows these eastern windows in the same positions and of the same size as they are now, so, even if they aren't as built originally, they had their present form by then. The inconsistent bonding of their jambs may reflect either simply the inconsistent length of bricks of that date, so that the bricklayer used what bricks he had to hand rather than cut them to maintain the correct bond, or subsequent careless repair, rather than a change of opening size. This sketch also confirms that the lower entrance door below these windows was inserted as part of the changes made after 1966 as no opening is shown here.

The openings in the east wall at 2nd floor appear to have no separate window head: just a course of stretchers laid directly onto the window frame in front of the timber lintel behind: there are several examples of window heads of this date simply built off the window frame elsewhere in London so this may well be the original detail. It has not yet been possible to see their jambs properly, but oblique views from the window itself suggest that they do have fairly consistent queen closers. The northern opening was originally open as opening up revealed a timber plug in its jamb for fixing the architrave, but was later blocked: the blocking brickwork appears to be laid in cement mortar and so this was done relatively recently, but before 1966 as it is shown as closed on the drawings of that date.

The north wall originally stopped at 3rd floor with only the chimney stack continuing upwards. Probably when the west wall was rebuilt, a panel of brickwork was built in front of the stack, but not bonded to it, in plum stocks, presumably re-used, which appears to be bonded to the parapet of the front wall: this should be checked. Then around the mid C20 the wall was extended up behind the stack with a creasing tile and brick-on-edge coping, is again un-bonded to the stack, and

the stack itself was extended upwards in Flettons. The 1966 drawing shows the stack with 5 chimney pots, each corresponding to a flue from each floor as a fireplace is shown on the plans at each floor, but the 1977 drawing shows only 2 pots and the top of the stack as being rebuilt: there are in fact 3 pots at present. The current survey shows what appears to be an additional flue on the east side of the main stack from ground to 2nd floor: a blocked opening in the side of the stack in the basement is probably part of it. That would suggest that originally there were 6 flues: as the stack is around 10 ½ bricks wide, it is possible that it does indeed contain 6 flues.

The most obvious alteration is that, most probably at the end of the C19 or early C20, the west wall was rebuilt, at least above ground floor though it seems that original brickwork survives below. It was rebuilt mostly in kiln-fired yellow/brown stocks, though some original bricks were re-used at its ends, was also laid in Flemish bond. However its mortar is harder mortar and its 1½ brick deep segmental window arches are of red rubbed bricks laid in lime putty. The ends of this wall over-sail the north and south walls and have un-bonded straight joints to them so that the different gauge of their brickwork and their somewhat distorted lines could be accommodated. The openings in this rebuilt wall may be a more or less faithful copy of those in the original, though the plan suggests that there might originally have been just 2 windows at each floor. The original windows are all set flush with the wall face, as befits their date, whereas in this wall they are set back behind ½ brick reveals: hence this wall is certainly later than the 1774 building Act that required such reveals. It is not known why this wall was rebuilt: the only suggestion comes from the south wall which has bowed outwards significantly over its height and width: possibly the west wall bowed sufficiently severely as to require rebuilding. Alternatively it may have been replaced to bring the building more up to date and admit greater daylight.

The 1966 drawing shows the bowing of the south wall being restrained by the insertion of two 'new ties' at both 1st and 2nd floor that run right through to the outside face of the north wall and which are shown fitted with simple rectangular pattress plates. By the time of the 1977 drawing, existing ties are shown at 3rd floor also and all of them with the present rather crude diamond pattress plates. These appear to be effective, as the straight joints between the front and both south and north walls have not moved since they were last repointed.

A large steel plate strap has been fixed right across the west and south walls and returned onto the north wall, presumably to restrain bowing of the west wall. This strap, which is again crude and disfiguring, does not appear on any of the previous drawings as so was presumably added after 1977.

2. Floors and roofs.

The floor structures appear to retain a high proportion of their original timbers, though they have deflected substantially and been much packed up for the present floors. Their timbers appear to be a mixture of hard and softwood, which is not unexpected at this date: however as hardwood is frequently both stronger and stiffer than softwood, it will be necessary to inspect the timbers more closely to determine which is which.

The floor is conventionally framed for that date: the joists have haunched and pegged tenons into the beams and it is assumed that the fireplace trimmers have tusk tenons to the trimming joists, but this detail has not yet been seen. The joists would originally have been carried on timber plates built into the external walls, though again none of these has yet been seen. Assuming these plates survive, the bowing of the south wall may have either reduced the joists' bearing onto them or the plates may have pulled out of the wall: either way, some remedial work here should be anticipated.

The framing of the 3rd floor and roof pose a slight conundrum. Although the 3rd floor is framed similarly to those below, it is rotated so that the principal beam spans north-south, but then the roof structure is rotated again with the valley beam running east-west. I cannot think of a structural rationale for these orientations. If the top of the 3rd floor beam and the underside of the valley beam could be seen, they might well contain evidence of the original framing and help to resolve this conundrum.

All of the beams are now clad in plaster, a plain boxing in the basement and moulded on the upper floors. However inside the basement boxing, the beam was found to be moulded, apparently by fixing moulded lengths of timber to an underlying rectangular beam, and then painted.

On the upper floors, the moulded profile of one of the beams proved to be run in plaster on expanded metal over a rectangular section with a plain chamfer on its bottom arrises: this is confirmed by the 1st floor beam as part of its plaster casing is missing. The moulded plaster casings are therefore probably both a modern addition to increase the beams' fire resistance when the house was in multiple occupation, and also reproduce an earlier timber detail as seen over the basement.

The beams all appear to be around 10" square and of boxed heart sections so that they have developed significant shrinkage checks and their arrises are rounded in places due to wane. As usual, they are somewhat undersized for their span and loading by modern standards and have deflected significantly. An initial calculation suggests that their bending capacity is around 80% of what we would require nowadays and their stiffness around 50%, so their deflection should be expected but, as long as the wood is of a reasonable quality and has not been weakened by decay or ill-advised notching, their strength is broadly adequate.

The opening up showed that some of the floor joists have also deflected, though not as noticeably as the beams. Where they could be measured, they are generally around 5" deep x 3½" wide and at around 14" – 18" centres: again as is often found, this size and spacing are ample for their span and domestic loading. Hence their deflection is a little unexpected and suggests that the floors have either; been subjected to a prolonged and substantial overload at some period, or have been kept wet while under sustained load, or have suffered from decay, or have been weakened by notching and other ill-advised cutting.

Only slight local signs of fungal decay of the beams and joists were noted, and this is not thought to have affected the structure significantly though the bearing of the joists and beams into the external walls have not yet been seen and should be checked. Some damaging notches were seen in the joists, but most of the modern services have been cut through the packing. Some of the beams and joists show signs of insect attack and some local crumbling of the timber was seen on their arrises, presumably reflecting a more severe infestation of the sapwood: however there does not appear to be a correlation between insect attack and deflection, and no signs were seen of any active insect infestation, so insect attack is not thought to pose a significant structural problem though this should also be checked when the structure is opened up.

The 1966 drawings show that circular hollow section steel posts were inserted beneath each of the floor beams at around mid-span: until then, the beams had spanned clear between the external walls. These posts have simple rectangular end plates which are screwed to the top or underside of each beam and so could be removed with negligible damage. These drawings also show narrow stair wells being formed through the ground and 2nd floors alongside the west wall so that the maisonettes had their own internal stair, and these same wells as being closed up again in 1997. Hence here modern replacement softwood joists should be anticipated. Although not shown on these drawings, the joists between the ground floor fireplace and the beam, which are exposed below, are also not original but modern replacements and are supported on a trimmer that is carried on unsightly corbels built out from the chimney breast below rather than on trimming joists to either side of the breast as would be expected.

The floors are generally significantly packed up from the original structure, in places by as much as 170 mm though generally by around 100 – 125 mm around the centre of the beam's spans. In several places raised floors were added in 1966 over the packed floor: these raised floor areas are not contributing structurally and can simply be removed. The packing has not been carried out so that the added timber acts compositely with the original joists,

but the additional joists are carried on the main beams and so will be contributing something to the floors' stiffness and strength.

The original floor levels can be revealed by opening up around their edges, and in places these will be significantly lower than at present. However the 1966 and 1977 drawings both suggest that the levels of the stair landings were not altered, so the landings may well still be carried by the original structure: this is certainly true at ground floor where the landing was opened up to reveal only slight packing over the original joists. This agrees with the sense that some parts of the stair are original, particularly the strings of the flight between ground and 1st floors, the balustrade of the lower of these, and much of the newel post: other parts of the stair may also prove to be in their original position if not of original material.

The south mansard roof, including the south slope's braced framing and cill onto the brickwork below and the central valley beam, is of sawn softwood timbers of some age. This structure may not be original as the frame is nailed rather than tenoned together, and the timbers seen have more accurate sections and arrises than the floor joists. However the structure of such walls changed little between around 1600 and 1900, particularly in London where softwood replaced hardwood earlier than elsewhere in the country. Thus the 3rd floor and roof structures may be either original or rebuilt, though not later than the west wall, and so the present roof form may or may not be original. However the newel post does look as if it always did carry a stair to the 3rd floor, and the original roof did probably contain habitable rooms as suggested by the fireplace shown on the 1966 drawing. It is therefore not yet clear whether or not the south mansard and roof pitches are original, though they are certainly not recent, and further investigation is needed to resolve this question.

The north roof structure is all of modern softwood timbers where seen. As the north wall was only extended above 3rd floor around the middle of the C20 and does not appear to have had a parapet before then, it is probable that until then this half of the roof had a mansard slope as the south. Both the 1966 and 1977 drawings show the roof as having two ridges running east-west, both hipped to the west above a mansard slope, and with weather-boarded gables to the east. They also show the roof slopes as covered with pantiles and the mansard slopes with slates. The west mansard slopes are shown as draining into a parapet gutter that discharges through the parapet into a hopper-head at the northern end of the west wall, and the position of this opening through the parapet, now blocked, is visible above the present discharge. Hence the north half of the roof has probably been entirely rebuilt relatively recently, though some older framing may survive in its east wall, and was then cut short after 1977 to allow the insertion of the present small roof terrace at its west end.

The roof and mansard timbers showed few signs of deflection, insect attack or decay.

All of the ceilings are now of plasterboard and older floorboards survive only where overlaid by a newer raised floor, but at ground floor these original boards have a planed top and edges, a narrow planed margin along the edge of their bottom face, and then trenched on the underside where

they fit onto the joists and left rough sawn between: this would be entirely typical of a C17 or C18 date.

D. Proposed changes.

Please read this section with the attached annotated prints of the Architect's scheme.

1. Walls.

The proposed lowering of the basement floor, the yard and the adjacent vault is entirely possible by conventional underpinning in bays around 1m long, and this would have little effect on the structure above as long as it is done carefully and competently. Although some slight longer term movement may occur as the foundations settle down, the flexibility of the superstructure should accommodate these without distress. The drainage is reasonably deep below the yard, but the shallower drain runs will need to be re-laid. This lowering of the floor would remove any traces of previous construction on the site, such as the cobble paving seen beneath the north-east corner, but neither of the trial pits within the house revealed any earlier floors: these were probably removed when the present concrete ground slab was laid.

The proposed alteration of the doors and windows to the ground floor would have no discernible structural impact.

Both the present steel strap at 1st floor and the present pattress plates are unsightly. All of these could be removed and their structural tying replaced and improved by inserting stainless steel 'stitch' ties. These would be firstly, for the west wall, small rods glued into holes drilled from the face of the west wall into the end of the north and south walls to tie them together across the straight joints, and secondly, for the north, south and west walls, small rods glued into holes drilled through them at the floor levels and tied to the floor structure behind.

2. Floors.

The principal structural problem is how to remove the 1966 steel posts and reinstate the beams' clear span, whilst achieving acceptably flat, if not necessarily horizontal, floors. The solution is provided by their deflection as this has created a gap between the original structure and the desired floor surface. A necessary preliminary would be to strip off all the added raised floors and packing to reveal the top of the original structure throughout. On the line of the main beams it would be possible firstly to scribe a hardwood flitch to the deflected shape of the beam and then fix it down, either with glue and screws or with split rings and coachscrews, so that the flitch and the original beam acted compositely. On their own, the flitches may not improve the beams' stiffness and strength sufficiently, in which case the most effective second measure would be to remove the recent plaster casing from their soffits, glue and screw a thin steel flat to them and then conceal it and protect it from fire by reinstating the plaster casing: please see the accompanying sketch of such a detail. An alternative would be to cut a slot down into each beam from above and then glue in a vertical steel plate, if necessary the vertical leg of a welded steel 'T'. Previous experience with these details suggests that the beams' capacity would be adequately improved, but the latter would remove some historic fabric.

The advantage of the timber flitch is that it does not result in the loss of historic material, is more compatible with the original beam mechanically, can have floorboards fixed directly to it, and can be notched for services at its ends where the original beam does have adequate capacity to carry the reduced bending moments that occur here.

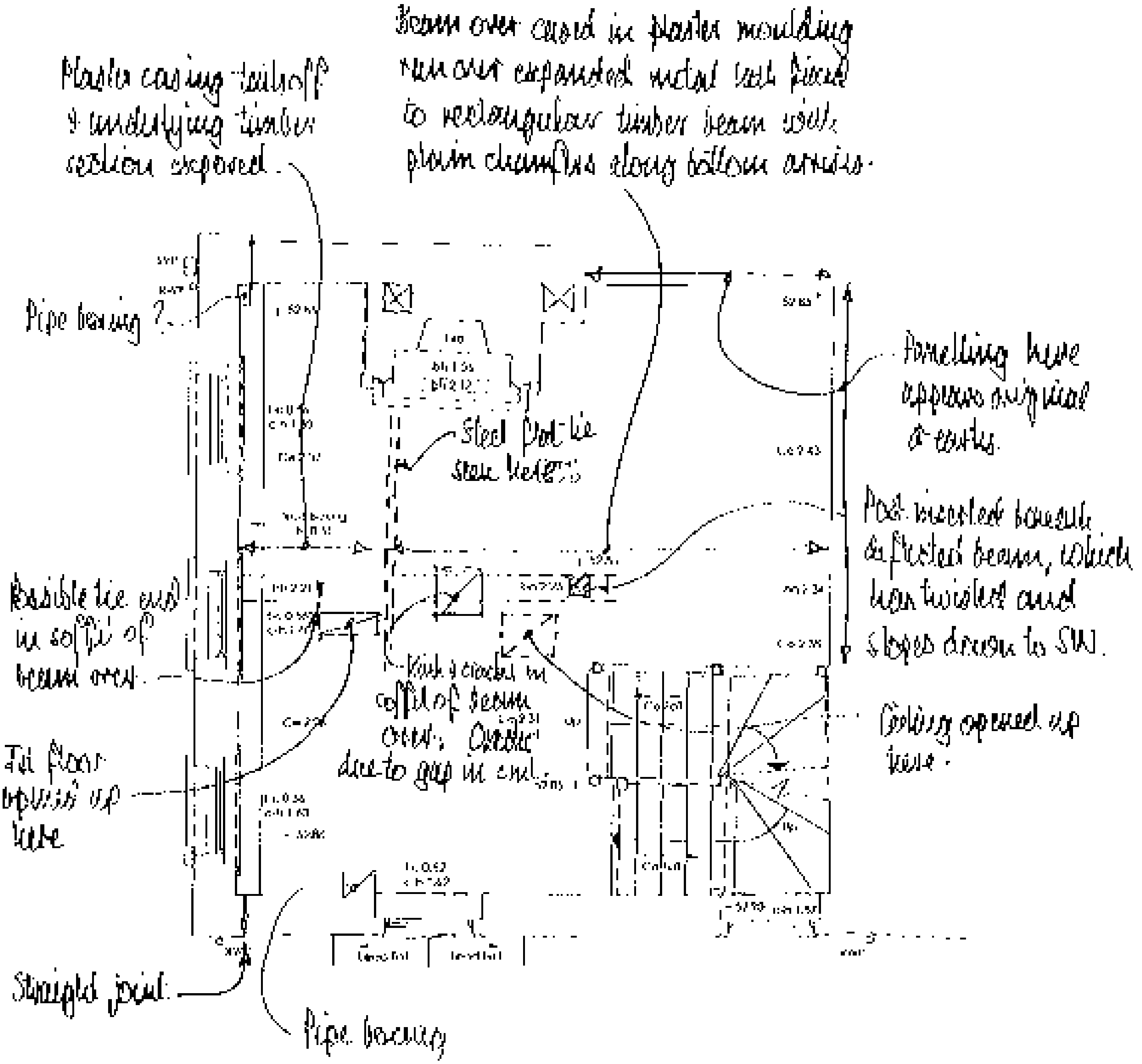
The joists would then be brought up to the correct line by either scribing timbers to fit on top of them or simply fixing additional sections alongside. The plane of the floor would not necessarily be horizontal: for instance at 1st floor the stair landing provides one fix, the original hearth another, the base of the original panelling on parts of the north and east walls another – it may be necessary to adopt a floor surface that is neither horizontal nor plane to reconcile all these, but again experience shows that entirely acceptable floors can be achieved, particularly in a house such as this where the levels have not been complicated by differential settlement of the walls and so bearings into the brickwork should still more or less be at their original level.

F. Conclusions.

The structure of the house is still mostly either original or of some age where not original. Its south wall is moderately distorted and its floors have deflected. The house has been much altered and adapted, particularly in the last 50 years, but each time structural problems have mostly been covered up rather than resolved. The present proposals offer the opportunity to firstly improve the floor structures so that they have a proper further useful life without the obstructive and objectionable inserted posts, and secondly to remove the unsightly ties and strap: in both cases without losing significant historic material.

The proposed lowering of the basement floor and the alteration of the roof appear not to entail any loss of original fabric, they are structurally simple alterations and need not cause any discernible damage to the retained historic fabric.

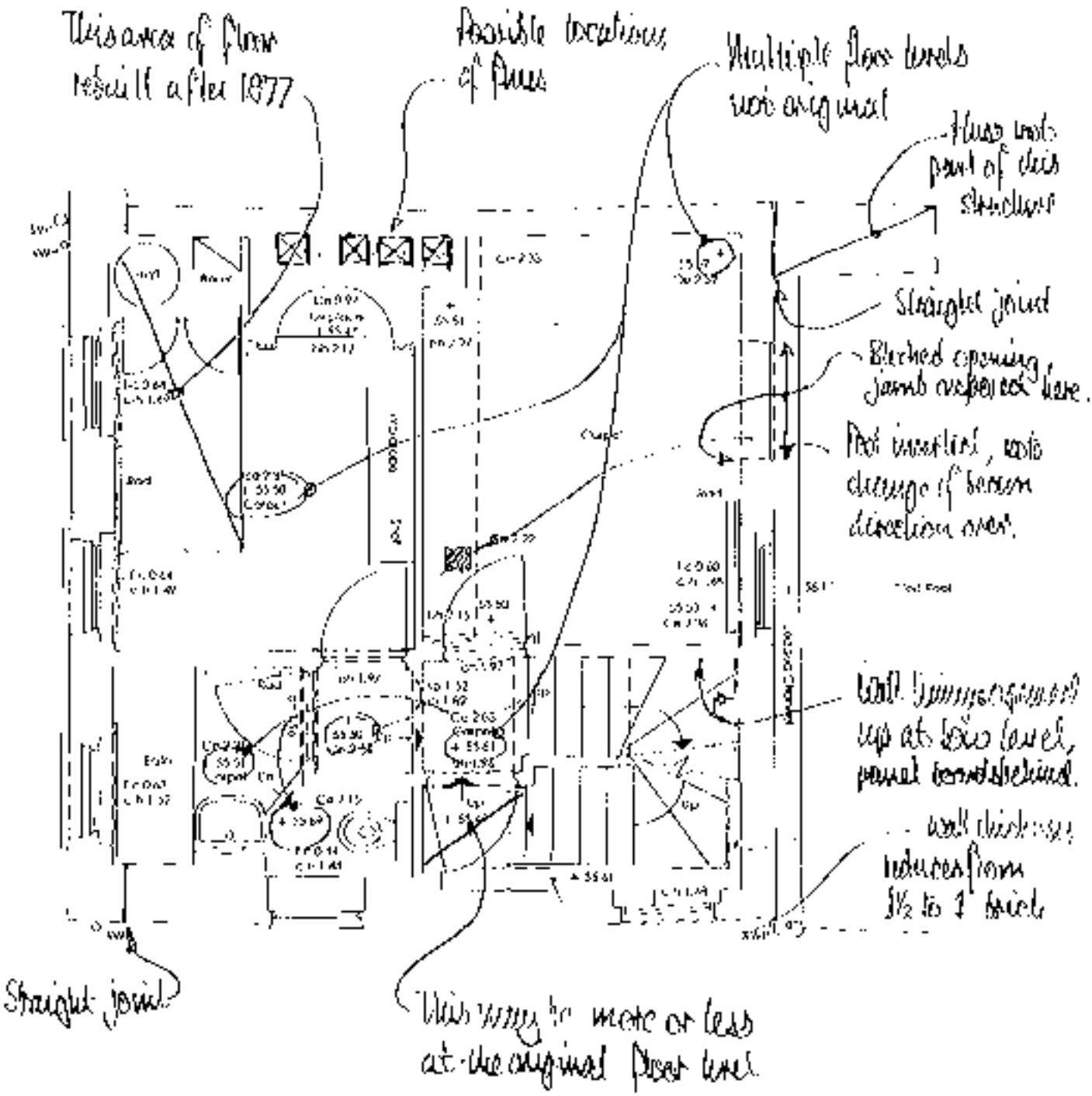
Andrew Smith, 20th May 2013



FIRST FLOOR

6, Perrins Court, Hampstead,
1st floor plan @ 1:50
Hand annotated about structure
ACS 23/11/12.

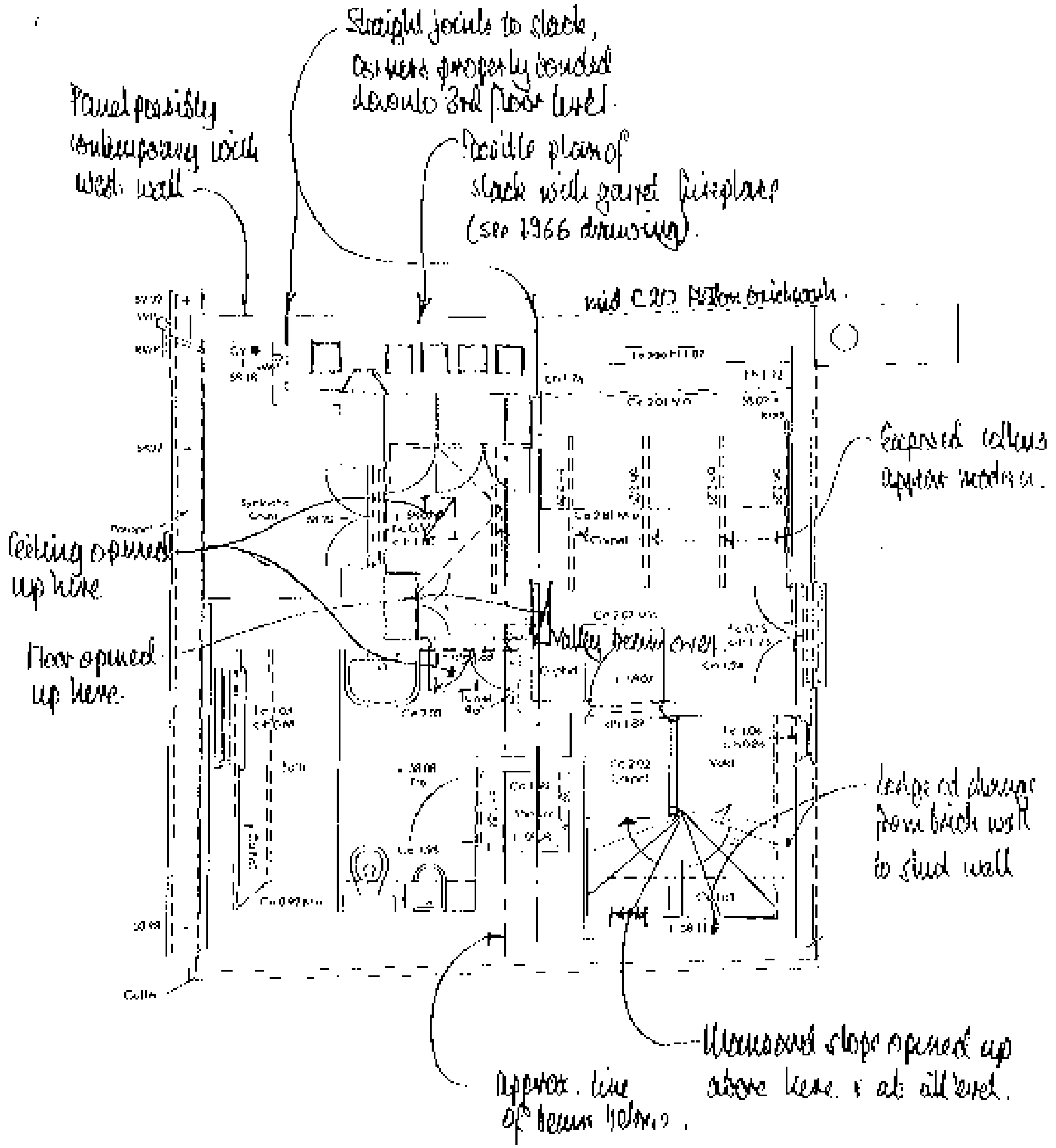
revised 25/1/13.



SECOND FLOOR

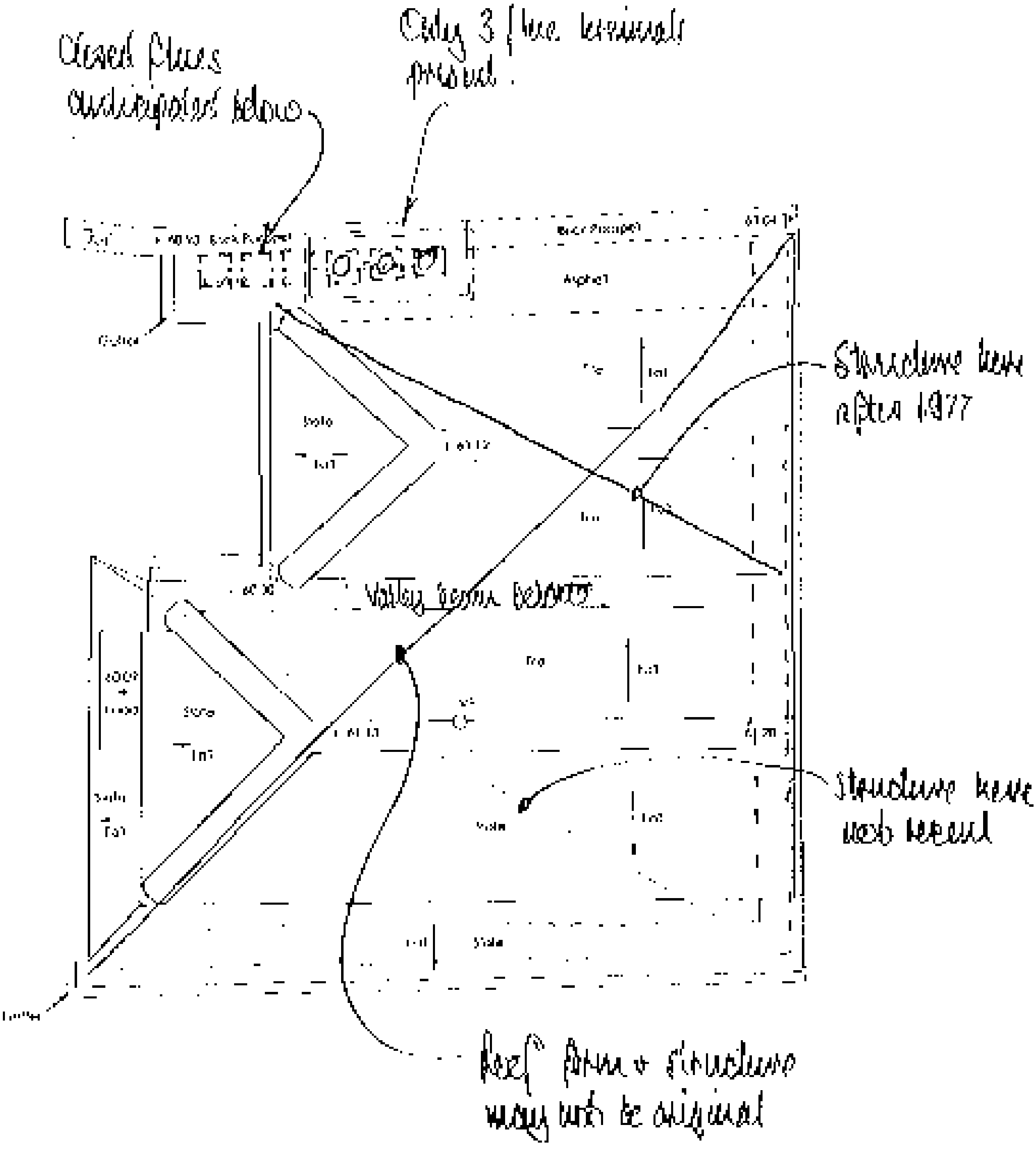
6, Persons Court, Hampstead,
2nd floor plan @ 1:50.
Print annotated about structure.
ACS 23/11/12.

revised 25/1/13.


Straight joints to stack, as were properly bonded down to 3rd floor level.
Panel possibly contemporary with west wall
Possible plan of stack with gaunt fireplace (see 1966 drawing).
mid C20 Fletton brickwork.
Exposed collars appear modern.
Ceiling opened up here
Floor opened up here.
Valley beam over
Ledge at change from brick wall to stud wall
Mansard slope opened up above here & at all level.
Approx. line of beam below.

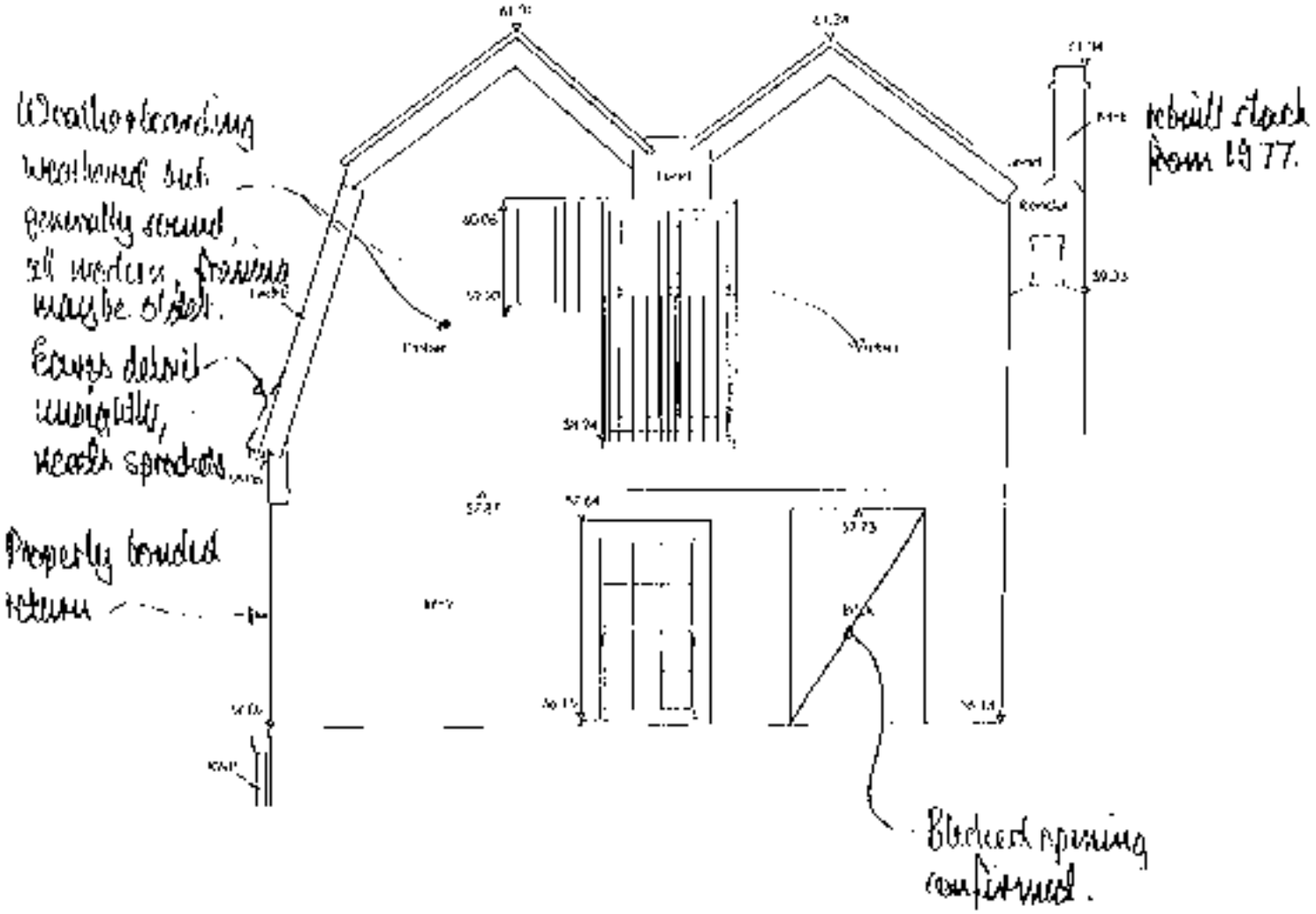
THIRD FLOOR

6, Perrins Court, Hampstead.
3rd floor plan @ 1:50.
Hand annotated about structure.
ACS 23/11/12.
revised 25/1/13



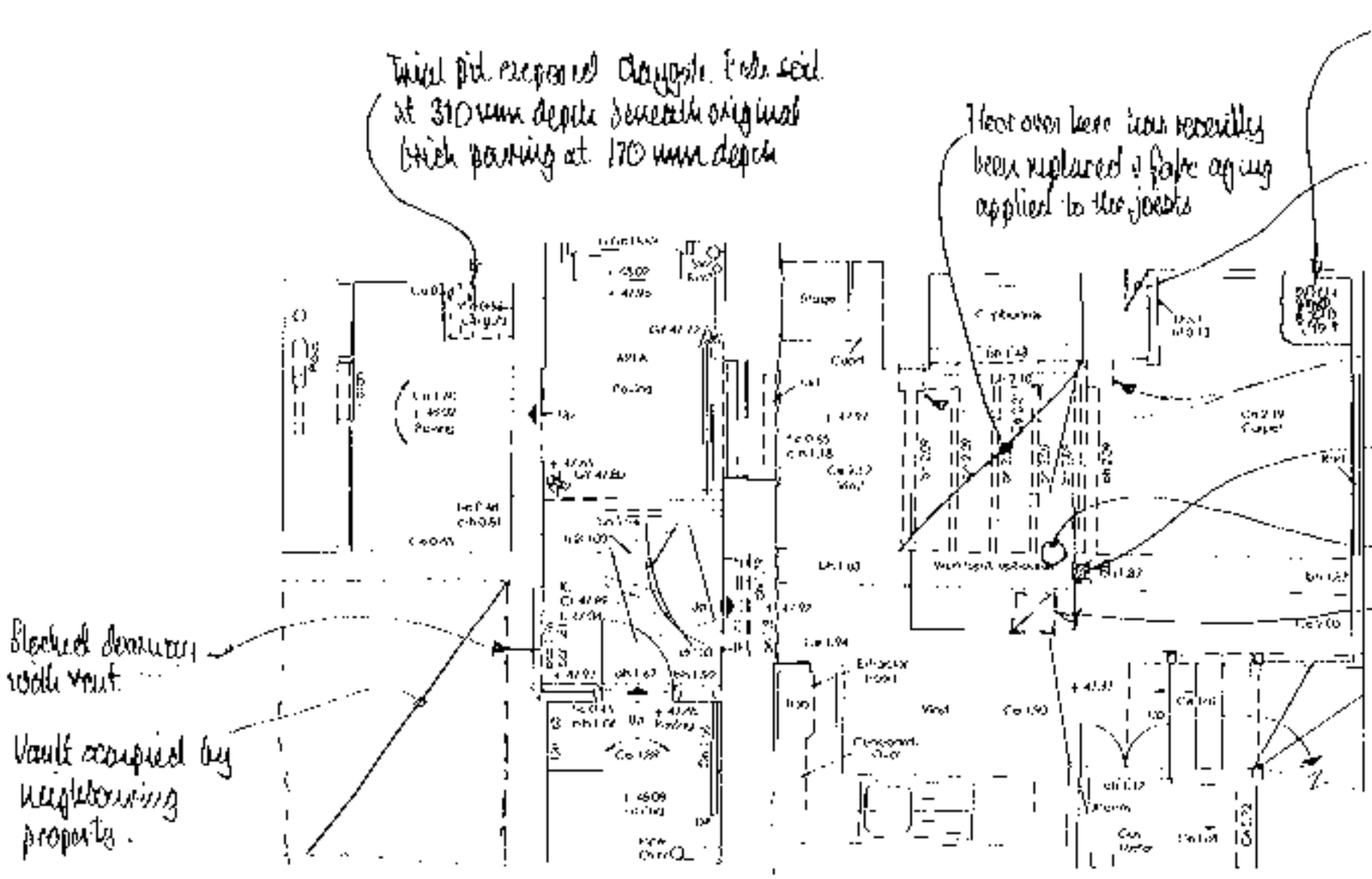
ROOF

6, Perrins Court, Hampstead
Roof plan @ 1:50
Print annotated about structure.
ACL 23/11/12.
revised 25/1/13

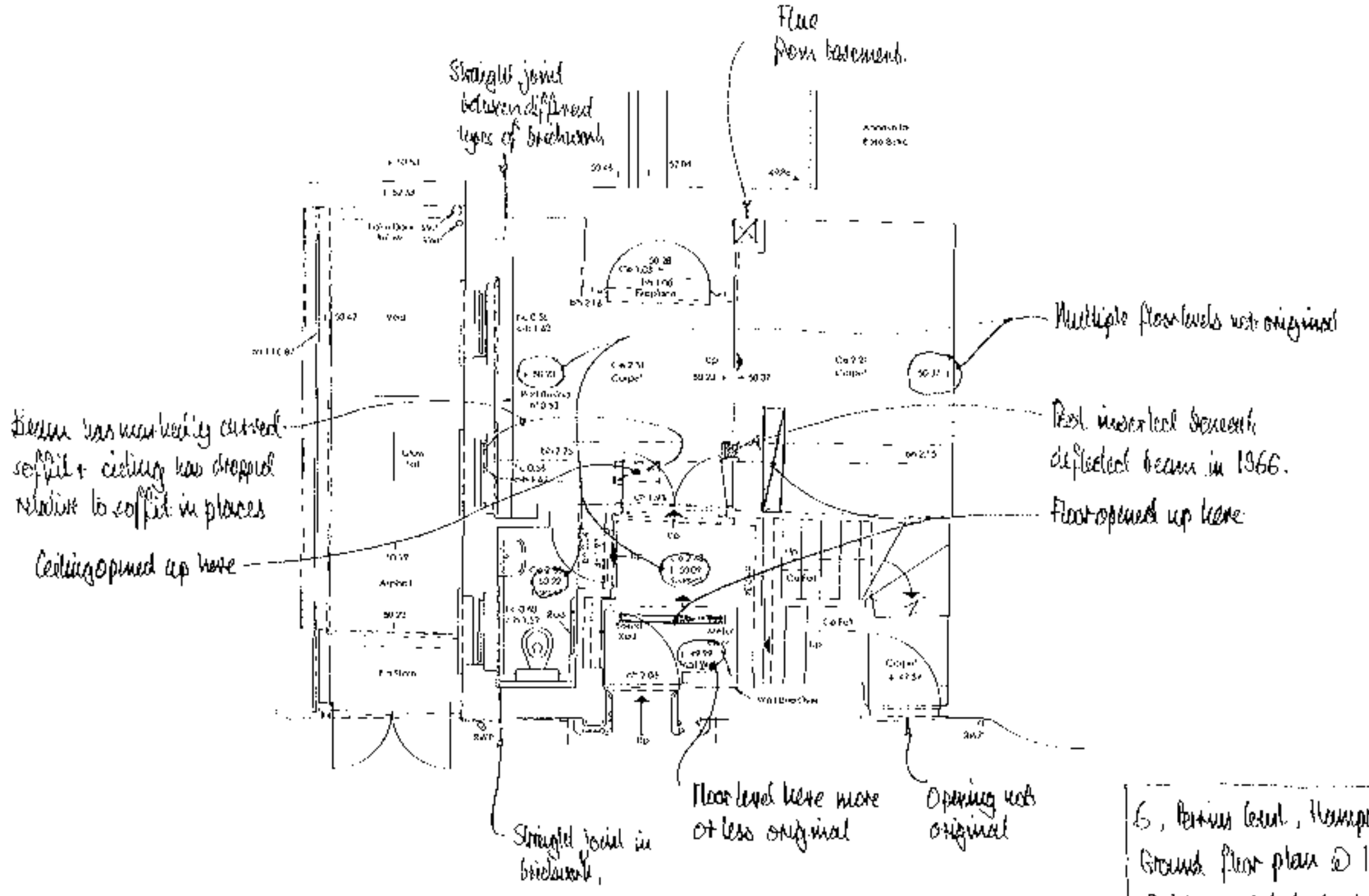


6, Fenton Court, Hampstead.
North-east elevation @ 1:50.
Paint annotated above structure
ACA 23/4/12.

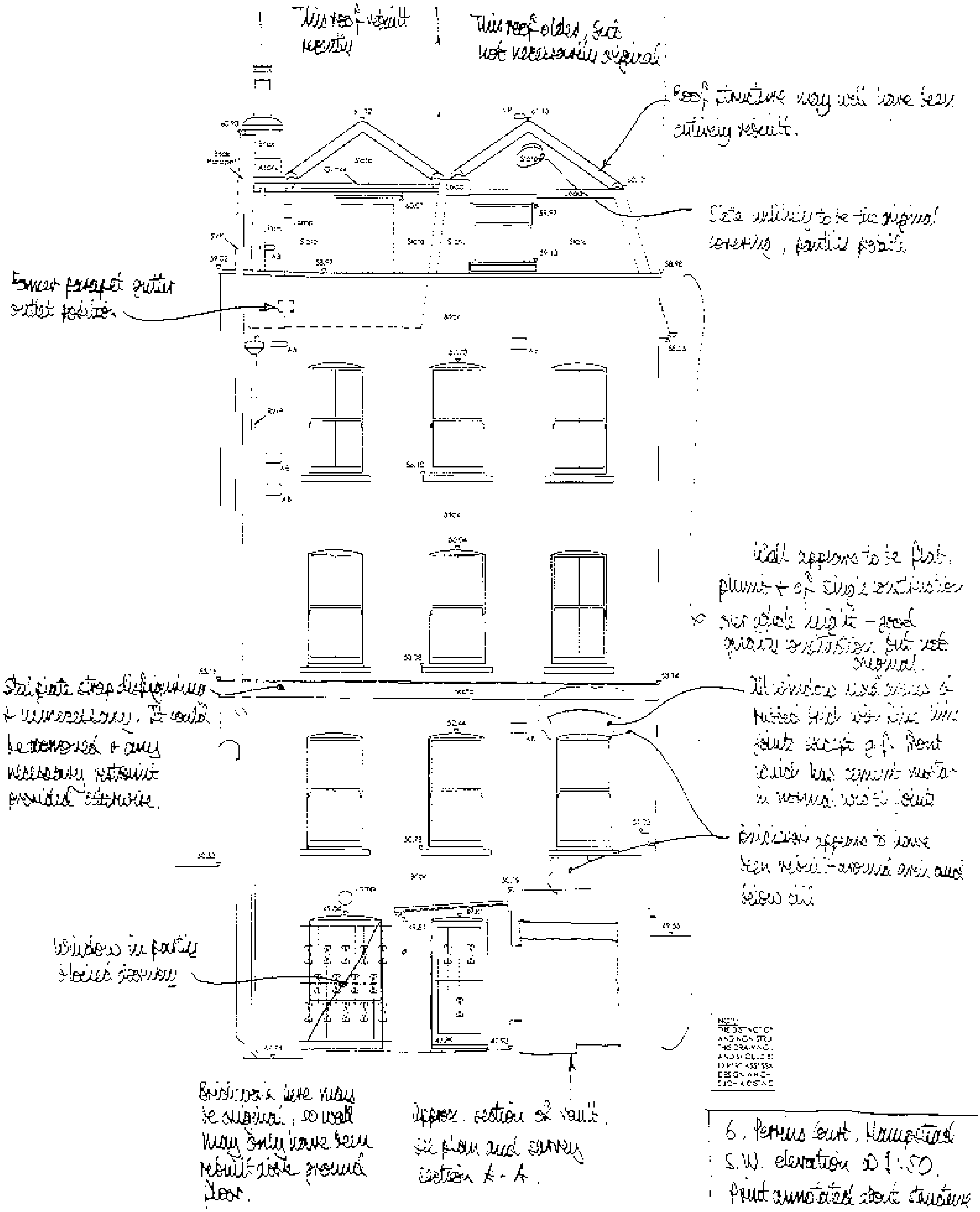
revised 25/1/13.



6, Ferries Court, Hampstead.
Basement @ 1:50
Print annotated about structure.
ACS 23/11/12.
revised 25/1/13.

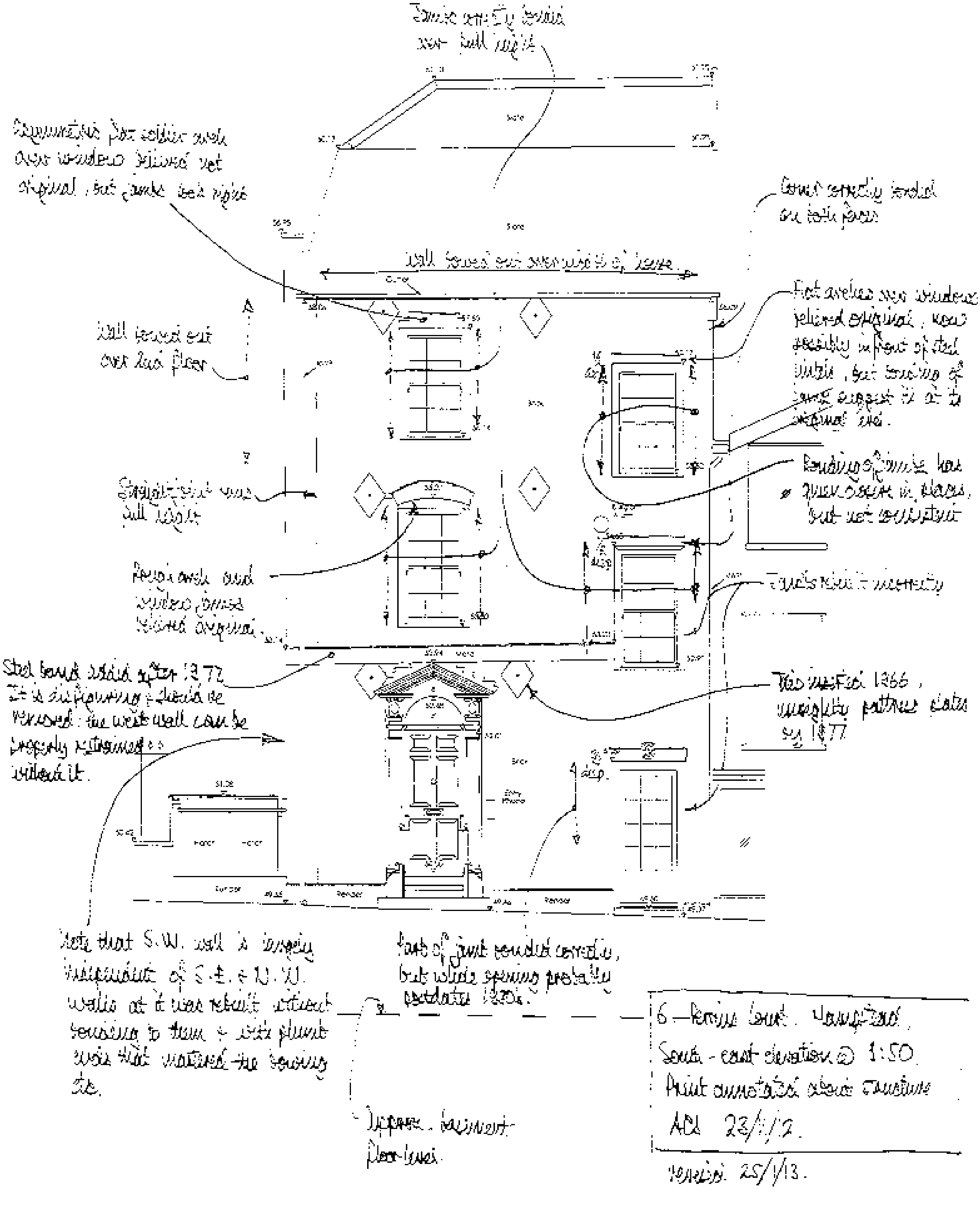


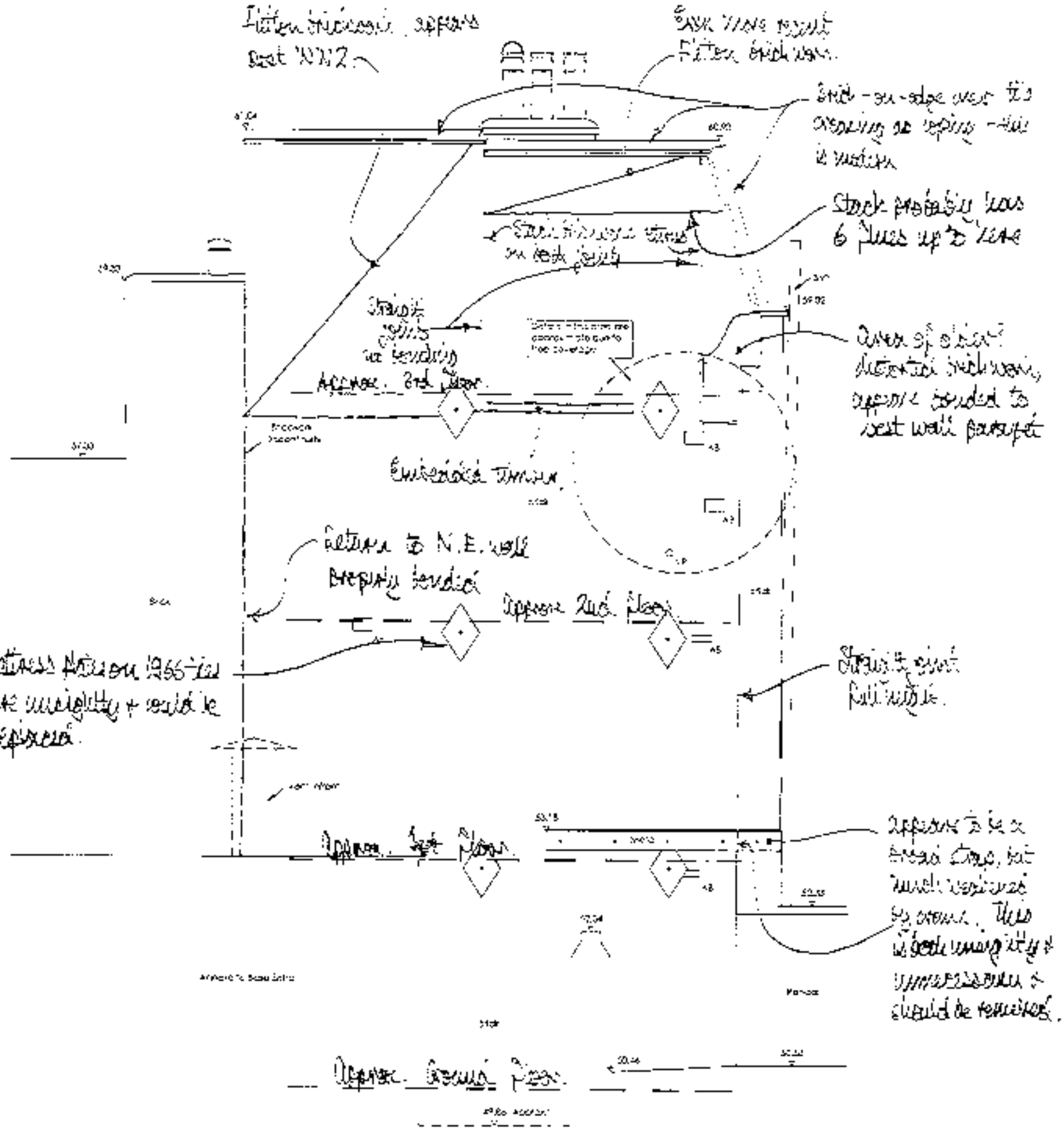
6, Portman Court, Hampstead,
Ground floor plan @ 1:50.
Print annotated about structure.
ACS 23/11/12.
revised 25/1/13.



6. Perrins Court, Hampstead
S.W. elevation @ 1:50.
Print annotated about structure
ACS 28/11/12.

Revised 25/1/13.


Cornice correctly detailed over full width
Asymmetric flat soldier arch over windows believed not original, but jambs look right
Corner correctly detailed on both faces
Wall leaned out over width of house.
Flat arches over windows believed original, now possibly in front of steel lintels, but bonding of jambs suggest it is to original era.
Wall leaned out over 2nd floor
Bonding of cornice has been redone in places, but not consistent
Straight joint runs full height
Raised arch and window jambs believed original
Steel band added after 1972. It is disfiguring & should be removed: the west wall can be properly restrained without it.
Ties inserted 1966, unsightly pattress plates c. 1977
Note that S.W. wall is largely independent of S.E. & N.W. walls as it was rebuilt without bonding to them & with plumb axis that matched the bonding etc.
Parts of jamb rounded correctly, but whole opening probably postdates 1830.
Approx. basement floor level.
6 — Perrins Court. Hampstead.
South-east elevation @ 1:50.
Print annotated above structure
ACL 23/1/12.
revision 25/1/13.



Fletton brickwork appears post WW2

[illegible] recent Fletton brickwork.

Brick-on-edge over the opening as coping - this is modern

Stack probably was 6 flues up to here

Steel [illegible] on bed joints

Straight joints in bonding

Area of [illegible] distorted brickwork, appears bonded to rest wall parapet

Embedded timber

Returns to N.E. wall properly bonded

[illegible] between 1965-[illegible] are unsightly + could be repaired.

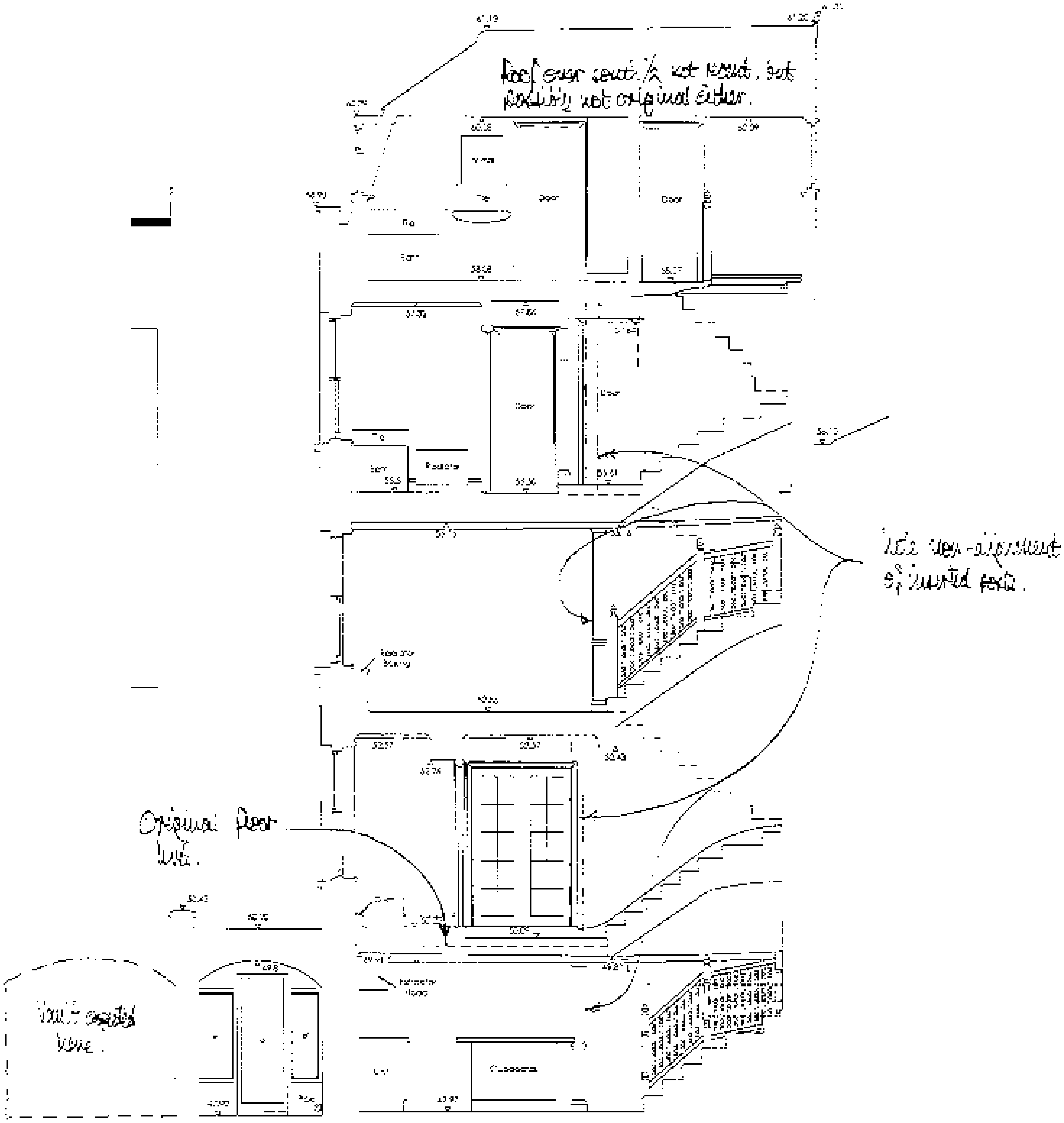
Straight joint full height.

Appears to be a bread oven, but much restored by owners. This is both unsightly & unnecessary & should be removed.

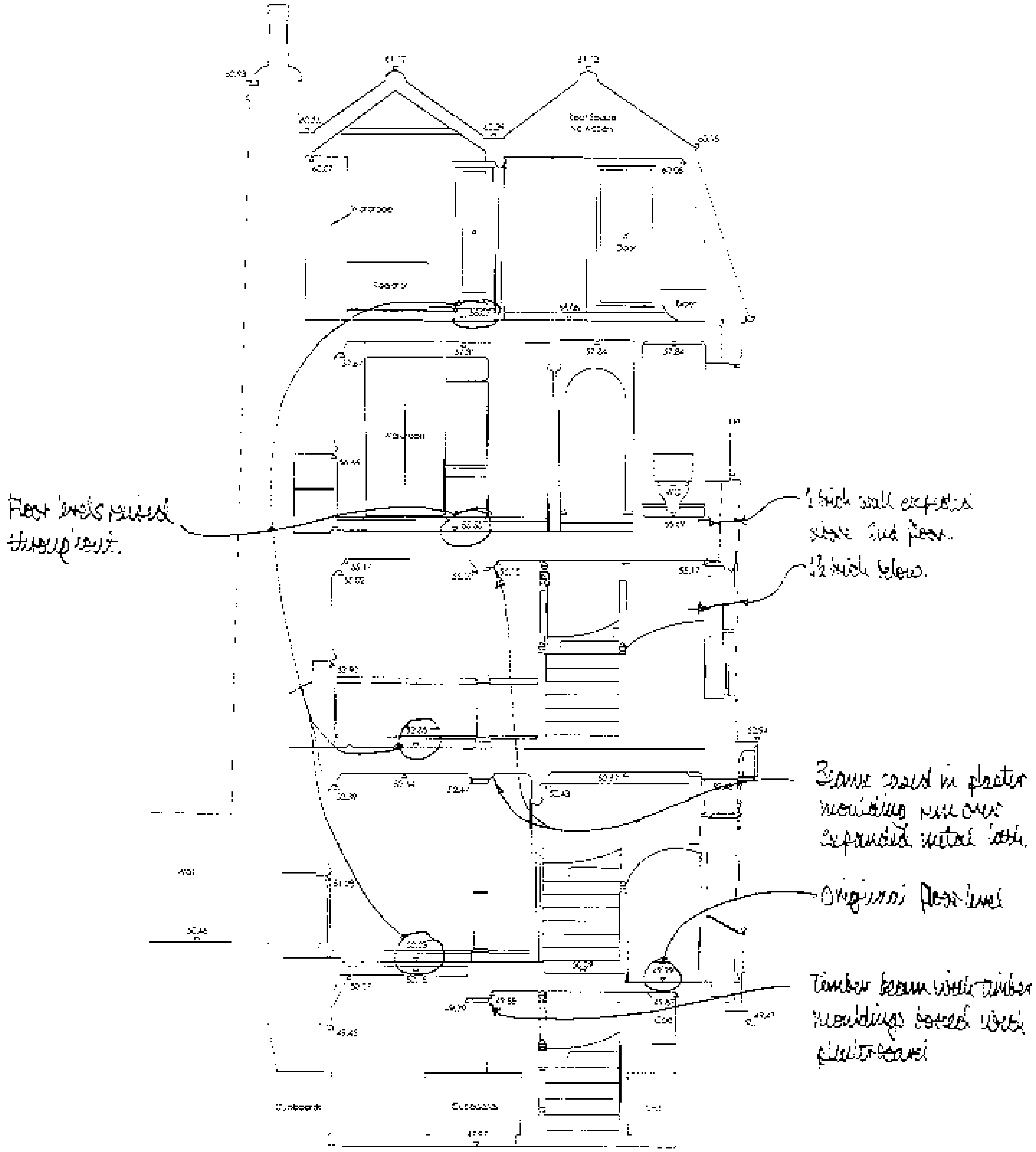
REAR (NORTH-WEST) ELEVATION

Approx. basement floor

6, Perrin's Court. Hampstead.
North-west elevation @ 1:50.
First annotated about structure
KC 23/1/12.
revised 25/1/12.



6. Perrins Court. Hampstead.
Survey section A-A 1:50.
Print annotated about structure.
ACS 23/11/12
revised 25/1/13.



6, Perrins Court, Hampstead.
Survey section B @ 1:50.
Print annotated about structure.
ACS 23/11/12.
revised 25/1/13.

Andrew C Smith

Consulting Structural Engineers
Tel: 0207 704 6920
office@acsstructures.co.uk

35 Britannia Row, London N1 8QH
Fax: 0207 704 6946
www.acsstructures.co.uk

Socrates Miltiadou,
Richard Mitzman Architects,
Unit 1, Primrose Mews,
Sharpleshall Street,
London
NW1 8YW

20th May 2013

Dear Socrates,

6 Perrins Court, Hampstead: proposed restoration and alteration.

I am pleased to support the current proposals as shown in the drawings sent to me on 17th May under the title 'Combined planning set'.

As far as I can tell from my inspections of the structure, including the extensive opening up carried out, the present proposals entail no significant loss of or damage to either original, or older but not necessarily original, structure: only structure that appears to date from the mid C20 and later would be lost. Furthermore the proposals would reinstate the original form and levels of the floor structures and hence their relation to elements such as the stair, original panelling and hearths. Externally the elimination of the disfiguring straps and pattress plates would improve the appearance of the house without compromising the structure.

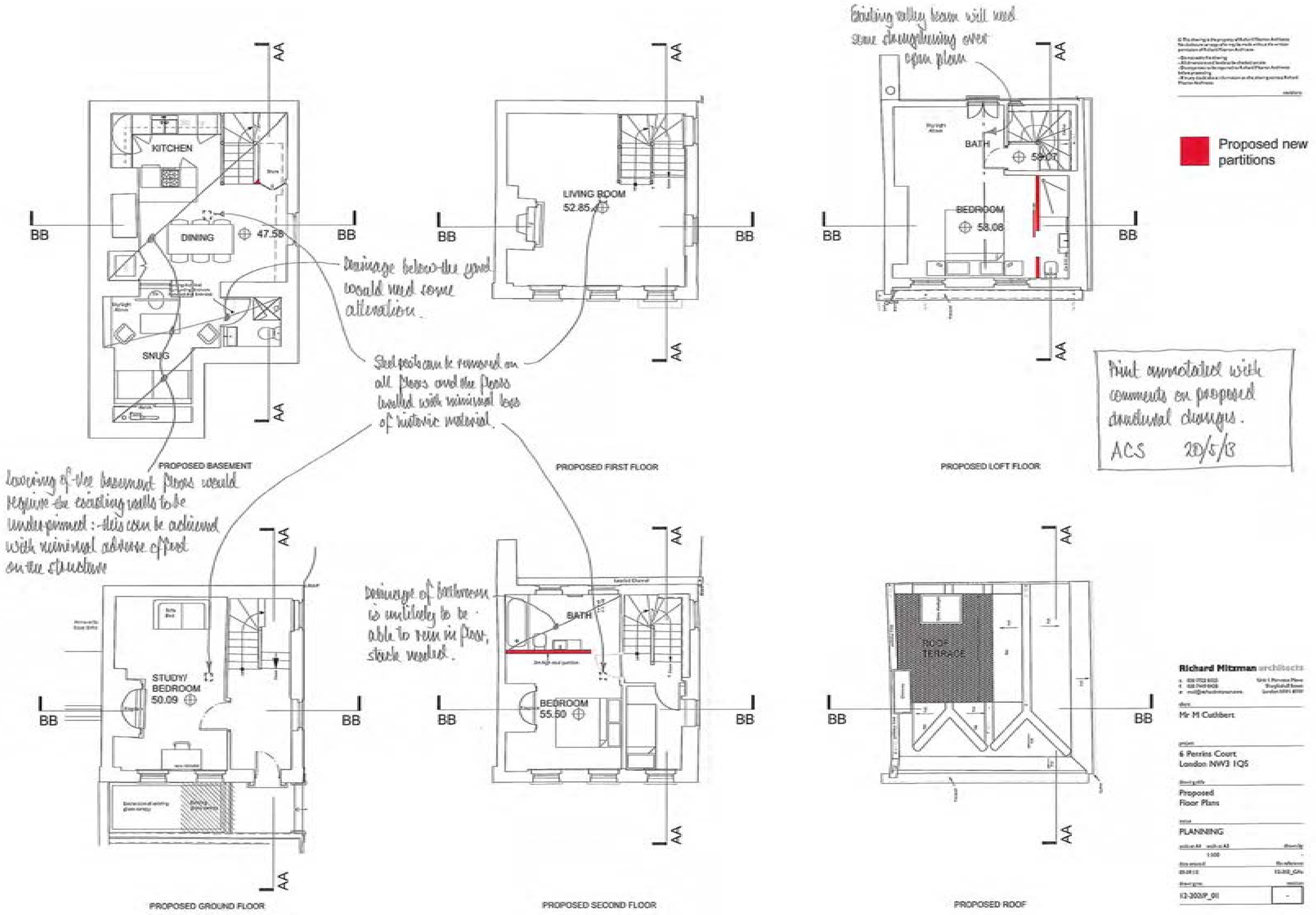
Overall, I consider that this scheme would enhance the significance of this designated historic asset.

Yours sincerely,

Andrew Smith.

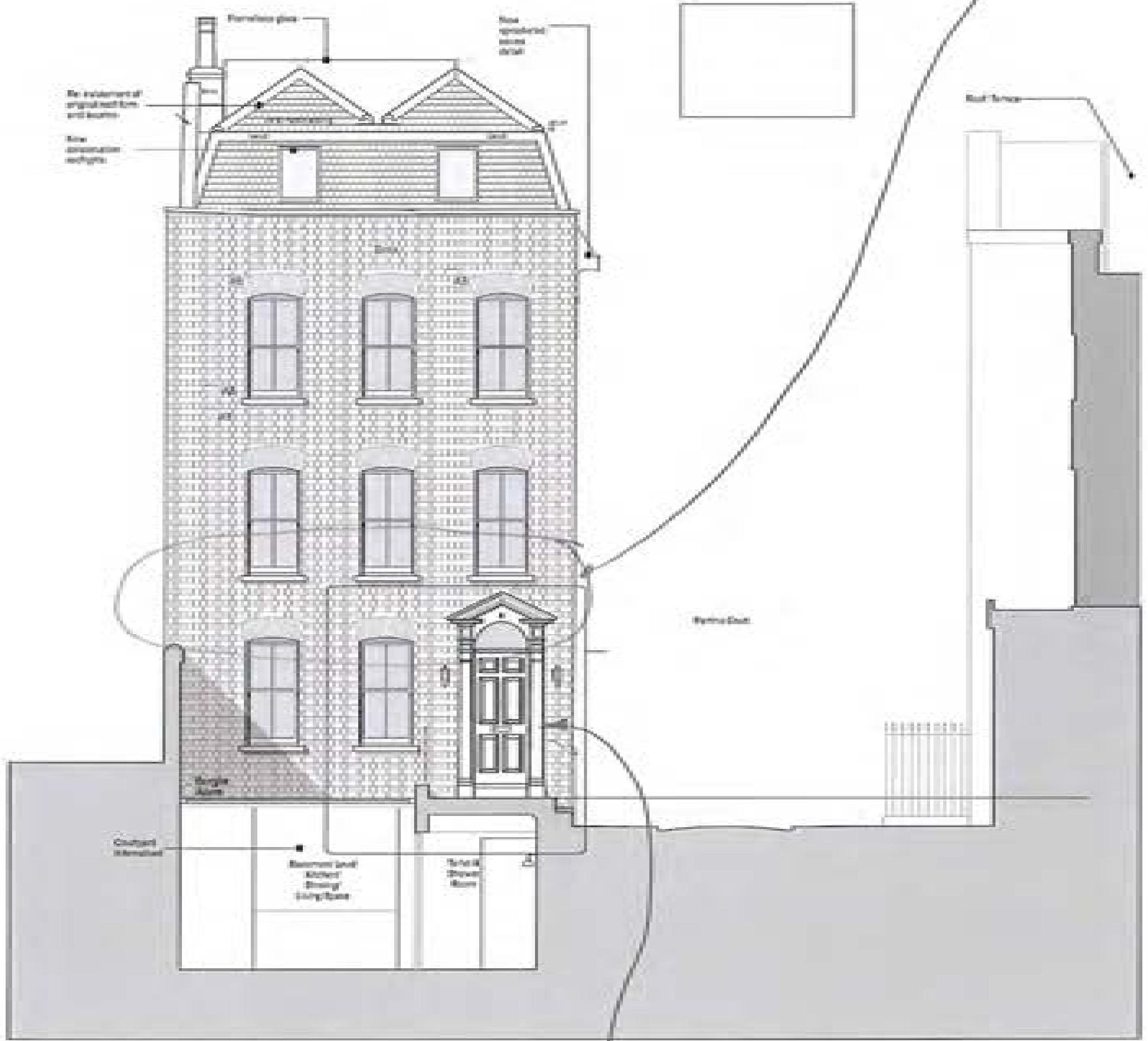
Andrew C Smith MA CEng MIStructE

David Yeomans BSc(Eng) PhD AIWSc


KITCHEN
DINING
47.58
SNUG
LIVING ROOM
52.85
BATH
58.07
BEDROOM
58.08
Proposed new partitions
STUDY/
BEDROOM
50.09
BATH
BEDROOM
55.50
ROOF
TERRACE
AA
BB
PROPOSED BASEMENT
PROPOSED FIRST FLOOR
PROPOSED LOFT FLOOR
PROPOSED GROUND FLOOR
PROPOSED SECOND FLOOR
PROPOSED ROOF
Existing valley beam will need some strengthening over open plan
Drainage below the yard would need some alteration.
Steel posts can be removed on all floors and the floors boarded with minimal loss of historic material.
Lowering of the basement floors would require the existing walls to be underpinned :- this can be achieved with minimal adverse effect on the structure
Drainage of bathroom is unlikely to be able to run in floor, stack needed.
Print annotated with comments on proposed structural changes.
ACS 20/5/13
Richard Mitzman architects
Mr M Cuthbert
6 Perrins Court
London NW3 1QS
Proposed
Floor Plans
PLANNING
12-200/P_01

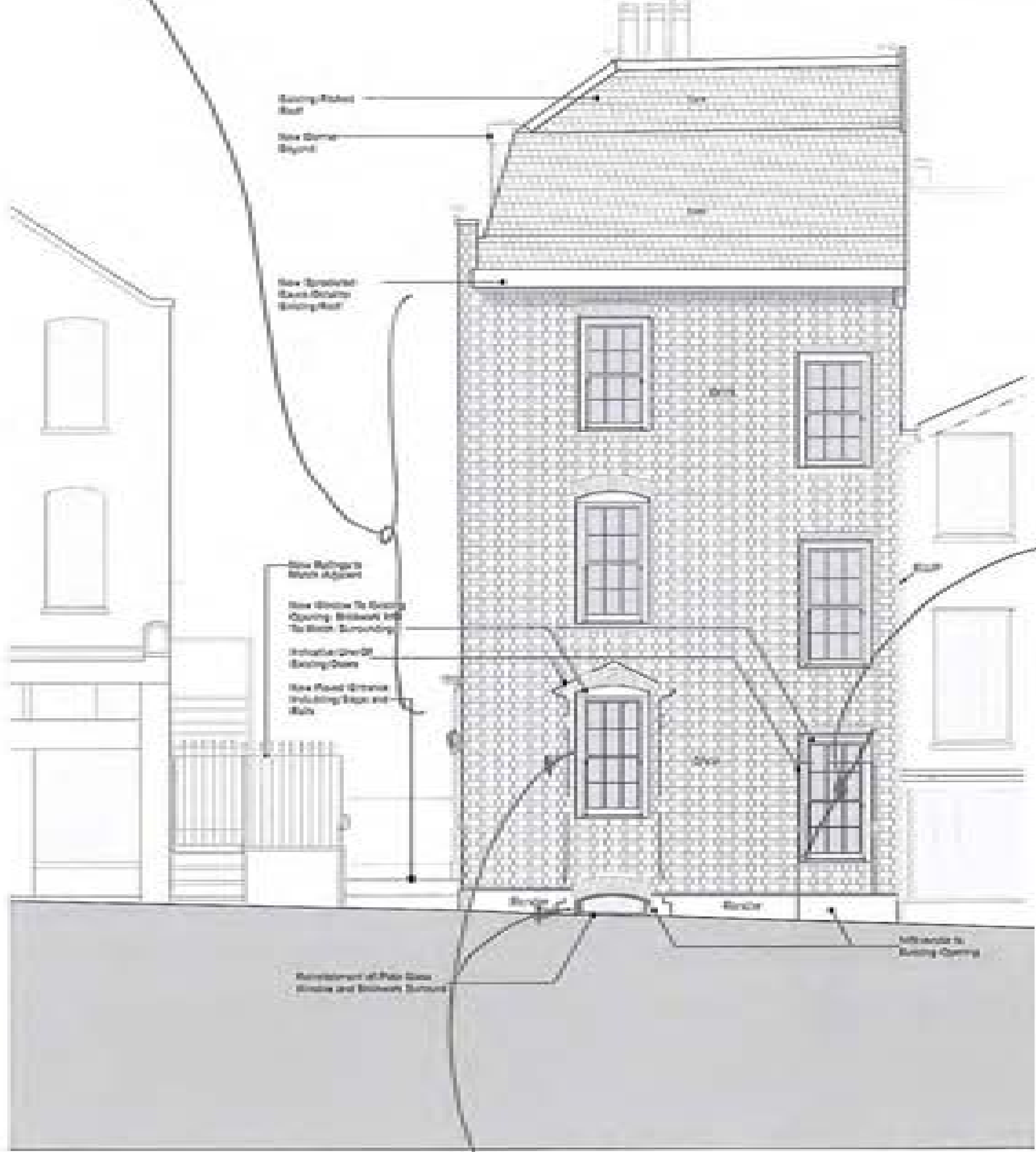
Print annotated with comments on proposed structural changes.
ACS 20/5/13

Purlins, plate and straps on both elevations can be successfully replaced by modern unobtrusive ties.



Reinstatement of original doorway would have no adverse impact on structure

PROPOSED SOUTH-WEST ELEVATION



Reduction of the doorway to form a window would have no adverse impact on structure

Reinstatement of windows would have no adverse impact on structure.

PROPOSED SOUTH-EAST ELEVATION

Richard Mitzman architects

client
Mr M Cuthbert

project
6 Perrins Court
London NW3 1QS

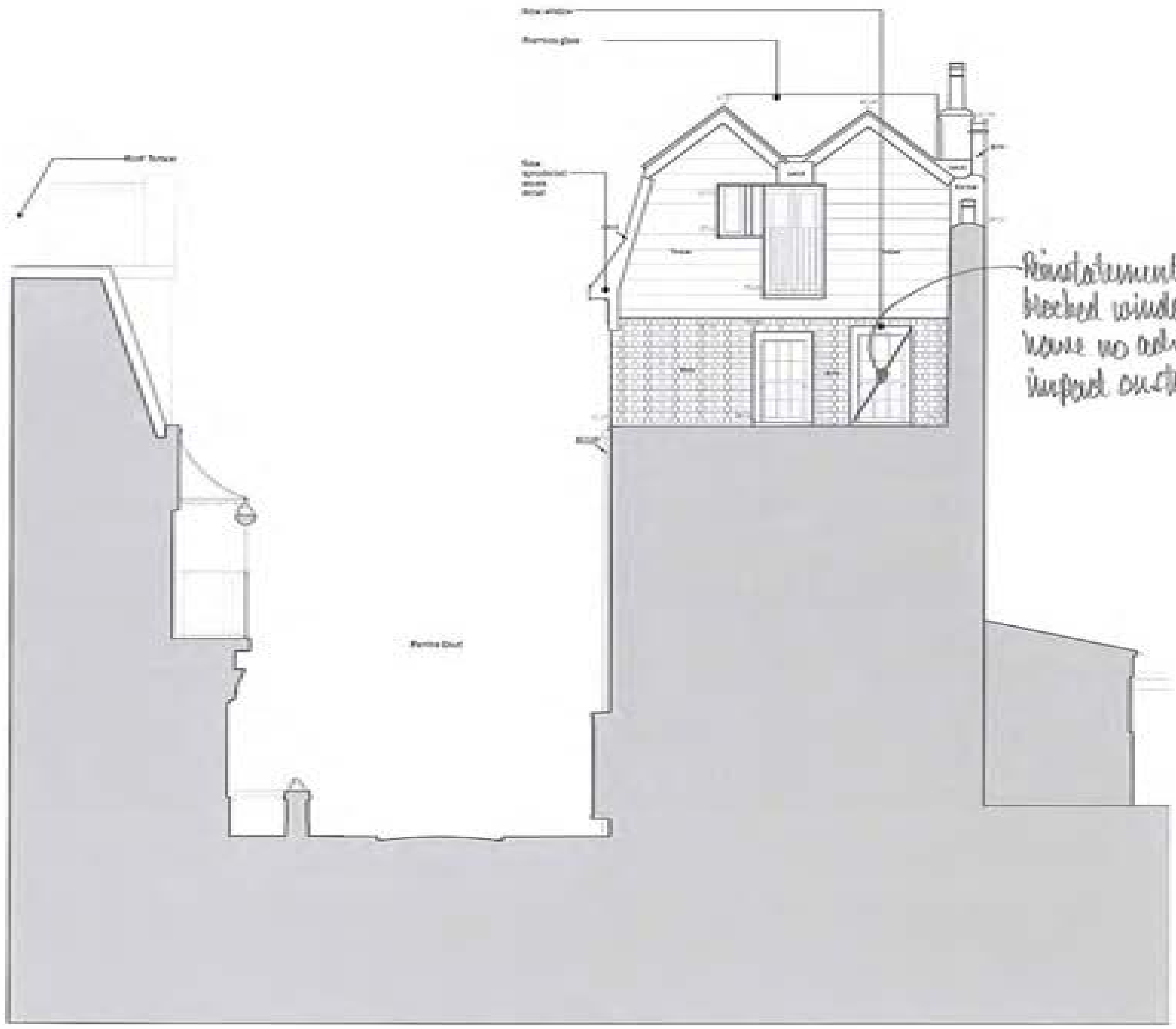
drawing title
Proposed
South West & South East Elevation

status
PLANNING

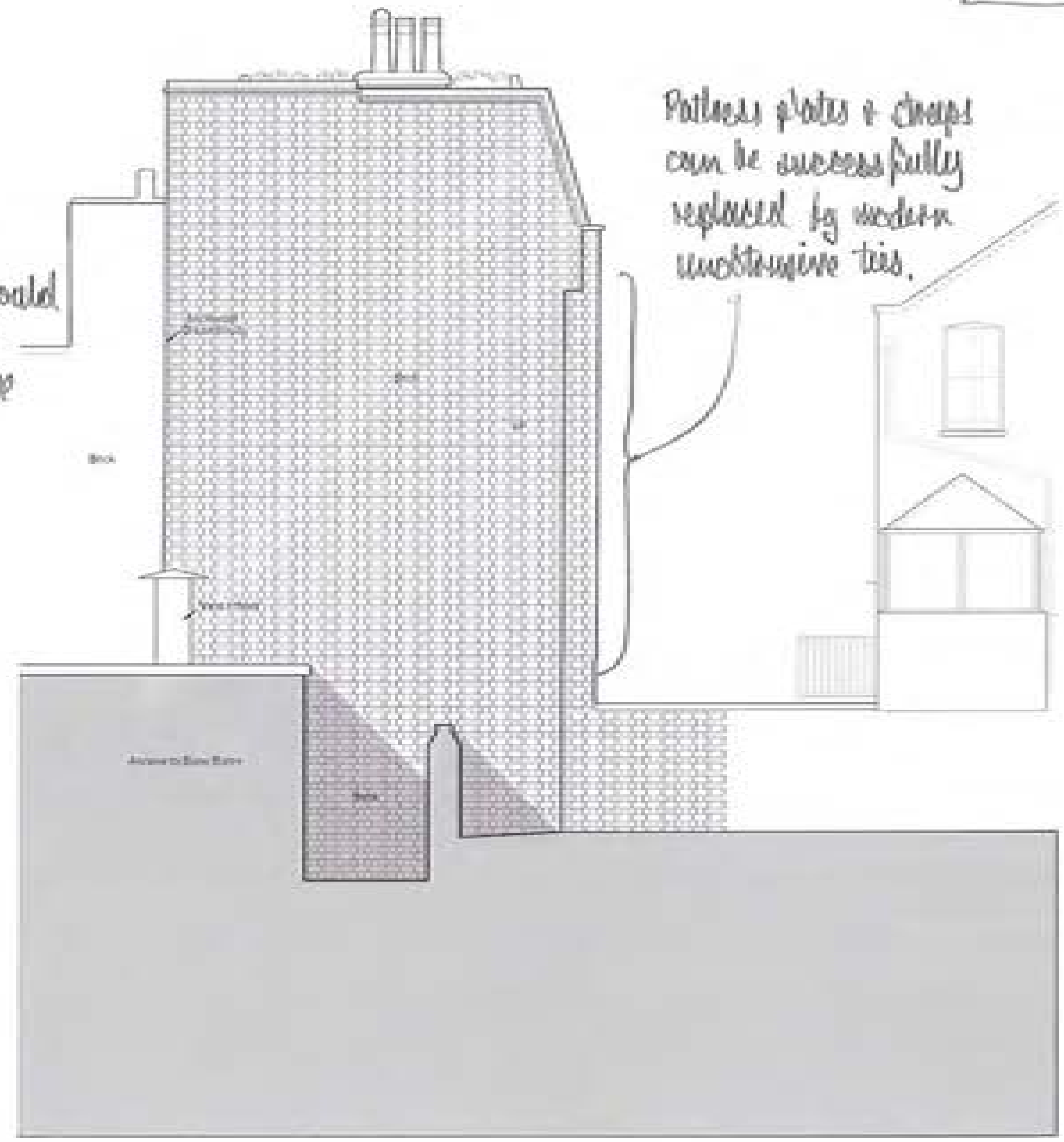
1:100

drawing no.
12-202/E_01

Print annotated with comments on proposed structural changes.
ACS 20/5/13.



PROPOSED NORTH-EAST ELEVATION



PROPOSED NORTH-WEST ELEVATION

Richard Mitzman architects

client
Mr M Cuthbert

project
6 Perrins Court
London NW3 1QS

drawing title
Proposed North East & North West Elevation

status
PLANNING

scale 1:100

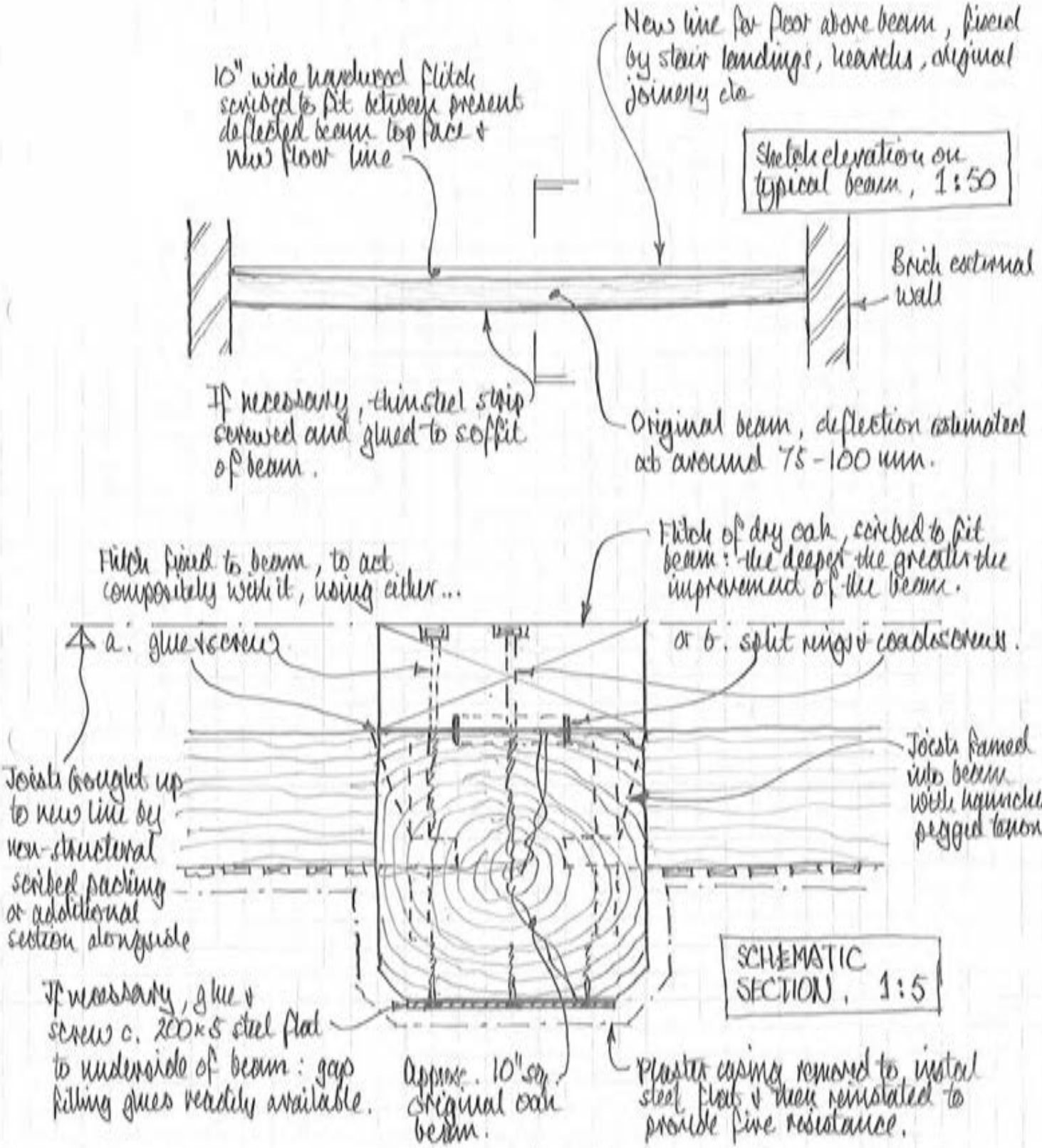
date 03.09.12

drawing no.
12-202/E_02

revision –

6, Perrins Court ACS 26/3/13. 697/Sk 2.

PROPOSED FLOOR BEAM STRENGTHENING/STIFFENING. 1:80 & 5



NOTES. Gluing & screwing is more or less irreversible, but more effective in achieving composite action.
Split rings can be removed, but grooves & holes remain, and slip occurs before they take up the load properly.