

Heritage Statement, Design Statement and Relevant Matters*'Old Conduit House' -**

1 Historical notes:

The following information is derived from -

The listing description from The Buildings of England Series, by Sir Niklaus Pevsner, published by Penguin Books.

(a) Old Conduit House was built circa 1864-5, as a pair of semi-detached houses, to the design of John Burliston, who was Sir George Gilbert Scott's principal assistant, founder of Burliston and Grylls, assisted by his son-in-law, Alfred Bell of Clayton and Bell.

And the stained glass windows in the semi-circular stair were designed by Sir George Gilbert Scott, the architect behind the magnificent St Pancras Station.

Following the death of John Burliston in 1868, the property was converted to form a single house which was enriched with Gothic decoration by Alfred Bell and Charles Buckridge. The house was re-named, Bayford House.

b) After Alfred Bell's death in 1895 the house was again divided into two self-contained dwellings.

c) Ms Louise Goodwin lived in Old Conduit House for many years and occupied the Lower Ground Floor and Piano Nobile - the raised entrance floor. The upper floors of the house were divided into small apartments with individual kitchen facilities, but with shared bathrooms and lavatories.

After Ms Goodwin's death, her son remained in residence on the lower ground floor until his death.

The present name 'The Old Conduit' is derived from the near-by Shepherd's Well.

d) Boundary walls are of London Stock bricks, with polychromatic bands in red and cream, with half round blue engineering brick copings.

e) There are traces of a small formal garden layout within the rear garden, and of a small rectangular pond with paved surround is situated in the southeast corner of the garden, although now filled in. This feature has been incorporated in the design of the new Garden Suite.

f) It is understood that an Anderson air-raid shelter was constructed in the southwest corner of the rear garden.

g) The use of high quality and original stained glass windows is an important feature of the existing house, and was promoted by an early pioneer of stained glass work.

h) The Old Conduit House is listed - Grade II and is situated in the Fitzjohns/Netherhall Conservation Area. And the property had earlier been placed on the Register of Listed Buildings at Risk, and was saved by a company controlled by the current owner.

2 Heritage Statement -

a) The contractors for the works will be carefully selected from approved list of those experienced in such works, in conjunction with recognised agencies.

b) Prior to any works commencing the selected contractor will be requested to provide a report on what measures he will undertake to protect the historic fabric of the building. When approved, this will be a relevant part of the contract, and will also be checked with English Heritage for authorisation/adjustment.

3 The application for planning/listed building consent relates to two areas of the building. The master bedroom on the first floor, and the formation of a glazed vinery on the rear wall of the house.

Master Bedroom -

a) You will note from the existing floor plan, that the master suite has a very small bedroom area in relation to the other rooms in the house. The proposals are to incorporate the adjacent dressing area into the main bedroom. Then form a smaller dressing area in the existing large en-suite.

b) This will provide more appropriate dimensioned accommodation. The existing cornicing will be reformed in what is currently the Change Area in exactly the same style as exists, and also skirtings and facings will be to match those existing. This was the case when I was first involved in the property restoration some 10 years ago. No recessed LED downlighters will be used.

c) The new dressing area partitions will be set back from west facing windows, so not visible from the garden or street. And will not be full height, so as not to disturb the existing cornicing. And will also be in a contrast material to appear as a 'pod' within the original room. There will also be recessed vertical junctions with the existing walls, adding more to the feeling that the 'pod' will not be connected to the existing walls. The external walls will be of limed oak, with appropriate timber cornicing and date related to the building.

d) The existing en-suite facilities will be re-arranged. See this on Drawing 3. That also shows a section through the spaces plus a drawing showing existing and proposed elevations to the affected rooms.

e) Note that the existing internal wall being removed, will not be the complete wall. There will be sections at each side (about 350mm) that will be retained, thus retaining the 'location' of the wall will be retained. It will have an opening it.

The Vinery -

a) The vinery will be of traditional Victorian style, using clear double glazed sections throughout. The shallow plinth will be of polychromatic brickwork similar to that used on the existing house. The 'light' vinery structure will be of cast aluminium, again in traditional style and detailing. Further information and details can be provided.

b) The main point is that by using clear glass throughout, the view of the rear wall of the house will not be covered up or compromised. The only work needed will be a narrow slim raggle into an existing horizontal joint in the brickwork. The exact position and location will be chosen very carefully in conjunction with planners and English Heritage.

c) The floor in the vinery will be of stone tiling, matching similar areas within the house.

d) Lighting will be suspended from the aluminium structure and not damaging the existing rear wall of the house.

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