

## **THE ELMS, FITZROY PARK, HIGHGATE, LONDON, N.6.**

A FURTHER SUPPLEMENTARY REPORT ON THE PROPOSED RECOVERY AND REINSTATEMENT OF DISPLACED WINDOW-JOINERY TO BE READ IN CONJUNCTION WITH THE REPORT OF AUGUST, 2013, PROVIDING ASSESSMENTS OF THE POTENTIAL EFFECTS OF THE WORKS DESCRIBED IN THE ENFORCEMENT NOTICE PROPOSED FOR RETENTION AND THE POTENTIAL EFFECTS OF THE FURTHER PROPOSED WORKS ON THE PARTICULAR ARCHITECTURAL AND HISTORIC INTEREST AND SIGNIFICANCE OF THE PROPERTY, SUBMITTED IN SUPPORT OF APPLICATIONS FOR LISTED BUILDING CONSENT AND PLANNING PERMISSION



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### **PAUL VELLUET – CONSERVATION, DEVELOPMENT AND PLANNING**

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## 1. INTRODUCTION

- 1.1 This report has been prepared to support amended proposals relating to the existing windows at The Elms put forward for consideration in response to the reservations expressed by Alasdair Young of English Heritage in his letter to Camden Council of the 18<sup>th</sup> December in relation to the formally submitted proposals contained in the outstanding applications for Planning Permission and Listed Building Consent submitted to Camden Council in May, 2014.
- 1.2 The amended proposals described comprise the careful removal of the existing window-joinery in the original part of the property with the exception of the casement window-joinery in the bay-window at ground floor level on the north elevation (Window IW/G5), and its replacement with new sash-windows comprising joinery of authentic, early-19<sup>th</sup> century design, detail and operation incorporating and matching surviving elements of the original or early window-joinery presently retained in safe storage on site. The windows to be replaced comprise Windows EW/F.11 and IW/G4 on the north elevation; the dormer window and the window serving the main staircase on the inner east elevation; Windows EW/F.17 and 18, EW/G.20 and 21, and EW/B.7 on the south elevation; and Windows EW/F.12, 13, 14, 15 and 16, and EW/G.16, 17, 18 and 19, and the dormer on the west elevation. The proposed windows are shown in the 1:10 scale and full-size drawings prepared by Luard Conservation Ltd accompanying this submission. It is proposed that the extent to which that original or early window-joinery can be practically repaired, re-assembled and incorporated into the new sash-windows should be discussed and agreed with David Luard of Luard Conservation Ltd, having regard to the submitted reports prepared by David Luard referred to in Paragraph 1.5 below, should be made the subject of a 'reserved matter' condition added to the respective decision-letters as proposed previously by both the applicant's professional team and Alasdair Young in his e-mail to Paul Velluet of the 6<sup>th</sup> October and his letter to Camden Council of the 18<sup>th</sup> December.
- 1.3 Paul Velluet's previously submitted supplementary report of February, 2014, described proposals for the careful removal of a number of the frames and

sashes of the existing windows in the property and their replacement with new or recovered and repaired joinery incorporating and matching surviving elements of the original or early window-joinery presently retained in safe storage on site, repaired, re-assembled and incorporated insofar as was considered practical. That report addressed the extent to which surviving items of displaced window-joinery could be practically repaired, reassembled and reinstalled – the displaced frames into the existing structural window-openings or the displaced sashes into the existing frames or the displaced sashes into the displaced frames.

- 1.4 This report supersedes Paul Velluet's report of February, 2014, but like that report, it is to be read in conjunction with Paul Velluet's report of August, 2013, which provided assessments of the potential effects of the alleged unauthorised works identified in the Council's enforcement notice then proposed for retention and the potential effects of the further works then proposed on the particular architectural and historic interest and significance of the property, submitted in support of applications for Listed Building Consent and Planning Permission.
- 1.5 The earlier report of August, 2013, referred to the window-joinery in paragraphs 4.13, 4.14 and 4.15, which are repeated here for ease of reference:

'Item 8 of the Schedule – The removal of the existing, original and non-original window-joinery and door-joinery was justified by the substantially decayed condition of the timber as explained in the architects' design and access statement and in the report prepared by Luard Conservation Ltd. Its replacement with new joinery closely matching the detailed design and profiles of existing work is in accordance with Condition 4 of the Listed Building Consent of the 28<sup>th</sup> January, 2003. No mention is made in this condition to the finish of new joinery or to the use of either hardwood or softwood; indeed, it is likely that the cills of any surviving original windows and possibly other parts of the windows and the cills of any surviving original door-joinery were made in hardwood rather than softwood. The use of hardwood for the cills of any new window and door-joinery reflects long-established and sound practice in the interests of durability. Whilst it is probable that in the early-to-mid-19<sup>th</sup> century any original softwood joinery would have been painted, Catherine Hassall's paint analysis report confirms that the major part of the window and door joinery was painted in dark colours, rather than white, for the greater part of its life; and indeed, parts of that joinery were grained to simulate hardwood. Such an approach would be entirely consistent with taste and practice at that time. On this basis, the use of hardwood is wholly unobjectionable in the context of the renewal of the window and door-joinery of a grade II listed property of this age and character. Such works have had no adverse effect on the particular special architectural and historic interest of the property, nor harmed its particular significance.

Importantly, the existing window-joinery comprised sections to varying profiles; the glazing-bars, for instance, varying between 16mm. and 22.5mm. in width and around 45mm. in depth. The glazing bars in the new

window-joinery are generally 20mm. in depth and 43mm. in depth. The particular profiles of the joinery sections are substantially consistent with traditional 19<sup>th</sup>-century practice, and viewed from both inside and outside present an entirely satisfactory appearance consistent with the particular character of the property, preserving its particular interest and sustaining its particular significance.

Importantly, too, as noted above, Catherine Hassall's paint-analysis of the existing window-joinery has demonstrated that much of the original or early joinery was painted in dark colours for the greater part of its life, and in some cases grained to simulate hardwood. On this basis, as noted above, the use of hardwood is wholly unobjectionable in the context of the renewal of the window and door-joinery of a grade II listed property of this age and character and has had no adverse effect on the particular special architectural and historic interest of the property, nor harmed its particular significance'.

- 1.6 This report describes the significantly amended proposals which involve the removal and replacement of all but one of the existing windows in the original part of the property. However, like the report of February, 2014, this report draws upon the same documentation as cited in the earlier report of August, 2013, and, importantly, draws upon a further report prepared by Luard Conservation Ltd – *Report on the condition of the windows and external elements of the window frames at present stored in various rooms in the building, both in the basement and the ground floor* and on a series of related drawings prepared by Luard Conservation Ltd – both of which are submitted in parallel with this report.
- 1.7 Like the reports of August, 2013 and February, 2014, this report has been prepared with full regard to the policies and guidance contained in paragraphs 128, 129, 130, 131, 132 and 137 of *the National Planning Policy Framework*, published in March, 2012; in paragraphs 53 to 79, 142 to 153, 158 to 168, and 178 to 192 of the joint advice of the Department of Communities and Local Government, the Department of Culture, Media and Sport and English Heritage published in *PPS 5 Planning for the Historic Environment: Historic environment planning practice guide*, published in March, 2010. It has also had regard to Policy 7.8 of the Mayor of London's *London Plan, Special development strategy for Greater London* of July, 2011; Policy CS 14 on 'Promoting high quality places and conserving our heritage' and Policies DP 24 and 25 on 'Securing high quality design' and 'Conserving Camden's heritage' in the *Camden Local Development Framework – Camden Core Strategy and Camden Development Strategies* of November, 2010; and the management strategy contained in Camden Council's *Highgate Conservation Area Appraisal and Management Strategy* of October, 2007.
- 1.8 In addition and importantly, this report has been prepared with full regard to the technical advice contained in the relevant published guidance of English Heritage contained in:

BRERETON, Christopher, *The repair of Historic Buildings: Advice on principles and methods*, 2<sup>nd</sup> edition, English Heritage, 1995;

*English Heritage Practical Conservation, Conservation basics*, Ashgate Publishing, March, 2013 – In particular pp. 263 to 300 on 'Managing maintenance and repair- treatment and repair';

*English Heritage Practical Conservation, Glass and glazing*, Ashgate Publishing, March, 2012 – In relation to the repair of surviving glass of particular architectural or historic interest, in particular pp. 195 to 274 on 'Treatment and repair';

*English Heritage Practical Conservation, Timber*, Ashgate Publishing, March, 2012 – In relation to the repair of surviving carpentry and joinery of particular architectural or historic interest and significance, including floorboards, ironmongery and the upgrading of fire resistance, in particular pp. 281 to 440 on 'Repair and treatment';

*Georgian joinery, 1660-1840: The history, design, and conservation of interior woodwork in Georgian houses*, English Heritage, December, 1993;

*Timber sash windows*, English Heritage, February, 1997;

*Draughtproofing and secondary glazing*, English Heritage, June, 1994;

*Door and window furniture*, English Heritage, February, 1997;

*The use of intumescent products in historic buildings: An English Heritage guidance note*, English Heritage, May, 1997; and

*Energy Efficiency and Historic Buildings: Application of Part L of the Building regulations to historic and traditionally constructed buildings*, English Heritage, March, 2011'.

- 1.9 The report of February, 2014 sought to reach judgements about the extent to which the surviving elements of displaced window-joinery could be practically repaired, reassembled and reinstalled – the displaced frames into the existing structural window-openings or the displaced sashes into the existing frames or the displaced sashes into the displaced frames - based on Luard Conservation Ltd's expert assessment of the extent to which the individual components of each window-frame and sash survived, and if they did survive, the extent to which they could be reasonably repaired and reassembled in the light of decay or other loss of integrity. The report also addressed, where appropriate, the particular architectural and historic value of the surviving elements of window-joinery and the extent to which they contribute to the particular special architectural and historic interest and significance of the property as a designated heritage asset.

- 1.10 This report supports significantly amended proposals involving the careful removal of all the existing window-joinery in the original part of the property with the exception of the casement window-joinery in the bay-window at ground floor level on the north elevation (Window IW/G5), and its replacement with new sash-windows comprising joinery of authentic, early-19<sup>th</sup> century design, detail and operation incorporating and matching surviving elements of the original or early window-joinery presently retained in safe storage on site. The report also supports the proposal that the extent to which that original or early window-joinery can be practically repaired, re-assembled and incorporated into the new sash-windows should be discussed and agreed with David Luard of Luard Conservation Ltd, based on his revised report and should be made the subject of a 'reserved matter' condition added to the respective decision-letters
- 1.11 To facilitate a clear and full understanding of the position, Section 2, below, is arranged elevation by elevation (north, east, south and west), and window by window, and adopts the numbering for each window used in the architects' plans 492/105, 107 and 109, to which reference is also made in the report by Luard Conservation Ltd.

## 2. THE AMENDED PROPOSALS

### NORTH ELEVATION

Windows EW/F.11 and IW/G.4: The existing window-joinery to be carefully removed and replaced with new sash-windows comprising joinery of authentic, early-19<sup>th</sup> century design, detail and operation incorporating and matching surviving elements of the original or early window-joinery presently retained in safe storage on site; the extent to which that joinery can be practically repaired, re-assembled and incorporated into the new sash-windows to be discussed and agreed with David Luard of Luard Conservation Ltd, based on his revised report and to be the subject of a 'reserved matter' condition added to the respective decision-letters

Window IW/G.5: The existing window-joinery to be retained. Insufficient displaced elements of the frames survive to justify reassembling and reinstalling the frames. The detailing of the existing joinery considered by all parties to be entirely satisfactory further to inspection.

### INNER EAST ELEVATION:

Dormer window: The existing window-joinery to be carefully removed and replaced with a new, traditionally detailed casement-window as shown in the submitted drawings, comprising joinery of authentic, early-19<sup>th</sup> century design and detail, to be the subject of a 'reserved matter' condition added to the respective decision-letters

Window serving main staircase: The existing window-joinery to be carefully removed and replaced with a new sash-window comprising joinery of authentic, early-19<sup>th</sup> century design, detail and operation incorporating and matching surviving elements of the original or early window-joinery presently retained in safe storage on site; the extent to which that joinery can be practically repaired, re-assembled and incorporated into the new sash-windows to be discussed and agreed with David Luard of Luard Conservation Ltd, based on his revised report and to be the subject of a 'reserved matter' condition added to the respective decision-letters

## SOUTH ELEVATION

Windows EW/F.17 and 18, and EW/G.20 and 21, and EW/B.7: The existing window-joinery to be carefully removed and replaced with new sash-windows comprising joinery of authentic, early-19<sup>th</sup> century design, detail and operation incorporating and matching surviving elements of the original or early window-joinery presently retained in safe storage on site; the extent to which that joinery can be practically repaired, re-assembled and incorporated into the new sash-windows to be discussed and agreed with David Luard of Luard Conservation Ltd, based on his revised and to be the subject of a 'reserved matter' condition added to the respective decision-letters

## WEST ELEVATION

Dormer window: The existing window-joinery to be carefully removed and replaced with a new, traditionally detailed casement-window as shown in the submitted drawings, comprising joinery of authentic, early-19<sup>th</sup> century design and detail, to be the subject of a 'reserved matter' condition added to the respective decision-letters

Windows EW/F.12, 13, 14, 15 and 16, and EW/G.16, 17, 18 and 19: The existing window-joinery to be carefully removed and replaced with new sash-windows comprising joinery of authentic, early-19<sup>th</sup> century design, detail and operation incorporating and matching surviving elements of the original or early window-joinery presently retained in safe storage on site; the extent to which that joinery can be practically repaired, re-assembled and incorporated into the new sash-windows to be discussed and agreed with David Luard of Luard Conservation Ltd, based on his revised report and to be the subject of a 'reserved matter' condition added to the respective decision-letters

## NOTE RELATING TO THE WINDOW-JOINERY

The timbers to be used for the repair and reassembly of surviving elements of the original or early window-joinery and incorporated into the new windows and for the entirely new window-joinery shall be sustainably sourced and of appropriate species, to be selected by David Luard of Luard Conservation Ltd.

The external and internal finishes of both the entirely new window-joinery and the window joinery incorporating surviving elements of the original or early window-joinery shall be discussed and agreed with David Luard of Luard Conservation Ltd. and to be the subject of a 'reserved matter' condition added to the respective decision-letters.

### 3. CONCLUSION

- 3.1 The significantly amended proposals relating to the windows in the original part of the property will meet and resolve the reservations expressed by Alasdair Young of English Heritage in his letter to Camden Council of the 18<sup>th</sup> December in relation to the formally submitted proposals contained in the outstanding applications for Planning Permission and Listed Building Consent submitted to Camden Council in May, 2014. In addition, like the recommendations put forward in the earlier report of February, 2014, the significantly amended proposals described in this report will provide for a solution which will contribute together with other works included under the current applications for Planning Permission and Listed Building Consent to the preservation of the particular special architectural and historic interest of the property as a grade II listed building and its setting and will contribute to sustaining its significance as a designated heritage asset. Like the originally submitted proposals, the amended proposals will contribute to expediting the bringing back of the property into appropriate residential use and its removal from English Heritage's *Register of Heritage at Risk*.

**Paul Velluet**  
**2015.**

**17<sup>th</sup> February,**