



MVL/X/DA/03  
30 March 2015

## **THE LODGE, MOUNT VERNON HOUSE, LONDON, NW3 6QR**

### **DESIGN, ACCESS AND HERITAGE STATEMENT**

#### **1.0 INTRODUCTION**

- This Design, Access and Heritage Statement has been prepared in support of a Householder Planning Application & Listed Building Consent for minor works to the fenestrations and landscaping at the rear of the building.
- The application is for works to the Lodge which is a two storey out-building situated in the grounds of Mount Vernon House. Mount Vernon House itself is Grade II listed, and is in a Conservation Area.

#### **2.0 DESIGN STATEMENT**

##### **2.1 Use**

- Mount Vernon House (including out-buildings) is a single residential property.

##### **2.2 Amount**

- The main house has been extended several times, most recently a contemporary extension to the rear of the house at basement level which was completed in 2010. The Lodge itself appears to be a much later addition and has not been extended.

##### **2.3 Layout**

- The existing layout of the Lodge is laid out as a modest living space with ancillary bedroom, kitchen and bathroom.
- The previously consented planning application (ref. 2014/2896/L granted 11.08.2014) provides a covered link to the main house, thereby incorporating the Lodge into the function of the main house.
- The layout of the Lodge is proposed to be a single room in a double-volume space.
- The walkway link at first floor of the Lodge is intended to be removed as access as this level would no longer be required.

## **2.4 Scale**

- The scale of the new window is appropriate for the scale of the Lodge.

## **2.5 Landscaping**

- The previously consented scheme (ref. 2014/2896/L) includes a covered link to the Lodge from the main part of the house, it is the intention to landscape the roof of this link in a planted green roof, instead of lead sheeting as noted on the previous application.
- The Lodge is alongside a steep slope, the application includes for a retaining wall in order to be able to more effectively consolidate and landscape the area between the Lodge and the main house.

## **2.6 Appearance**

- The new window and minor landscaping works does not affect the setting or appearance of the original main house.
- As the Lodge is down the slope from the main house, the new window and landscaping would not visually interfere with the main house.

## **2.7 Context**

- Mount Vernon House is in a mixed-use neighbourhood, with private houses, flats, offices, schools and shops nearby.
- The recent basement extension of Mount Vernon House, completed 2010, demonstrates that the occupants seek a new lease of life for the house and are confident in the future of the building and the neighbourhood.

## **2.8 Sustainability**

- The new building elements will be thermally efficient in accordance with current building regulations.

## **3.0 ACCESS STATEMENT**

### **3.1 Pedestrian access**

- The existing front door access to Mount Vernon House remains unchanged.
- The existing vehicular access and off-street parking remains unchanged.
- The house is within walking distance from key services and amenities.

### **3.2 Public Transport**

- Bus stop (Hampstead Station) on Heath Street, 2 mins walk away.
- London Underground (Northern Line), Hampstead Station, 2mins walk away.

## **4.0 HERITAGE STATEMENT**

### **4.1 Significance of the building**

- Mount Vernon House is a detached, Grade II listed building, listed for its special architectural or historic interest in 1974. The interiors had not been inspected.
- The house is historically significant as it was once home to the Physiologist Sir Henry Dale (1875-1968). A blue plaque is located on the perimeter wall of the property, erected in 1981.
- The main house is of special historic interest while the Lodge is not.

### **4.2 Principles of the development**

- It is important that the main house is preserved within its setting as a heritage asset.
- The Lodge will be refurbished internally.

### **4.3 Impact of the proposal**

- The new window is in keeping with the contemporary fenestration of the basement extension of Mount Vernon House.

### **4.4 Sources**

- The Planning Practice Guidance, Conserving and enhancing the historic environment.
- English Heritage.

## **5.0 PLANNING HISTORY**

### **5.1 Original application for Mount Vernon House:**

- Planning Application: 2007/5725/P
- Listed Building Consent: 2007/5727/L
- Case Officer: Cassie Plumridge
- Consultees Consulted:  
Name: Andrew Dutton Parrish  
Company Name: Hampstead CAAC  
Address: Elm Bank 19 Lyndhurst Terrace NW3 7RB Tel 7435 6485  
Name:  
Company Name: C+UD obs Kevin Fisher (Trees and Landscape)  
Address: 6th Floor Town Hall Extension INTERNAL

### **5.2 Revised application for Mount Vernon House:**

- Planning Application: 2008/4792/P
- Listed Building Consent: 2008/4897/L
- Case Officer: John Sheehy
- Consultees Consulted:

Name:

Company Name: C+UD obs. Michelle O'Doherty

Address: 6th Floor, Town Hall Extension, Argyle Street, LONDON, WC1H 8ND

Name: Anona Arthur

Company Name: Environmental Health\Contaminated Land (email)

Address: Attn. Anona Arthur 7th floor Town Hall extension INTERNAL

Name: Andrew Dutton Parrish

Company Name: Hampstead CAAC

Address: Elm Bank 19 Lyndhurst Terrace NW3 7RB Tel 7435 6485

Name: Sandy Kidd

Company Name: English Heritage (GLAAS)(email)

Address: Sandy Kidd Greater London Archaeology Service London Region 1 Waterhouse Square 138-142 Holborn LONDON EC1N 2ST

Name:

Company Name: C+UD obs Kevin Fisher (Trees and Landscape)

Address: 6th Floor Town Hall Extension INTERNAL

### **5.3 Planning application for The Lodge at Mount Vernon House:**

- Planning Application: 2014/2708/P
- Listed Building Consent: 2014/2896/L
- Case Officer: David Peres Da Costa
- Consultees Consulted:

Name: Andrew Dutton Parrish

Company Name: Hampstead CAAC

Address: Elm Bank 19 Lyndhurst Terrace NW3 7RB Tel 7435 6485

Name: John Malet-Bates

Company Name: Hampstead CAAC

Address: co-Chairman c/o Flat 6 4 Ferncroft Avenue London NW3 7PH

Name: Antonia Powell

Company Name: Conservation + Heritage obs. Antonia Powell

Address: INTERNAL

End.