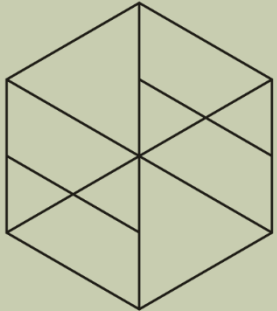


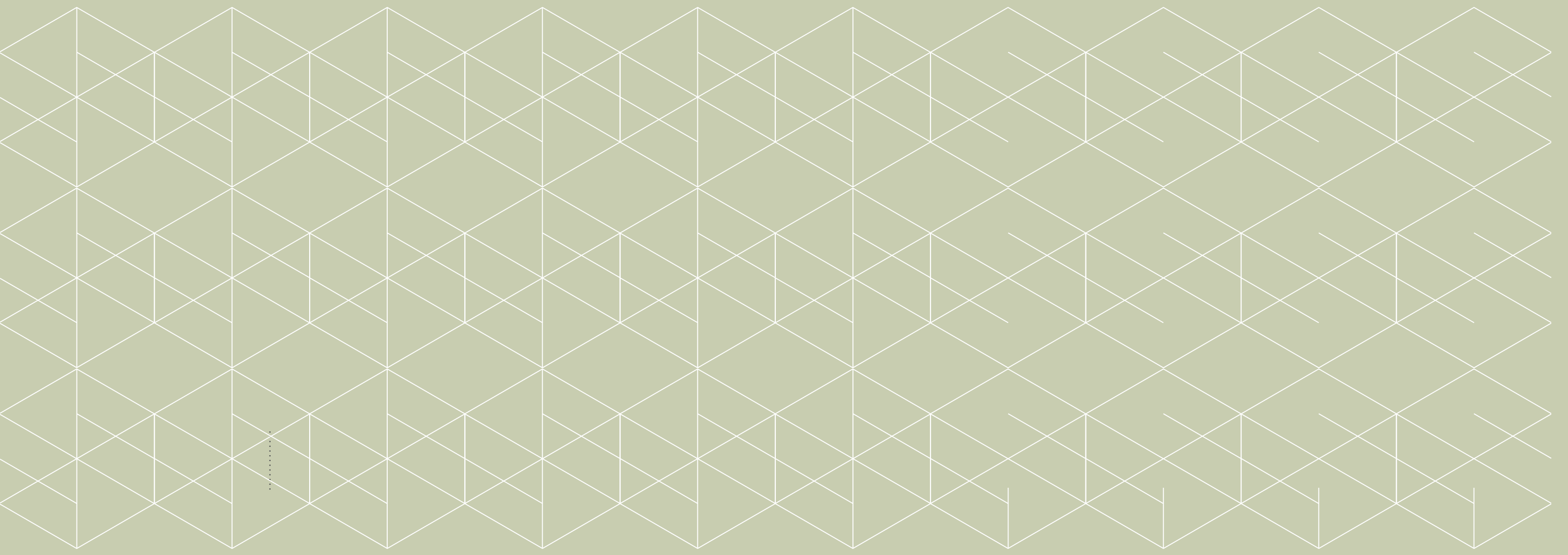
No. 50 Maresfield Gardens, London, NW3 5RX

Heritage Appraisal

June 2023



The
Heritage
Practice



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THE HERITAGE PRACTICE

June 2023

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Figure 1: Above:: Neighbouring listed buildings (blue) and the site (red).

Figure 2: Below: The Fitzjohn's Netherhall Conservation Area with site location identified.

1 Introduction

1.1 The following Heritage Appraisal has been prepared in support of the extension of and alterations to no. 50 Maresfield Gardens, London, NW3 5RX. This report should be read in conjunction with the planning submission prepared by Marek Wojciehowski Architects (MWA).

1.2 No. 50 is located on the northern part of Maresfield Gardens, on the east side of the street behind no. 47 Fitzjohn's Avenue. It was constructed in the later 1990s as part of a development of four residential buildings on land formerly belong to St Mary's School at no. 47 Fitzjohn's Avenue and including nos. 52, 54 and 66 Maresfield Gardens. The house is constructed in a late 19th/early 20th century style and although clearly a later addition to the street, it blends in with its context reasonably well. This is further aided by the established and mature garden planting surrounding the building.

1.3 In 2001, a two-storey basement and ground floor extension to the house was approved and constructed. In 2007 a further two-storey rear extension was approved with full height glazing and a spiral staircase that results in a curved projection in the southern flank wall. The house is set within generous gardens to the front and rear with surrounding mature tree planting.

Designations

1.4 As a very recent addition to Maresfield Gardens, no. 50 is neither statutorily listed or identified as a locally listed building. There are two listed buildings in proximity to the site: no. 47 Fitzjohn's Avenue (listed grade II as an important example of an expensively built late Victorian house) and no. 48 Maresfield Gardens (listed grade II as an example of a significant interwar dwelling by a prominent designer). No. 48 is located immediately to the south of the proposed site and no. 47 is located more distantly to the rear (figure 1). The list descriptions for the relevant listed buildings are provided at Appendix B.

1.5 The application site is also located within the Fitzjohn's Netherhall Conservation Area (figure 2), an area that was first designated in 1984 and later extended in 1988, 1991 and 2001. The Fitzjohns/Netherhall Conservation Area statement was adopted in March 2001. The statement references the proposed site setting out that:

'North of Nutley Terrace the road has less dense development and a more open character. The garden of no. 47 Fitzjohn's Avenue originally stretched to Maresfield Gardens providing an open green character. This was reduced when nos. 50-56 were built in the 1990s. The four properties are set back within generous plots with mature trees retained which helps to lessen the loss of open space. The buildings are red brick with neo-Georgian facades and prominent clay tiles roofs, a mix of influences but designed with a careful attention to detail.'

1.6 Consultation on an updated draft Conservation Area Character Appraisal and Management Plan was carried out in early 2022. In regard to Maresfield Gardens, the appraisal sets out that: *'Maresfield Gardens has predominantly 3-4 storey properties, mainly drawing on Queen Anne influences, but also Arts and Crafts, with some properties having fine detailing and articulation. A characteristic of the street is the varying heights, creating stepped townscape'*. The draft appraisal describes character as being based on the area's landscape infrastructure, townscape and the architecture of the buildings.

1.7 The landscape is characterised by smaller front gardens and extensive rear gardens, many containing mature trees. With regard to townscape: *'The associated townscape characteristics, based on residential buildings*



No. 50 Maresfield Gardens, general character.

set back behind small front gardens or front courts with low front walls or hedges. The scale of building varies greatly, from two storeys to six storeys or more.' The architectural character is described as 'Buildings tend to have common features, reflecting their time of construction in the late 19th and first half of the 20th century. These are stylistically diverse, but predominantly draw on Queen Anne Revival and Arts and Crafts influences. In addition, there are a small number of individual buildings of distinctive design quality, sometimes contrasting dramatically with surrounding buildings.

1.8 Neither the adopted nor draft statement identifies no. 50 as making either a positive or negative contribution to the character and appearance of the conservation area. As a modern development, albeit reasonably well detailed and built, it can be assumed that the building is considered to make a neutral contribution to local character and appearance.

Pre-Application stage

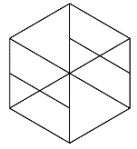
1.9 Pre-application discussions took place with the London Borough of Camden in early 2023 and a pre-application response was received, dated 24 March 2023. This confirmed that the following elements of the proposals were acceptable and that they were "...in line with the established character values of the area and architectural style of the main building."

- Two new dormers on the front and rear elevations;
- Increase in soft landscaping to the front garden;
- Relocated pedestrian entrance (please see subsequent assessment of proposed widening of vehicle entrance);
- New windows to the north, rear and south elevations, including roof lantern to the rear;
- Extension of existing roof skylight to main roof ridge;
- Basement lightwells (not visible from the public realm);
- Removal of side canopy, new window to replace glazed doors, principle of a new plant enclosure (acceptability subject to the plant proposed and a Noise Impact Assessment) and storage facilities; and,
- Lift overrun on northern roof slope to be situated between existing dormer windows and will be clad to match existing roof and therefore, with retention of existing tree cover, is unlikely to be unduly noticeable.

1.10 The pre-application response included comments regarding the replacement side extension to the building. These related to its contemporary juxtaposition with the host building and its relationship with the adjacent statutorily listed building at no. 48. The repositioning of the front building line of the extension was considered to add to the prominence of the addition and to erode the symmetrical composition of the buildings at nos.50-66 Maresfield Gardens (although the arrangement of the four buildings is asymmetrical). Queries were also raised regarding the suitability of the proposed materials in relation to the character and appearance of the Fitzjohns/Netherhall Conservation Area. The proposals have been revised in response to these points and the current submission is considered subservient to, and more responsive to the existing built form on the site and the character of the surrounding area.

Author

1.11 This appraisal has been prepared by Kate Graham of The Heritage Practice. Kate Graham (MA (Hons) MA PG Dip Cons AA) has experience in dealing with proposals that affect the historic environment having in recent years been Conservation & Design Manager at the London Borough of Islington and Senior Historic Buildings and Areas Adviser at Historic England. Kate has an extensive background in research, in policy analysis and in understanding historic buildings and places has trained as a historian and has a specialist qualification in building conservation.



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Research and report structure

1.12 The following section (Section 2) provides an overview of the historic development and significance of the site based on available evidence and site assessment. Section 3 provides a description of the proposed scheme and assesses the current proposals against the significance of the building and the relevant historic environment policy context (Appendix A).

1.13 Research for this report has been undertaken using a number of online sources including LB Camden's online planning records and numerous desk-based sources.



Figure 3: *Beauchene*, (1880), *Building News*.

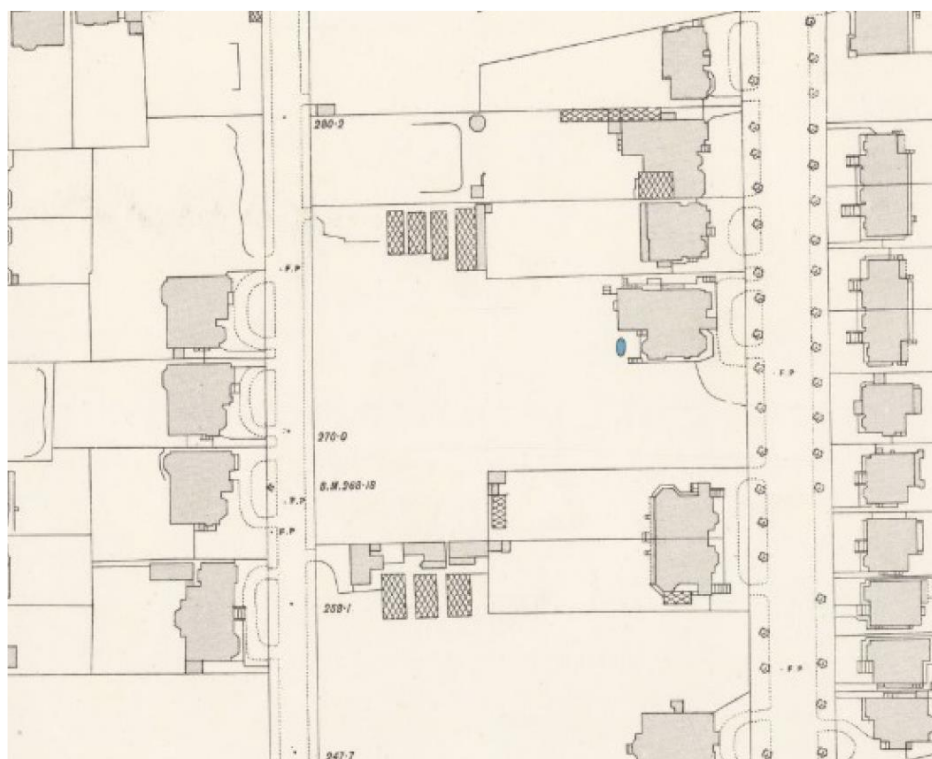


Figure 4: 1893 OS map extract.

2 Site and significance

2.1 The following section provides an overview of the historic development of the site and its context and its resulting significance and contribution to the character and appearance of the Fitzjohn's Netherhall Conservation Area. It also considers the relationship between the existing building and nearby development including the grade II listed buildings at no. 47 Fitzjohn's Avenue and no. 48 Maresfield Gardens.

Historic development

2.2 The area around Fitzjohn's Avenue and Maresfield Gardens was developed from the late 1870s over previously open farmland. The streets of the conservation area were developed over a relatively short period of time which gives the Fitzjohn's Avenue and its surroundings a distinctive late Victorian character and appearance. As noted in the conservation area statement, '*The neighbourhood of Fitzjohn's Avenue was built in ten years after 1876. The adjoining streets were slightly less spacious than Fitzjohn's Avenue but all had large buildings plots with detach or semi-detached properties, and some had room for carriage drives. Netherhall Gardens and Maresfield Gardens were named after a manor and parish of the Maryon Wilson estate in Sussex.*' The statement goes on to note that the area was one of architectural creativity and interest. Private individuals bought freeholds and commissioned architects, creating good quality unique buildings.

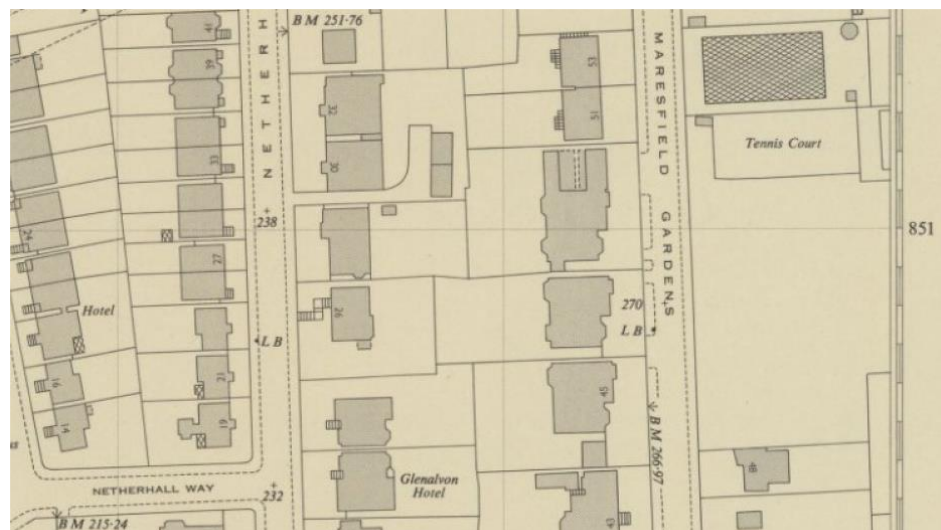
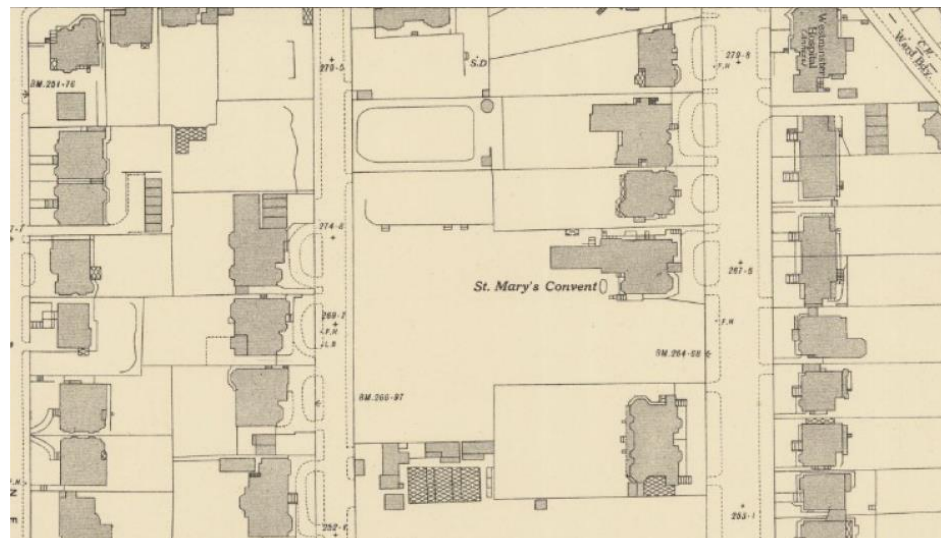
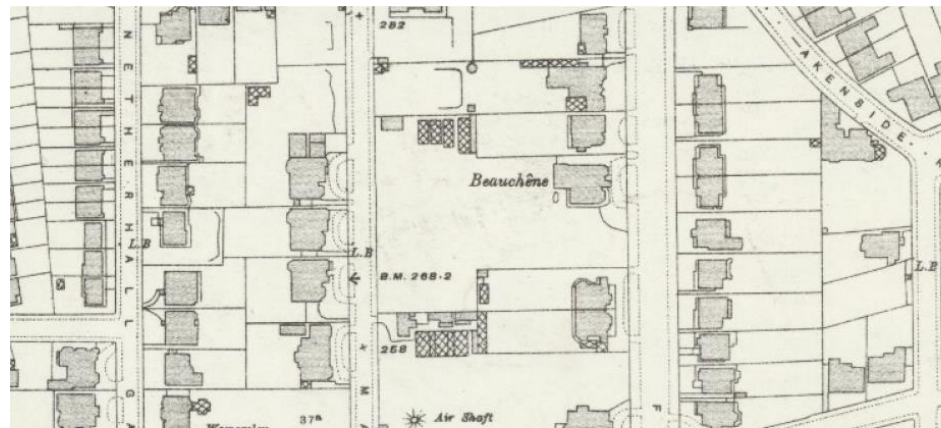
2.3 Since the construction of the late 19th century, there have been minor small-scale infill developments within the conservation area, mostly in the 1920s and 1930s and then later in the 1970s. No. 50 Maresfield Gardens is itself a later infill development, forming part of a development that runs between no. 50 and no. 66. As noted above, these late 1990s buildings were constructed on the gardens of *Beauchene*, a substantial house at no. 47 Fitzjohn's Avenue and now a grade II listed building.

2.4 No. 47 (known historically as *Beauchene*) was built in 1880 by the architect George Lethbridge for L M Casella, the wealthy inventor of the clinical thermometer (figure 3). The OS map for 1893 provides detail of the footprint of the house in the late Victorian period and also highlights the extent of the property's gardens which extended west to Maresfield Gardens and north and south behind the gardens of nos. 45 and 49 Fitzjohn's Avenue (figure 2).

2.5 *Beauchene* cost £10,000 to build which, for the period, was an extraordinary sum. It is of little surprise that such a dwelling occupied the most substantial site in the local area. Elsewhere, the grain of development was much tighter with more closely grouped dwellings set within modest residential curtilages. At no. 47, the only development to the rear part of the gardens was in the form of greenhouses, located on the site now occupied by no. 54 Maresfield Gardens.

2.6 In 1927, the Casella family sold no. 47 Fitzjohn's Avenue to St Mary's Convent School. Many of the houses around Fitzjohn's Avenue were very substantial and in the interwar period the market for such houses had shrunk. Several schools were established in the local area during this period taking advantage of large houses and gardens, well suited to the requirements of small private schools. The school maintained the full extent of the gardens throughout the remainder of the 20th century (figures 5-7) until the early 1990s when it applied to develop the land to the rear along Maresfield Gardens, now forming nos. 50-66 Maresfield Gardens.

2.7 Development was initially approved in 1991 but it was not until c. 1997 that the houses at nos. 50-66 were completed. Nos. 50-54 were constructed as a group of three. No. 50 and 54 were a pair with a block of flats at no. 52 forming the centrepiece of the composition. No. 66, terminating the northern end of the development has a separate



Figures 5-7: Above: OS map extract, 1912. Centre: OS map extract 1935. Below: OS map extract 1952.

character. The whole group is tied together by a common architectural style and palette of materials and a common boundary treatment.

2.8 Prior to the development of the houses, the east side of Maresfield Gardens was very open and well wooded as shown in an aerial photograph of the 1930s (figure 8). Through the retention of mature trees and the addition of now well established planting, the 1990s development maintained a verdant character and now feels like a long standing part of the street scene.

2.9 In summary, the existing building on the site is only c. 25 years old and as such, has no historic interest, particularly in the wider context of substantial Victorian dwellings. The dwelling is clearly influenced by late 19th and early 20th architecture in order to render the buildings at nos. 50-66 'contextual'. The building's details and materials are reasonable but not exceptional and is a pastiche example in a context of high quality original Victorian dwellings. The size of the development plot allowed the buildings at nos. 50-66 to be well set back from the road and for the retention of tree planting. This has helped to make no. 50 and others in the group feel recessive within their wider setting.



Figure 8: Aerial view of the site, 1934.



Figure 9: Development within Maresfield Gardens: above examples of original dwellings and below, more recent infill development.

General character and appearance

2.10 The existing building is situated on the northern part of Maresfield Gardens, north of Nutley Terrace and south of Netherhall Gardens. The street slopes down from Netherhall Gardens towards Nutley Terrace. The conservation area is generally one with a domestic character, populated predominantly by substantial late Victorian housing. This particular stretch of Maresfield Gardens was originally less densely developed than other areas within the conservation area, mostly due to the fact that the large houses of Fitzjohn's Avenue and Netherhall Gardens had generous gardens that extended either east and west all the way through to Maresfield Gardens.

2.11 There were only five houses constructed on this part of Maresfield Gardens originally, those now situated at nos. 43, 45, 47, 49 and 70 (figure 9). During the 20th century, new infill residential development began to fill the street, culminating with those at nos. 50-66 Maresfield Gardens. The result is an eclectic street scene although one that feels somewhat cohesive due to the replication of traditional detailing in modern buildings and the use of a simple palette of materials – namely brick.

2.12 Nos. 51-59 on the west side of the street are infill buildings of the mid 20th century, as is no. 72 at the northern end of the east side of the road. Nos. 51-59 are more modestly scaled and nos. 55-59 sit down below the street and are something of a discordant form (the draft appraisal identifies these buildings as making a negative contribution to the conservation area). No. 48 Maresfield Gardens, a grade II listed building, is another mid-century example, built in the late 1930s. While most infill development uses a reddish brown brick, no. 48 utilises a yellow stock brick which together with its distinct period detailing and form gives the listed building a standout appearance in the townscape. No. 46 is a fairly bland 20th century house, typical of the period of its mid-later 20th century construction. Further south is the Lakeland Catering and Educational Centre, housed in a large but quiet block of the later 20th century.

2.13 No. 50 therefore forms part of a mixed domestic and institutional context. It is a large dwelling that shares characteristics with nos. 50-66 and to a degree, other buildings within the street although architecturally, the group is a slight departure from the architecture of the original houses of Maresfield Gardens. Those houses share similar substantial footprints but are individual in general appearance and character. The repeated use of brick and historical architectural devices has helped to embed nos. 50-66 into the local townscape.

2.14 Historically, Maresfield Gardens was obviously much more open due to the large gardens that extended towards the street. Despite the mixed infill development that now characterises the street, its openness and verdant quality has been retained, largely due to the retention of existing and encouragement of further mature and established garden planting. Nos. 50-66 are well set back from the street, with generous front and rear gardens, and a strong brick and railed boundary treatment provides definition and clarity as well as rendering the buildings more recessive in the townscape than other nearby buildings (figure 10).

2.15 Glimpsed views through the masonry and planted boundaries are possible but the houses at nos. 50-56 are not as prominent as those on the west side at the street such as nos. 43-49 Maresfield Gardens. The latter group is much more dominant in the street scene and the varied architecture and patina of the buildings can be easily appreciated. No. 48 is also a prominent building in this context, not so much because of its size but because of its horizontal emphasis, contemporary detailing and use of yellow stock brick. Views of no. 48 from the south show that the roof of no. 50 appears beyond and above the house but very much as secondary, recessive element in such views.

2.16 Such glimpsed views of no. 50 and its related dwellings at nos. 52-66 are characteristic of the street. The entirety of their composition and character and type of their detailing cannot be fully appreciated effectively because of the screening provided by planting and the brick and railed boundaries. Glimpses or parts of the buildings, rooftops and their very tall chimneys form part of the local street scene.

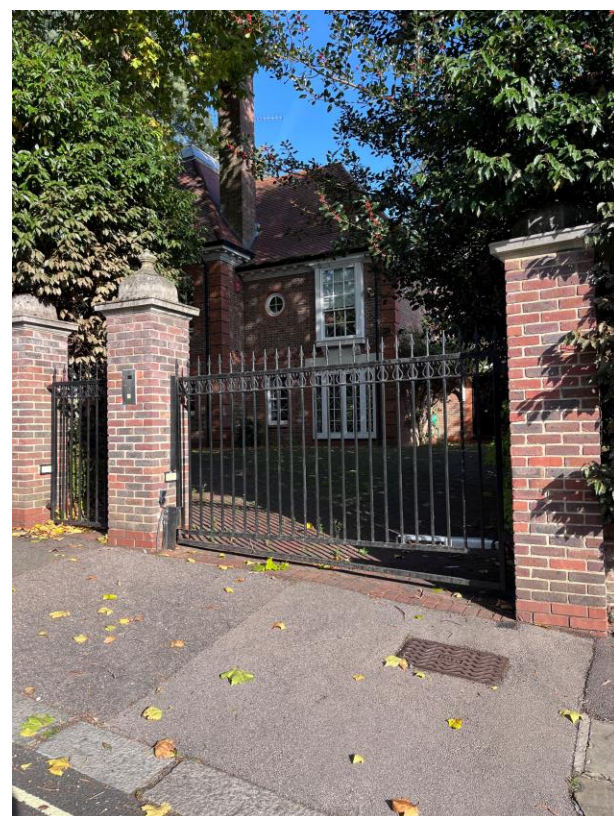
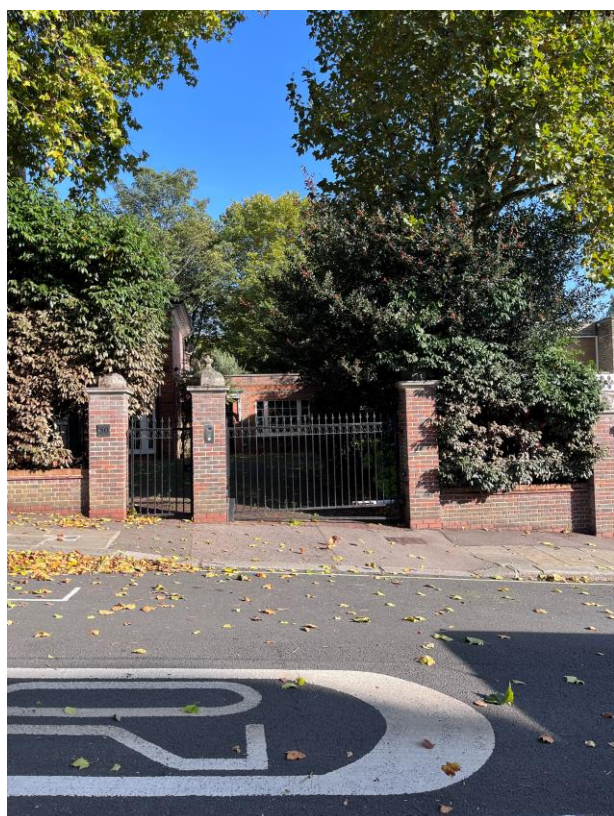


Figure 10: The 2001 approved side extension showing existing and proposed elevations (above) and no. 50 from the street with the images showing the recessive quality of the existing building and the low impact of the single storey side extension.

The existing building

2.17 As already noted, the existing building was constructed in the late 1990s (figure 10). At first glance, the building is a reasonable facsimile of an Edwardian house but on closer inspection, it is quite clearly a product of the period of its construction (details of the building are illustrated on page 4 above). The brickwork is good with an appropriate bond but the windows lack distinction and almost all have been provided with trickle vents which diminish the overall architectural quality of the building.

2.18 The house is three storeys in height with the second floor accommodated within the large roof volume. The main block with a portico entrance is symmetrical. There is a lower side range that originally had an integral garage but this has been converted and full height doors have been provided. A flat roof side extension was added to the site in 2001. This has a solid door with hood over and a tripartite sash window. The extension is built in brick but it generally lacks architectural interest and distinction.

2.19 On the north side of the house is a very 1990s looking pergola type structure, fixed to the house and extending towards the northern boundary. The rear elevation of the building has been altered over time with the provision of a two-storey addition to the rear in 2007. Similar works were also undertaken to no. 66. The rear extension is broadly sympathetic to the character of the house although the projection housing the spiral staircase is slightly at odds with the otherwise orthogonal character of the existing building.

2.20 As noted above, the setback from the street, the existing boundary and mature planting, mean that the house has a recessive quality within the townscape. When standing immediately in front of the existing vehicle and pedestrian gateways, it is possible to view more of the front elevation and of the later side extension (figure 10). The rear of the building is not visible in any public views of the site. The existing side extension can be seen when directly standing in front of the gates to the property but only at this point. It cannot be seen in the context of no. 48 Maresfield Gardens for example.

2.21 The existing building is a complementary addition to the character and appearance of the conservation area, but it lacks the historic and architectural value to be a positive contributor to that character and appearance. That said, the recessive quality of the building, together with its use of brick and historicist detailing combines to give a neutral contribution as opposed to a negative one. In this context, the flat roof extension to an otherwise heavily articulated copy of a turn of the 20th century house lacks the same attention to detail but it does help the extension to recede further in local views.

Conclusion

2.22 The existing site is generally complementary and inoffensive in its conservation area context. It lacks architectural or historic interest but the layout of the plot, and that of neighbouring contemporary buildings, means that the buildings of greater heritage and architectural value form the key components of the local townscape. The buildings are non-threatening and low impact in their setting, marking a neutral contribution to the character and appearance of the conservation area.



Figure 11: The proposed front elevation of the house when looking from Maresfield Gardens from the most obvious viewing point. The proposed replacement extension would have very little visual effect when moving north and south away from this viewing point given its position in the site, intervening development and planting and its recessive character.

3 Assessment of the proposals

3.1 The following section provides an assessment of the proposals in relation to the host building and to the character and appearance of the Fitzjohns/Netherhall Conservation Area. The proposals will also be assessed in relation to the relevant historic environment policy context. This section should be read in conjunction with the full planning submission prepared by MWA.

Outline of the proposed scheme

3.2 The proposals are for the replacement of the existing side extension, located against the southern flank wall of the house. A new basement extension will be incorporated beneath the footprint of the house with a very small projection beyond the existing rear building line. This will be lit by three skylights to the rear and a single rooflight to the front, concealed behind the new front wall. Alterations to the existing front garden are also proposed in order to reduce hard standing and increase soft landscaping and a new pedestrian gate will be incorporated into the front boundary, in line with the main entrance door. A small dormer is proposed to the front and rear elevations of the setback element of the building. To the rear, the dormer will replace two existing roof lights. To the rear and flank elevations a number of new windows will be installed. These will be traditional in appearance. To the rear the glazed lantern to the roof of the existing two storey infill will be replaced with a solid roof structure to a similar profile.

Side extension

3.3 The existing side extension is modern and of little architectural interest and no historic value. Its demolition would cause no harm to the character and appearance of the host dwelling or to the wider Fitzjohns/Netherhall Conservation Area. In their pre application response the Council raised no 'in principle' objection to a single storey flat roofed addition to the side of the building, provided that it were subservient and responsive to the existing built form and established material character of the surrounding area.

3.4 The proposed side extension retains a contemporary, lightweight, glazed appearance, however it has been set back from the position of the pre-application scheme and now sits on the same alignment as the existing side extension. A new solid brickwork garden wall is proposed to the west of it, also set back from the front building line. The wall will be constructed in materials to match the main house, including quoins at each end and a decorative brickwork coping detail. The incorporation of the wall will retain a sense of solidity to the front façade of the building and conceal much of the west elevation of the proposed extension.

3.5 The proposed extension is considered to be a high quality addition to the building, with its interesting roof form inspired by the various roof and dormer slopes on the host building. This adds visual interest and a contemporary interpretation of historic roof forms while retaining a low profile and low impact effect. It will be lower in height than the existing side addition and will be read as a fully subordinate and secondary element. The proposed garden wall and the significant setback into the site will enable the extension to read as a pavilion within a rear garden setting, rather than as a component in the architectural composition of the front façade of the house (figure 11).

3.6 The Council's pre application response dated 24 March 2023 raised concerns regarding the contemporary juxtaposition of the proposed extension with the host building. The revised position of the extension and the incorporation of a solid brickwork wall to the front of it will change the visual relationship between the main house and the extension,

creating a subservient relationship. The existing side extension is already only visible when standing immediately outside the existing gates into the property (figure 10) and the heavy screening elsewhere on the front boundary blocks views into the site from other public realm vantage points. By locating the proposed extension deep into the site, it will have a negligible impact in views of the host building from the street, with the new, traditional and well detailed garden wall forming the primary feature in any views of the southern portion and flank of the house.

3.7 Furthermore, part of the Council's concerns, as raised in their pre-application advice, related to the effect of re-positioning the new extension further forward in relation to the existing side addition. It was considered that this added to its prominence on the site and impacted upon the symmetry of the group of buildings at nos.50-66 (evens). By broadly retaining the front alignment of the existing side addition, this point no longer applies. The incorporation of the solid brickwork wall has the effect of visually positioning the extension into a more private, contained garden space, rather than forming part of the front façade and forecourt area of the site. The proposed extension will appear more visually recessive than the scheme considered at pre application stage and is not considered to erode or detract from the symmetrical composition or group value of nos.50-66 (evens) in any way.

3.8 The proposed extension is of high architectural quality and interest, well detailed and modestly scaled. The use of glazing to its elevations allows for a lightweight and permeable character. It would be lower in height than the current extension, would follow its front building line and would be only very marginally wider, allowing the host dwelling to clearly read as the principal element on the site. In terms of the proposed palette of materials, the use of red brickwork, tiling and glazing are intended to reflect and respond to the red brick and red clay tiles of the host building and the predominance of these materials within this part of the conservation area, albeit used here in a contemporary manner. New windows to the replacement extension will match those on the main house. Given its position on the site, as well as the screening effect of the new brickwork garden wall and the dense vegetation on the main front boundary, the proposed side extension will have a very minimal impact upon the front façade of the house and the character and appearance of the Fitzjohns/Netherhall Conservation Area.

Basement extension

3.9 The proposed basement will sit directly beneath the footprint of the main house, extending only slightly into the rear garden. Flush skylights will be incorporated, located directly adjacent to the rear of the house. There is already a very large lightwell to the rear of the existing side extension with a large spiral staircase set within it. The lightwell will be relocated and significantly reduced in size, as well as positioned between the existing house and the proposed extension, thus removing its projection from the rear of the house and minimising its visual impact.

3.10 A further skylight is proposed in order to draw light into the front of the basement. This will be located in the area between the proposed side extension and the new garden wall. Consequently, it will be minimally visible from any vantage points within the site and will not be visible from the front garden/forecourt of the property or from the public realm.

3.11 Given its very limited external expression, the proposed basement and associated skylights are not considered to cause any harm to the host building or to the character and appearance of the surrounding Fitzjohns/Netherhall Conservation Area. The Council confirmed in their pre-application response that basement lightwells which were not visible from the public realm were acceptable.

Front garden & pedestrian entrance

3.12 It is proposed to reconfigure the layout of the front garden and parking area. The amount of space given over to vehicle parking will be reduced and new permeable landscaping will replace the current hardstanding. Areas of lawn and soft landscaping will be increased. In conjunction with the landscaping proposals, a new pedestrian entrance will be

incorporated into the front boundary. This was consented under the approved scheme but was not built out. This will align with the main entrance of the house and will be detailed to match the gate piers which define the existing vehicular/pedestrian gates into the site. This will ensure that the consistent appearance of the front boundary is retained. The existing vehicle and pedestrian gates at the southern end of the front boundary will be removed and replaced within the existing openings with similar open, metal railings.

Roof Alterations

3.13 A single dormer is proposed for each of the front and rear slopes of the southern, setback section of the house. These will be traditional in terms of their appearance and detailing, matching the character of other existing dormers on the house and reflecting its overall architectural style. As clearly depicted in the drawings, the proposed dormers will sit comfortably on the steep slopes of the house and will have no harmful impact upon the overall architectural composition of the house. The proposed dormers were considered acceptable at pre-application stage.

3.14 A lift overrun will be incorporated on the northern roof slope of the house, between the existing dormer windows. This will be clad to match the roof and will not be generally visible, particularly given the heavy surrounding tree cover. The existing rooflight on the main ridge will be extended backwards, however this will not be visible. The proposed overrun was also considered acceptable at pre-application stage.

3.15 The existing two storey infill at the rear of the house currently has a large, glazed lantern at roof level. This will be replaced with a new solid roof form. The profile will be hipped at each end and will match the existing hipped roof over the projecting bay on the main rear façade of the house, sitting comfortably with the overall architectural language of the building.

Northern Flank

3.16 The existing modern open sided porch/portico on the northern flank of the building will be removed. A new plant enclosure and garden shed/bike store will be constructed against the side boundary. These will be modest, low-level structures, tucked away in a concealed location at the side of the house.

3.17 The existing fence which sits between the northern flank wall of the house and the site boundary will be replaced with a new brick wall to match that proposed for the southern side of the site, providing a new, balanced appearance to the front façade. This will block any views of the plant room and storage structures from the front of the house and the public realm.

Windows and doors

3.18 Various new windows will be incorporated onto the rear and flank elevations of the house. These will be traditional in terms of their size, proportions and subdivided appearance, preserving the overall character of the house.

Impact of the proposals on the setting nearby statutorily listed buildings

No.48 Maresfield Gardens (Grade II)

3.19 The proposed side extension is considered of high quality, reading as a lightweight pavilion in a garden setting. The Council raised concerns in its pre-application response regarding the potential impact of the proposals upon the setting of the adjacent listed building, noting that it will be "viewed directly in context with the interwar dwelling" and that it "would compete visually with the adjacent listed building." Whilst there would be some inter-visibility between the sites in private views from the rear garden, this is inevitably limited by the vegetation on the boundary between the application site and no.48, as well as

the existing brick site boundary wall, topped with a trellis. Furthermore, the proposed extension is lightweight, glazed and permeable. It is not considered to detract from the setting of the listed building in any way. Indeed, its Modernist pavilion form is considered entirely appropriate given the late 1930s construction date of the listed building and its acknowledged architectural interest as an unusual and successful blend of English sensibilities and Viennese modernism.

3.20 The proposed side extension is only very slightly wider than the existing side addition, and lower in height. Therefore, it would not physically or visually encroach upon the setting of the adjacent listed building and would maintain a distinct gap between the properties. Furthermore, the current extension has a large lightwell and spiral staircase to the rear, both of which are slightly discordant within the setting of the adjacent listed building. The proposed extension would have no meaningful visual impact on views of the listed building from the street and the architectural interest of the latter is such that it remains unthreatened by an extension that is lower in height than the existing and set well back in the site behind a new boundary wall. It does not compete architecturally either from the street or the rear. Overall, the proposals are considered to have a neutral, or slightly beneficial impact upon the setting of the adjacent listed building.

3.21 The other elements of the proposed scheme are not considered to have an impact upon the setting of no.48 Maresfield Gardens due to a combination of their discreet positioning in relation to the listed building and their appropriate design and detailing.

No.47 Fitzjohns Avenue (Grade II)

3.22 The proposed side extension, and the other associated alterations to the application building are located a considerable distance from the rear parts of no.47 Fitzjohns Avenue. When combined with the dense intervening vegetation, there will be no impact upon the setting of the adjacent listed building.

Assessment of the proposals against the statutory, national and local policy framework

The Planning (Listed Buildings and Conservation Areas) Act 1990

3.23 The proposals are considered to comply with sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

3.24 The proposals for the house have been sympathetically conceived in order to respond to its character. The basement will only be expressed at the rear or very discreetly behind the new front boundary wall. Alterations at roof level are sensitive and contextual and will sit comfortably with the architectural language of the house. The proposed side extension will replace a structure of no inherent interest, with a new, high quality design. This will sit no further forward than the current side extension and will be lower in height, concealed behind a new brickwork front wall which will maintain a sense of solidity to the front architectural composition of the house. Its materials palette reflects the rich, red tones of surrounding brickwork and clay roof tiles. Consequently, the proposals are considered to preserve the character and appearance of the Fitzjohns/Netherhall Conservation Area.

3.25 The proposals would cause no harm to the setting of no.48 Maresfield Gardens as its simple, modernist, highly glazed and pavilion type design would sit comfortably with the late 1930s architectural language of the adjacent listed building. There would be no impact upon the setting of no.47 Fitzjohns Avenue due to the distance between the sites and the high level of intervening screening.

The National Planning Policy Framework 2021

3.26 The proposals are considered to comply with the overall thrust and detail of policies within the NPPF.

- *Paragraph 195:* This appraisal has thoroughly assessed the character and significance of the building at no.50 Maresfield Gardens. This has been taken into account when formulating proposals for its alteration and extension.
- *Paragraph 197:* The alterations and extensions to the host building are considered to be sympathetic and appropriate and will contribute to local character and distinctiveness through the careful handling of scale, siting, design and materiality. The site will be optimised, with new good quality accommodation which is sensitive to its conservation area context.
- *Paragraph 199:* Great weight has been given to the need to conserve any affected designated heritage assets, namely the Fitzjohns/Netherhall Conservation Area and surrounding statutorily listed buildings. The scheme has been formulated with consideration for these heritage assets and following a full assessment of the significance of the host building and its historic and architectural relationship to other traditional buildings within the conservation area.

The Camden Local Plan 2017

3.27 Policy D1- Design requires high quality design which respects its local context and character as well as preserves or enhances the historic environment and heritage assets. Details and materials should be of high quality and complement local character. Opportunities for greening and other soft landscaping should be taken. Policy D2 – Heritage outlines that the Council will preserve and where appropriate enhance Camden's heritage assets and their settings, including conservation areas and listed building. Trees and garden spaces should be preserved.

3.28 In this case the verdant character of the site will be retained, with views of the house and its setting limited by the extensive soft landscaping on the front boundary. The proposed extension will maintain the recessive visual qualities and subordinate character of the existing side extension. A solid brickwork wall has now been incorporated, set back from the main front building line. This will largely conceal the proposed extension, locating it away from the front forecourt and into a rear garden context. The proposals are high quality, well considered and appropriate in terms of their siting, scale, design and materiality. The use of high quality materials with rich, red tones, will reference and allow for visual links with surrounding traditional buildings and ground the extension in its context. The package of alterations and extension for the host building will preserve the character and appearance of the Fitzjohns/Netherhall Conservation Area and the setting of surrounding statutorily listed buildings. The proposed basement will be accommodated beneath the footprint of the house, with minimal external expression, thus limiting its impact upon the house and wider area.

Camden Design CPG (January 2021)

3.29 The proposals comply with the thrust and detail of this guidance, achieving a high quality design for the site which takes account of its context. With regard to the side extension, its proposed height, scale, massing, siting, detailing and materials have been carefully considered to ensure that the proposed side extension is subordinate and secondary to the host building. The incorporation of a solid brickwork wall and the retention of a generous set back from the front building line will maintain a sense of solidity to the front elevation, with the proposed extension receding into the garden setting behind it.

3.30 The extension is contemporary in form and architectural style however this subtle juxtaposition is a legitimate approach to take. The proposed materiality of the extension matches its contemporary styling, however the quality of the materials will be high and their colour and tone have been chosen to match the richness of the surrounding brickwork and clay tiles on more traditional buildings.

3.31 The other proposed alterations to the building are modest, discreetly located and well designed to reflect the architectural language of the host building. The proposed basement will be minimally expressed to the rear and behind the new front boundary wall, with no harmful impact upon the house or the wider street scene.

Camden Home Improvements CPG (January 2021)

3.32 The proposals are considered to comply with the thrust and detail of the guidance contained within this document.

3.33 The proposed side extension will be well set back from the front elevation and will be secondary and subordinate in terms of its location, form, footprint, scale, proportions, dimensions and detailing, as required by the CPG. The use of contemporary materials which reflect the warm, rich, red tones of the surrounding brickwork and red clay tiles is considered appropriate, whilst allowing for a subtle juxtaposition in architectural style and form with the host building. The proposed extension will be set well away from the main front porch, will retain access to the rear of the property and will not affect any original architectural features on this late 1990s property. The retention of broadly the same front building line as the existing side extension and the new solid brickwork boundary wall will ensure that the proposals will have no detrimental impact upon the symmetry or composition of the small group of buildings at nos.50-66 Maresfield Gardens. The proposed extension will be only very marginally wider than the existing side extension and the gap between the host building and no.48 Maresfield Gardens will be retained. Overall, the proposed side extension will be a contextual, sensitive and subordinate addition to the streetscene.

3.34 The proposed dormers also comply with guidance, being subordinate to the roof slopes and set well in from the ridge, hip and eaves lines. The design of the dormers will be traditional and appropriate. They will relate to the existing dormers on the building and will be smaller in scale than the fenestration on the main floors of the house below.

The London Plan 2021

3.35 The proposals comply with Policy HC1 of the London Plan. Affected heritage assets and their settings will be conserved and the proposed development will be sympathetic. The proposed side extension will replace an existing modern extension and there will be no harmful cumulative effect from the development upon the host building.

Conclusions

3.36 The proposals are for the replacement of the existing single storey side extension to the house, a new basement storey beneath its footprint, enhanced landscaping to the front garden and a range of other associated external alterations.

3.37 The proposed side extension will replace a modern side addition of no inherent value or interest. The new extension will take a more contemporary form, with lightweight elevations and a modulated, flat roof. Its materials will reference the colour and tone of surrounding traditional fabric to create a visual and architectural synthesis with the host building. Subtle contrast is a legitimate approach to take, provided that the extension remains subordinate, respectful and sympathetic to the host building and its context. The setback position, new solid brickwork garden wall and the newly created sense of separation between it and the host building will ensure that the proposed extension reads as a secondary feature within the overall architectural composition of the house.

3.38 Views into the site are limited by the dense vegetation on the front boundary and only glimpse views of the proposed extension will be possible from the vehicular and pedestrian entrances into the site. Given the significance setback of the proposed extension and its low slung, subordinate form it will have no detrimental impact upon the host building or the wider street scene.

3.39 A range of other minor external alterations are proposed, including new dormers, minor modifications to the profile and form of the roof and additional window openings on the rear and flank facades. These alterations have all been formulated to respond to the materials and architectural language of the house. The proposed lift over run will blend into the void between the dormers on the northern roof slope, the new roof to the two storey rear infill will follow the profile of adjacent slopes, and the new dormers will be subordinate in terms of their scale and position, as well as traditional in design.

3.40 A basement storey is proposed for beneath the footprint of the house. This will extend marginally beyond the rear building line and will be minimally expressed. New flush skylights will be restricted to the rear of the house, positioned close to the rear façade, as well as in a discreet position behind the new front boundary wall. The presence of the new basement storey will not be appreciable from any public realm vantage points.

3.41 The proposals are considered to preserve the character and appearance of the Fitzjohns/Netherhall Conservation Area and the setting of adjacent statutorily listed buildings, in line with the statutory requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990. They are in compliance with the requirements of the National Planning Policy Framework 2021, the London Plan 2021, policies D1 and D2 of the Camden Local Plan 2017 and the guidance within Camden CPG Design 2021 and CPG Home Improvements 2021.

Appendix A – Relevant historic environment policy

National Planning Policy & Legislation The Planning (Listed Buildings and Conservation Areas) Act 1990

Section 66 requires that:

“In considering whether to grant planning permission or permission in principle for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses..”

Section 72 requires that:

“...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

The National Planning Policy Framework 2021 (NPPF)

The NPPF sets out the Government’s planning policies and how these are expected to be applied. There is a general presumption in favour of sustainable development within national planning policy guidance.

Paragraph 195

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 into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.

Paragraph 197

In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 199

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Local Planning Policy

London Borough of Camden Local Plan (2017)

Policy D1 – Design is a key policy and has various parts that are relevant to the proposed development in heritage terms;

The Council will seek to secure high quality design in development. The Council will require that development:

- a. respects local context and character;
- b. preserves or enhances the historic environment and heritage assets in accordance with “Policy D2 Heritage”;
- e. comprises details and materials that are of high quality and complement the local character;
- k. incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping,

Policy D2 – Heritage

Policy D2 – Heritage has relevant parts and is clear that:

“The Council will preserve and, where appropriate, enhance Camden’s rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.

Designated heritage assets

The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.

Conservation areas

Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed ‘designated heritage assets’. In order to maintain the character of Camden’s conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas. The Council will:

- e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;
- h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden’s architectural heritage.

Listed Buildings

Listed buildings are designated heritage assets and this section should be read in conjunction with the section above headed ‘designated heritage assets’. To preserve or enhance the borough’s listed buildings, the Council will:

- k. resist development that would cause harm to significance of a listed building through an effect on its setting.

Policy A5 – Basements

The policy sets out various criteria for basement development in the borough and notes that “The Council will only permit basement development where it is demonstrated to its satisfaction that the proposal would not cause harm to (inter alia):

- (a) The architectural character of the building; and,
- (e) The significance of heritage assets.

Supporting text notes:

Paragraph 6.144

‘Where basements and visible lightwells are not part of the prevailing character of a street, new lightwells should be discreet and not harm the architectural character of the building, the character and appearance of the surrounding area, or the relationship between the building and the street.’

Paragraph 6.146

‘Lightwells to the side or rear of a property should be set away from the boundary of a neighbouring property, Excessively large lightwells will not be permitted in any garden space.’

Camden Planning Guidance: Design

Para 2.9

In order to achieve high quality design in the borough we require applicants to consider buildings in terms of: context, height, accessibility, orientation, scale and massing, siting, functionality and layout, detailing, materials.

Para 2.14

Materials should form an integral part of the design process and should:

- Be contextual – the texture, colour, pattern and patina of materials can influence the impact and experience of buildings for users and the wider townscape. The quality of a well-designed building can easily be reduced by the use of poor quality or an unsympathetic palette of materials. Decisions on the materials used in a development scheme should be informed by those used in the local area.
- Respond to existing heritage assets and features by relating to the character and appearance of the area, particularly in conservation areas or within the setting of listed buildings.
- Be durable and fit for purpose – it is important that robust materials that will weather well are used

Camden Planning Guidance: Home Improvements

This guidance provides information on common works to residential properties. With regard to side extensions:

When designing a side extension be aware that given its likely visible location in relation to the streetscene, it could have a greater impact on the host building, group of buildings and wider area. Gaps between buildings could help to soften the urban grain and provide visual interest and it is important you consider existing trees and vegetation within the design of the proposed extension.

Side extensions should:

- Be set back from the main front elevation;
- Be secondary to the building being extended, in relation to its location, form, footprint, scale, proportions, dimensions and detailing;
- Be built from materials that are sympathetic to the existing building wherever possible;
- Respect the dimensions of the existing front porch, where applicable;
- Respect and celebrate existing architectural features into new design, where they make a positive contribution to the character of the building or groups of buildings, such as projecting bays and porches.
- Protect significant views or gaps;
- Ensure the established front building line is not compromised;
- Ensure the architectural symmetry or integrity of a composition is unimpaired;
- Ensure the original architectural features on a side wall are not obscured;
- Retain access to the rear of a property;

With regard to dormers:

- Dormers should be subordinate in size to the roof slope being extended;
- The position of the dormer would maintain even distances to the roof margins (ridge, eaves, side parapet walls);
- Design of dormers would consider the hierarchy of window openings in terms of size and proportion, which generally result in smaller dormer windows than the ones at lower levels;
- The type, design and alignment of windows would relate to the ones below;
- The proportion of glazing should be greater than the solid areas and dormer cheeks should be of a high quality design and materials;

The London Plan 2021

The London Plan 2021 is the Spatial Development Strategy for Greater London. It sets out a framework for how London will develop over the next 20-25 years and the Mayor’s vision for Good Growth. Policy HC1 Heritage conservation and growth part C is relevant.

C Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets’ significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

Appendix B – Relevant listing descriptions

No. 47 Fitzjohn's Avenue – Grade II listed

House, now a school. 1880. By George Lethbridge for LM Casella with mid C20 attached chapel. Orange brick with all detailing, features and decoration in fine quality gauged and rubbed brickwork. Tiled hipped roof with cresting, dormers, tall slab end stacks, ogee domed belvedere with oculus to a small stair tower, and moulded brick boxed eaves cornice. EXTERIOR: 3 storeys and attics. Irregular frontage of 4 bays. Central porch with arcaded openings in Elizabethan inspired style and carried out in gauged and rubbed brickwork; crowned by a terracotta balustrade. To the right, a double height bay and to left, a double height canted bay; both with panelled pilasters, keystones, floor cornice, swag and mask enriched aprons and crowned by balustrades to top floor windows. Sashes, with patterned glazing to top lights, in moulded architraves. Central 1st floor sashes with enriched pediments. INTERIOR: of good quality and little altered, includes panelling and tiled floors. SUBSIDIARY FEATURES: attached brick boundary wall in stepped sections with piers and panels, cast-iron railings and cast and wrought-iron gates. HISTORICAL NOTE: at nearly »10,000 this was an extremely expensive house to build and its quality is apparent in the fine brickwork. Casella was the inventor of the clinical thermometer; his family sold the house in 1927 to its present owners, St Mary's Convent School. Apart from the chapel, the C20 extensions by St Mary's Convent School are not of special interest.

No. 48 Maresfield Gardens

48 Maresfield Gardens, 1939, by Hermann Herrey Zweigenthal is listed at Grade II for the following principal reasons:

Architectural interest: * as a domestic building which unusually and successfully blends English sensibilities with those of Viennese modernism;

* for the building's plan, which includes traditional divisions of space alongside semi-open planning and the creation of spatial flow: aspects of domestic Modernism explored with exceptional creativity and conviction for a house of this date in England;

* for its elegant detailing and use of materials which sets restrained simplicity against bespoke fittings introducing colour, pattern and texture;

* for its survival with very little alteration to its exterior envelope and principal interior spaces.

Historic interest: * the house is one of small group of buildings designed by émigré architects from continental Europe who made an important contribution to the shaping of Modernism in this country;

* that the house stands in Hampstead places it amongst an enclave of important works of domestic Modernism, a number by the émigrés who settled in this area of North London.

History

48 Maresfield Gardens was built in 1939 to designs by Hermann Herrey Zweigenthal (1904-1968) for Paul Neumann Jolowicz (1885-1972), a London-born silk merchant of German Jewish descent. The circumstances of the commission are not known but many émigré artists, architects and cultural figures

e) escaping Nazi persecutions in Germany settled in North London where there was an established Jewish community, Zweigenthal amongst them. Jolowicz's younger brother Herbert gave help to such refugees and interestingly both Herbert's wife and Zweigenthal's second wife, whom he married in 1937, were physicists.

At the time of the commission Jolowicz was living in Netherhall Gardens, a few minutes walk from what was to be the site of his new house. Zweigenthal designed three iterations for the tricky plot, which was relatively narrow with evening sun to the front, morning sun to the rear, and little scope for outlook to the north or south. The chosen design was the most conventional of the three and reflects its English context as well as being the product of a personal architectural expression imbued with the sensibility of Viennese Modernism. The creative use of materials in the elevations and in the elegant bespoke fittings is set against crisp forms, simple finishes and functional planning, suggesting the influence of Zweigenthal's eminent compatriots, Adolf Loos and Josef Frank. The use of brick as the building's principal facing material accords with the less dogmatic form of Modernism appearing in England in the later 1930s, in particular reflecting interest in the formal and material qualities of C18 architecture.

In 1952 Jolowicz sold the house to Dr. Anna and Edward Roche. Like Zweigenthal the Roches had been Jewish refugees from Nazi-occupied Europe, meeting and marrying in England in 1949. As a new mother Anna had spotted 48 Maresfield Gardens on walks around the area with her pram and was drawn to its architecture; its continental Modernism was comfortingly familiar. The Roches remained at the house for the rest of their lives, raising their family and entertaining friends, many of whom were also émigrés.

Anna's deep attachment to the house and affinity with its architecture ensured that changes over the family's long occupation were comparatively few. A phase of redecoration in the 1960s introduced grass paper to many of the walls (originally painted white), and a quantity of bespoke dark-wood built-in furniture, some of which has a level of interest for its quality of design. At this time a glazed panel between the stair hall and the rear ground floor rooms was infilled and papered to match the other walls. The kitchen was also refitted at around this time and where once it had been two service rooms (kitchen and maid's sitting room), it became one larger room. Minor alterations were made subsequently, such as the addition of further fitted furniture in the bedrooms and the refitting of the family bathrooms. The two large bedrooms to the rear are said to have originally been interconnected by a door, although this is not shown on plans.

Hermann Zweigenthal was born in Vienna, where he began his creative training at the Vienna School of Applied Arts before moving to Berlin in the early 1920s. He studied architecture at the Technical University of Berlin between 1924 and 1927 under the influential architect and designer, Hans Poelzig, and founded the Group of Young Architects (GJA). Zweigenthal's work was diverse, taking in commercial and domestic interiors and furniture design, but his well-received 1923 stage design for a production of Puccini's opera 'The Cloak' and his innovative 1926 design for a theatre for the prominent theatrical producer Max Reinhardt, establishing an important strand of his subsequent career. Traffic management and planning was another such strand and his early involvement in this area led to the commission for his best known building, the Kant-Garage, Berlin, of 1930. This multi-storey parking garage which he designed with Richard Paulick was widely publicised for its application of functionalist principles and innovative double-helix access ramp.

By the 1930s Zweigenthal's creative talent was well recognised in Berlin architectural circles but the rise of Nazism placed him at risk and so in 1933 he left Germany with his family, staying in Switzerland and Vienna before arriving in London in 1935. In England Zweigenthal prefixed his surname with the less Germanic-sounding 'Herrey' (a childhood pet name). He became an active member of the MARS (Modern Architectural Research) Group which had recently formed as the English chapter of CIAM (Congres Internationaux

d'Architecture Moderne) and was made up of both English and émigré architects. Zweigenthal's English commissions were varied, including a study of the British road network for the Royal Institute of British Architects, a set design for a production of Max Catto's 'They Walk Alone', and the set and costume design for a contemporary production of Julius Caesar directed by Henry Cass. He designed two houses during his time in England, 48 Maresfield Gardens and 'Kasunga', a house on the Wentworth Estate, Surrey for the Scrutton family (thought to be heavily remodelled).

Through Walter Gropius Zweigenthal secured an invitation from Harvard University to lecture in stage design and in 1940 he and his family left England for America to avoid the risk of internment. Unfortunately the sinking of the transport ship carrying his possessions by a German U-boat meant the loss of the greater part of his archive. In America he changed his surname to Herrey and went on to establish a reputation as a spatial and town planner through research and publications, and completed a number of architectural commissions including several Long Island houses. He returned to stage design in Germany in the late 1950s but spent the final stage of his career as a town planner in America where he had become a naturalised citizen.

Details

House, 1939, by Hermann Herrey Zweigenthal.

MATERIALS: the house is of yellow stock brick with areas of white-painted render and some exposed structural steel elements; windows and doors are timber-framed.

PLAN: the building is set back from the road behind a paved court, its front elevation facing west and rear elevation facing east. It is two storeys high with a partial lower ground floor. The roof is flat behind a shallow parapet.

The interior plan elides an old-fashioned desire for separation of family rooms from servants' rooms, still widely popular in England at the time, with highly modern ideas about open-planning and the flow of space. It comprises a central entrance and stair hall, to the right of which are service rooms stacked on three levels: garage and storage on the lower ground floor, kitchen at ground floor and maids' quarters (two small bedrooms and a bathroom off a small enclosed hallway) on the first floor. The remainder of the plan, to the left of the stair hall and spanning the width of the building to the rear, comprises three large rooms interconnected by folding or sliding doors; and those to the rear can be opened to the garden by full-height folding glass doors and tall folding windows. A chimney stack near the back wall partially divides the two rear reception rooms at the rear. Family bedrooms and bathrooms are on the first floor above.

EXTERIOR: the front elevation is a composition of advancing and receding solid and glazed geometric forms. Windows are a mixture of openings punched into the brickwork, horizontal bands and near floor-to-ceiling glazed walls divided by slender vertical mullions.

The building takes advantage of the slope of the site from north to south to provide a garage beneath the south side of the house, accessed from a vehicular ramp off Maresfield Gardens. The original timber garage door has been replaced with a panelled GRP alternative. The elevation above the garage is predominantly brickwork, interspersed with varied fenestration and with a jettied first floor. Here, two tall narrow windows, one to each of the small former maids' bedrooms, read as a single large window with a central mullion hiding the partition wall behind, and a balustrade runs across the width.

The rest of the elevation is more heavily glazed and a canted balcony spans the first-floor, supported at one end by a slender painted tubular steel column and at the other by an extension of the building's flank wall.

The balcony's balustrade is of white-painted sheet steel pierced with a grid of circular holes, and a hardwood handrail. This same detail is used in front of the maids' bedroom windows. Much of the area beneath the balcony is in-filled with glazing to create a large asymmetric bay window, the remainder provides a porch over the central entrance.

The entrance door is fully glazed in obscured wired glass and there is a full-height side-light to one side. A horizontal polished bronze plate with a semi-circular end visually cuts across the margin light and door jamb, housing a letter box, doorbell and lock. To the right of the door is a small window with radiused sides, lighting the cloakroom inside.

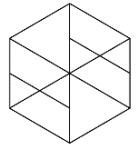
The garden front is to the east; the first floor set back behind a full-width balcony with the same pierced steel and hardwood balustrade. A band of glazing, incorporating doors to the balcony, lights the bedrooms to the rear. The ground floor elevation is one of the most unusual features of the house. It is almost entirely glazed from floor to ceiling, with the glazing also turning the corner onto the flank walls. At either end are full-height double-leaf folding doors, and between the doors is an eight-light window which rises from a low plinth to the underside of the first floor. The window concertinas inwards, four lights from either side, towards the middle, so that when the two doors and window are fully open, each of the rooms inside is almost wholly open to the garden.

INTERIOR: the house has generous internal proportions, particularly on the ground floor where rooms have a tall floor-to-ceiling height. The detailing is simple, with relatively little original built-in furniture, but the materials of fittings and fixtures creates richness. Original finishes are without mouldings or ornament: flush-panel doors with simple brushed metal furniture, square-sectioned joinery and shallow S-sectioned skirting; the outer corners of walls and reveals are radiused. Natural light and a sense of transparency is introduced through extensive use of glass, including top-lighting from circular skylights in the first floor bathrooms and hallway.

Architecturally, the most distinctive aspects of the interior are the stair hall and three principal rooms arranged in an 'L' on the ground floor. One of these rooms is to the left of the hall, and the other two (one north, one south) are across the width of the house to the rear.

The hall is entered through the front door at a lower level and steps up to the main ground floor, creating a sense of arrival. The principal rooms are each entered off the hall through slim full-height flush-panel hardwood doors; when open these create actual breaks in the wall rather than holes cut out of them. The room to the left has a late C20 built-in dresser, possibly built around an earlier piece of fitted furniture. This room has a wide full-height sliding hardwood door which connects the space through to those at the rear. The rooms to the rear have woodblock floors laid in a herringbone pattern. They are lit by the almost fully glazed back wall of the house. The folding windows of this rear elevation rise from a plinth-cum-window seat, now with planters built-in which prevent the windows from opening. Later grilles have been added beneath to screen the original radiators. The two rooms are divided by an off-centre chimney stack and a wide, full-height hardwood folding door. The stack is close to the rear of the building and the narrow gap between it and the back window is glazed; the fireplace, which faced north, has been removed and the opening blocked, but the flush tiled hearth remains. When the folding doors are open the two rooms read almost as a single space. A serving hatch and double-sided wall-cupboard with sliding doors links through to the kitchen. These are original but were faced in black leather in the 1960s.

From the hall a dog-leg stair rises up towards the front of the house before turning towards the rear. The balustrade is formed of a continuous loop of flat painted steel bar, encircling narrow hardwood panels and

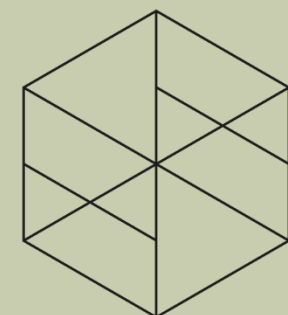
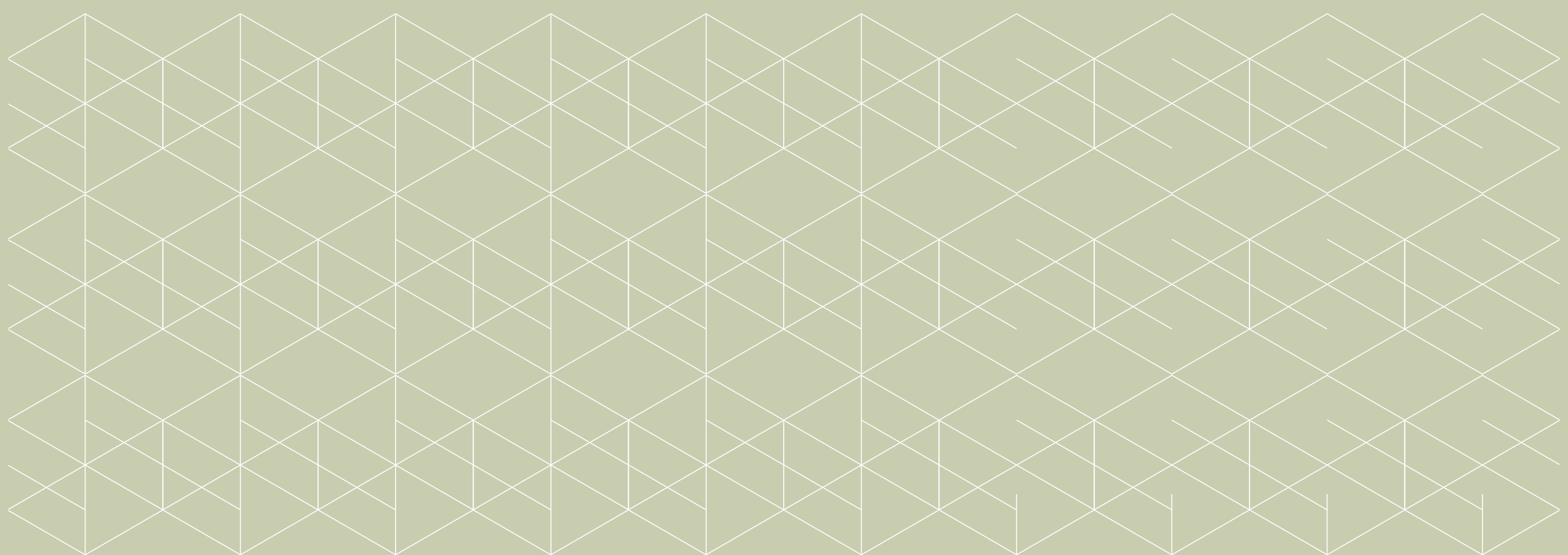


carrying a hardwood handrail, supported on vertical polished steel uprights. The balustrade is interesting not just for its distinctive design, but for the fact that it echoes balustrades designed by Zweigenthal in 1930 for the 'Schuhhaus Jacoby 1872' in Berlin, in 1933 for a remodelled house interior in Vienna (published in England in the Architectural Review in 1936) and in 1950 for the Morgenthau House in Long Island, America.

The kitchen, first floor hall and some of the bedrooms retain simple painted built-in cupboards, which are original to the building. Grilles over the radiators in the former maids' bedrooms are pierced with circles, matching the detail of the exterior balustrades. This may have been a detail repeated on radiator grilles throughout the house. The grass paper on the walls and hardwood fitted furniture is later, as is most of the kitchen, except for the original built-in cupboards. Bathrooms have also been refitted and there is later fitted furniture in the bedrooms.

SUBSIDIARY FEATURES The courtyard to the front of the house is laid in crazy paving and stock brick walls which terminate in square brick planters bound the ramp down to the garage. One of the planters has been partly rebuilt following damage, but an early photograph of the house indicates that the arrangement is original, except for an extra brick planter which is a later addition to the front of the courtyard.

To the rear of the house the folding doors open onto a raised, curved, terrace, laid with crazy paving which is flush with the interior floors. The terrace is enclosed by a low, painted, tubular steel rail which carries wide timber bench seats (the seats are replacements of the originals).



The
Heritage
Practice