

**LISTED BUILDING  
HERITAGE STATEMENT  
FOR INTERNAL REFURBISHMENT AND  
MINOR EXTERNAL REPAIRS**

**At:**

**Gardeners Flat  
Fenton House Garage  
Windmill Hill,  
London,  
NW3 6RT**



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## 1.0 INTRODUCTION

- 1.1 Carter Jonas LLP are acting for The National Trust who are the owners of Fenton House Garage Block of which Gardeners Flat is contained within, along with other accommodation and general storage.
- 1.2 The National Trust are also owners of the adjacent Fenton House. We attach the Drury McPherson Partnership conservation management plan (CMP) dated December 2015, which whilst primarily for Fenton House, also refers to the garage block and gives some useful background on history and dates.
- 1.3 The proposed internal refurbishment scheme has been initiated to update the property and where possible to bring it up to current standards.
- 1.4 Carter Jonas LLP have extensive experience in conservation, repair and sensitive alterations and adaptations to historic buildings and are currently undertaking several similar conservation and restoration schemes on the National Trust let estate. The National Trust are custodians of many listed properties and have strict guidelines on the use of materials and preservation of original fabric.

## 2.0 HISTORICAL CONTEXT

### 2.1 Listing

The building is Grade II listed. The full listing reference 1378651 is included within Appendix 1. The listing description is as follows:

Stable building, including the old coachman's living quarters, to Fenton House (qv), now a garage. c1693, altered and modernised. Brown brick with plain 1st floor band. Tiled roof with C20 gables. 2 story's 3 windows. Altered doorways. Flush framed sashes with exposed boxing. INTERIOR: not inspected.

The works are to the very small bedsit gardeners flat only forming the ground floor portion of the garage block to the left of the garage doors only. The rest of the building having no works undertaken.

### 2.2 Setting

The building lies on Windmill Hill in the South West corner of Fenton House gardens within the Hampstead Conservation Area. Further reference refer to 5.10.1 page 118 of the CMP.

### 2.3 Construction:

Single brick stack with clay pots. Plain clay tile covered pitched roof terminated each end at gable. roof. Flemish Bond solid brick walls. Painted timber sliding sash windows with painted stone sub-sills. Painted timber doors including two sets of double garage doors. Cast iron rainwater goods. Part cast iron and part plastic soil goods.

### 2.4 Use:

It is anticipated that the gardeners flat was created as a domestic residence circa 1950, previously being a garage and stables in earlier times.

### **3.0 SUMMARY OF CONDITION OF THE BUILDING**

- 3.1 Externally the building is in fair condition. Paint finishes to external joinery, metal and stone sub-sills is beginning to flake and fail. There is some erosion of brickwork and pointing particularly on wall returns and cracking to the mortar plinth at low level around the perimeter of the building.
  
- 3.2 The internal finishes, and non-historic fixtures and fittings, kitchen units and sanitary ware are dated. The services are dated and are inefficient relative to modern equivalents. All are in need of refurbishment and updating.

## 4.0 PROPOSED ALTERATION, REPAIR AND REFURBISHMENT WORKS

4.1 The proposed refurbishment scheme is to involve the following works:

Internal:

- Strip out and renew the existing late 21<sup>st</sup> century kitchen with new units, sink and worktop.
- Strip out and renew sanitary ware.
- Overhaul windows to include renewal of sash cords and draft stripping.
- Removal of loose and failing lining and wall papers. New lining papers where necessary and re-decoration of all previously painted and papered surfaces.
- New Boiler, central heating, hot and cold-water distribution.
- Minor alterations to drainage and hot and cold supplies to connect to new outlets.
- Complete re-wire.
- New carpet and vinyl floor finishes.

External:

- Pointing.
- Filling cracks to mortar plinth.
- Replacing individual bricks.
- Window and door pre-decoration repairs.
- Decoration of previously painted surfaces.

Grounds:

- Removal of circa 2 m<sup>2</sup> of concrete / screed where breaking up and failing outside front door.
- Either renewing screed or cleaning off and retaining path below dependant on the condition and type of substrate revealed.

## 5.0 A CRITIQUE OF THE PROPOSED REFURBISHMENT SCHEME

5.1 The National Trust wish to undertake minor works to improve the accommodation and then to let the property on a long-term basis with improved kitchen and bathroom accommodation. This would ensure the continued economical use of the building in the medium to long term.

Internal:

5.2 The existing kitchen and sanitary ware are late 20<sup>th</sup> century fittings of no historic interest. They are dated and will be replaced as part of a general refurbishment. The layouts will remain broadly the same albeit the bath will be replaced with a shower cubicle. Drainage locations will remain unaltered.

5.3 The existing electrical services will be renewed complete including provisional for additional socket outlets. Wiring will use existing voids and boxing where possible. Where this is not possible, wiring will be chased into modern gypsum plasterboard (no lath and plaster present) and not into any brick substrate beyond. Lighting will be surface mounted spotlights in the kitchen, bulkhead in the bathroom and pendants in the living/bedroom all as existing, plus two further new wall lights in the living/bedroom. Again, cabling for the new wall lights will be chased into modern gypsum plasterboard (no lath and plaster present) and not into any brick substrate beyond.

5.4 The boiler will be renewed in the existing location, with the flue through the wall in the same location as existing.

5.5 Windows will generally be overhauled (released where painted shut, ease and adjust, parts lubricated, weights balanced). Sash cords most of which are painted will be renewed. The windows will be draft stripped with a rebated pile system e.g. Ventrolla Perimeter Sealing System (VPSS), a method of retaining sash windows and improving their performance recognised by conservation bodies.

External:

5.6 The remaining works are considered repairs on a like for like basis. All the work is to be undertaken by experienced contractors with relevant experience of listed and historic buildings. Traditional materials and methods will be used in accordance with recognised conservation bodies e.g. SPAB, English Heritage or trade bodies. Repair materials and methods are as follows:

- Hydraulic lime mix for external pointing and repair of cracking to the perimeter plinth typically NHL 3.5 to 3 parts well graded sharp sand. The colour will be matched making up sample 'biscuits' initially for comparison and approval. Only loose mortar will be removed with hand tools, joint routers or drill bits (no grinders).
- Bricks to be replaced where possible cleaned and turned for re-use. Otherwise new imperial bricks if a good match can be found subject to sample. New bricks pointed and bedded in Hydraulic lime mix as used for pointing above.
- Decoration externally comprising products from 'Tikurilla' as were used on the last decoration of both the 'Garage' and the main Fenton House, colours to match existing. We attach the paint specification. Internal decorations will use Zinsser Grade 1, a breathable paint approved for conservation use although not strictly necessary as the surfaces are a Gypsum plaster / plasterboard finish.
- General repair of doors and windows prior to decoration including joinery resin repairs (timber care) for small areas and splice repairs for larger repairs if required. Renewal of failed putties with linseed oil putty.
- It is anticipated the external repairs to bricks/mortar and joinery will be minimal and possibly none will be necessary.

5.7 New equivalent matching materials will be used (e.g. slate roofing) in preference to salvaged to avoid promoting architectural theft, as recommended by SPAB.

## 6.0 PLANNING

- 6.1 The proposed external alterations are repairs on a like for like basis and will not alter the external appearance of the building. Therefore a planning application has not been submitted.



## 7.0 HERITAGE

### 7.1 Evidential Value:

None of the historical fabric is being altered, concealed or removed and therefore the work will not affect evidential value.

### 7.2 Communal Value:

The communal value will be retained as the property can continue to be occupied and be desirable to prospective tenants

### 7.3 Aesthetic Value:

The property will be unaltered internally or externally in appearance and the sense of history and visible historic features unaffected in our opinion.

### 7.4 Historical Value:

The renewal of the non-historic 20th century kitchen, sanitary ware, services, and floor coverings does not affect the Historical value of the building and is part of the evolution of the building. No historic fabric will be lost.

For further background information refer to 4.3.24 on page 92 of the CMP, noting the 'neutral significance' of the building internally with the 'cross wall' and 'northern hearths' described therein, not part of the works applied for here.

## 8.0 SUMMARY

- 8.1 The proposed scheme preserves and retains existing appearance, layout, historic features and fabric with the minimum of intervention while providing new sanitary ware, kitchen and services to create an attractive space for the needs of the 21st Century residential tenant. There will be no alteration to the layout or the external appearance of the building. There will be no loss of historic fabric.
- 8.2 The work is repair on a like for like basis.