

## Briefing Note

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**Our ref** 60656/01/NG/HMa  
**Date** June 2023  
**To** Planning Team  
**From** Lichfields Heritage Team  
**Copy**

**Subject** **The Hoo, 17 Lyndhurst Gardens, Hampstead – Heritage Impact Assessment for the works to the northern boundary wall**

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### 1.0 Introduction

- 1.1 This Heritage Impact Assessment (HIA) has been prepared by Lichfields on behalf Jaga Developments (London) Ltd. It assesses the heritage effect of the proposal to stabilise the northern boundary wall at 17 Lyndhurst Gardens.<sup>1</sup>
- 1.2 17 Lyndhurst Gardens comprises a grade II listed 1889-90 Domestic Revival style building, with an attached c.1980s annexe (which does not contribute to the special interest of the listed building). The building is situated within the London Borough of Camden, in Sub-Area 2: Rossllyn of the Fitzjohns/Netherhall Conservation Area.
- 1.3 17 Lyndhurst Gardens is situated on the west side of Lyndhurst Gardens, with its principal 'garden front' facing south and a secondary elevation facing east, set back from the street behind a boundary wall and hedges.
- 1.1 The application relates to stabilising the northern boundary wall. Listed building consent is required as the wall falls within the curtilage of a listed building and is pre-1948.
- 1.4 In accordance with paragraph 194 of the National Planning Policy Framework (NPPF), this HIA establishes the significance of the heritage assets which would be affected by the proposal, including an understanding of their setting and how it contributes to significance. The HIA then considers the effects of the proposed development on the significance. This HIA only considers above-ground heritage assets.

### Heritage assessment methodology

- 1.5 The NPPF defines significance as the 'value' of an asset based on its 'heritage interest', which can be archaeological, architectural, artistic and/or historic. This broadly aligns with the heritage values outlined in Historic England's Conservation Principles (2008), which are evidential value, aesthetic value, historical value and communal value.
- 1.6 The approach to considering the effect of changes to setting upon significance has been carried out in accordance with Historic England's The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition), 2017.

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<sup>1</sup> A full HIA (dated August 2020) was prepared for other applications (Ref. No. (Ref:2019/6151/P and Ref:2019/6305/L) and should be read in conjunction with this briefing note.

- 1.2 The courts have established three key factors to be taken into account in assessing whether a structure or object is in the curtilage of a listed building, which are considered below in relation to The Hoo:
- 1 The physical layout of the listed building and the structure;
  - 2 Their ownership, both historically and at the date of listing (which was 11 January 1998 for The Hoo); and
  - 3 The use or function of the relevant buildings, again both historically and at the date of listing
- 1.3 Ultimately it is for the courts to decide as there is no statutory definition of curtilage.
- 1.4 The following heritage assets were considered to be potentially affected by the proposed development:
- 1 The Northern boundary wall (curtilage listed)
  - 2 The Hoo, 17 Lyndhurst Gardens (Grade II listed)
  - 3 Nos. 19, 20 and 21 and walls, gate piers and former lodge, Lyndhurst Road (Grade II listed)
- 1.5 Whilst the wall falls within the Fitzjohns/Netherhall Conservation Area, the character and appearance and significance of the conservation area would not be affected by the proposed wall stabilisation due to the discrete nature of the works and lack of visibility of them from within the wider area. Therefore, the conservation area has not been included within this assessment.

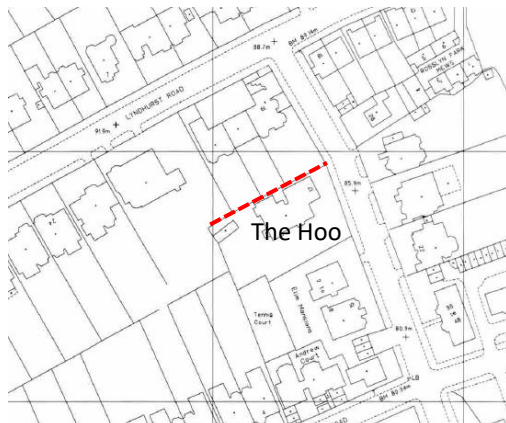
## **2.0 Heritage Statute and policy**

- 1.7 The statutory development plan for the Site is the London Plan 2021 and the Camden Local Plan (adopted 3 July 2017). The heritage statutory tests for the proposal are s.16 (2) and s.66 (1) and of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act').
- 1.8 Material considerations include the National Planning Policy Framework (NPPF, 2021), National Planning Practice Guidance (Historic Environment, July 2019), the Fitzjohns/Netherhall Conservation Area Statement (2001) and relevant Historic England guidance.
- 1.9 The statutory requirements and the thrust of the policy at all levels of the planning framework is to seek to conserve the significance (including special interest/character and appearance) of the affected heritage assets.

## **3.0 Historical development of the northern boundary wall**

- 3.1 The northern boundary wall is in a state of dilapidation and has been undermined by tree growth, requiring stabilising. The wall is a 9-12 inch brick, retaining wall largely in a Flemish Garden wall bond.
- 3.2 Figure 1 shows the location of the northern boundary wall, as identified on the 1990 Ordnance Survey map.

Figure 1 1990 OS map showing The Hoo and its surroundings; the north wall is indicated in red.



Source: Groundsure Insights

### **Physical layout and function (historically and at the date of listing)**

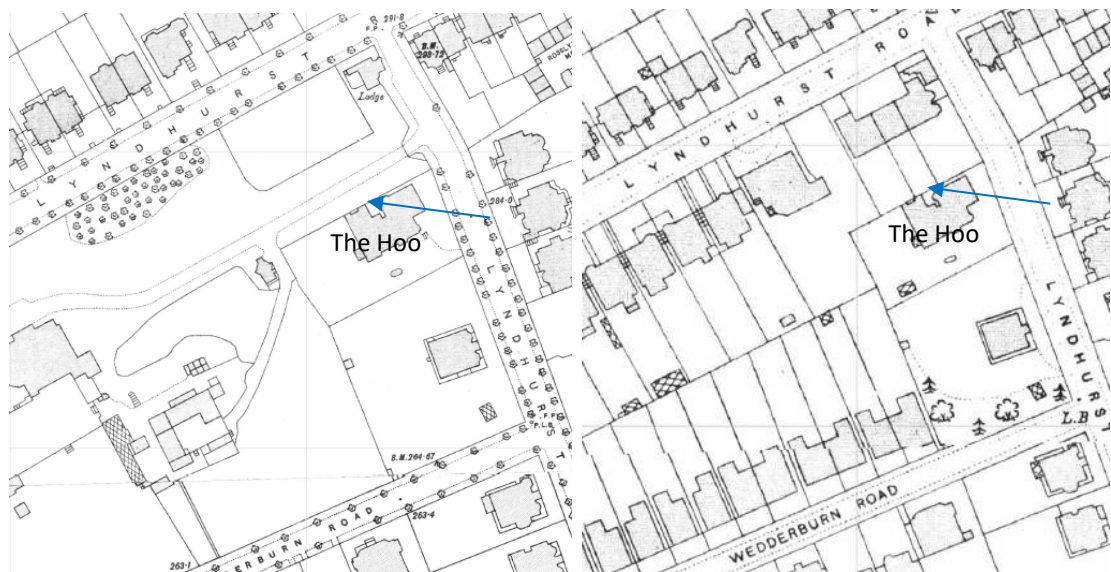
- 3.3 The 1870-71 OS map (see Figure 2) shows that prior to the construction of Lyndhurst Gardens in the late 19<sup>th</sup> century, the grounds of Belsize House abutted the grounds of Rosslyn House. The north boundary wall to The Hoo appears to be situated along the approximate boundary between the former Belsize House estate and the Rosslyn House estate. It is possible the boundary wall could be a remaining boundary feature from this earlier period, prior to the construction of The Hoo.
- 3.4 When Lyndhurst Gardens was being laid out and developed upon the former grounds of Belsize House in the mid-late 19<sup>th</sup> century, Charles Woodd, who owned Rosslyn House, purchased the lot upon which The Hoo was built (formerly part of Belsize House's grounds) in order to safeguard the setting of Rosslyn House. Around the same time, in 1865, Woodd had a new lodge (now Grade II listed) built for Rosslyn House at the junction of Lyndhurst Gardens and Lyndhurst Road (see Figure 2). Subsequently, in 1897-8, three houses were built attached to this new lodge (see Figure 3). It is possible that the north boundary wall of The Hoo may have been built at this time, to screen any new development to the south along Lyndhurst Gardens from view from the estate and its main drive. If this were the case, then the wall would be functionally and spatially linked to the Grade II listed former lodge of Rosslyn House, rather than The Hoo.

Figure 2 1870-71 OS map (left) and 1896 OS map (right)



Source: Groundsure Insights

Figure 3 Location of the north boundary wall on the 1896 (left) and 1915 (right) OS maps



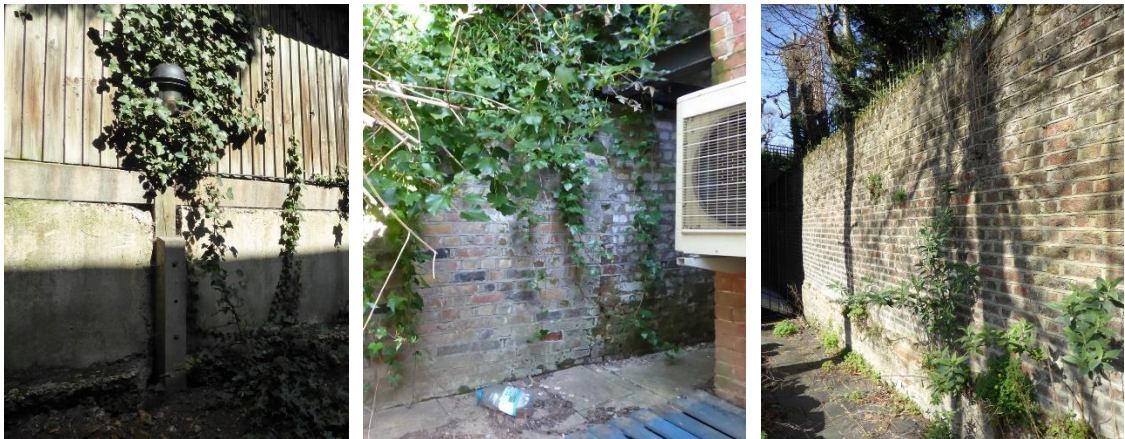
Source: Groundsure Insights

### 3.5

However, there appear to be level changes between The Hoo and the land to the north upon which the lodge is situated, indicating that when The Hoo was built, the land may have been excavated in order to build the house. This excavation may have required a retaining wall such as the north boundary wall to be built. If this were the case and the wall was built at the same time The Hoo was built, and the wall was built upon the land belonging to The Hoo rather than the land of Rosslyn House and its lodge, then the functional and spatial relationship of the north boundary wall would have been linked to The Hoo, both historically and at the date of listing.

- 3.6 The appearance of the brickwork of the north wall is one of a reddish-brown variegated stock brick at its eastern end, more similar to the brick on the former lodge of Rosslyn House, than the red brick of The Hoo. This part of the wall appears to pre-date 1948. There is a break in the wall near the north-east corner of the original structure of The Hoo, where the bricks appear to transition to a more modern yellow stock brick which has less salt staining and fewer deposits, indicating it has been rebuilt. Further west, the wall transitions to a concrete and timber structure of no architectural or historical interest.
- 3.7 The wall forms either part of the curtilage of The Hoo (Grade II listed) or part of the curtilage of Nos. 19, 20 and 21 and walls, gate piers and former lodge (Grade II listed), and so require listed building consent where works affect its special interest.

Figure 4 Modern concrete and timber wall at the west end (left), central rebuilt section of yellow stock brick (centre) and eastern section of reddish-purple bricks (right)



## 4.0 Significance of heritage assets

### The northern boundary wall

- 4.1 The wall is a curtilage listed building either to The Hoo or to Nos. 19, 20 and 21 and former lodge, Lyndhurst Road. Whilst rebuilt in places, it appears to date to pre-1948 and is likely to be Victorian in origin. It is a brick retaining wall in predominantly Flemish Garden Wall bond, retaining up to approximately 1.7m of ground in level change, rising to the north, with a further 1.3m of wall above this. The wall has been undermined by tree grown on its north side.
- 4.2 The distance between the boundary wall and north elevation of the building varies between 1,023 mm and 1,224 mm, reducing to 571 mm where the wall comes closest to the external chimney breast. Steel struts have been inserted at head height between the wall and the house to brace the bulging garden wall against further movement. These struts have caused damage to the Hoo, evident by severe cracking in the brickwork.
- 4.3 The wall is a standard, historic garden wall and contributes only very minimally to the significance of The Hoo or Nos. 19, 20 and 21 and former Lodge, Lyndhurst Road. The significance of the principal buildings lies in their respective elements of architectural and historic interest.

### **The Hoo, 17 Lyndhurst Gardens**

- 4.4 As set out in the main Heritage Impact Assessment which accompanied previous applications at this site, the significance of the The Hoo is historical (part of the wider development of Hampstead; its architect Horace Field who designed many other homes in Hampstead and was renowned for his historical revival style; and former owners including Sir Thomas Lipton). It is also of architectural interest and aesthetic significance as a late 19<sup>th</sup> century Domestic Revival structure in an eclectic styles.

### **Nos. 19, 20 and 21 and walls, gate piers and former lodge, Lyndhurst Road (Grade II listed)**

- 4.5 This is a group of three houses with the former lodge to Rosslyn House attached at the north-east corner. The houses date to 1897-8, designed by Horace Field. The former lodge dates to 1865 and is attributed to SS Teulon. They are red brick with stone dressings in a symmetrical composition in Neo-Georgian style. The grouping is of architectural and historic interest as evidence of the ongoing development of Hampstead, their association with Horace Field and SS Teulon and their Neo-Georgian architecture.

## **5.0 Assessment of effect on significance**

### **Proposal**

- 5.1 Full details of the proposal are described in the Design and Access Statement and are shown on the application drawings. In summary, the proposal includes:
- Carefully stabilise the existing brick boundary wall with 10 ground anchors. The 10 anchors comprise:
    - Four cores that require drilling through the existing envelope.
    - Two cores located to utilise window positions.
    - Two cores to the west of the wing that will be drilled outside the building.
    - Two cores to the east of the wing that will be drilled outside the building.
  - These would penetrate approximately 5.0 m into the gardens of Nos. 20 and 21 and would be angled 10 degrees downwards.
  - The anchors would be inserted at mid height (0.85m above the Hoo ground level and 0.85m below the ground level of the neighbouring garden).
  - Each anchor would be capped on the wall with a circular aluminium bronze restraining plate.
  - Repair and repoint the northern boundary wall.
  - Remove the steel struts affecting the northern elevation of the Hoo.
  - For some of the anchors, due to restricted access within the alley, to accommodate the ground anchor drilling rig the rig will be placed inside the house and will use the location for the two new approved windows to drill through the external wall of the house, across the alleyway and into the boundary wall.

- For other anchors, this is not possible and so core holes through the northern elevation of the house would be required. When drilling is complete, the elevation would be carefully patched in using reclaimed bricks taken from the approved new window openings.
- On completion the whole of the northern elevation would be repointed and consequently the patches would become invisible.

## **Assessment of Effects**

### **The northern boundary wall**

- 5.2 The significance of the curtilage listed wall is minimal and is a result of its association with either the Grade II listed The Hoo or Nos. 19, 20, 21 and former lodge, Lyndhurst Road. Its interest is historic only as Victorian, albeit altered boundary wall. The proposal involves carefully stabilising the wall using discrete ground anchors. The only visual effect of the anchors would be the 10 circular restraining plates visible at mid height along the wall. These would all be located within the part of the wall that lies to the immediate north of the northern elevation of the house and would only be seen from within the alleyway which has restricted views.
- 5.3 The visual effects of the anchors would be minimal. Furthermore, the bulge in the wall would be corrected, straightening the wall, and the unsightly steel struts protruding from the northern elevation of the house would be removed.
- 5.4 The stabilising of the wall would be highly discrete and largely screened. It would preserve the minimal heritage significance of the wall; no heritage harm would be caused.

### **The Hoo, 17 Lyndhurst Gardens**

- 5.5 Removing the struts bracing the northern elevation of The Hoo would be an enhancement. The requirement to create openings within the northern elevation of the house would cause minimal disruption as for all but four anchors these openings are consented in the form of new windows. New holes would be needed to secure these remaining anchors in place. In the remaining spaces the openings would not be readily visible once patched in and the northern elevation fully repointed. The proximity of the northern elevation with the northern boundary wall, creating a narrow alleyway, only accessed for maintenance, means any views of the patched and repointed northern elevation would be obscured from the rest of the garden. There would be no loss of historic fabric as reclaimed bricks from the new window openings would be used to patch in the cores.
- 5.6 There would be no material change to the setting of The Hoo apart from the realignment of the wall in an upright position and the addition of 10 discrete anchor caps in a location where views are restricted.
- 5.7 Overall, the setting, significance and special interest of The Hoo would be preserved; no heritage harm would be caused.

### **Nos. 19, 20 and 21 and walls, gate piers and former lodge, Lyndhurst Road (Grade II listed)**

- 5.8 The cores would not be visible from within the garden of Nos. 19, 20 and 21. The setting and significance of this group of listed buildings would be preserved; no heritage harm would be caused.

## **6.0 Conclusion**

- 1.10 This assessment has established the significance of the relevant heritage assets and assessed the potential effects of the proposed development. It has shown that the stabilising of the northern boundary wall, as set out in the Design and Access Statement and application drawings, would not harm the significance or special interest of the affected listed structures.
- 1.11 The heritage policies to conserve the significance of heritage assets have been met. The statutory requirements to pay special regard to the conservation of listed buildings can be carried out.