

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 three areas of the building. The master bedroom on the first floor, the formation of a glazed vinery on the rear wall of the house, and the removal of a wall on lower ground level in the dining area, to match the other walls that have been removed at much earlier dates.

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 transpose the bedroom with the larger en-suite, and to form the en-suite in the current dressing area. This then leaves a sitting area at the front access, thus forming a bedroom suite. More appropriate for a large house such as this.

b) This will provide more appropriate dimensioned accommodation. All of the existing cornicing, skirtings, facings will remain as at present. And note the proposed glass brick wall to screen the proposed en-suite that will also allow natural light into that area. This will involve sections of new skirting and cornice that will be made to match the existing using templates of the existing units. And the new door will be of frameless glass. Having fully glazed wall and door will identify it as a new partition.

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.

Dining Area -

a) From earlier survey drawings it is clear that a number of partition walls on the lower ground floor have been removed at some time in the past. One such wall remains, and a more coherent 'unit' will be provided in this area by removing the one remaining partition. It would be carried out to match the other openings in that area, thus providing unity.