

6 BACON'S LANE, HIGHGATE, LONDON, N6 6BL

LISTED BUILDING APPLICATION STATEMENT
Gate & Boundary Fence Proposal

Document Includes Design and Access Statement

Revision A

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Who We Are

Client/Applicant

Amos Manasseh

Site Address

6 Bacon’s Lane, Highgate, London, N6 6BL

Architect/Agent

John Pardey Architects (JPA)

1.0 Introduction

This document is prepared as part of a Listed Building Application submission for the Grade II listed building gate and fence proposal at 6 Bacon's Lane, Highgate, London, N6 6BL.

Located in the Borough of Camden, the Grade II listed building is a private house by the Architect Leonard Manasseh for himself and family. Designed and built from 1957-59 the applicant for this submission is Leonard Manasseh's son, Mr. Amos Mannaseh.

The client approached JPA after the successful collaboration regarding the house renovation (planning ref. 2018/4447/L) that was implemented in 2019. Owing to JPA's understanding of the house and the context JPA have been asked to design a replacement for the entrance gate and detail a proposal for the South Eastern fence boundary predominantly facing the Highgate Cemetery.

These proposals have been put forward to provide a more secure gate and boundary, one that is in keeping and respectful to the listed building context.

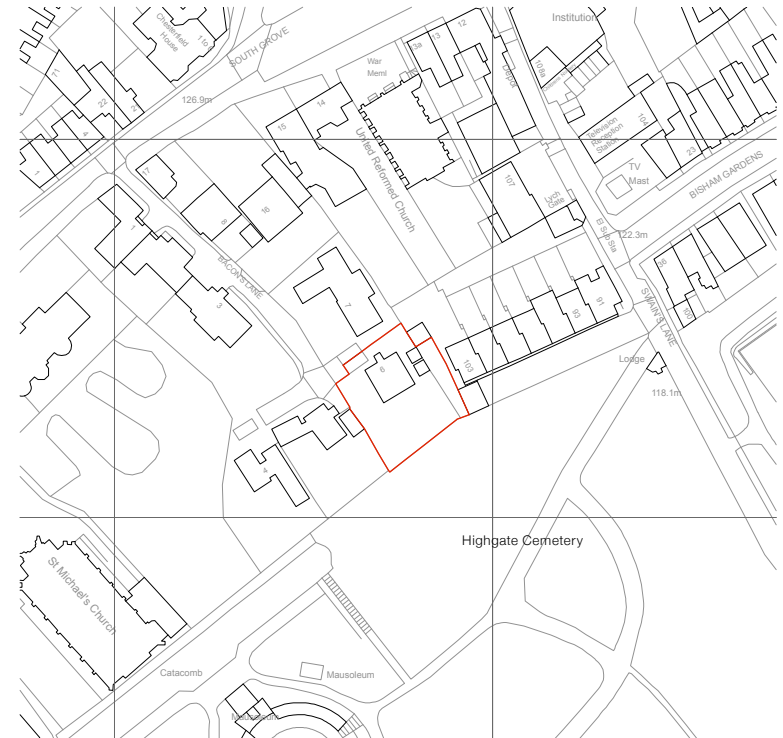


Sketch of drawing room and studio as originally built, drawn by Leonard Manasseh - 'Leonard Manasseh & Partners' – Timothy Brittain-Catlin

2.0 The Site



View as approaching house looking south down Bacon's Lane



Existing OS Map of site



View of house, garage, and entrance gate from Bacon's lane



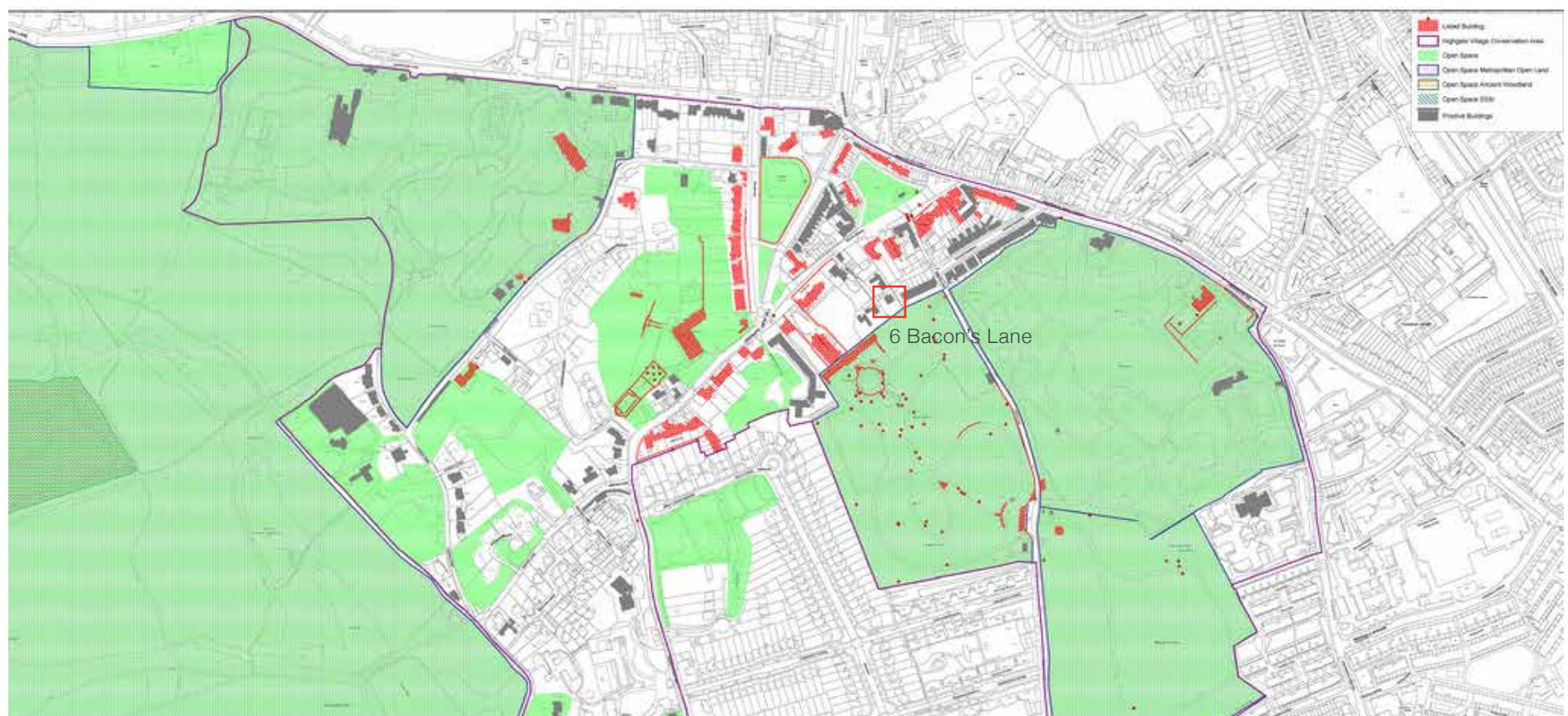
Existing OS Map combined with satellite image of site

2.1 Site History and Conservation Area Description

The site of the house and sculpture is located within the Highgate Conservation Area. The following extract about Bacon's Lane is taken from Camden Borough Council's "Highgate Conservation Area Appraisal and Management Strategy", Adopted 4 October 2007:

This narrow lane lies on the slope south of South Grove, and benefits from views of the trees in Highgate West Cemetery. The narrow entrance to this private road is marked by a metal barrier and by rough hewn granite bollards and kerbs, and is concealed by the high red brick walls to the corner properties. On the east side of the lane the older garden walls have robust brick buttresses which are in need of repointing and repair. The enclave was developed in the 1950s when a distinct group of eight houses were built on the site of the Old Hall kitchen garden and orchard and of a 19th century house. Mr Osborne, the then owner of the Old Hall, offered building plots for sale to a number of architects who built their own houses. The name 'Bacon's Lane' was derived from the account in John Aubrey's Brief Lives of how Francis Bacon, First Earl of Verulam, conducted an experiment in stuffing a live goose with snow at the foot of Highgate Hill. Bacon caught a chill and was carried to Lord Arundel's house, on the site of the Old Hall, where he died.

There is a sense of openness: boundaries between properties are minimal, reminiscent of the former garden, although some of the houses are deliberately concealed from the rest of the group. The siting and design of each property has its own style but the group is cohesive and a covenant on the site prevented the houses from rising more than two-storeys. Nos 1 & 2 by Peter Cocke of Architects Co-Partnership, c1960, are low-rise one-storey dwellings. No 3, built for the Rubens family, is a solid, double-fronted, two-storey property of a more conventional form with a pitched roof and a distinct stone-clad chimney/balcony feature at the rear, reminiscent of the 1950s. No 4, a house by and for the Australian architect W L Yuille, dates from 1957, and responds to the site and to existing trees. It is a single-storey building of a pinwheel shape, with top-lit rooms. No 5 was designed by Anthony Cox, an architect who specialised in school design for Hertfordshire County Council. Nos 6, 7 ...were designed by Leonard Manasseh and were built on the site of the 19th century house. No 6, his own house dating from 1959, impacts on the skyline due to its unequally pitched roof which is punctured by a raised skylight. Rectilinear in plan, the house expresses clarity of structure and materials, using reclaimed bricks. A statue of a lady in the garden by Daphne Hardy Henion, is visible from the road. Although the house enjoys wonderful views of the cemetery, the site suffers from subsidence.



London Borough of Camden Highgate Conservation Area Map

3.0 Edited List Entry Summary for Private House, 6 Bacon’s Lane

Edited List Entry Summary for Private House

Name: 6, Bacon’s Lane with Attached Steps

List Entry Number: 1393412

National Grid Reference: TQ 28373 87237

Grade: II

Date first listed: 10-Aug-2009

Reasons for Designation

- No. 6 Bacons Lane, built 1957-59, is designated for the following principal reasons:
- It ranks among the most notable architect-designed private houses of the 1950s, designed by the distinguished architect Leonard Manasseh for himself and family. It was Manasseh’s first work in the emerging New Brutalist genre;
 - Its complex plan and clever use of materials, makes it a critical example of the post-war architect-designed home, and a success as a small- scale, economically-built family home;
 - Its significance, which has been subsequently endorsed, was widely recognised and published at the time.

Details

MATERIALS: Salvaged stock brick from a church in Southgate, with exposed concrete floors, steep asbestos slate roofs with dormers and stove pipe. Timber windows have black pivoting opening lights (most replaced in the late 1990s with a comparable Danish system) and glazed timber doors have slate hanging to the side. Interior is of exposed pale sand-lime brick to principal storeys, timber linings to attics. Skirtings and plinths are of black glazed brick. Internal doors are flush teak veneered with ceramic handles, under an overlight. Slender chamfered sowood doorcases are framed in a narrow black painted timber fillet which masks the join between the door and wall. First floor floors are of 74 salvaged Victorian marble wash stands acquired in Portsmouth.

PLAN: Two storeys and attic, entered at half landing level via steps and with a lower entrance at semi-basement level, both in a projecting flat-roofed wing to the north. The steep pitched roof, unusual in the late 1950s, was a way of overcoming the limitations of a covenant on the site that restricted new building to two storeys, so that Manasseh could house his family of five children. The two pitches are unequal to give increased headroom in the architect’s attic studio under a large dormer. The interior plan is complex. From the main entrance stairs go up to the principal first floor, double-height, sitting room and the main bedrooms. The main bedroom itself is subdivided from a bathroom by built-in cupboards. Stairs descend from the entrance to the kitchen-diner, which steps down to the attendant sitting room, originally designed as a playroom, which now opens onto the hallway and the garden door. Further bedrooms lead o the hallway. A steep open tread stair leads to the attic, at the end of which is a small studio in a gallery which is naturally lit on all sides (on the west by a large dormer window), and overlooks the sitting room. Landings and hallways are small so that the plan is extremely economical in its circulation space. Overlights over the internal doors allow ‘borrowed’ light into the landings and hallways.

EXTERIOR: Asymmetrical elevations have windows of various heights, some full storey height, but all hanging from the level of the sill above. The deep sill above the ground floor sitting room has an incised bird motif. A small concrete balcony projects from the first floor sitting room on the west elevation. A flat-roofed pod attached to the north elevation contains entrances at half landing and basement which are reached by external steps (these steps are included in the listing).

INTERIOR: The kitchen-diner is separated by a built-in dresser by Manasseh and David Wickham based on the Lundia system. Floors are tiled. The kitchen has its original built-in fittings. A step, in black brick, drops to the ground floor sitting room area. The first floor sitting room has a built-in brick seat adjacent to the stove and is floored in marble Victorian wash stands chosen for their convective properties. A thick cedar of Lebanon curtain rail forms a cornice to the room at the level of the top of built-in Lundia bookcases. A timber rail above bookshelves screen the studio balcony. Ceilings are lined in Slotec boarding to improve acoustics. The walls of the main bedroom are lined in horizontal butt-jointed 6-inch Cedar of Lebanon planks. Over the bed is a narrow horizontal window. Built-in cupboards here and elsewhere in the house have sliding plywood doors on nylon runners, strengthened with a metal or wooden fillet which acts as a handle; an economical practical solution. The ground floor bathroom floor is of reused brown marble washstands.

The contemporary red and black engineering brick paved garden is within the footprint of the kitchen garden of the original house (not listed). Within it is the statue of Youth by Daphne Hardy-Henrion for the Festival of Britain in 1951, and listed separately at Grade II.

HISTORY: Leonard Manasseh (b. 1916) studied at the Architectural Association, and in 1937 won the subsidiary News Chronicle schools competition. After war service, he worked for Hertfordshire County Council, Stevenage Development Corporation and on the Festival of Britain for which he designed the ‘51 Bar. He was in private practice

3.0 Edited List Entry Summary for Private House, 6 Bacon's Lane

from 1950 but he spent most of the 1950s teaching at the Architectural Association, where he was head of the preliminary school, that is, first year classes. Work for the London County Council in the early 1960s included Rutherford School, now Lower Marylebone School (1959-60), and listed Grade II*, and Furzedown Teachers' Training College, Tooting (1961-5). His most extensive commission was for the Montagu Motor Museum at Beaulieu, where he collaborated with the planner Elizabeth Chesterton.

No. 6 Bacon's Lane is the southernmost and most interesting of three houses built by Manasseh on the site of a large Victorian house which faced onto South Grove. Manasseh's own house stands on the site of the former kitchen garden, overlooking Highgate cemetery.

The development of surfaces 'as found' was one of the distinguishing marks of the New Brutalism, the distinctive movement of the 1950s espoused at the time by the slightly younger generation of the Smithsons, Stirling and Gowan, and Colin St John Wilson. This is Manasseh's first work in the genre and anticipates his Lower Marylebone School. The house somewhat resembles the house for Derek Sugden in Watford built by Alison and Peter Smithson in 1954-55, which was the first in Britain to use exposed brick and concrete aesthetically, taking this honestly expressed construction and hanging windows from Le Corbusier's Maison Jaoul (1954-56). Manasseh's house is more complex in its planning, use of levels and materials than the Sugden house. It has a quirky charm and humane domestic touch which is a defining feature of his work and not oen seen in contemporary housing of this genre.

SOURCES: Architect and Building News, vol. 214, no.8, 20 August 1958, pp. 258-72 Architectural Design, vol.31, no. 4, April 1961, pp.159-62 International Asbestos Cement Review, vol. 6, no.4, (24) October 1961 House and Garden, vol.17, no.3 (157), March 1962, pp. 89-93 Edilizia Moderna, no.79, June 1963, p .91 Architect, vol.3, no.8, August 1973, pp. 48-50 Country Life, vol.195, no.4, 25 January 2001, pp.54-9 Elain Harwood, England: a Guide to Post-War Listed Buildings, English Heritage, Batsford, 2003

Books and Journals

Harwood, E, England A Guide to Post War Listed Buildings, (2003) 'Architectural Design' in 4 April, , Vol. 31, (1961), 159-62 'Architect and Building News' in 20 August, , Vol. 214, (1958), 258-272
'Country Life' in 25 January, , Vol. 195, (2001), 54-9 'House and Garden' in March, , Vol. 17, (1962), 89-93 'Edilizia Moderna' in June, , Vol. 79, (1963), 91 'Architect' in Architect - August, , Vol. 3, (1973), 48-50 'International Asbestos Cement Review' in 24 October, , Vol. 6, (1961)



Scanned pages from House and Garden, Vol. 17, no.3 (157), March 1962

4.0 Front Gate Proposal

The existing gates are found adjacent to the property’s single garage are made of white painted timber horizontal sections. The timber gates are not in a good condition and require a lot of maintenance and upkeep. Furthermore the gaps between the gates compromise the privacy of the garden and are relatively easy to scale over from a security perspective.

The gates are not part of the building listing of 6 Bacon’s Lane. Anecdotaly it is understood the original gates have been replaced in the past. The original gates were built in the same style as those for the property at 7 Bacon’s Lane by Leonard Manasseh. The gates at 7 Bacon’s Lane have since been replaced with different arrangement, vertical timber as viewed on the photo below undermining the visual consistency and of the parking area, and devaluing the heritage asset of the gate of 6 Bacon’s Lane.

In terms of the Camden “Highgate Conservation Area Appraisal and Management Strategy” the gates are not mentioned as a “Feature” in the “Streetscape audit” as presented below.

A general description from the aforementioned appraisal states the following description about Bacon’s Lane:

Bacon’s Lane This narrow lane lies on the slope south of South Grove, and benefits from views of the trees in Highgate West Cemetery. The narrow entrance to this private road is marked by a metal barrier and by rough hewn granite bollards and kerbs, and is concealed by the high red brick walls to the corner properties. On the east side of the lane the older garden walls have robust brick buttresses which are in need of repointing and repair. The enclave was developed in the 1950s when a distinct group of eight houses were built on the site of the Old Hall kitchen garden and orchard and of a 19th century house.

The proposed gates do not affect the existing brickwork and will be a like-for-like replacement tin terms of size and proportion.



Existing photos of the front gates of 7 Bacon's Lane (left) and 6 Bacon's lane (right)

Appendix 5. Streetscape audit

The public realm is largely composed of 20th century paving materials, street furniture and fixtures which reflect the requirements of modern traffic and pedestrians.

Reinforcing the conservation area’s predominantly 18th and 19th century appearance there are lengths of historic York stone paving and much of the 19th century granite kerbing. There are a number of historic street lighting columns

ROAD / AREA	FEATURE	
BACON'S LANE	1. Street name-lettering 2. Historic boundary wall 3. Rich vegetation 4. Rough hewn granite bollards and kerbs	1. Beautiful lettering & good use of materials. 2. Sculptural quality; wonderful colour, but at risk from poorly executed repair. 3. Plant/tree growth enhances buildings and unites new & old

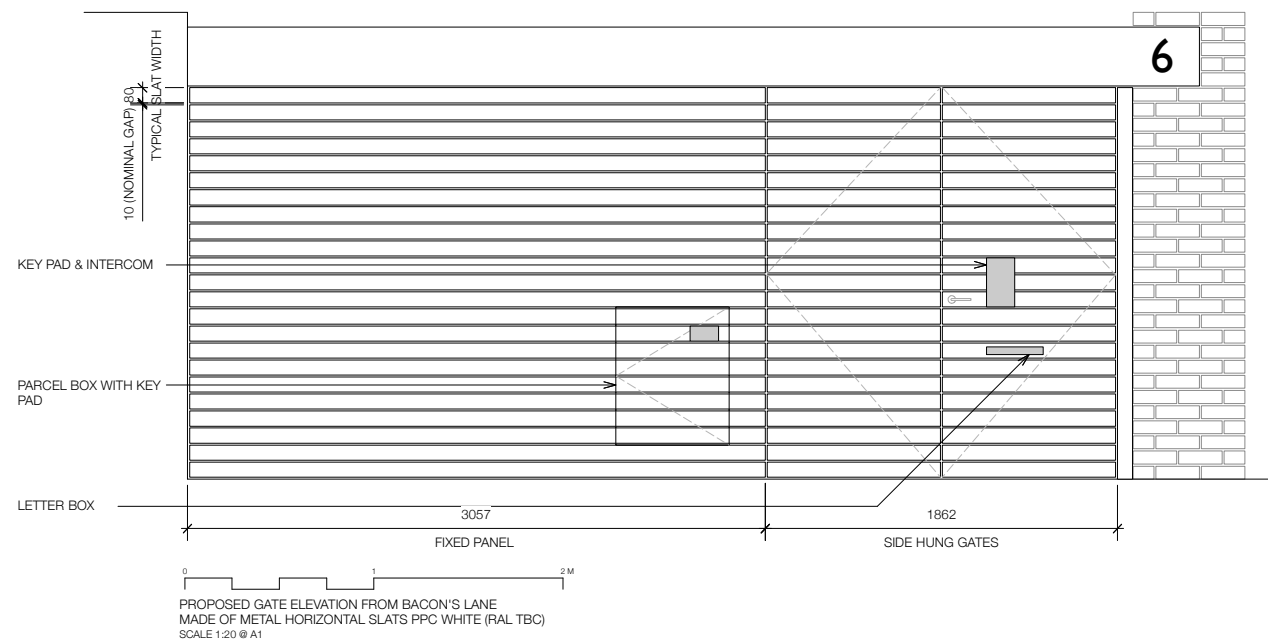
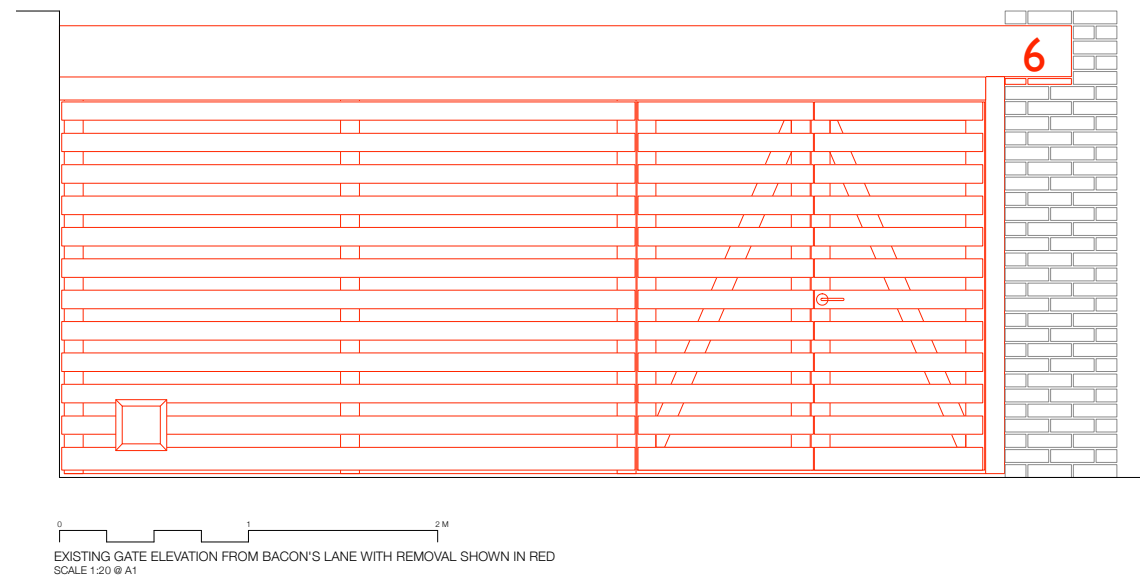
Fragment of “Appendix 5 Streetscape Audit” from ““Highgate Conservation Area Appraisal and Management Strategy”

4.0 Front Gate Proposed

The proposed gate is made of polyester powder coated (PPC) white (RAL colour TBC) metal sections in a horizontal format but spaced closer together. The new gate configuration offers the inhabitant of the house and garden more privacy and to mitigates intruders from climbing over the gate easily.



Existing photos of the front gate (from top to bottom): as viewed from Bacon's Lane, as viewed from inside garden, pedestrian gate only from inside garden, gate edge as viewed from inside garden.



Existing gate elevation (top) and proposed elevation (bottom)

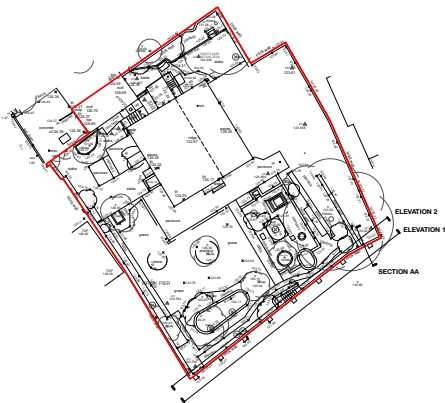
4.1 Rear Boundary Proposal

Highgate West Cemetery is the neighbouring property to the south eastern boundary. Highgate Cemetery is Grade 1 listed (ref. no 1000810).A description the cemetery and its relationship with houses of Bacon's Lane can be found in Camden's "Highgate Conservation Area Appraisal and Management Strategy":

Highgate West Cemetery lies to the west of the upper part of Swain's Lane. Stephen Geary designed the Gatehouse in the form of an archway linking the two chapels by a porter's lodge, a group of buildings of Gothic design though laid out on a classical plan. The east boundary of the cemetery along Swain's Lane is formed by a high, buttressed wall of London stock bricks (listed grade II). At the extreme ends of the cemetery, north and south, pockets of land have been developed as private houses. These are welcomed as surprising contemporary interventions into the Victorian landscape (see Bacon's Lane and Swain's Lane).

The juxtaposition of the properties are deemed a “welcome” attribute.

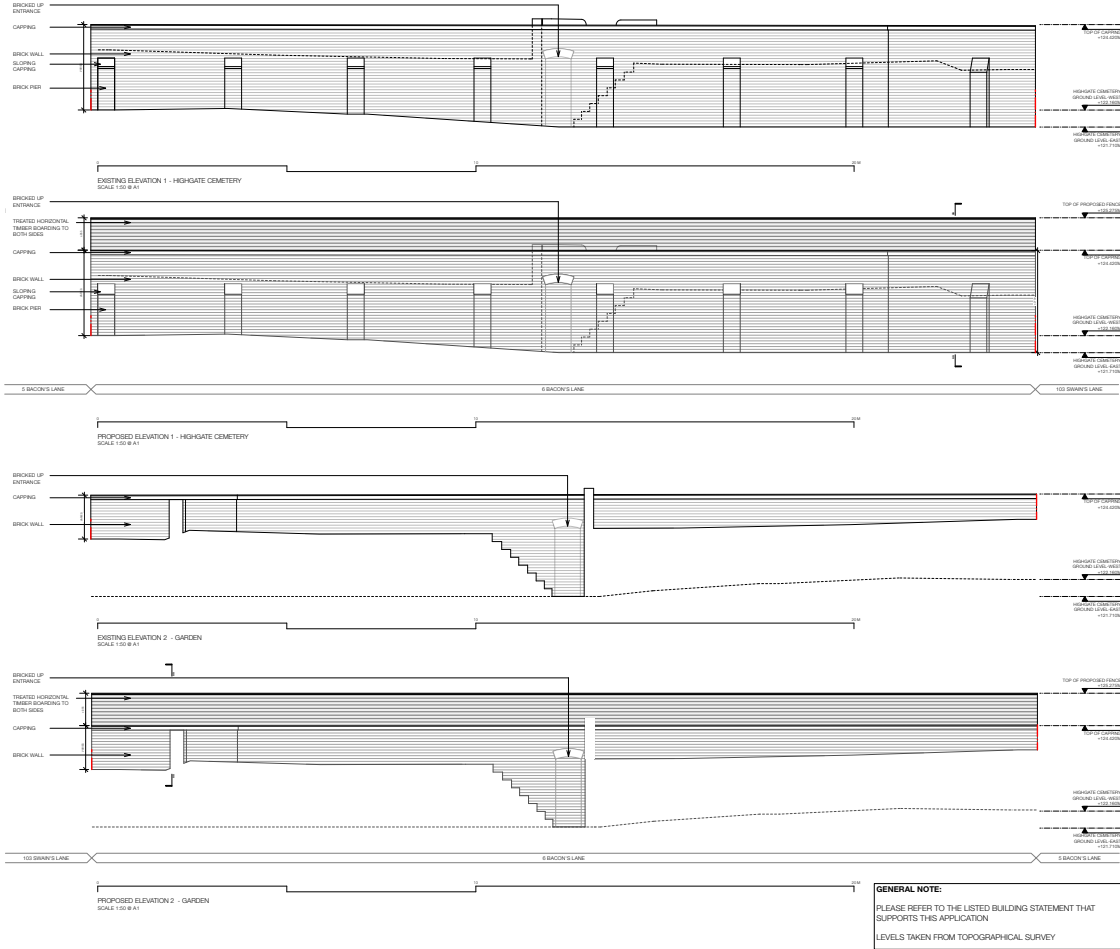
The wall to rear of the property between the garden and the cemetery is a low London stock brick wall with sloping capping stone. The cemetery ground level is generally lower than the garden level.



Site Plan of 6 Bacon's Lane showing the elevations adjacent



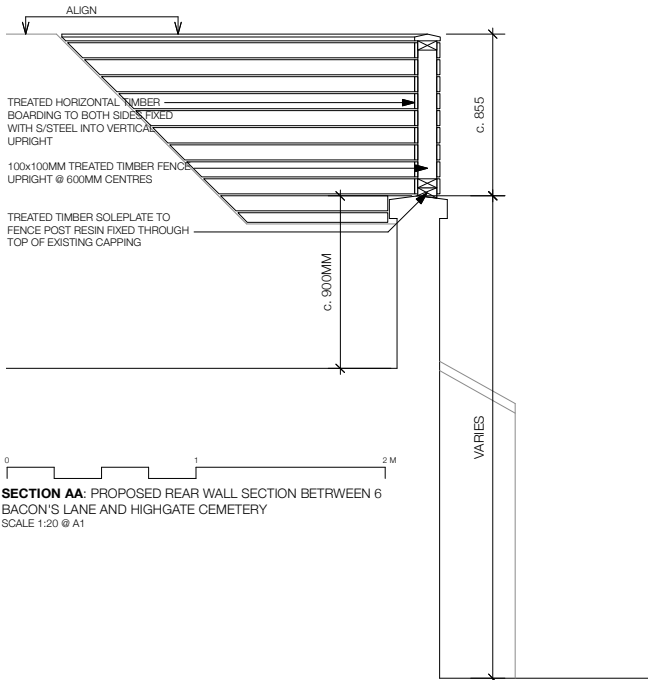
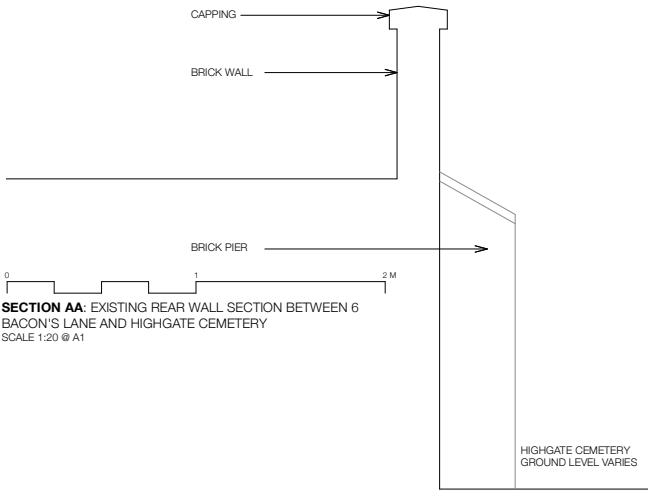
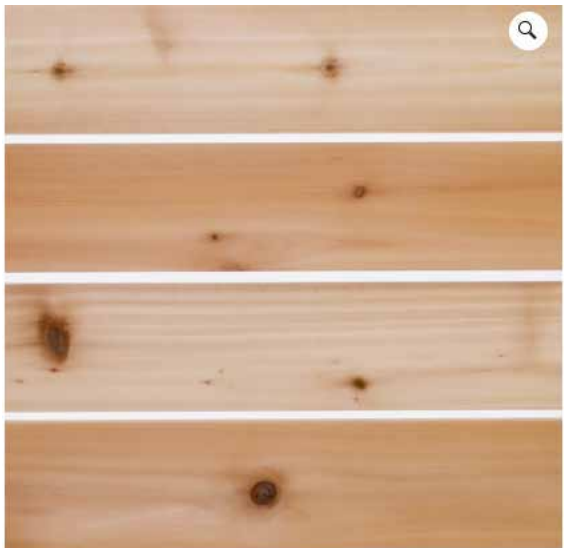
Existing photos of rear wall facing the cemetery (left) and the old stair access from 6 Bacon's Lane (right). The opening in the wall has been closed with bricks



Existing and proposed elevations of the garden wall and fence proposal (not to scale)

4.1 Rear Boundary Proposal

On the cemetery side the existing headstones in close proximity to the wall, combined with the existing wall brick piers, offers intruders a relatively easy way to climb onto the wall and enter the garden. We propose an open-boarded horizontal natural Cedar timber fence fixed to the top of the existing capping stone. The horizontal boards are a similar configuration to the proposed gate offering privacy and security improvements to the garden. The height of the fence aligns with the flank wall to the garden of 103 Swain's Lane.



Existing photos of rear wall (from top to bottom): Existing wall looking east as viewed from garden, photos of headstones in close proximity to rear wall on Highgate Cemetery side

Precedent images of proposed Western Red Cedar material and detail of fence

Existing boundary section (top) and proposed section (bottom)

5.0 Design and Access Statement

The proposals described in this document do not change the parking or pedestrian access arrangements of the property.

Parking provisions include the existing garage and space in front of the garage. Pedestrian Level access, is achieved into the property through the proposed gates. The fence proposal does not impeded any access to/from the garden to the cemetery.

The refuse storage and collection remains the same as existing.

No impact is proposed on the existing trees particularly with the rear fence proposal.



Aerial View of 6 Bacon's Lane (courtesy of Google Maps) showing existing parking and access arrangements

5.0 Who We Are



Spence House



Sea Lane House



Sewell's Orchard

John Pardey Architects have established themselves as one of Britain's leading practices in housing, with forty-seven national design awards, including:

- The Hind House (2008) in Wargrave was shortlisted for the Stephen Lawrence Award for the best new building under £1M in the 2009 Stirling Prize Awards. It won an RIBA regional Award in 2009
- The Pooley House won the RIBA 'Downland Prize' in 2012
- The Watson House won an RIBA Regional Award in 2011 and was shortlisted for the RIBA 'Manser Medal'
- John Pardey Architects were voted as one of Britain's top ten practices for one-off houses in Grand Designs magazine 2012
- The Trewarren House in Pembrokeshire won an RIBA Regional Award in 2013 and the Gold Medal for Architecture in Wales
- Winner of two RIBA Awards in 2016 and a further in 2017
- Shortlisted twice for the RIBA 'House of the Year' Award in 2016

In addition to the above John Pardey Architects have a reputation for undertaking a number of restoration and conservation projects of buildings from the Twentieth Century. These include the following relevant projects (see adjacent images):

- Extension and renovation of Grade II listed Spence House, Beaulieu, Hampshire, by Sir Basil Spence, in 2000
- Restoration of Grade II listed Sea Lane House, Littlehampton, by Marcel Breuer, in 2014
- Restoration of Grade II listed Sewell's Orchard, Hertfordshire, by Mary Medd, in 2014

