



DESIGN & ACCESS STATEMENT  
VINE HOUSE, 6 HAMPSTEAD SQUARE  
LONDON NW3 1AB

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## Design and Access Statement

### Location and Description

Vine House is a three-storey Queen Anne house built in 1705. It is Listed Grade II and is within the Hampstead conservation area and within an archaeological priority area. The front façade is double fronted with 5 windows on three storeys and built of yellow stock bricks with red brick quoins and arches.

In 1668 the Gainsborough family gave six acres east of the High Street to 'the poor of Hampstead' and The Wells Trust was established to develop the chalybeate springs as a spa. Vine House was one of several larger houses built in this period after the spa became fashionable. It is thought to have been built the same builder as Burgh House but a year later.



Vine House front (south) elevation



View from south-east

The statutory list entry dated in August 1950 under Number 1378721 has the following description: -

Detached house. Early C18, refaced late C19; late C19 rear extension. Yellow stock brick with red brick dressings. Slated hipped roof with modillion eaves cornice to front elevation. 3 storeys. Double fronted with 5 windows. Central wooden door case with hood on enriched console brackets; panelled door with overlight having intersecting tracery. Ground and 1st floor sashes segmental-arched with flush moulded frames. Similar square-headed sashes to 2nd floor. Plain brick band at 1st floor level. Left hand return with early C18 brown brick wall having narrow blind window and floor bands. Right hand return has late C19 full height 3-light bowed bay with cast-iron balcony at 1st floor. **INTERIOR: not inspected but noted to have been altered.** (RCHME: London, Vol. II, West London: London: -1925: 41).

The RCHME: London, Vol. II has the following description:

(8). *Vine House*, on the N. side of Hampstead Square, 130 yards N.E. of (7, Old Grove House), is a symmetrically designed rectangular building with later additions on the N.E. At the first-floor level is a projecting brick band and at the eaves a modillioned wood cornice. The lower windows have segmental heads while those to the top floor have flat brick arches.

Very few, if any, of the original fittings and internal joinery remain and the fireplaces have all been replaced (noted to have been recently removed when the previous owner was first acquainted with the house in 1958, long before he came to own it).

The following changes are noted in particular:-

- The stair has been reconfigured and appears to be early 20C or later from the detailing of its handrails and spindles.
- There are no shutters or shutter cases.
- The internal doors are modern, many with applied mouldings to flush doors.
- No original panelling remains. That in the hall is 20<sup>th</sup> C.
- The architraves are variable and many with standard modern mouldings.
- The skirtings are variable even within the same room and many have standard modern profiles or are of plain square-edged board.
- The roof has been rebuilt in recent times with a non-traditional shallow slope towards the internal valley at the rear. The previous owner reported WWII incendiary damage to the roof.
- Fireplaces, in the few cases where they are still present, are modern. In most cases the form of the original chimneybreasts is lost behind modern built-in joinery.
- Many windows have non-traditional details on the internal sills with an added raised upstand attached to the frame. Glazing bars are very varied with only a few with early sections.
- The cornices have all been replaced with plaster ones of non-original profiles.

There is no mention of the subsequent outbuildings within the statutory listing, however from historical records and drawings it can be noted that the flank garage wall was rebuilt when the outbuilding was widened to form a garage around 1928 with a flat roof over the widened portion. The storage outbuilding and greenhouse were built around 1937. The northern boundary wall has had a number of brick piers built against it as reinforcement and much of the boundary wall has been rebuilt entirely with red engineering brick.

## Use

The house is a single family dwelling as it appears to have remained since it was built in 1705. This use is being retained.

## Development History

The only available recent planning history is application No. 8592076 which relates solely to tree works – the removal of a Hawthorn tree without replacement, approved on 16.10.1985. There were a number of historical planning documents regarding Vine House found at the London Metropolitan Archives and the Camden Local Studies and Archive Centre.

The house appears to have originally been a double-fronted rectangular house, possibly with a single- or two-storey rear extension in the NE corner. The single-storey bay on the W (left-hand) elevation appears to have been added around 1937. On what is noted in the listing as early 18<sup>th</sup>C brown brickwork the main S front having been refaced in the late 19<sup>th</sup> C. The three-storey bay on the E (right-hand) return is noted as being late 19<sup>th</sup> C although the top floor has slightly different coloured brickwork and fenestration and may have been added in the mid-20<sup>th</sup> C, the last time that substantial works are thought to have been carried out to the property. The two adjoining rear extensions in the NE corner each with separate hipped roofs and valley between, appear older and from different periods of the mid- to late-18<sup>th</sup> C although it hard to judge from the external brickwork that has been painted. The rear flat-roofed extension in the NW corner is late 19<sup>th</sup> C and has different floor levels to the rest of the house.



The heritage statement by Archangel Heritage gives further detail into the history and development and further establishes to what extent the proposed works are likely to affect the significance of Vine House as a building of special architectural or historical merit.



Aerial view from the NE showing the rear extensions.



Aerial view from the SE showing high garden wall behind.

## Proposals

The proposal is for the replacement of the existing carport and garage with a more modern carport and new garage with housekeeper's accommodation above.

This also includes lowering the ground level at the rear by about 330mm so that the external ground level is level with Vine House. This will allow the back door to have a level threshold (removing the internal steps). The junction between the ground level and Vine House will remain unchanged as the existing path is separated from Vine House by a 500mm deep drainage channel (that was done to reduce damp) that runs along the rear walls which will be reduced to approximately 170mm deep with the proposed lowering of the ground. The path will be resurfaced with reclaimed Yorkstone paving taken from the existing driveway.



Existing channel next to rear wall where ground is to be lowered.

It is proposed to rebuild the garage at the same (lower) level as the main ground floor of Vine House and adding a first floor extension under a pitched roof containing a guest suite. This higher extension will partially cover the unsightly very high (about 6m high next to the garage), red engineering brick boundary wall behind. Behind this wall is a two-storey underground extension containing a large garage and a swimming pool was built behind it recently. It should

be noted that the flat roof and sidewall of the garage are not original having been rebuilt out from the original line in common brickwork around 1928.

The extension will remain mostly hidden from the public realm as it is set well back within the site (approximately 17m from Holford Road) and is obscured from all other sides by Vine House itself. It can only be seen if staring directly down the driveway from Holford Road as otherwise the vegetation of Vine House or the garage and boundary wall of High Close are in the way.



High garden wall to the east will be partially covered by garage roof extension. All modern finishes in garage.

A lighter modern steel carport with a glazed roof is proposed to replace the heavy timber glazed carport. It will be supported from the boundary wall side by a steel cantilever structure with thin suspension rods so that its structure does not crash into the adjacent outhouse as the existing carport structure does.

The steepness of the driveway will be reduced to suit the lowered garage ground floor level and a traditional granite sett driveway is proposed with the existing Yorkstone paving to be reused between Vine House and the garage to replace concrete paths.



The yorkstone paving from the drive will be used to reinstate paths concrete and crazy paving paths. The driveway will be replaced by granite setts at a less steep slope.

### Appearance, Character and Impact

A gable roof is proposed for the proposed outbuilding, simplifying the roof form from the existing lean-to with flat roof extension and using a roof form more consistent with the other existing outbuildings. It is designed with contemporary detailing to differentiate it as being of its time, but will be built of matching brickwork in order to tie it in to the main house and other outbuildings. It will further enhance the listed building by covering up an unsightly wall of red engineering bricks. The proposed glazed carport helps tidy up a collection of disparate



outhouses as unlike the existing car port whose structure almost crashes into the adjacent outhouse, it is supported from the boundary wall side and gives the adjacent outhouse a bit more space.



Existing timber and wired-glass car-port roof

The proposal seeks to continue the regular upgrading of the house to suit contemporary needs with minimal alterations to the main to the main house (only the utility room steps will be removed and the door extended down). Lowering the external ground level reduces the impact of modest additional accommodation over the rear garage and further to this its location is such that the garage will be all but invisible from outside the private garden. There will be no impact on the adjacent property as the proposed garage remains lower than the existing boundary wall.



existing view down driveway



proposed view down driveway

## Materials

Reclaimed/recycled London stock brick is proposed in order to match in appearance the main house as well as the other existing outbuildings. New or reclaimed natural slates are proposed for the roof. Windows for the proposed garage are to be high-performance, triple-glazed timber framed composite with powder coated aluminium external profiles coloured grey. The new garage door is to be a side sliding garage door with vertical timber cladding. Toughened glass on a steel structure with thin 8mm suspension rods is proposed for the carport. Rainwater gutters and downpipes are to be black painted or powder-coated cast aluminium.

## Need

The present outhouses have fallen into disuse in recent years as the garage (converted in 1919) is too narrow for modern cars and the rooms beyond it have poor access with steps. The owner requires additional rooms for a housekeeper and private office and by placing them in this location avoids the alternative of subdivision of rooms in the main house where all the rooms are already required for his young growing family. The existing outhouses have been modified extensively over the years and presently have an awkward flat-roofed side extension to accommodate the width of a car and a side wall facing of common bricks (Flettons). Lowering the ground level slightly avoids the existing open drainage channel against the main listed building which is a safety hazard as well as being unsightly. The present building with its very shallow footings cannot take another storey and rebuilding it will allow it to be set lower and thus reduce the bulk of the added storey whilst providing more convenient level access. The very high retaining wall behind the present outbuildings (built of dark red engineering bricks) which detracts from the setting of the listed building will be largely hidden by the added storey thus improving this setting. The proposed simpler pitched roof form will tidy up the arrangement of an added floor on the side of a narrow pitched roof and also visually enhance the setting of the listed building.

## Archaeological Interest

The garage has already been heavily excavated when the existing retaining wall buttress foundations were installed and an underground oil tank put in in the late 1930s. There was a buttress until recently in the middle of the garage interior. Further assessment of archaeological interest of the site can be found in the heritage statement, which is quoted in part below.

*'Whilst it is considered possible that deposits relating to previous phases of the development of outbuildings and rear extensions to Vine House may be present within its grounds, and particularly to the rear of the current house, it is highly likely that any remains will have been truncated and damaged by later phases of development. Therefore, their ability to add any additional knowledge to the record beyond that which can be documented using historic documentary sources is likely limited. On this basis there is considered to be little archaeological interest within the property and it is scoped out of further assessment.'*

## Access Statement

The proposed alterations will not affect the existing stepped main front access to the building up from the pavement but the rear driveway will be made less steep and provide level access into the house from the reconfigured car-port and garage suitable for wheelchair use.

### **Pre-application Advice:**

Pre-application advice was sought on works to this listed building, however the pre-application mainly focused on changes to the main house. The following advice was given in relation to the garage extension and changes have been made to the proposed garage since pre-application advice was sought.

*The existing garage is a modest building that is subordinate to the dwelling house in overall scale, height, bulk and design. The same would be expected of a replacement building. However, the one proposed is overly large in footprint, height, volume and overall scale. There would be a substantial increase in all respects from the extant. By virtue of its height, volume, roof form, footprint and siting closer to the rear wall of the house, a pinch point would be created. Further, the overall increase in size of the outbuilding combined with the addition of a glazed link to the house and a replacement car port would change the visual relationship between the parent building and the ancillary building and structures, forming one continuous development and one that is considered excessive. It would compete on this elevation for visual supremacy when in fact ancillary buildings and structures must be subordinate in all respects both individually and as a group.*

*This proposed design would also eliminate the visual separation between structures. The CGI's provided demonstrate this new relationship and the overwhelming large scale of the proposed ancillary building as it relates to the rear elevation of the listed building.*

*Lowering the grade in the garden, the drive and to the rear elevation of the house may be acceptable if it is demonstrated that such works are not harmful to the listed building and its setting, also needing a justification for doing so.*

The glazed link between the main house and the garage extension has been removed and the overall height of the proposed garage has been reduced. The proposed elevation will not compete on this elevation for visual supremacy as it remains subordinate being a full storey lower than the main house, furthermore both are dwarfed by the adjacent High Close. The materials have been changed to match the existing so that it blends in more and does not compete for attention. The replacement carport is more streamlined than the existing and will aid in visually separating the structures.

The proposed replacement garage maintains the same width facing the street as the existing, though now it will follow a line parallel to Vine House. The boundary wall is at an angle to the garage wall meaning the garage widens out at the end away from the street, however this elevation is not visible from the public realm. The pinch point created would be no narrower than the existing pinch point between the garage and the chimney towards the front of the garage.

The rear elevation of this listed building has always been kind of an ancillary elevation containing all the service rooms with a mismatch of different openings and windows. The first and second storey windows from the main house that would face the proposed garage are all from non-habitable bathrooms and WCs. The ground floor north facing windows will look onto the garage wall, which is no change from the existing situation.

### **Summary**

The replacement of the existing disused garage with a new garage with housekeeper's accommodation above and modern carport are architecturally sympathetic to the listed building and have minimal impact on the neighbouring properties.