

HERITAGE AND DESIGN & ACCESS STATEMENT

**Application for Planning and Listed Building Consent for a
New Garden Barbeque Pavilion at Beechwood House
43 Hampstead Lane, London N6**

On behalf of Hanley Limited



May 2014

ISSUE 2

CONTENTS

1.00	Introduction	2
2.00	Site and Planning History	2-3
3.00	The Existing Site	3-5
4.00	Proposal Description & Pre-application Advice	6-7
5.00	Design and Access	7-8
6.00	Conclusions	9

Appendix A: Site Photographs

HERITAGE AND DESIGN & ACCESS STATEMENT: NEW PORCH ADDITION TO BEECHWOOD HOUSE

1.00 INTRODUCTION

1.01 The following Heritage & Design and Access Statement has been prepared on behalf of Hanley Limited the owner of the Beechwood Estate since March 2008 to support an application for Planning Consent to erect a new garden barbeque pavilion in the grounds of Beechwood House.

1.02 Historically, Beechwood House and its grounds have been subject to major refurbishment works associated with changes in ownership ever since it was built by George Basevi in the 1840s. The most recent works were subject to a number of consents over the period 2010-12 which sought to return the House to a family dwelling in a style more sympathetic to its character and origins.

The proposal for the new garden pavilion is seen as a further part of these proposals.

1.03 This statement sets out the detail of this proposal and the context of the site and the heritage asset.

1.05 These proposals are indicated on the following architects drawings:

- 2230-04/00/01 Existing Site Plan
- 2230-04/01/01 Proposed Site Plan
- 2230-04/01/02 Proposed Plans
- 2230-04/01/03 Proposed Section
- 2230-04/01/04+05 Proposed Elevations

1.06 Refer also to Landscape Architects drawing No. 1257/002A for tree agreed tree removals and associated consent dated 18.04.11.

2.00 THE SITE AND PLANNING HISTORY

2.01 Beechwood is a statutorily listed (Grade II) 19th Century Regency villa, listed as built between 1838 and 1840, but possibly dating from circa 1834, to the designs of George Basevi, along with the adjoining Elms, on a series of plots sold off for development following the demolition of Fitzroy House in 1828.

Beechwood is set within the Highgate Village Conservation Area and the site is designated Metropolitan Open Land.

2.02 Beechwood House is set in the north east corner of a 10 acre

Estate which also contains a number of ancillary buildings and associated structures.

The House is approached from an entrance gate onto Hampstead Lane past an Edwardian gate lodge and drive leading to a formal forecourt with turning circle. Vehicles are generally garaged in a service yard at the northern edge of the site. A secondary entrance gate provides access onto Fitzroy Park to the east.

- 2.03 Beechwood House has always been a private residence and as a family home and has been adapted to suit each new owner's needs (a chronology is included in the Conservation Assessment prepared for the current owners in 2008) and seen the House extend beyond the original Basevi villa and acquire new buildings and facilities within the grounds.
- 2.04 Recent works (2010-12) have sought to refurbish and renovate the main house, its ancillary buildings and grounds to provide accommodation commensurate with its use as a 'grand house' by its occupants.
- 2.05 A Summer House was constructed for previous owners in the 1980's alongside the largest of a series of ponds which were constructed under the landscaping scheme instigated by Sir Oswald Lewis MP, who became it's owner in 1929 and continued a programme of works to the estate throughout the 1930's and late 1940's.
- 2.06 This Heritage & Design and Access Statement draws upon existing site topographical surveys and tree report, with a site inspection and appraisal carried out by Stephen Twine of Scott & Twine Architects during February 2014.

3.00 **THE EXISTING SITE**

- 3.01 The proposed site for the new garden pavilion is in the south-western part of the site in an open area (Fig.1) to the south of the existing Summer House (Fig. 3) which sits on the edge of the largest of the ponds.

To the immediate west lies a band of planting (trees and shrubs) which provides visual screening to the site from the adjoining public area of Hampstead Heath.

To the south the site falls away to the lower pond and garden maintenance area located in the southern extremity of the site adjacent to the allotments to the east.

Apart from the Summer House erected in the 1980's and the adjacent garden washroom, there are no other remaining

standing structures in this lower part of the garden.

- 3.02 A tree report by Quaife Woodlands dated 21 October 2011 provides a comprehensive survey on the trees on the Beechwood Estate together with recommendations for ongoing tree maintenance works.

A copy is appended to this application.

Description

- 3.03 The 'string' of ponds with the pumped re-circulating stream are a feature of the post war garden scheme instigated by Sir Oswald Lewis and form a significant feature in the grounds of Beechwood House, albeit hidden from view from the House due to the fall in the land down towards the southern end of the site.

The area is largely open in nature, with a number of trees arranged around in groups and a concentration of planted screening along the boundary fencing on both east and west margins of the site.

The proposed site is bounded on the northern edge by an existing Yorkstone path and steps which run from the Summer House and Large Pond down to the garden trackway which runs past the Lower Pond to the garden maintenance area.

- 3.04 The landscape in this area is predominantly ground cover with larger trees and smaller shrubs forming a visual screen to the boundaries.

Tree species are identified in the tree report and include Sycamores, Birch and a number of Lawson Cypress that provide useful screening.

Tree removal works were commenced under the provisions of a notice lodged in 2011 (refer to consent dated 18.04.11 and appended details).

These proposals for the garden pavilion do not envisage the removal of any other trees.

Historical Assessment

- 3.05 The disposal of the grounds to the former Fitzroy House resulted in a series of lots being combined to form the Beechwood Estate, one of the larger ones in the area.

Whilst it is likely that a number of the more mature trees remain from this period, the character of the landscape is

largely as a result of the significant landscaping works that re-modelled the grounds in the inter-war years for Sir Oswald Lewis.

- 3.06 The setting of the ponds and the informal pathways meandering through the grounds present an almost 'rural' character that these extensive grounds afford Beechwood House in the midst of the metropolis.

The presence of the Summer House on the southern edge of the pond along with other features (some historic) within the grounds provide a series of destinations and foci along these pathways around the gardens.

- 3.07 Recent refurbishment works have sought to reinstate the character of Sir Oswald Lewis's gardens, and the series of ponds form an important element of this landscape at this southern extremity of the site.

These proposals seek to enhance the role of the existing Summer House as a destination within the gardens whilst adding to the character of the garden with a structure that compliments those that already forming elements of this landscape.

The Setting

- 3.08 The landscape is informally laid out, with trees and shrubs providing both screening and a natural landscape which relates strongly to the surround landscape of Hampstead Heath and a number of adjoining substantial properties including Kenwood House.

- 3.09 The site of the pavilion is set in a clear gentle slope just above the lower pond, screened from the largest pond and lower garden by existing planting on the site of the old Ice House.

The proposed site is clear of existing trees and their associated root protection zones.

4.00 PROPOSAL DESCRIPTION & PRE-APPLICATION ADVICE

- 4.01 The Summer House is used extensively during the summer months as a 'destination' with 'al fresco' dining being a key requirements for this location.

The distance from the House kitchen and the difficulty of traversing the steep paths make practical catering for such functions almost impossible for the House team.

The existing Summer House is a single space, which accommodates a small number of guests, but has no space for food storage, finishing off and setting out.

It is therefore proposed to provide a separate garden structures a short distance away that will allow food and drinks to be prepared and to be served from this adjacent location with minimal disruption.

- 4.02 The pavilion itself is proposed to be a small octagonal timber structure, with open sides providing a covered space for the storage of food, a barbeque for cooking limited summer dishes and setting out space for serving food.

It is designed to sit in the landscape like a number of other garden structures within the grounds of Beechwood (Bird House, Swing, Shelter, etc.) and is constructed as an Oak framed structure with a wooden shingle covered roof.

- 4.03 The timber structure is proposed to sit on a Red London Stock brick plinth, set into the slope of the site, with access off the existing pathway that runs up to the existing Summer House.

Internal floor finishes will be a simple quarry tile and lower portions of the walls clad in horizontally oak boarding.

All timber finishes are to be left a natural finish to weather and blend in as a garden structure.

All catering equipment/storage is contained within the structure and is below worktop height.

- 4.04 A principal consideration in locating the pavilion is an area of open ground, where the structure would not affect any of the surrounding trees and plant cover, which are critical to maintain the character of the landscape and the privacy for the owners.

The location of the garden pavilion in the lower garden is also

considered most appropriate in terms of the perceived effect on the appearance and setting of the House and the overall character of the Conservation Area.

Pre-application Advice

- 4.05 Pre-application advice was sought on the proposed garden pavilion from the Council in August 2013, with comments offered by Charles Rose, Conservation Officer for the London Borough of Camden during a site visit on 13.02.14.
- 4.06 Comments confirmed that the proposals would require an application for planning consent and that the tree officer would be interested in the location and any effect on the existing trees (many subject to TPO's).

5.00 DESIGN AND ACCESS

- 5.01 The following outlines the specific design and access considerations associated with the provision of the proposed garden barbeque pavilion.

It sets out the design process and considerations taken into account to ensure that the proposals have been sensitively designed having due regard to the heritage assets and its appropriateness for the House, gardens and its users.

Use

- 5.02 The proposal to provide a garden pavilion for garden catering in the grounds of Beechwood House that will enhance the use of the House as a 'substantial' family dwelling.

The garden pavilion will allow the existing Summer House to function as the intended 'destination' in the garden, enhancing the use and enjoyment of the garden by its owners and their guests.

The proposals will enhance the use of the gardens in a manner appropriate to the character and significance of the Listed Building and its setting in the grounds.

Amount and Scale

- 5.03 The pavilion is of modest size (3.16 x 3.16 metre footprint) and a single space. The open sides above countertop also assist in the 'transparency' of the proposed structure and reduce the impact on the garden setting.

Layout

- 5.04 The octagonal form has been selected as a more sympathetic garden pavilion form, which will also reduce the footprint and perceived impact of a more regular shaped structure.

The pavilion has a single opening on its north side adjacent the existing path, which will have the paving layout extended to access the pavilion.

Appearance

- 5.05 The appearance of the garden barbeque pavilion has been designed to reflect and reinforce the existing architectural garden features of the grounds to the House and to form a discrete and appropriate addition within the Conservation Area.

The use of natural Oak framing and cladding, with timber shingles detailed in a traditional manner are in keeping with the character of the grounds and the existing garden structures and respects the character and setting of the heritage asset.

Landscaping

- 5.06 While no landscaping is proposed as part of this application, the existing landscaping scheme is unaffected by this proposal and does not involve any loss of character or form to the planting.

The setting of the pavilion will not harm the character and appearance of the Highgate Conservation Area.

Access

- 5.07 The proposed barbeque pavilion is accessed from existing pathways and will also have direct access to the existing trackway which provides maintenance access around the gardens at Beechwood.

No new access routes are required as part of these proposals and will not affect the character and appearance of the Highgate Conservation Area.

6.00 CONCLUSION

- 6.01 The proposal to provide a garden barbeque pavilion in the lower garden on the Beechwood Estate is intended to provide a complimentary facility to the existing Summer House that will allow in to function properly and in a manner commensurate with the House and its grounds.

The proposed addition is intended to enhance the appearance and use of the grounds in accordance with their historic character and appearance.

- 6.02 It is considered that the location of the proposed garden barbeque pavilion in the lower garden will not affect any features of the listed Beechwood House as it is sited considerable distance from it, without any direct line of sight.

The proposals will not harm the setting of the House as it is well screened and also detailed in materials found elsewhere within the gardens on the site.

- 6.03 The proposals seek to pay due regard to the character and appearance of the Highgate Conservation Area and the proposed garden barbeque pavilion will not have a harmful impact, nor will it be in view from the rest of the Conservation area due to the maintenance of existing perimeter screen planting around the site.

It is a discrete and appropriate use within this part of the Conservation Area which is used as a private garden.

- 6.04 The proposals are considered to sustain and enhance the significance of the heritage assets and facilitate the viable use of the House consistent with its conservation.



Fig 1: View of proposed site looking North-west – February 2014



Fig 1: View of proposed site looking West up existing steps – February 2014



Fig 3: View towards proposed site along path by Summer House - February 2014

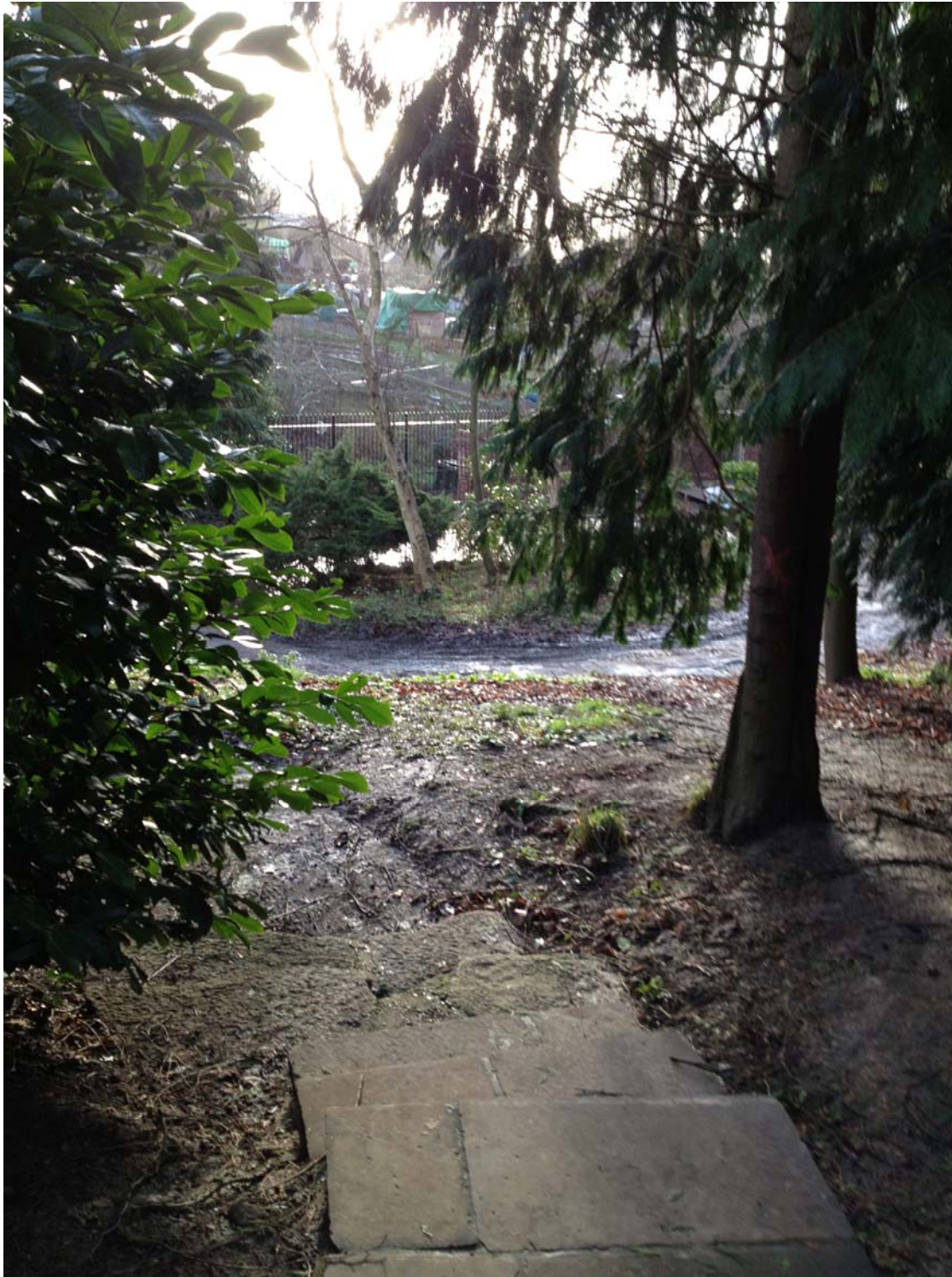


Fig 4: View of proposed site looking down existing steps South-east – February 2014