



**FOLEY HOUSE**  
**DESIGN, ACCESS & HISTORIC JUSTIFICATION STATEMENT**  
MAY 2014

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Reference	: \Projects\1327 Foley House\Reports\1327 Design & Access Statement
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Checked by	: RM
Issued	: MAY 2014

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# 01 INTRODUCTION & LOCATION



EXISTING SITE PLAN

## INTRODUCTION

This planning statement is submitted for Foley House, East Hampstead Road, London Borough of Camden. It is in support of the planning application for the proposed demolition of an existing decaying conservatory; replacing it with a new orangery of a similar footprint. The application also proposes to extend the existing garden storage and to replace a modern door with the replacement french doors, in keeping with the original design. The property is also a grade II listed building.

## SURROUNDINGS

The application site is located to the North-West of London, and sits on the edge of Hampstead Heath Park. The neighbouring surroundings are a mixture of predominantly late Victorian 'Villa' style and Post-War family housing. The adjacent properties include large linear gardens which are characterised by an amalgamation of one and two storey extensions and small outbuildings.



# 02 APPLICATION SITE



**Above:** Existing South Elevation



**Above:** Existing Conservatory



**Above:** Existing garden shed

## APPLICATION SITE

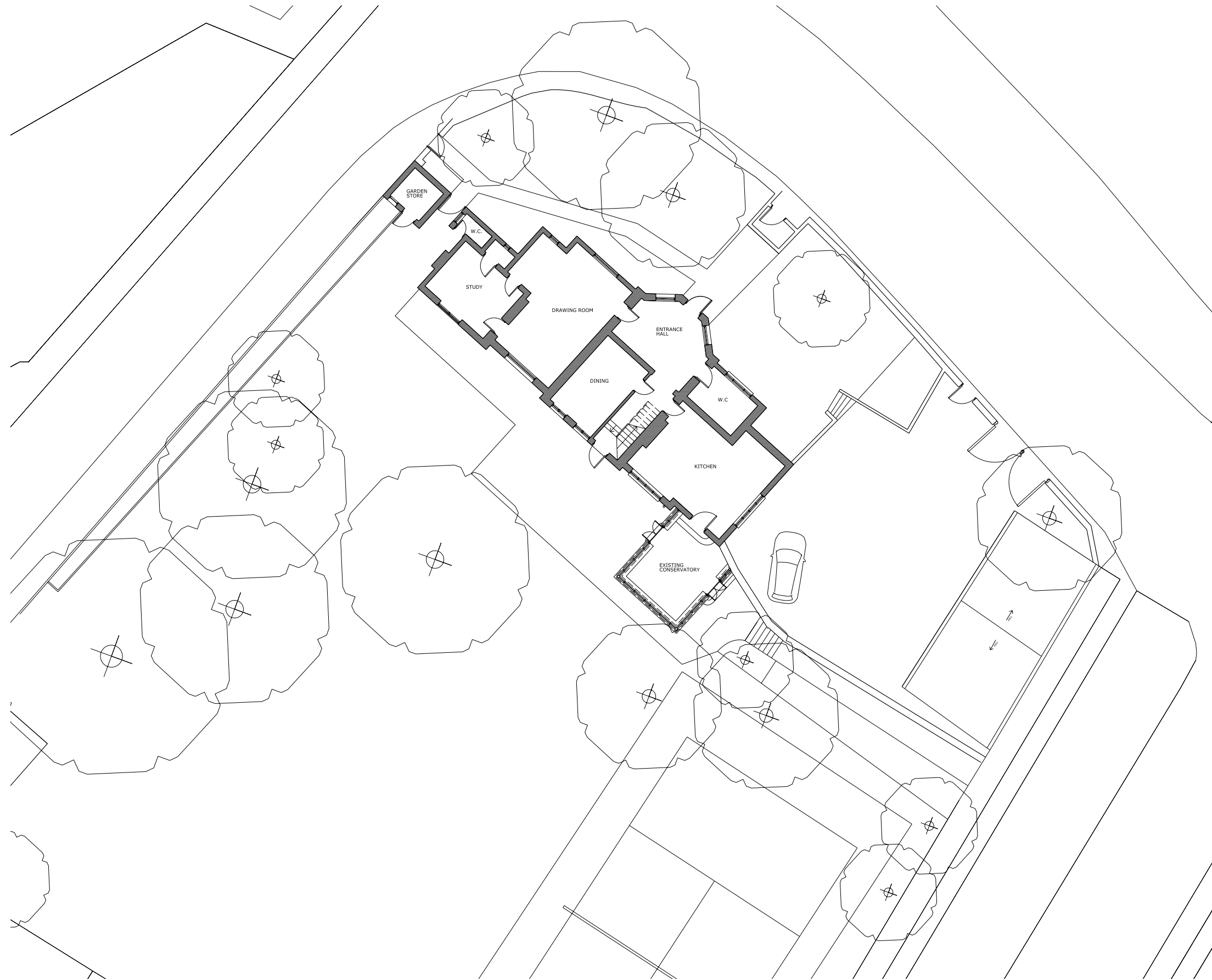
The property is a detached Georgian house, located on East Heath Road, overlooking Hampstead Heath to the North. The house is set back on the site, and sits behind a high brick wall on the East Heath Road and Well Road. The siting of the proposed works will be partially visible from Well Road only. There are also a number of mature trees within and surrounding the site that partially conceals the property from the public highway.

The property is essentially formed of 3 wings with a modern conservatory set to one side, sitting alongside a more recent addition to the original house. It is constructed using a brown London stock brick with slate roofs and includes painted white timber framed windows and doors.

The existing conservatory is a modern extension to the original property and was constructed between 1990 and 1991. The existing levels are currently set slightly below the main level of the house. It is frequently used due to problems of overheating throughout the summer months and coldness in the winter. The windows, doors and roofs are all single glazed and consequently suffers badly from condensation. The existing structure is in a state of disrepair due to dampness, which has damaged its integrity and potentially puts the occupants at risk. The applicant is looking to replace with a new similar structure that includes better access and ventilation.



# 03 HISTORIC CONTEXT



EXISTING GROUND FLOOR PLAN

## HISTORY

Foley House is a grade II listed, three storey town villa (list entry number: 1342099). The property was constructed c. 1771 by Edward Helling but reputedly built earlier in the late 17th Century.

There have been a number of additions during the course of its history, including an additional storey to the south-east wing during the Nineteenth Century and a side extension on the same wing. In more recent years a conservatory was constructed at the rear of the property.

Most of the original joinery has been altered throughout its history. It would appear that the door at the bottom of the stair has been altered and replaced with a modern timber glazed panel door. Although there is no evidence to support this it would seem likely that the door would have been similar to the adjacent french doors. It is possible that the fixed light above the modern door is original.



# 04 DESIGN PROPOSALS



VIEW LOOKING BACK FROM GARDEN AT THE NEW EXTENSION (SOUTH ELEVATION)

## THE PROPOSALS

The existing conservatory is to be replaced with a new timber framed orangery and will be sited on a new brickwork plinth that will match the existing brick and bond of the main house. The timber will be painted white to match all existing timber joinery and include glazed windows, doors and a hipped lantern rooflight over. All new joinery will be traditional in its appearance complimenting the character of the historic building.

The proposal also includes alterations to a rear external door at the bottom of the stair flight. It is assumed that the upper fixed light is original matching that of the adjacent french doors. The existing modern door will be replaced with outward opening french doors and a raised cill. This will provide a sense of uniformity and is in keeping with the rest of the property.

A new lightweight timber framed structure is proposed to the area in front of the existing garden shed that is sited near to the boundary on Well Road. This is intended as an extension to the existing garden storage, which is all located in the one area. The structure will be set back from the west wing of the house and will be partially visible from the public highway, forming a continuation of the existing boundary fence along the street.

The external cladding is to be fairly minimal using Siberian larch timber for the external walls. The new volume will also be set below the parapet level of the existing outbuildings so that they remain visible. The choice of natural material will enhance and integrate well with the existing character whilst remaining subservient.

## ACCESS

The principal access to the house will remain unchanged. Access to the new orangery extension from the kitchen will be altered and made level through.

# 05 CONCLUSION

The new orangery, is proposed to replace an existing dilapidated structure and will enhance the character of the existing building. The extension to the garden shed is subservient to both the outbuildings and the main building and is autonomous in its appearance. The changes to the rear door at the bottom of the stair flight is intended to enhance the appearance of the historic building by replacing the modern door that has no relationship with its surroundings.

This application seeks listed building consent and planning approval for the changes identified in this supporting statement and as illustrated on the plans, as being appropriate and necessary and with respect to the historic value of the property.

# 06 APPENDICES

APPENDIX 1 - LISTING

APPENDIX 2 - PLANNING DRAWINGS



## 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: FOLEY HOUSE**

**List Entry Number: 1342099**

### Location

FOLEY HOUSE, 11, EAST HEATH ROAD

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

**County:** Greater London Authority

**District:** Camden

**District Type:** London Borough

**Parish:**

**National Park: Not applicable to this List entry.**

**Grade: II**

**Date first listed: 11-Aug-1950**

**Date of most recent amendment: Not applicable to this List entry.**

## Legacy System Information

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

**Legacy System: LBS**

**UID: 477158**

## 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

CAMDEN

TQ2686SE EAST HEATH ROAD

798-1/17/358 (South West side)

11/08/50 No.11

Foley House

GV II

Detached house. Probably c1771 built by Edward Helling; reputed to be 1698, built for J Duffield, the first Spa manager; later additions. Brown brick; slated roof. 3 storeys and basement. Wide 3-window splayed projecting centre bay flanked by early C18 single window wings. North-west wing, 2 storeys with gable end treated as open pediment and further 2 storey extension set back; south-east wing, 3 storeys, the top storey added C19. Round-arched central doorway with open dentil pediment and Roman Doric columns with dentil capitals; patterned fanlight and panelled doors flanked by sashes. Ground floor wings with Venetian windows. Upper floors, gauged red brick flat arches to slightly recessed sashes with exposed boxing; 1st floor of splayed bay with cast-iron balcony. Plain band at 2nd floor level. Parapet. South west garden front with brick bands at 1st and 2nd floor levels; windows mostly altered. INTERIOR: not inspected but noted to retain some early C19 features.

Listing NGR: TQ2675186169

## Selected Sources

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

## Map

**National Grid Reference: TQ 26749 86173**



The below map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1342099.pdf](#)



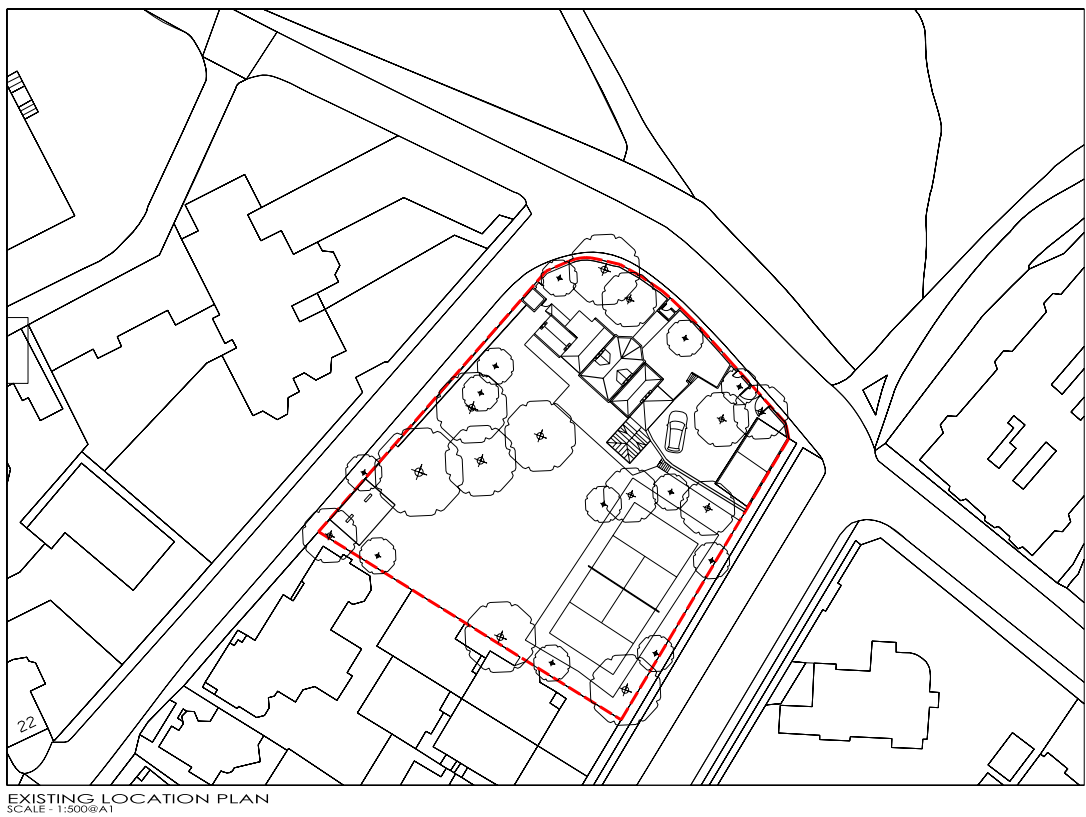
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This copy shows the entry on 06-May-2014 at 03:52:53.



APPENDIX 2 - PLANNING DRAWINGS



KEY TO DRAWING  
--- SITE BOUNDARY AND  
AREA OF OWNERSHIP

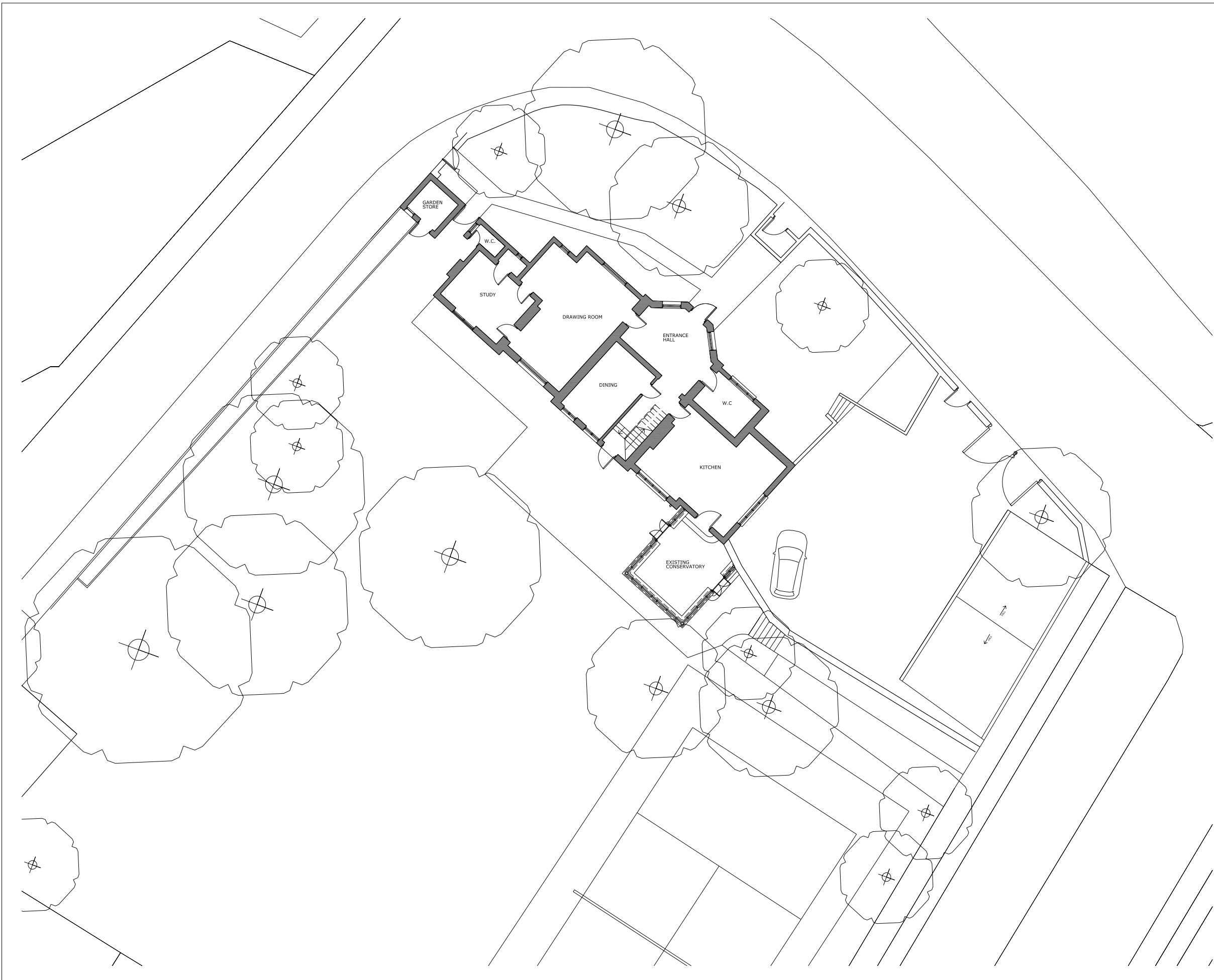
MITCHELL TAYLOR  
WORKSHOP

MR AND MRS MASON  
FOLEY HOUSE  
CONSERVATORY  
EXISTING SITE & LOCATION PLAN  
PLANNING APRIL 14 1:200 / RM BT  
1:500 @ A1

1327 AL(0)01

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FOLEY HOUSE  
EXISTING GROUND FLOOR PLAN  
PLANNING APRIL 14 1:100 @ A1 RM BT

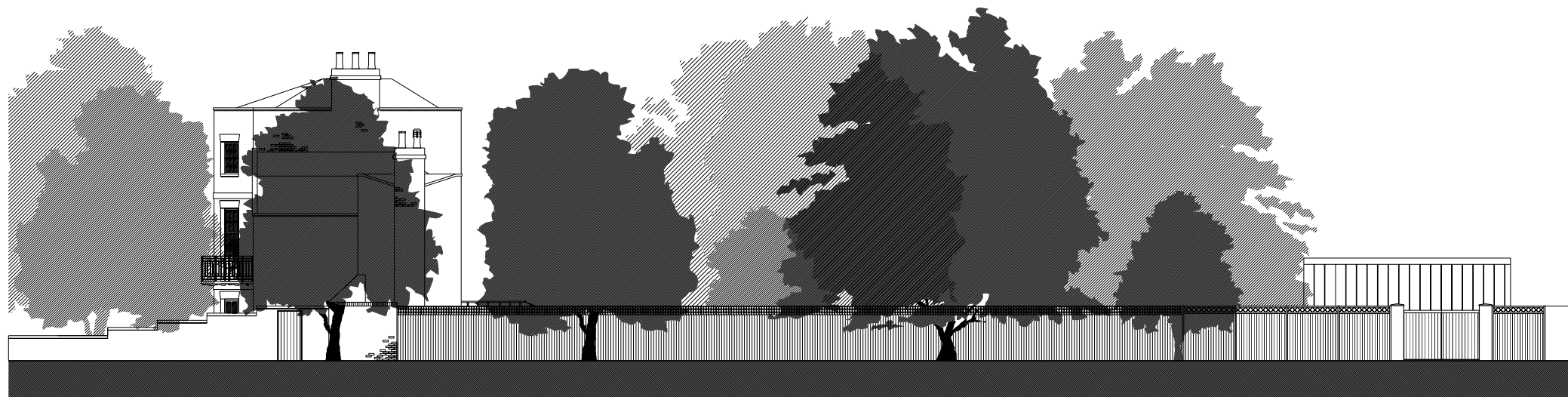
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EXISTING NORTH-WEST ELEVATION



EXISTING NORTH-WEST STREET ELEVATION



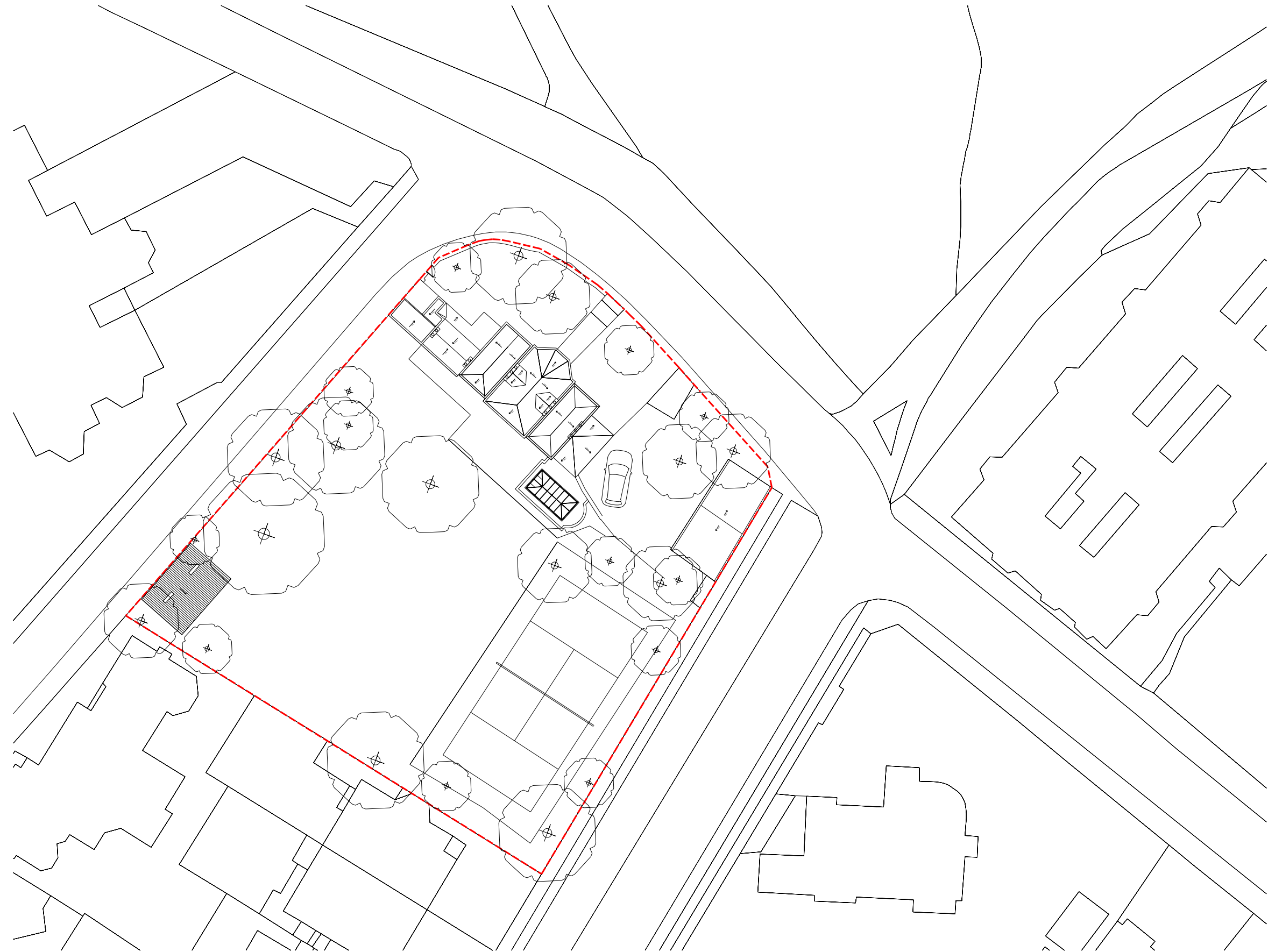
EXISTING SOUTH-WEST ELEVATION

**MITCHELLTAYLOR**  
WORKSHOP

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FOLEY HOUSE  
ORANGERY & EXTENSION  
EXISTING ELEVATIONS  
PLANNING APRIL 14 1:100@A1 RM BT

1327 AL(0)03

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KEY TO DRAWING  
SITE BOUNDARY  
OWNERSHIP

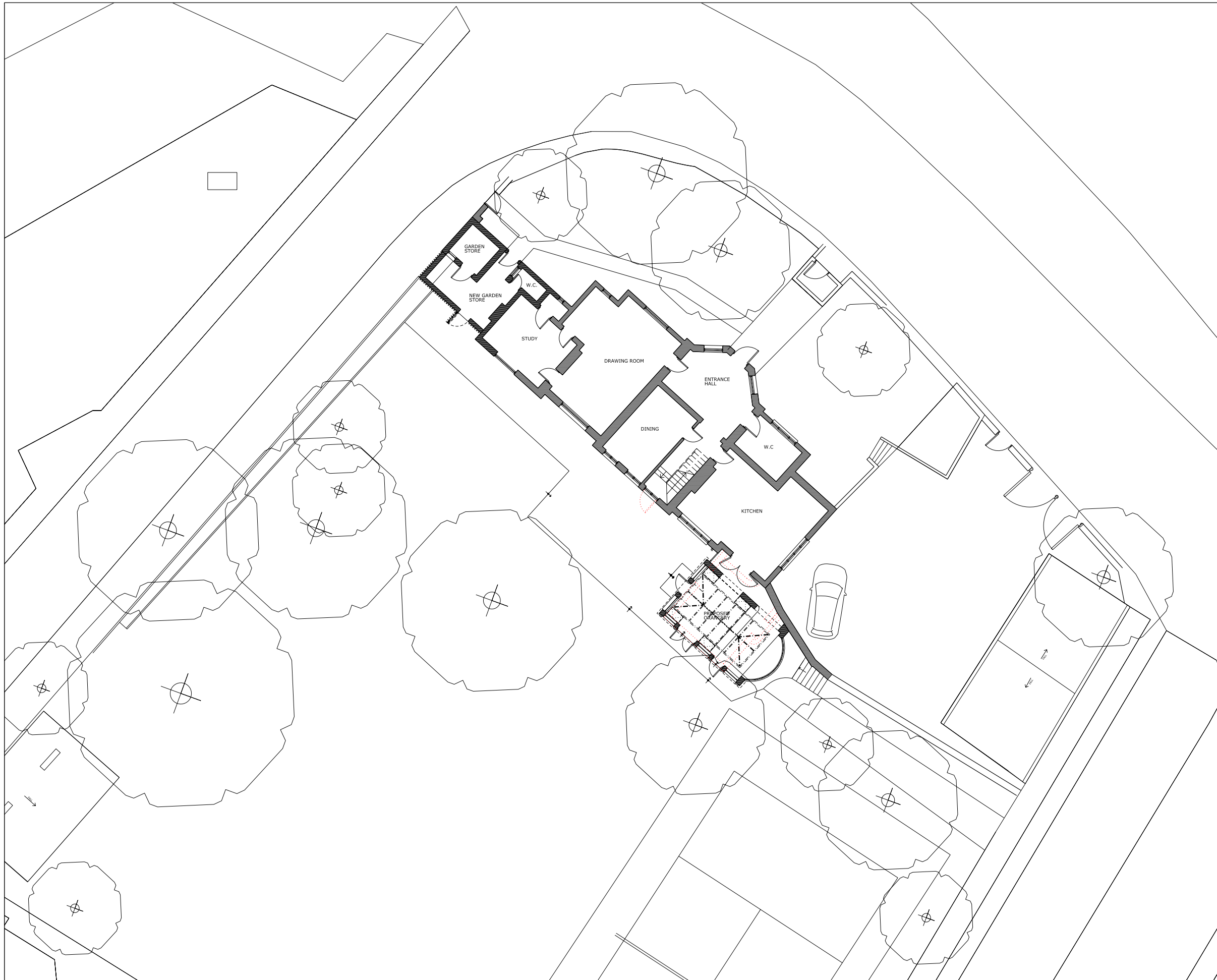
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**WORKSHOP**

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CONSERVATORY  
PROPOSED SITE PLAN  
PLANNING APRIL 14 1:200 @ A1 RM BT

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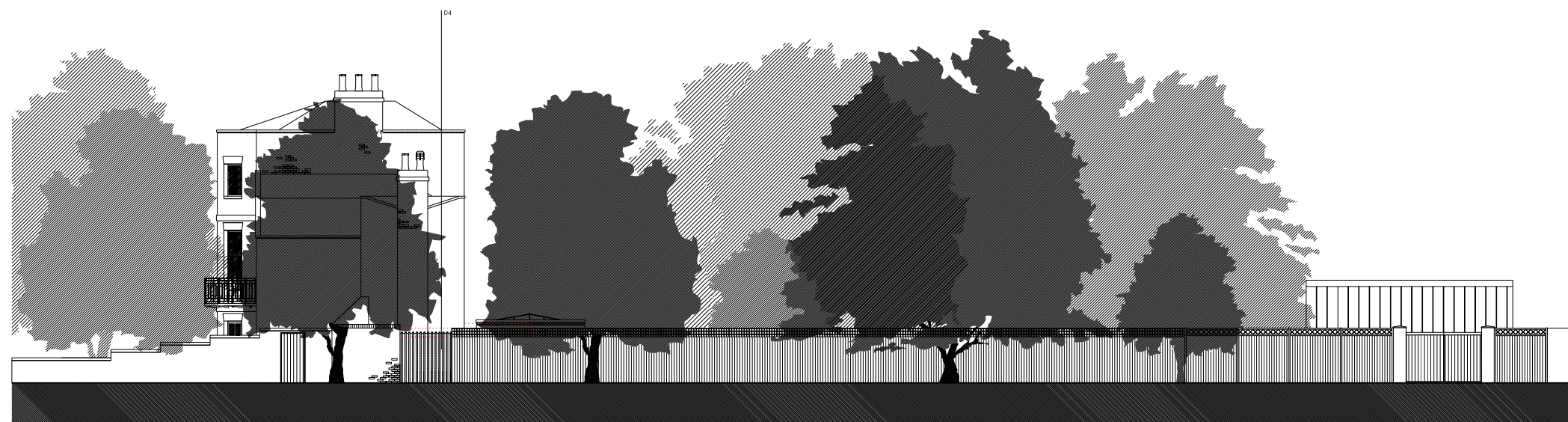
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FOLEY HOUSE  
ORANGERY  
PROPOSED GROUND FLOOR PLAN  
PLANNING APRIL 14 1:100 @ A3 RM BT

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EXISTING NORTH-WEST ELEVATION



EXISTING NORTH-WEST STREET ELEVATION



EXISTING SOUTH-WEST ELEVATION

#### KEY TO DRAWINGS

##### DEMOLITIONS

##### KEY TO MATERIALS

- 01 - Glazed roof with timber spacer bars
- 02 - Timber framed orangery with timber and glazed doors and windows
- 03 - Brick piths to match existing brickwork of house
- 04 - Lightweight timber structure forming new garden room stone to be clad in timber
- 05 - New timber framed glazed doors to match adjacent existing

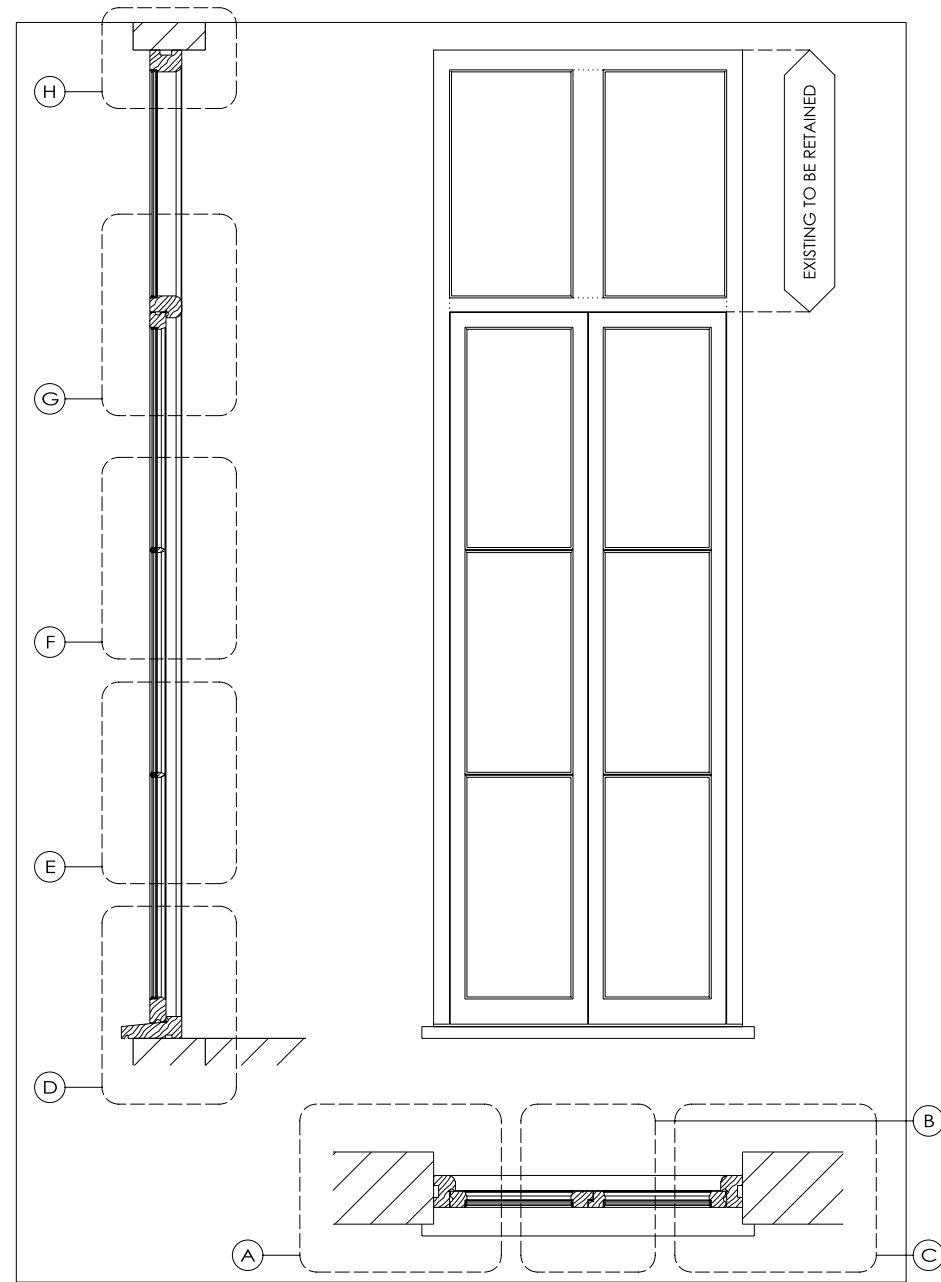
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FOLEY HOUSE  
ORANGERY & EXTENSION  
PROPOSED ELEVATIONS  
PLANNING APRIL 14 1:100@A1 RM BT

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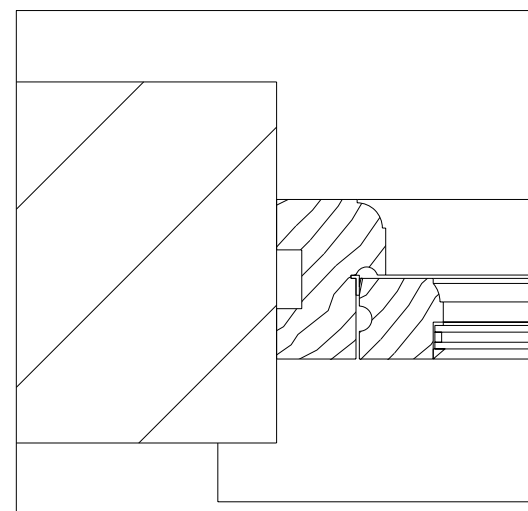
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1327 AL(0)06 1:100@A1 RM BT  
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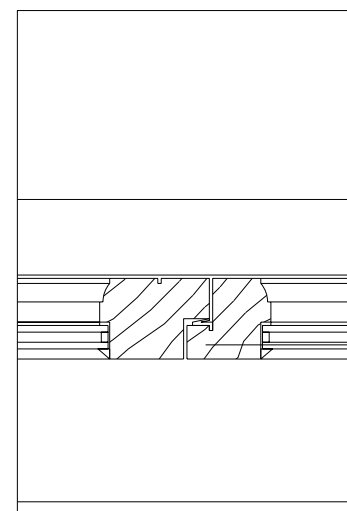


01 - EXTERNAL TIMBER FRAMED GLAZED DOOR TO MATCH EXISTING  
SCALE - 1:10 @ A1

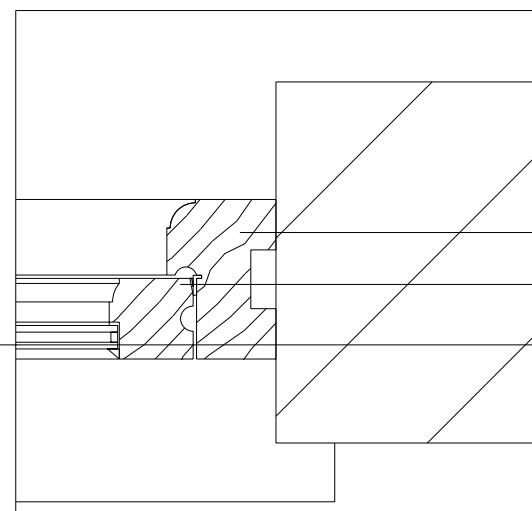
- NOTES TO DRAWING
- 01 - Head of frame (existing)
  - 02 - Putty and spig fixings with butylin rebate
  - 03 - 14mm Slimlite double glazed units by Slimlite Double Glazing Co Ltd.
  - 04 - Fixed transom (existing) with quadrant ovolo moulding details to match existing
  - 05 - Timber top rail door with weatherstripping in rebate
  - 06 - Timber astragal with quadrant ovolo moulding on inside to match existing
  - 07 - Timber bottom rail with weatherstripping in rebate
  - 08 - Hardwood cill
  - 09 - Timber jamb of frame with quadrant ovolo mouldings on inside
  - 10 - Timber side stile with quadrant ovolo mouldings on inside to match existing
  - 11 - Timber meeting stile with weatherstripping in rebate



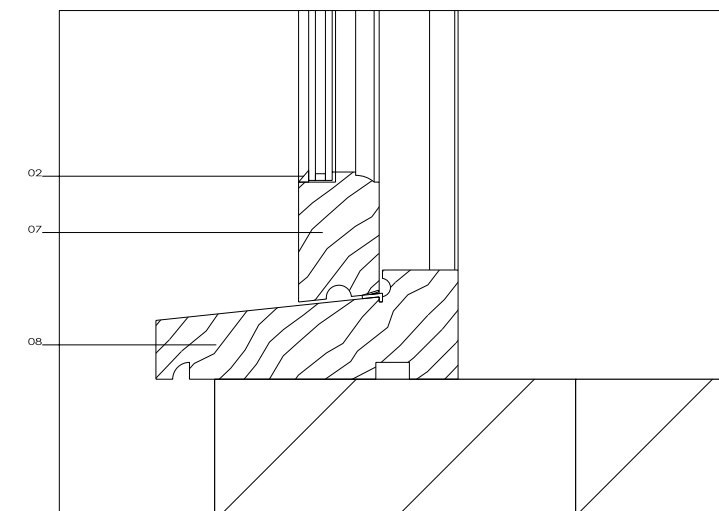
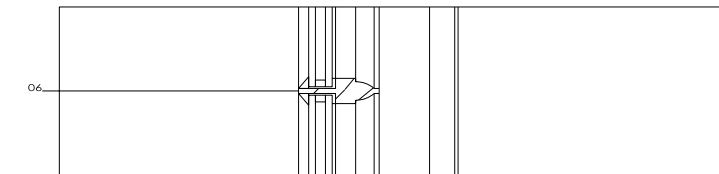
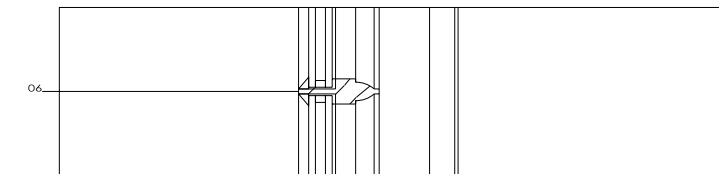
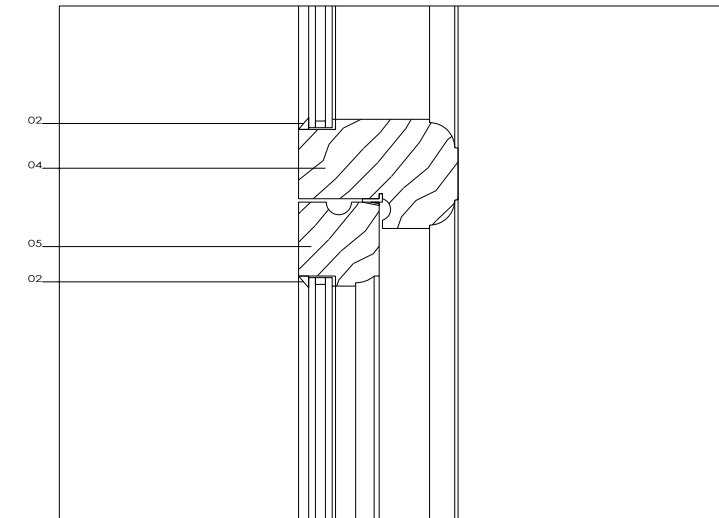
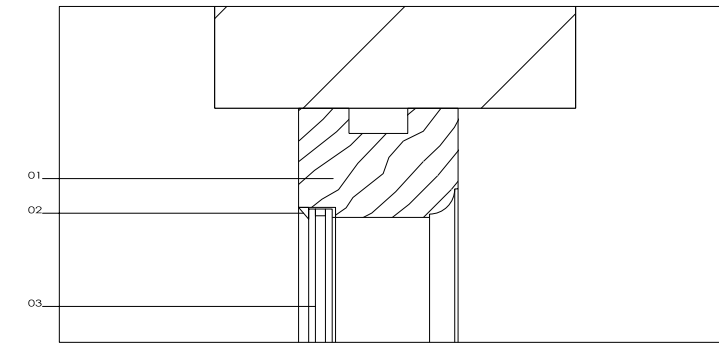
A - LEFT JAMB WITH OPENING DOOR  
SCALE - 1:2 @ A1



B - STILE OF OPENING DOOR  
SCALE - 1:2 @ A1



C - RIGHT JAMB WITH OPENING DOOR  
SCALE - 1:2 @ A1



D-H - SECTION OF DOOR  
SCALE - 1:2 @ A1

**MITCHELL TAYLOR**  
WORKSHOP

MR AND MRS MASON  
FOLEY HOUSE  
CONSERVATORY  
JOINERY DETAILS FOR REPLACEMENT DOOR  
PLANNING MAY 2014 1:20 RM OF  
1:10 @ A1

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