

Fraher and Findlay Architects



FF23 - 018
The Lodge, North End Avenue

Reference
FF23-018- 8.01-REP-002 Design and Access Statement
Date
27.06.2024
Notes
P04 - Planning Issue - 04.10.24

Fraher and Findlay Architects
+44(0) 20 83145221
hello@fraherandfindlay.com

All content © Copyright
Fraher and Findlay Architects Ltd



Index

Executive Summary	1.1
Practice Profile	1.2
<hr/>	
Existing Building Conditions	2.0
<hr/>	
Existing Site and Building Photos	2.1
Existing drawings	2.2
Approved Proposals	2.3
Refused Proposals	2.4
<hr/>	
Proposal	3.0
<hr/>	
Design Approach	3.1
Precedents	3.2
Materiality	3.3
Environmental Considerations	3.4
Policy Considerations	3.5
Proposed drawings	3.6
<hr/>	
Heritage Statement	4.0
<hr/>	
Summary	5.0
<hr/>	

FF23 - 018
The Lodge, North End Avenue

Reference
FF23-018- 8.01-REP-002 Design and Access Statement
Date
27.06.2024
Notes
P04 - Planning Issue - 04.10.24



1.0 Executive Summary

Executive Summary

This document provides supporting documentation in the form of a Design & Access Statement for the proposed works to The Lodge, North End Avenue, and should be read in conjunction with the drawings and the Heritage Statement (also included in this document)

The following considers the architectural context of the site, local planning policy, structural requirements and the design proposal itself.

The principle objective is to improve the buildings connection between the ground floor, first floor and rear garden by extending at first floor level.



Proposed Garden Elevation



1.0 Executive Summary

1.2 Practice Profile

Practice Profile

Fraher & Findlay is an award winning design-led architectural partnership established in early 2009. We deliver creative, yet accessible designs, always drawing from a project's unique relationship to its history and context anchoring it into the built and natural environment. We don't apply preconceived stylistic responses to our projects; instead we react to the brief, context and integrated/hidden narrative of the client.

Our design strategy assesses each project as a unique architectural response, introducing experiential spaces as opposed to spaces based on theories. Through this approach we believe that space, whether private or public, can be individual, dynamic and beautiful.





2.0 Site Appraisal

2.1 Location

Location

The application site is The Lodge, North End Avenue, London, NW3 7HP within the Borough of Camden. The site is located within Hampstead Conservation Area; Sub-Area 8 (Outlying Areas): North End (Designated 1/2/1968).

The Lodge, which is not listed, lies at the southern tip of North End Avenue, accessed via a gated private drive from North End Avenue which serves the site and two neighbouring properties. North End Avenue terminates at this point and turns into a pedestrian path which leads into Sandy Heath, part of Hampstead Heath Extension, running along the west boundary of the site.

The house has been modified and extended over time. Despite having being opened up, the flow of the spaces is not spatially efficient and offers little connection to the extensive garden.



Aerial Views of The Lodge

Existing Material Palette:

Red Tile
Render and Red Brickwork
Single glazed timber framed sash windows



2.0 Site Appraisal

2.2 Existing Building

The Lodge is a detached property with two neighbouring buildings to the north and east. A brick wall with upper fencing forms the perimeter of the property on three sides. The garden is on two levels, connected by steps, with the rear garden backing directly onto Hampstead Heath. There is a level increase of approximately two metres between the garden and the Heath.

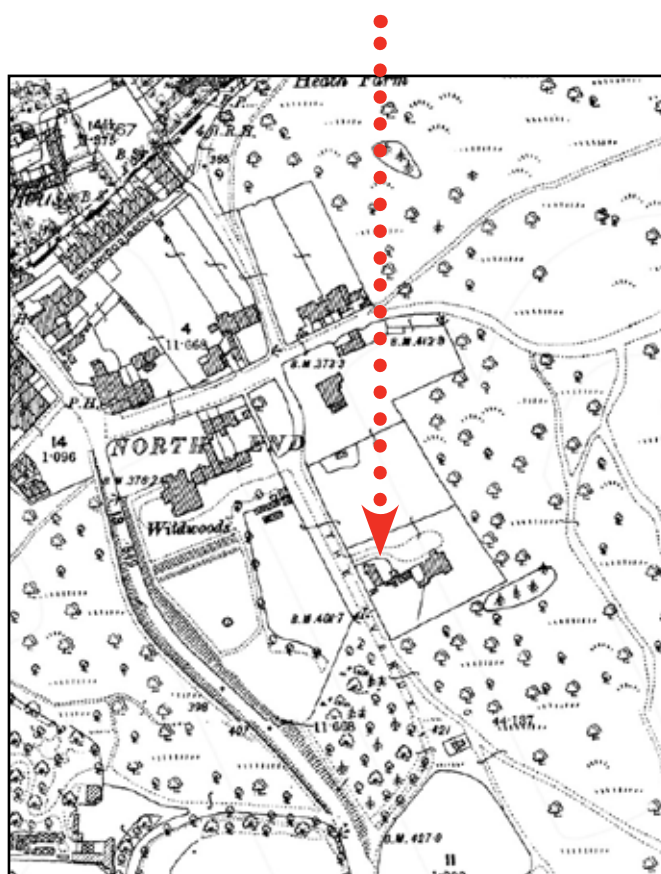
The three bedroom property has a fenced off courtyard at the front, meaning there is currently very poor primary access via a side gate leading to a back door entrance.

The property is generally in need of repair and modernisation. The ground floor walls are constructed from brick and finished with a white painted pebble dash render. The upper floor is timber frame construction which supports the timber roof structure above. Externally this is finished with decorative clay tiles. The different construction methods are echoed through the contrasting external finishes.

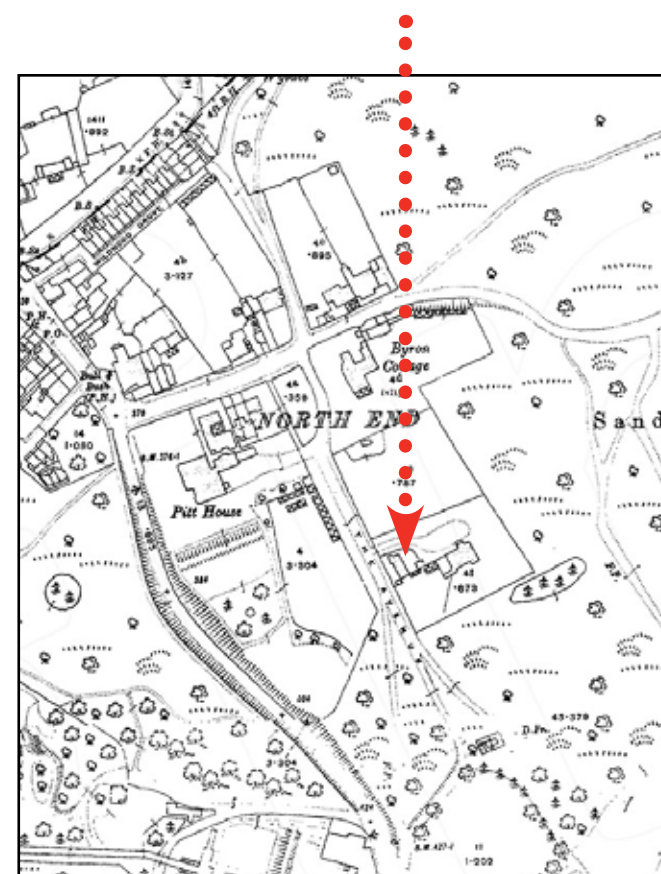


2.0 Site Appraisal

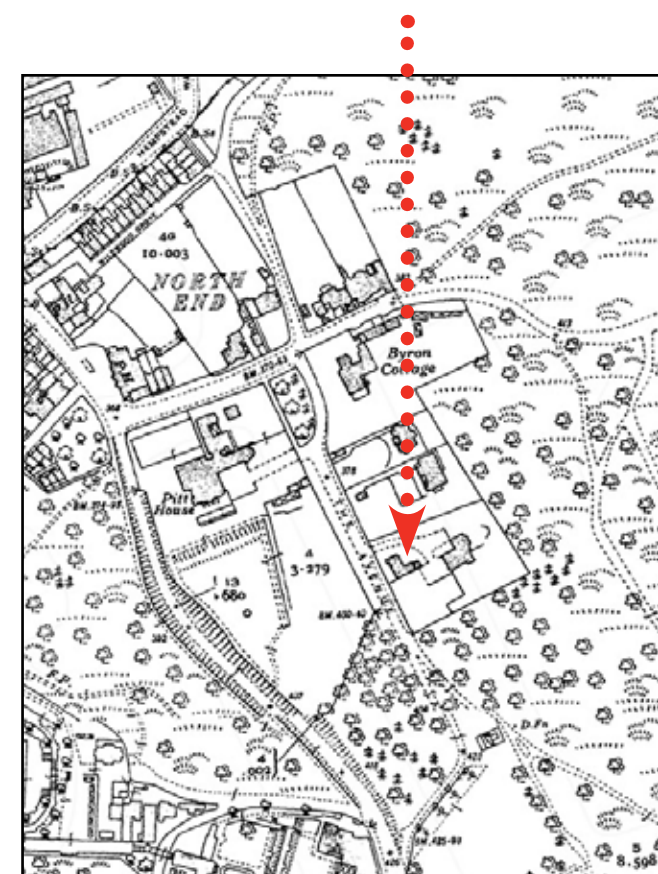
2.2 Site History



1890



1910



1930

The Lodge lies within North End, a small developed area built up largely from the 1870s in conjunction with other estates along the edges of Hampstead Heath. Originally timber cottages and rolling countryside, from the early 18th century larger country houses were beginning to be erected in the vicinity, and subsequently knitted together with support buildings and neighboring detached houses and gardens.

The area maintains much of its Victorian character today with a handful of contemporary buildings set within its loose fabric surrounded by lush vegetation. The Lodge sits on the southern tip of a grouping of detached houses with spacious grounds, whose backs merge with the greenery of the Heath.

The Lodge marks the end of North End Avenue, turning into a pedestrian path which runs along the west site boundary with greenery on both sides of the timber fencing. The rear garden verges onto Hampstead Heath Extension, its greenery merging into the woodland beyond. The house itself is barely visible to the public due to storey-high timber fencing and the foliage on both sides of this boundary.

Within the North End conservation area, many buildings were constructed within the Victorian period, many featuring red terracotta for their roofs and wall coverings. This characteristic extends beyond into the area of Hampstead Garden Suburb. There is also a prevalence of use of natural pebble dash render to the external walls, which adds earthy tones and natural colours to the townscape and complements well with the lush greenery. This historic local association with the arts and crafts movement is an important aspect of the project.

The site is set in a mainly Victorian streetscape speckled with contemporary buildings. Across North End Avenue lies Jonathan Woolf's Brick Leaf House, completed in 2002. The old and the new sit alongside one another both displaying high quality design and materials



2.0 Site Appraisal

2.2 Building Development

The Lodge was constructed and expanded within the period of Hampstead's rapid development and changed significantly over time.

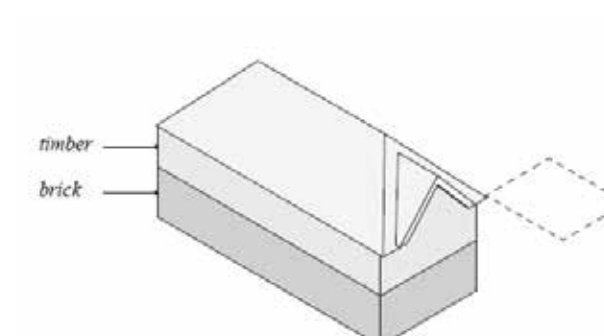
The original volume, which now forms the west wing, can be identified from historic OS map as erected between 1870-1890.

We can see a separate smaller building also appears in the map of 1890s directly east in line with the south end of the larger rectangular volume.

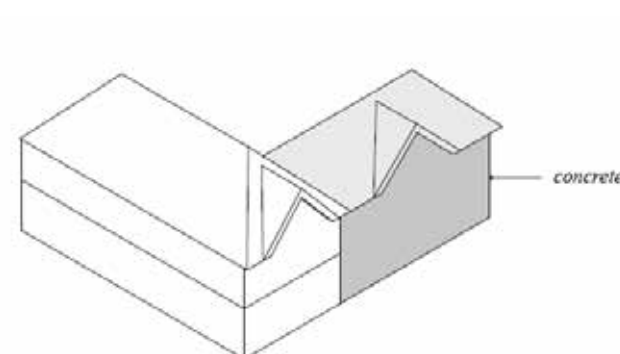
These two buildings are then seen joined together forming one L-shaped volume by the 1930s.

The building has subsequently undergone further extensions and alternations, including the addition of a double gable to the west facade in the 1980s.

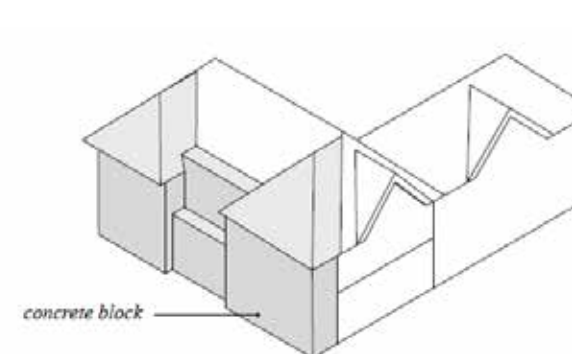
These works highlight the development of The Lodge to meet the needs of various owners as living standards evolve. 45years on since the last works, a desire for a better connection to the garden and more generous living space drives the current proposals.



1880's



1930's



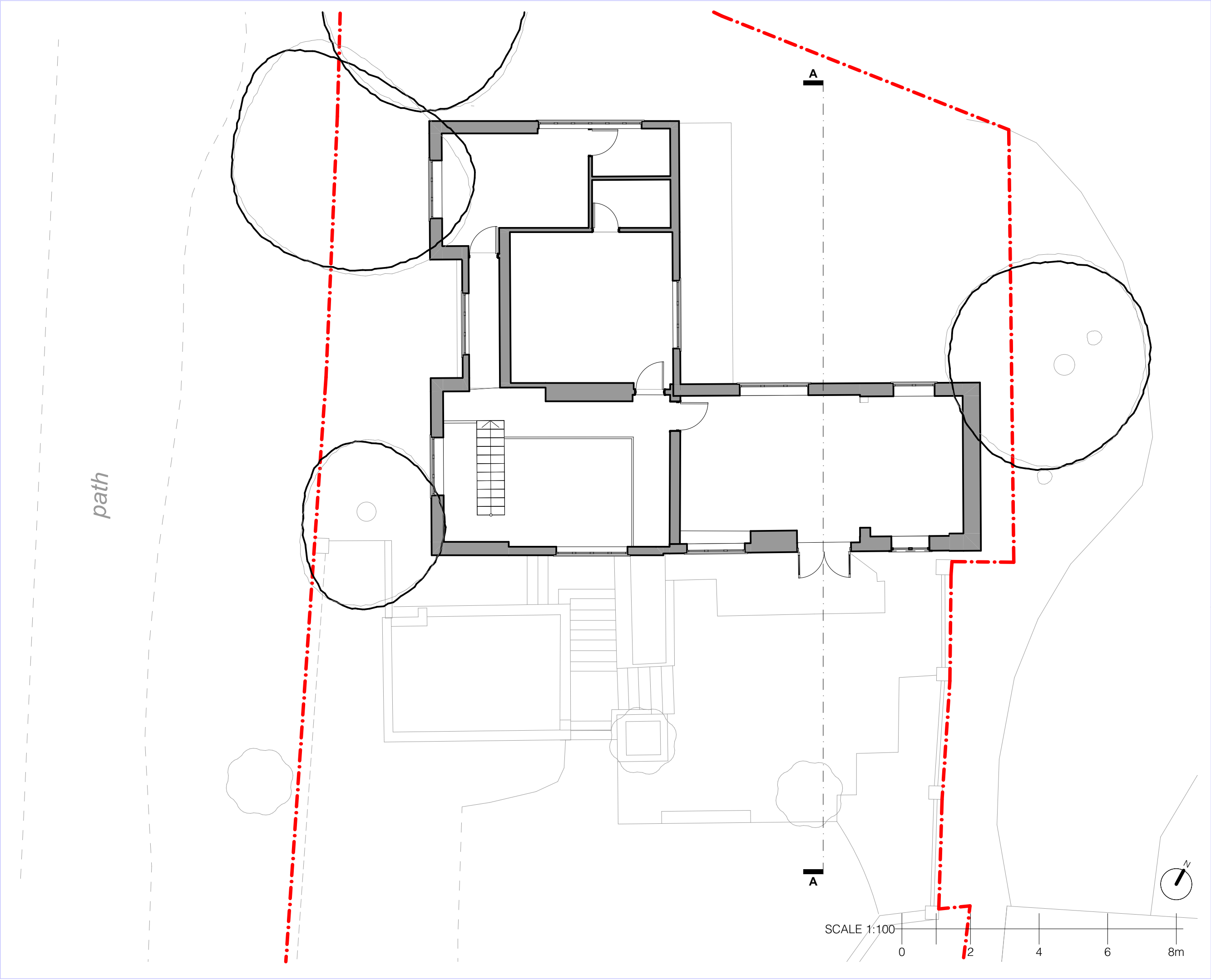
1980's



2.0 Existing Building Conditions

2.3 Existing Drawings

The following pages document the existing plans, elevations and sections of the building.



- Notes
- 1 All dimensions and levels are to be determined and or checked by the contractor on site. should any discrepancy be identified between the dimensions, and or details determined on site, and those shown those shown on the relevant drawings, the architect shall be notified immediately, and their instructions obtained prior to the commencement of the work.
 - 2 The contractor shall be responsible for the design and implementation of all temporary works, and the safety and stability of the new works and adjacent structures during construction.
 - 3 Where a product is specified to be obtained from a manufacturer or supplier, the contractor shall install the product in accordance with the instructions supplied by the manufacturer. Should there be any variation between the work specified on the drawings and the manufacturers instructions, the contractor shall refer the matter to the architect for instruction before proceeding.
 - 4 If there are any discrepancies between architectural and any consultant information, the design team must be notified immediately. structural information takes precedence.

Drawing Notes / Legend

P05	04.10.2024	Planning Issue
P04	20.09.2024	
P03	27.06.2024	
P02	19.06.2024	
P01	14.06.2024	

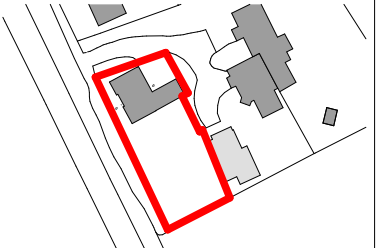
Revisions

Project


FF23-018

Location


The Lodge,
North End Avenue
NW3 7HP



N



Fraher and Findlay
Unit 3, Mercy Terrace
Ladywell Rd
London SE13 7UX
www.fraherandfindlay.com
+44 (0)20 8314 5221

**Fraher & Findlay**

Title

Existing First Floor Plan

Status

Planning

Scale

1:100@A3

Drawn

SS

Checked

JH

Authorised

EF

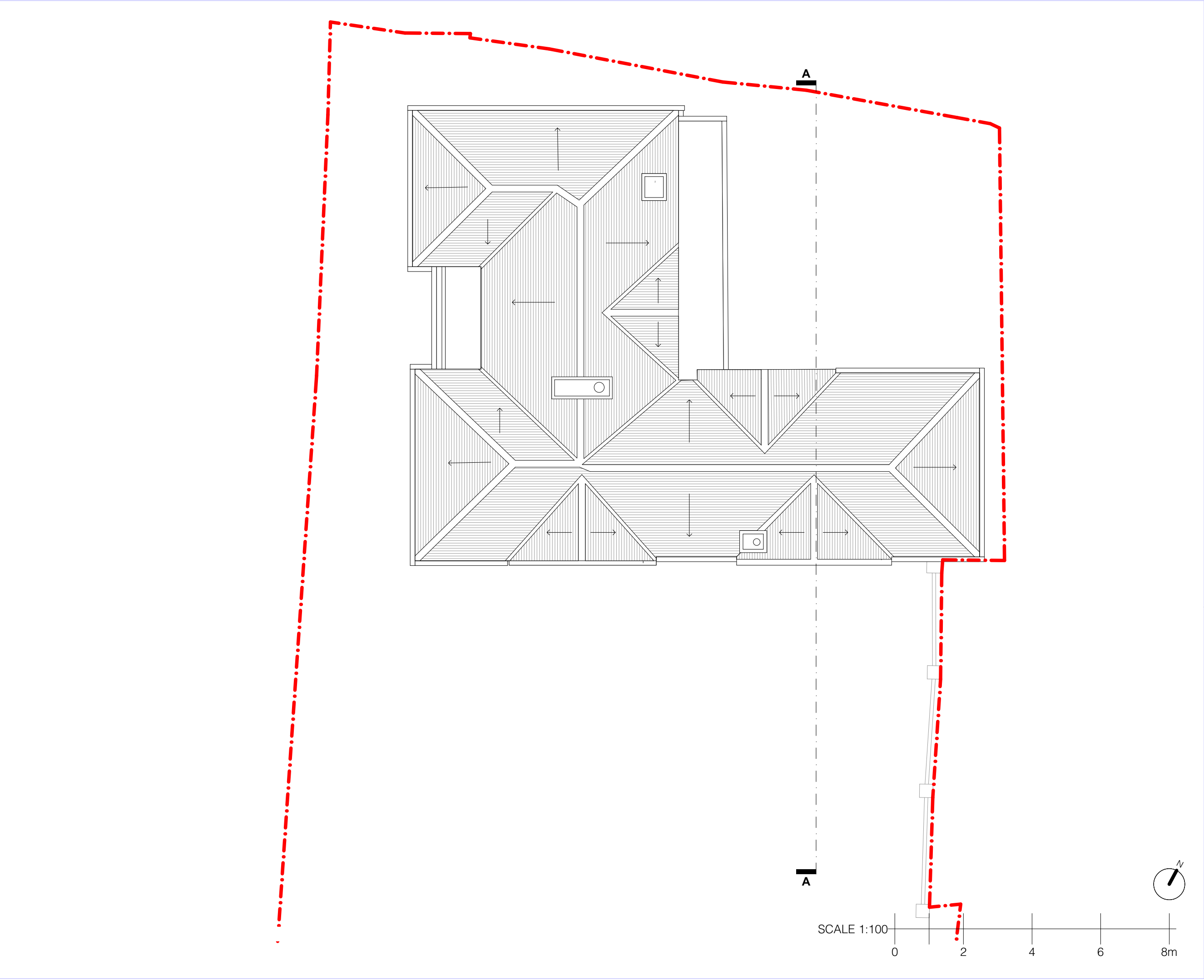
Revision

P04

Date

20.09.2024

FF018-PL004



- Notes
- 1 All dimensions and levels are to be determined and or checked by the contractor on site. should any discrepancy be identified between the dimensions, and or details determined on site, and those shown those shown on the relevant drawings, the architect shall be notified immediately, and their instructions obtained prior to the commencement of the work.
 - 2 The contractor shall be responsible for the design and implementation of all temporary works, and the safety and stability of the new works and adjacent structures during construction.
 - 3 Where a product is specified to be obtained from a manufacturer or supplier, the contractor shall install the product in accordance with the instructions supplied by the manufacturer. Should there be any variation between the work specified on the drawings and the manufacturers instructions, the contractor shall refer the matter to the architect for instruction before proceeding.
 - 4 If there are any discrepancies between architectural and any consultant information, the design team must be notified immediately. structural information takes precedence.

Drawing Notes / Legend

P05	04.10.2024	Planning Issue
P04	20.09.2024	
P03	27.06.2024	
P02	19.06.2024	
P01	14.06.2024	
Revisions		

Project

FF23-018

Location

The Lodge,
North End Avenue
NW3 7HP

Fraher and Findlay
Unit 3, Mercy Terrace
Ladywell Rd
London SE13 7UX
www.fraherandfindlay.com
+44 (0)20 8314 5221

Fraher & Findlay

Title

Existing Roof plan

Status

Planning

Scale

1:100@A3

Drawn

SS

Checked

JH

Authorised

EF

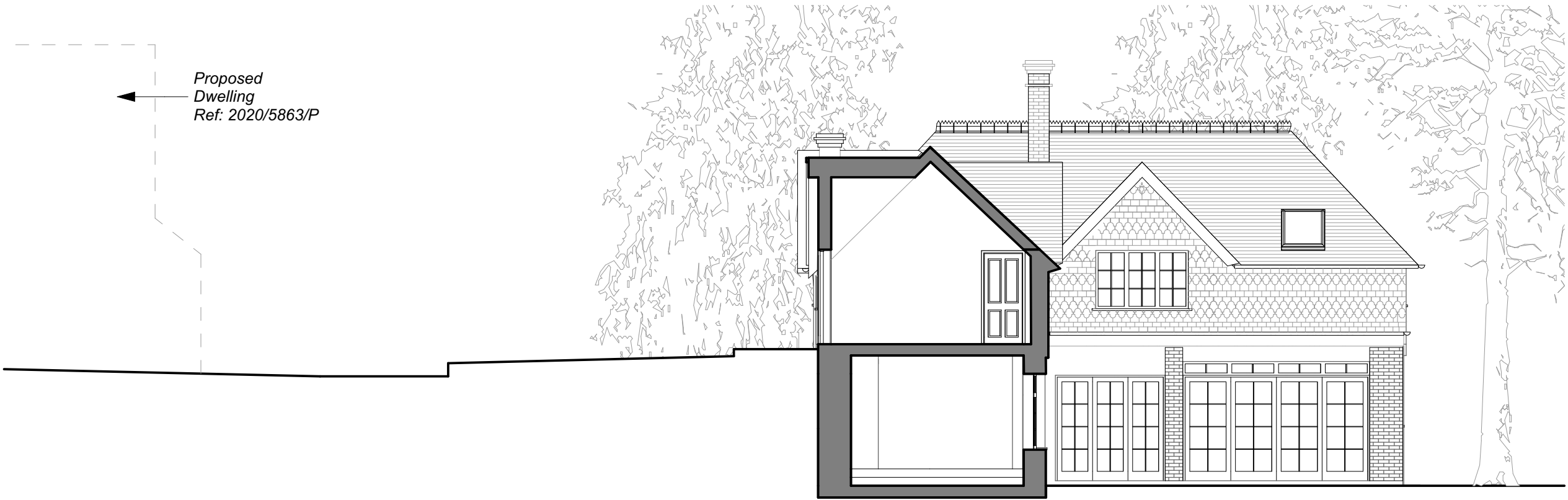
Revision

P04

Date

20.09.2024

FF018-PL005



Section AA



© Copyright Fraher and Findlay Limited

Do not scale from this drawing. All dimensions to be checked on site. Any discrepancies shall be immediately notified to the Architect in writing.

Fraher & Findlay

Notes

1 All dimensions and levels are to be determined and or checked by the contractor on site. should any discrepancy be identified between the dimensions, and or details determined on site, and those shown those shown on the relevant drawings, the architect shall be notified immediately, and their instructions obtained prior to the commencement of the work.

2 The contractor shall be responsible for the design and implementation of all temporary works, and the safety and stability of the new works and adjacent structures during construction.

3 Where a product is specified to be obtained from a manufacturer or supplier, the contractor shall install the product in accordance with the instructions supplied by the manufacturer. Should there be any variation between the work specified on the drawings and the manufacturers instructions, the contractor shall refer the matter to the architect for instruction before proceeding.

4 If there are any discrepancies between architectural and any consultant information, the design team must be notified immediately. structural information takes precedence.

Drawing Notes / Legend

P05	04.10.2024	Planning Issue
P04	20.09.2024	
P03	27.06.2024	
P02	19.06.2024	
P01	14.06.2024	
Revisions		

Project

FF23-018

Location

The Lodge,
North End Avenue
NW3 7HP

N

Fraher and Findlay
Unit 3, Mercy Terrace
Ladywell Rd
London SE13 7UX
www.fraherandfindlay.com
+44 (0)20 8314 5221

Fraher & Findlay

Title

Existing Section

Status

Planning

Scale

1:100@A3

Drawn

SS

Checked

JH

Authorised

EF

Revision

P04

Date

20.09.2024

FF018-PL006



Denotes approved extension to existing



2.0 Existing Building Conditions

2.3 Approved Proposals

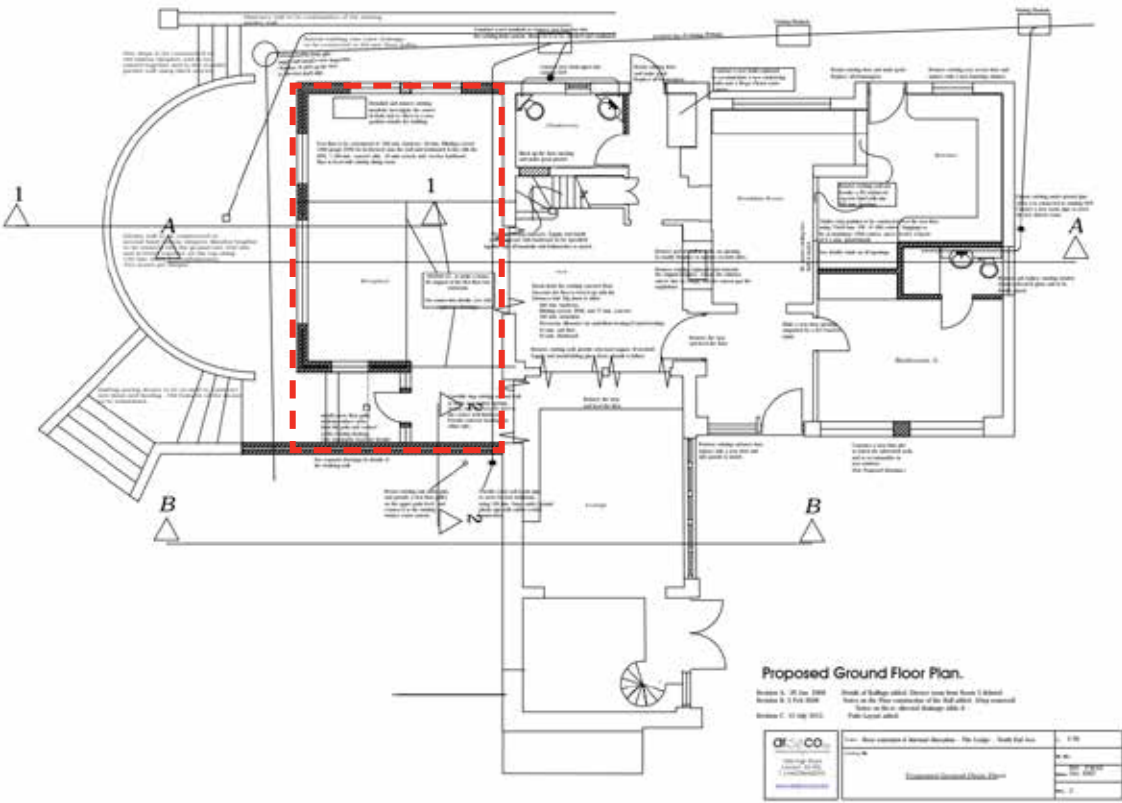
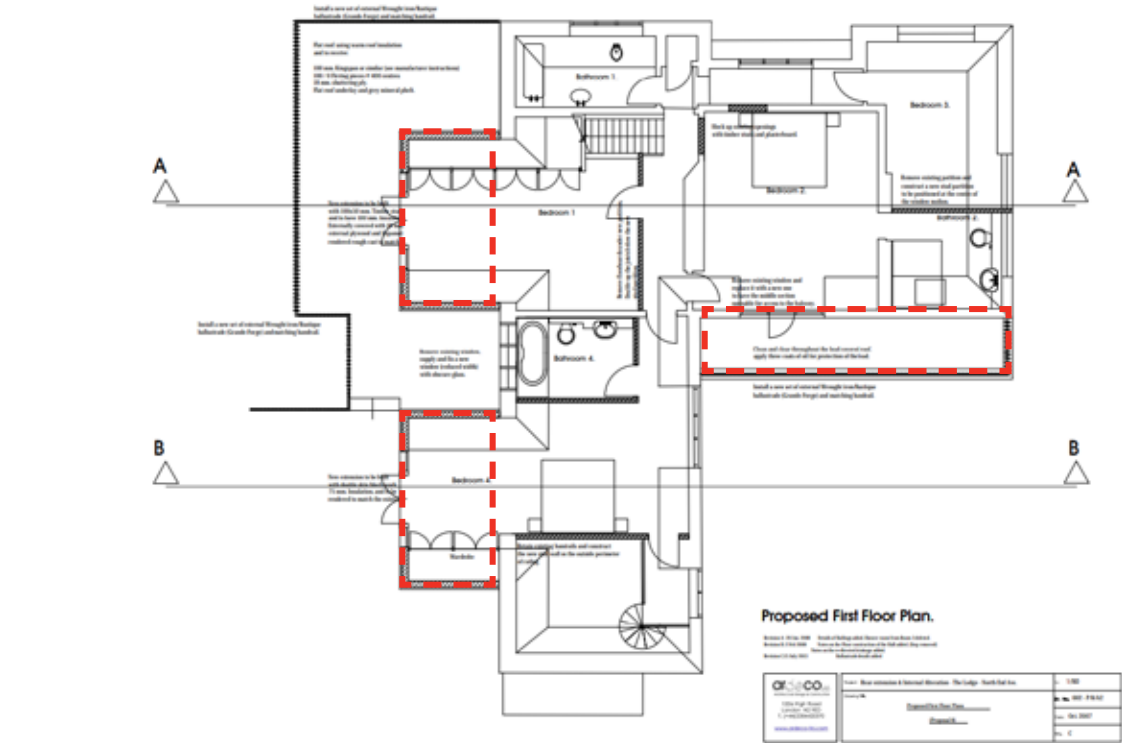
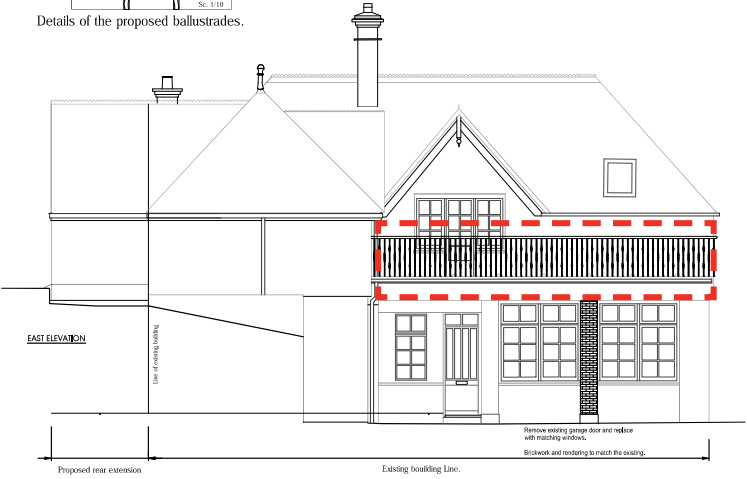
Planning application: 2013/3790/P

Submitted under previous ownership, the property has a lapsed consent for a single story rear extension at ground floor level, to create two gable bay windows and a small balcony at rear first floor level.

The approvals proposed a rear ground floor extension and to extend both rear dormers by 2,5m into the garden. A first floor roof terrace was proposed, along with an elaborate sunken terrace, the latter of which arguably jars with the house.



Details of the proposed ballustrades.



Approved ground and first floor extensions



Denotes approved extension to existing



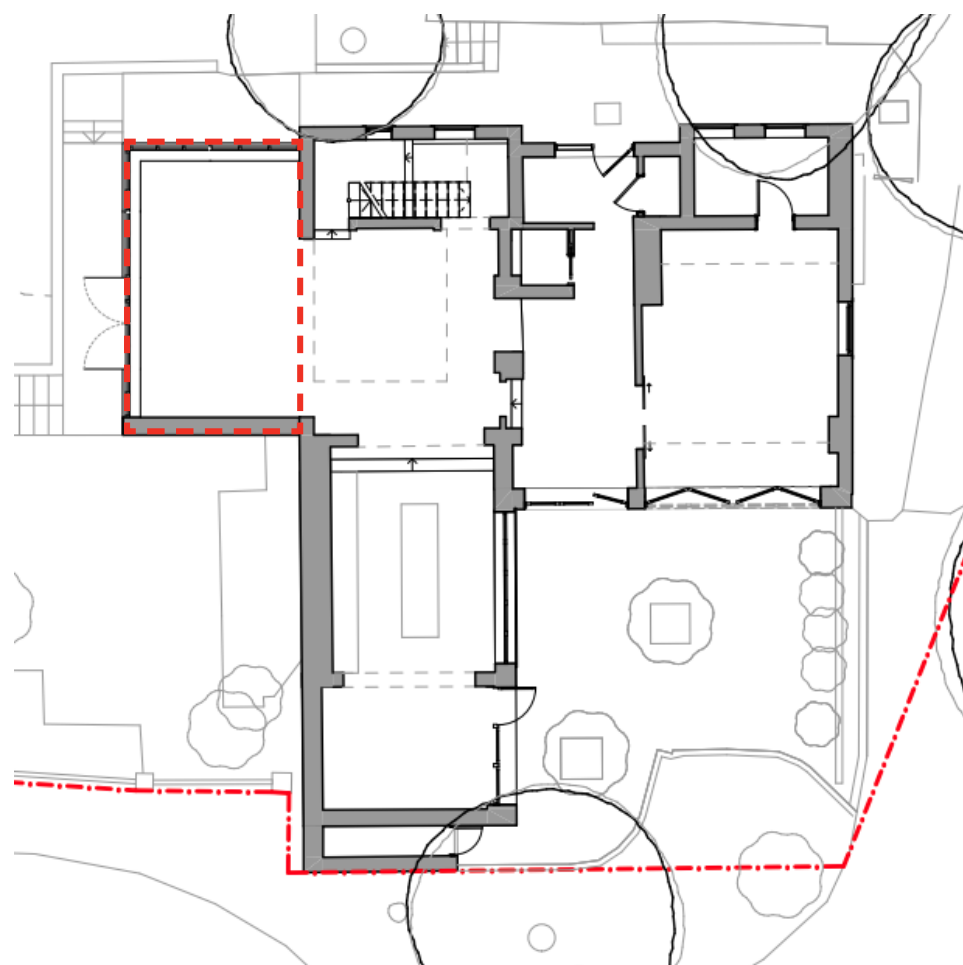
2.0 Existing Building Conditions

2.3 Approved Proposals

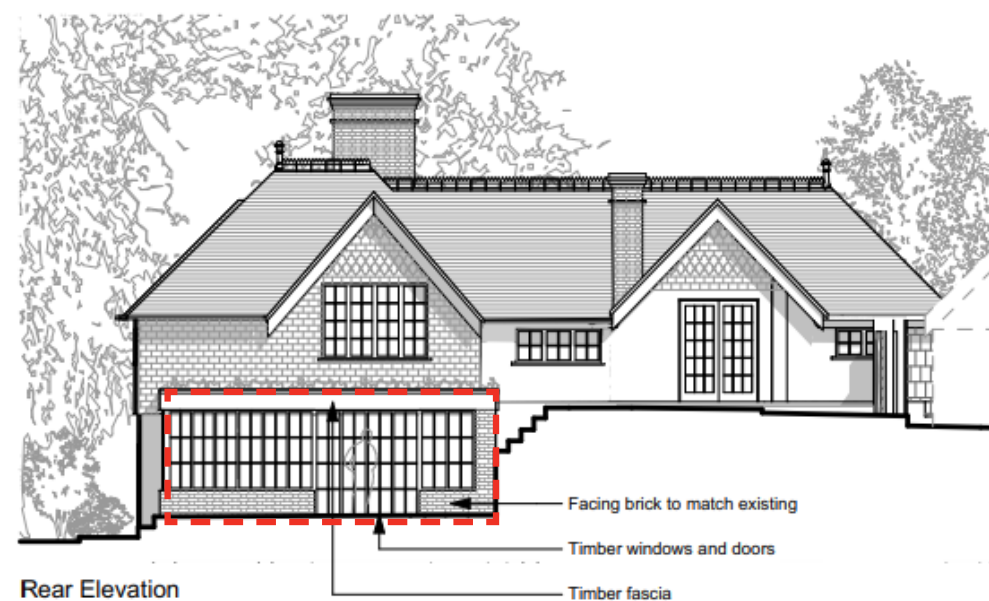
Planning application: 2024/4183/P

Earlier this year, approval was granted for a ground floor rear extension.

The extension is sympathetic the existing architecture of the house, proposing to continue the same style of windows and maintain existing materials.

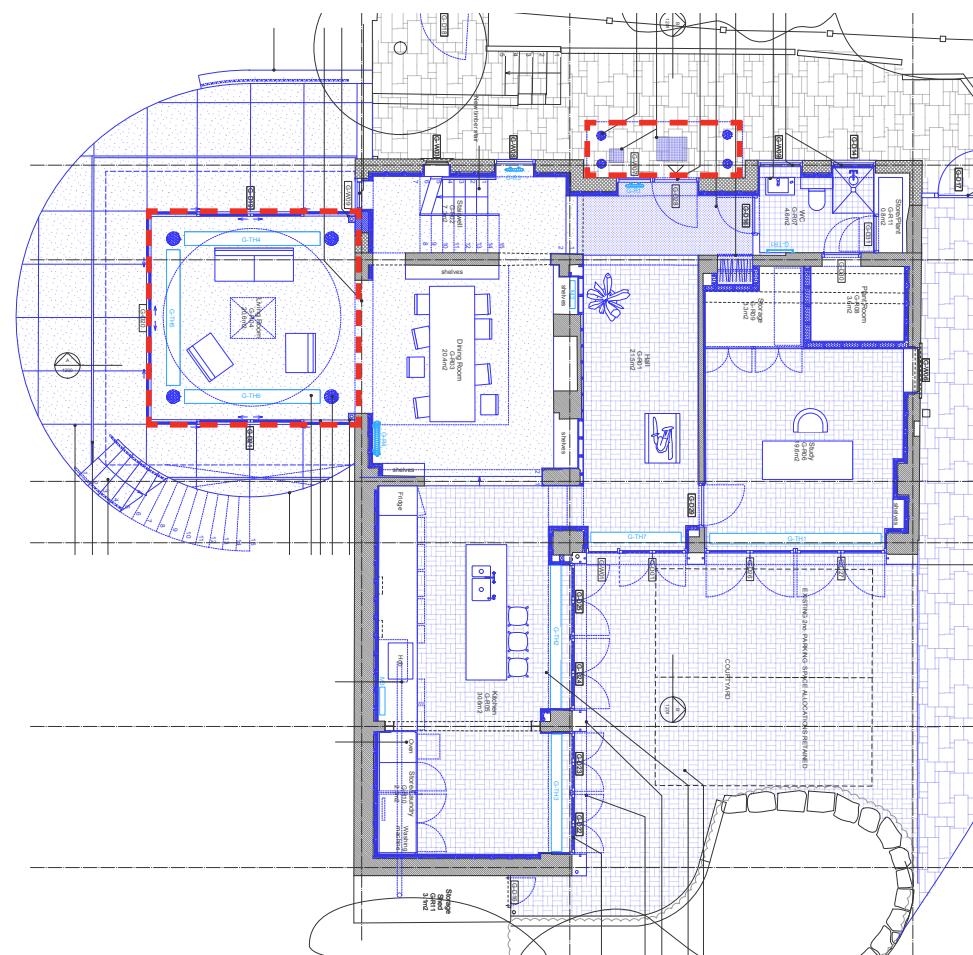


Approved ground floor extensions





Denotes approved extension to existing



2.0 Existing Building Conditions

2.4 Refused Proposals

Planning application: 2017/4695/P

In 2017, an application for an alternative ground floor extension was refused.

The designs proposed a square form with a truncated apex, at odds to the form of the original house. The roof pitch of the proposal differed from the main roof to the existing house. The impact on the rear elevation was arguably the strongest reason for refusal, with the officer noting;

"The extension would fail to respect the architectural features of the host building, and would dilute, rather than reinforce, its historic characteristics. By virtue of its form, siting, scale and detailed design, the proposed extension would have an incongruent appearance that would harm the character of the host building and the character and appearance of the conservation area."

Refused ground floor extensions



Denotes approved extension to existing



2.0 Existing Building Conditions

2.4 Refused Proposals

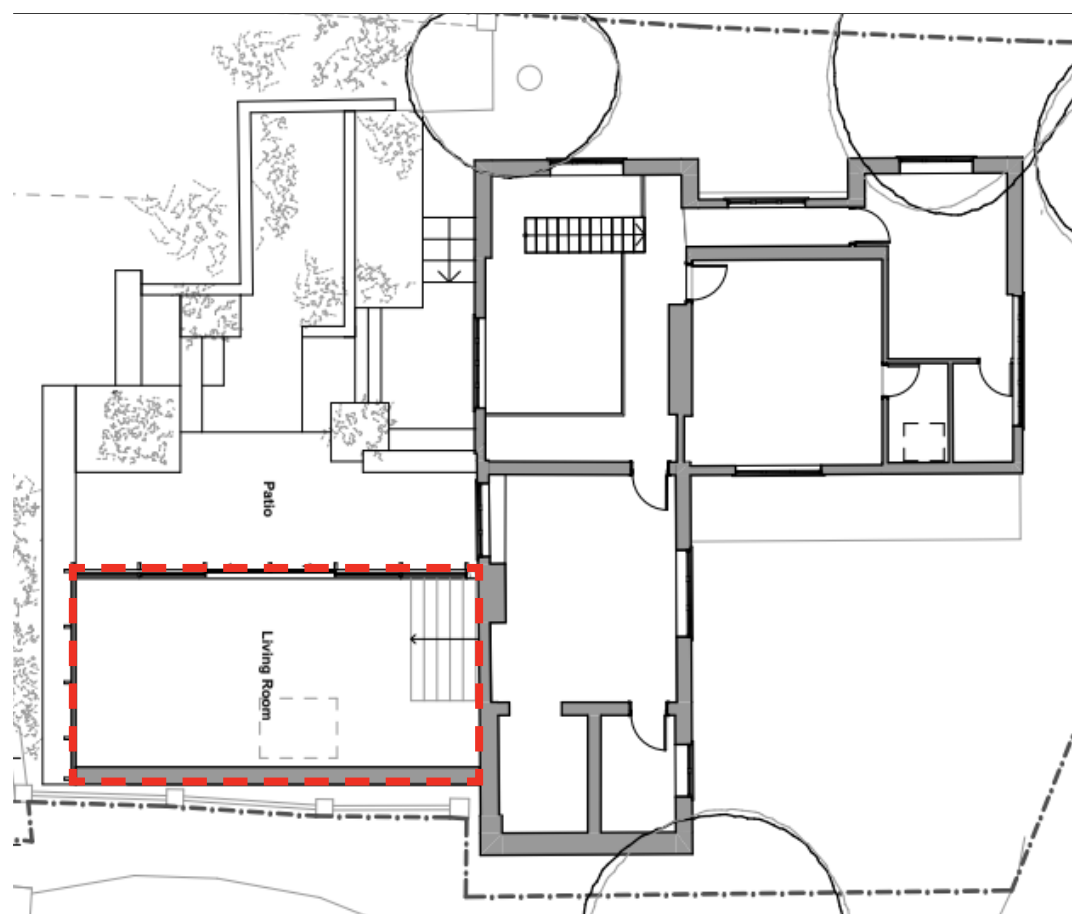
Planning application: 2024/2662/P

This application follows a refusal this year for a single storey rear extension.

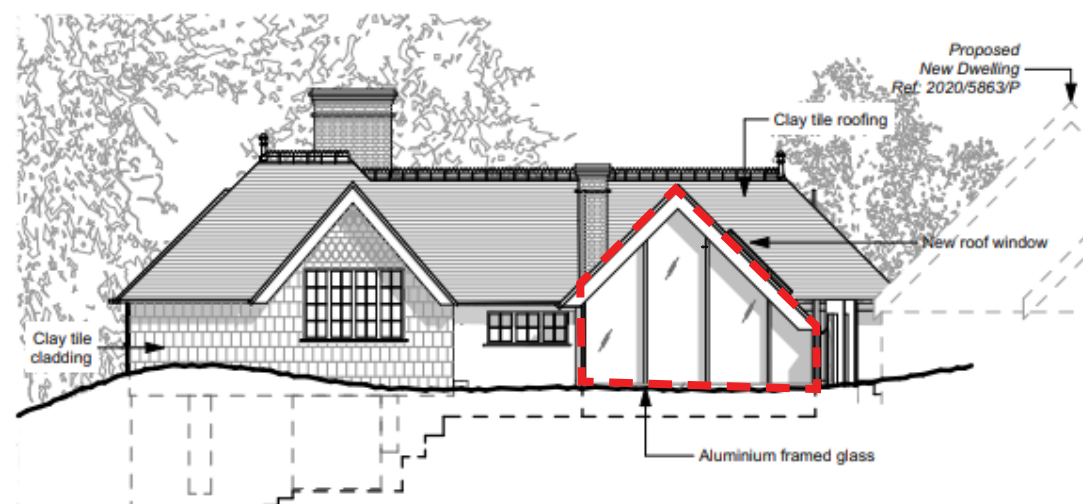
The designs proposed a pitched roof glazed extension, extending into the garden from the upper level rooms. This was refused for the following reasons;

"The proposed extension by reason of its form, siting, scale and detailed design would be a dominant and incongruous addition to a building which otherwise makes a positive contribution to the character and appearance of the Hampstead Conservation Area. The proposed works would cause harm to the character and appearance of the host building and the conservation area..."

"The extensive areas of glazing across the southeast and southwest elevations are in conflict with the cooling hierarchy and likely to result in a thermally inefficient building and result in overheating..."



Refused ground floor



Refused rear elevation



3.0 Proposal

3.1 Design Approach



Proposed rear elevation



Proposed side elevation



3.0 Proposal

3.1 Design Approach

Approach

The proposal seeks to address the lack of connection between the living spaces and garden by providing a new garden facing living room to the rear of the property.

Whereas previously, this was sought at the upper level, here the proposals follow the principals establish in the approved application in creating the link primarily at ground floor.

The new extension will hold larger living spaces and a new utility room.

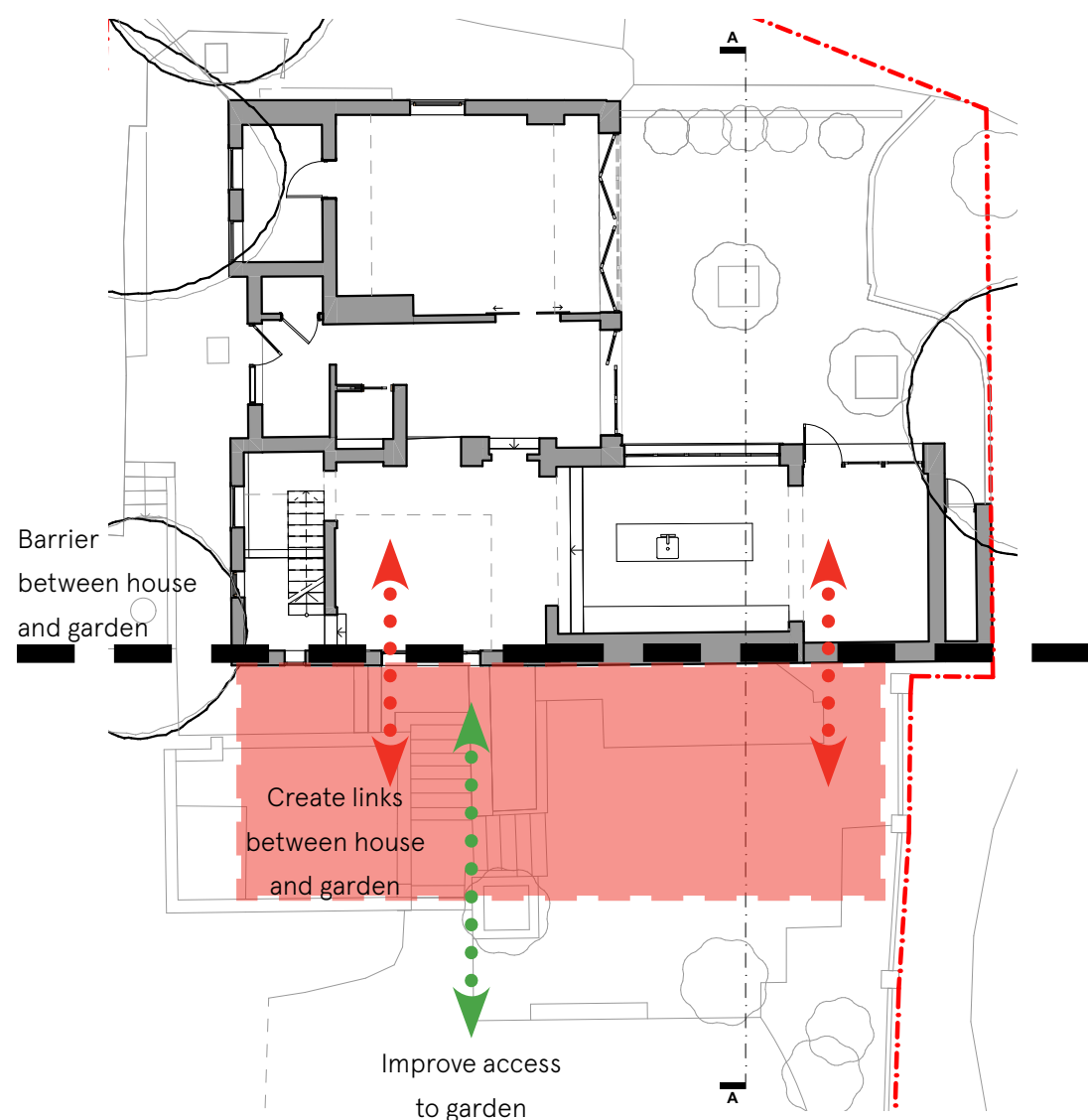
At upper level, a small glazed extension is proposed, providing a new room that opens directly onto the garden and brings more natural light into the house.

The approved scheme proposed a new terraced roof where this proposes a planted roof with large rooflight.

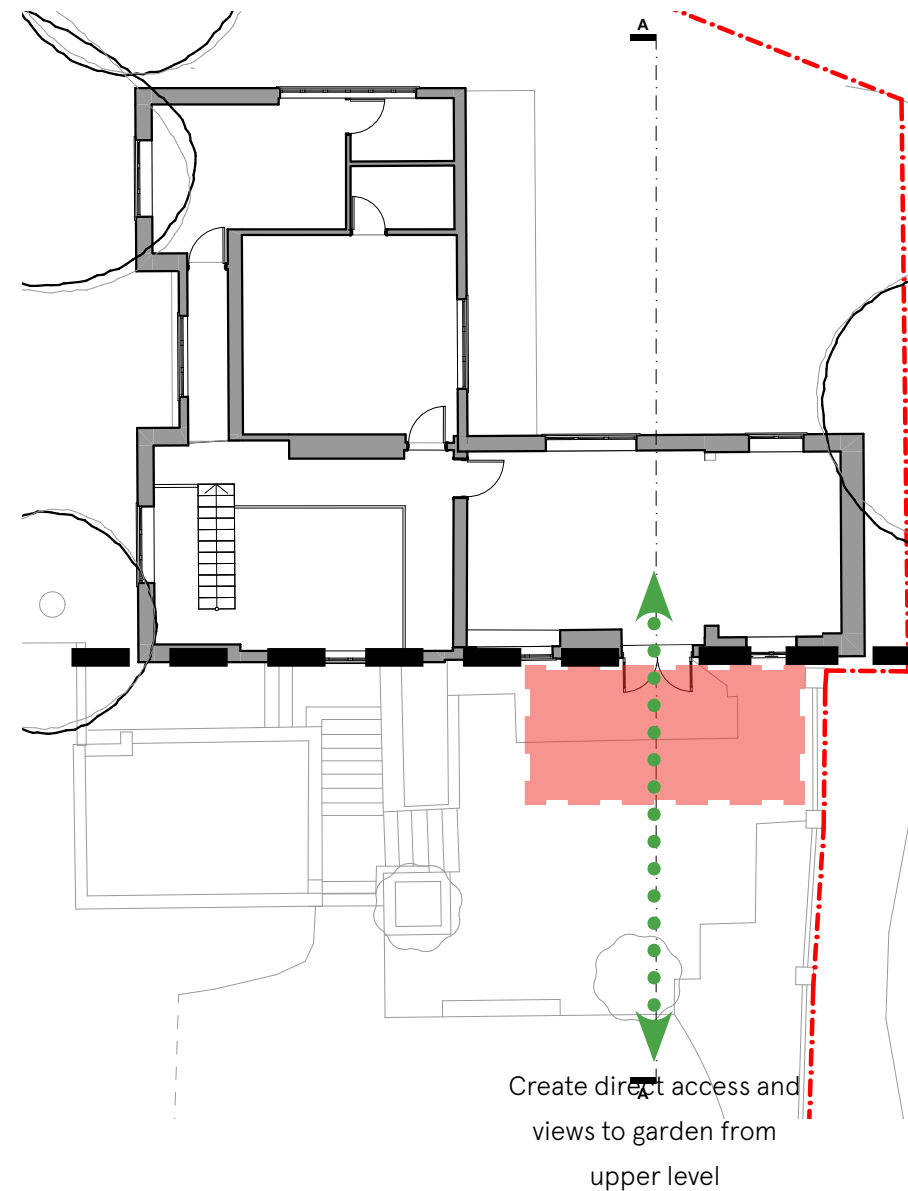
Extent of application site: 850m²

Existing building GIA: 240m²

Proposed building GIA: 304m²



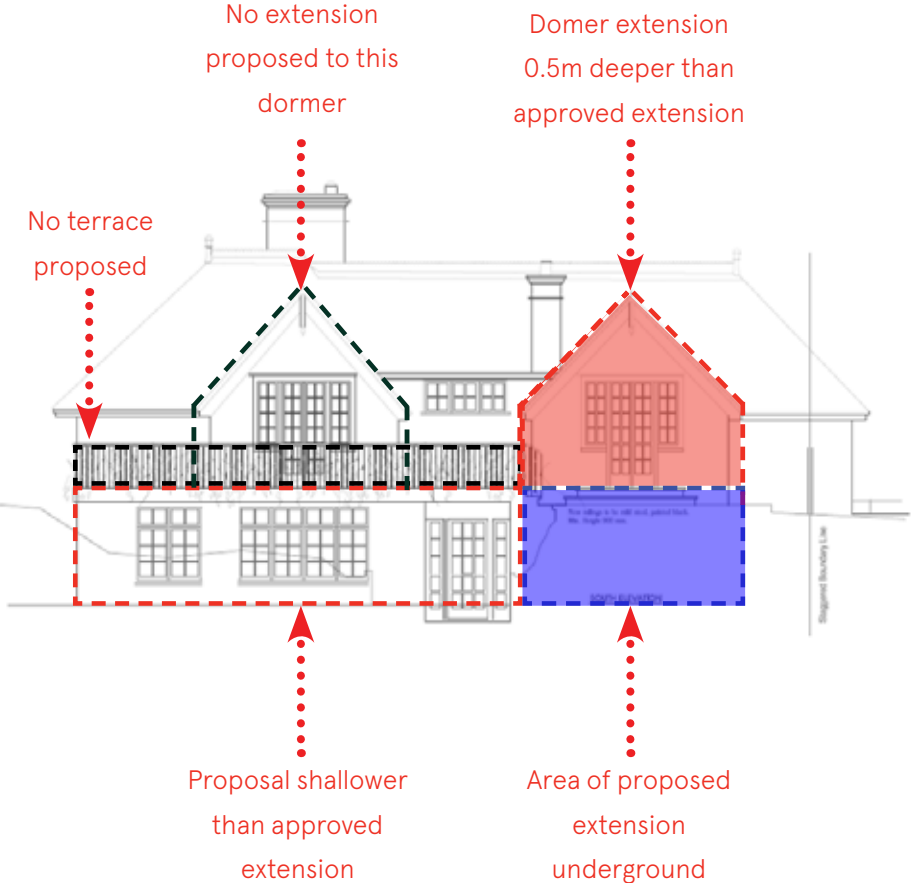
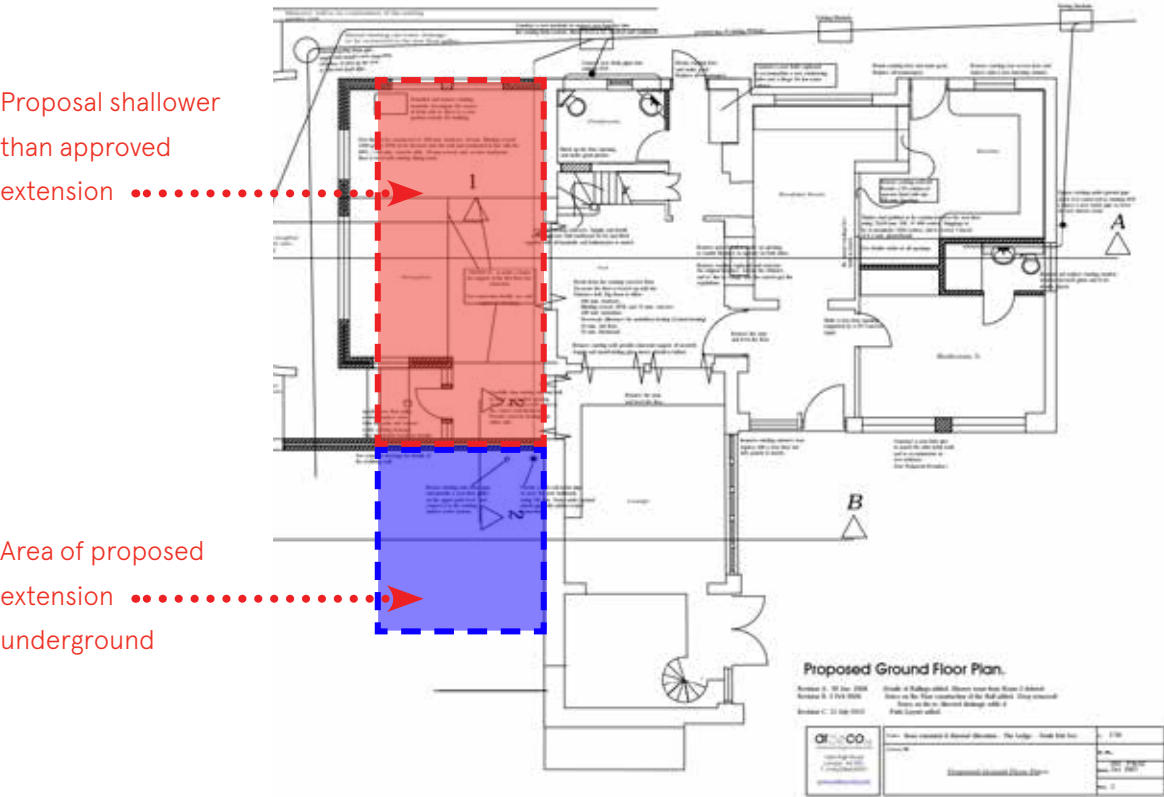
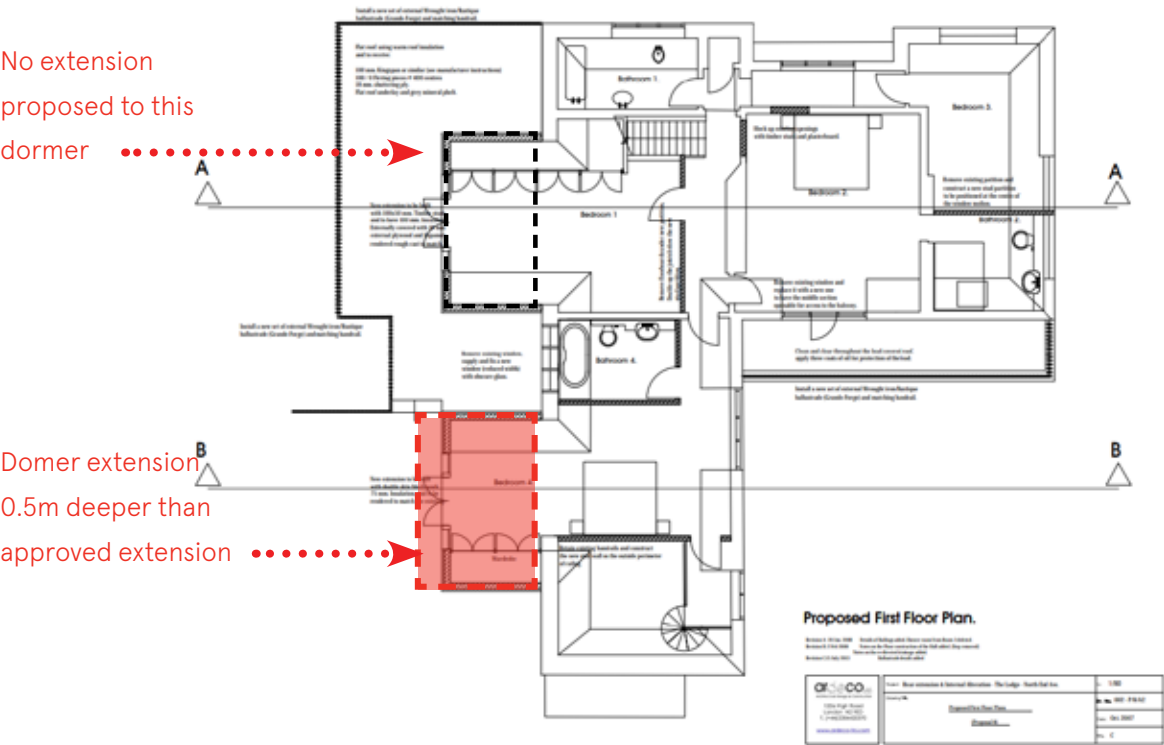
Existing Ground Floor



Existing First Floor

Visible Massing

Underground massing



3.0 Proposal

3.1 Design Approach

Approach

This diagrams overlay the proposed massing against the approved scheme 2013/3790/P.

The visible massing of the proposals is less than previously approved, the deeper first floor extension being countered by the shallower ground floor and further improved by not extending both dormers.

The approved volume was approx. 185sqm. The proposals have a volume of 195sqm, however given this is partially hidden, the visible proposed volume is only 145sqm.

Proposals overlaid on approved application



3.0 Proposal

3.1 Design Approach

Appearance

The design of the extension has been considered within its context: from the garden, from surrounding houses/vantage spots and from within the house,

Using a sympathetic material palette, the ground floor extension hugs the lower garden level, bring light deep into the existing house. The transparent design allows the original house to be read through the extension.

At first floor the same treatment is used, but extends the lower dormer roof, maintaining a sympathetic massing approach.



Proposed rear elevation



Proposed side elevation



3.0 Proposal

3.2 Precedents

Form

The proposed extension is proposed as a glazed extension, with a planted roof and solid plinth, finished with materials to reference the existing house.

The flooring is envisaged to extend into the garden with new steps that blend into the landscape.



3.0 Proposal

3.2 Precedents

Contemporary extension within Conservation Environment

The proposed extension is to be a see through, lightweight invisible space sitting under the protective arm of a floating tiled roof. We feel its important that it sits as a contemporary extension to a period building to ensure that this is sensitively handled. The adjacent images illustrate how this has been used on listed building throughout the UK successfully.





3.0 Proposal

3.3 Materials

The design proposed a palette of clay pavers, natural lime plasters and clay tiles to contrast with a timber facade.

We would like to work with natural materials made from renewable or recycled resources where possible.



Proposed Material Palette

Pitched Roof - reclaimed clay tiles to match existing
Flat Roof - wildflower green roof
Walls - White render and lime wash
Floor - clay pavers
Glazing - timber frames



3.0 Proposal

3.4 Environmental Considerations

Sustainability

The proposals aim to minimize the carbon footprint of the building. In order to improve the energy efficiency of the property house, we are adopting a fabric first approach. It is impossible to create a zero-carbon house when only focusing on a small extension, however the proposals strive to improve the efficiency of the house as much as possible.

This means the floors, ceilings and external walls of the extension will all be insulated with natural, breathable insulation. Triple glazing will be used where possible in order to reduce heat loss and the proposed extension will be built to exceed current regulations.

In addition, low energy lighting will be specified and external shading would be used over glazed areas to significantly reduce overheating.

Overheating

In order to reduce overheating, the proposals incorporate concealed, external roller blinds. When raised, these will have no discernible impact on the appearance of the building.

Equally the large rooflight will have a built in blind within the roof opening.

The use of woodfibre insulation in the walls and roof provides excellent thermal mass with also helps to control the building with out reliance on air conditioning.

Water Attenuation

The proposals will provide a significant improvement to the site, which currently has a lot of impermeable paving.

The new paving will be sand bedded and permeable. Additionally, the proposed green roof will provide a additional water attenuation and reduce surface water run off.

Bio Diversity Net Gain

Whilst the BNG policy is not applicable to this application, as the extension does not impact a priority habitat and impacts less the 25sqm of non-priority on site habitat, the proposals will improve the biodiveristy of the site.

The remove non permeable paved area, and build on poor quality areas the garden. The green roof will introduce a much improved natural habitat.





3.0 Proposal

3.5 Policy Considerations

Fire Safety
Policy D12 of the London Plan requires development proposals to achieve the highest standards of fire safety, and to include suitable outside space for fire appliances and assembly points, alarm systems, measures to reduce the spread of fire, means of escape, an evacuation strategy, and suitable access and equipment for firefighting.
Access to the property for firefighting purposes would be unchanged, and a new entrance will be provided through the front of the house, as well as access to a front driveway area which is currently fenced off. Detailed consideration of materials, smoke alarms, evacuation strategy and openable windows would be carried out under the Building Regulations.

Refuse
There will be no change to the existing provisions.
Traffic Impact and Parking
There will be no change to the existing provisions.
Landscape and Trees
The extension is to be built largely on an area of hardstanding. No trees or significant planting will be affected by the proposals.
Neighbouring Amenity & Overlook
No impact on the neighbouring amenity. The proposed extension does not increase any overlooking or reduce the privacy of the neighbouring property.



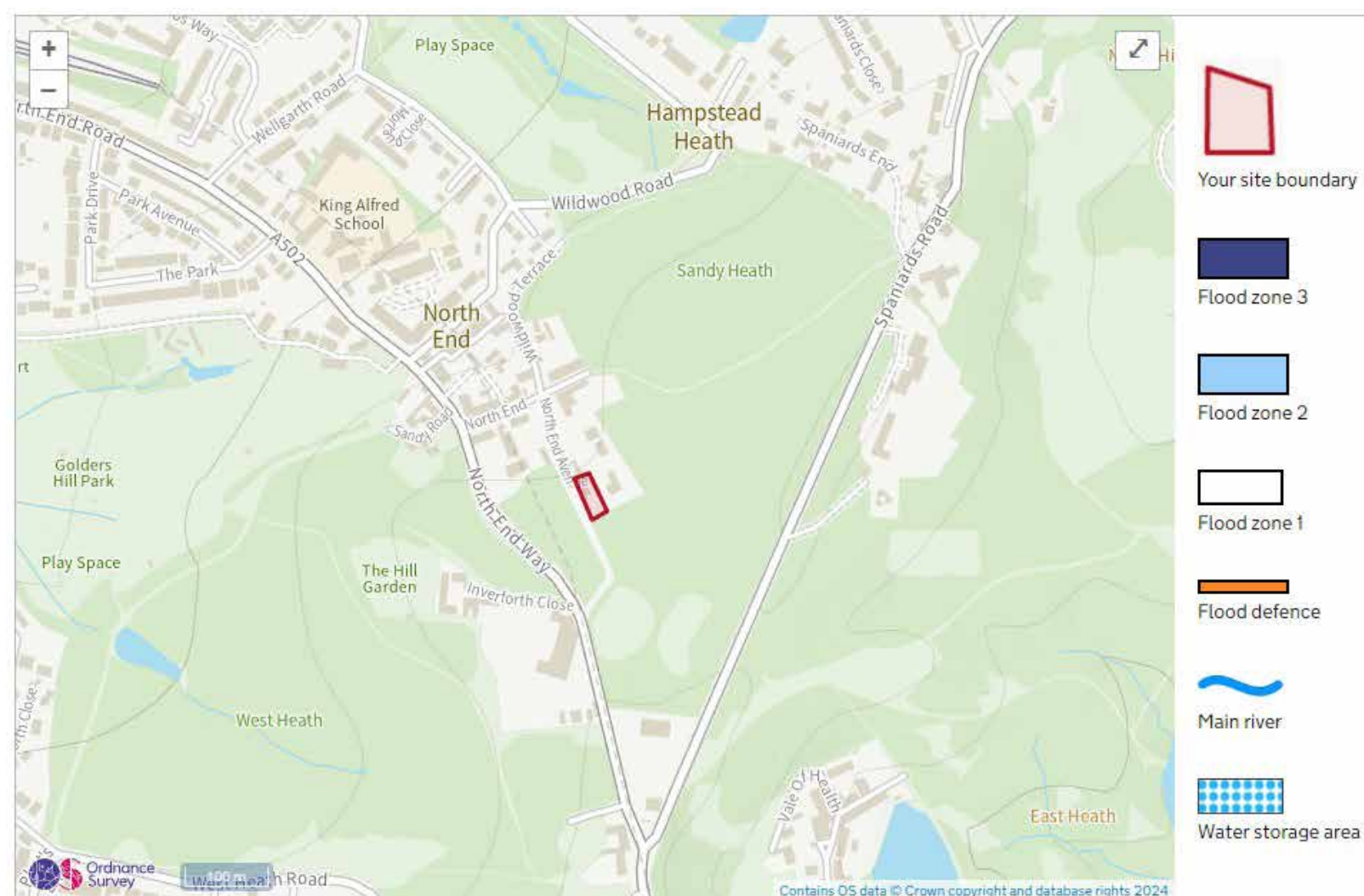
3.0 Proposal

3.6 Flood Risk

Flood Risk

The site is situated within Flood Zone 1. Land within flood zone 1 has a low probability of flooding from rivers and the sea.

Most developments that are less than 1 hectare (ha) in flood zone 1 do not need a flood risk assessment (FRA) as part of the planning application.

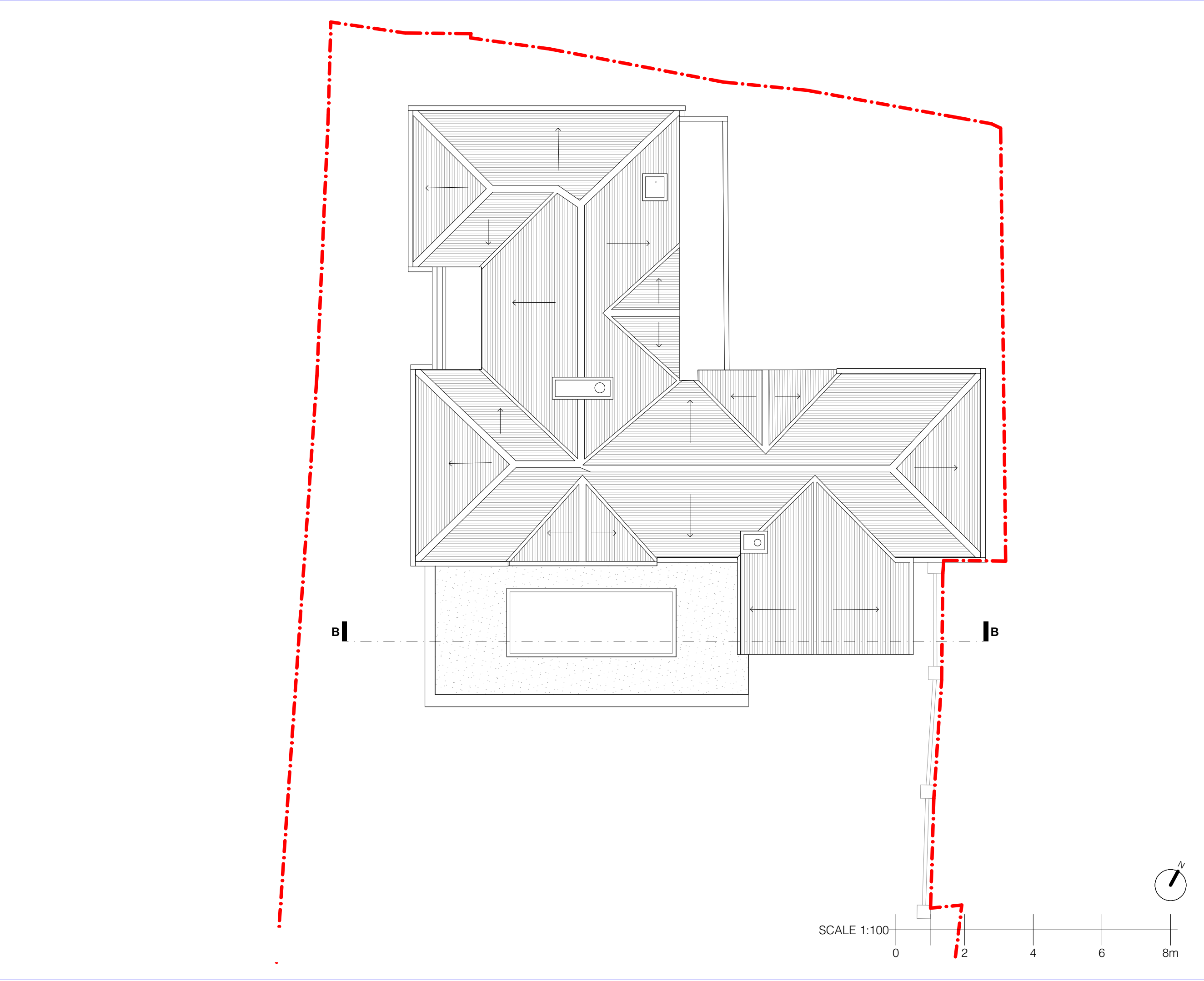




4.0 Proposal

4.1 Proposed Drawings

The following pages document the proposed plans, elevations and sections of the building.



- Notes
- 1 All dimensions and levels are to be determined and or checked by the contractor on site. should any discrepancy be identified between the dimensions, and or details determined on site, and those shown those shown on the relevant drawings, the architect shall be notified immediately, and their instructions obtained prior to the commencement of the work.
 - 2 The contractor shall be responsible for the design and implementation of all temporary works, and the safety and stability of the new works and adjacent structures during construction.
 - 3 Where a product is specified to be obtained from a manufacturer or supplier, the contractor shall install the product in accordance with the instructions supplied by the manufacturer. Should there be any variation between the work specified on the drawings and the manufacturers instructions, the contractor shall refer the matter to the architect for instruction before proceeding.
 - 4 If there are any discrepancies between architectural and any consultant information, the design team must be notified immediately. structural information takes precedence.

Drawing Notes / Legend

P05	04.10.2024	Planning Issue
P04	20.09.2024	
P03	27.06.2024	
P02	19.06.2024	
P01	14.06.2024	

Revisions

Project FF23-018

Location The Lodge,
North End Avenue
NW3 7HP

N

Fraher and Findlay
Unit 3, Mercy Terrace
Ladywell Rd
London SE13 7UX
www.fraherandfindlay.com
+44 (0)20 8314 5221

Fraher & Findlay

Title Proposed Roof Plan

Status Planning Scale 1:100@A3

Drawn SS Checked JH Authorised EF

Revision P04 Date 20.09.2024


FF018-PL012






SCALE 1:100

0 2 4 6 8m

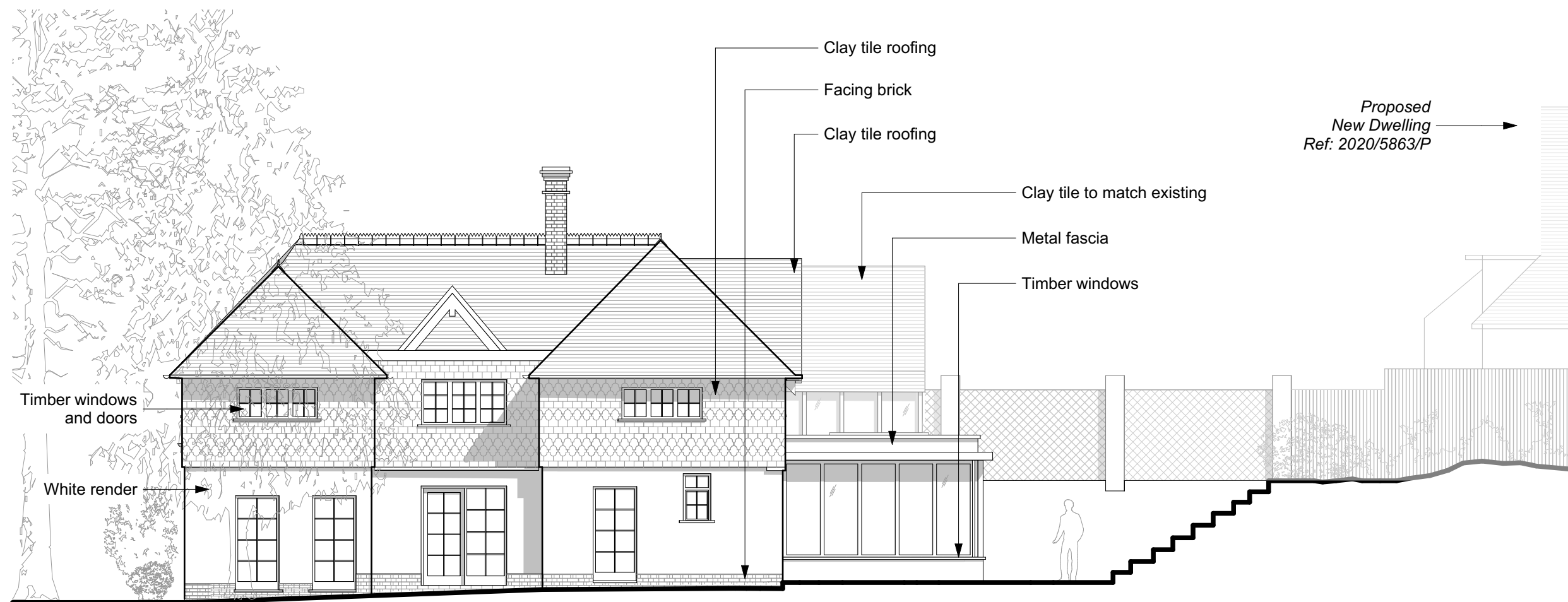
Section AA

© Copyright Fraher and Findlay Limited		
Do not scale from this drawing. All dimensions to be checked on site. Any discrepancies shall be immediately notified to the Architect in writing.		
		
Notes		
1 All dimensions and levels are to be determined and or checked by the contractor on site. should any discrepancy be identified between the dimensions, and or details determined on site, and those shown those shown on the relevant drawings, the architect shall be notified immediately, and their instructions obtained prior to the commencement of the work.		
2 The contractor shall be responsible for the design and implementation of all temporary works, and the safety and stability of the new works and adjacent structures during construction.		
3 Where a product is specified to be obtained from a manufacturer or supplier, the contractor shall install the product in accordance with the instructions supplied by the manufacturer. Should there be any variation between the work specified on the drawings and the manufacturers instructions, the contractor shall refer the matter to the architect for instruction before proceeding.		
4 If there are any discrepancies between architectural and any consultant information, the design team must be notified immediately. structural information takes precedence.		
Drawing Notes / Legend		
P04	20.09.2024	Revised Planning Issue
P03	27.06.2024	Planning Issue
P02	19.06.2024	Second Issue
P01	14.06.2024	First Issue
Revisions		

Project		FF23-018	
Location		The Lodge, North End Avenue NW3 7HP	
			
Fraher and Findlay Unit 3, Mercy Terrace Ladywell Rd London SE13 7UX www.fraherandfindlay.com +44 (0)20 8314 5221		 Fraher & Findlay	
Title Proposed Section AA, BB			
Status Planning		Scale 1:100@A3	
Drawn SS	Checked JH	Authorised EF	
Revision P04		Date 20.09.2024	
FF018-PL013			



South Elevation



West Elevation



External roller blind detail,
concealed within projecting roof eaves

© Copyright Fraher and Findlay Limited

Do not scale from this drawing. All dimensions to be checked on site. Any discrepancies shall be immediately notified to the Architect in writing.



Notes

1 All dimensions and levels are to be determined and or checked by the contractor on site, should any discrepancy be identified between the dimensions, and or details determined on site, and those shown those shown on the relevant drawings, the architect shall be notified immediately, and their instructions obtained prior to the commencement of the work.

2 The contractor shall be responsible for the design and implementation of all temporary works, and the safety and stability of the new works and adjacent structures during construction.

3 Where a product is specified to be obtained from a manufacturer or supplier, the contractor shall install the product in accordance with the instructions supplied by the manufacturer. Should there be any variation between the work specified on the drawings and the manufacturers instructions, the contractor shall refer the matter to the architect for instruction before proceeding.

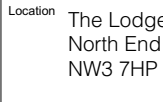
4 If there are any discrepancies between architectural and any consultant information, the design team must be notified immediately. structural information takes precedence.

Drawing Notes / Legend

P05	04.10.2024	Planning Issue
P04	20.09.2024	
P03	27.06.2024	
P02	19.06.2024	
P01	14.06.2024	
Revisions		

Project FF23-018

Location The Lodge,
North End Avenue
NW3 7HP



Fraher and Findlay
Unit 3, Mercy Terrace
Ladywell Rd
London SE13 7UX
www.fraherandfindlay.com
+44 (0)20 8314 5221

**Fraher
& Findlay**

Title	Proposed South And West Elevation		
Status	Planning		Scale 1:100@A3
Drawn	SS	Checked JH	Authorised EF
Revision	P04		Date 20.09.2024
FF018-PL014			



4.0 Heritage Statement

The following Heritage Statement looks at the special heritage and significance of The Lodge, North End Avenue, making an assessment of the proposals and highlighting design justifications to support the proposed scheme.

Local History

The Lodge is located with North End, an area built up from the 1870's along with other estates of Hampstead Heath. From the early 1800's, large detached country houses begun to be built alongside neighbouring gatehouses and gardens. An unusual setting for London, the area is predominantly wooded, meaning many houses are barely visible behind thick foliage and tall trees.

In the North End area, many buildings were built within the Victorian period, recognised from the red coloured roof tiles and the combination of pebble dash render and terracotta tiles on the external walls. The local area has historical

association with the arts and crafts movement. as many of the buildings draw influences from this style.

The Lodge is a supporting gatehouse to a larger neighbouring house. They sit within a small group of detached houses with densely vegetated gardens which merge with the edge of Hampstead Heath.

The area has since seen the development of more contemporary buildings, including Jonathan Woolf's Brick Leaf House, 2002, also located on North End Avenue. We look at taking an approach which respects the existing forms and materials whilst also introducing high quality additions in order the enhance the building and gardens functionality.

Assessment of physical context

The Lodge lies at the end of North End avenue, which is accessed by a short private drive. The road turns into a pedestrian path which runs along the west side of the building, leading into Sandy Heath.

The building is not listed but lies within the Hampstead Conservation Area. It displays many architectural features typical of the area, including terracotta tiled roofs, pebble dash rendered walls and pitched roofs.

The Hampstead Conservation Area was one of the first to be created following the Town & Country Planning Act in 1968. A number of different architectural styles are prevalent in the North End area including Georgian, Gothic and Arts and Crafts. The surrounding area is predominantly residential in character and is comprised of mainly large detached houses with terracotta pitched roofs which are prominent in views from the Heath.

The Lodge was constructed and developed in a period of rapid development within Hampstead. The original building, which now forms the west wing, was constructed from timber and brick. It has since undergone multiple alterations and extensions in the 1930's and 1980's.

The proposals

In considering whether to grant planning permission with respect to any buildings or other land in a conservation area, Section 72 of the Planning (Listed buildings and Conservation Areas) Act 1990 Official requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area. In this context, "preserving", means doing no harm.



1865



1912

● House Location

4.0 Heritage Statement



The Lodge, North End Avenue in 1975, prior to the double gable extension to the west elevation in the 1980's.

Existing Building

The property is generally in need of repair and modernisation. In particular the detached nature of the living spaces from the garden, and lack of light, is stopping the house reaching its full potential.

Windows and doors

The majority of the existing timber framed windows are in good condition. It is intended to replace some of the existing windows with doors in order to improve accessibility in and out of the property as well as connection with the garden. Replacement doors at the front of the property will retain the qualities and characteristics of existing windows.

In all instances care will be taken to preserve and enhance all existing external features.

The Rear Extension

The proposed new rear extension is designed to improve the connection between the existing house and the garden. The extension will improve the use and enjoyment of the house and garden by improving the flow between the garden and living spaces at both levels. It follows principals already approved in previous applications.

The glazed nature of the extension will ensure the original house can be read through, and being lightweight in appearance will reduce the visual impact on the house. No new materials will be introduced.

The new pitched roof at first floor simply extrudes the existing out into the garden. In order not to disrupt the existing architectural language, the pitch of the new roof will be the same as the existing, and tiled to blend in with the original roof.

A small terrace to the west of the extension connects to the lower level of the garden with reconfigured steps which follow the existing slope of the site.

Streetscape

From the street, the building will retain its existing features as there are no changes proposed.

5.0 Summary

The proposals respond to the comments from the previous refused application and comply with policy and best practice guidelines.

The proposed development is sensitive in its nature and sympathetic in form, scale, materials and architectural details to the existing building.

The design proposals are respectful of the nature of the setting and the existing qualities of the site.

There will be no detrimental impact on the character and setting of the existing building, to the adjoining properties or to the wider conservation area.

The proposed development is sustainable.

The proposals have no detrimental impact to the adjoining neighbours privacy, amenity or daylighting.

In light of the above we seek approval for the proposed development.



Proposed west elevation for The Lodge.