

Manor Farm
42 Frognal Lane NW3 6PP
Planning Document- Proposed Alterations
Date: February 2010

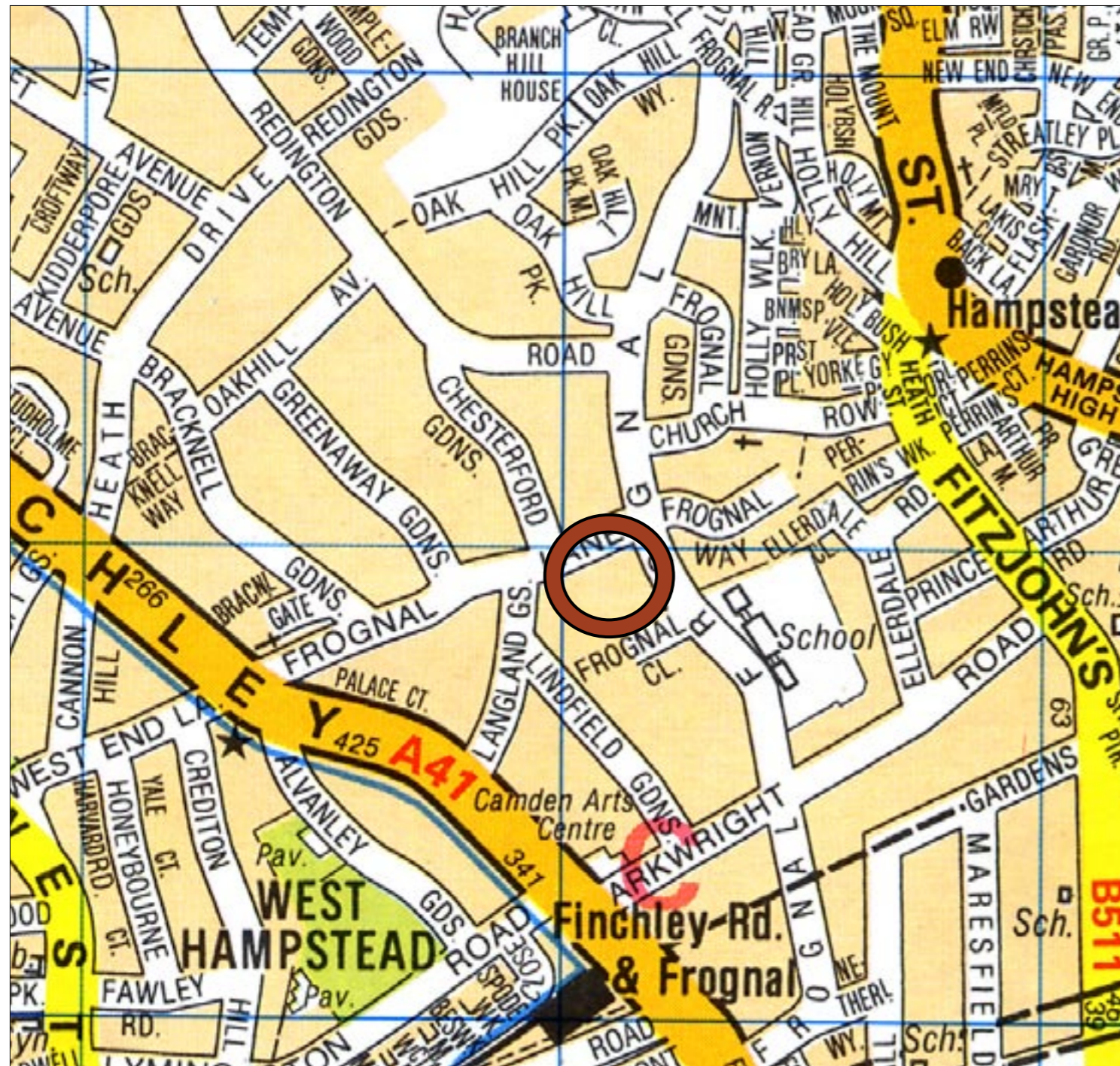
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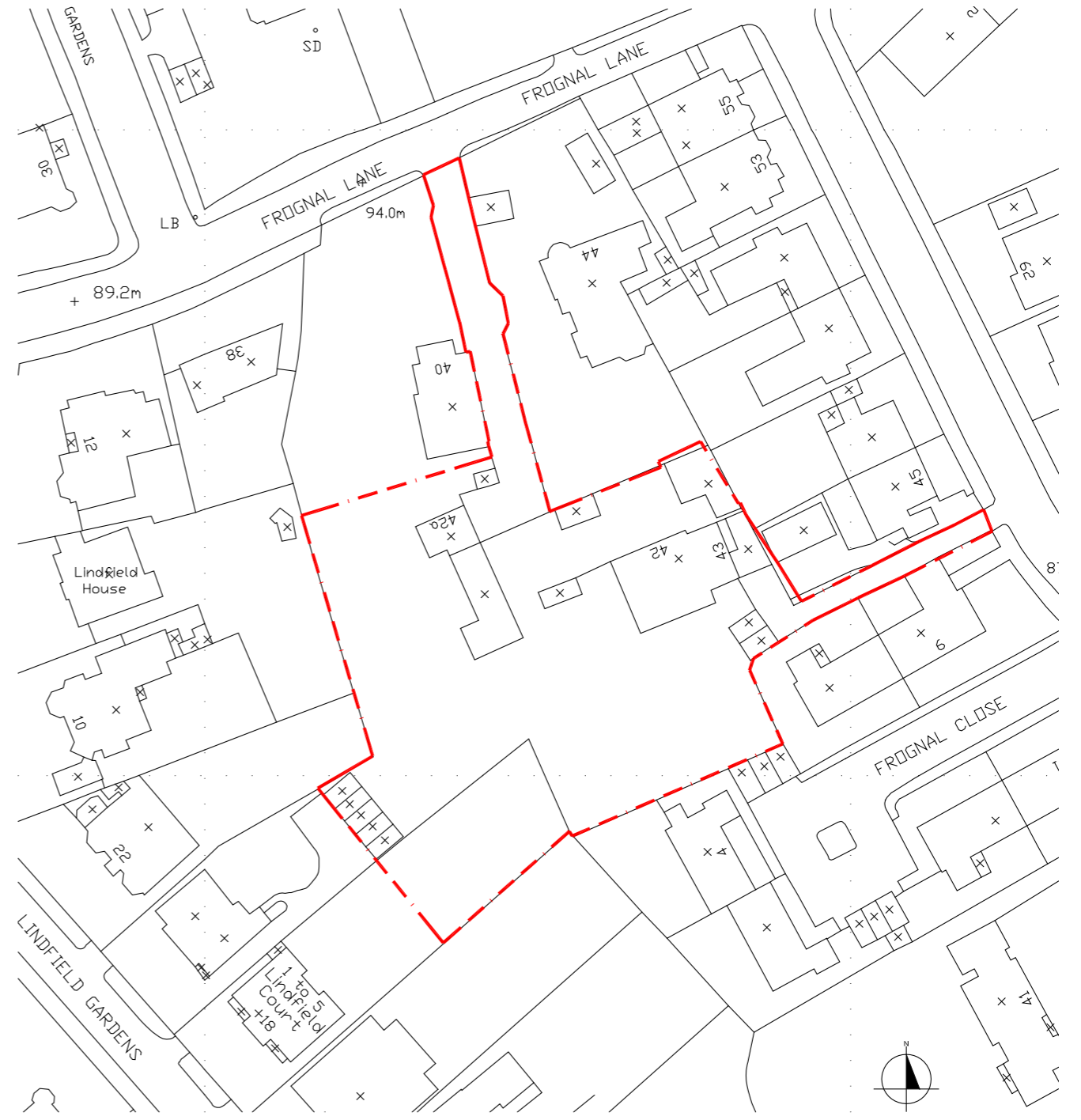
INTRODUCTION

This document describes the proposed alterations to Manor Farm, Frognal Lane Hampstead and the proposed demolition of the rear extension and its replacement. The existing property is Grade II Listed and is located within sub area five (Frognal) of The Hampstead Conservation Area.

Planning and Listed building consent was granted in November 2009 for extensive internal alterations, a new basement swimming pool and replacement ground floor level extension. The new owners wish to make some amendments to the building interiors and to create a grander entrance hall with a more attractive stair connecting the ground and first floors.



Location Map



Location Map

Location

The site is located with the Frognal area of Hampstead off a narrow lane leading from Frognal Lane set within an area of considerable quality and variety. The area has diverse urban form and extreme topography. The site itself is situated on what was a steep hill flowing away from the built area towards the South and West.



Site History

1814

The 1814 map shows the site containing farm buildings and forming part of Hall Oak or Manor Farm, the Manor Farm of the Maryon Wilson Estate.

1866

By 1866, the site still contains mainly farm buildings with two direct access points from Frogna Lane. The most western access road leads across the site to the Priory to the South.

1894

By 1894, the access route appears to serve this site only. The farm buildings appear to have gone and been replaced by two dwellings with ancillary accommodation.

1915

Little has changed.

1935

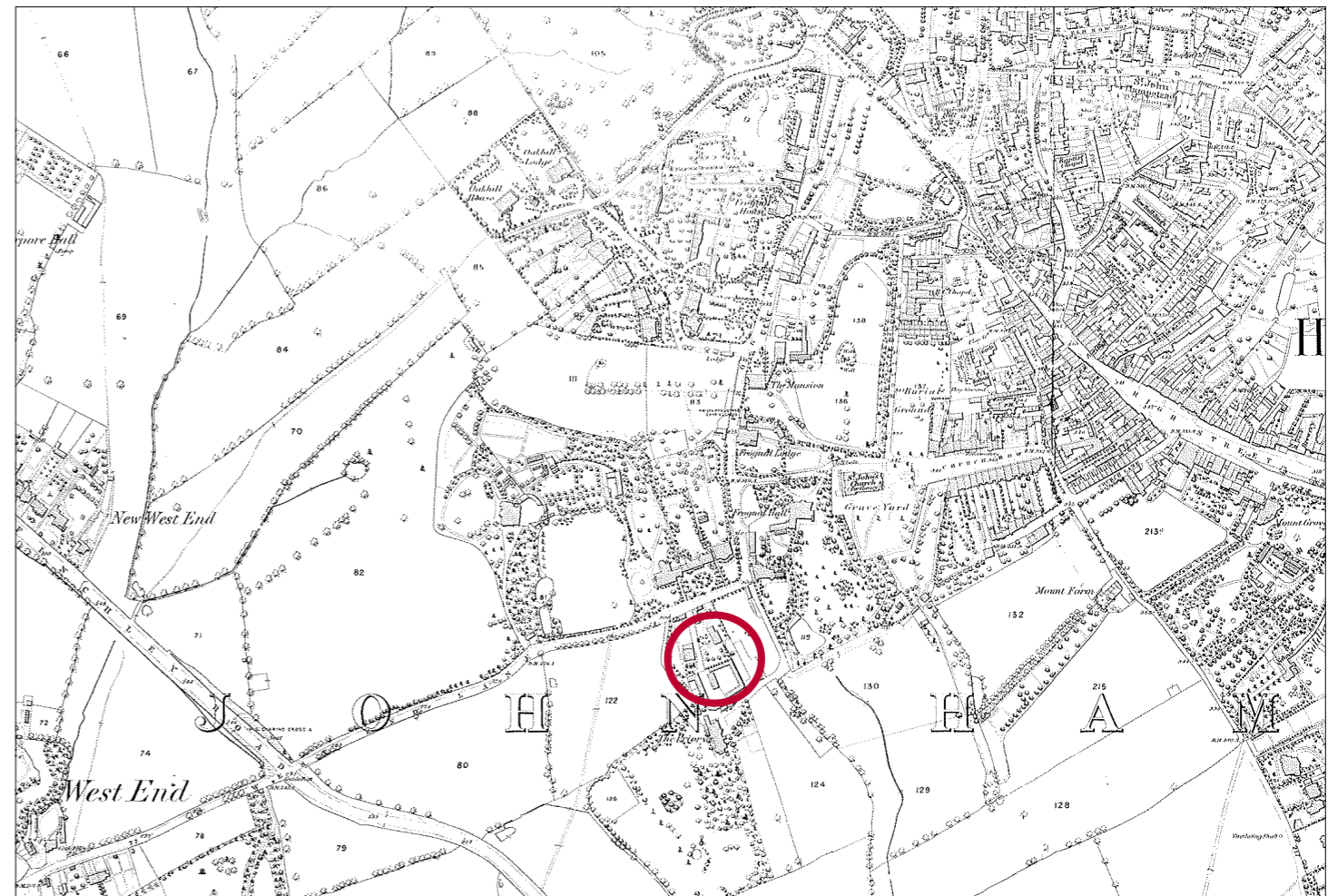
The site contains a single dwelling house with a garage to the North. Access to the site is now off the existing lane running from Frogna Lane, with the other access given over to No. 42 Frogna Lane. Perhaps in return the Northern boundary of No. 42A is moving Northwards taking back some land from No. 40.

1985

The house on the site is extended, to the west with garaging and staff accommodation and to the east with an indoor swimming pool.



1844 Map



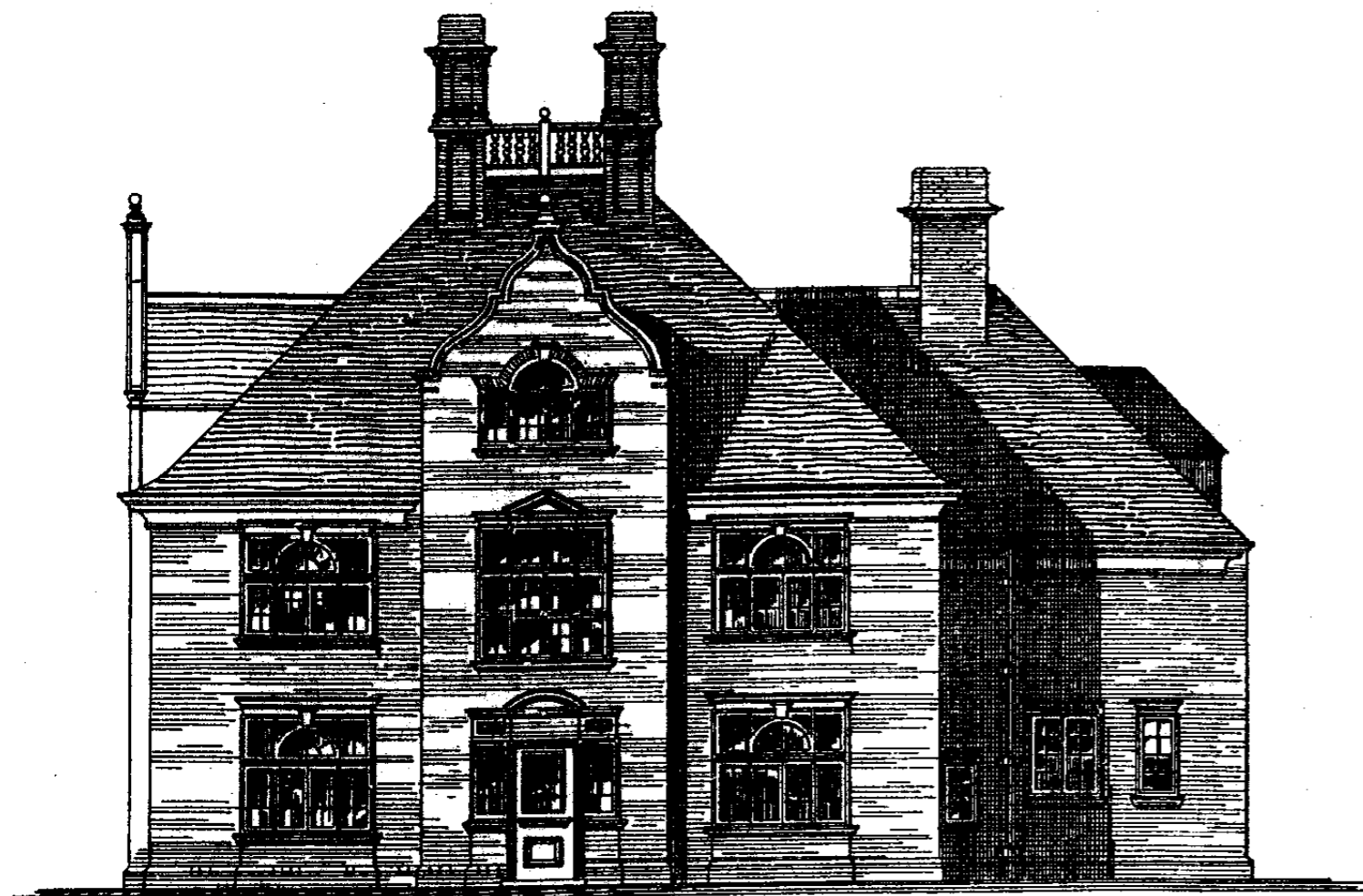
1866 Map



1894 Map



1915 Map



The Original House

The main house was built in 1881 by the architect Basil Champneys for his own occupation, on the site of farm buildings on the former Priory Estate. A red-brick-four square house 'very snug and solid', it was first called Manor Farm and, from 1894, Hall Oak, only later reverting to its original name. It was occupied by the architect until his death in 1935. After the Second World War the house was occupied for a number of years by the family of Sir Thomas Beecham.

Now listed Grade II, the original house had a symmetrical exterior of red brick with shaped Flemish gables and a big hipped roof with 4 centrally placed tall brick chimney stacks with angle pilasters and cornices, originally linked by balustrading.

Planning & House History

1958: Permission granted for the house to be extended to the east side together with a design for flats, with side entry. Garages to the front and rear.

October 1960: The elaborate brick tablet is removed from the north side of the house to make way for a new window (within the existing dressing room) and placed on the south side. (This was reversed during the 1984 alterations).

1968: The existing house is converted into 3 large and 1 small flats.

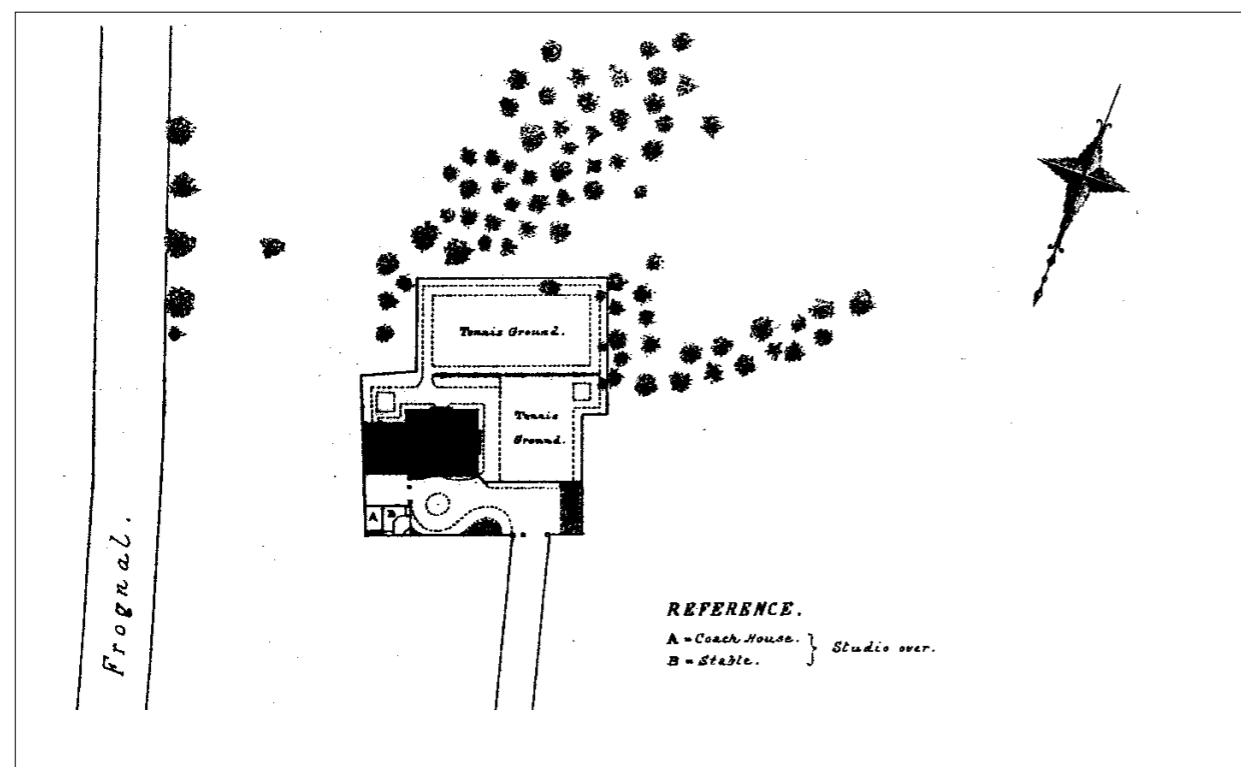
1983: Oak Hall is sold after 20 years by Lady Shirley Beecham (wife of the conductor Sir Thomas Beecham).

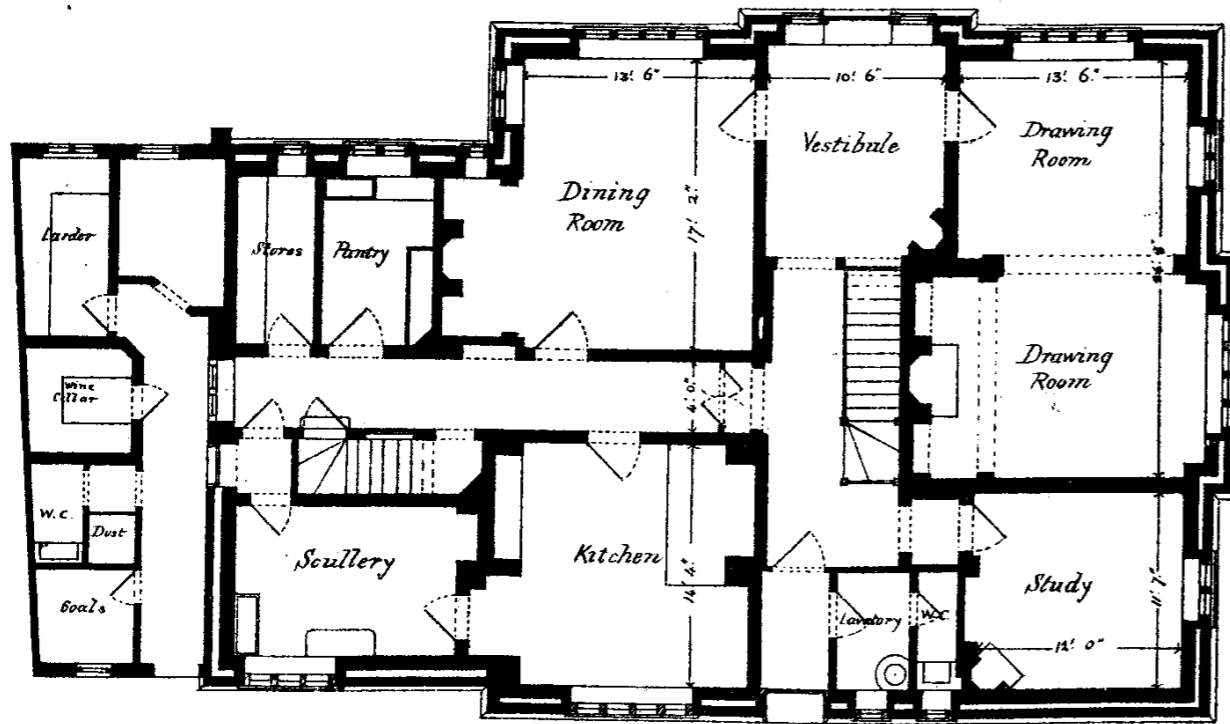
January 1984: (Planning reference F6/2/16) permission is granted for improvements and conversion of the existing residential flats into a single residence and extension to east side including garage, staff flat, utility rooms and a swimming pool.

August 1984: Permission is granted to change the name of the house back to Manor Farm.

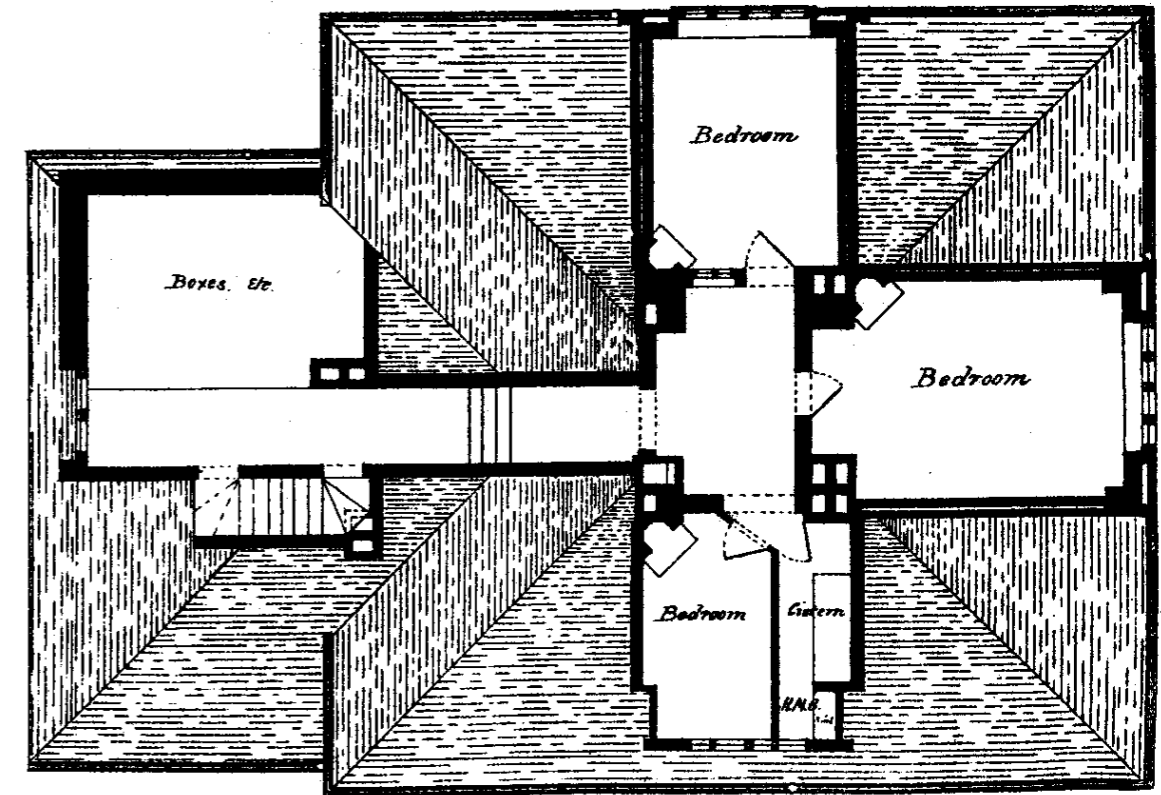
November 2006: Planning (Ref: 2006/3498/P) and Listed Building (Ref: 2006/3499/L) consent was granted in November 2006 for the excavation of part basement and erection of ground floor level rear extension with rooflight over following demolition of existing single-storey rear ground floor level extension with rooflight, and alterations to first floor level window (north elevation) and internal alterations.

November 2009: This was essentially the renewal of the November 2006 consent. Planning (Ref: 2009/3746/P) and Listed Building (Ref: 2009/3747/L) consent was granted in November 2009 for the excavation of part basement and erection of ground floor level rear extension with rooflight over following demolition of existing single-storey rear ground floor level extension with rooflight.

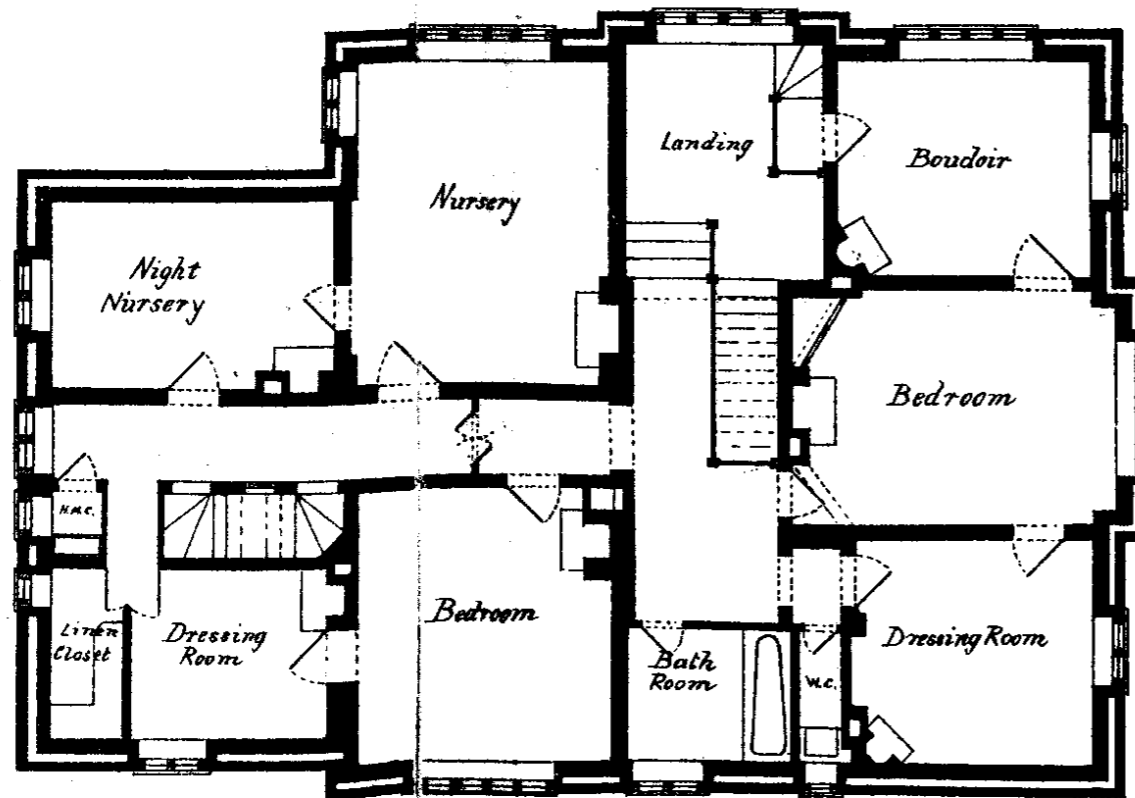




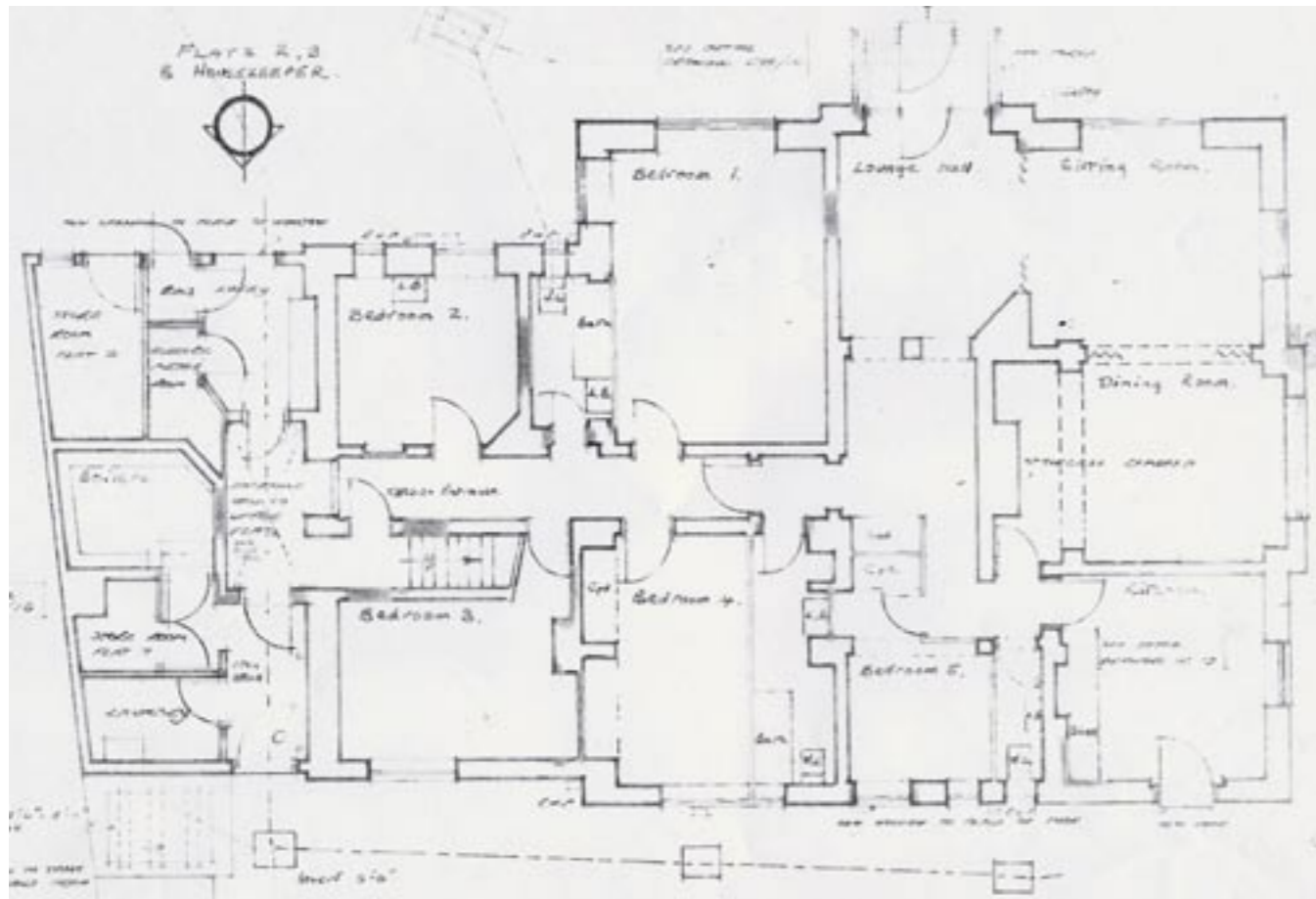
Ground Floor



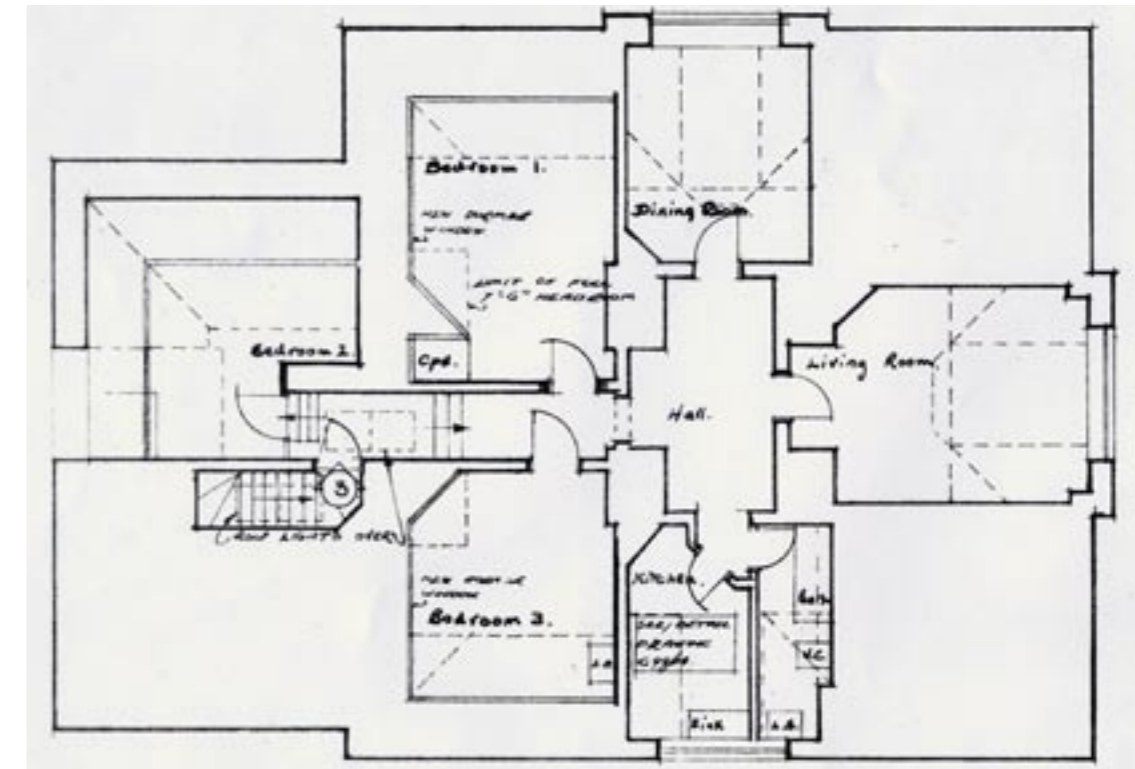
Second Floor



First Floor

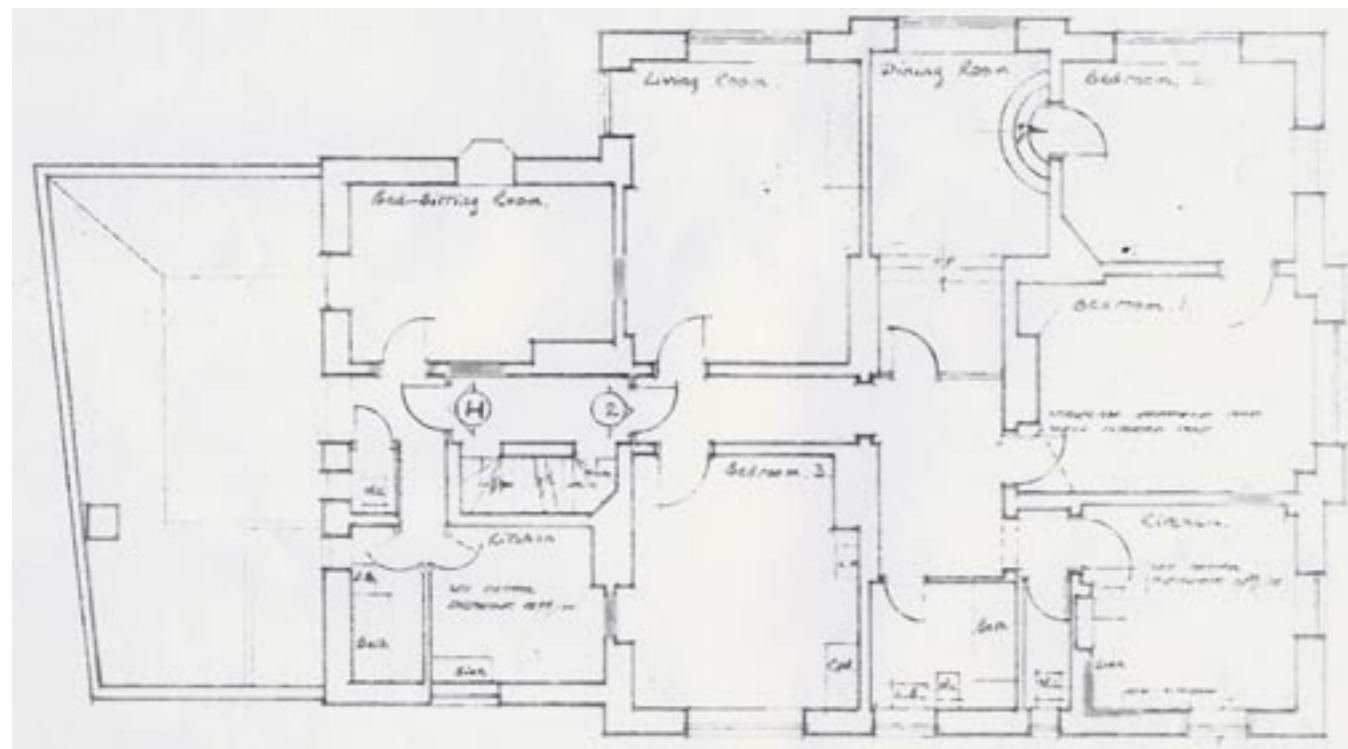


Ground Floor

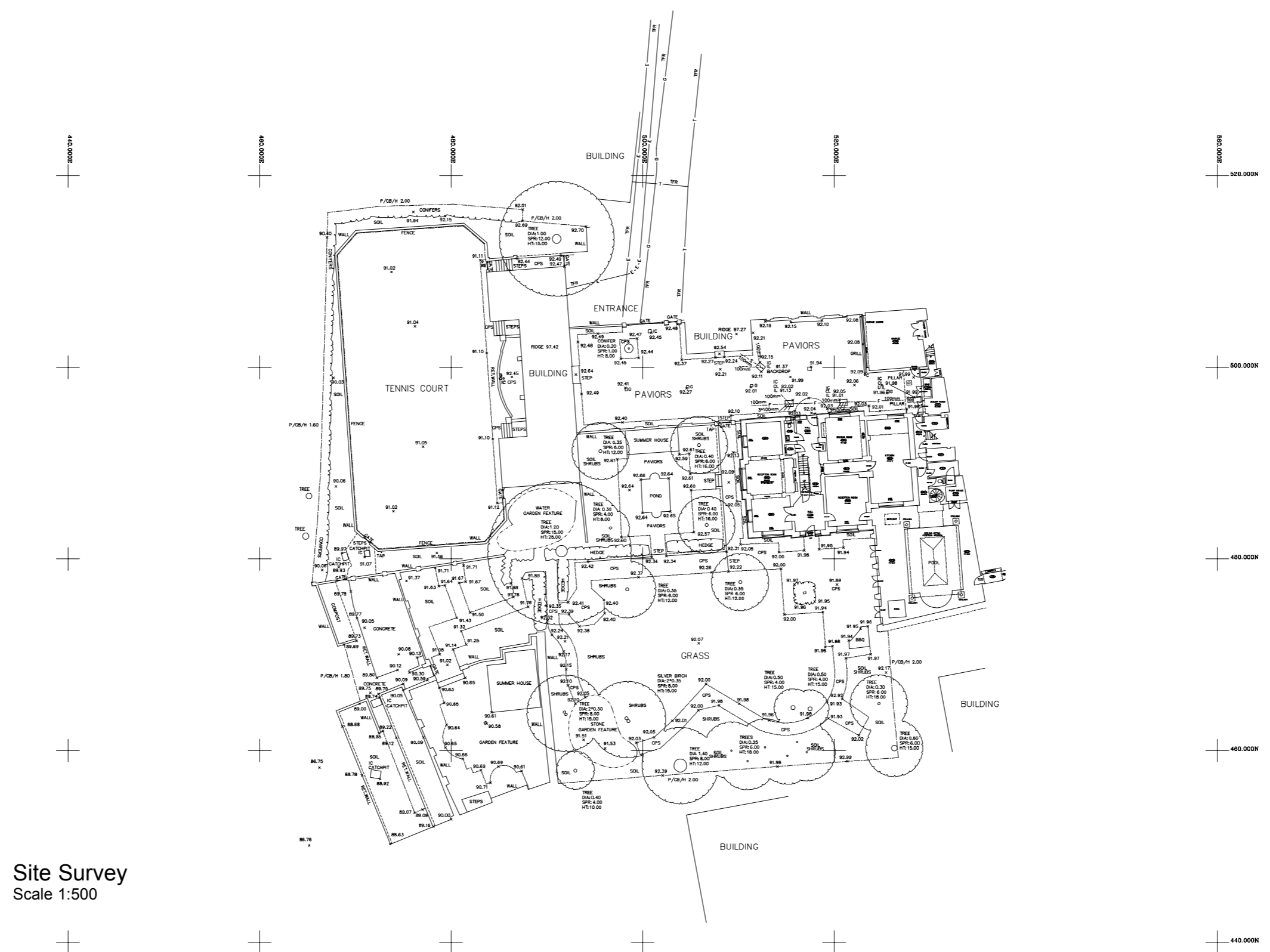


Second Floor

The house as converted into flats in 1968



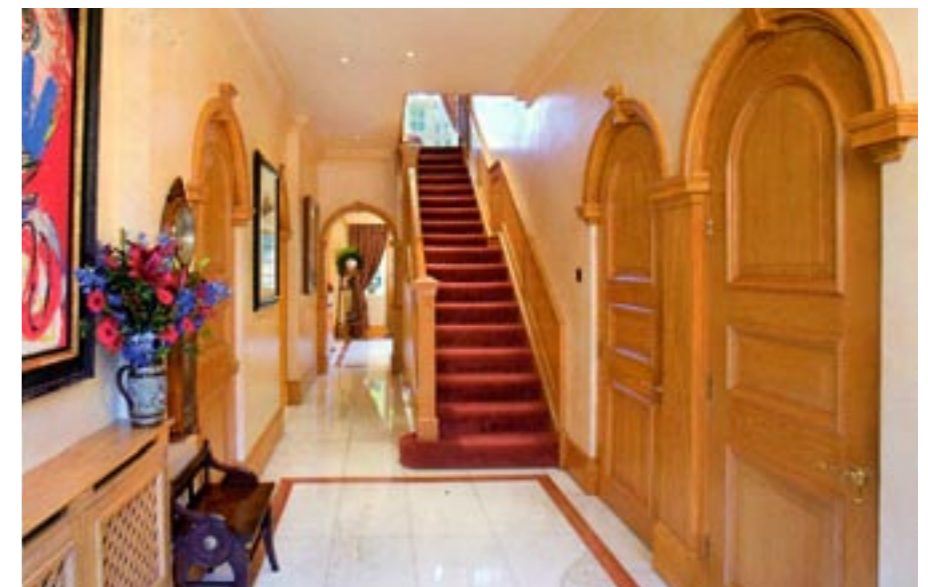
First Floor



Site Survey
Scale 1:500







The interior of the house has been radically changed since the house was first built. Little or none of the original fixtures remain.

Planning Constraints

Local Policies

Camdens Replacement UDP 2006 has been developed in line with national and regional policies, but are specific to the borough. The following policies are taken from the UDP which are relevant to the application.

Section 3 - Built Environment
 B1 General design principles
 B2 Alterations and extensions
 B6 Listed Buildings
 B7 Conservation Areas

Conservation

The site is located within sub area five (Frognaal) of the Hamstead Conservation Area

Justification for the demolition of the swimming pool extension to the house within a Conservation Area

The existing dwelling house is a Listed Building; and is situated within a conservation area. Permission for its partial demolition (an extension added in 1989) is therefore dependent on the suitability of the proposed replacement.

The proposed area for demolition is of little architectural merit or historical interest and has very little architectural relationship with the rest of the existing building. The demolition would be in accordance with PPG 15 and the London Borough of Camdens Development in a Conservation Areas both of which allow for demolition of an existing building in a conservation area that does not contribute to the area and which will be replaced with a building of equal or enhanced architectural merit, and which would not cause harm to the conservation area's character, appearance or setting

Listed building details

Location: (South side (off)) No.42 Hall Oak
Street: Frogmal Lane
Grade: II
Reference No: 798-1-54037
Date of listing: May 14 1974 12:00AM

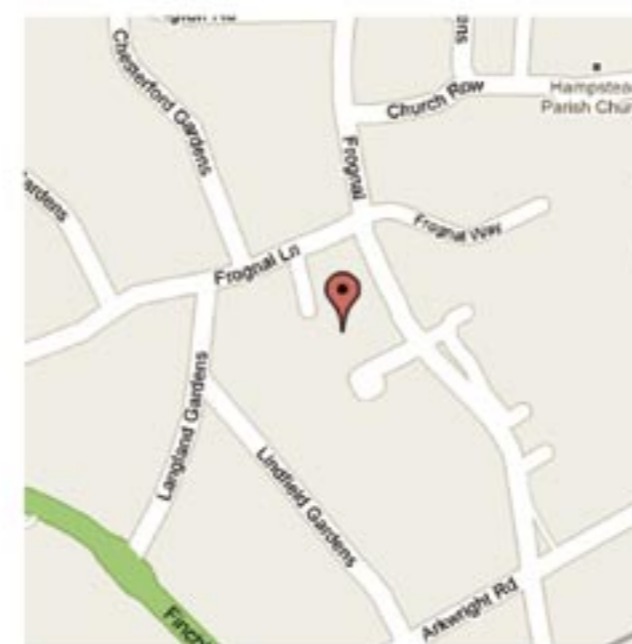


[View a full sized photograph](#)

Description:

Formerly known as: Manor Farm FROGNAL LANE. Detached house. 1881. By Basil Champneys for himself; late C20 alterations and additions. Red brick. Hipped tiled roof with coved wooden eaves cornice, Flemish gables and 4 centrally placed tall brick chimney-stacks with angle pilasters and cornices, originally linked by balustrading. EXTERIOR: 2 storeys and attics. Irregular facade of 3 windows plus single window left hand extension. Central entrance with bracketed hood to panelled door with overlight. Transom and mullion windows with cornices; left hand 1st floor and attic windows of Venetian type. To right, a rubbed brick plaque with scrolled pediment inscribed "AD 1881 BC". Right hand return has central slightly projecting bay rising full height into Flemish gable; ground floor and attic windows of Venetian type. Garden front with central slightly projecting bay rising full height into Flemish gable and at ground floor having a slightly projecting porch with square-headed doorway flanked by sidelights continuing around cheeks. Windows of Venetian type apart from central 1st floor transom and million window with rubbed brick pediment. Right hand extension with similar rubbed brick plaque to front. INTERIOR: not inspected.

Location of Listed Building



Listed Building status

The house was Listed Grade II on 14th May 1974, before the extensions were built. The Listing is

Reference No. 798-1-54037

Policy B6 - Listed Buildings

The Council will only grant listed building consent for:

- a) Alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building.
- b) The council will not grant planning permission for development that it considers would cause harm to the setting of the listed building.

Justification for the Demolition of the Rear Extension and Interiors on a Listed Building Within a Conservation Area.

Planning and Listed Building consent was granted in November 2009 for the excavation of part basement and erection of ground floor level rear extension with rooflight over following demolition of existing single-storey rear ground floor level extension with rooflight, and alterations to first floor level window (north elevation) and internal alterations.

The existing rear extension is of little architectural merit or historical interest. It could be considered as having a neutral impact on the surrounding area. It contains the pool house which can be accessed from both the ground and first floors of the main house. Demolition will partially be dependant on the suitability of its replacement.

Internally, none of the original fixtures and fittings can now be found in the house. As can be seen from the earlier drawings the works that changed the house into 4 flats in 1968 radically altered the interior of the house. The works to the house to turn it back into a single dwelling made further changes to the interior that effectively removed any relationship to the original house internally. The current interior detailing is not in keeping with either the houses style or its period.

- The internal fabric of the house is not original and has been radically altered over the years.
- The internal fabric of the house is not in keeping with style of the house.
- The listing only mentions the exterior of the house.
- The rear extension makes a neutral contribution the existing building.
- The detailing of the existing rear extension is not in keeping with the original house.
- The existing rear extension is of no architectural merit and makes a neutral contribution the existing building.
- Built in 1984, the rear extension did not form part of the original Listing.
- Its detailing is out of character with the main house.
- The demolition of the rear extension would be in accordance with PPG 15 which allows for demolition of an existing building in a conservation area that does not contribute to the area and which will be replaced with a building of equal or enhanced architectural merit, subject to approval of the design.

Proposal

Internal alterations

Whilst rearranging the building's interior for modern living requirements, as much of the building's original structural fabric will be retained.

One of the key aims in re-planning the house has been to reinstate the original principle of house.

'to follow the lines of houses erected during the last two centuries in making a continuous passage through the house, showing the garden beyond and creating a vestibule which can be to some extent used as a room communicating with garden-grounds'.

(Artists' Homes, Mr Champneys' House, Hampstead. The Building News July 9 1880).

Replacement Rear Extension

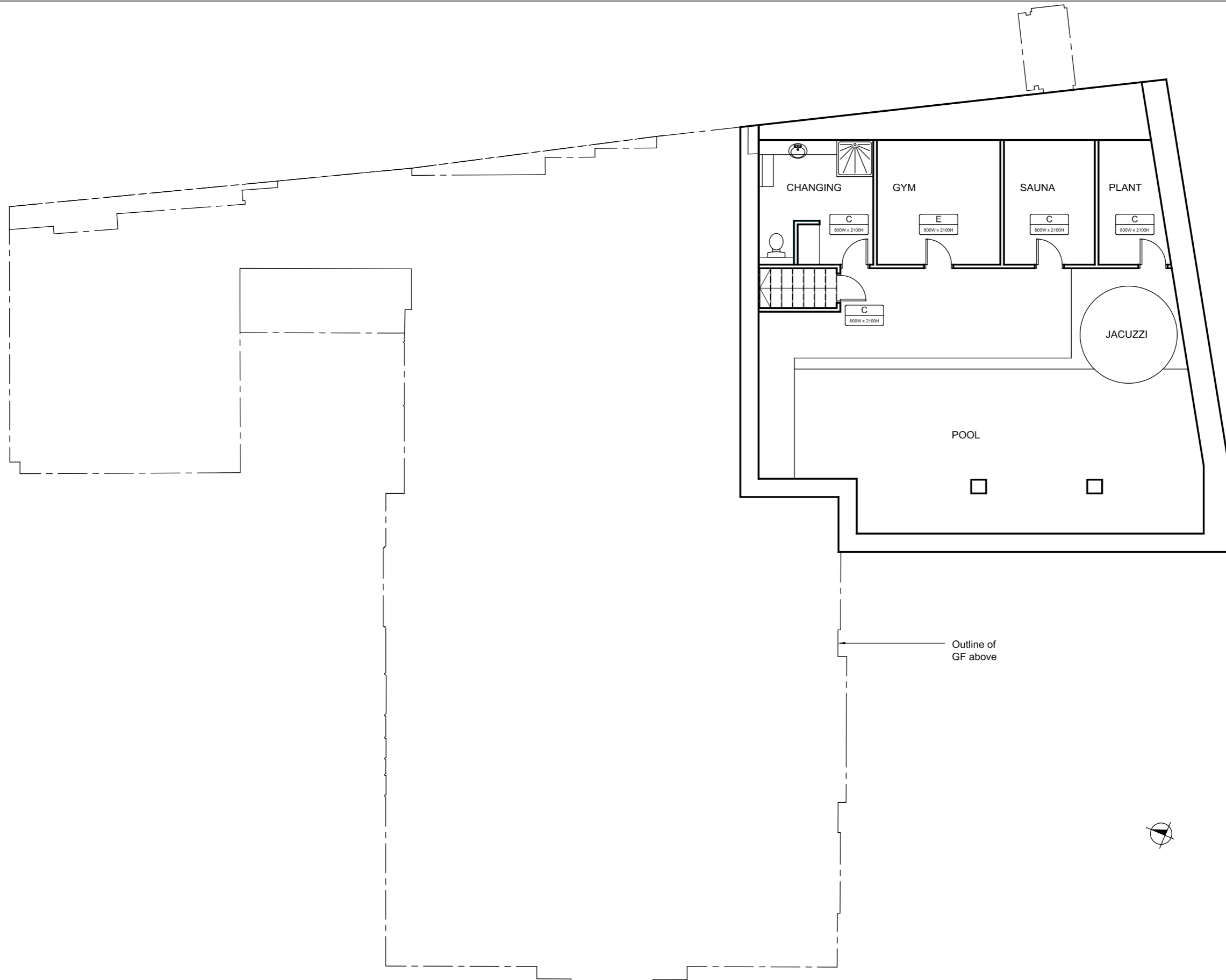
The replacement rear extension is on the footprint of the existing pool house which is connected to the main house at both ground and first floor levels. The architectural detailing will be more in keeping with the original house and the extension is designed to be subordinate to the main original house but in harmony with its original character. On the ground floor, the extension will contain a large family space including cinema and toilet facilities. A new smaller pool together with gym and associated facilities is proposed for the basement area. The basement area is designed to the side of the original Listed Building so it will not harm the character of the building or its setting.

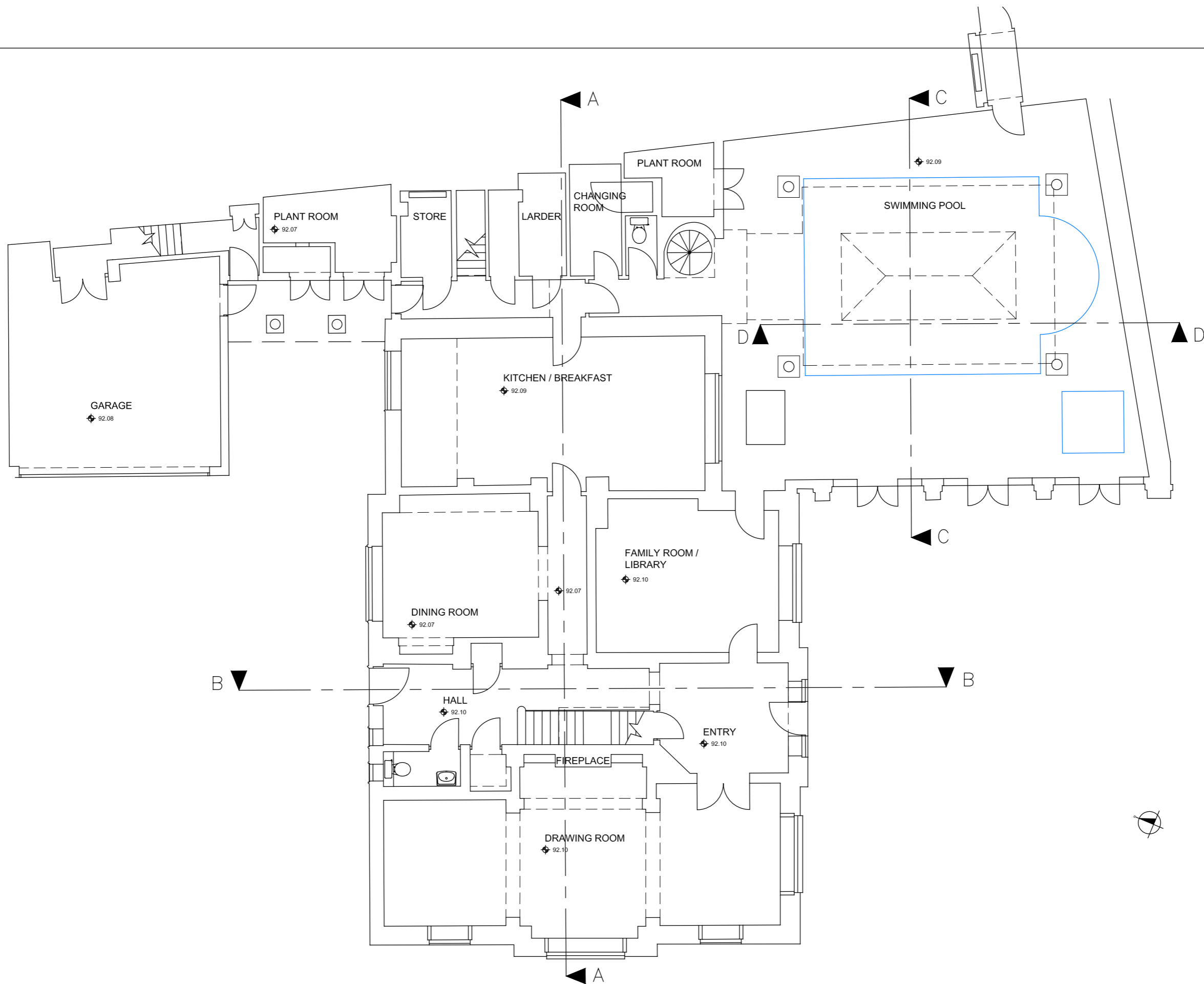
The proposal also includes minor changes to the front elevation to address the modified building interior.

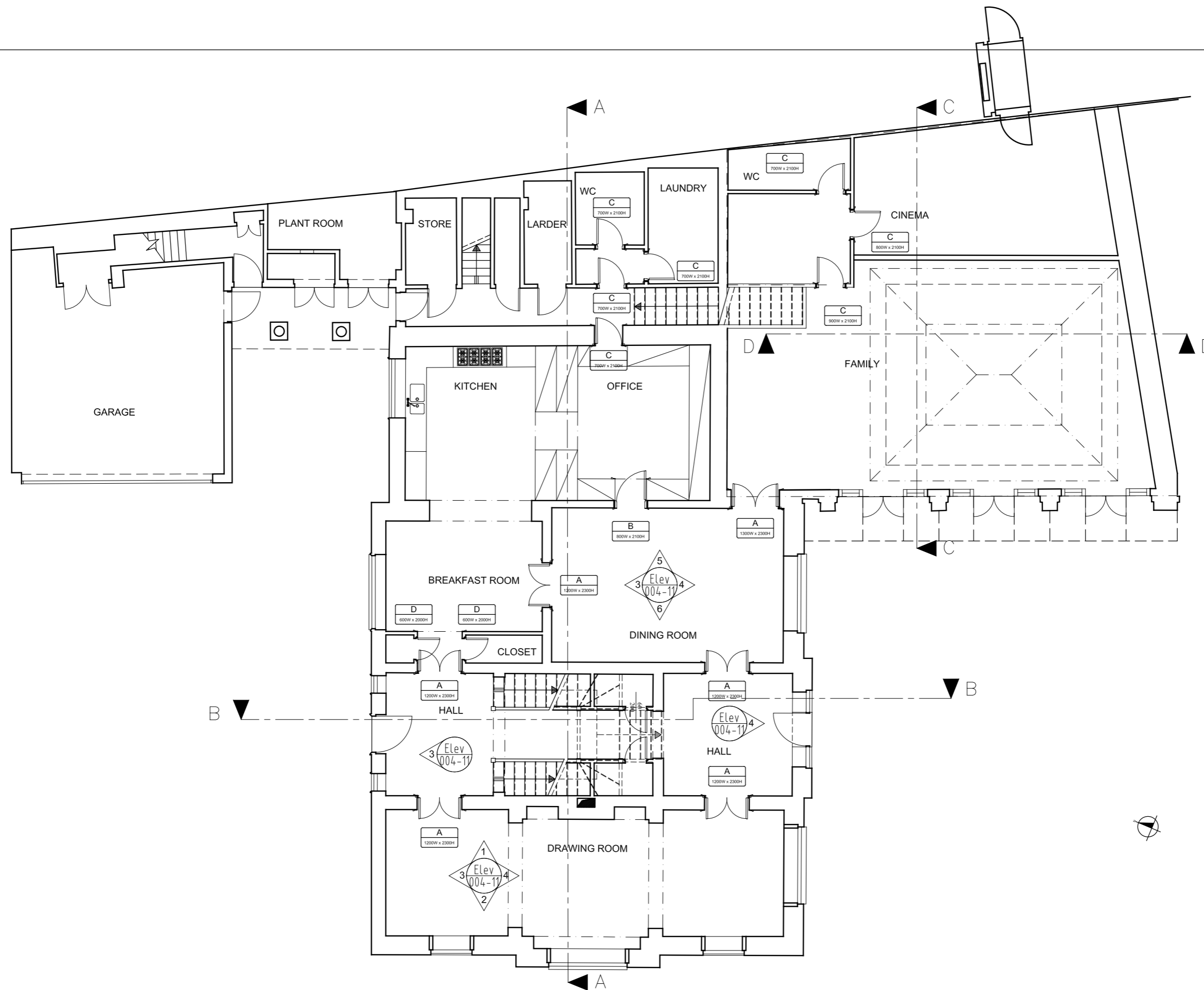
Drawings

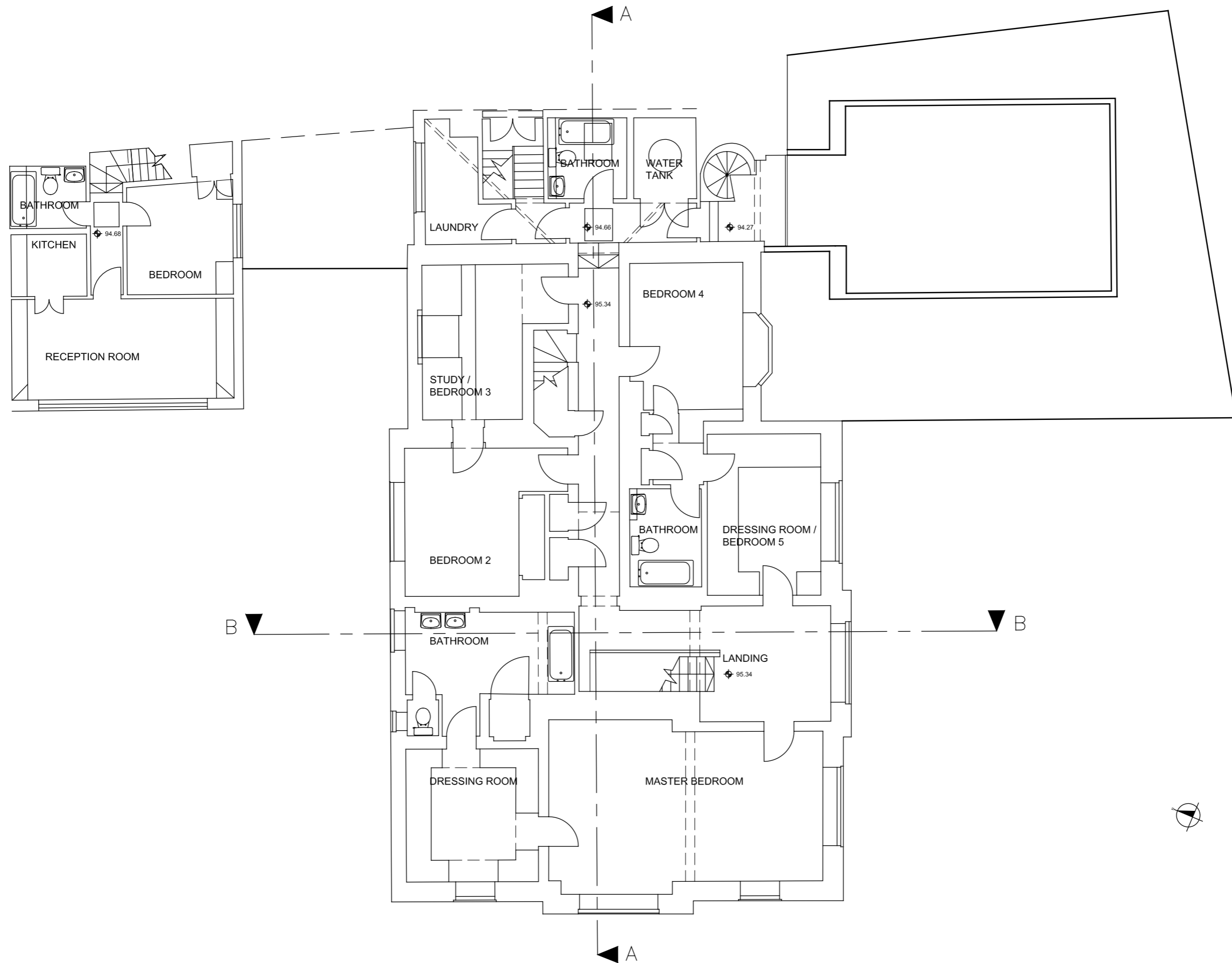
This section will contain the following drawings:

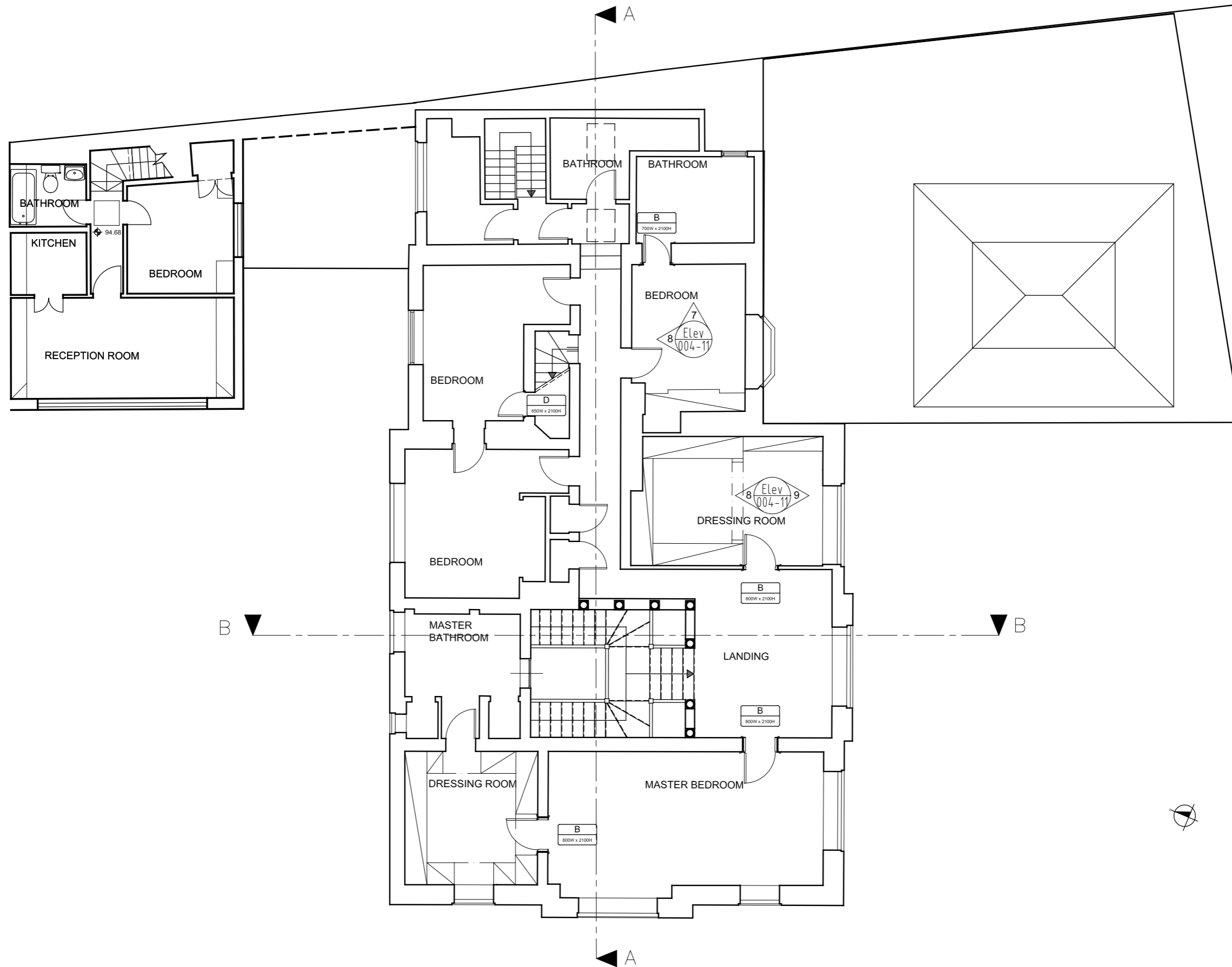
- proposed plans compared with existing plans
- proposed elevations and sections compared with existing elevations and sections
- demolition drawings

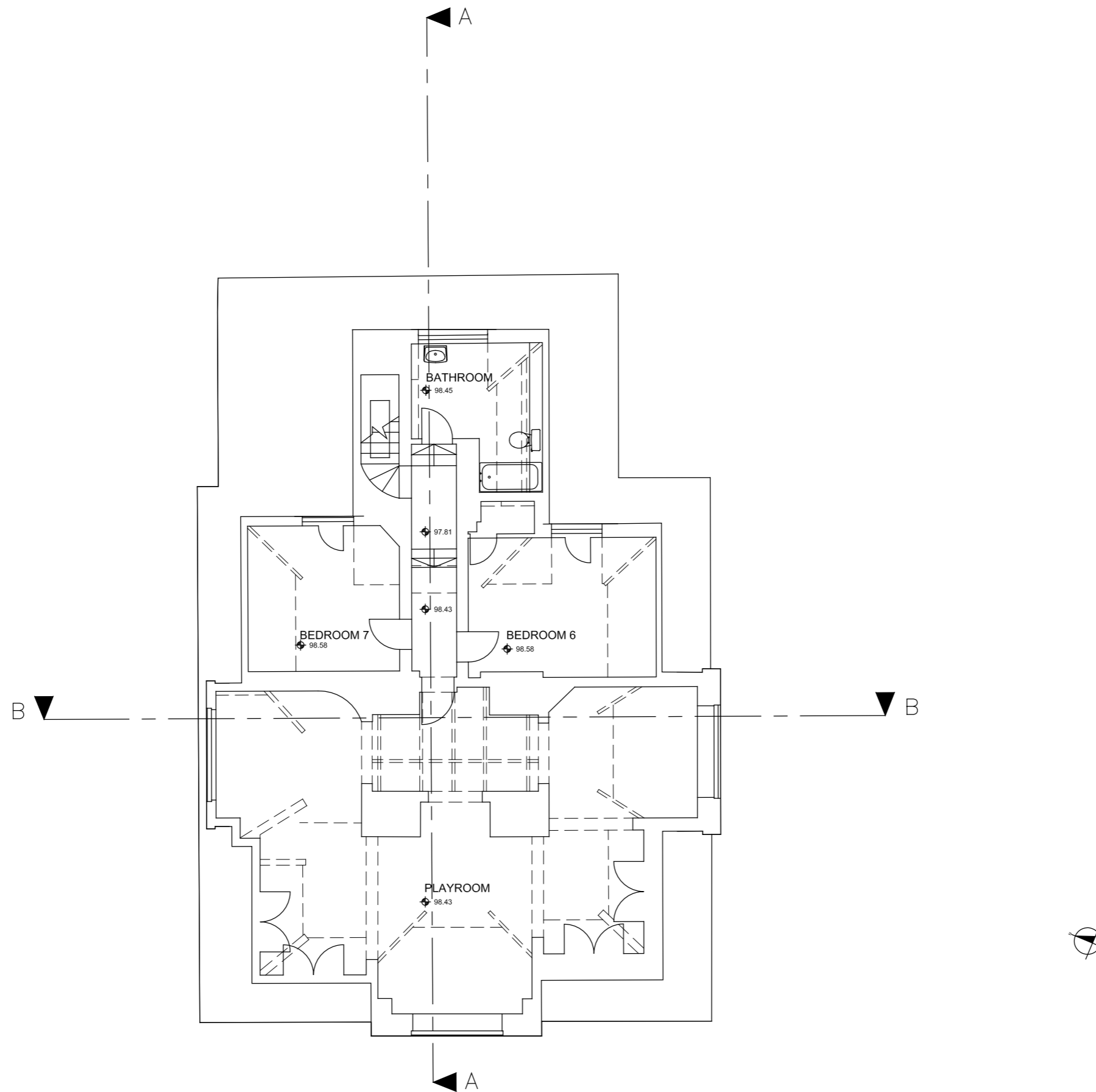


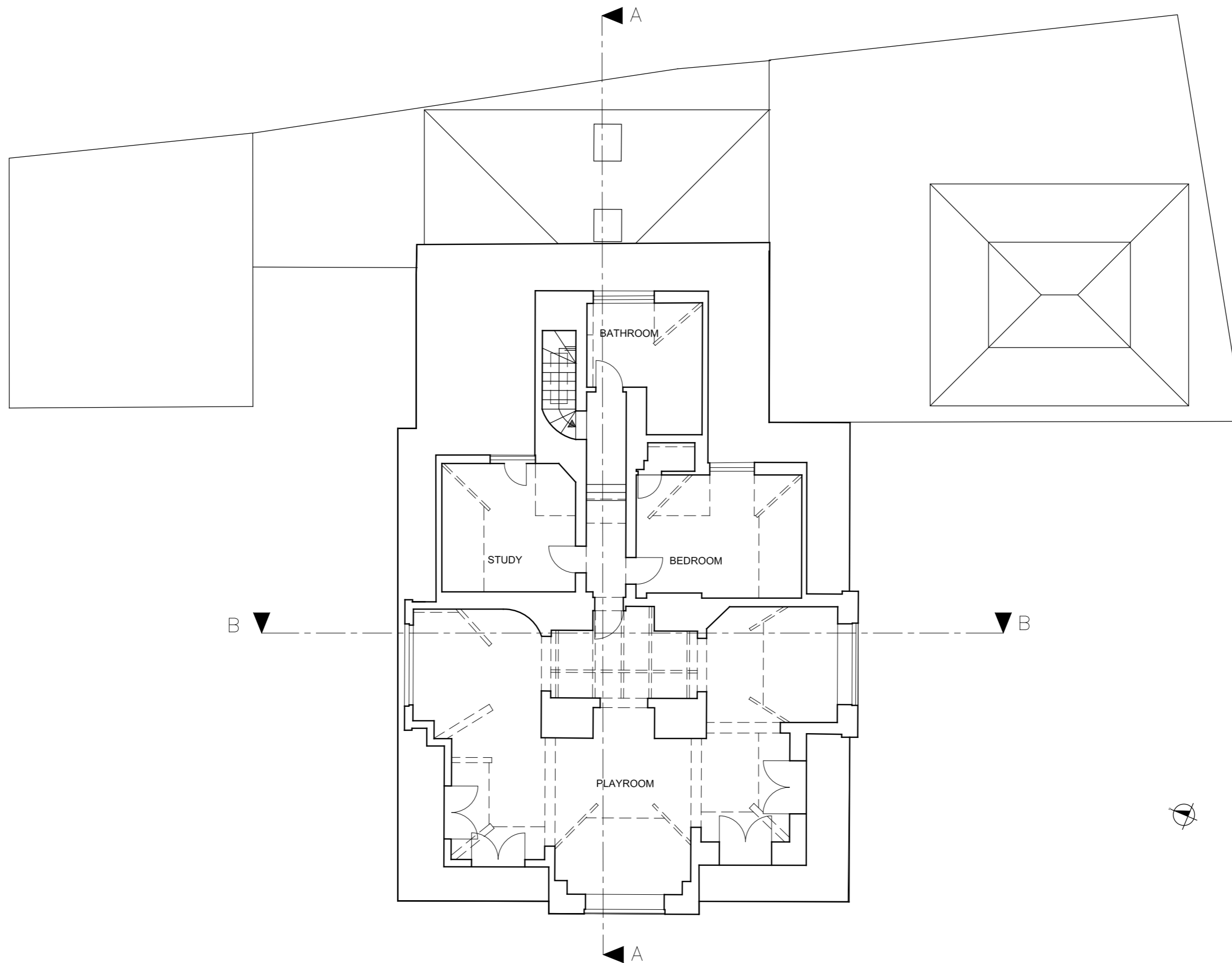










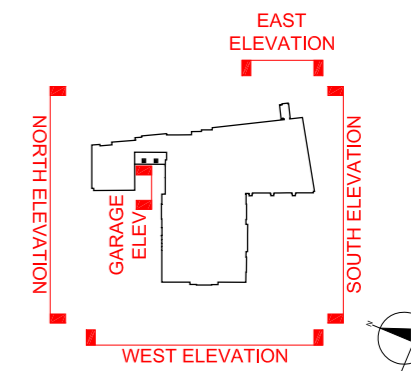




EXISTING WEST ELEVATION

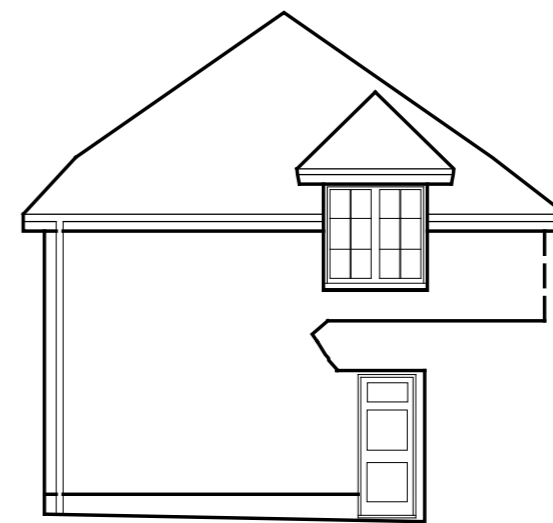


PROPOSED WEST ELEVATION





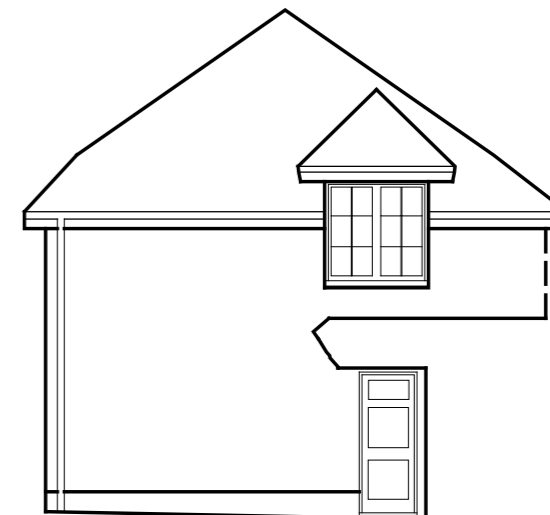
EXISTING SOUTH ELEVATION



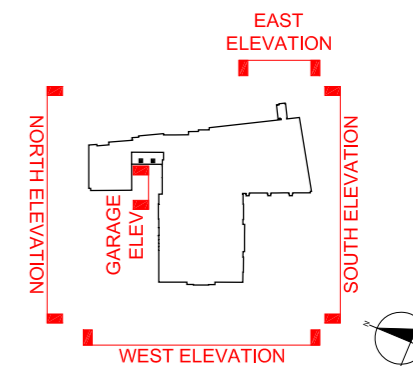
GARAGE (SOUTH ELEVATION)



PROPOSED SOUTH ELEVATION



GARAGE (SOUTH ELEVATION)



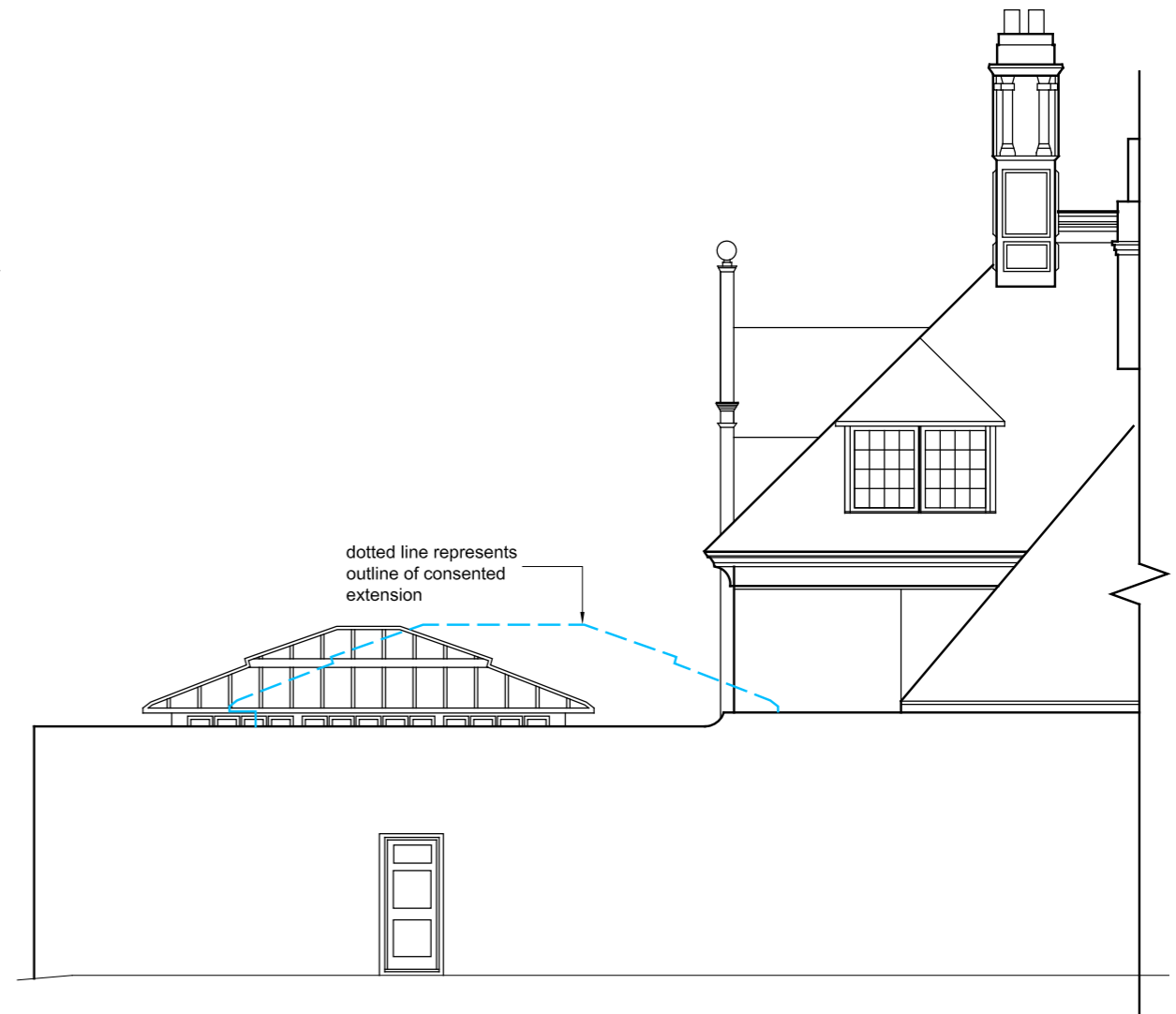


EXISTING NORTH ELEVATION

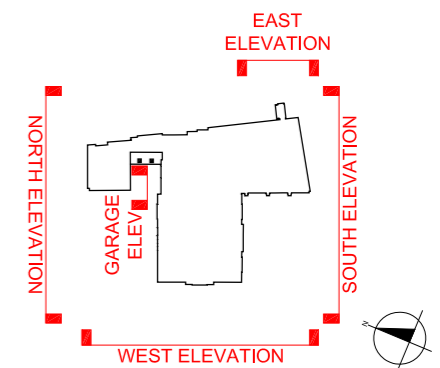
EXISTING EAST ELEVATION

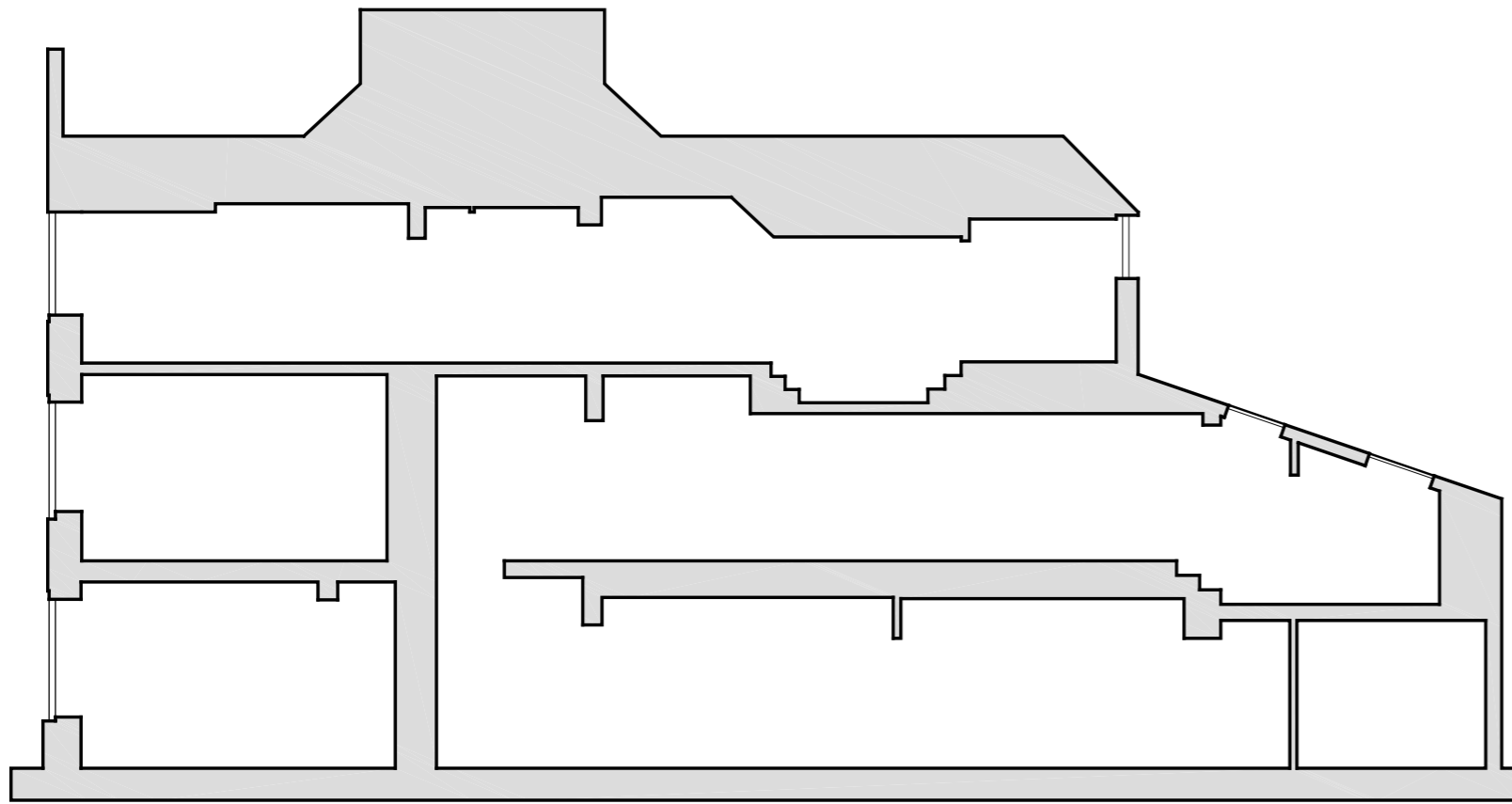


PROPOSED NORTH ELEVATION

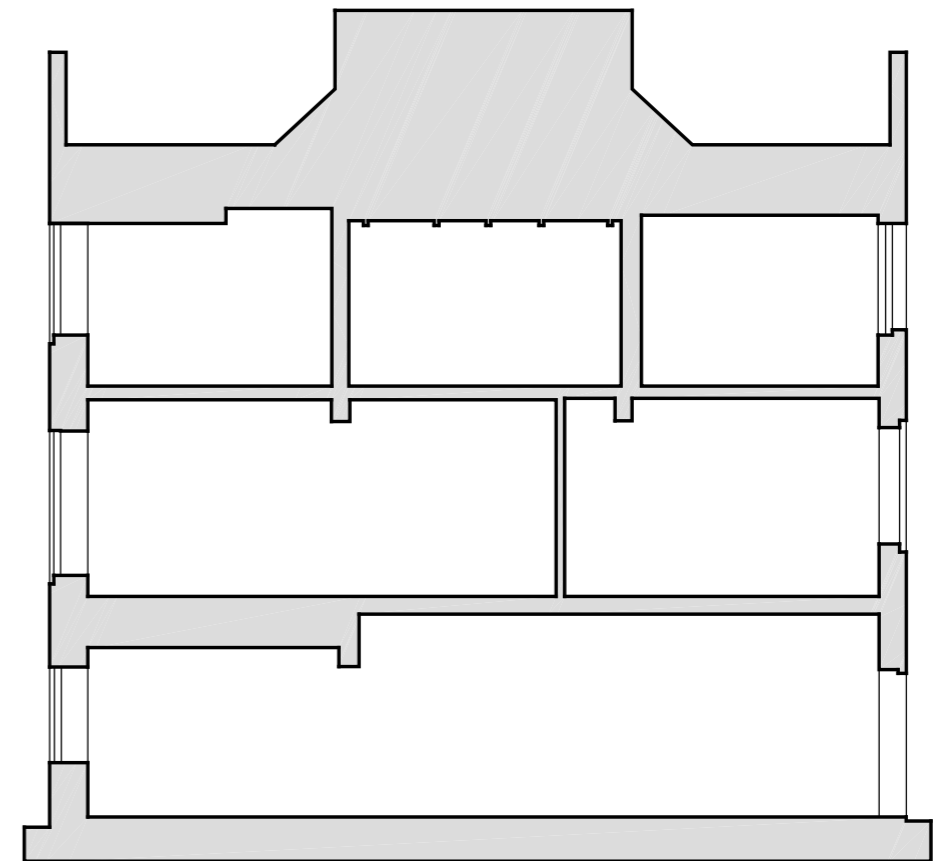


PROPOSED EAST ELEVATION

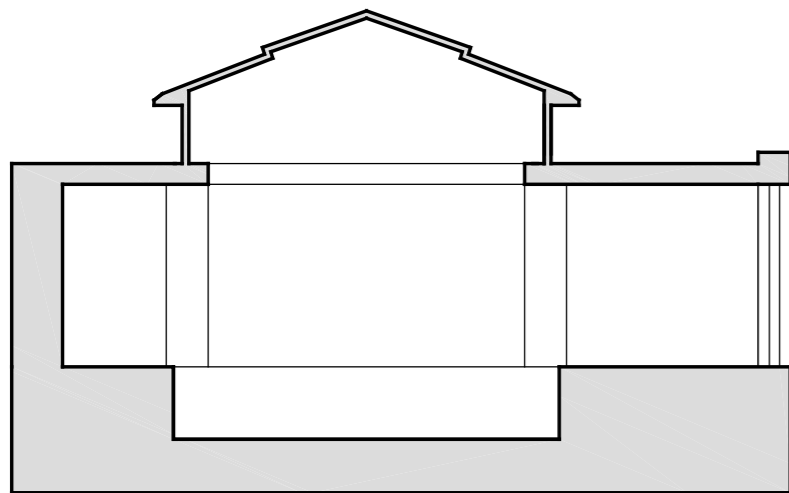




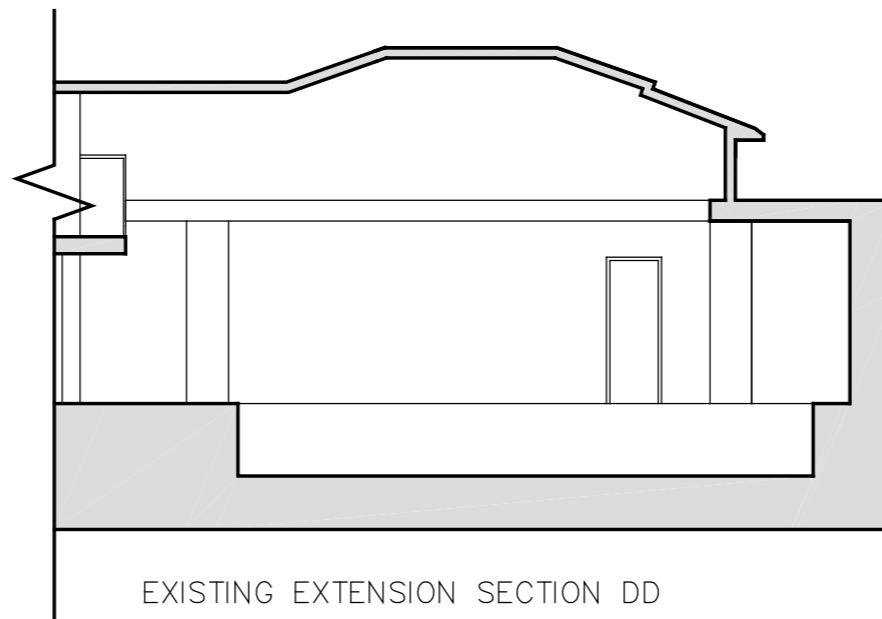
EXISTING SECTION A-A



EXISTING SECTION B-B



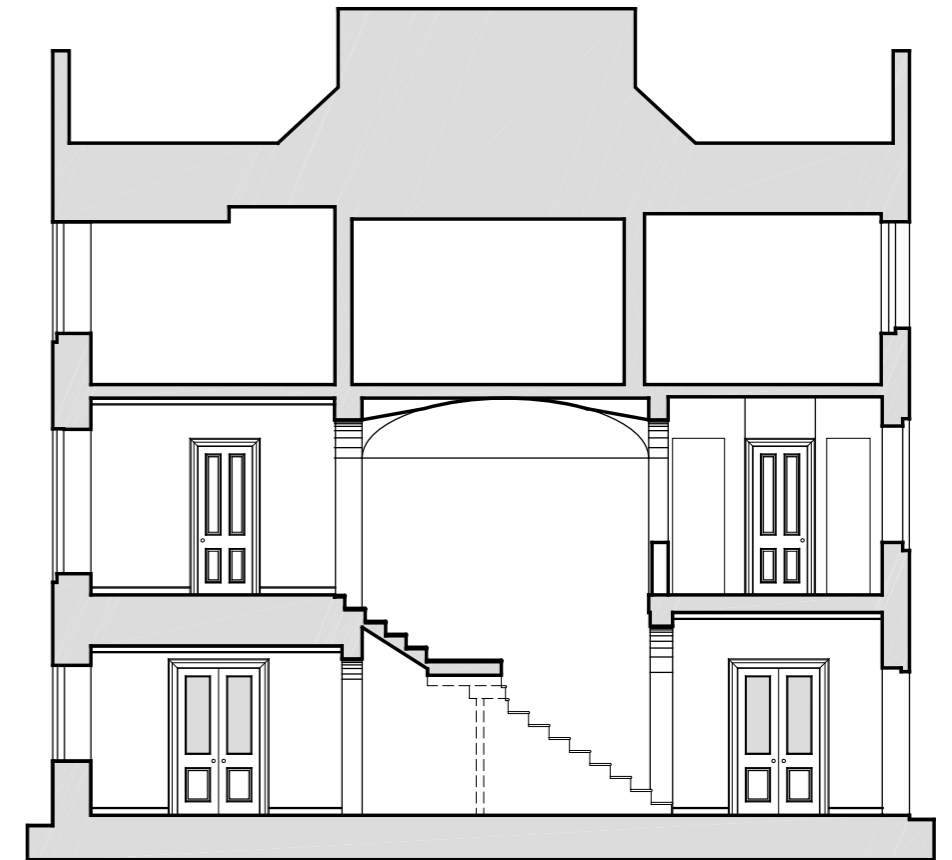
EXISTING EXTENSION SECTION CC



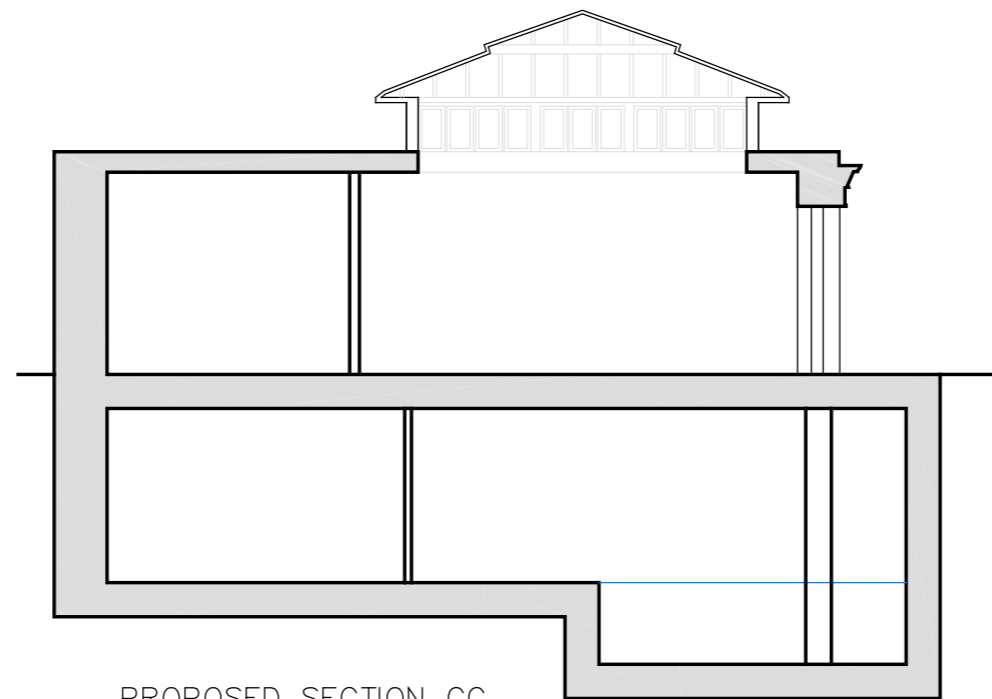
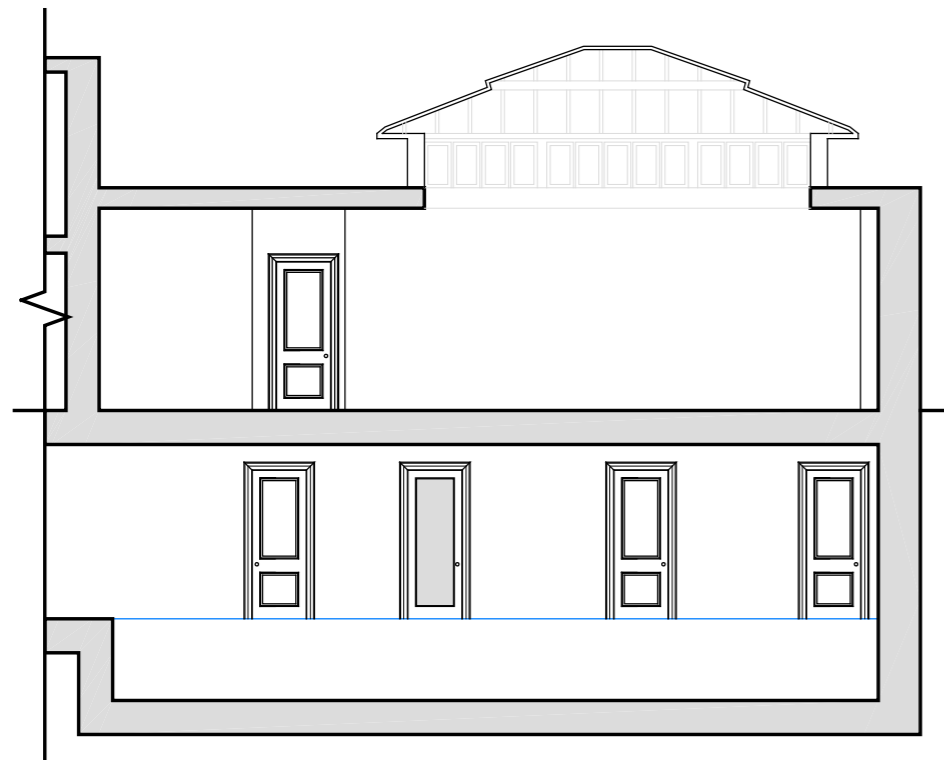
EXISTING EXTENSION SECTION DD



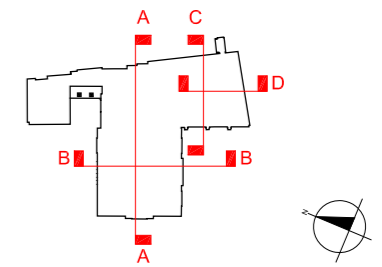
PROPOSED SECTION A-A (WITH INTERNAL ELEVATIONS)

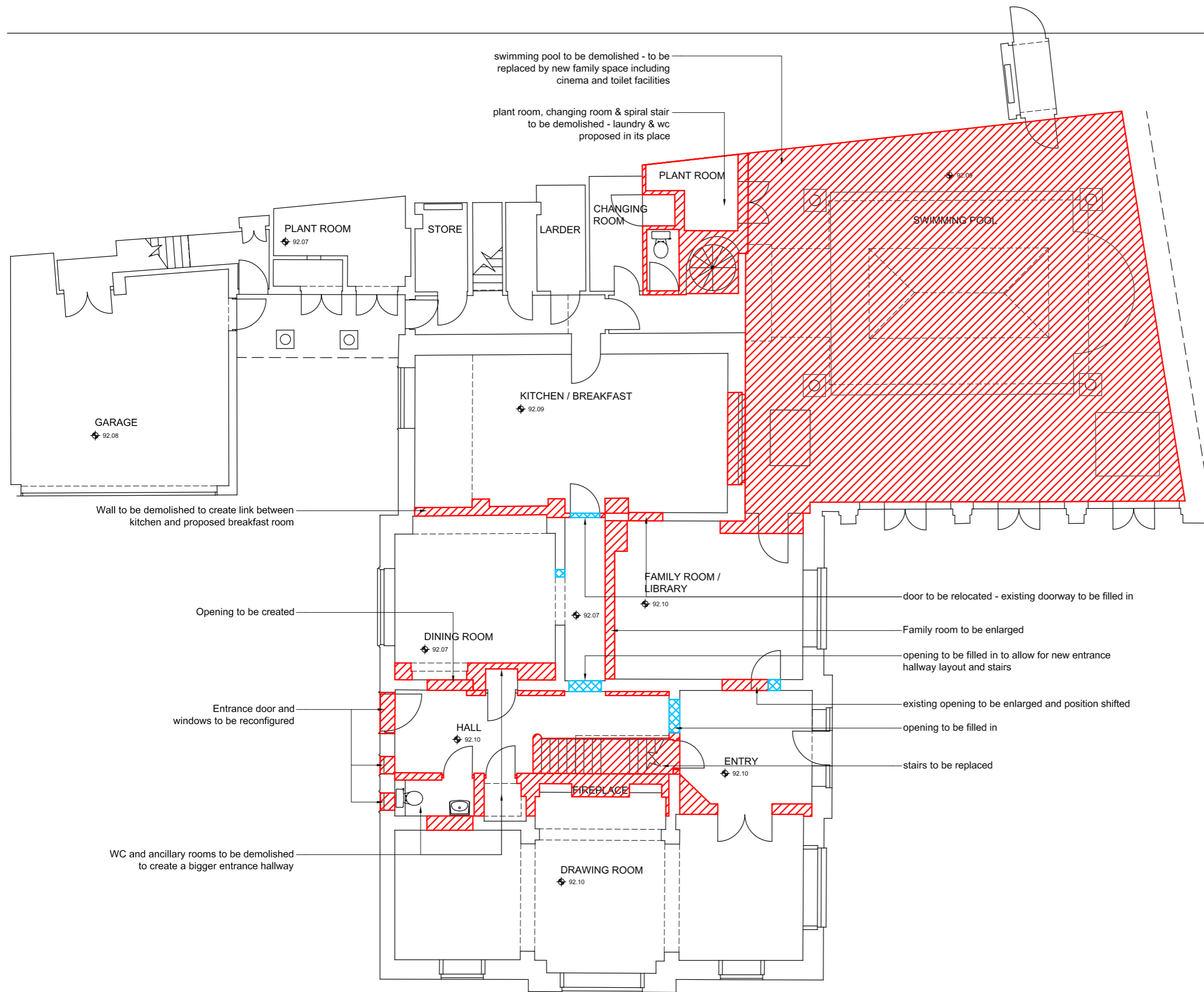


PROPOSED SECTION B-B (WITH INTERNAL ELEVATIONS)



PROPOSED SECTION CC





swimming pool to be demolished - to be replaced by new family space including cinema and toilet facilities

plant room, changing room & spiral stair to be demolished - laundry & wc proposed in its place

PLANT ROOM

CHANGING ROOM

SWIMMING POOL

PLANT ROOM

STORE

LARDER

KITCHEN / BREAKFAST

GARAGE

Wall to be demolished to create link between kitchen and proposed breakfast room

FAMILY ROOM / LIBRARY

DINING ROOM

HALL

ENTRY

FIREPLACE

DRAWING ROOM

door to be relocated - existing doorway to be filled in

Family room to be enlarged

opening to be filled in to allow for new entrance hallway layout and stairs

existing opening to be enlarged and position shifted



opening to be filled in

stairs to be replaced

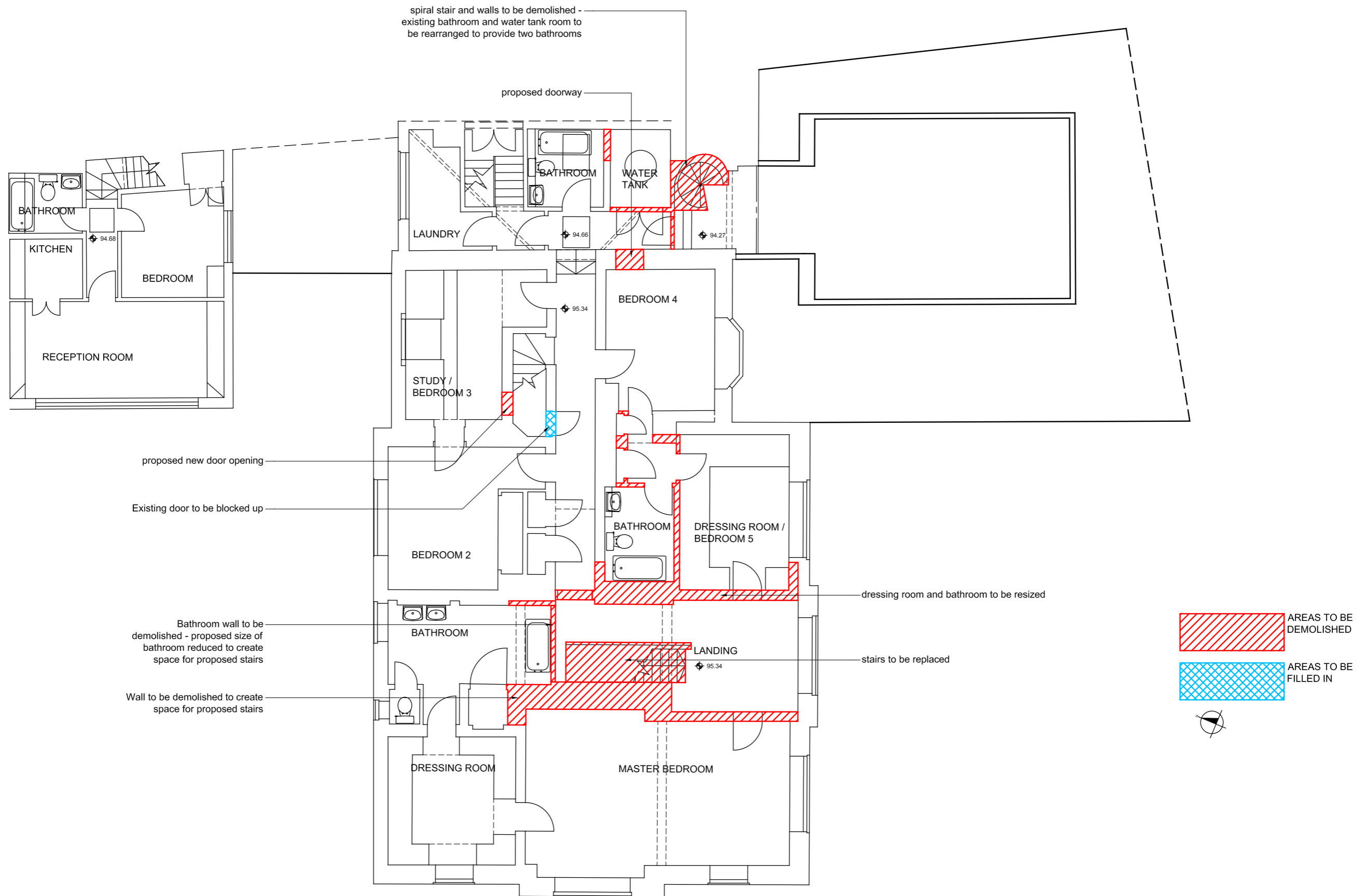
Opening to be created

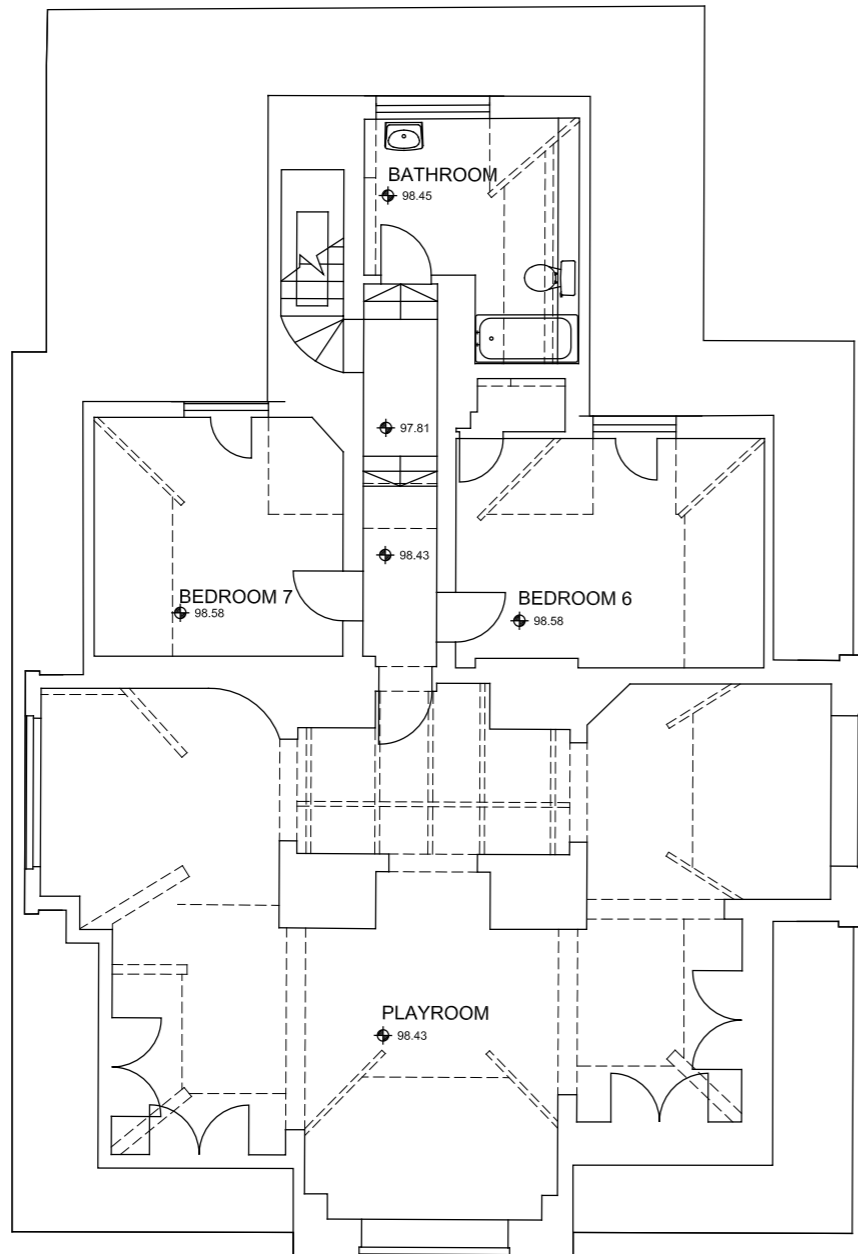
Entrance door and windows to be reconfigured

WC and ancillary rooms to be demolished to create a bigger entrance hallway


 AREAS TO BE DEMOLISHED
 AREAS TO BE FILLED IN

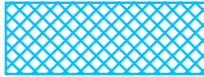






**NO CHANGES TO
SECOND FLOOR**

 AREAS TO BE
DEMOLISHED

 AREAS TO BE
FILLED IN



Appendix:
Photographic Survey

