

## 6 Nutley Terrace, London NW3 5BX: heritage appraisal

### Introduction

- 1 The purpose of this note is to assess the effect of the proposed redevelopment of 6 Nutley Terrace on the heritage significance of the Fitzjohns Netherhall Conservation Area and its surroundings.
- 2 The proposed scheme is illustrated in the drawings and Design & Access Statement of KSR Architects.

### The site and its surroundings

- 3 6 Nutley Terrace is located at the eastern end of Nutley Terrace, in the centre of the block between Fitzjohns Avenue and Daleham Gardens. The property is in the Fitzjohns Netherhall Conservation Area. The Council's conservation area appraisal was adopted in February 2001.
- 4 Nutley Terrace runs east-west across Fitzjohns Avenue, which runs due north-south through the conservation area. The street runs above the Belsize railway tunnel, and was laid out after the completion of the tunnel in the late 1860s. The character of this part of Nutley Terrace is relatively secluded. The corner with Fitzjohns Avenue is dominated by the large apartment block at 46 Fitzjohns Avenue, while at the eastern end of the street Nos 1 and 3 Nutley Terrace are large houses dating from the late 19<sup>th</sup> century. Nos 2 and 4 opposite originally matched 1 and 3, but No. 2 (on the corner with Daleham Gardens) has been replaced. Nutley Cottage at 10 Nutley Terrace sits behind Fitzjohns Avenue).
- 5 The large apartment block at 46 Fitzjohns Avenue and 6 Nutley Terrace are later additions to the street – both were built between the two world wars. The site of 5 Nutley Terrace, opposite 6 Nutley Terrace, is occupied by a series of lock-up garages.
- 6 The existing building is located in Sub-area 1 of the Fitzjohns Netherhall Conservation Area, and is not identified in the conservation area appraisal as making a contribution to the conservation area, though views along the street in both directions are considered significant. It has discernibly less architectural quality and character than its older neighbours to east and west, and is plain and blocky without having any notable 'moderne' quality. It is not a particularly good example of inter-war villa design and has been altered in a number of respects.

## **The proposed scheme**

- 7 The proposed scheme will replace an unremarkable existing house with two well-designed new houses. The site is large enough to accommodate two houses comfortably within the scale and urban grain of Nutley Terrace without appearing cramped, and the design succeeds in creating two dwellings that appear appropriately massed and positioned on their site.
- 8 The architectural character of Nutley Terrace and this part of the conservation area is varied. The scheme draws upon the underlying classicism of the residential architecture of the older houses in the area, such as 1, 3 and 4 Nutley Terrace and houses in Fitzjohns Avenue and Daleham Gardens. The scheme doesn't seek to mimic local models, however, and retains its own architectural expression – it is not overtly arts and crafts or Queen Anne in style and doesn't seek to reproduce these styles precisely. There are differences in the design of the two houses, typical of the subtle variation found in groups of houses erected in the same period.
- 9 The scheme uses traditional materials, which will match in quality and application those on adjacent buildings. The stepped front elevations of the houses responds to the angle of Nutley Terrace, giving the new houses a pleasantly three-dimensional quality and echoing the modeling other properties and preserving views of 4 Nutley Terrace and Nutley Cottage. The houses occupy only a modest portion of their plots and do not seek to encroach on garden space.

## **The effect of the proposed scheme on heritage significance**

- 10 The scheme does what is sought by the conservation area appraisal in its 'Guidelines' – it takes the opportunity to enhance the conservation area with a new development that is of greater architectural quality than the existing house at 6 Nutley Terrace. It will make 'a positive contribution to local character and distinctiveness' as required by Paragraph 131 of the National Planning Policy Framework, and does not involve either 'substantial harm' or 'less than substantial harm to or total loss of significance of a designated heritage asset' (the conservation area). Quite the opposite – it will preserve and enhance the conservation area by being appropriately and sensitively designed and detailed. In doing so, it also satisfies Camden's Policy DP25 regarding conservation areas.
- 11 The proposed scheme is a positive and enhancing measure in conservation area terms, and will improve the character and appearance of Nutley Terrace with a high-quality, contextual design.

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The author of this report is Kevin Murphy B.Arch MUBC RIBA IHBC. He was an Inspector of Historic Buildings in the London Region of English Heritage and dealt with a range of major projects involving listed buildings and conservation areas in London. Prior to this, he had been a conservation officer with the London Borough of Southwark, and was Head of Conservation and Design at Hackney Council between 1997 and 1999. He trained and worked as an architect, and has a specialist qualification in urban and building conservation. Kevin Murphy was included for a number of years on the Heritage Lottery Fund's Directory of Expert Advisers.