



HERITAGE APPRAISAL & IMPACT STATEMENT IN CONSIDERATION OF PROPOSED ROOF RENEWAL WORKS

MORETON HOUSE
HOLLY WALK
LONDON
NW3 6RA

RENNIE & PARTNERS
26 HIGH ROAD
EAST FINCHLEY
N2 9PJ

REF: MS/2646

Issue No.	Notes	Date	By	Authorised
v1	Renewal of roof coverings	10.07.2023	MS	MS

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1.0 PURPOSE OF THE STATEMENT

1.1 Overview

1.1.01 This Heritage Appraisal & Impact Assessment has been prepared on behalf of Padmar Investments Limited (Company No.02211170) the freeholders of Moreton House, Holly Walk, Hampstead.

1.1.02 Moreton House is a Grade II detached house designed by the architect Thomas Garner and constructed between 1894-1896. The house has been converted into a self-contained lodge and 5 No. luxury flats. The property is located within Hampstead Conservation Area.

1.1.03 The appraisal and assessment are provided in order to consider the impact of the following implemented works upon the heritage significance and character of Moreton House:

- Renewal of plain clay tiled roof coverings.
- Overlaying bituminous felt roof coverings to the main dormers.

1.1.04 The appraisal and assessment have been carried out to accordance with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990 S.16 (2) and the National Planning Policy Framework (NPPF), paras. 128 and 129:

Para. 128 In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary ...

Para. 129 Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

1.02 Author

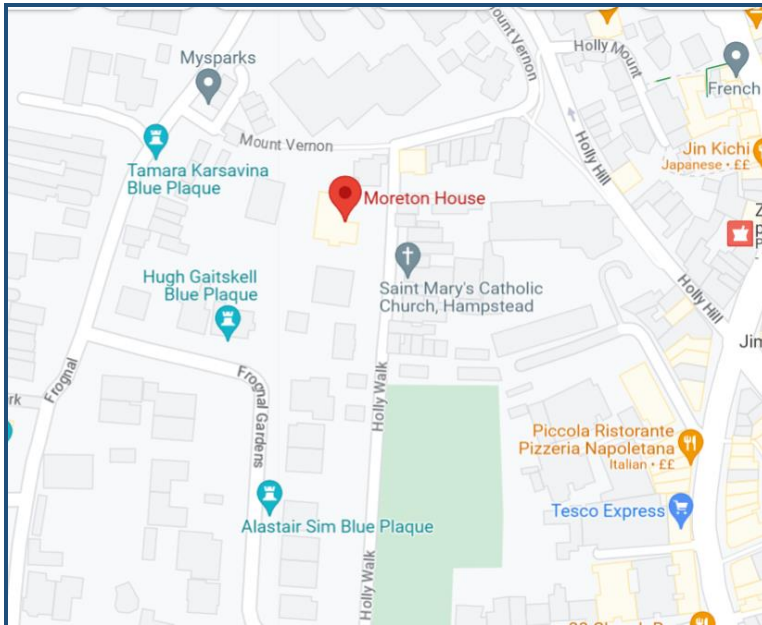
1.02.01 The appraisal and assessment have been undertaken by Michele Sautschak MRICS BSc an appropriately qualified and experienced planning professional as required by the NPPF.

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2.0 LOCATION & SETTING

2.01 Location & Orientation

2.01.01 Moreton House is located on the west side of Holly Walk. Holly Walk is narrow road that links to Holly Hill via Mount Vernon, to the north (photo No.1) and to Church Row to the south (photo No.2). Below is a plan detailing the location of Holly Walk.



Plan 01 - Google Maps

2.02 Setting

2.02.01 The property is within the former settlement area of Frognal, on the west side of Hampstead within an elevated location, benefiting from fine of neighbouring rooftops and views across to south London.

2.02.02 Holly Walk was laid out by at least the mid C18, appearing on the enclosed map of that time (map 01).



Map 01

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- 2.02.03 The lane was not developed along its full length. The extension to the churchyard extending up most of the east side of Holly Walk up to the C18 houses and Catholic Church located on the west side of Holly Walk. These houses and Church are located just west of Moreton House (photos No.1 & 3). The west side of Holly Walk comprises predominantly the back gardens of houses along Frognal Gardens, a C19 road that runs parallel to and west of Holly Walk. Moreton House, until the C20, was the only property accessed directly from the west side of Holly Walk; the houses that are now accessed from the west side being located in what was Moreton's garden.



Photo No.1 - View of Holly Walk facing north.



Photo No.2 - View of Holly Walk facing south.



Photo 3 - View of church and c18 houses along west side of Holly Walk.

3.0 DESCRIPTION - MORETON HOUSE

3.01 List description

- 3.01.01 Moreton House was listed on 11th December 1969, as Moreton. The list description was amended in 1999 to reflect the altered name of the house, Moreton House, and the fact that it had been subdivided into flats:

CAMDEN

Q2685NW LLY WALK 798-1/26/924 (East side) 11/12/69 Moreton House (Formerly Listed as: HOLLY WALK Moreton) GV II

“Detached house, now divided into flats. c1896. By Thomas Garner. For antiquary & art collector FE Sidney. Rough-cast with stone dressings. Tiled, gabled roofs with tall stone chimney-stacks. EXTERIOR: 3 storeys. 3-bay, gabled front, the central bay projecting, the ground floor forming a porch. Cotswold vernacular Jacobean style. Stone porch in C17 manner with round-arched entrance flanked by columns on pedestals supporting an entablature, broken forward over columns; rectangular openings on returns with baluster mullions. Above the porch a sculptured heraldic tablet and above the 1st floor window a sculptured Virgin and Child in an aedicule. 4-light transom and mullion casements to ground floor, 3 and 4-light transomed casements to upper floors; all with small leaded panes. Decorated rainwater heads and pipes dated 1896. Right-hand return with chimney- stack rising full height of house and flanked at 3rd floor level by 2 small casements. Rear elevation with projecting wings having half timbered gables and transom and mullion windows. INTERIOR: not inspected but some main rooms noted to survive including the library”.

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3.01.02 The list description gives a reasonable description of the building but it does detail the alterations and extensions that have been made to the building when it was converted into 6 homes (Moreton Lodge and Flats 1 – 5, Moreton House). The Lodge is self-contained with its own entrance on the east elevation (facing Holly Walk), whilst the 5 No. flats are served by the main porch entrance on the south elevation (photo No.4). The building has been extended with large dormers (ariel photo No.5) to the main roof facing west and east and a conservatory serving the Lodge, located on the northwest corner of the main building (photo No.6). The main pitched roofs were replaced at the time of the conversion and dormer constructions.

The building retains its 'Cotswold Vernacular' style and can be readily appreciated as being of a scale and detail that is quite different from any other property in the area.



Photo No.4 - entrance porch to flats 1-5.



Photo No.5 - aerial view of house with dormers along east and west elevations.



Photo No.6 - view of conservatory to Lodge.

3.02 Exterior

3.02.01 The building retains its general character and prominence by virtue of the building retaining its decorative low level stonework, stone window surrounds, metal leaded windows, stone coloured render and prominent chimneys and gables.

3.02.02 The pitched roof slopes have in the past been recovered with plain clay tiles. Although not original they retain the character of the building (photo No.7).

3.02.03 The dormer roofs of almost flat construction have been recovered with bituminous mineral felt (photo No.8).



Photo No.7 - view of tiled roof coverings. Note significant slipped and lifting tiles.

3.03 Interior

3.03.01 The interior of the building has been historically altered through sub-division. As described in Section 4, the house fell out of use as a single dwelling in the mid C20, first being used as an orphanage, an army HQ and then a nurses home. It was finally converted into 6 separate residential units in the 1970's. This Heritage Appraisal & Impact Assessment relates solely to undertaking of external works for the upkeep of the building and no works are proposed internally. An appraisal of the internal parts of the building was not undertaken and no observations can be made upon how well the internal parts of the house have survived the subdivision to flats.

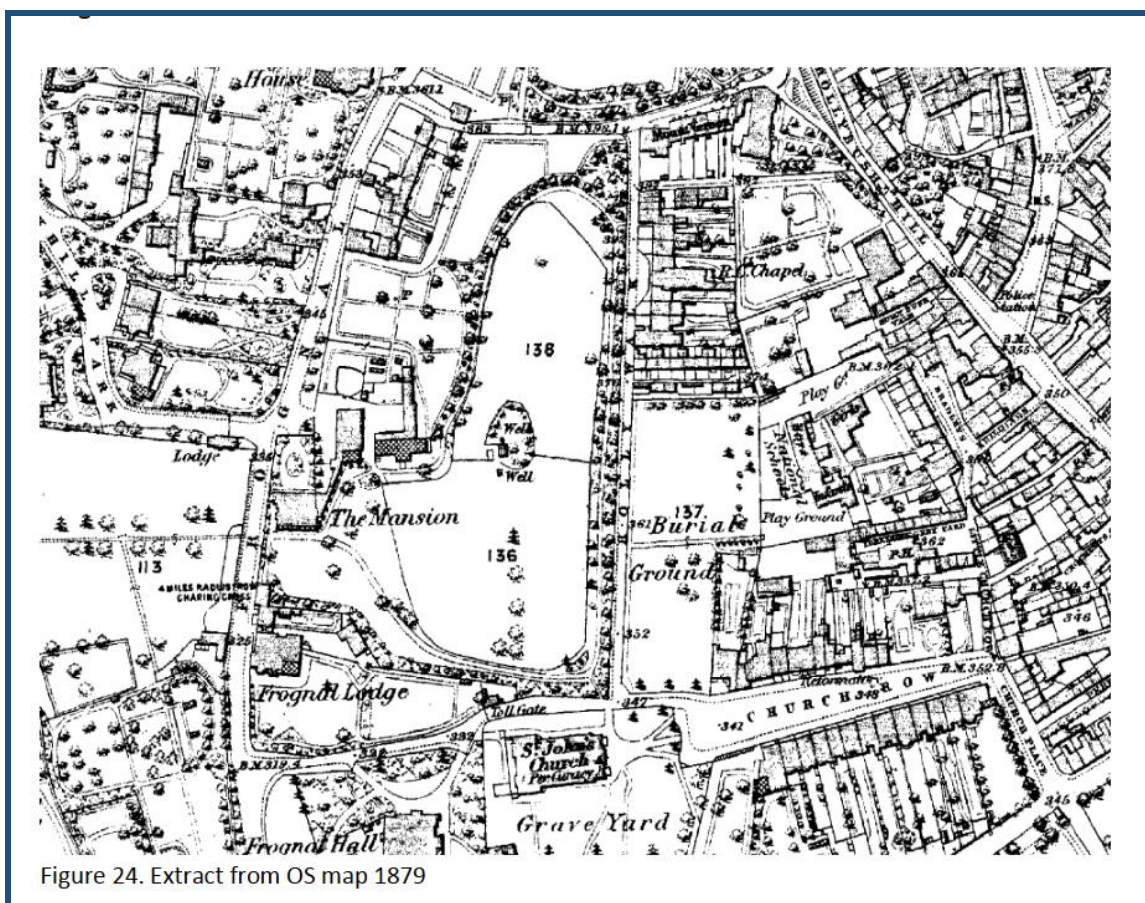
3.04 Garden & Driveway

3.04.01 The garden of Moreton House is small and limited to a small area of land to the north and south of the house and a slightly larger area to the rear (west) of the house. A driveway with block paving extends along the eastern gable of the house.

4.0 CARTOGRAPHIC & ARCHIVE EVIDENCE

4.01 OS Maps

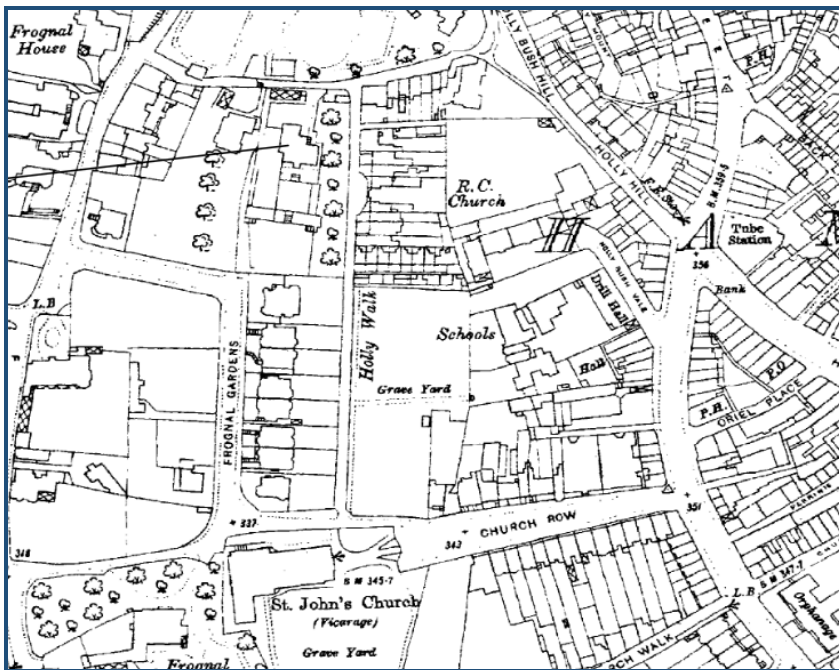
4.01.01 The Enclosed OS map (Map 02) from 1879 details the Hampstead area. The location where Moreton House is located was formally part of the extensive grounds of Frognal Mansions.



Map 02

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- 4.01.02 The enclosed OS map (Map 03) from 1915 shows Morton House (highlighted in red). Note the house had a large terraced stepped garden that descended south down the hill and trees along the boundary with Holly Walk.



Map 03

4.02 Original Owner & Architect

- 4.02.01 The house was built for F E Sidney an antiquity and art collector in c.1869. An article within the Camden Local Studies Library dating c1900 makes specific reference to the house and its owner.
- 4.02.02 The house was designed by architect Thomas Garner 1839 – 1906. Garner was a pupil of the elder George Gilbert Scott. Garner entered into partnership with G F Bodley in 1868, where they produced some a range of worthy ecclesiastical, domestic and collegiate architecture, including St Michael's Church, Camden Town, the reredos in St Pauls Cathedral, the altar of Kings College, Cambridge. In 1897 the partnership was amiably dissolved. After dissolving the partnership, Garner designed and supervised the restoration of Yarnton Manor (Photo No.8), Oxfordshire in 1897; the Slipper Chapel at Houghton Saint Giles; Moreton House; the Empire Hotel at Buxton (Photo No.9) by the Duke of Devonshire's estate. The crowning work of his life was the choir of Downside Abbey, near Bath, where his body lies.



Photo No.8 - Yarnton Manor



Photo No.9 - The Empire Hotel at Buxton

4.03 Moreton House Pre-1900

- 4.03.01 The exterior and interior of the property c. 1900 was clearly depicted in an article entitled "Of London Houses" held in the Camden Local Studies Library. The interiors had a Jacobean influence, probably influenced by Flitwell Manor. The exterior south elevation is detailed within Photo No.10.



Photo No.10

4.04 Moreton House Post 1900

- 4.03.01 Alastair Service advises in his 'Victorian and Edwardian Hampstead Two Walks Through Its Streets and Buildings' (1st published 1996) that on the death of Mr Sidney the house became an orphanage, then a nursing home. Drainage plans held in the Camden Local Studies library, dated 1938, record a proposal to construct houses on the grounds of Moreton. These were probably built after WWII as Service advises the gardens were used by the army during the war for Nissen Huts when the house was HQ for the anti-aircraft gun battery on Hampstead Heath. The garden was sold off as building plots after the war. The development of the site had been of concern to the Hampstead Heath and Old Hampstead Protection Society with an item being recorded in their 1953 report, their 57th annual report. We have not investigated

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whether the current building on the site, visible from Moreton's front porch is the building proposed in the 1950's or is an extension/alteration or redevelopment of it. Either way it appears that at some point it was considered acceptable to build so very close to the south elevation of Moreton. Records exists within the Camden Local Studies Library of drainage plans from 1972 for the conversion of the building into six units.

5.0 HERITAGE SIGNIFICANCE

5.01.01 Moreton House has undergone extensions and internal alterations over its lifetime which have significantly reduced the size of the garden most notably the south terrace garden. Nonetheless the building has retained its overall appearance and remains of great importance to the character and appearance of the Hampstead Conservation Area. It has a reasonably well documented past and is a house that should be preserved for the enjoyment and interpretation of future generations.

6.0 PROPOSED WORKS – IMPACT ASSESSMENT

6.01 Overview

6.01.01 The main roof slopes are covered with plain clay tiles. The front (south) roof slope and associated apex's is in fair condition to suggest these slopes have been historically recovered. The remaining roof slopes have undergone localised past patch repairs (Photos No.11 & 12). The tiles to these roof slopes are reaching the end of their usable life and are increasingly breaking/slipping out of position (photos No.11 and 12 & 13). This increases the risk of rainwater ingress into the building and potential damage to original ornate plastered ceilings. It is proposed to sympathetically replace the existing plain clay tiles with matching tiles laid on a breathable underfelt. The new tiles will match existing and include all necessary valley tiles and cement fillets to match present installation.



Photo No.11 - Note localised replaced tiles and other adjacent slipped tiles.



Photo No.12 - note localised past patch repairs to roof coverings.



Photo No.13 - Note slipped, broken and laminated tiles highlighted in red.

7.0. CONCLUSION

- 7.01.01 Moreton House is a grade II listed building designed by the architect Thomas Garner for F.E. Sidney, an art historian and collector in 1894 and completed in 1896. The house has distinctive stonework, pebbledash render and tall chimney stacks, providing it with an architectural style described as "Cotswold vernacular Jacobean" by the NHLE listing and as a 'Jacobean manor house' by Nikolaus Pevsner.
- 7.01.02 Despite its historic use as an orphanage, an army HQ in WWII, redevelopment of the gardens and extensions/alterations as part of its subdivision into 6 dwellings in the 1970's, the exterior of the house remains predominantly unaltered, maintaining its character and style.
- 7.01.03 The pitched roof slopes are covered with plain clay tiles encompassing: cement fillet junctions with the abutting walls; valley tiles along the junction of abutting roof slopes and clay ridge tiles. The front (south) facing roof slope with its 3 No. main apex roofs appears to have been historically recovered and is in fair condition. The remaining roof slopes have been historically patched repaired. These roof slopes have a considerable quantity of loose/slipping/broken tiles and frost damaged tiles. These slopes will become increasingly susceptible to further slipped and missing tiles leading to rainwater damage to the interior fabric of the building

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including the ornate plastered ceilings. We consider renewing the tiled roof covering with specific plain clay tiles that match the present tiles together with associated valley tiles and cement fillets will not alter the appearance of the building and will retain the integrity of the building. Therefore, we conclude it would be appropriate and in accordance with legislation and national and local planning policy to grant Listed Building Consent for the works as described in this report.