

Design and Access Statement

Proposed garage

Klippan House, 50 Well Walk, London NW3

1. Introduction and Overview – The Proposed Development

The planning application relates to the proposed demolition of the existing small garage clad in timber painted black forming located in the side garden between the main house and the property at 8 East Heath Road and its replacement with a new single storey garage for three motor vehicles over a swimming pool, yet to be constructed. *(Note that planning and listed building consent for the formation of the new swimming pool and for the demolition of the existing garage has already been granted (see appeal decisions app/x5210/e/08/2081610 in relation to planning application ref# 2007/4761/1 and app/x5210/a/08/2081611 in relation to planning application ref# 2007/4759/p for further details).*

2. Historical Context of Klippan House

Klippan House is a Grade 2 listed building, situated on the corner of Well Walk and East Heath Road, Hampstead – on the edge of Hampstead Heath (an area of Metropolitan Open Land). Well Walk runs southwest from East Heath Road into Gayton Road, which connects directly with Hampstead High Street.

The following description of Klippan house is contained in the register of listed buildings maintained by Camden Council:

"Large detached house. 1881. By Ewan Christian for his own occupation; built by Cornish and Gaymer. Red brick with some tile hanging; dressings of Lascelles patent concrete include 1st floor band with incised text now painted over. Coved eaves to high pitched, swept tiled roofs, hip ended and with hipped dormers and finials. Very tall brick compound stacks with arises and cornices in several planes. PLAN: irregular plan with many projections from the basic rectangle, including an external staircase to 1st floor tower entrance. EXTERIOR: 2 storey, attic and basement, and a 3 ½ storey tower with pyramidal roof. Stone mullioned windows, some with transoms. To left of tower entrance a projecting bay supporting a 1st floor wooden trellis work balcony with hipped roof. Good contemporary ironwork including basement window guards, "rope" handrail to exterior stair and furniture of front door. INTERIOR: not inspected but noted to have good oak paneled doors in paneled reveals, two carved fireplaces in an arts and crafts related style and a few original windows with patterned lead work and painted texts. High quality joinery, even in basement, with stop chamfered beams and joists. HISTORICAL NOTE: of interest as a self-designed house of the Ecclesiastical Commissioners' Consulting Architect throughout the later C19".

Built by Ewan Christian in 1881, Klippan House has now been converted into three flats. It is set in its own grounds including a southwest facing garden (total site area 0.18 hectares/0.469 acres). It has been built of traditional materials, brick and tiles, in an arts and crafts style and designed to face across Hampstead Heath (although this is no longer possible due to subsequent development). Camden Council's conservation area statement for Hampstead (Number Two) describes Klippan House as having *"a high pitched roof, with pitched dormers, a tower and covered eaves, with an interesting first floor wood trellis balcony"*.

The house comprises a maisonette on the raised ground floor and garden levels. There are two further flats above. We understand the flat above the maisonette has been altered drastically and both layout and features have changed. At the time of its purchase by Mr & Mrs Cowan, the house was considered to be in a poor state of repair both internally (in terms of the lower two floors) and externally. Indeed, the lower two floors of Klippan House were

considered to be uninhabitable due to rising and penetrating damp and damage caused during a previous flood.

Under the sponsorship of our client a major project to restore, repair and redecorate the external façade of Klippan House (as well as address issues of rising and penetrating damp) has been now completed. This included full restoration for the steel framed windows and certain stained glass and leaded windows (this work has been the subject of two separate planning/listed building applications to date). Combined, these works represent a major investment and are designed to return the original Klippan House to something approaching its "former glory".

The two detached brick and timber garages, which we believe were built in the 1920's, are located to the east of the main house adjacent to No. 8 East Heath Road. They are shielded from the rear of the garden by a wooden fence, but are visible from East Heath Road.

We have been unable to uncover a great deal of information regarding the history of Klippan House, other than the fact that its architect and initial occupant was Ewan Christian who went on to become President of the RIBA. Ewan Christian built his reputation as a church architect. Access to Ewan Christian's biography will allow for the restoration of certain features of the building's original design, such as a poem by Keats incorporated into two stained glass and painted windows on the west side of the building (facing Well Walk and an area believed to have been frequented by Keats) and a freeze that surrounded the house (currently rendered over).

3. Physical Context: Conservation Area Designation and Character

Klippan House is located within sub-area 2 (known as Christchurch/Well Walk) of the Hampstead Conservation Area (formerly known as the Hampstead Village Conservation Area), which was designated in January 1968 for the following reasons:

- The large number of listed buildings of architectural interest, the historical associations of these buildings in terms of former residents and the village in context of the history of London as a whole;
- The street pattern of the original village which is retained and reflected in the fragmentation of the street blocks and close irregular grouping of old buildings;
- The striking topography which gives rise to the complex of narrow streets and steps characteristic of the village and provides an important skyline when viewed from the other parts of London;
- The proximity of the unique open space of Hampstead Heath and its integration with the village on the northern side..

The character and appearance of this particular part of Well Walk is of a quiet, airy and verdant street, dominated by grand Edwardian and Victorian residential properties including Foley House (a four storey house set back from the street). Well Walk is narrowed by on-street parking. On the northwest side of the Well Walk is a raised pavement with steps down to the road at varying intervals. Foley House lies opposite Klippan House on the corner of Well Walk and East Heath Road.

The character of Well Walk has changed at the intersection with East Heath Road, due to the fact that East Heath Road is a main vehicular route bypassing the side of Hampstead Heath. Opposite Klippan House are twin six storey Edwardian buildings known as the Pryors, which dominate the street and the surrounding area. Adjacent to Klippan house on East Heath Road are a row of 4/5 storey buildings set back from the street.

The Council's Conservation Area Statement describes the Christchurch/Well Walk areas as:

"An intricate network of lanes and alleyways built on the complex slopes of the land to the east of the Heath Street dates from the early 18th century through the 19th century. Except for Christchurch Hill and new Ned Square, the main streets and spaces runs more or less

along the contours, linked by narrow footpaths, steps and lanes running down the slopes to connect different levels. This network is punctuated by small and irregularly shaped spaces of great charm, such as Hampstead Square, New End Square, Mansfield Place and Stamford Close. The area contains an extraordinary variety of building types, ages and styles, ranging from tiny cottages of all ages, grand 18th century houses, Victorian tenements and substantial villas to 20th century council flats and small private houses."

4. Involvement: Consultation with planners and community

The design for a single storey garage is the outcome of our discussion with the case officer, Mr. Charles Thuaire as well as the conservation officer, Mr. Edward Jarvis.

5. Planning History

November 2008 - Ref APP/X5210/E/08/2081610 in relation to application ref# 2007/4761/L and APP/X5210/A/08/2081611 in relation to application ref# 2007/4759/P

Planning and listed building consent granted for the formation of the new swimming pool and for the demolition of the existing garage.

May 2008 - Ref. No. 2008/2167/P and 2008/2169/L

Permission granted for erection of shed, gazebo and decked area within the rear garden, creation of raised embankment feature and pond, and replacement of timber fence adjoining 8 East Heath Road with new boundary wall.

December 2007 - Ref. No. 2007/6138/P

Permission granted for details of construction of wall next to Ash tree, pursuant to condition 5 attached to planning permission granted on 13 November 2007 (ref:2007/4391/P) for rebuilding of brick boundary walls fronting East Heath Road to include new railings; replacement of fencing with a brick wall along Well Walk, and rebuilding of the retaining wall on rear garden boundary with 48 Well Walk.

November 2007 – Ref. No. 2007/4759/P 2007/4761/L

Planning and listed building consent refused for the creation of a new underground swimming pool with ancillary plant and gym rooms next to 8 East Heath Road, connected to the main building via a basement corridor link

Demolition of garage adjacent to 8 East Heath Road and creation of a new underground swimming pool with ancillary plant and gym rooms connected to the main building via a basement corridor link.

October 2007 - Ref. No. 2007/4391/P and 2007/4407/L

Permission granted for rebuilding of brick boundary walls fronting East Heath Road to include new railings; replacement of fencing with a brick wall along Well Walk, and rebuilding of the retaining wall on rear garden boundary with 48 Well Walk.

October 2007 - Ref. No. 2007/5092/P and 2007/4763/L

Permission granted for external and internal alterations associated with change of use from three flats into two flats. Change of use and works of conversion from three flats into two flats.

September 2006 - Ref. No. 2006/3410/P 2006/3411/L

Permission granted for alterations and additions to the existing building including the rebuilding of brick wall encasing access stair to the upper level flat; altering the location of the external stairs to the new balcony on the rear elevation; removal and roof over external steps to Well Walk side to increase internal accommodation; and form 2 conservation roof lights in the retained tiled roof adjacent to Well Walk as an amendment to previous permission granted on 03/02/06 (2005/4887/P).

December 2005 - Ref. No. 2005/4888/L 2005/4887/P

Permission granted for refurbishment, alterations and restoration of lower & upper ground floors; rebuilding of rear balcony; erection of a small extension to side at upper ground floor level; and installation of a glass roof over the lower patio area to the side of the existing basement of this lower ground & upper ground floor maisonette.

6. Physical characteristics of the Design

As explained above, we undertook several different approaches for the design of the garage during which time we got a better understanding of the site. This was done by going around the site and trying to understand the impact of the new volume from all sides. We believe a single storey garage would not have any impact as far as the views from Gainsborough Gardens are involved. It will have no impact on the adjacent property, No 8 East Heath Road.

We considered different materials. Brick has been adopted to form the wall facing 8 East Heath Road. Eventually we opted for cedar timber slats, for the side facing Klippan House, as Timber seems a material which works well within surrounding landscape of trees and gardens and also because we feel it relates strongly to the cedar tree to the rear garden.

The proposed new building follows the line of the buildings at East Heath Road to the front and the back. A gap has been maintained between the proposed building and No 8 East Heath Road.

The aim of the design has been to ensure that the new single story garage remains low key and unobtrusive. Klippan house is a large and dominating building sitting on its ground on an orientation which does not relate to the surrounding houses given its corner plot situation. The aim is to make sure this dominance and setting of the listed building is not affected by the creation of the new single storey garage.

7. Layout: Orientation of the building

The proposal follows the same orientation as the houses facing East Heath Road. We feel it is appropriate to make the new building relate more to the East Heath Road houses. The aim has been to let the orientation of the listed building to remain unique.

8. Amount: Scale and volume

The proposed garage is designed to represent a subservient building primarily in relation to the listed building and also to the houses at East Heath Road. We considered the following points in reaching our decision as follows:

- The proposed new garage will be located largely on the site of the current two garages.
- In terms of its footprint, the new building will cover just 69 m². The existing garages cover a combined footprint of 46 m². This increase will allow for the more efficient utilization of the garaging space.
- The height is 2.95 m, compared with the maximum roof height of Klippan House of 13.5 m and No.8 East Heath Road of 14.5 m.
- The above ground volume of the new building is approximately 203.5 m³, compared with approximately 2,690 m³ for Klippan House.

It was felt that a single storey building with flat sedum roof would not compete at all with the existing listed building nor with the property at 8 East Heath Road. The low height would sustain the present visual connection between the street and the on site landscaping, especially that of the cedar tree situated to the rear of the plot, maintaining its contribution visually to the streetscape.

9. Understanding of the context

The study of the site was instrumental to the development of the idea of the design. It was decided that the height of the scheme should remain low so that not only Klippan House remained dominant, but also to ensure the open feel of the house and its spacious surroundings was maintained and the tall cedar tree remained visible well above the line of the house.

At present there is no open view from the Heath area behind Priory to the Klippan House curtilage. The land is lower behind the priory house and the vegetation is very dense and even in winter it is not possible to see anything towards Klippan House. Also the view from Gainsborough Gardens toward the heath is very limited. The only visible objects are the top of the cedar tree and part of the roof of the main house. In this respect the new flat and garage has no effect on either Hampstead Heath or Gainsborough Gardens.

10. Appearance

It is felt that the existing shed does not add any architectural value to the site (we believe it was built some 40 years after the original house).

The proposed building walls are covered in cedar wood slats. This is to some extent is to create a dialogue with the existing garden. Having a cedar tree to the rear and using the same material to cover the entire building makes the building very much related to the garden. Wood fits in well in this context in any case. Cedar tree is also has a reddish tone which is very much the colour of surrounding buildings. Timber, being a natural material it would gradually take up a grayish tinge to it.

There are narrow windows to the side opposite Klippan house and there are no windows opening directly to the flank wall of No 8 East Heath Street. There are 3 existing windows on the flank wall of No. 8 East Heath Road, one at each level. The ground floor one is already behind the existing garages.

Design and Appearance:

In arriving at the design for the new flat and , full consideration has been given to the above points as well as the stated objective of the "Planning Policy Statement 1: Delivering Sustainable Development":

"Good design ensures attractive, usable, durable and adaptable places and is a key element in achieving sustainable development. Good design is indivisible from good planning. Planning authorities should plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes. Good design should contribute positively to making place better for people. Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted".

Note has also been made of recent building developments within the Hampstead Conservation Area and adjoining areas, which have demonstrated an appreciation of the place of modern architectural design alongside the historical architecture of the area.

11. Landscaping

A planning application for landscaping of the garden and some garden features received approval by the council last year. There will be no changes to the landscaping. May 2008 - Ref. No. 2008/2167/P and 2008/2169/L

12- Access

Pedestrian access

Klippan House is accessed by public transport via underground and buses from Hampstead High Street, a few minutes walking distance. There are various buses which also serve South End Green which is about 15 minutes walking distance from the property.

Car access

By car, Klippan House is served by Well Walk, which has little traffic and the main road, East Heath Road.

The existing shared parking arrangements is largely impractical and require a large area of hard surface for access.

The entry and exit for cars is through the existing gates on Well Walk and East Heath Road. The new arrangement would allow for the cars to be kept in the garage and out of sight.

13. Sustainability issues

As the building will not form a habitable space heating will not be required within the garage area.

All the materials used in its construction will be sourced locally and possibly reclaimed or recycled when possible. The quality of cedar selected will be from sustainable sources and will comply with the current standard dictated by the Forest Stewardship Council (FSC) and in the Program for the Endorsement of Forest Certification (PEFC).

The Sedum roof has been adopted in this design in order increase the local natural habitat. Green roofs absorb up to 75% of rainfall, thus reducing the runoff dramatically, and lowering the risk of floods.

14. Life Time Home Standards

This point is not applicable to this application as it is not a habitable space.