



## Design, Heritage & Access Statement

### 1 'Lawn House', INVERFORTH HOUSE, NORTH END WAY, LONDON NW3 7EU

REVISION A. (October 2014)

#### INTRODUCTION

The following Design & Access Statement is submitted to LB Camden as part of the *Application for removal or variation of a condition following grant of Planning Permission* for the property noted above following LB Camden Planning Permission REF **2014/4156/P & 2014/4324/L**. The statement outlines the main issues considered and has been produced using the guidance by CABE in their publication 'Design & Access Statements' June 2006.

This Design Statement should be read in conjunction with Richard Maltese Architects existing drawings Drawing No 11155/ 01A, 02A, 03A, 04A, 05A & 06A Existing Location Plan, Floor Plans and Elevations and Drawing No 11155/ 07D, 08D, 09D, 10A, 11D & 12C proposed. Photographs of the existing building and the interior have also been included for reference as have any original drawings that have been obtained.

Inverforth House lies in the Sub-Area 7 of the Hampstead Conservation Area.

Inverforth House, is a large Grade II Listed, red brick, Neo-Georgian and Queen Anne (wings) style mansion of c1906. After conversion to a hospital in 1955, it has now been converted into luxury flats and houses with various additional buildings in Inverforth Close. Heath Lodge and Inverforth Close form the backdrop to the Hill Garden and the sensational pergola (listed), which links it to the restored gardens of Inverforth House.

The house was rebuilt circa 1896 and substantially modified by WH Lever, Viscount Leverhulme. The north (Hill House) and south (Lawn House) wings were designed by Grayson & Ould, who also added the terrace to the garden elevation and was altered in 1923 by Lesley Mansfield.

The southern wing was further extended and significantly remodelled between 1924-25 by TH Mawson (refer photographs).

The whole estate was bought in 1925 by Lord Inverforth and, upon his death, bequeathed the estate to Manor House Hospital (of Golders Green). The house remained a convalescent house until the 1980s. In 1994 Planning Permission and Listed Building Consent was obtained for conversion to residential apartments. This work was carried out between 1996 and 98.

The garden is designated of Special Historic Interest by English Heritage and as Metropolitan Open Space. Several large houses between Jack Straw's and Inverforth House were destroyed in the Second World War and their sites have been added back to the Heath.

The proposal may be generally described as the internal reconfiguration and refurbishment of No 1 Lawn House, the two-storey wing and basement. The existing glazed roof over the first floor sun-room is to be replaced with a flat roof with rooflights for use as a balcony terrace, and an internal passenger lift is proposed. The main roof level is to be retained, however, modest areas are to be raised in section. New glazed rooflights are also proposed over the main roof. 4 No number of air-conditioning units are also proposed to be housed within an acoustic/ screened enclosure at ground floor.

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#### PLANNING, POLICY & HERITAGE

The proposed development accords with strategic planning guidance and policies as set out in the Mayor's *London Plan Spatial Development Strategy for Greater London* adopted in July 2011 and the London Borough of Camden Adopted Unitary Development Plan 2012, Hampstead Conservation Area Statement and Management Strategy, Planning Policy Statement 'Housing'. The new National Planning Policy Framework document (27<sup>th</sup> March 2012) have also been considered.

The following policies in particular have informed the design and arrangement;

- The Mayor's London Plan: July 2011
- National Planning Policy Framework (NPPF)
- Local Development Framework Strategy
- Policy CS14 of the Framework Strategy
- Policies DP24 & DP25 – Conserving Camden's Heritage
- Hampstead Conservation Area Statement
- Development Management policies (as above)
- English Heritage 'Conservation Principles, Policies and Guidance 2008'
- English Heritage 'Easy Access to Historic Buildings' 2012
- DDA 1995 & Equality Act 2010
- BS 8300:2009 + A1:2010 Design of buildings and their approaches to meet the needs of disabled people.
- The current Building Regulations (Part M)

Listing NGR: TQ2617986676. Inverforth House was Grade II listed on 7 September 1988, ref (English Heritage Building ID): 477610.

Listing description;

*'Exterior: 2 storeys plus roof storey and basement. North and south wings formerly single storey. Garden front unified horizontally by a Portland stone Ionic colonnade across the ground floor, with three segmental projections and balustrading to terrace. Dominant slightly projecting centre piece of 5 bays beneath hipped roof with open segmental pediment to central dormer. Canted bay window to 1st floor centre bay of 3 windows wide, flanked by smaller canted timber bay windows; 4 further windows to wings on either side. Flush frames with small panes, some with transoms and mullions. Stone eaves cornice. Projecting wings have brick half-columns applied between bays, the 3 bays closest to house being treated as an arcade with arches between piers; remaining bays with brick architraves to 18-paned sashes. Much rubbed brickwork; richly moulded brick cornices.'*

*'Interior: richly decorated in various styles ranging from Jacobean to William and Mary and Adamesque. Decorative features of interest throughout the house but of particular note are the Ionic pilastered entrance hall with carved marble staircase, the fine Adam-style room opening onto the terrace at ground floor level with its columnar screen and decorative plasterwork ceiling and cornice; also the marble columned lobby to the south of this at ground floor level and the music room, panelled in C17 style and probably reusing some C17 woodwork, particularly in the decorative chimney-piece. A rich architectural amalgam reflecting the tastes of a notable patron.'*

We suggest that when all material considerations are taken into account, the proposed removal of some of the internal partitioning within the existing dwelling, the main roof and glazed roof would not detrimentally impact on the qualities of the building and protect the character of this property within the Hampstead Conservation Area. The design of the reconfigured dwelling is such that, it preserves the character and appearance of the individual property, conservation area, and neighbouring area of special character.

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It is perhaps worth noting that English Heritage's Conservation Area's information describes its general philosophy on development in Conservation Areas: *'The streets and buildings of our towns and villages are part of the historic character of England. Where these places are of special architectural or historic interest, they can be designated as conservation areas. However, this does not mean that they have to remain frozen in time, change is often necessary to accommodate the demands of modern living'.*

Relevant planning history for the site and recent local/ neighbouring precedents for this scale and type of proposal are listed below;

- 2014/4156/P & 2014/4324/L – Lawn House, Inverforth House; Installation of 4x plant units at ground floor level, replace 1st floor glazed roof with lead roof and 5x rooflights, and installation of rooflights and associated lift overrun at main roof level.
- 2012/1299/P - Replacement of glass roof and gutters above garden terrace on west (rear) elevation of building and associated works. 02-03-2012
- 2007/4060/L - Flat 5 Inverforth House. Internal refurbishment and installation of air conditioning condenser unit. 10-10-2007
- 2004/2669/L - Apartment 9 Inverforth House. Retention of 4 air-conditioning condenser units on the rear roof balcony, erection of associated balustrade screens, plus the retention of various internal works of alteration. 10-09-2004
- 2004/0528/P - Flat 8 Inverforth House. The installation of an air conditioning unit on the rear flat roof. 08-03-2004
- LWX0202876 – Hill House Inverforth House. Internal and external works to ground and first floors, including conversion of garage to gymnasium, installation of new door and window, and 1 new air-conditioning unit and associated pipework, as shown on drawing numbers; 297/3A; 1-13; A4 sheet on air conditioning unit; location plan; and SK151002A. 31-10-2002
- LWX0202687 - Flat 5 Inverforth House. The installation of a new internal spiral staircase between ground and basement levels, as shown by drawing numbers F5-01, F5-02 & F5-03. 30-07-2002
- LW9802527 - Installation of trellis screen, planting boxes, paving and garden furniture, on the first floor terrace at the southeast corner of the house, as shown on drawing numbers; 296-1C, 296-5A, 296-7B, 296-8, 1074(1) 03A, 06G, 121C and 122B. 15-07-1998
- P9602845 - Provision of two new swimming pools in existing underground cellars for west side of house, including additional excavation and underpinning, as shown on drawing numbers; 1074/SK/200(1), /201(1), /202(1), /203(1), /204(1); 2467/21(1). 20-09-1996
- P9600684 - Conversion to nine residential units plus porters flat, plus minor elevational alterations, as a variation to the planning permission dated 18th May 1995 (Ref. 9400865/R1) for change of use of hospital to twelve residential units plus porters lodge, as shown on drawings 2467 (1) 1f, 2467 (0) 07e, 2467 (1)03E, 2467 (1) 04e, 2467 (1) 8b, 2467 (1) 9A and 2467 (1) 10A. 28-02-1996
- 9400865 - For the change of use and alterations of Inverforth House from Hospital use (Class C2) to use as 12 residential units plus porters lodge (Class C3) and including a garage block for 22 cars and one double garage together with structural proposals for landscaping which include a tennis court as shown on drawing numbers 2467/01 02 03A 04 05A 06 07 08 09 (coloured) 010 (coloured) 11A 12A (coloured) 13A 14A 15A 16B 17 18 19 & 20; 93/ 76.1 .2 & .3 (showing demolitions proposed); 201/01E & 201/02A (landscape proposals) revised by letter dated 13 October 1994. 07-06-1994

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Copies/ extracts of the original drawings of the building have been provided at the end of this document. The drawings highlight areas that have already been altered during earlier developments, surface finishes not original to the building a previously approved proposal for a central lift to the new stair.

A drawing is also included that specifically highlights the original interiors of special importance or architecture merit that will be retained as part of this proposal.

Please read this document with the Construction Management Plan & Method Statement previously submitted as part of the application 2014/4156/P & 2014/4324/L.

#### *SIZE & SCALE*

The entire site area is approximately 18, 570 sq M/ 1.86 Ha.

Existing Total Floor Area of No 1 'Lawn House' is 713 sq M/ 7, 672 sq ft (including basement)

The existing building is over 10.4 M from ground to parapet level

The ground floor to first floor level is 5.85M

The scheme proposes the demolition of the existing internal partitioning (mainly at the first floor) and no change in floor area. The floor levels are to remain unaltered.

The roof over the main building is to be retained with modest areas raised in section by approximately 650mm off of the existing finished level, these elements are barely perceptible on the elevations. Note, the apex of any new roof element, i.e. rooflight or lift overrun, will remain lower than the existing bottle baluster parapet and will not impact on the visual appearance or outlook.

The new lower flat roof to be utilised as a balcony terrace by the owner-occupiers, replaces the existing glazed roof (to the sun room), is to remain below the existing level and is not visible from the surrounding gardens or the other apartments. The existing bottle balusters act as a guarding to the new balcony.

#### *DESIGN & FORM*

The following elements have been evaluated within this scheme and have informed the design of the proposal:

- Relationship to North End Way and 'The Hill' Gardens
- The character and appearance of the local built environment
- Relationship of building to its site and its surroundings
- Scale of the proposal and the spaces created
- Use of appropriate materials and finishes for the property
- *L.B. Camden Unitary Development Plan & Development Management Policies*
- Building use and future needs
- Views/ Overlooking of neighbours
- Access, Safety & Security

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The proposal will not have a detrimental impact on the visual or residential amenities of the neighbouring occupiers. The scale and design proposed is considered in keeping with the character of the area and would not have a harmful impact upon the landscape. The proposal is also in accordance with the aforementioned planning policies.

The choice of individual design elements is carefully made, reflecting the architectural period of Inverforth House. The Hampstead Conservation Area, throughout, has continuity in design of doors and windows with strong linking feature – this is continued in this proposal. We suggest that this proposal is in harmony with the special character and appearance of the Conservation Area.

The proposal includes the installation of 4 No air-conditioning units at ground level externally. These units are located behind an existing hedgerow 1.5M high and contained in an (Environ) acoustic enclosure and finished in a (camouflage) green colour. The visual and acoustic/ noise impact will be negligible. An environmental noise and plant report by Hoare Lea Consultants has been included within this submission and concludes that the installation will satisfy the requirements of LB Camden and desirable internal levels of BS 8233. It is worth noting that a number of air-conditioning units and plant already exist around Inverforth House, we suggest these units have been sensitively arranged and their impact considered on the property & its neighbours.

The proposal is for the owner-occupier of the property and the layout design allows for flexibility in use and for future internal adaptation to meet the changing needs of their family.

The new lift proposed is absolutely essential. The family requires disabled access to the upper floor level, almost 6M above the entrance level (equivalent to 2-storeys). It should be noted that this property, Lawn House, was granted permission for a lift in the mid-90s; an extract of this plan is included at the end of this document. The lift has been sensitively located in the areas of the recently converted building and does not affect the original interiors with a high historical values. We ask that LB Camden give weight to the special needs of the occupiers (note, documentary evidence is available upon request).

A new elliptical stair is proposed to improve access and add visual dynamism to the volume of the interior space. The proposed stair also introduces additional risers, reducing the existing steepness and omits the awkward 'modern' narrow tapered treads.

The first floor is a later addition and its layout was constructed during the most recent redevelopment (photographs of this are attached at the end of this document). The proposed layout reduces the numbers of bedrooms, and bathrooms, to provide better proportioned rooms and with more than one window in each.

The new flat roof - balcony terrace proposed to the south replaces the existing glazed roof. It should be noted that the neighbour at the first floor to the east of Inverforth House has a terrace (refer 'Planning' above) and this proposal mirrors the arrangement – please also refer to the aerial photographs provided at the end of this document. One window, to the rear side of the wing, is to be enlarged to form a door opening. Aside from the cill of this window being lowered, no other changes to the elevations are proposed.

The first floor balcony area (north side) and access is to remain unaltered.

The proposal uses an architectural palette of details and finishing materials in sympathy with the building and the local Conservation area. The size and location of the raised roof sections and rooflights can be considered to be subordinate feature within the main roof, are not visible, and are not considered to cause harm to the character and appearance of the host property or wider conservation area.

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### ACCESS & SAFETY

In English Heritage's 'Easy Access to Historic Buildings' it is noted that; '*passenger and platform lifts are best located in the less-sensitive parts of historic buildings, for example secondary staircases and light wells or in areas that have already been disturbed or altered*'. The proposed lift (and pit) has been carefully located to avoid loss or damage to significant areas or decorative surfaces.

The proposal does not lead to a requirement for additional parking and therefore, does not give rise to conditions prejudicial to the free flow and safety of traffic on the adjoining highways.

The existing access is maintained and the route through to the gardens are maintained.

The large glazed roof is to be replaced with a flat roof to be tiled/ decked. Future maintenance of the roof will be reduced and as a result the safety issues surrounding this will be greatly improved by the construction.

The new design satisfies the requirements of the Building Regulations/ *Part M 2004 – Access to & use of Buildings* and will meet the current standards for access for the disabled.

### MATERIALS

The materials to be used in the construction of the external surfaces of the building(s) shall match those used in the existing building(s) and are in sympathy with the buildings in the locality.

The construction will use current materials and technologies to satisfy the requirements of the Building Regulations/ *Conservation of Fuel & Power* to current standards.

The existing main roof requires overhauling and it's reforming allows for a new covering to be applied and for the roof to be properly insulated to current standards.

The existing polycarbonate rooflight is to be removed and the new powder coated (black) rooflights will be double glazed and thermally broken.

### SUMMARY

In summary we consider that the proposed reconfiguration and refurbishment of this house would be in keeping with the character and appearance of the Hampstead Conservation Area, and would have an acceptable impact on the character and appearance of the listed elements and building as a whole.

The design is such that it preserves the amenities of the occupiers of the neighbouring properties and the appearance of the individual property, gardens, conservation area, area of special character.

Inverforth House has gone through a number of changes over its 120 year history, rebuilt as a single house, extended, converted to a hospital and finally redeveloped as a mix of houses & apartments. Much of the interior has been altered and this proposal looks to rationalise the arrangement whilst retaining the areas of high heritage value.

The design and layout within the building is considerate in scale and composition. It provides for improved access into the property simultaneously addressing issues of long term sustainability. The scheme will also provide appropriate space and conditions for the owner-occupiers.

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The scheme also addresses issues raised by LB Camden at the Planning stage, providing information in the areas queried.

In summary we believe the proposed redesign and extension of the building, due to its siting and design, does not detract from the Heritage Asset, the character and appearance of the existing property or the visual amenities of the surrounding area having regard to policies; NPPF 2012 & PPS5 Planning for the Historic Environment, London Borough of Camden Local Development Framework 2010, Policy CS14 of the Framework Strategy, Policies DP24 & DP25 – Conserving Camden’s Heritage, Hampstead Conservation Area Statement.

We ask that the LB Camden assess this proposal and application submission positively.

**Richard Maltese Architects Ltd**

October 2014

*Photographs & Drawings of the existing property below & overleaf –*

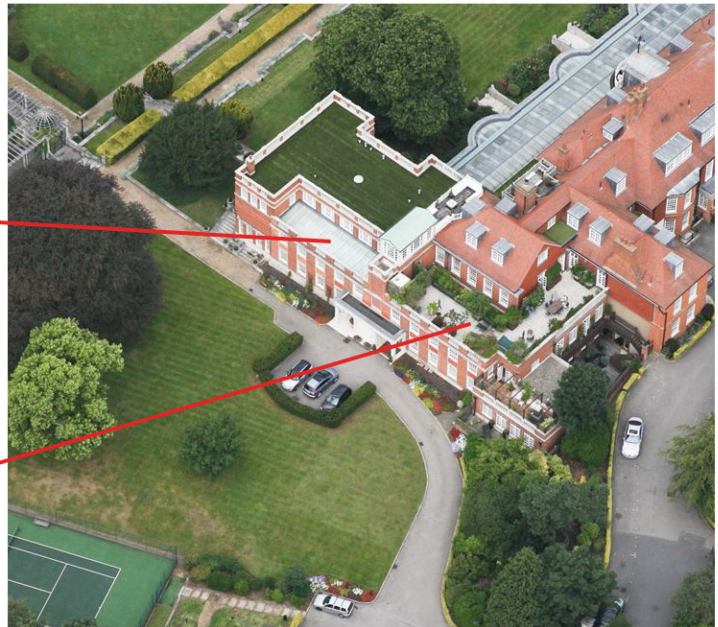
Below; 1. South Facing Elevation 2. West Facing Elevation 3. North Facing Elevation



Proposed location of new balcony terrace to Lawn House (No 1).

Existing roof terrace (LBC ref LW9802527) to apartment

AERIAL VIEW NORTH



Existing roof terrace (LBC ref LW9802527) to apartment



AERIAL VIEW EAST

Proposed location of new balcony terrace to Lawn House (No 1).



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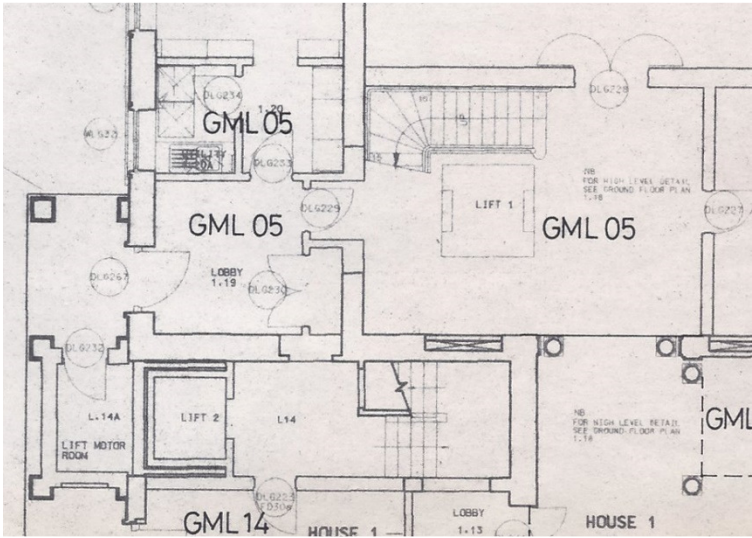
4. Interior – ‘Sun-Room/ Gym’ 5. Flat roof 6 & 7. Inverforth House remodelling (early 20C)



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8. Plan showing approved lift to stair (not built)      9 - 11. First floor level (late 1990's)

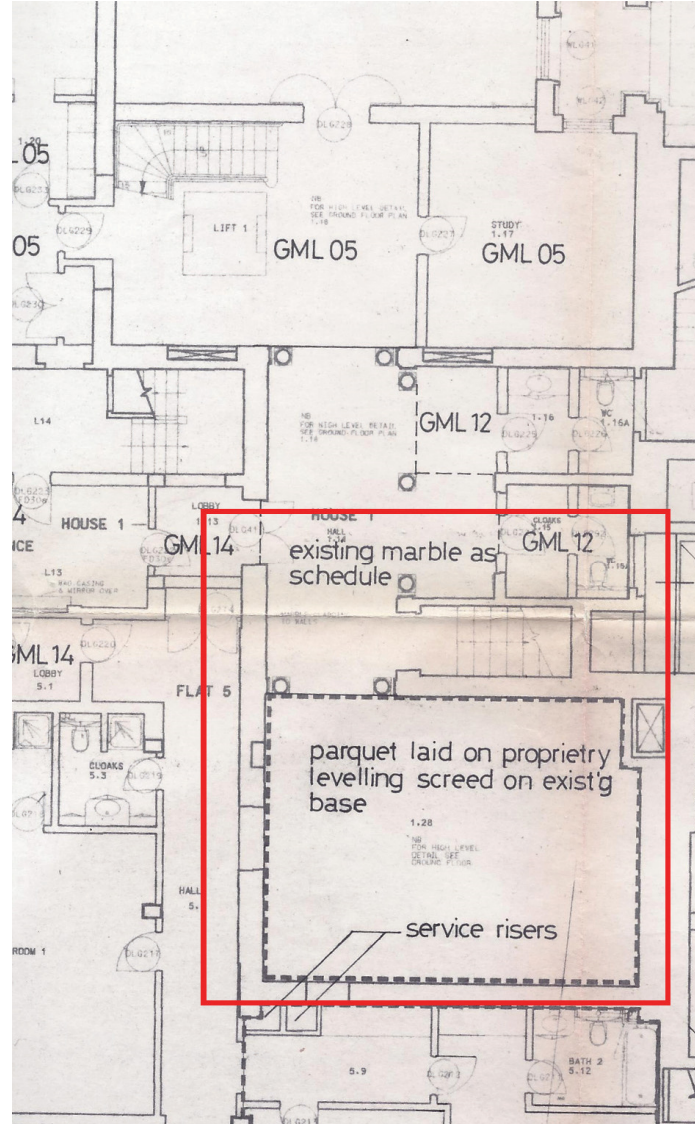




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13. New floor and screed to Cinema room 14. Photograph of former Hospital elevation (circa 1960)



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15. First floor plan approved (1996)

16. Roof Plan approved (1996)

