



Statement of significance

Proposed garden room

Old Courthouse

North End Way

London



July 2016

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Introduction

This Statement of Significance has been prepared to accompany applications for listed building consent and planning permission to construct a single storey timber and double glazed garden room to the Old Courthouse.

The statement does not provide a detailed historical appraisal for the site, nor does it record in detail the complete architectural development of the building. It provides a proportionate assessment of significance for the purposes of understanding the significance of the designated heritage asset, its setting, and the impacts of the works in order to inform the current applications. It is based upon a visual assessment of the heritage assets supported by sufficient documentary research to elucidate the results of the visual assessment. A full examination of documentary and other sources has not been undertaken.

Site Appraisal

The Old Courthouse (previously known as Heath View and Earlsmead) is a grade II listed property which lies within Hampstead Conservation Area.

Currently the English Heritage listed text for the property is as follows :

Detached house, now converted to retirement home flatlets. Early C18 with late C18 and early C19 alterations and additions. Multi-coloured stock brick. Extensions with slated hipped roofs. Central bay of 3 storeys and cellar flanked by 2 storey later extensions. Windows 2:3:2, the centre 3 blind. Central doorway with Doric doorcase under glass and timber porch. Mostly gauged red brick flat arches to recessed sashes with exposed boxing. Southern extension has a ground floor canted bay window with ogee penthouse roof. INTERIOR: hall has distyle-in-antis timber Ionic screen and chimney-piece with Ionic three quarter columns, egg-and-dart cornice, and frieze panels with a cartouche flanked by foliage. Stair of column on vase balusters with fluted Composite capital newel. Understood to retain other features of interest. HISTORICAL NOTE: known variously as Heath View, Earlsmead and the Old Court House. This latter name coined as late as 1926 when the house was bought by Mr Campbell Hunter. The name referred to the fact that during the 1850s the house was occupied by the Dunnett Estate Office: Dunnett was the Manor Surveyor at that period, and a seemingly spurious connection with manorial courts (which were actually held at the original Jack Straw's Castle) was thus stressed.

The Old Courthouse was originally built as two brick houses in 1788 by Thomas Pool who had acquired Jack Straw's Castle in 1774, which c.1820 were converted into one house. Old Courthouse was used as an estate office during the 1850's and 1860's although there is no evidence that courts were held there. In the 1960's the Old Courthouse was converted into flats.

Planning History

The more current planning history is that the property has now been split into three individual residential properties. (see 2003/2778/L & 2003/2777/P)

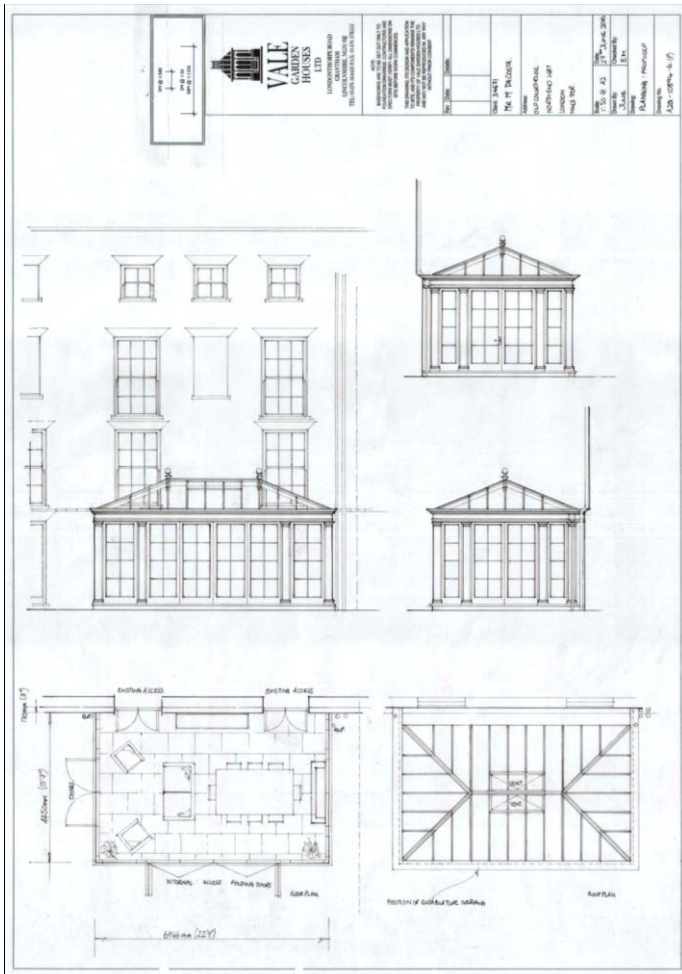
The planning history for the property (as per the local authority website) is:

| | | |
|--------------------------------------|--|---|
| 2008/0724/L & 2008/0723/P | Retention of garden gate in brick wall to rear of residential dwellings. | Old Court House, North End Way, London |
| 2003/2778/L & 2003/2777/P | Change of use with works of conversion from former nursing home to 3 selfcontained dwelling houses, internal and external alterations, creation of 2 new basement floors and associated front and rear garden excavations, demolition of 2 storey front extension to north wing and erection of 3 storey plus attic rear extension to north wing, and provision of carparking spaces and dustbin enclosure in the front courtyard. | Old Court House, North End Way, London |
| 980 | Carrying out of works of demolition to remove the glazed canopy to front entrance and the glazed enclosed to rear balcony. | Old Court House, North End Way, London |

Proposed Development

This planning and listed building application proposes the erection of a timber and double glazed garden room structure at the rear of 2 Old Courthouse.

Pic 1 – Concept drawing in Black & White



Planning considerations

National planning policy guidance on the historic environment is now set out in the National Planning Policy Framework.

The guidance uses the term 'heritage assets' to define the full range of heritage protection, including listed, buildings, areas of outstanding natural beauty and ancient monuments.

The government's overarching aim is that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations.

This is to be achieved through a number of objectives, including sustainable development (recognising that heritage assets are a non-renewable resource), conservation of assets in a manner appropriate to their significance and development of knowledge and understanding of our past through evidence gathering and promotion.

This assessment has been made in proportion to the significance of the heritage asset and the degree of potential impact. The historic elements of the heritage asset considered in this statement will not be physically altered by the proposals.

This assessment provides an understanding of the particular nature of the significance of the heritage asset and the value that it holds for this and future generations. This will seek to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposals. The setting of the designated heritage asset has also been considered.

The level of detail is sufficient to understand the potential impact of the proposal on the significance of the heritage asset.

A measured and photographic survey record has been made of the building, following guidelines set out in English Heritage 'Understanding Historic Buildings', to level 2 of those guidelines. Written detail of the building and photographic detail is provided within this statement.

The National Planning Policy Framework identifies a number of examples of potential heritage benefits that could weigh in favour of a proposed scheme;

1. It sustains or enhances the significance of the heritage asset and the contribution of its setting.
2. It secures the optimum viable use of a heritage asset in support of its long term conservation.
3. It makes a positive contribution to economic vitality and sustainable communities.
4. It is an appropriate design for its context and makes a positive contribution to the appearance, character, quality and local distinctiveness of the historic environment.
5. It better reveals the significance of a heritage asset and therefore enhances our enjoyment of it and the sense of place.

Design components

Use

The garden room is designed to be used as a year round living/dining space for the owners family needs and provide them with an entirely insulated and usable space in which they can enjoy the private gardens.

Scale

The garden room is 6946mm in width and 4450mm in depth.

Landscaping

It is proposed to site the garden room on the rear elevation of the property at lower ground floor level on an area that currently forms part of a stone flagged garden terrace. Once completed, the surrounding area will be sensitively re landscaped and planted to reflect the character of the existing garden.

Appearance

The garden room has a traditional glazed roof to limit the overall impact on the property; the roof has lead dressed hips and ridge. The windows are four and eight pane with a decorative glaze bar detail and are of similar proportions to the existing house. The garden room will be in a painted finish. Traditional joinery methods are used throughout the construction of the garden room from a combination of Douglas Fir and Sapele Mahogany all set on hardwood cills.

Vehicular Access

Access to 2 Old Courthouse remains as existing and is unaffected by the proposed works.

Pedestrian Access

Access to the structure from the house will be via two existing sets of double doors. One set of folding doors and one set of double doors are provided to facilitate access to the gardens beyond. The proposed garden room floor level will line through with the existing floor levels with no need for any steps.

Pic 2 –Existing pairs of French doors will be retained to provide access into the proposed garden room.



Justification

Vale Garden Houses have a reputation for designing and building the highest quality conservatories and orangeries and have been chosen by The National Trust to design a range of conservatories with the support and encouragement of their Historic Building Advisor. All materials and workmanship throughout the structure will be of the highest quality and it is not intended to compromise with any aspect of the infrastructure or finishes in any way.

The resulting garden room will provide the owners with a light-filled environment which will in turn aid light transmission into the house.

In addition, the garden room will provide the owners with a usable space for dining whilst creating a room with year round potential.

In developing the design, it was felt important that the overall profile of the garden room harmonised with the building rather than reflect a particular architectural aspect and the aesthetics of the host building carefully considered in every way possible, so that in time it could be looked back on as a key phase in the building's organic and evolutionary development.

It is felt that the proposal will not adversely affect the fabric of the building and will not have any adverse impact on its character and setting. The detailing has been very well considered to ensure that this addition forms a natural and important chapter in the evolution of 2 Old Courthouse.