

107 HIGHGATE WEST HILL

DESIGN, ACCESS AND HERITAGE STATEMENT

With more detailed information

17 November 2018

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The history of the house

107 and 108 Highgate West Hill are a pair of attached houses, originally the Vicarage of St Anne's Church (c1853). The church and the house were designed by the architect T Bellamy. The houses are listed as buildings of historic interest Grade 2. The listing date is 14 May 1974.

The Listing Text:

'Vicarage of St Anne's Church (qv), now 2 residences. c1853/4.

Buff brick with slated hipped roof having bracketed eaves. 3 storeys.

Main front to garden of No.108 (right hand return), double-fronted with 3 windows. Entrance with prostyle Doric portico.

Recessed sashes, mostly architraved. Plain stucco band at 1st floor level.

INTERIOR: not inspected'

Listing NGR: TQ2827486436

Located to the rear of the main house, number 107 is a two-storey building.

The title deed for the property refers to the building as the church hall. This function explains the two entrance doors. The door facing St Anne's Close would have provided public access. The side door in the east elevation gives access to an entrance hall and the stair leading to the first-floor bedrooms. This arrangement has survived the conversion of the building into a private house.

The roof of number 107 does not have bracketed eaves. These are a feature of the main house number 108. The facing brick of the main elevations are a matching buff brick but the east elevation has London stock bricks. The hipped roof is slate. The house retains two original external glazed timber doors and most of the original painted timber sash windows with single glazing.

The history of the house (continued)

To the north elevation facing St Annes's Close, there is a single-storey extension. The extension is not part of the original building. The extension has a flat roof, the walls are London stock brick in Flemish bond. There are two windows, one sash and the other casement. One of the window openings has a brick arch and in common with the door opening, the other does not. The external door is a painted timber panelled door, the top panels are glazed. The extension has been subject to structural movement and has been repaired and underpinned.

Planning history

- (i) 2013/5284/P (ii) 2013/5355/L Erection of a two-storey extension REFUSED
- (i) 2005/5415/P (ii) 2005/5417/L Fence and parking area APPROVED
- (I) 2005/0430/P (ii) 2005/0432/L Brick garden wall and gate REFUSED

The condition of the building

In many respects the original external appearance of the building has been retained. The slate roof is original, most sash windows and external doors are original. There has been some structural movement that has damaged the brick arches over window openings and resulted in repairs and repointing but this movement is not severe.

Changes to the external appearance of the original building include the single-storey extension and this building is in poor condition. A ground-floor window has been altered on the east elevation and rainwater goods have been replaced in plastic. Electrical services and gas pipes are fixed to the external brickwork and damage is caused where the services enter the building.

The condition of the building (continued)

Internally there have been many changes. Ground-floor joists have been replaced with a concrete slab and new floor finishes. Ceilings have been replaced with plasterboard and as a result there are very few original cornices. Walls have been replastered or the plaster removed to expose brickwork. Some fragments of the original skirtings remain. Most doors are flush doors although original linings have often been retained. The stair and balustrade have been altered. The internal arrangement has been altered to accommodate kitchens and bathrooms. There are no fire surrounds unless these are hidden. Timber floor finishes have been laid on the first floor and the stairs, the condition of the original floors is not known.

The proposed work

The proposals are informed by the following objectives:

1. To restore and repair the exterior of the original building
2. To have a single entrance to the house facing St Anne's Close and visible as the building is approached.
3. Improve the performance of the building and introduce internal details and finishes within the original building appropriate to its period.
4. Replace the single-storey extension with a new building incorporating the front entrance and improving the appearance of the house seen from St Anne's Close. It is proposed that the design of the new building is contemporary contrasting with, but enhancing, the appearance of the Victorian house.

The proposed work (continued)

The slate roof is in poor condition with displaced and missing slates. The nails fixing the slates have failed. A new natural slate roof finish is proposed, accurately reproducing the original external details. The work will provide the opportunity to insulate the roof.

Services fixed to the external walls of the building will be concealed internally. The external brickwork, doors and windows will be repaired and decorated as appropriate.

The single-storey extension will be replaced with a new brick building. A new entrance will face St Anne's Close. Glazed doors will provide convenient access to the garden. The kitchen will be located in the new building together with the boiler and incoming services. The design of the new building is contemporary with timber and aluminium double-glazed doors and windows. Roof lights will provide sunlight to the kitchen in the morning and the afternoon.

New painted timber panelled doors and other internal details will reflect the history of the house. Cornices and skirtings appropriate to the period will be features of the reception rooms and bedrooms.

The proposed work (continued)

To provide a single front entrance with an entrance hall it is necessary to reposition the stair. Natural light to the stair and the ground floor will be improved if the new stair has open risers.

A new window is proposed to replace the side entrance door. The new window will copy the design and details of the original window above. The rubbed brick arch above the opening will be retained. As an alternative a glazed panel could replace the existing door without changing the opening size.

A new window in the entrance hall will match the adjacent, original window and replace an inappropriate alteration.

A fireplace and fire surround will be a feature of the main reception room. The heating system will be concealed below the floors. The ambient light fittings will be concealed or recessed.

Conclusion

The original building will be repaired and restored. Inappropriate alterations will be removed. The slate roof finish will be replaced to match the appearance of the original roof.

Victorian joinery details and other features will inform the interior design.

The single-storey extension will be replaced. The design of the new building will be contemporary making a legible contrast with the original structure. The new building will provide a new front entrance. New glazed doors will improve access to the garden.