

RIBA Stage 03

Design and Access Statement

50 Maresfield Gardens

22022

29/06/2022



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1.1 Introduction and Project Team

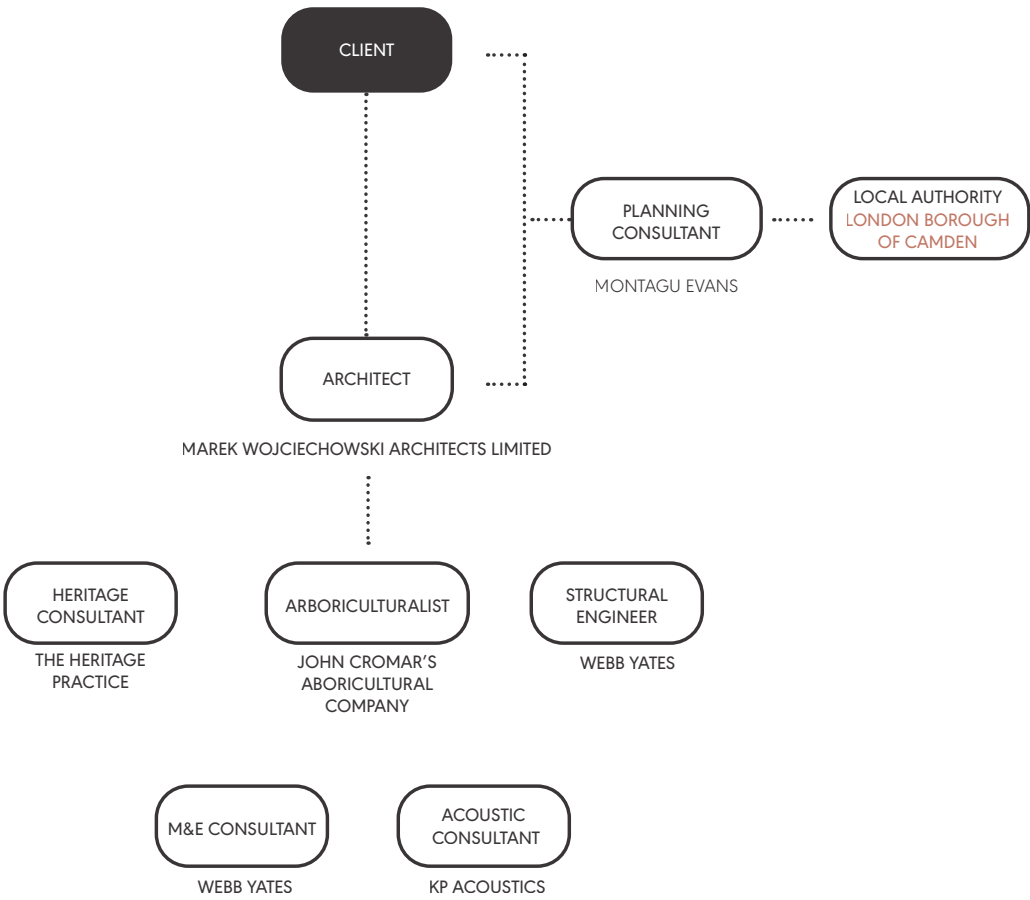
Marek Wojciechowski Architects have prepared a Design and Access Statement for 50 Maresfield Gardens.

The proposed development, as illustrated in the drawings and visualisations within this submission, will be informed by the expertise of various design consultants. Works related to the above redevelopment include (but are not limited to):

- Replacement of the side extension
- Basement extension
- Internal alterations
- Removal of the canopy structure on north elevation
- External alterations including windows, dormers and replacement rooflights

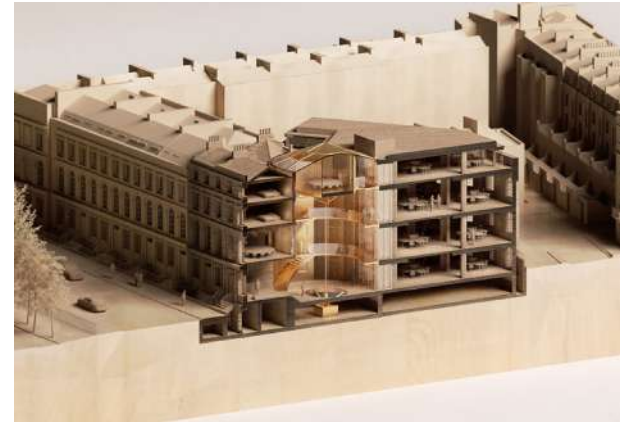
This document provides a detailed explanation of the proposed scheme, evaluated against the history of the building and its site surroundings, as well as all local and national planning policy.

Project team: Planning





Park Square East | 7,500sqft | 2019 -
Regent's Park Conservation Area



Park Square East | 42,400sqft | 2019 -
Regent's Park Conservation Area



Kings Cross Road | 9,400sqft | 2016 - 2021
Kings Cross St Pancras Conservation Area



Barrie House | 9,200sqft | 2018



Bracknell Gardens | 5,000sqft | 2019 - 2021
Redington Frognal Conservation Area



Redington Road | 5,771sqft | 2022 -
Hampstead Conservation Area



Broadhurst Gardens | 6,200sqft | 2017 - 2019
South Hampstead Conservation Area



Elsworth Road | 11,000sqft | 2019 -
Elsworth Conservation Area



Templewood Avenue | 13,000sqft | 2021
Redington Frognal Conservation Area



Branch Hill | 9,500sqft | 2017 - On site
Hampstead Conservation Area



Oak Hill Park | 14,100sqft | 2021
Hampstead Conservation Area



Pilgrim's Lane | 7,651sqft | 2021
Hampstead Conservation Area

1.2 Marek Wojciechowski Architects: London Borough of Camden and Conservation Area Experience

2.0 Site Analysis

2.1 Site Location


The site is located at 50 Maresfield Gardens which is within the Fitzjohns Netherhall Conservation Area of The London Borough of Camden.


The application property is not listed or locally listed.



Key

Aerial Site Plan

 Denotes Site Boundary



50 Maresfield Gardens

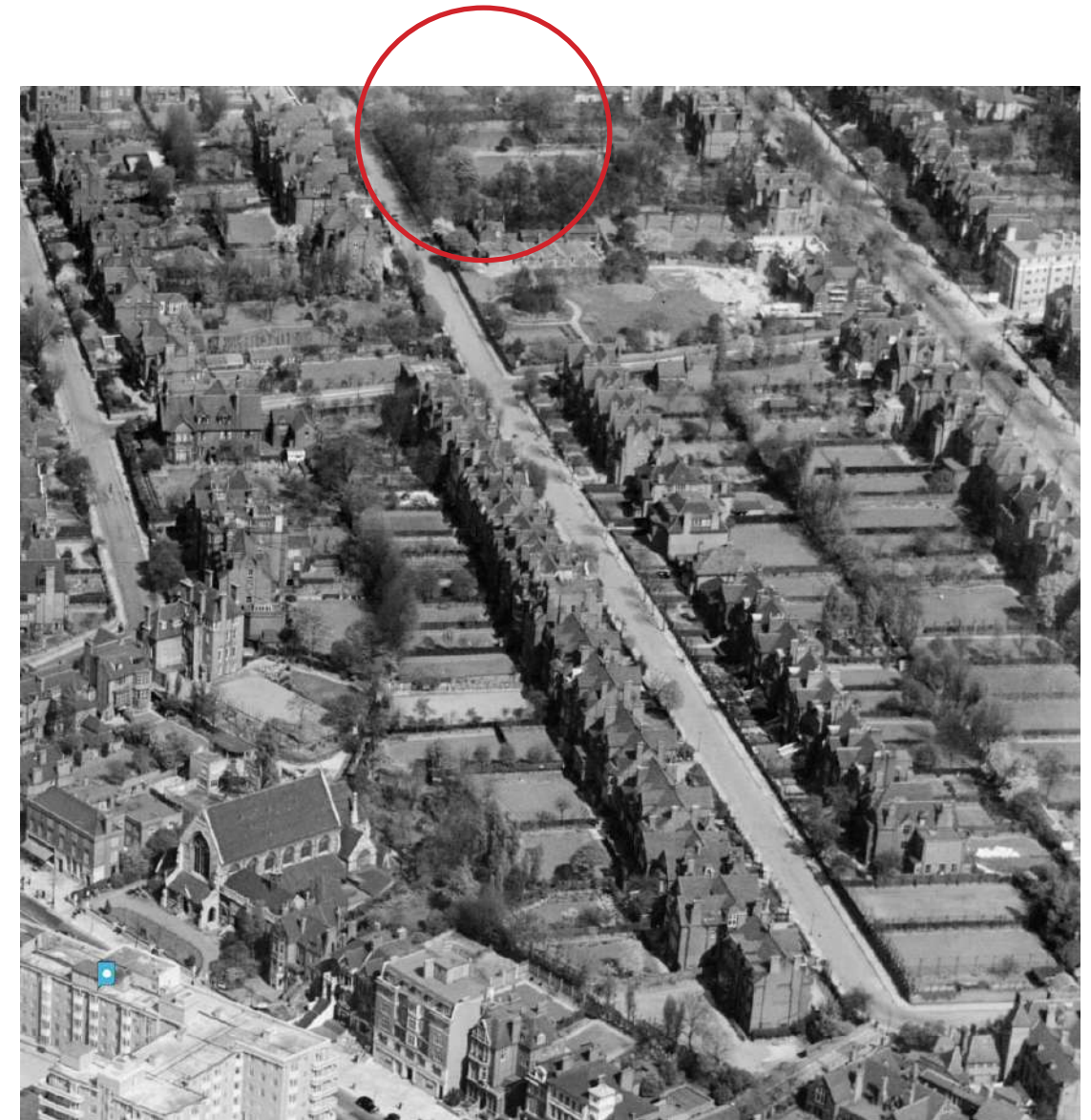


2.2 History of Local Development Through the ages



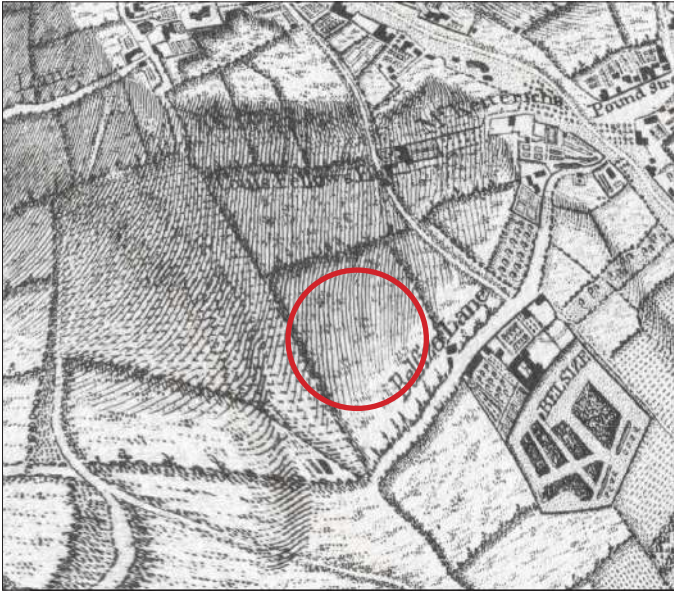
1934

Photo source: Britain from Above
EPW046259 ENGLAND (1934). Daleham Gardens and environs, South Hampstead, 1934.

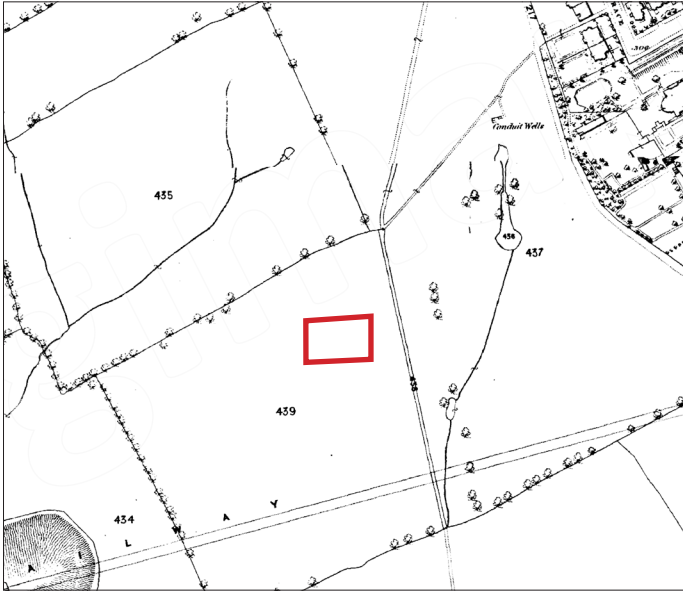


1938

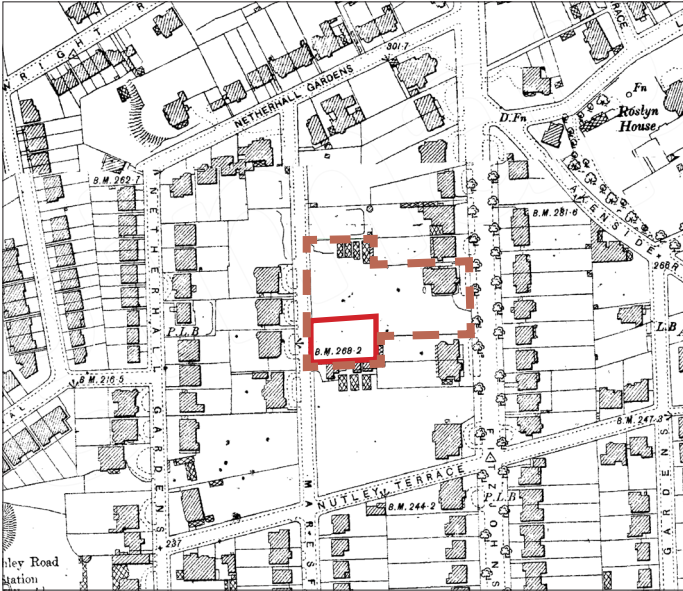
Photo source: Britain from Above
EPW056837 ENGLAND (1938). St John's Court on the Finchley Road, South Hampstead, 1938



John Rocque's Map 1746



1870's



1890's

History of Local Development

The following information is obtained from the Fitzjohns Netherhall Conservation Area Audit.

The Fitzjohns Netherhall Conservation Area was divided between three historic estates; Hampstead Manor, Belsize Estate and Greenhill. Their histories together with the growth of urban London during the 19th century highly account for the development of the residential area of Fitzjohns/Netherhall.

The Design of Fitzjohns Avenue came from the grand vision of Spencer Wilson, with a 50ft road and 10ft pavement. Harpers magazine called it "one of the nobles streets in the world" in 1883.

1860

The North London Railway made a tunnel between Hampstead Heath Station and Finchley Road and Frognal in 1860. It runs under the properties and gardens to the East of Fitzjohns Avenue but the northern end of Netherhall Gardens was designed to lie over the tunnel.

1876

The neighbourhood of Fitzjohns Avenue was built. The adjoining streets were less spacious than Fitzjohns Avenue but all had large building plots with detached or semi-detached properties. Netherhall Gardens and Maresfield Gardens were named after a manor and parish of the Maryon Wilson Estate in Sussex.

1880s

Second tunnel, known as the Belsize New Tunnel, was built in 1884. Architectural interest increased as private individuals bought freeholds and commissioned architects, creating good quality one-off buildings. The freestyle of Victorian influences comes together in the Conservation Area.

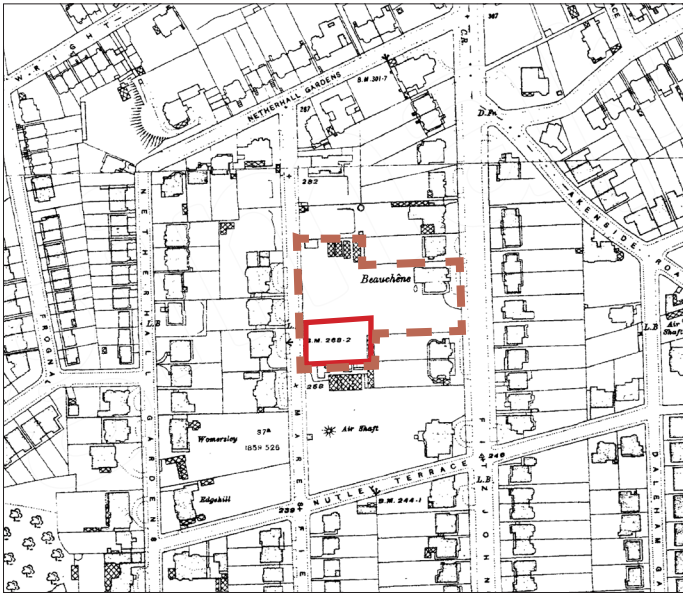
1984

Most of the Conservation Area was designated.

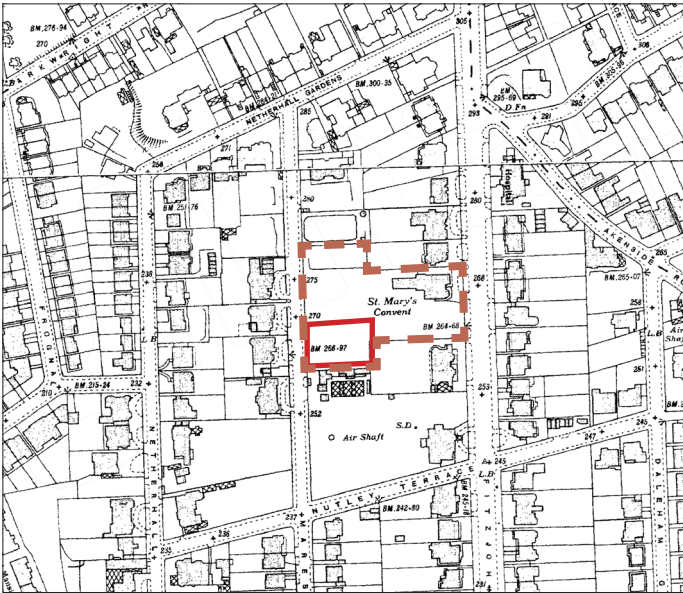
1990s

"[50 Maresfield Gardens] is part of a development in the rear gardens of St Marys School at 47/49 Fitzjohns Avenue. While it resembles Lutens work of 100 years or so ago, the original consent was only granted in July 1994 (9400484/R4)."

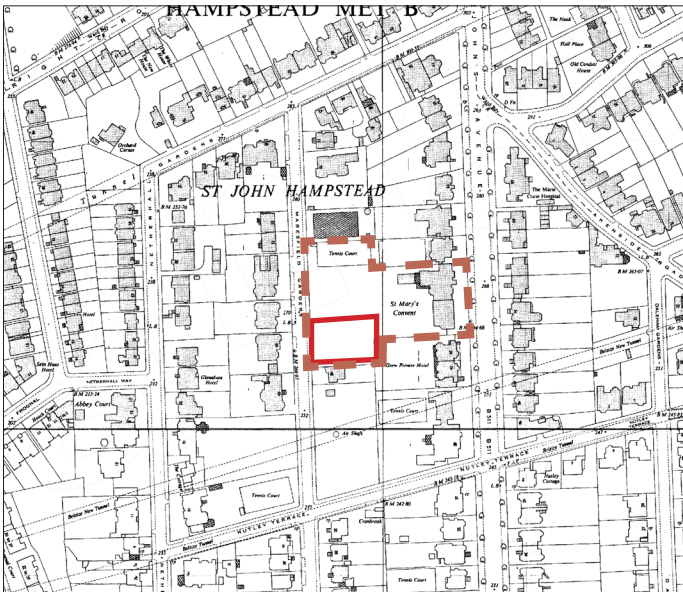
- p.1, Development Appraisal obtained from client, March 2022.



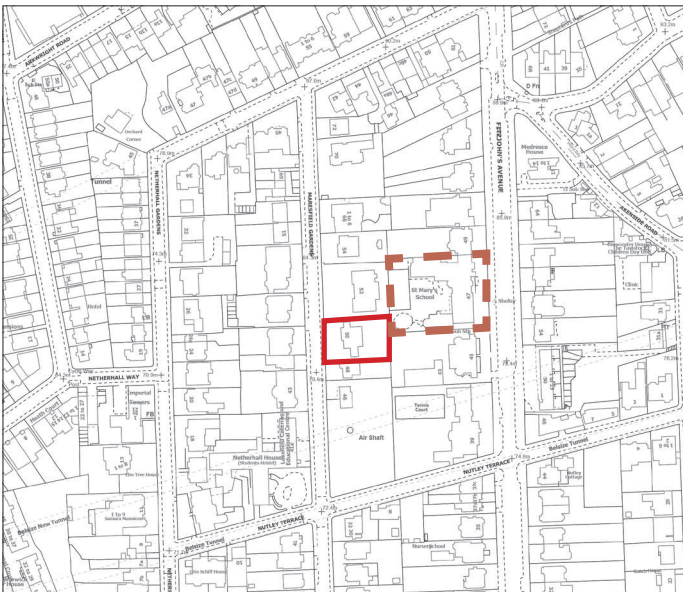
1910's



1930's



1950's



2022

Key

Ordnance Survey Maps

Denotes Site Boundary

Denotes Boundary of St Mary's Convent



2.3 Fitzjohns Netherhall Conservation Area Character Analysis: Local vernacular

The conservation area is architecturally diverse, based on an eclectic mix of styles.

An extract from Fitzjohns/Netherhall Conservation Area Character Appraisal & Management Plan about the local vernacular is shown below:

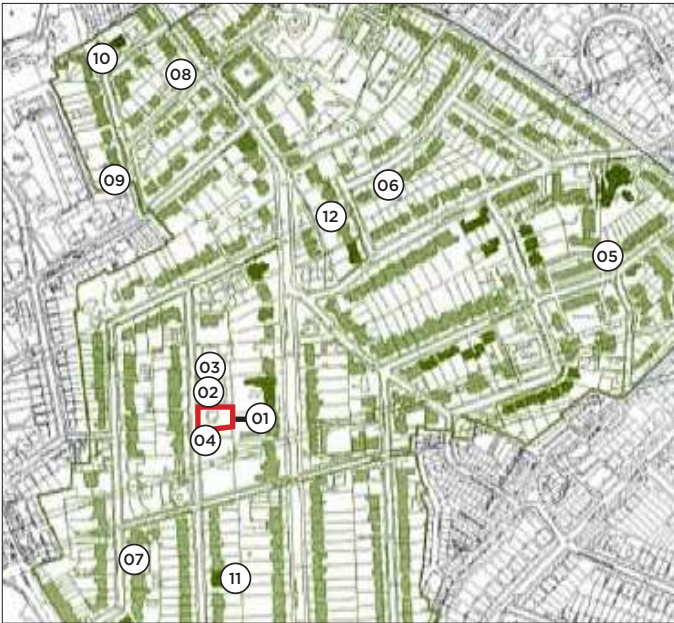
“The buildings in the area are primarily polite architecture, in terms of using the compositional principles and features of different formal architectural styles.

A local vernacular is represented mainly by the materials being used, in particular use of red or yellow brick and plain clay tiles. The Arts and Crafts movement, which is a clear influence, also drew on vernacular influences, through as part of a more formal style.”

- p.17, Fitzjohns/Netherhall Conservation Area Character Appraisal & Management Plan

The dominant influences in the conservation area consist of the Queen Anne and Arts and Crafts style. Other influences reflect the styles of Classical, Goth Revivalism, interior/post-war and modern architecture.

A character assessment of the local vernacular within the conservation area and its surroundings is shown opposite.



- Key
- Listed Building Map
- (p.29, Fitzjohns Netherhall Conservation Area Audit)
- Denotes Site Boundary
 - Fitzjohns Netherhall Conservation Area Boundary
 - Listed buildings
 - Buildings which make a positive contribution



01 50 Maresfield Gardens (The site)
Architect: Gavin Charlton-Brown & Partners, 1994



02 52 Maresfield Gardens
Architect: Gavin Charlton-Brown & Partners, 1994



03 54 Maresfield Gardens
Architect: Gavin Charlton-Brown & Partners, 1994



04 48 Maresfield Gardens - Grade II Listed
Architect: Hermann Zweigenthal, 1939



05 28 Belsize Lane
Architect: Alison Brooks Architects, 2019



06 22 Thurlow Road
Architect: Barnaby Gunning Architects, 2019



07 14 Netherhall Gardens
Architect: Squire & Partners, 2018



08 14 Netherhall Gardens
Architect: Sergison Bates, 2022



09 28 Ellerdale Road
Architect: Richard Mitzman Architects, 2006



10 Institute of St Marcellina - Grade I Listed
Architect: Richard Norman Shaw, 1876

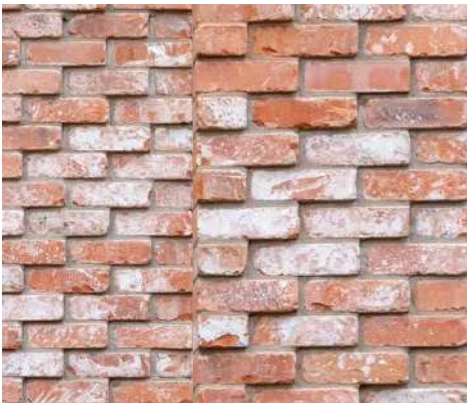


11 20 Maresfield Gardens - Grade II Listed
Freud Museum

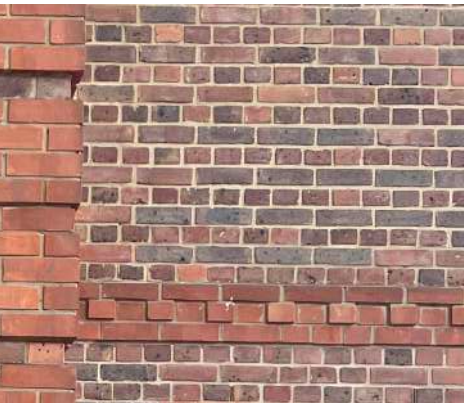


12 Old Conduit House - Grade II* Listed
Architect: John Burlison, c.1864-5

Tonal Red Brickwork



Belle Vue, Hampstead
Architect: Morris + Company, 2019



50 Maresfield Gardens
Architect: Gavin Charlton-Brown & Partners, c.1994



Fitz John's Avenue, Hampstead
Architect: Sergison Bates, 2022

Terracotta Tiles



Aldous Huxley's Former Residence, Hampstead
Architect: Marek Wojciechowski Architects, 2021



Maresfield Gardens



Hampstead Station
Architect: Leslie Green, 1907

Sandstone



Institute of St Marcellina - Grade I Listed
Architect: Richard Norman Shaw, 1876



59 Netherhall Gardens
Architect: Squire & Partners, 2013



Fitz John's Avenue, Hampstead
Architect: Sergison Bates, 2022

Tonal Red Clay Tiles



43 Maresfield Gardens



Maresfield Gardens



22 Lyndhurst Road

Fitzjohns Netherhall
Conservation Area &
surroundings character analysis:
Local Materials

The rich collection of detail and materials present in Fitzjohns Netherhall gives the Conservation Area its distinct characteristics and special qualities.

An extract from Fitzjohns/Netherhall Conservation Area Character Appraisal & Management Plan about the local materiality is shown below:

“Among the most prevalent walling materials are red brick and London yellow bricks, with occasional use of brown brick. The predominant roofing materials for pitched roof houses is plain clay tiles (dark grey or red). Some properties have terracotta detailing. Stone dressings are also widely used in some streets. Some properties use decorated plaster work (pargetting).

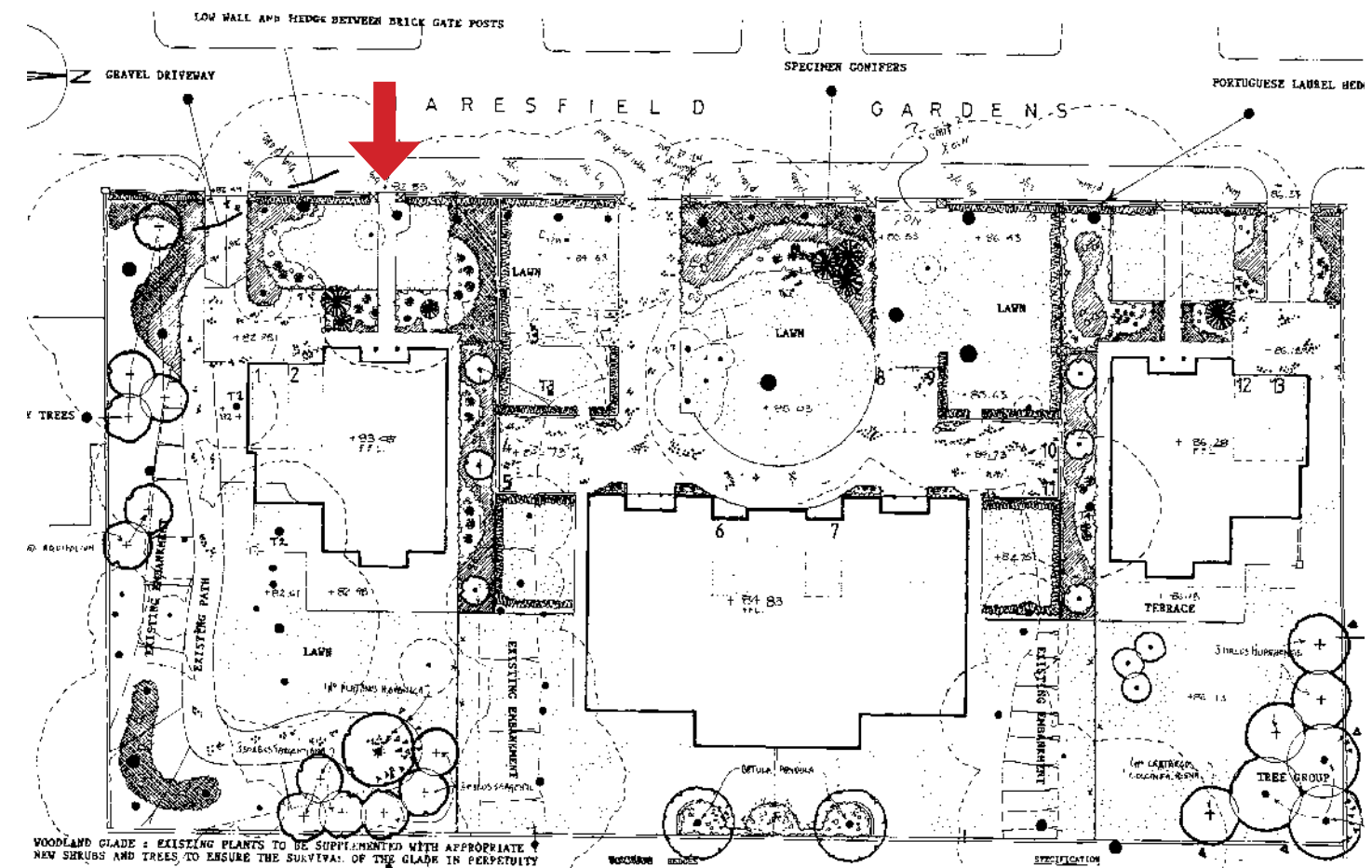
Windows are mainly timber, but there are also metal framed windows in some of the inter-war and post-war 20th century buildings. Windows are often in recessed openings, though also sometimes flush, for example in some interwar and later properties.”

- p.20, Fitzjohns/Netherhall Conservation Area Character Appraisal & Management Plan

A character assessment of the local materials within the conservation area and its surroundings is shown opposite.

2.4 Planning History: The Site (1994-1995)

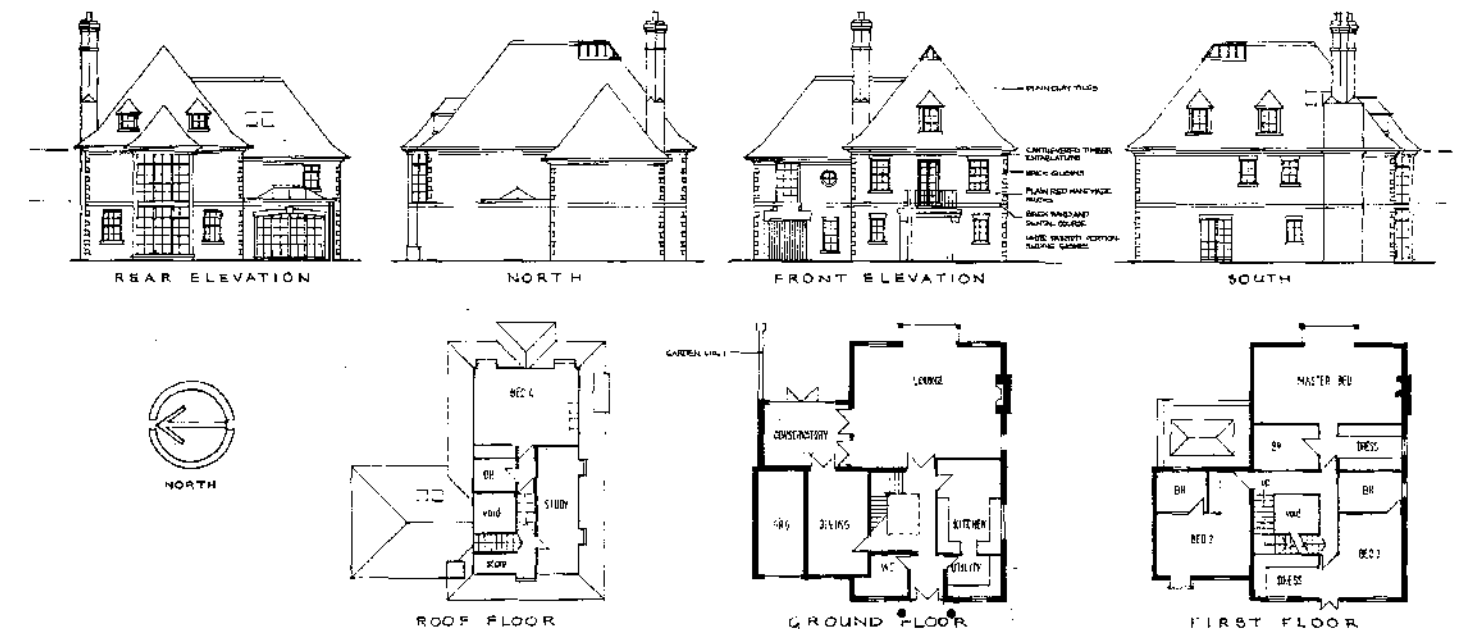
- A** Ref: 9400484 | 21 July 1994 | **Granted**
R/O 47/49 Fitzjohns Avenue NW3
- Redevelopment of the site by the erection of 2 x three storey plus attic dwelling houses and a three storey plus attic building to provide seven residential flats together with on-site parking for thirteen cars and new vehicular access from Maresfield Gardens and associated landscaping, as shown on drawing no(s) 512/1-2A 4C-AP4 as revised on 22.04.94 20.05.94 08.06.94 23.06.94*
- B** Ref: 9501910 | 06 November 1995 | **Granted**
Land at rear of 47-49 Fitzjohns Avenue NW3
- Installation of additional rooflights on rear and south elevations to improve lighting standards to attic rooms, as shown on drawing Nos: 521/2 of 6 revision C.*



Consented site plan
(50 Maresfield Gardens indicated with red arrow)

- Ref: 9400484 | 21 July 1994 | **Granted**
R/O 47/49 Fitzjohns Avenue NW3

House type 3, plot 3, The Courts (House type 1 same but handed)



- Ref: 9501910 | 06 November 1995 | **Granted**
Land at rear of 47-49 Fitzjohns Avenue NW3

Planning History:
The Site (1999-2007)

C Ref: PW9903066 | 24 Dec 1999 | **Refused**
Appeal Dismissed 15 Dec 2000
50 Maresfield Gardens

The erection of a two storey house extension with accommodation in attic roof space adjoining the south wall of the existing building. As shown on drawing numbers; 70/01, /02, /03, /04, /05 and /06.

Below are the reasons for refusal as stated in the Refusal Letter Case File:F6/11/1 dated 4th July 2000 by Director Mark Gilks of LBC:

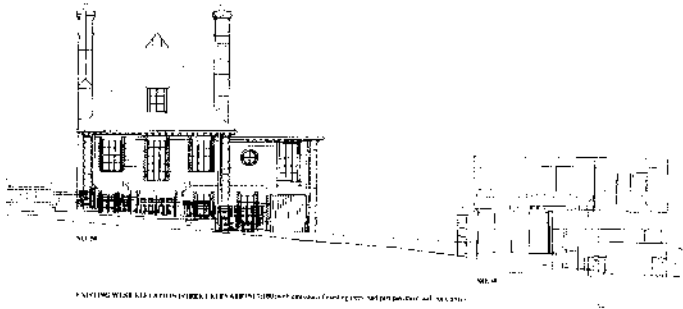
1. "The proposed development, by reason of its location and bulk would dominate No 50 Maresfield Gardens, have an adverse effect on the spacing between Nos 48 and 50 and detract from the symmetrical composition of Nos 50, 52 and 54, which were designed as a group. It would , therefore, be detrimental on the appearance of the existing building and would neither preserve nor enhance the character of this part of the Fitzjohns/Netherhall Gardens Conservation area, contrary to Council policies EN16, EN33 and EN52.
2. The proposed works will be well within the minimum protection zone recommended by British Standards B.S.5837:1991 for the protection of an existing tree. In the absence of the submission of any information on the method of construction or on the protection of the tree, the Councils concerned that proposed development could have a serious negative effect on its health. Loss of the tree would be detrimental to the character and appearance of this part of the conservation area contrary to Council policy EN40."

D Ref: PWX0103437 | 10 Sep 2001 | **Granted**
50 Maresfield Gardens

The erection of a basement and ground floor side extension to provide ancillary residential accommodation. As shown on drawing numbers 70/01, 70/02 and 70/10A and letter dated 17th May 2001.

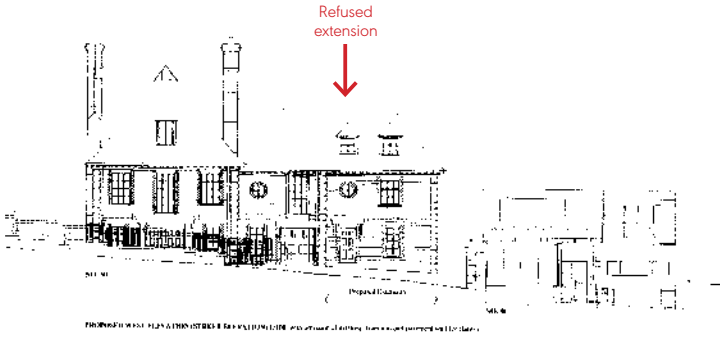
E Ref: 2007/3709/P | 07 Aug 2007 | **Granted**
50 Maresfield Gardens

Erection of a two storey rear/side extension to provide accommodation in form of conservatory/library for existing dwelling house.



Existing Street Elevation

C Ref: PW9903066 | 24 Dec 1999 | **Refused**
Appeal Dismissed 15 Dec 2000
50 Maresfield Gardens

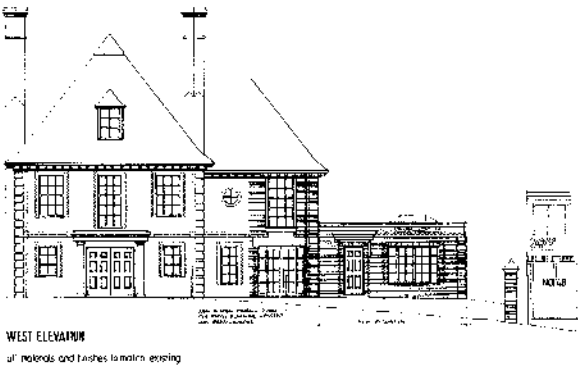


Refused Street Elevation, 1999

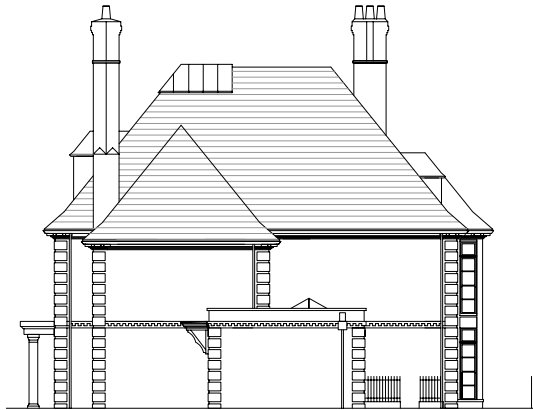


Existing Street Elevation

D Ref: PWX0103437 | 10 Sep 2001 | **Granted**
50 Maresfield Gardens



Consented Elevation



Existing Side Elevation

E Ref: 2007/3709/P | 07 Aug 2007 | **Granted**
50 Maresfield Gardens



Consented Side Section showing two storey rear/side extension

2.5 Planning History:

Local consents for basement extensions and redevelopment within the Fitzjohns Netherhall Conservation Area

Key

Listed Building Map

(p.29, Fitzjohns Netherhall Conservation Area Audit)

Denotes Site Boundary

Fitzjohns Netherhall Conservation Area Boundary

Listed buildings

Buildings which make a positive contribution



- A

12 Lyndhurst Gardens

2019/3147/P | 05-11-2020 | Granted

Single storey rear extension, double storey side extension and new Basement.
- B

28 Maresfield Gardens (Positive Contributor)

2016/5374/P | 10-05-2017 | Granted

Single storey rear extension and new basement.
- C

4 Vane Close

2016/2882/P | 30-06-2016 | Granted

New basement.
- D

59 Maresfield Gardens (Demolition rebuild)

2015/3506/P | 26-08-2016 | Granted

New build 3 storey building
- E

22 Thurlow Road (Positive Contributor)

2014/4264/P | 14-01-2016 | Granted

Single storey rear extension, three storey side extension and new basement.
- F

249 Haverstock Hill (Positive Contributor)

2013/0968/P | 19-03-2013 | Granted

New basement.
- G

Hunters Lodge 5 Belsize Lane (Grade II Listed)

2012/2414/P | 05-09-2013 | Granted

New basement.
- H

27A Rosslyn Hill (Positive Contributor)

2012/6851/P | 28-02-2013 | Granted

Single storey rear extension and new basement.
- I

5 Lyndhurst Terrace (Positive Contributor)

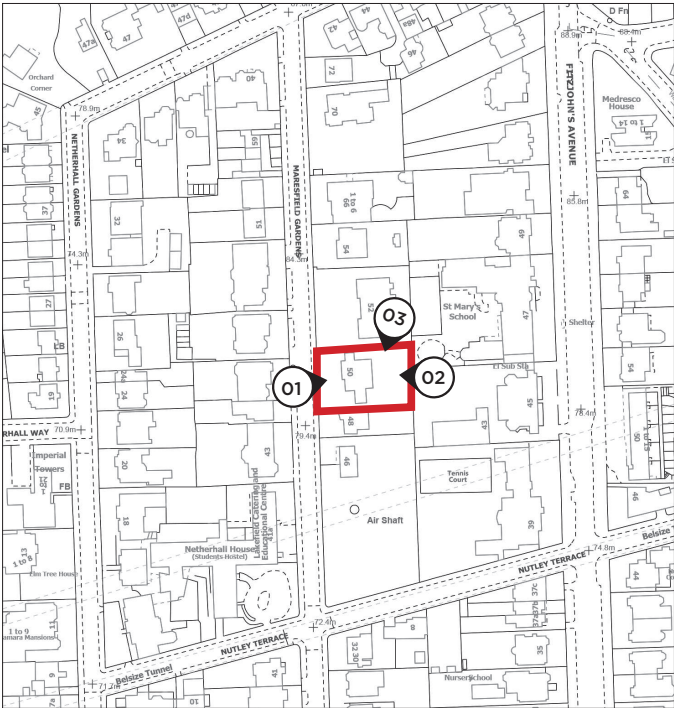
2011/2823/P | 26-07-2011 | Granted

Extension of existing basement




2.6 Existing Building:
Height, scale and character


50 Maresfield Gardens is not listed or locally listed. The property is arranged over ground, lower ground, first and second floors.



Key

Site Plan (not to scale)

 Denotes Site Boundary



View 01
View looking at front elevation



View 02
Aerial view



View 03
Aerial view



2.7 Existing Building: Existing external condition



01 View from Maresfield Gardens looking south east



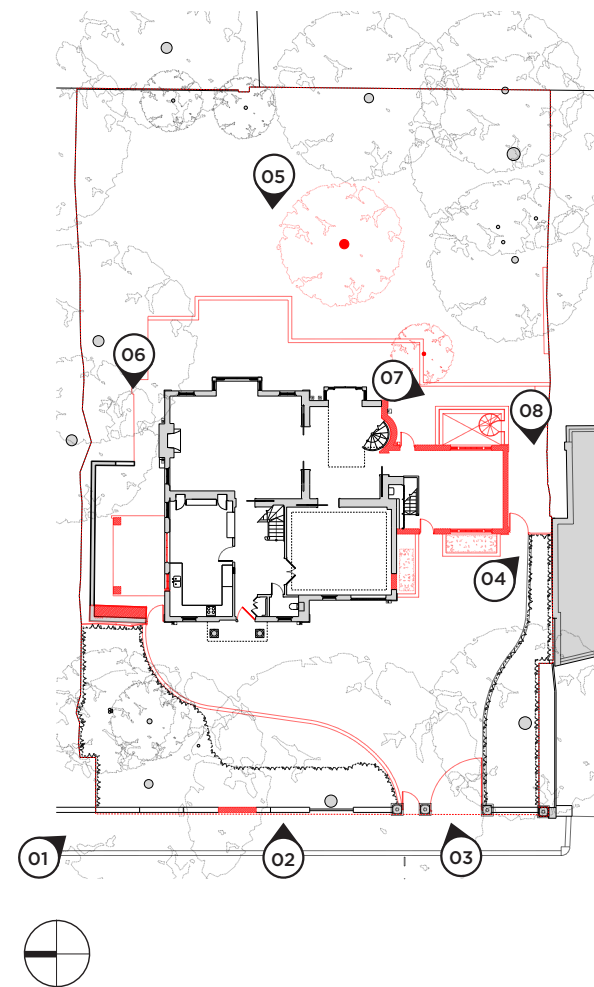
02 View from Maresfield Gardens looking east



03 Glimpse view



04 Front garden boundary with 48 Maresfield Gardens



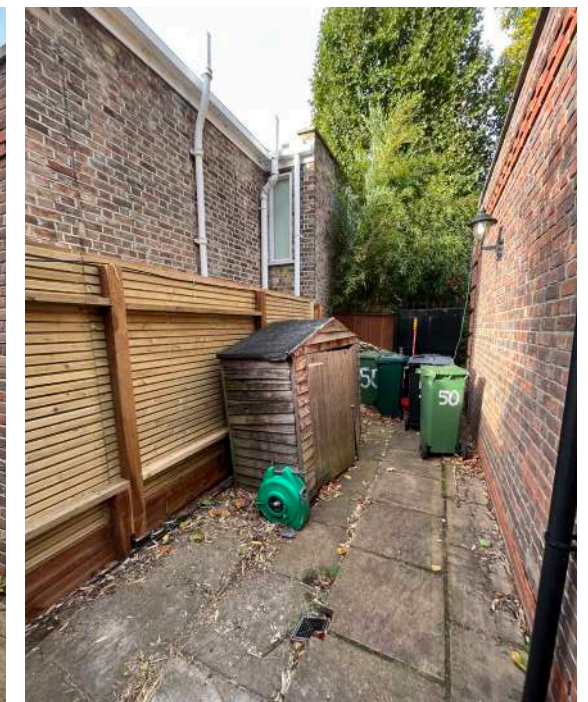
05 Rear facade



06 Portico on north elevation



07 Rear lightwell and 2001 side extension



08 Bin store