Heritage Statement

Tasker Lodge
Tasker Road
London NW3 2YB

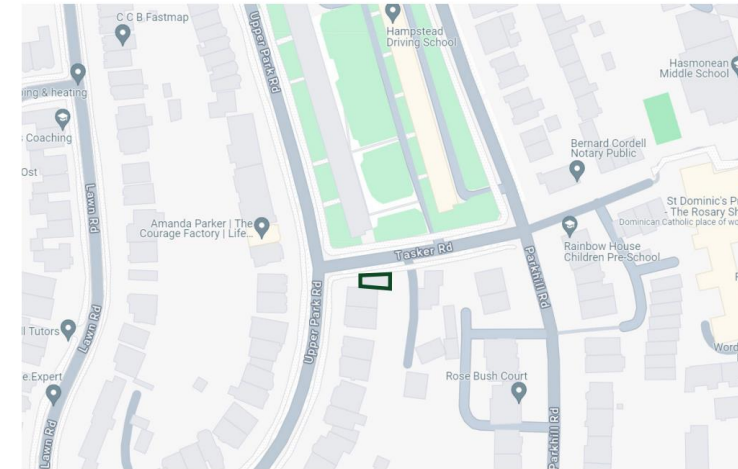**Description of the existing property or site**

Tasker Lodge is a two storey stuccoed building dating back to c.1890 when it is believed it was added as function rooms to the adjoining 36 Upper Park Road (which itself dates back to c.1860). Of note is its use as the "Little Theatre" and Club House of the HQ of the Free German League of Culture, (at 36 UPR), operational from 1939 -45 as cultural promotion of and social support to anti-Nazi German emigres during and immediately after 2nd World War.

Situated at the top of Tasker Road's southern side, Tasker Lodge's frontage faces north with a small walled garden to its east (left elevation as you look at the building) with double gates onto Tasker Road and a secondary smaller gate on to the access lane behind (between the property boundary and number 6 Tasker Road). The access lane leads to two further houses (numbers 7 & 8).

Believed to have once been just two large rooms occupying the ground and first floor respectively, the property was converted into the three bedroom house that it is today in, it is estimated, the late 1950s or early 1960s, with a small kitchen carved out of the south east corner of the ground floor room.

The house retained few of its original features (cornicing, ceiling roses, fireplaces, having all been removed). The front door and wooden sash windows would appear to be original and we intend to restore or replace with similar. The existing staircase is not original and is in poor condition.

Little work has been carried out on the property since the 1970s as a result of which the house is in a state of disrepair and in need of modernisation.

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Explanation of the design principles and concepts behind the proposed development

The proposal is to carry out renovations to the property and its internal layout and to restore it to its former glory. These renovations will include all electrics, plumbing, re-rendering, insulation, new double-glazed sash windows (to improve energy efficiency), roofing and guttering (all to match existing).

The ground floor room will be opened back up to its original scale to provide an open plan living room and kitchen/dining area.

It is proposed that a small dormer extension be added to the southern section of the hipped roof primarily to provide easier access to the remainder of the attic (which will house essential utilities) but also create space for a small study/home office.

The proposed dormer roof and repairs to the existing roof will use existing and matching slate tiles (apart from the flat section of the dormer which will be in EPDM, colour to match, of course).

The courtyard garden will be landscaped and beautifully planted with the back wall along the access lane to numbers 7 & 8 Tasker Road being restored in London Stock brick. All greenery along the boundary walls will be replaced with similar or suitable alternatives to maintain both the aesthetic and screening benefits it provides currently.

The existing French doors onto the garden are no longer serviceable and will be replaced with Crittall style steel framed ones, alongside a matching kitchen window where the existing kitchen door is currently.
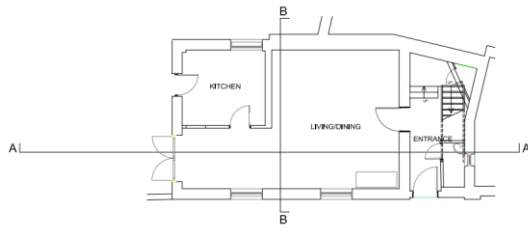
In the hallway the staircase will be replaced with something more in keeping with the period of the building.

It is believed that the renovation will represent a vast improvement on the building's current state (which is one of significant neglect and disrepair), both visually and from an energy efficiency perspective.
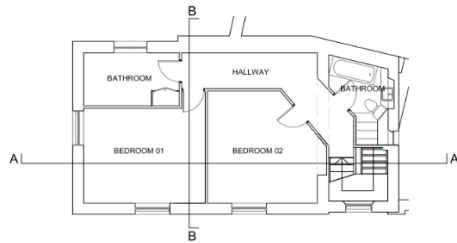
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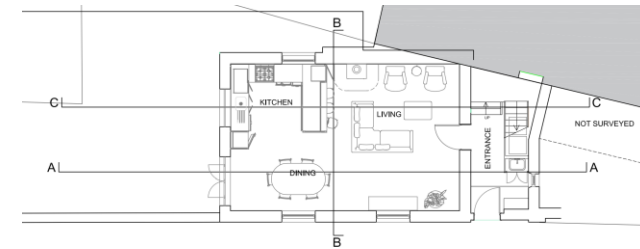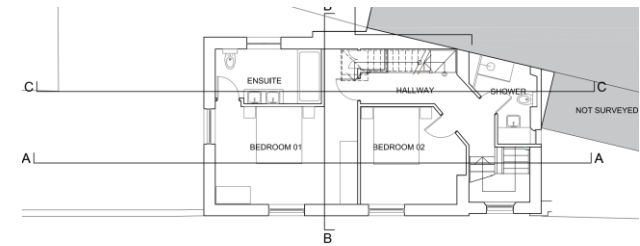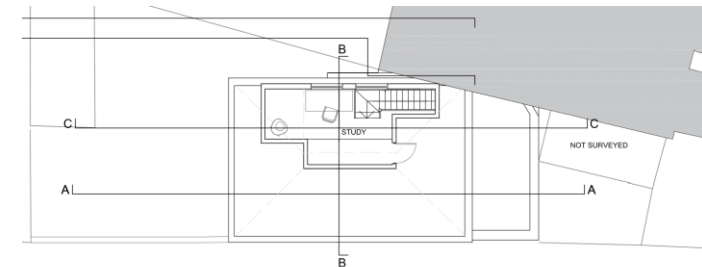Current (gross internal floor area) - c.120 sqm

Proposed (gross internal floor area) - c.126 sqm
(of which c.12 sqm is loft office, not adding to total footprint)

KITCHEN

LIVING/DINING

ENTRANCE

4.GROUND FLOOR PLAN 1:100

BATHROOM

HALLWAY

BATHROOM

BEDROOM 01

BEDROOM 02

5.FIRST FLOOR PLAN 1:100

KITCHEN

LIVING

ENTRANCE

DINING

NOT SURVEYED

4.GROUND FLOOR PLAN 1:100

ENSUITE

HALLWAY

SHOWER

NOT SURVEYED

BEDROOM 01

BEDROOM 02

5.FIRST FLOOR PLAN 1:100

STUDY

NOT SURVEYED

6. STUDY PLAN 1:100

NB. Not to scale. Please refer to scale plans in full application

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