

# DOMINIC McKENZIE ARCHITECTS

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## Listed Building Application Statement for 14 New End Square, NW3 1LN 19/1/2023

### Introduction

This Listed Building application relates to a new raised part of the party wall at roof level between no. 14 and no. 16 New End Square.

This application follows planning consent for no. 14 New End Square (2021/4022/P), Non-Material Amendment (2022/1543/P) and Approval of Conditions (2022/3836/P).

### Context

14 New End Square is part of a short terrace of 3 or 4 houses on the west side of the roughly triangular-shaped New End Square. The two adjacent properties also on the west side of the square - nos. 16 and 18 - are both listed buildings, however no. 14 is not listed.

On 15<sup>th</sup> November 2021 Dominic McKenzie Architects (DMA) received planning consent for a proposed mansard roof extension to no. 14 New End Square (2021/4022/P). The proposed design follows an approved design from 2002 by Molyneux Kerr Architects for a half hip-shaped roof extension above no. 14, which when replicated by no. 16 forms a full hip-shaped roof extension.



Left – The proposed hip-shaped mansard design for no. 14 (right) and no. 16 (left) from 2002 by Molyneux Kerr Architects



Right – The approved half hip-shaped mansard for no. 14 from 2021 by DMA (2021/4022/P)

On the 22<sup>nd</sup> of August 2022, listed building application 2022/0672/L for the corresponding half hip-roof to no. 16 New End Square, was also approved.

Following the approval of the planning application for no. 14 and the subsequent approval of the Conditions and Non-Material Amendment applications for no. 14, negotiations began for the party wall agreement.

Structural analysis made during the party wall agreement process, prior to starting construction on the approved roof extension for 14 New End Square, led to the requirement to use lightweight blockwork for the raised party wall between the two properties.

The lightweight blockwork was proposed for the non-listed, no. 14 side only, in order to reduce the weight on the party wall's foundations. The blockwork would not be visible anywhere and would be hidden internally in the non-listed no. 14. All visible parts of the party wall, on the no. 16 side and on the visible parts of the party wall on the no. 14 side would be in stock brick. This met approvals under Condition 4 in the planning permission for no. 14 (2021/4022/P).

The proposal to use the lightweight blockwork was made following extensive consultation with structural engineer Paul Longdin, and heritage consultant Dr. Jonathan Edis, both highly-experienced professional consultants within their respective fields. Both of whom make statements as part of this listed building application.

On the 9th of January 2023, DMA was informed by Ramesh Depala, Design & Enforcement Officer for Camden Council, that Camden Design and Conservation Team would require a Listed Building Consent application for this work. While we respectfully do not agree with this view given the non-listed status of no. 14 New End Square, we attach this statement in good faith, and as part of said application.

This statement explains the necessity of the proposal to use lightweight blockwork whilst carrying out the works as previously consented. It also sets out how the proposal makes no material impact to the adjoining neighbour and Conservation Area.

### **Listing Status**

14 New End Square is not a Listed Building, nor a locally-listed building, and as such is not a non-designated heritage asset for the purposes of paragraph 203 of the NPPF.

The neighbouring property, 16 New End Square, was Grade-II Listed on 14<sup>th</sup> May 1974. The details given by Historic England are as follows:

*"GV II*

*Terraced house. C18, refaced in C19, top storey added C20. Multi-coloured stock brick, patched. 3 storeys 1 window. Gauged red brick round arch with impost bands to entrance with radial fanlight and panelled door. Ground and 1st floor sashes with gauged red brick flat arches and flush framed sashes having exposed boxing. 2nd floor has tripartite flush framed sash; plain brick band at window head level. Parapet. INTERIOR: not inspected."*

### **Structural requirements of the new party wall**

Following the award of the planning consents mentioned above, a party wall award process was begun between our Client and the Adjoining Owner. A dispute during this process necessitated the use of detailed calculations by our structural engineer, Paul Longdin, to demonstrate the structural compliance of the party wall following the proposed construction.

Our structural engineer advised that it was necessary to strictly adhere to a limit of 10% loading increase to enable validation by Building Control. In order to meet the 10% requirement, the only solution available was to use a small amount of lightweight blockwork in lieu of solid masonry on the unlisted 14 New End Square side of the new party wall only, in order to reduce loading on the existing party wall. This reduces the uplift to just below 10%.

This approach makes no impact on the external appearance of the scheme, and leads to no material change to the existing party wall (on either side). All portions of the new visible wall will use traditional stock brick, which matches all adjacent similar material in type, colour and bond, as required by and approved in previous planning consents.

Paul Longdin has provided a structural statement further explaining the structural approach as part of this Listed Building Application.

### **Heritage assessment regarding proposed approach**

We are conscious that 16 New End Square is a Grade-II listed building. As an award-winning practice who specialise in heritage work on Victorian London townhouses, we are deeply aware of the duty to protect heritage assets, as set out in the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 7, Clause (1), which is evidenced by our extensive experience in the sector.

Our proposal in light of the above is strongly supported by Dr. Jonathan Edis, Director of Heritage Collective. Dr. Edis has nearly 40 years of experience in the heritage sector, including a decade as a Conservation Officer advising Local Planning Authorities on changes affecting Listed Buildings and Conservation Areas. He is a Member of the Institute of Historic Building Conservation and holds BA, MA, and PhD qualifications. He is the author of the Heritage Impact Assessment for the approved planning application (ref 2021/4022/P), and has considerable familiarity with the Hampstead Conservation Area.

Dr. Edis strongly supports our proposal and notes that he has never previously witnessed a concern of this nature from a Local Authority. Detail of his support is found in an accompanying statement.

### **Modern Construction in 14 New End Square**

The proposed raised roof level party wall is a new part of the building – not an existing historic part which is being changed in the course of modern construction. Therefore we would suggest that the ‘truth’ of its construction is less important than for an existing historic part.

The rest of the no. 14, which was entirely rebuilt after the war, uses similarly modern approaches to construction whilst being appropriate to its sensitive Conservation Area context. Cavity walls as opposed to solid masonry walls, have been revealed in the existing front and rear walls since construction has begun and the existing floors at lower ground, ground and first floor are known to be constructed from concrete.

### **Facing Materials**

All approved planning and listed building consents for no. 14 and no. 16 explicitly relate to facing materials only.

Camden Council’s decision of 7th November 2022 for no. 16 New End Square, relates to “Details required by Condition 3(c) (Facing Materials) and 3(d) (Roof Details) of listed building consent 2022/0672/L dated 22/08/2022 (for the erection of a mansard roof extension with terrace).”

The letter states that the Conservation Officer has confirmed the use of London Stock Brick “as the facing material” demonstrates that the special architectural and historic interest of the building would be safeguarded:

*“Reasons for approving details:*

*The submitted details for conditions 3(c) and 3(d) have been reviewed by the Council’s Conservation Officer who has confirmed that the proposed use of London Stock Brick as the facing material and a combination of Westmorland Slate, Rolled Lead Roofing, Terracotta Angle Ridge Tiles and Lead Ridges for the roof, are considered sufficient to demonstrate that the special architectural and historic interest of the building would be safeguarded.”*

Condition 3(c) of the grant of listed building consent dated 22nd August 2022 refers to approval by Camden Council of drawings or samples of “facing materials including brickwork”.

## **No Specific Details or Conditions relating to the Party Wall**

In the history of the project, which was begun by Molyneux Kerr Architects in 2002, Camden Council has not raised any listed building issue in relation to the shared party wall between nos. 14 and 16, or specified any specific Condition in relation to how the party wall should be raised. This is despite knowing no. 16 was listed and no. 14 was unlisted. In the approved applications in 2002 and again in 2021/22 consents were given (including listed building consent for no. 16) for mansard roofs, with no issues/ Conditions highlighted in relation to the party wall.

## **Proposed Compromise to Party wall construction**

During the visit of enforcement officer Ramesh Depala on the 12<sup>th</sup> of January 2023, Mr Depala raised concerns about the use of stainless steel wall ties between the two leaves of the raised party wall. Following this concern being expressed, we have consulted further with our structural consultant Paul Longdin and he has advised that we could omit the metal wall ties and use a more traditional toothed brickwork method to connect the two leaves of the new party wall. The stock bricks from the no. 16 side would periodically rotate 90 degrees to connect the two leaves together rather than using metal wall ties. He has confirmed that this approach would be acceptable from a structural loading point of view.

This compromise offered, it should be noted that the heritage consultant Dr Jonathan Edis does not believe that the steel wall ties have any detrimental effect on the listed building. He writes in his attached report:

*'1.14 2. The method of bonding the thermalite block to the outer skin of facing brickwork is primarily a technical constructional matter on which the structural and architectural advisers should be consulted. In my experience, the two available methods (steel ties or tothing-in) are equally appropriate alternatives. Neither option would affect (still less harm) the significance of the listed building.'*

For the avoidance of doubt, our preference, and that of the main contractor, would be to construct the two leaves using steel ties, which is the conventional construction approach in the present day. However we would also be willing to construct the wall using the proposed compromise approach described above if preferred by Camden Council.

## **Conclusion**

In our view, the proposal to use lightweight blocks, which is necessitated by structural requirements, remains compliant with all statutory and local policies as listed within all previously-granted consents. It makes no material impact to the adjoining listed property, nor does it cause harm to the character and appearance of the Conservation Area. This view is strongly supported by Dr. Jonathan Edis, whose professional opinion draws on extensive experience in heritage matters as well as a deep familiarity with the local area.

In light of the above, we hope this application will be recommended for approval.