



Heritage, Design & Access Statement - Full Householder and Listed Building Application for proposed basement under the consented 2-storey addition and single floor curved glass extension

**Hunter's Lodge,
5 Belsize Lane,
Hampstead,
London,
NW3 5AD**

May 2012

Submitted jointly by:

Neil Cartwright (Building Owner)
neil.cartwright@mac.com

Stephen Levrant
Heritage Architecture
Conservation Architects & Expeditors
62 British Grove
London W4 2NL
Tel: +44 20 8748 5501
slevrant@heritagearchitecture.co.uk

Report compiled in association with:

Clear Future: Architecture – Mark Watkins
Cotebank Mews, 152 Westbury Road,
Westbury on Trym, Bristol, BS9 3AL
Tel: 0117 962 1432

Tweedie Evans Consulting Ltd – Richard Evans
The Old Chapel, 35a Southover, Wells,
Somerset, BA5 1UH
Tel: 01749 677 575

Hewitt Landscapes - Jeff Hewitt
106 Canbury Park Road,
Kingston-Upon-Thames, KT2 6JZ
Tel: 0208 547 2452

JDL Consultants Ltd.– Duncan Leather
Structural Engineers
20, The Mall, Clifton, Bristol, BS8 4DR
Tel: 0117 973 4812

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1.0 Introduction

This document sets out the history of the current building at 5 Belsize Lane, known as Hunters Lodge.

The building is Grade II listed and is in the Fitzjohns/ Netherhall Conservation Area (within the Rosslyn sub area). By way of a background to the proposed basement under the recently consented extension, we give a synopsis of the building's development history. Hunter's Lodge is noted in Camden's Conservation Area Statement as being constructed in 1810 by the Architect Joseph Parkinson.

This document has been prepared and compiled by the applicant and owner Mr Neil Cartwright. It provides a Heritage and Design and Access Statement and is submitted for a Full Householder and Listed Building application to Camden Council Planning officers.

Stephen Levrant (Heritage Architecture) has been appointed on behalf of the client, Mr Neil Cartwright, to advise on the Heritage and Design considerations of the proposed basement to Hunter's Lodge at 5 Belsize Lane.

Design Team

This document incorporates information provided by:

Architect: Mark Watkins: Clear Future: Architecture
Bsc (Hons) BArch PG Dip (Arch. Practice) RIBA
Chair Bristol + Bath Branch RIBA

Geotechnical Engineer : Richard Evans
Tweedie Evans Consulting Ltd (TEC)

Structural Engineers: JDL Consultants Ltd.

Landscape Architect: Hewitt Landscapes

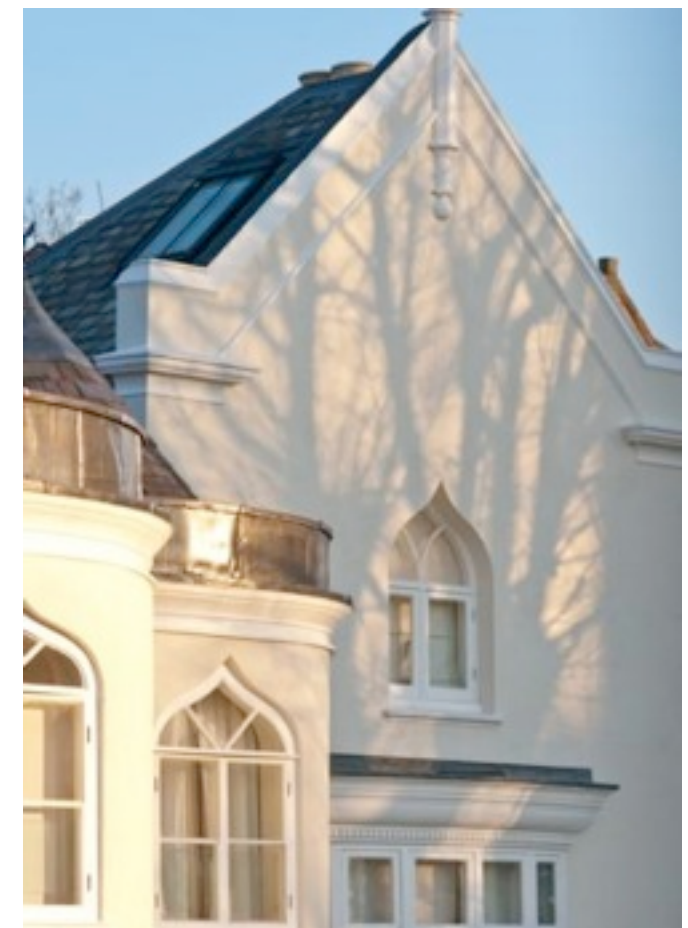
Heritage Consultants: Stephen Levrant RIBA, AA Dip,
IHBC, Dip Cons(AA), ACArch, FRSA.

Architectural Historians; Architectural History Practice

Sustainability Consultants: Clear Future Technology



Garden Elevation today (2011)



Hunter's Lodge today (2011)

**Hunter's Lodge, 5 Belsize Lane
Hampstead, London, NW3 5AD**

2.0 History

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The building now known as Hunters Lodge was built in about 1812 for a London merchant named William Tate on part of an estate lying within the manor of Belsize held by the Dean and Chapter of Westminster Abbey. Hunters Lodge is a rare survival of a Regency villa in what was then a fashionable satellite village of London. It is the only survivor of the development of the Belsize Area during the Regency period, which saw the building of a considerable number of substantial villas on both sides of Haverstock Hill. Despite its very modest size it seems that Hunters Lodge was built as a separate dwelling, and not as a folly or summer retreat.

In 1807 the Dean and Chapter's manorial holding was divided into eight parcels and was sold off for development. In the next few years a whole series of Regency villas were erected along Haverstock Hill and on the ground behind. The precise circumstances of the building of Hunters Lodge are unclear.

There was apparently a 'Chinese cottage' on the site by 1808 of which nothing further is known and there was certainly a substantial building on the present site by 1814 which is shown on William Newton's map of Hampstead Parish.

In its original form the house almost certainly consisted only of what is now the central portion of the building with its triple-bowed elevation looking south over what was originally a substantial pleasure garden. The basement contained a kitchen, scullery and wine cellar whose brick wine bins still survive. Reception rooms were on the ground floor with bedrooms above. The position of the original stairs is unclear.

By 1871, as can be seen on the large scale ordnance survey map to the right, a substantial addition had been made to the east side of the house containing a new and larger kitchen at basement level, a new reception room, probably a dining room on the ground floor with two bedrooms above. This new addition also contained a large open-well stair, opening off a single storey reception hall.

The date of these additions which were probably made at the same time is uncertain. The exterior is Gothic with a tall gable on the garden side, pointed windows many with hood-moulds, and crenellated parapets on the street side. On stylistic grounds the evidence could perhaps be dated to the 1840's, but there is at present no firm dating evidence.

The 1871-9 map also shows the extent of the original plot, and the name "Belsize Cottage". Belsize Lane was still partly rural in nature with large mansions set in substantial grounds interspersed with cottage residences. The site was enclosed by a boundary wall at this date giving it seclusion.

The only other substantial alteration to the building was made in 1928 when the two-storey block on the west side of the house was added by the then owner Mr Alexander Payne. The design of the new addition, which contained a garage on the ground floor with a play room above, was made by Cutbush and Parker Architects of 107 Jermyn Street. As can be seen from the original planning drawings, this block was constructed differently from the approved design, with a flat roof instead of the consented pitched roof.

Since at least the 1870's the pleasure grounds of Hunters Lodge have been quite modest in size and enclosed by a brick wall. There were at one time some outbuildings including a small stable block fronting onto Belsize Lane to the east of Hunters Lodge, but it is not clear whether these belonged to Hunters Lodge or to Ivy Bank, the large house at the corner of Haverstock Hill. They had all been demolished by 1916 to make way for the laying out of Perceval Avenue.



1871 Ordnance Survey



Location map 1:1250

**Hunter's Lodge, 5 Belsize Lane
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2.0 History (Continued)

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Shortly after the addition of the two-storey garage block the then owner of the property, Mr Bartlett St George Bower, erected a wall dividing off the western end of the garden and within the newly enclosed space formed a pond (see photo on following page). An application to lay a drain to the pond was made in 1930. The following year Mr Bower applied to the London County Council for permission to erect an outbuilding in the garden, to house a model railway.

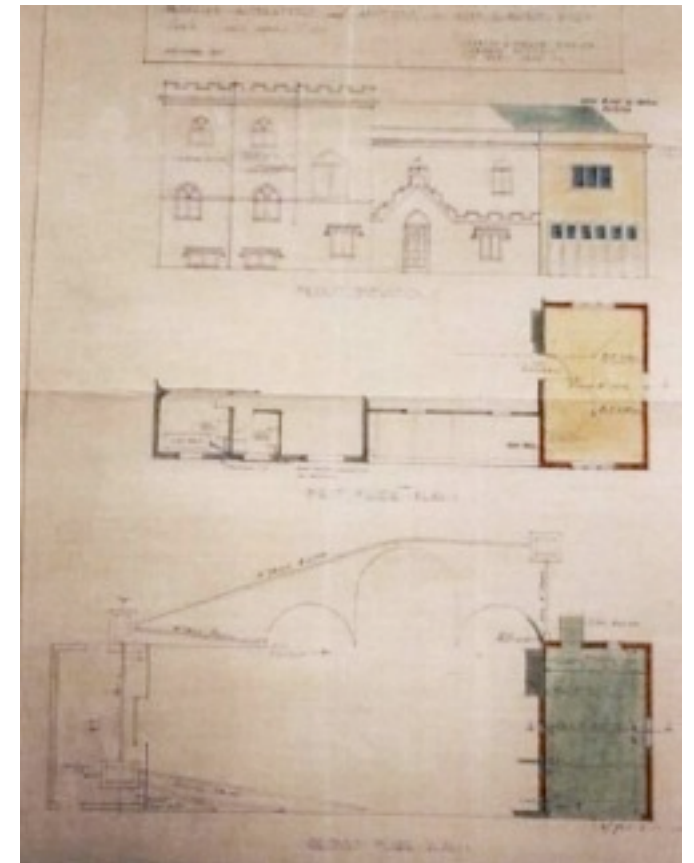
The structure was erected in the south west corner of the garden and is shown on the 25in ordnance survey map of 1934. In 1938 a portable tool shed was added on the western end of the original outbuilding. The outbuilding was built on a three year license and the Building Act case file preserved in the London Metropolitan Archives contains successive renewals of the licence until 1964. The house was Listed in 1950 and so the outbuilding must have been removed illegally post the listing date. In December 2010, listed building consent was granted under consent number 2010/5645/L, to reinstate these original outbuildings as a single garage/outbuilding, to be constructed in a style and in fabric matching the main house.

The construction of this outbuilding was completed in October 2011, and in December 2011, listed building consent was granted under the consent number 2011/4021/L, for the demolition of the 1920's addition and it's replacement with a 2 storey extension and single level curved glass garden room. This consent is now being implemented.

A select map regression is included in Section 6.0 (Heritage Statement).



Plan dated 1932 showing proposed temporary wooden shed
(London Metropolitan Archives)



New Garage as submitted for approval by LCC
(London Metropolitan Archives)

**Hunter's Lodge, 5 Belsize Lane
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3.0 Description of Building

The elevation of the house towards Belsize Lane is the product of at least three successive builds. The original appearance of this elevation would have ended with a hipped roof behind a parapet, probably crenelated, with a door to the garden via some steps.. The most prominent feature is the east wing with its crenellated parapet and large 5-centred arched "Tudorbethan" window lighting the main stair; alongside is the single storey entrance block, also with a crenellated parapet, which is steeply-gabled over the front entrance. What is probably the original rear elevation of the original house rises behind the entrance block, with a plain parapet and a slated hipped roof. To the right is the two storey addition of 1928. All the exterior walls of the buildings are stuccoed. The windows are all timber.

The principal elevation of the building was always that facing south. The original house comprised only the triple-bowed centre of the present building, with two storeys set on a slightly battered and buttressed basement. The windows of this part of the house all have ogee heads and timber casements, the conical roofs over the three bows are covered in graduated Welsh slate. The sole early view of the building, dating perhaps from about 1820 (see contents page of this document), shows it with a much more elaborate glazing pattern and with the conical roofs covered with what would appear to be fish-scale tiles.

To the right of the original building, and slightly set back, is the tall gabled front of the principal mid-nineteenth-century addition to the house. The window of what was formerly the kitchen on the basement floor has a hood-mould like those on the entrance front. The room above has a shallow projecting timber bay window with a heavy dentil cornice in the Queen Anne style. The window is clearly a later addition and on stylistic grounds can probably be dated to the period between 1880 and 1900.

To the left of the original building is the two storey extension of 1928 which, apart from the stucco facing, makes no attempt to mimic the Gothic forms of the rest of the building. This extension is clearly detrimental to the architectural quality of the building and adversely affects its special interest, despite the listing which includes it. This inarticulate addition, poorly proportioned, with its unrelieved massing dominates the corner. It is a negative contributor to conservation area character and to the setting of the main house. For this reason, consent was granted under consent notice 2011/4021/L for the demolition and reconstruction of a 2-storey extension and curved glass garden room.

In 2008 consent was granted for refurbishment works under consent No.208/2979/L & 2008/1014/P. In 2008 the erection of a Marston and Langinger conservatory was granted under consent 2008/0128/P & 2008/0124/L.

In 2010, consent was granted for reinstatement of a garage/outbuilding which had been illegally removed in the 1950's, under the consent notices 2010/5631/P and 2010/5645/L. Most recently in 2011, consent was granted for the demolition of the 1920's garage block and the building of a three storey extension and curved glass garden room in its place, under consent notices 2011/4019/P and 2011/4021/L.



Dividing wall built sometime between 1916-1930

**Hunter's Lodge, 5 Belsize Lane
Hampstead, London, NW3 5AD**

3.0 Description of Building
(Listing Notice)

IoE Number:	476713	
Location:	HUNTERS LODGE, 5 BELSIZE LANE (south side) HAMPSTEAD, CAMDEN, GREATER LONDON	
Photographer:	Mr Anthony Rau	
Date Photographed:	28 February 2005	
Date listed:	11 August 1950	
Date of last amendment:	11 August 1950	
Grade	II	
	TQ2785SW	CAMDEN
	798-1/39/86	BELSIZE LANE (South side)

CAMDEN TQ2785SW BELSIZE LANE 798-1/39/86 (South side) 11/08/50 No.5 Hunter's Lodge II Detached cottage ornee. c1810. By Joseph Parkinson. For William Tate. Stucco. EXTERIOR: 2 storeys, partly with semi-basement. Irregular facade. Main block has 2 pointed arch windows with Y-glazing and continuous hoodmould to ground floor and ogival windows with Y-glazing to 1st floor; to right, a large 3-light ogival stair window with hoodmould. Cornice and crenellated parapet. Central recessed block with 2 architraved ogival lights having diamond pane glazing; cornice and blocking course. This block fronted by a single storey extension with crenellated parapet rising above the entrance to form a pediment; slightly pointed arch entrance with hoodmould, fanlight and panelled door. Window with hoodmould to right. To right, a C20 2-storey garage extension. Attached to left of main block, a crenellated wall with cross gable gate piers. Garden front has 3 round towers, central tower projecting, with ogival windows and conical slate roofs. To right, a gabled bay with 4-light oriel window. INTERIOR: not inspected. HISTORICAL NOTE: William Tate, merchant, was a lessee of the Baltic merchant George Todd who acquired a large piece of Belsize Park in 1808. Parkinson exhibited the designs for Langwathby, as it was then known, at the Royal Academy in 1810. (Camden History Society: The Streets of Belsize: London: 1991-: 60-62).



Royal Photographic Society



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Hunter’s Lodge, 5 Belsize Lane
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4.0 Planning History

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[2007/6233/INVALID](#)

Hunter's Lodge 5 Belsize Lane London NW3 5AD
Demolition of external sheds and internal walls on the side of property, internal alterations to fenestration at lower ground floor level and in the installation of two velux rooflights and a new dormer window.

WITHDRAWN

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Withdrawn Decision

[2010/5618/NEW](#)

5 Belsize Lane London NW3 5AD
Replacement of existing windows to double glazing to a residential dwelling house (Class C3).

WITHDRAWN

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Withdrawn Decision

[2011/0454/P](#)

5 Belsize Lane London NW3 5AD
Erection of single storey glass extension to rear elevation of dwellinghouse (Class C3)

FINAL DECISION

11-02-2011

Refused

[2011/0477/L](#)

5 Belsize Lane London NW3 5AD
Erection of single storey glass extension to rear elevation of dwellinghouse (Class C3)

FINAL DECISION

11-02-2011

Refused

[2011/0637/P](#)

Hunter's Lodge 5 Belsize Lane London NW3 5AD
Submission of details of trees pursuant to condition 3 of planning permission dated 14th May 2008 (ref: 2008/1014/p) for alterations and additions including replacement of boundary wall with new brick wall and timber entrance gate, alterations to roofing materials and increased depth of basement to dwelling house (Class C3).

FINAL DECISION

07-03-2011

Granted

[2011/0652/L](#)

Hunter's Lodge 5 Belsize Lane London NW3 5AD
Submission of detailed drawings and sample materials pursuant to condition 4, parts b), c), d), e), f), g) and h) of listed building consent dated 9th October 2008 (ref: 2008/2979/L) for external and internal works associated with the demolition of two existing sheds, replacement of windows, doors and roof and removal of internal walls to dwelling house (Class C3).

FINAL DECISION

25-02-2011

Granted

[2011/0653/INVALID](#)

Hunter's Lodge 5 Belsize Lane London NW3 5AD
Submission of detailed drawings and sample materials pursuant to condition 2 of listed building consent dated 11th March 2008 (ref: 2008/0124/l) for the erection of conservatory to side of dwellinghouse, alterations to steps leading from Belsize Lane into the garden and repairs/alterations to a door within the flank wall (Class C3).

WITHDRAWN

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Withdrawn Decision

[2011/0689/INVALID](#)

Hunters Lodge 5 Belsize Lane London NW3 5AD
Submission of drawings and materials for the approval of Conditions 2 (drawings) and Condition 3 (materials) pursuant to Listed Building consent granted on 11/03/2008 (ref: 2008/0124/L) for the erection of conservatory, alterations to steps and repairs/alterations to a door within the flank wall.

WITHDRAWN

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Withdrawn Decision

[2011/4019/P](#)

5 Belsize Lane London NW3 5AD
Erection of a lower ground floor level curved, glazed extension attached to a new two-storey plus semi-basement side extension (following demolition of the existing ground and first floor side extension), to existing dwelling house (Class C3).

REGISTERED

17-08-2011

[2011/4021/L](#)

5 Belsize Lane London NW3 5AD
Erection of a lower ground floor level curved, glazed extension attached to a new two-storey plus semi-basement side extension (following demolition of the existing ground and first floor side extension), to existing dwelling house (Class C3).

REGISTERED

17-08-2011

[2010/2211/L](#)

5 Hunters Lodge 5 Belsize Lane London NW3 5AD
Submission of details of new steps leading from Belsize Lane into the site pursuant to condition 2 of Listed Building Consent dated 11/03/2008 (ref no. 2008/0124) for (erection of conservatory to side of dwellinghouse, alterations to steps leading from Belsize Lane into the garden and repairs / alterations to a door within the flank wall).

WITHDRAWN

14-05-2010

Withdrawn Decision

[2010/2236/P](#)

5 Hunters Lodge 5 Belsize Lane London NW3 5AD
Non-material amendments to alter the conservatory design and front elevation pursuant to planning permission granted 11/03/2008 (ref: 2008/0123P) (for erection of conservatory to side of dwellinghouse).

WITHDRAWN

20-05-2010

Withdrawn Decision

[2010/2246/L](#)

5 Hunters Lodge 5 Belsize Lane London NW3 5AD
Alterations to the conservatory roof design, including removal of the internal staircase, as an amendment to listed building consent (Ref: 2008/0124/L), granted 11/03/2008 for the erection of a conservatory to side of dwellinghouse.

WITHDRAWN

20-05-2010

Withdrawn Decision

[2010/2255/P](#)

Hunters Lodge 5 Belsize Lane London NW3 5AD
Replacement of windows to dwellinghouse (Class C3).

WITHDRAWN

17-05-2010

Withdrawn Decision

[2010/2258/L](#)

Hunters Lodge 5 Belsize Lane London NW3 5AD
Replacement of windows to dwellinghouse (Class C3).

WITHDRAWN

17-05-2010

Withdrawn Decision

**Hunter's Lodge, 5 Belsize Lane
Hampstead, London, NW3 5AD**

4.0 Planning History (Continued)

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[2010/5622/L](#)

5 Belsize Lane London NW3 5AD
Replacement of 12 no. existing windows and 1 no. existing glazed door to the front and rear elevations with double glazing, to a residential dwelling house (Class C3).

FINAL DECISION

20-10-2010

Granted

[2010/5631/P](#)

Hunter's Lodge 5 Belsize Lane London NW3 5AD
Erection of a garage in connection with existing dwelling (Class C3).

FINAL DECISION

27-10-2010

Granted

[2010/5645/L](#)

Hunter's Lodge 5 Belsize Lane London NW3 5AD
Erection of a garage in connection with existing dwelling (Class C3).

FINAL DECISION

27-10-2010

Granted

[2010/6414/P](#)

Hunters Lodge 5 Belsize Lane London NW3 5AD
Retention of revisions to planning permission 2008/0123/P dated 11/03/2008 (for erection of conservatory to north-east side of dwellinghouse) relating to alterations to south-east elevation and roof design of conservatory.

FINAL DECISION

29-11-2010

Granted

[2010/6415/L](#)

5 Hunters Lodge 5 Belsize Lane London NW3 5AD
Retention of revisions to listed building consent 2008/0124/L dated 11/02/2008 (for erection of conservatory to north-east side of dwellinghouse) relating to alterations to south-east elevation and roof design of conservatory.

FINAL DECISION

29-11-2010

Granted

[2007/3636/L](#)

Hunter's Lodge 5 Belsize Lane London NW3 5AD
External alterations including replacement of window with doors, relocation of soil pipes, demolition of existing lean-to extensions and internal alterations to single dwellinghouse.

WITHDRAWN

04-10-2007

Withdrawn Decision

[2007/5036/P](#)

Hunter's Lodge 5 Belsize Lane London NW3 5AD
Erection of a garden level single storey extension to the side of the single dwellinghouse, following the demolition of an existing side extension.

FINAL DECISION

13-11-2007

Refused

[2007/5038/L](#)

Hunter's Lodge 5 Belsize Lane London NW3 5AD
Works associated with the erection of a garden level single storey extension to the side of the single dwellinghouse, following the demolition of an existing side extension.

FINAL DECISION

13-11-2007

Refused

[2008/0123/P](#)

Hunters Lodge 5 Belsize Lane London NW3 5AD
Erection of conservatory to side of dwellinghouse.

FINAL DECISION

18-01-2008

Granted

[2008/0124/L](#)

Hunters Lodge 5 Belsize Lane London NW3 5AD
Erection of conservatory to side of dwellinghouse, alterations to steps leading from Belsize Lane into the garden and repairs / alterations to a door within the flank wall.

FINAL DECISION

18-01-2008

Granted

[2008/1014/P](#)

Hunters Lodge 5 Belsize Lane London NW3 5AD
Alterations and additions including replacement of boundary wall to include new brick wall and timber entrance gate, alterations to roofing materials and increased depth of basement to single family dwelling.

FINAL DECISION

03-04-2008

Granted

[2008/1017/L](#)

Hunters Lodge 5 Belsize Lane London NW3 5AD
Internal and external works of refurbishment to the single family dwelling

FINAL DECISION

03-04-2008

Refused

[2008/4019/T](#)

Hunter Lodge, 5 Belsize Lane, London, NW3 5AD.
DDD - (TPO Ref: C61) REAR GARDEN: 1 x Black Poplar - Fell to ground level - DDD.

FINAL DECISION

13-08-2008

Approve Emergency Works (TPO)

[2009/0789/T](#)

Hunters Lodge, 5 Belsize Lane, London, NW3 5AD
(TPO Ref: C762) REAR/SIDE GARDEN: 1 x Robinia - Fell. (ASSOCIATED TREE NOTIFICATION Ref: 2009/0791/T REAR GARDEN: 1 x Laurel - Transplant into new position along the boundary fronting Belsize Lane.)

FINAL DECISION

18-02-2009

Approve Works (TPO)

[2009/0791/T](#)

Hunters Lodge, 5 Belsize Lane, London, NW3 5AD
REAR GARDEN: 1 x Laurel - Transplant into new position along the boundary fronting Belsize Lane. (ASSOCIATED TREE APPLICATION Ref: 2009/0789/T (TPO Ref: C762) REAR/SIDE GARDEN: 1 x Robinia - Fell.)

FINAL DECISION

18-02-2009

No Objection to Works to Tree(s) in CA

**Hunter's Lodge, 5 Belsize Lane
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5.0 Proposals

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As described previously, the building was enlarged by the addition of an east wing some time before 1870, perhaps in the 1840's, and by the addition of the western garage and playroom block in 1928. Hence the original triple-bowed regency villa represents just 30% of the total living space now contained within Hunter's Lodge.

These enlargements, particularly the 20th century enlargement, have blurred the original character of the building especially on the street frontage, but the triple-bowed centre of the garden elevation survives more or less intact.

This application constitutes a Full Householder and Listed Building application for a basement under the new consented extensions, the garden and stone terrace area, with a single light well hidden within the landscaping scheme.

There will be absolutely no visible effect on the listed building shown in the sketch views below. The sketch shows the existing listed building and the recently consented addition.

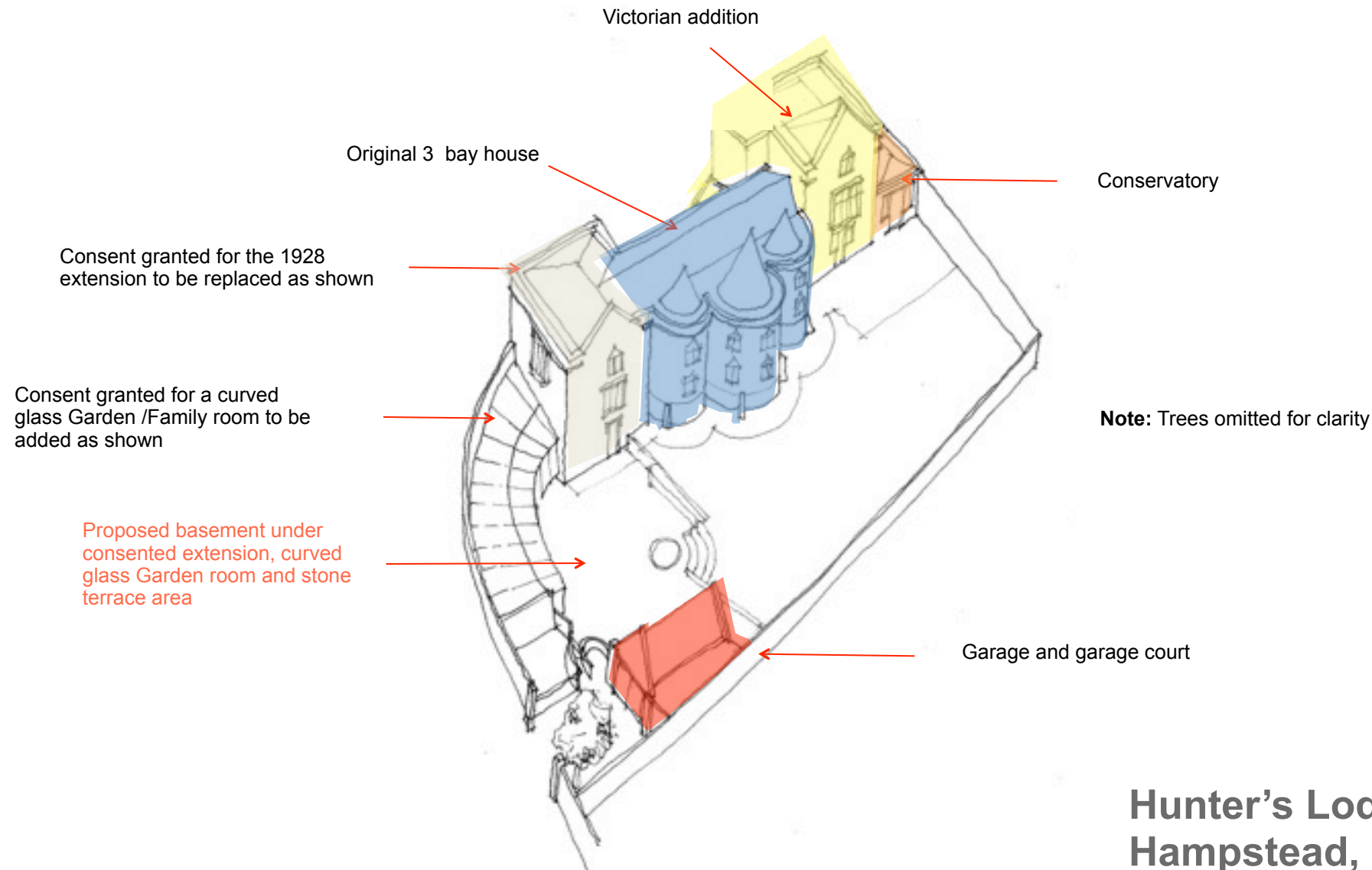
The proposals do not include any basement under the remaining listed building which means there is minimal risk to the integrity of the original building structure.

Internally the basement will include a media room, gym, sauna/steam room, spa pool, a further bedroom and an area for the display of art and sculpture. It is acknowledged that this application will be accompanied by a Construction Management Plan (CMP), a Structural Stability Report, a Basement Impact assessment (BIA), and a Geotechnical and a Flood Risk Assessment.

A new landscaping scheme by Jeff Hewitt Landscapes is proposed which will significantly improve the setting of the existing building. Please see later section of this document.

The basement proposals will have absolutely no incremental impact on the amenity of the garden or parking. Hardstanding areas will remain as already consented.

The Construction Management Plan highlights that there will be minimal incremental impact on the neighbours, from the natural disruption and inconvenience of building works, if the basement construction is implemented at the same time as the recently consented works.



**Hunter's Lodge, 5 Belsize Lane
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6.0 National Planning Policy Framework

(The NPPF replaces the previous planning guidelines of PPG14, PPG25, Camden LDF, DP23, DP27, CPG4 etc)

The applicant believes that these proposals comply fully with the new National Planning Policy Framework. The following points have been considered and are addressed in detail in the full application;

- The overall plot size is over 3 times larger than footprint of existing house demonstrating that the plot has not been overdeveloped

- The amenity and garden areas are absolutely not impacted by the basement proposals. There is no change to the extent of the hardstanding areas in our proposal.

- As a corner plot on Belsize Lane, with the proposed construction works detached by some considerable distance from other houses, there should be minimal disturbance, and little obvious structural risk to neighbouring properties.

- A Construction Management Plan has been submitted alongside this application and demonstrates a full consultation process has taken place over an extended period of time

- The foundations of the two neighbouring properties will be a minimum of circa 8m from the proposed basement and the construction works. Hunter's Lodge is a fully detached property. All groundworks will be hidden from the neighbours views via the tall boundary wall around the plot

- A structural report has been produced outlining the method of stabilising the original listed building whilst developing the new build basement. This structural report has already been considered and accepted for the consented development works under consent number 2011/4021/L

- Hence, we have demonstrated that the basement scheme maintains the structural stability of the existing historic buildings and neighbouring properties. There is no risk to the integrity of the structure of the listed building

- The new basement will be located just under the consented 2-storey extension, curved glass garden room, the stone terrace area and a small section of the garden.

- The construction methodology indicates that the basement would be formed by building a perimeter of secant (intersecting) piles to form an impermeable barrier. The piles would be bored in order to minimise the vibration and noise from the piling activities, hence preserving the integrity of the original structure

- A desk top survey was commissioned, through Tweedie Evans Consulting (TEC, Specialist Basement Engineers), to examine the geotechnical and hydrological condition of the site. Detailed geotechnical and hydrological investigations have also been conducted

- The desk-top research has revealed no known underground water courses or tunnels in the vicinity of the site

- Subsequent to the research, several on site surveys have been conducted involving the drilling of four 6-10m+ boreholes, excavated on the site in a triangular formation (as recommended by the ARUP guidelines) which show that the ground conditions are stable. No groundwater was encountered during the site investigations, indicating no major sources of water below the ground level to the basement location.

- A piezometer was installed and we have now conducted 9 months of groundwater monitoring. The results of this monitoring will be used to design an efficient groundwater management scheme to be implemented during the basement construction

- It is considered that the groundwater levels on the site will be reduced due to the impact of the basement and the efficient drainage systems proposed along with the construction

- The area of the site is not an area of flood risk, although there have been very limited recorded incidents. The basement development is appropriately flood resilient and resistant, including backup pumping systems, french drains to site perimeter and sustainable rainwater harvesting systems. The foundations to the high boundary walls prevent any water runoff into neighbouring properties.

- The development works at Hunter's Lodge make a positive contribution to local character and distinctiveness of the public realm. The basement proposals have not negative impact on the heritage asset and improve it's sustainability in the long term. There is no harm or loss proposed in our scheme

- The full detailed Basement Impact Assessment (BIA), which follows the requirements and guidelines as set out by ARUP in their recommendations to Camden, makes it clear that the basement is 100% compliant. The report responded to the screening and scoping flowcharts of CPG4 as required under the BIA procedure

- We provide a full Geotechnical Assessment on the site of Hunter's Lodge and again there are no concerns expressed as a result of this report

- Slope instability is not an issue that is relevant to the site of Hunter's Lodge

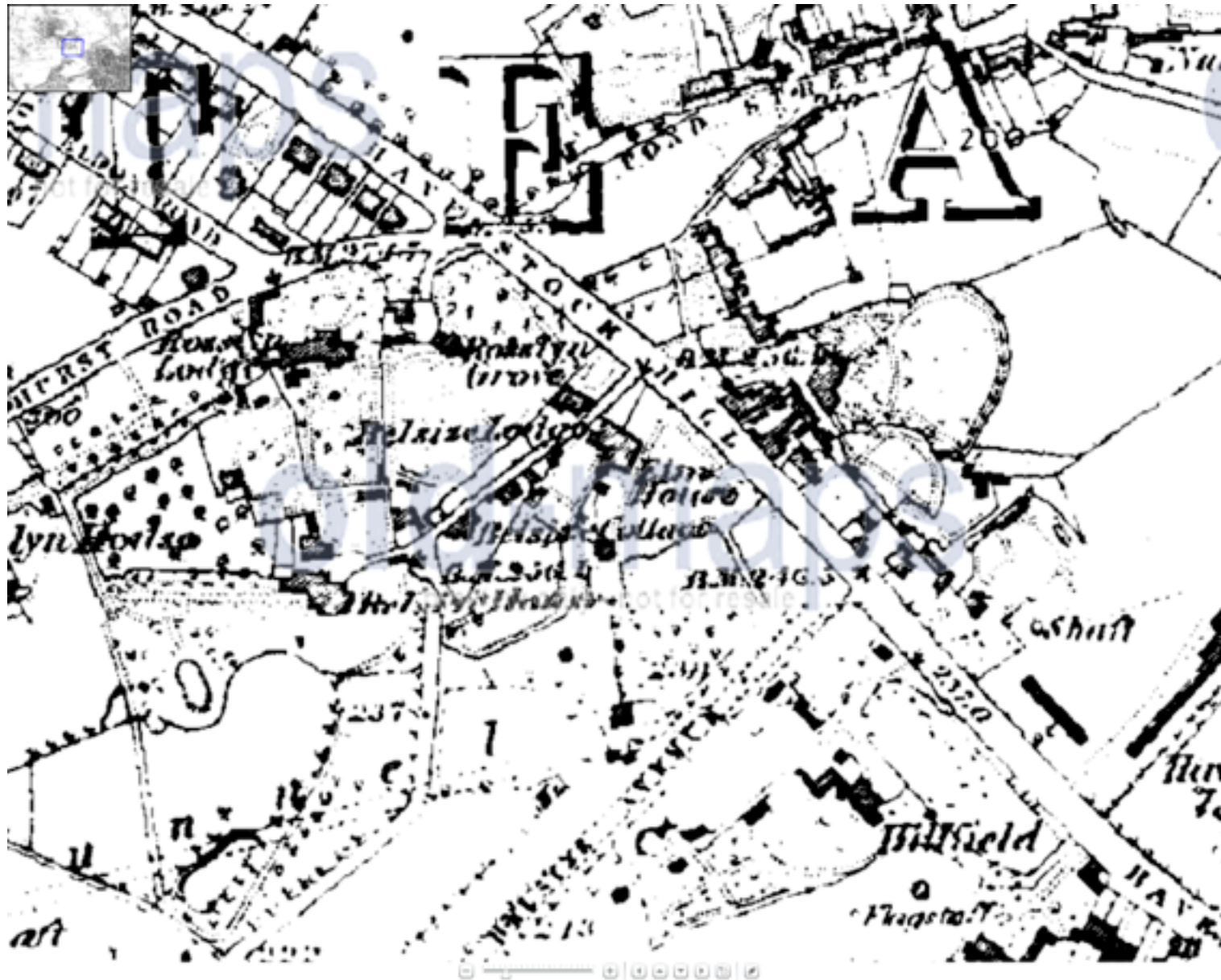
- We are proposing just a single light well externally to provide natural light to the basement plus two glazed sections in the stone terrace. They will all be well hidden in the consented landscaping scheme. The light well will provide an emergency exit from the basement via a small courtyard, at basement level. One of the glazing panels will be hidden inside a circular feature on the consented stone patio - this will have a glass bottom to allow light to pass through. The other glazing panel will be positioned in front of the doors to the kitchen and will take the form of a glass floor built into the york stone terrace area. Further lighting to the basement will be provided inside the new consented extension via sections of glass flooring and stairwells

- A successful application was made to Thames Water for the connection of a further combined drain run (next to the vehicle entranceway in Belsize Lane) to take away any current and future sewerage and ground water

- A rainwater harvesting system, together with an integrated garden irrigation system has been installed to allow for any underground water "run off" to be recycled for use in the gardens

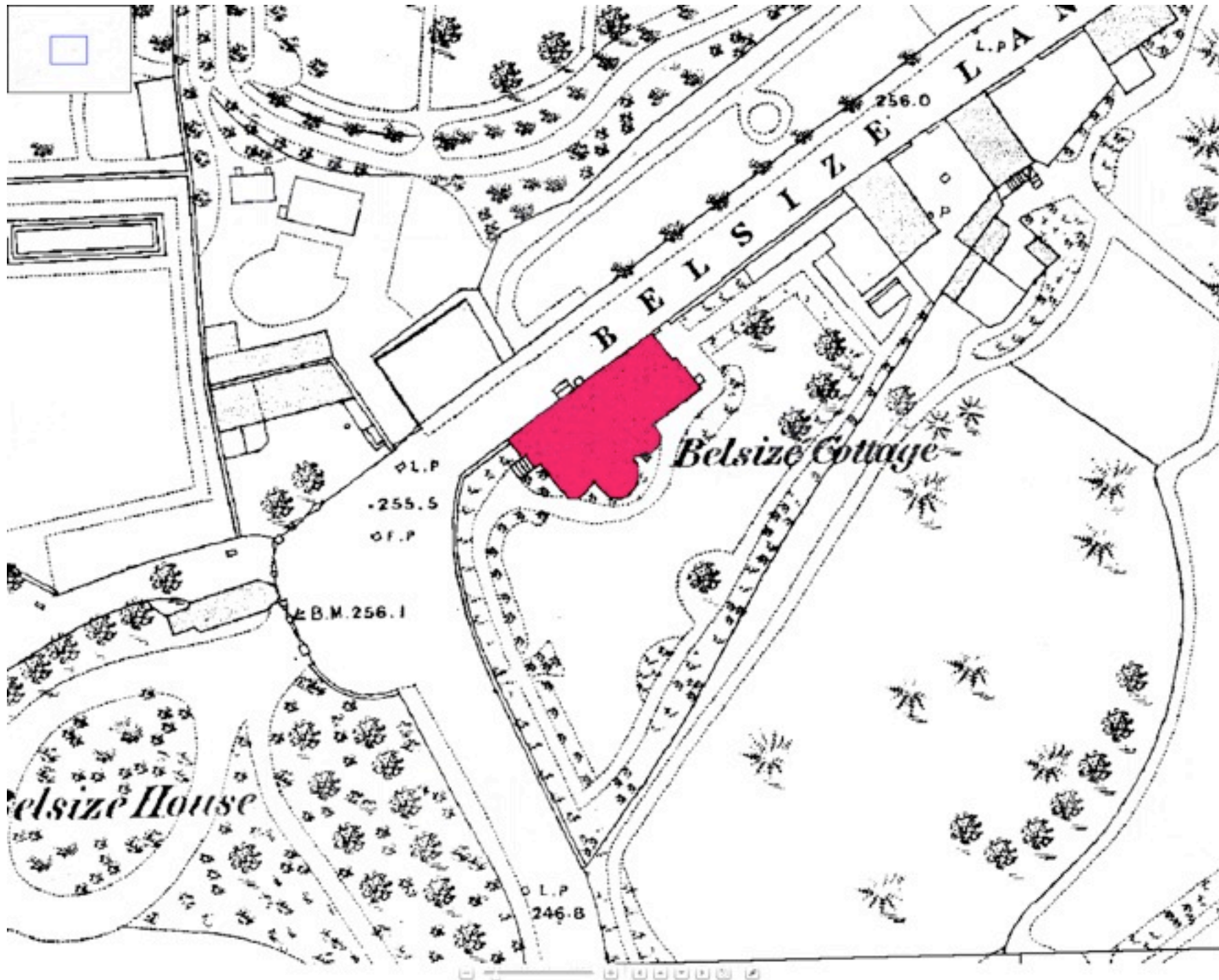
**Hunter's Lodge, 5 Belsize Lane
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The following images are extracted from a variety of historical sources and provide a select map progression illustrating the historic development of the property



1873-1882 1:10,560 - MIDDLESEX Belsize Cottage is shown among large mansions set in substantial plots, interspersed with a few smaller cottage residences. The ambience is clearly rural, or a generous suburban.

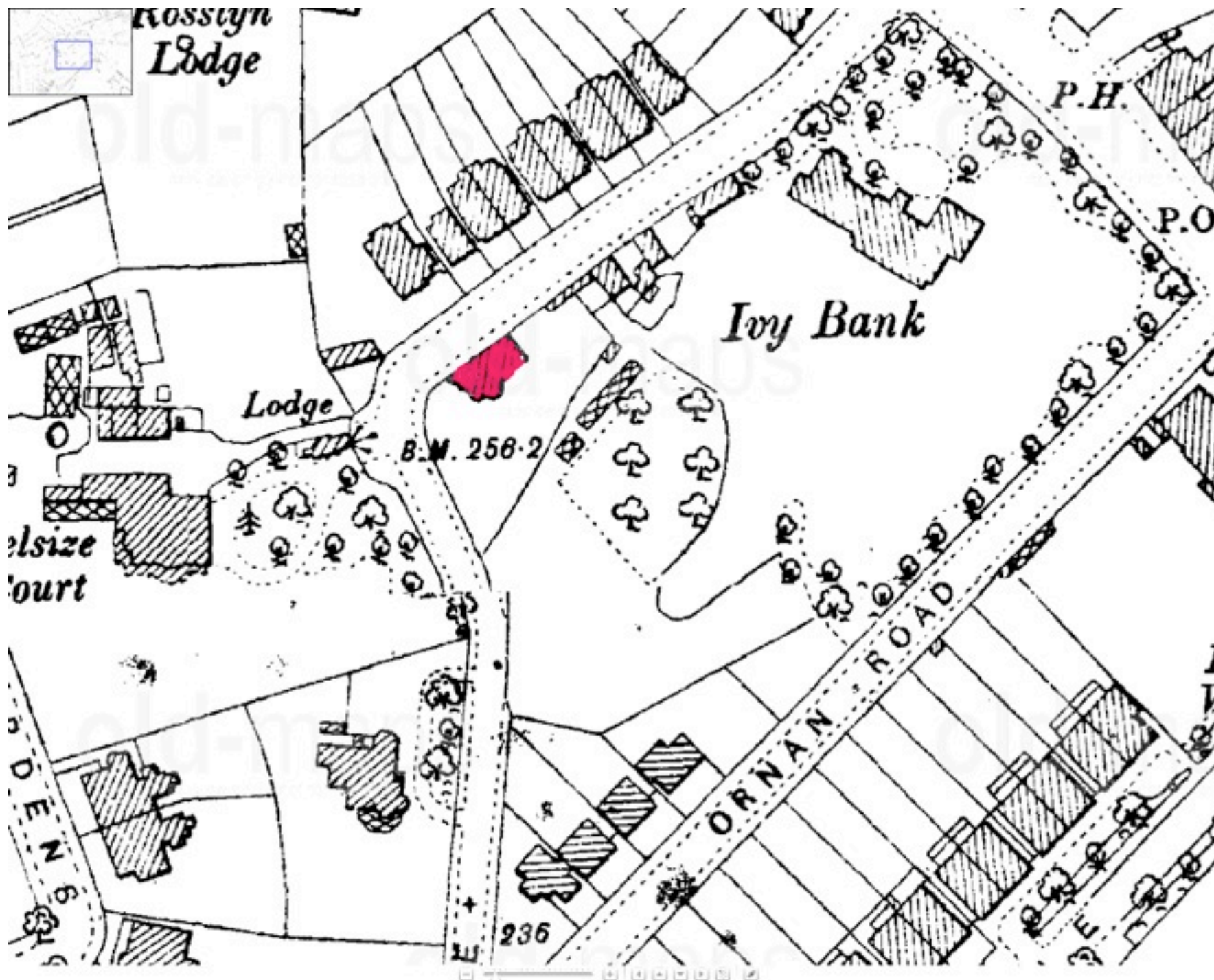
**Hunter's Lodge, 5 Belsize Lane
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1871-9 OS

The enlarged house is clearly shown, with the high surrounding wall to street. There are outbuildings to the north of the site and a substantial lawn with planting kept to the perimeter.

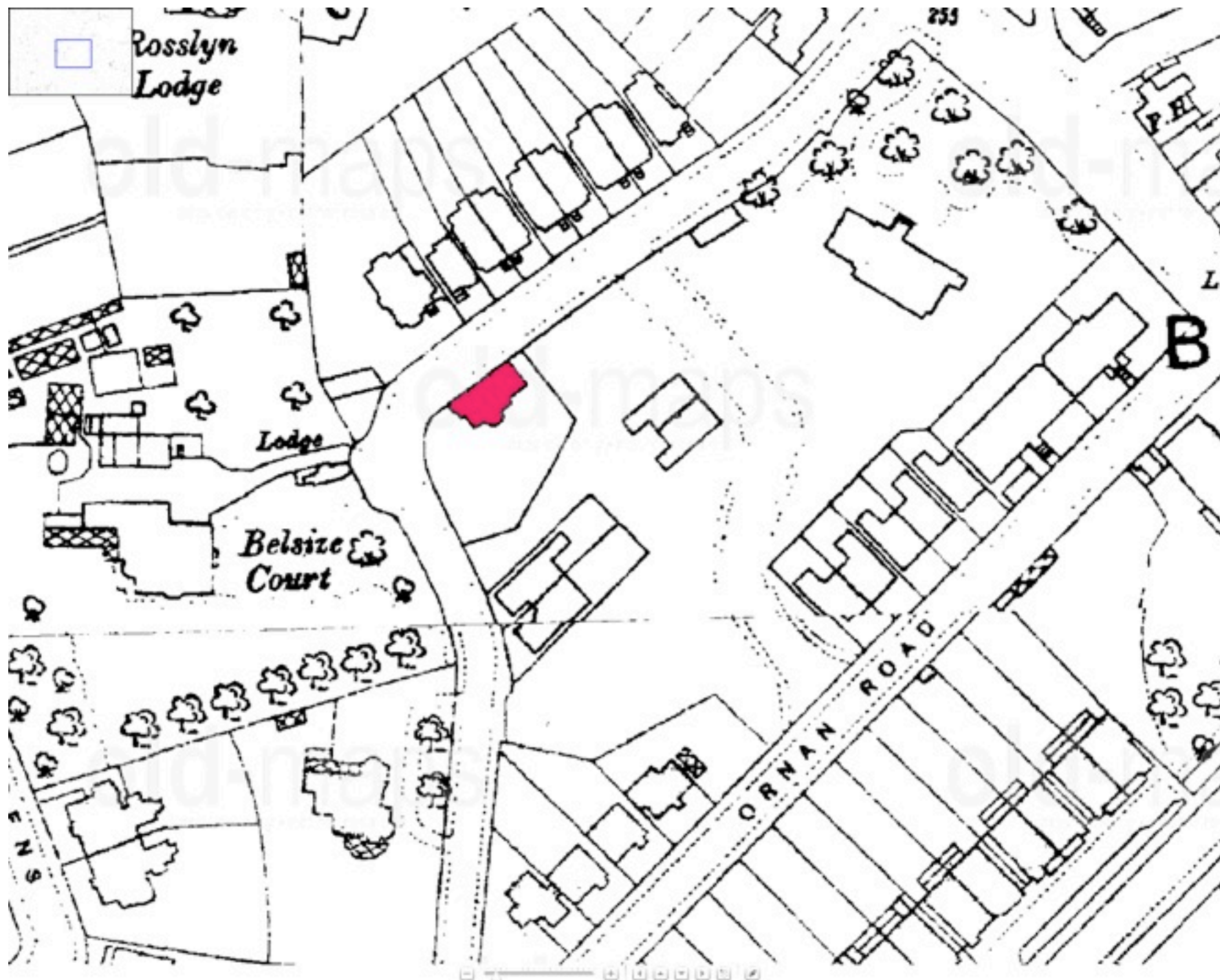
**Hunter's Lodge, 5 Belsize Lane
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1896 OS

The large houses have been demolished and plots sold off for housing. Belsize Court and Ivy Bank are still holding their own against the advancing suburbanism, and the subject site has retained its boundaries.

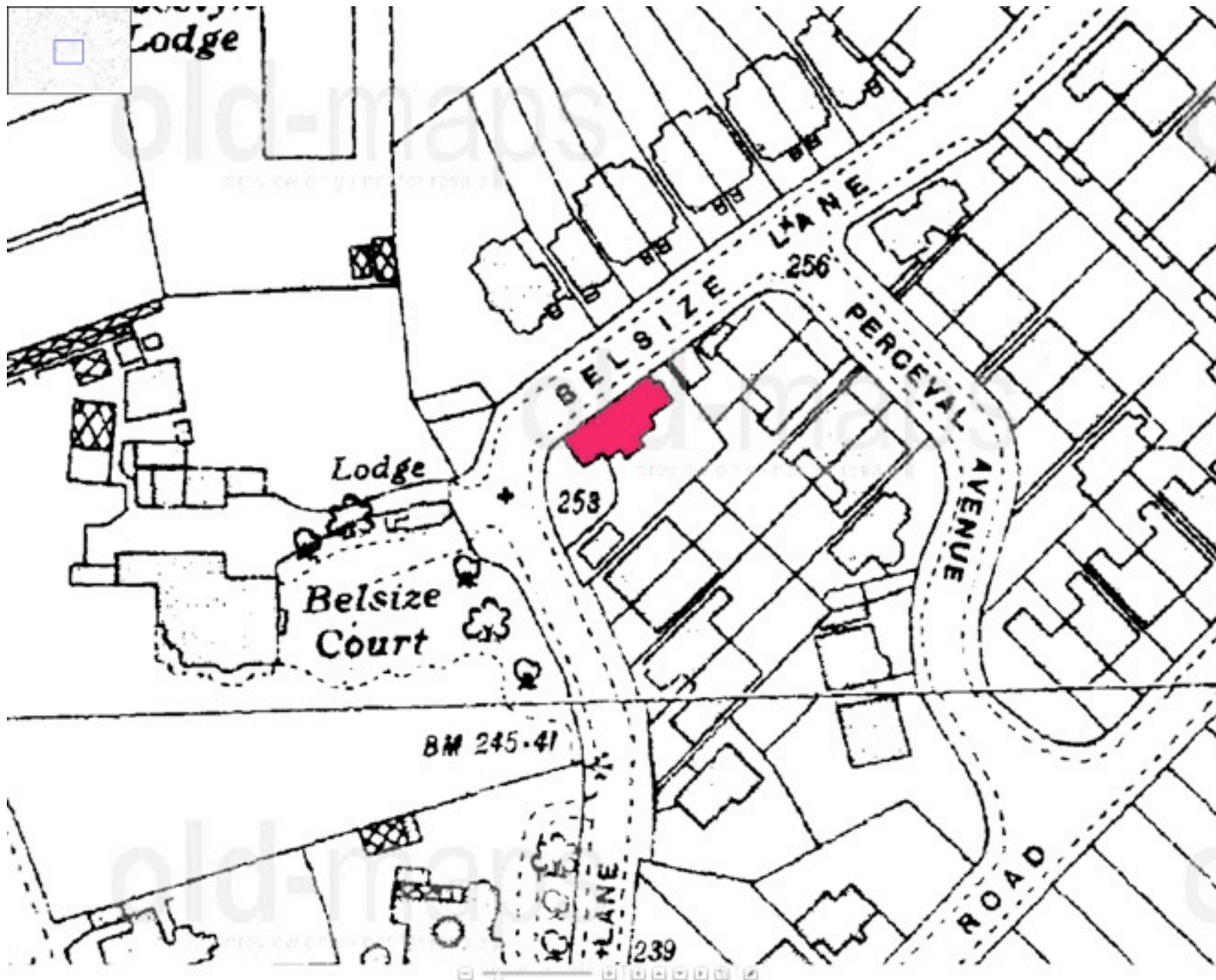
**Hunter's Lodge, 5 Belsize Lane
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1915 OS

The site has been substantially reduced, and smaller houses have been erected in plots sold off from the larger houses. Perceval Avenue has been laid out and two of the houses erected even before the road has been properly made up

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1934-5 OS

The subject site has been sub-divided following the addition of the 2-story extension of 1928 on the west side. The detached garden building housing the model railway is shown. The immediate environs are now distinctly dense suburban, with the subject site as one of the larger plots.

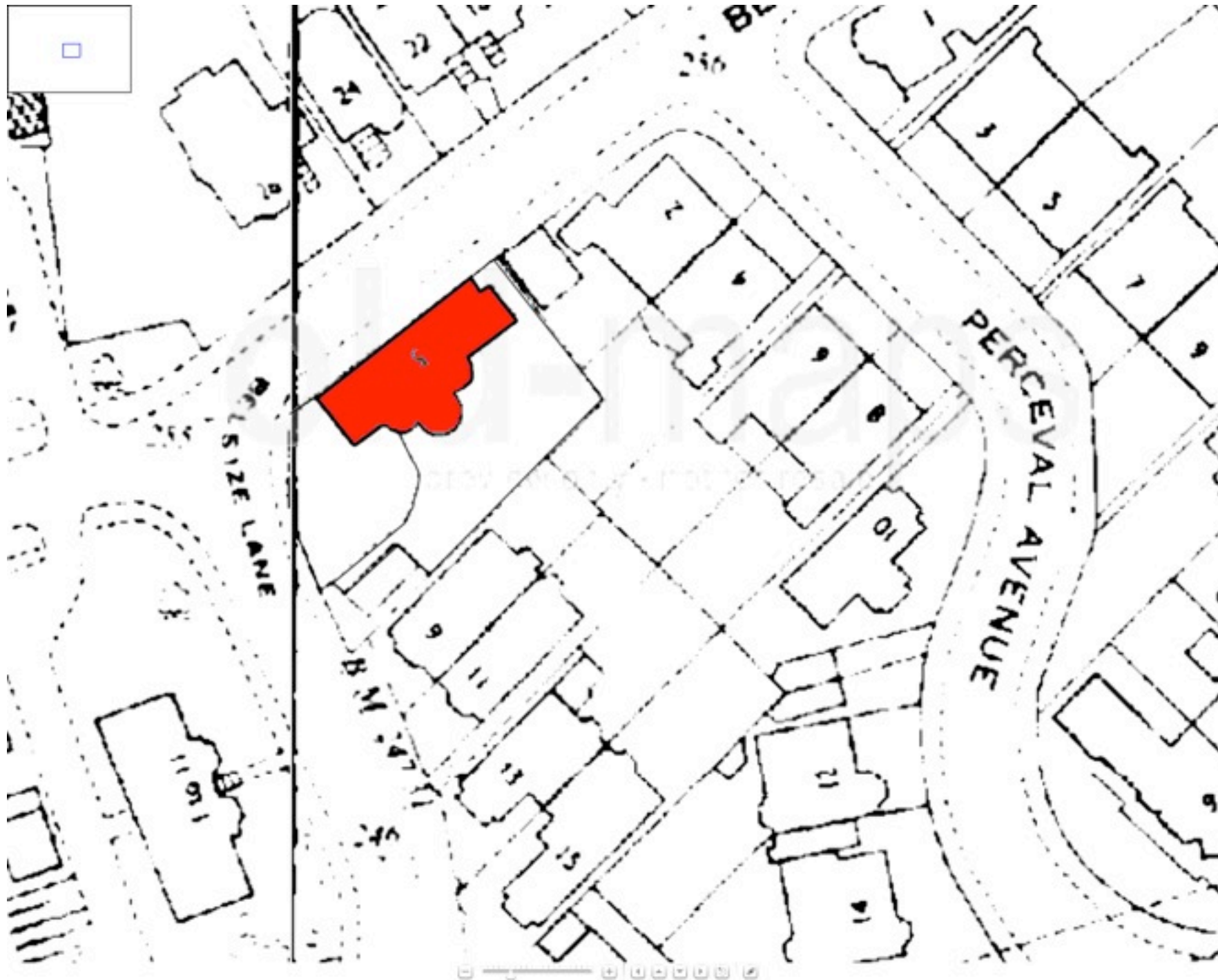
**Hunter's Lodge, 5 Belsize Lane
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1954-5 OS

1954-6 There is little change from the earlier map of 20 years previously other than an infill to form a garden outbuilding at the east side of the house.

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1970 OS

The dividing wall in the garden still remains, although the infill outbuilding at the extreme east end appears to have been removed.

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7.0 National Planning Policy Framework (NPPF) - Heritage Statement

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- **HE1** Examples are Heritage double glazing, sustainable use of groundwater, reuse of building materials, improved energy efficiency through better insulation to walls and roof, and low energy lighting systems

- **HE2 and HE3** NOT RELEVANT

- **HE6** The significance of the property has been expounded in the historic information provided including a heritage report written by Neil Burton FSA, IHBC of the Architectural History Practice, supplemented by Stephen Levrant Heritage Architecture. The information provided is considered proportionate to the level of significance and the magnitude of impact proposed.

A fully detailed impact appraisal will accompany this full application.

- **HE7** The significance of the asset has been sufficiently addressed at this stage, to inform the design concept proposals. There will be a detailed assessment of the heritage values accompanying the full application in accordance with English Heritage “Conservation Principles” where considered necessary to assist the LPA in determination of the application.

The garden area is sufficient to accommodate such an addition without detrimental loss of amenity. The basement will result in no loss of garden and the single light well is hidden in the landscaping scheme.

- **HE9** The heritage assets comprise the listed building and its curtilage setting; and the conservation area. No substantial harm is caused to either by this proposal.

- **HE10** The proposal has been formulated to preserve the setting of the listed building and the conservation area both in terms of the built form and the landscape enhancements.

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8.0 National Planning Policy Framework (NPPF) - Sustainability Statement

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The design approach and strategy in relation to sustainability for the development is based on creating an exciting, mixed traditional and contemporary building which provides an invigorating environment for its occupants whilst minimising its impact on the environment and conserving energy. In line with the new NPPF, we demonstrate below how we intend to meet the challenge of climate change and the very low risk of flooding.

Energy Uses

The approach to energy use within the building design shall be to minimise primary energy consumption by using renewable energy sources, exceeding the building regulations through additional thermal insulation, utilising the thermal mass of the building materials and providing "Histoglass" double glazed windows

Lighting

Our approach on lighting is to maximise the use of natural daylight, particularly into the basement areas, complemented as required by artificial lighting. Energy efficient low voltage LED lighting (which bulbs ranging from 1-10W each) will be used for all fittings that form a permanent part of the building. Lighting will be controlled by a Lutron system to ensure optimal energy usage. We have maximised the natural light into the basement whilst minimising the number of light wells to a single one.

Rain Water Harvesting

A rainwater harvesting system stores the water from the rainwater system of the house, instead of letting it run away into the rainwater storm drains. The water is then recycled for use in the irrigation of the garden. This equates to a large saving in mains water every year.

Whole House Heat Recovery

A whole house ventilation system shall be installed with heat recovery to reduce the heating energy consumption through filtration and to also reduce condensation. By using a whole house system, trickle vents are omitted and ventilation is provided via a ducted heat recovery unit. Fresh air is ducted into the habitable rooms (lounge, dining rooms, bedrooms etc) and extract air is taken from the kitchen and bathrooms. As the air is taken through the a heat exchanger, the heat from the extracted air is transferred to the incoming fresh air. The net amount of energy saved through using this system is estimated at 5000kWh/annum, which equates to a saving of 938kg of CO₂ per annum. This energy saved equates to circa 28% of the energy lost to infiltration.

Solar Thermal Panels

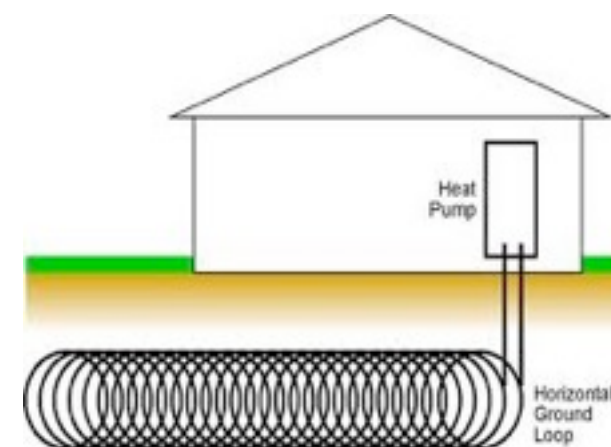
The design team investigated the use of solar thermal panels as it was the intention to use this type of renewable technology. However, as the building is Grade II listed and there are a number of mature trees on the site that create shade, it was considered that a solar thermal system would not be possible in this development.

Ground Source Heat Pump

A ground source heat pump system shall be installed which will transfer energy from the ground to the building to provide some space heating, pre heating of domestic hot water. The heat is transferred from the ground through pipework in a borehole connected to the heat pump. The heat pump works in the same way as a domestic refrigerator in reverse, by extracting heat from the borehole/trench to evaporate the refrigerant on the heat pump circuit. Heat is then put into the building as the refrigerant condenses. In addition to providing heat in the winter, a ground source pump will also be used to provide cooling in the summer time. The net amount of energy saved is expected to be 56,000kWh/annum, which equates to a saving of 12,000Kg of CO₂ per annum.



Rainwater Harvesting

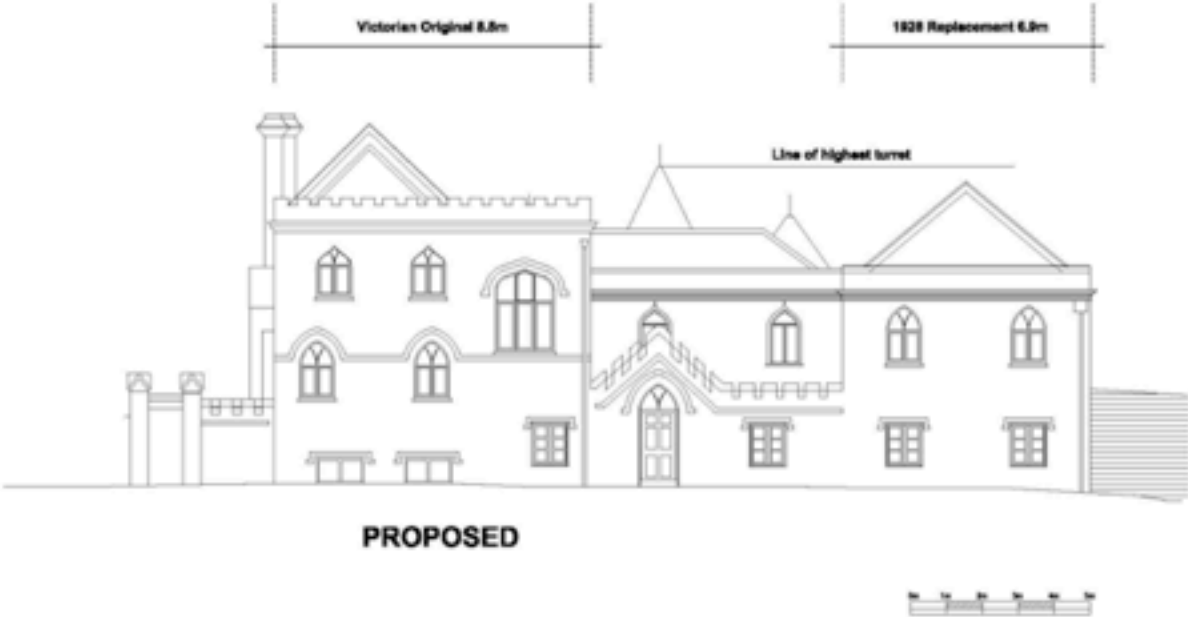
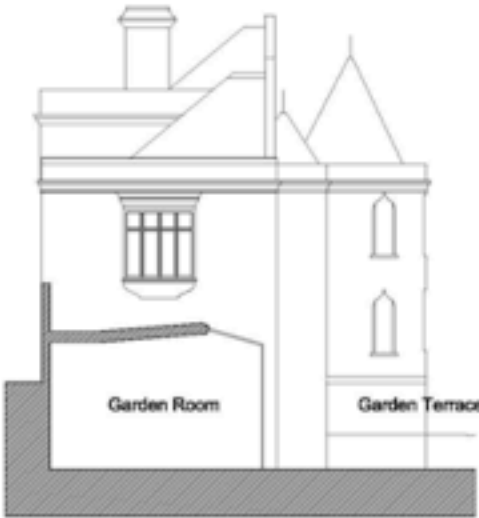


Ground Source Heat Pump

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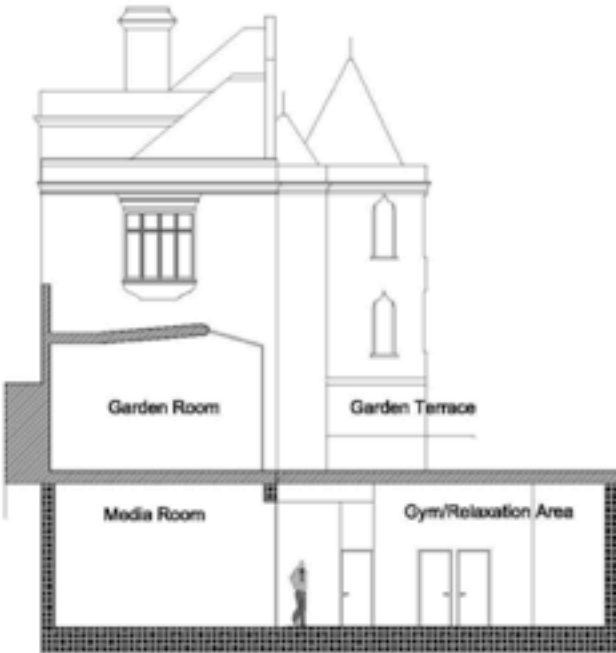


EXISTING PERMISSION



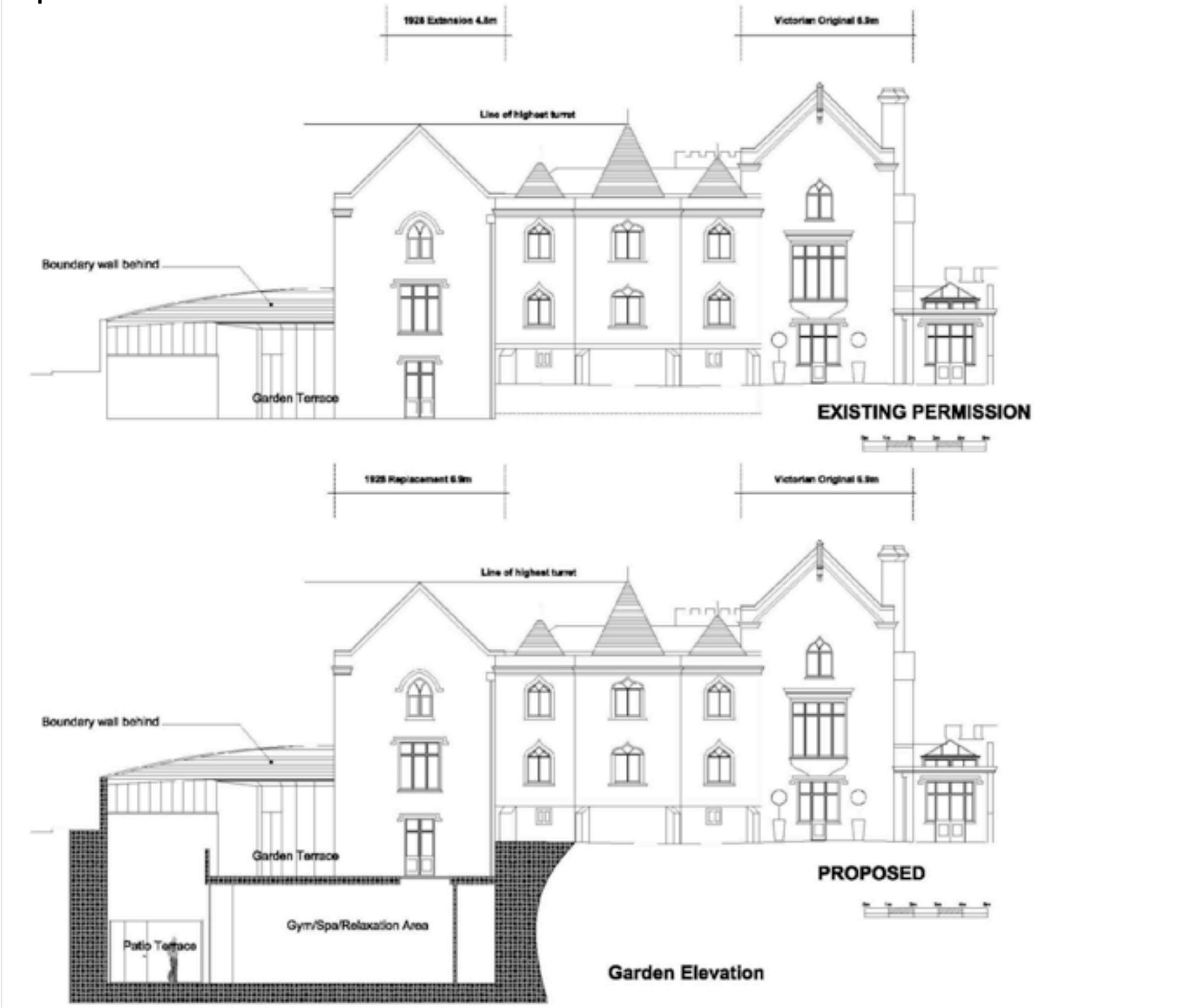
PROPOSED

Belsize Lane Elevation



Belsize Lane Elevation

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Garden Elevation

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Introduction

This landscape statement has been prepared by Jeff Hewitt Landscapes and accompanies the landscape Master Plan drawing. It should be read in conjunction with the drawings and statements prepared Neil Cartwright

The overriding aim of the proposed design is to create a unique, sustainable yet family friendly garden to the highest possible quality of both planting and materials. In doing this, much consideration has been given to the original form, and layout of the regency garden shown in the 1871 OS drawing below. We note in the original garden, a simple layout of a central lawn, surrounded by a border of ordered trees, borders of shrubs and a single stone pathway. One or two larger and more significant trees are scattered around this semi formal garden layout.

A proportion of the proposed garden design has already been implemented in the first phase of the renovation of Hunter’s Lodge. This has been done in the manner of the proposed Master Plan.



1871 Ordnance Survey

Trees

A full British Standard 5837 Tree Survey, by Landmark trees, was commissioned to inform the redevelopment proposals and to advise on tree protection during construction. It is envisaged that they will remain as consultants to the team for the duration of the project.

We have already submitted proposals for the protection of all remaining trees on the site, during the construction phase, and tree protection fencing will be installed in accordance with the recommended tree protection zones.

The basement will have no impact on any of the existing trees and a full landscaping plan and tree progression plan were agreed as part of the consent granted under the number 2011/4021/L.

Existing Garden Description

The site is situated on a prominent corner plot in Belsize Lane, Hampstead, London. The garden is fully enclosed by the historic building and brick walls to all boundaries, which are in excess of 2m height (up to 3.5m along Belsize Lane). Side gardens of neighbouring properties surround the other sides of the plot. The garden itself is relatively flat with a big level change down, from the outside pavement on Belsize Lane, to the level of the garden itself. Effectively, Hunter’s Lodge is built into the hill and disguises this change in level.

The rear gardens now contain a very limited number of significant trees, all of which have been identified as worthy of retention within the redevelopment proposals. At some stage in the past, for amenity and tree management reasons, the garden required clearance and thinning of vegetation and trees, to enhance the long term viability of the tree cover and for general garden amenity use.

Of the larger trees in the garden, two large poplar trees and one acacia tree have been removed (declared DDI) and one bay/laurel has been root pruned prior to it’s possible repositioning (as approved previously) - we will do all we can to ensure the successful survival of this tree either in it’s current position or another. The two larger trees have been replaced with semi mature English oak trees to the corner of the plot and to the other side of the entranceway. The acacia tree is to be replaced by a mature cherry tree, to be placed in the orchard area of the proposed garden design as approved by Kevin Fisher. Hence all these trees will form an important part of the garden’s regeneration and overall planning.

The original boundary fence was replaced, under listed building consent, with a 2m high brick garden wall (matching the historic boundary wall) together with a row of 10, tall evergreen oaks, a lower level border of shrubs and climbing plants against the wall. Proposed shrub and herbaceous planting will further enhance these borders. An underground storage tank for rainwater collection, to serve an irrigation system, has been installed to the West side of the garden.



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Design Proposals

The timber sliding entry gates provide access to the cobbled garage court, which is separated from the main garden by a small dwarf wall and a separate pedestrian gate giving access to them.

The proposed garden will comprise a number of distinct areas but is linked by the overriding philosophy of simple elegance, maximising lawn and planted areas within a strong framework of mature trees. Again, this is to echo the original regency garden plan as shown previously.

The most dominant area of the garden will be the lawn, in front of the triple-bowed elevation, which would provide amenity space. The triple-bowed elevation will face across the lawn onto a row of mature evergreen oaks and a more formal section of cube shaped box hedging.

To the West, the main lawn leads into the more natural and native part of the garden via stepping stones. A maintenance path runs from the lawn into the large planting area where the two remaining and significant original trees are sited. To the East, the lawn leads into a more informal orchard area to the side of the garage. This area is intended to be planted with a mature cherry and several other native fruit trees.

The consented patio area, out onto which the garden room leads, is set a little under one metre lower than the lawn level and is bounded by retaining walls, steps to each of the corners, and stepped box hedging. The patio itself is designed to take a number of large pots and sculptural plants.

All areas of the garden will be linked to an automatic irrigation system comprising lawn pop-up sprinklers and drip lines to all planting beds and trees. The storage tank, as well as any other items of plant, will be positioned in the house or in buried structures in the garden. Discrete feature lighting as well as general amenity and safety lighting will be linked to a control system within the house.

The existing garden walls will, in most cases be retained and made good where appropriate. However, where this is impossible, due to structural instability, the bricks will be salvaged and reused and the sections of the walls that are affected, will be reconstructed to match the original ones. Specified hard materials will be of the highest available commercial quality including natural York stone (to all the terrace areas, steps), porphyry, slate and granite. The landscape design proposals will be progressed to ensure full detailed planting plans and hard landscape details are available to be submitted to the local planning authority in due course.

A landscape management and maintenance plan has been approved and will be developed and implemented as part of the redevelopment and will be overseen by suitably qualified professionals.



Alternative Pool Detail



Pool with Yorkstone surround

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Raised Bed



Stepped Box Hedging



Carpet Bed

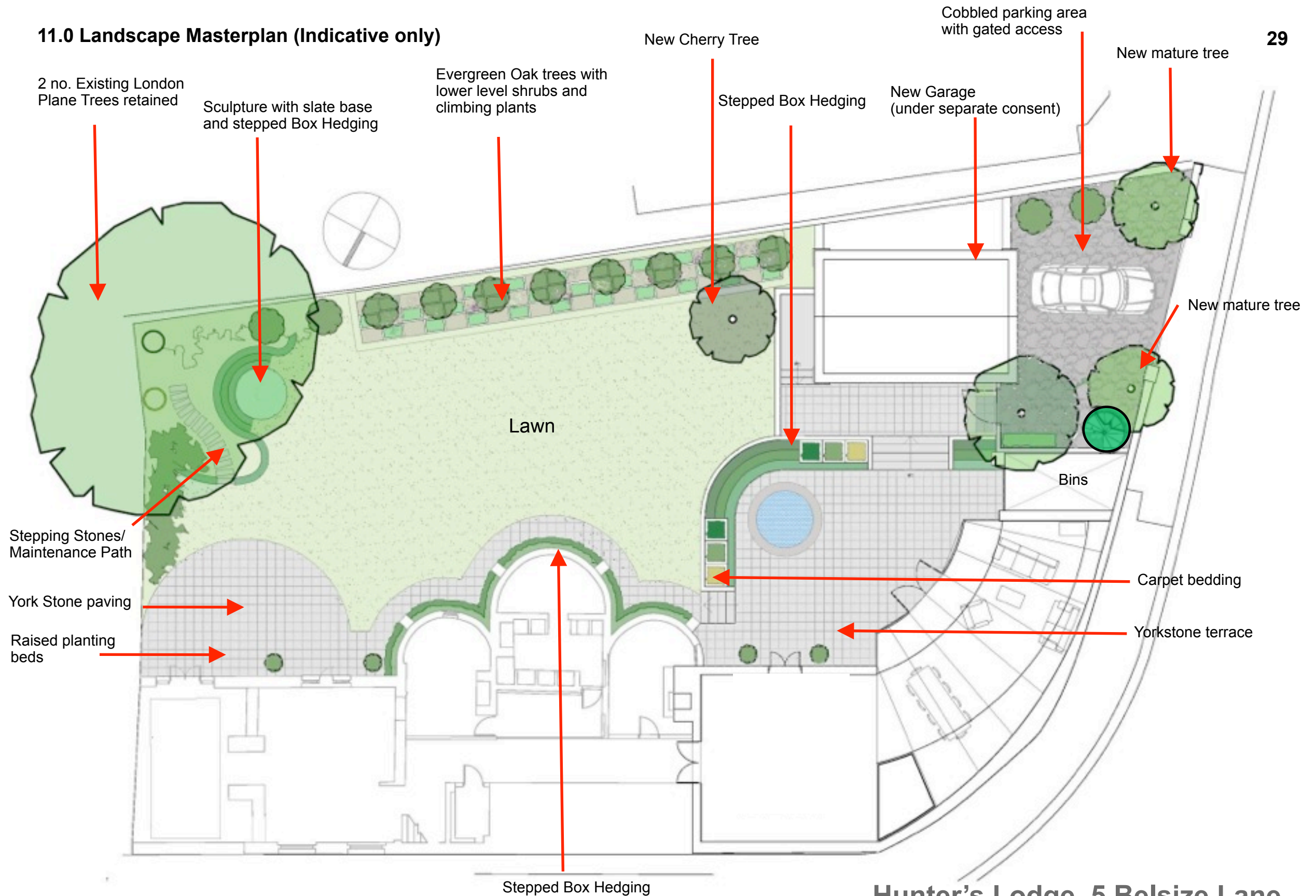


Evergreen Oak Boundary treatment

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11.0 Landscape Masterplan (Indicative only)

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i) Method Statement for Tree Protection

For information my client has previously engaged the services of Ruskin Trees for the various planning applications in association with trees on the site and has obtained several consents for the relocation and removal of DDI trees. The trees concerned, both within the boundary of the site and outside in neighbouring properties, that are within 25m of the proposed development are:

- 10m height Bay/Lauel Tree – there is a permission in place to move this tree (ref: 2009/0791/T). This tree has yet to be moved and therefore will require protection during works .

- 3m height evergreen oak trees (x10) - these have recently been planted. Those that are closest to the proposed construction will be subject to protection measures.

We do not believe that a full tree survey is required as part of this application as my client has submitted a full tree survey in support of two previous applications, these being applications **2008/2979/L** and **2008/0124/L**.

Impact Assessment, Method Statement for Protection of Trees and Tree Protection Plan can be found on the following pages.

12.0 Appendices

ii) Protection of Listed Building (Structural Engineer's Report)

Refer to accompanying Report by JDL Consultants Ltd.

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12.0 Appendices

iii) Hydrogeological Desk Top Study

Refer to accompanying Report by Tweedie Evans Consulting Ltd.

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12.0 Appendices

iv) Basement Impact & Geotechnical Assessments

Refer to accompanying Report by Tweedie Evans Consulting Ltd.

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12.0 Appendices

v) Pre-Application Response – Development + Planning Control - Camden

Refer to accompanying letter from Carlos Martin.

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12.0 Appendices

vi) Construction Management Plan (CMP)

Refer to accompanying CMP report in response to Camden requirements.

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