



Design and Access Statement

## Foley House Stables East Heath Road, NW3

Listed Building Consent Application  
by David Gibson Architects  
May 2012

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## Introduction

The stables to the South-East of Foley House are a grade II listed structure constructed in the late 18<sup>th</sup> Century, as the stable and coach house serving Foley House. The building sits within the grounds of Foley House, which is also Grade II listed.



The stables have a weatherboarded gable front that retains its stable doors, original window forms and a small dovecot. The front elevation faces a courtyard within the Foley House grounds. This courtyard has direct vehicular access from East Heath Road. The rear wall of the stables forms the boundary to Well Walk.

The timber structure of the building is exposed internally, throughout, to the ceilings of both ground and first floor. Many of the fittings relating to its past as a working stable are also still present.

The nature of the structure requires regular maintenance and a new restoration and repair cycle is due. It is proposed that this work is coupled with improvements to the internal accommodation.

The stables currently provide garage and storage space on the ground floor, with a studio space to the first floor. This proposal seeks to make the studio more habitable by lowering the floor to the Northern end of the building to create a flat floor plane, and by inserting rooflights to illuminate the dark interior spaces. Access to the studio is to be improved by a new partition, creating a small lobby area at the ground floor entrance.



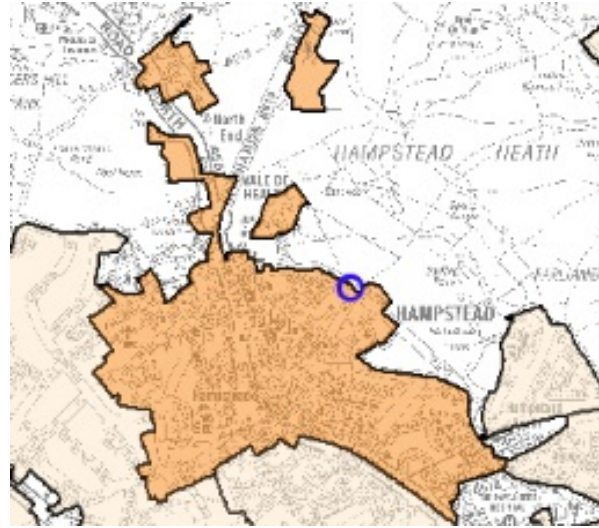
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## Conservation Area Appraisal

Foley House stables is situated in the Hampstead Conservation Area, focused around Hampstead village and Hampstead Heath, which this building stands opposite.

The conservation area statement describes how East Heath Road forms the boundary between the village and the Heath with its tall brick garden walls. The stables of Foley House were built right up to this wall, enhancing the 'walled town' effect even further (Conservation Area Statement p25).

This wall shows visible signs of damage where the faces of the bricks have delaminated, and snaking cracks probably caused by tree roots. Careful and sensitive repair of individual damaged bricks is included in this proposal.



## Repairs and Conservation

A Conservation Audit will be carried out to identify any major areas of the fabric requiring special remedial work. The findings and recommendations will be made available to LB Camden Conservation Offices on request.

Routine maintenance is planned to the strip boarded façade of the building facing the courtyard.

Flashings and fascias will be examined and repaired as necessary.

All timber cladding and framing will be checked for rot, treated if necessary and fully prepared for redecoration. Timber elements will be painted with the Dulux 'Weathershield' system.

The roof will be checked and any loose or broken tiles fixed and ridges, hips and eaves examined and repaired if necessary.

Brickwork to chimney and rear street elevation (facing East Heath Road and Well Walk) will be sensitively repaired, restoring the garden wall that fronts the Heath. Where bricks have been delaminated, they will be individually replaced with reclaimed bricks to match the surroundings.



The cracks will be repaired and limited areas of repointing undertaken around repairs and where existing pointing is eroded (the lowest six courses over the pavement for example). New pointing will be recessed to match existing sound and weathered pointing. When repairs and repointing are complete the wall will be given a gentle wash to dislodge some of the accumulated dirt from the old bricks and spread it evenly onto the new.

## Alterations

Alterations to the building seek to enhance the habitable space that is currently limited by the split level first floor, the large ratio of storage to usable space and the lack of daylight.

### *Ground Floor*

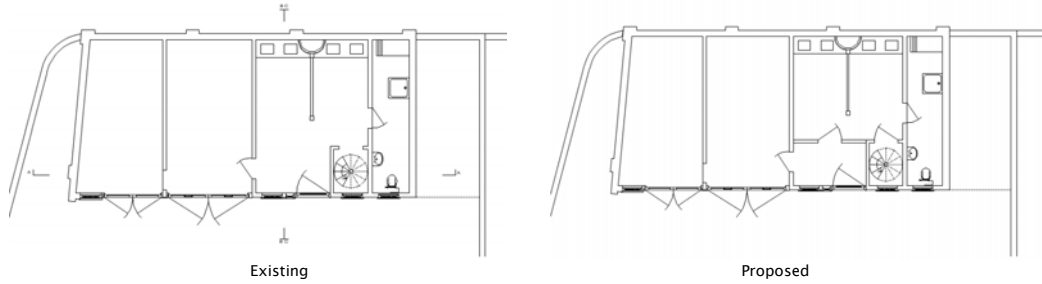
The main entrance to the building is into the horse stalls area of the ground floor. The stalls and feeding troughs remain in place and are in good order. The Dutch Clinker brick floor to this area is specifically mentioned in the listing.

The steel spiral stairs to the first floor accommodation is located in this space, enclosed within a plasterboard partition.



Clinker floor and stair

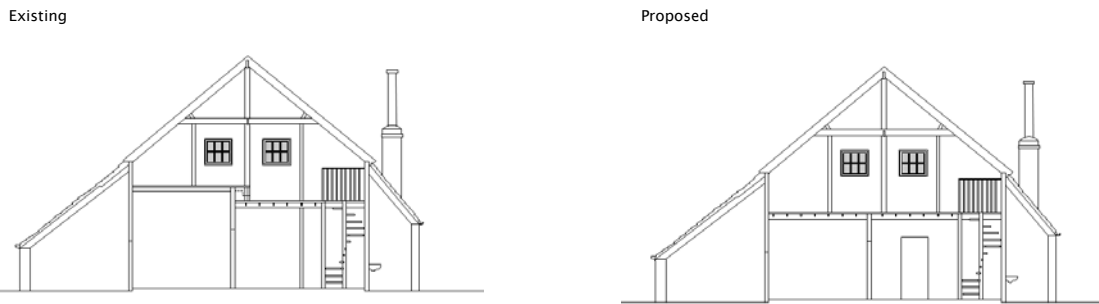
It is proposed to create a new glazed lobby with access to the horse stall area. The stalls and clinker floor are to be repaired and access to the stair and adjacent bathroom renewed. The refurbished space will give greater prominence to the restored horse stall fittings and will be used as a reception area to the accommodation above. Adjacent garage spaces to the left of the horse stall area will be refurbished for more effective storage.



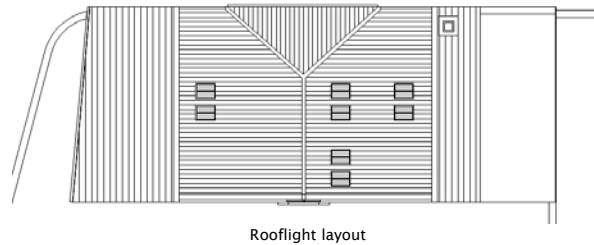
*First Floor*

The first floor structure is formed with two distinct levels over the stable and coach areas.

This severely compromises the space in the first floor, as the head height above the raised area is limited. It is proposed to lower this floor area to the same level as the adjacent floor. This will be achieved as much as is possible by retaining the existing fabric of the floor and relocating it to the lower level.



This first floor space is also currently very dark, only lit by the two small windows to the rear, one low level window and a small circular window on the front elevation. It is proposed to add 8 conservation rooflights into its roof, as the plan shows below.



Multiple small rooflights are proposed to minimise the impact on the exposed timber structure of the roof whilst providing a sufficient, evenly spread level of daylight. The tall trees surrounding the house obscure the view of these rooflights from the street, as the photographs below demonstrate.



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## Access

There will be no alterations to the access to this listed building.

No change is proposed to the existing arrangements for the following:

Access to the highway

Access to public transport

Access for pedestrians

Access for cycling

Parking provision

Emergency and access services

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## Appendix A

### List entry summary

**This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.**

**Name:** STABLES TO SOUTH EAST OF FOLEY HOUSE

**List entry Number:** 1342102

#### Location

STABLES TO SOUTH EAST OF FOLEY HOUSE, EAST HEATH ROAD

The building may lie within the boundary of more than one authority.

County	District	District Type	Parish
Greater London Authority	Camden	London Borough	

National Park: Not applicable to this List entry.

**Grade:** II

**Date first listed:** 14-May-1974

**Date of most recent amendment:** 11-Jan-1999

#### Legacy System Information

The contents of this record have been generated from a legacy data system.

**Legacy System:** LBS

**UID:** 477161

#### Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

#### List entry Description

##### Summary of Building

Legacy Record - This information may be included in the List Entry Details.

##### Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

##### History

Legacy Record - This information may be included in the List Entry Details.

##### Details

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CAMDEN

TQ2686SE EAST HEATH ROAD 798-1/17/360 Stables to south-east of Foley House 14/05/74 (Formerly Listed as: EAST HEATH ROAD Stables of No.11)

GV II

Stables with coach house. Late C18. Weatherboarded front and lean-to extension. Pantile roof. Gabled front with coach house and stable entrance doors and small windows. Some original door furniture. INTERIOR: not inspected but believed to have Dutch clinker brick floors to stables and original C18 panelling from main house reused as partitions.

Listing NGR: TQ2677086157

**Selected Sources**

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: TQ 26770 86157