

Design and Access / Heritage Statement
Rev A
Proposed Replacement Roof
At.



Palmers Lodge
40 College Crescent
Camden
LONDON
NW3 5LB

Background

Palmers Lodge was initially constructed as a private residence, built in 1880, for Samuel Palmer, who ran the London office of Huntley and Palmer's Biscuits. In 1904 the property was gifted to the Home for Incurable Children, following the death of Palmer in 1903. By 1929 the hospital was known as the Children's Hospital, Hampstead.

Following WWII the Hospital closed, and the building was requisitioned by the War Office. Reopening in 1948 the hospital was used as the Royal Free Hospital's Preliminary Training School for nurses, later becoming a Nurses' Home. The building was sold in 1995 and was converted to a budget hotel in 2004.

The application site is under the jurisdiction of Camden Council and is Grade II Listed. According to the environment agencies flood map, the application site is situated within low-risk flood zone 1. Please see flood map for further information.

Timeline

- Erected in 1880 as a private dwelling.
- 1904 Used as a children's hospital.
- Requisitioned during World War II
- 1948 used as a training school for nurses / nurse's home.
- Sold in 1995
- Listed in 1999
- Converted to hotel in 2004
- Used as a hotel / hostel until present.

Listing Text

Entry Name: 40, College Crescent
Listing Date: 11 January 1999
Grade: II
Source: Historic England
Source ID: 1386727
English Heritage Legacy ID: 474123

ID on this website: 101386727

Location: South Hampstead, Camden, London, NW3
County: London
District: Camden
Electoral Ward/Division: Frognal and Fitzjohns
Parish: Non Civil Parish
Built-Up Area: Camden
Traditional County: Middlesex
Lieutenancy Area (Ceremonial County): Greater London
Church of England Parish: St Mary Primrose Hill
Church of England Diocese: London

TQ2584NE CAMDEN COLLEGE CRESCENT 798-1/50/266 (West side) 11.1.99 No.40

GV II

Detached house. c1880-1. By Morris and Stallwood of Reading. For Samuel Palmer. Grey and red Reading bricks with terracotta enrichment and continuous dentil cornices at floor level. Tiled hipped roofs with tall brick slab chimney-stacks. EXTERIOR: 3 and 2 storeys and basement. 5 bays; irregular windows. Asymmetrical design in Queen Anne style. Central projecting porch of pilasters flanking a round-arched entrance with keystone and supporting an enriched parapet with ball finials; panelled part-glazed double doors with patterned fanlight. To left a window with radial patterned head; 1st and 2nd floor sashes have keystones and shaped aprons. To left, a Flemish gabled bay of grey bricks with red brick pilaster strips rising through the floors to form round-arched blind arcading with keystones on the 2nd floor; single central sashes with shaped and enriched aprons; enriched plaque in pediment. Ground floor window flanked by cartouches. Left hand outer bay of 2 storeys forming a canted bay on the return. To right of entrance a pedimented oriel window with large round-arched window having patterned glazing above. Right hand outer bay of 2 sashes to each floor flanked by red brick pilasters; central enriched plaques. The rear elevation is less significant and the main architectural interest of the exterior resides in the front elevation. INTERIOR: Front portion of house, up to rear wall of axial corridor, has very fine original internal features. Central hall and staircase has dado panelling, moulded arches on turned columns, original doors and windows with stained glass. Moulded ceiling, wooden fireplace and fine panelled doors in elaborate wooden surrounds. The main staircase rises through 3 storeys with all its decoration intact. The rooms to the rear of the axial corridor throughout the house are plainer and more altered than those at the front. The main rooms on the front ground floor retain very fine fireplaces and elaborate doors and door surrounds, they also have contemporary plaster ceilings and deep coving. On the upper floors many of the rooms have been sub-divided but those at the front in particular still retain most of their original late Victorian fittings including fireplaces, doors, door surrounds, coving, skirting boards, dado panelling and fitted cupboards. This high quality late Victorian house survives very well with remarkably good quality contemporary internal features in the front rooms. HISTORICAL NOTE: Samuel Palmer of Huntley and Palmer's biscuits, Reading, built his house in a style and materials popular in the Reading area. Originally called Northcourt the house then became a Children's Hospital. Palmer's family presented the drinking fountain, (qv), at the corner with Fitzjohn's Avenue, to his memory in 1904.

Proposed Brief

- Replace the main roof using reclaimed tiles and matching tiles where necessary.

Proposals

This application seeks consent to replace the existing main roof using reclaimed plain Rosemary tiles to match the existing. Any necessary replacement tiles are to carefully match the existing ones.

The primary aspect of this application is to replace the existing roof using matching materials. Reclaimed plain tiles would be used for all pitched roofs with matching tiles used to replace all damaged tiles. Lead would be used for all valleys, flashing and flat roof sections. Any replacement rainwater goods would carefully match the existing.

All materials proposed for the roof replacement would match the existing in terms of materiality, tile size and head lap along with traditional fixings and details.

Samples of the tiles to be used are to be issued to the local authority for approval prior to installation.

Schedule of Works / Installation

The roof replacement works would commence immediately following listed building consent from the local authority.

Scale

The existing scale of this Grade II Listed building would be unaltered.

Planning History

None relevant

Relevant Planning Policies

Camden Local Plan 2017

Policy D1 - Design

Policy D2 - Heritage

Policy T4 – Sustainable Movement of Goods and Materials

Policy DM1 – Delivering and Monitoring

The proposed replacement roof cladding would be reclaimed clay tiles to pitched roofs and rolled lead to flat roofs. All valleys and abutments be finished using lead flashing along with traditional fixing methods.

Existing tiles are to be reclaimed as necessary, only damaged tiles are to be replaced. A breathable membrane is to be installed under the re-laid / replaced tiles to prolong the lifespan of the new roof.

We therefore conclude that the listed status of this building would be preserved with no loss of historic fabric.

The proposed works involving the replacement / repaired roof would be carried out using locally sourced materials, to avoid excessive transport and delivery.

Conclusion

This application seeks consent for a replacement roof, using reclaimed matching materials with damaged tiles replaced in their entirety. Lead flashing would be reused as necessary and be replaced where necessary. All material introduced would carefully match the existing building in terms of materiality, colour and size.

The existing roof is in a poor state of repair and has been neglected for many years. The roof is now in dire need of replacement to avoid water ingress and damage to the interior.

We therefore conclude that the proposed works would be sympathetic to the listed property and preserve this heritage asset for future generations.

Accordingly, the proposal is submitted for your favourable consideration.

LOCAL REQUIREMENTS

Flood Information

The application site lies within flood zone 1 extremely low risk and therefore a flood risk assessment is not considered necessary.

Wildlife Survey and Report

The proposal will occupy previously cultivated areas within the existing application site and therefore an assessment of this type is not considered necessary.

Foul Sewage Assessment

The foul sewage load remains as existing and therefore an assessment of this type was not considered necessary.

Parking Provisions

Parking will remain as per the existing arrangement.

Landscaping

The proposed development would not affect the existing landscaping arrangements and therefore additional landscaping information was not considered necessary.

Lighting Assessment

The proposal does not include any further external lighting than what already exists and therefore an assessment of this type was not considered necessary.

Photographs

Photographs and montages are included within this statement.

Tree Survey / Arboriculture Implications

The existing landscaping and Arboriculture implications are not affected by the proposals.

Sustainability and Renewable Energy Statement

Not applicable for the proposals.

End Of Report

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