

Background

Henderson Court, built in the 1960s, is a sheltered housing scheme containing 69 one-bedroom flats, situated at the top of Fitzjohn's Avenue in Hampstead. Accommodation is on 3 floors and is arranged around a central courtyard. The flats are accessed by continuous balconies around the courtyard. The main access core is on the corner of Fitzjohn's Avenue and Prince Arthur Road and there are staircases in each of the other corners. There is a full basement car park under the building which is accessed via a ramp down from Prince Arthur Road and is leased to local residents and businesses.

The whole of the ground floor to the North West side of the building facing Prince Arthur Road was originally designed as the communal facilities for the residents but for several years has been leased to Age UK who run it as a day centre for elderly people in the area including the residents of Henderson Court.

This proposal is related to the previous application for a Ground Floor Pavilion (Application No. 2017/6127/P) which was approved on the 11th May 2018.

The internal courtyard is to be improved as part of the Pavilion works. It has been proposed to upgrade the dated and worn balustrades, many of which are cracked and damaged. The balustrades surround the courtyard and are located around staircases and outside the Age UK entrance to the external face of the building. This will improve and modernise the look of the courtyard and external elevations whilst being sympathetic to the existing design and materials.

The new balustrades are to be 1.1m sanitized glazing with silver anodised hand rails.

The new handrails will not change or alter the access or amenity of the block.



Rear Elevation



Front elevation



Example balustrades on walkway



Internal courtyard



Fitzjohn's Elevation