



Facility Audits

**BASEMENT FLAT
3A BATHWAY
LONDON SE18 6LN**

Formerly known as

**UNIT 2
1 MARKET STREET
LONDON SE18 6FU**



DESIGN & ACCESS STATEMENT INCORPORATING HERITAGE STATEMENT

Date	Revision	Revision History

	Name	Position	Date
Created by	Andy Crosskey	Managing Partner	March 2024

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1 **INTRODUCTION**

In October 2020 an application was made for a lawful development certificate for an existing use of the existing basement area as a self-contained flat under reference 20/3416/CE.

I was advised by Joe Higgins, Planning Officer for the Royal Borough of Greenwich, that in addition to the lawful development certificate, it was necessary to obtain a retrospective Listed Building Consent for the internal works that have been executed in order to provide the accommodation within the basement area of the former Magistrates Court.

This document had been prepared as the Design & Access Statement Incorporating the Heritage Statement for the works as completed.

The former Woolwich Magistrates Court was converted to residential and commercial use under planning reference 13/1179/F granted on 14th August 2013 and listed building consent was granted under reference 13/1180/L also on 14th August 2013.

An additional self-contained flat with a separate entrance through an existing external door from the external to the east of the property was subsequently constructed at basement level and refurbished as part of conversion works completed in 2014.

A previous application for a Lawful Development Certificate was made on 19th June 2020 under reference 20//1759/CE, this was rejected on 14th August 2020.

The new application for a lawful development certificate (20/3416/CE) was refused on 26th November 2021 as the development has involved unauthorised alterations to the Grade II listed Woolwich Magistrates Court at 50 Calderwood Street and there is no provision within the Planning (Listed Buildings and Conservation Areas) Act 1990 for a Certificate of Lawfulness (existing) to be issued for these works.

This design & access statement incorporating heritage statement, has been prepared as part of the submission for retrospective permission for the development within a grade II listed building.



2 HISTORY

The former Woolwich Magistrates Court, 50 Calderwood Street, London was listed at grade II on 1st March 2007 as List Entry Number: 1391897, the listing details as follows:

786/0/10172 CALDERWOOD STREET 01-MAR-07 50 Magistrates Court

GV II Magistrates Court. 1912 by John Dixon Butler, FRIBA, Architect and Surveyor to the Metropolitan Police, with minor later-C20 alterations. Red brick with rubbed red brick quoins, ashlar Portland stone dressings and plinth. Concealed roof behind parapet. Timber sashes with horns. Free classical style with Baroque emphasis.

EXTERIOR: To Market Street, a symmetrical frontage with a central steep mannered pediment over a set back, rusticated ashlar entrance bay. This has an open segmental pediment over the door which, like the window above, has a moulded architrave. There is a coat of arms in the pediment. To each side of the entrance bay are three ground and first floor windows, these linked by moulded stone surrounds and panel. A heavily moulded dentil cornice continues through the pediment and to the return elevations. Tall stone end chimneys have bands of red brick. Rubbed red brick quoins at entrance bay and ends, including ends of the return elevations to Bathway and Calderwood Streets. To Bathway is a side entrance, also with stone architrave, then a lower section plainer and with glazed brown brick plinth.

INTERIOR: The front offices and main security entrance room have been modernised and retain few fittings of interest. At the centre is the main waiting area, this with original polychrome 'pebble' floor with 'MP' in mosaic, signifying the Metropolitan Police use of the building. This room has three doorways in moulded surrounds segregating access to the court room, dock and public gallery. The main court has a prominent lantern ceiling, this with clear, blue and yellow glass in a geometric arrangement within a moulded timber frame. A frieze of vines and fruit joins the lantern to the ceiling, which is steeply coved. The walls are covered with full height timber panelling and a prominent cornice. The original arrangement of benches largely survives, with additional security panelling inserted at the dock. GR monogram is in plaster on either side of the coat of arms. The magistrates' benches are raised within an apsidal stage, which is fully lined with panelling and has two doors to chambers. There is a timber staircase inside the Bathway entrance. Upper floor has smaller court room with later-C20 concave timber wall covering. Retiring room has cornice, and timber fireplace with green thing brick inset. Basement has cells, which were not inspected, and were reported to number about ten, with replaced doors.

HISTORY: Woolwich Magistrate Court was built in 1912 by John Dixon Butler, Architect and Surveyor to the Metropolitan Police. Dixon Butler, FRIBA, succeeded his father, John Butler, in this post in 1895 and served as Surveyor until his death in 1920, by which time he had



designed over 200 police stations and courts. The Court building replaced an earlier police court which stood on this site from the mid-C19.

SOURCES: Bridget Cherry and Nikolaus Pevsner. Buildings of England 2: London, South (2002) p.282. Clare Graham. Ordering Law: The Architectural and Social History of the English Law Court to 1914 (2004) p.407.

SUMMARY OF IMPORTANCE: Magistrate Court of 1912 by John Dixon Butler, Architect and Surveyor to the Metropolitan Police that has special architectural interest, seen in its refined and restrained free Classical façade with well detailed elevations and a commanding presence in this municipal area. The interior survives well and retains a very good main court room, as well as other distinctive spaces, and the fabric illustrates the segregation of access and use. The court building also has strong group value as part of the remarkable municipal core of Woolwich Town Centre, where within a small area is a rich ensemble of civic buildings, closely linked through function, architecture and municipal presence.

2.1 Subsequent Development

In 2014/15 the Magistrates Court building was refurbished and changed use to provide nine new apartments, the works were carried out in accordance with planning consent 13/1179/F granted on 14th August 2013 and listed building consent granted under reference 13/1180/L also on 14th August 2013.

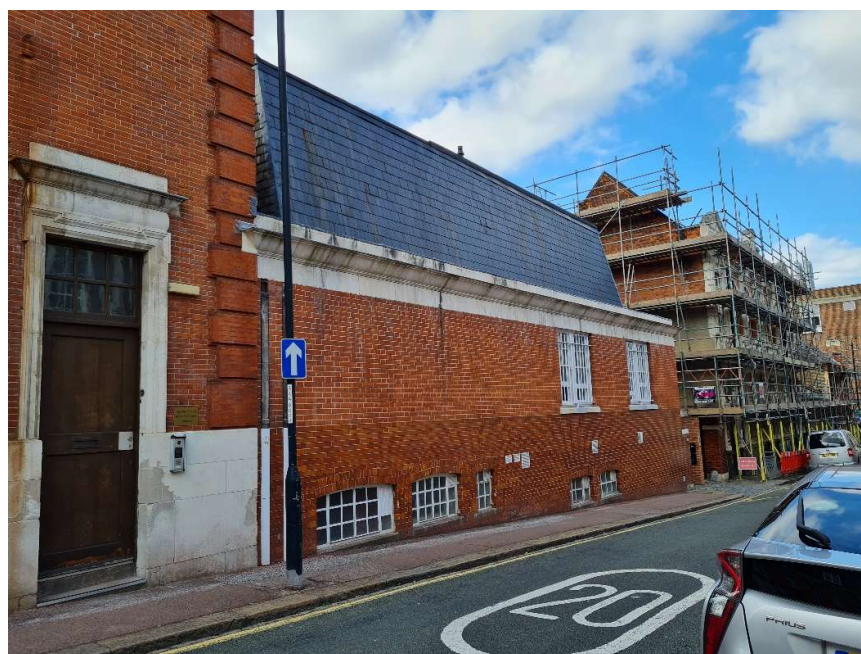
The basement area, which was unused at the time of the works was subsequently converted to provide accommodation, with the first occupation being in May 2015. The basement flat has been continuously occupied since.

The photographs below and overleaf show the accommodation subsequent to its conversions:

External Views – No alterations



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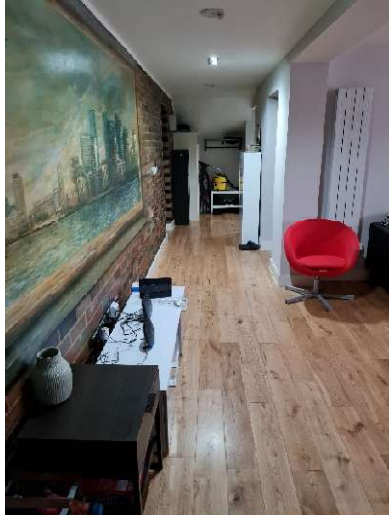


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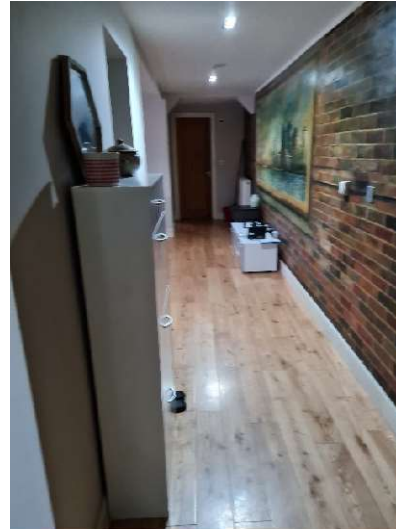


Internal Views

Hallway looking back towards entrance



Hallway looking towards bathroom



Kitchen





Bathroom



Bedroom 3



It should be noted that the basement area of the building was not noted as of merit within the listing for the building and was not subject to any investigation by the Heritage Impact Assessment (HIA) as prepared for the change of use and redevelopment by Indigo Planning Limited in May 2013, which was submitted in support of the listed application.

The conversion of the basement storage area to residential had no impact on any of the historic features of the building as described in the HIA and the works had no impact upon the off-site heritage assets as listed overleaf:

A copy of the 2013 Heritage Impact Assessment, as prepared by Indigo Planning Limited is attached to this document as appendix 1.



Heritage Assessment	Location & Use	Summary of Asset
<p>Woolwich Old Town Hall</p> <p>Grade II Listed</p>	<p>Located east of the site, adjoining the Old Public Library, at the junction of Calderwood Street and Polytechnic Street.</p> <p>Planning consent and listed building consent was granted for refurbishment and emergency works was granted under references 20/3762/F and 20/3763/L on 15th April 2021</p>	<p>Built in 1842, the two-storey building is listed.</p> <p>The building is constructed from multicoloured stock brick with rusticated stucco ground floor. The first floor contains large sash windows in moulded architraves with bracketed cornices over.</p> <p>A pediment also sits over the two-left bay windows, supported by two flat pilasters below which are the inscriptions 'Town Hall' and '1842' in friezes.</p>
<p>Police Station</p> <p>Grade II Listed</p>	<p>Located at no 29 Market Street, the building is situated opposite Woolwich Magistrates Courts west elevation towards the rear.</p> <p>Planning consent and listed building consent for conversion into 19 residential flats, together with the demolition of existing outbuildings and erection of three mews houses and landscaping was granted under references 14/3763/F and 14/3764/L 12th May 2016</p>	<p>This building is also designed by John Dixon Butler (Architect and Surveyor to the Metropolitan Police) and completed in 1910.</p> <p>This three-storey building is constructed from red brick with ashlar dressings, with slate mansard and pitched roofs and timber sashes with horns.</p> <p>The pedestrian entrance to the right-hand side has 'police' inscribed in frieze below the prominent cornice. The stone architrave carries the 1910 date.</p>



Heritage Assessment	Location & Use	Summary of Asset
<p>Public Library</p> <p>Grade II Listed</p>	<p>Located on Calderwood Street immediately adjacent to, but not attached to, the Magistrates Court.</p> <p>This property was included within the proposals for the Old Woolwich Town Hall where Planning consent and listed building consent was granted for refurbishment and emergency works was granted under references 20/3762/F and 20/3763/L on 15th April 2021</p>	<p>Completed in 1901 this two-storey building was designed by architects Messrs. Church, Quick & Whincop. The building is constructed from rusticated stone at the ground floor level and red brick with stone dressings at first floor level. The secondary elevation to Bathway is mostly stone with some red brick and a polished granite plinth. The front elevation is in a free Baroque style. It has a central large bow window with polished granite plinth that carries the foundation details, and the words WOOLWICH PUBLIC LIBRARY in the entablature.</p>
<p>Woolwich Town Hall</p> <p>Grade II* Listed</p>	<p>Located to the rear of the Magistrates Court on the alternative side of the Local Baths, fronting Wellington Street and Market Street.</p>	<p>Designed by Sir Alfred Brumwell Thomas and built between 1902 and 1906.</p> <p>The building is constructed from orange-red brick and Portland stone. Slate roofs with lead and copper-clad domes. On the principal elevations there is much elaborate relief ornament. The windows are set within stone architraves with a mix of triangular and segmental open pediments.</p> <p>Projecting from the left-hand return to Market Street is a 40m clock tower.</p>

The conversion of the basement area of the former Woolwich Magistrates Courts to provide residential accommodation has had no impact upon the heritage assets within the area.

The works carried out under the consent and listed consent granted in 2013 have been completed in such a manner to preserve and enhance the historic character of the building, all existing details of importance, including fireplaces, joinery, plasterwork etcetera were retained, and all new interior detailing and decoration were selected to compliment the original character and style.



3 **ACCESS**

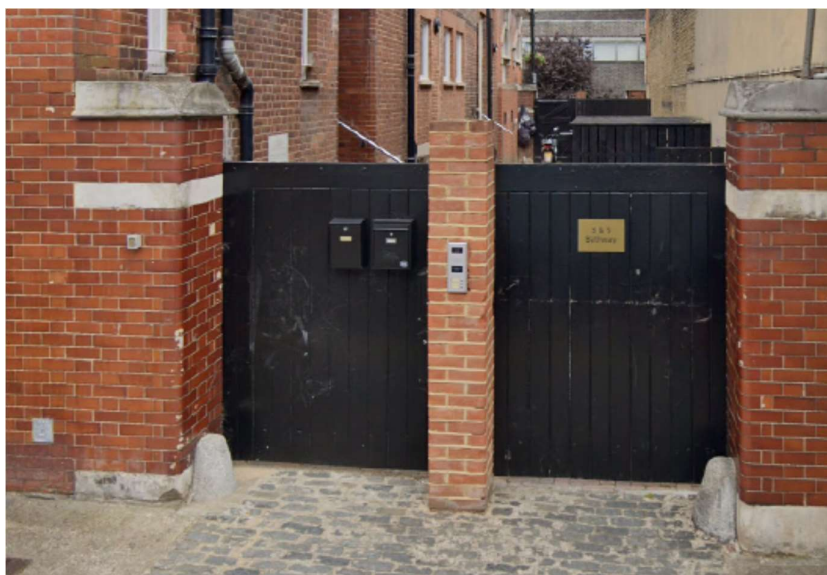
Access to the flat is off the courtyard, which is entered via an access-controlled gate located on Bathway.

There is a short flight of steps leading down to the front door of the accommodation, which is separate to the common areas and provides direct access to the flat.

Steps down to flat entrance



Entrance to courtyard off Market Street





4 **APPENDIX 1 – INDIGO PARTNERSHIP – HERITAGE IMPACT STATEMENT (2013)**

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