



Terrace Lodge, Admiral's Walk, London NW3 6RS
Application for Listed Building Consent
Design and Access / Heritage Statement

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AZ URBAN STUDIO
Application for Listed Building
Consent

Design and Access / Heritage
Statement

**Terrace Lodge, Admiral's Walk,
London NW3 6RS**

Client:

Mr & Mrs R Seaton

Reference: AZ1511/LBC
Status: SUBMISSION
Date: 07.09.15

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1. Introduction

- 1.1. This combined Design and Access / Heritage Statement has been prepared in relation to an application for listed building consent for retention of works undertaken at Terrace Lodge, Admiral's Walk, in 2005/2006, approximately nine years ago.
- 1.2. The application for listed building consent is made concurrently with an application for a Lawful Development Certificate under Section 191 of The Town and Country Planning Act (1990) (as amended) which seeks confirmation that works at the site undertaken in 2005/2006 without the necessary planning permission were substantially completed more than four years ago, are now immune from enforcement action. There is no such similar provision in relation to works to a listed building undertaken without the required consent, and therefore the owners of Terrace Lodge wish to approach the matter with openness and seek to regularise the matter through this application for listed building consent for the works carried out in as far as listed building consent may have been required and was not in place. As set out in section 5, the application is made without prejudice to the applicant's consideration that the works undertaken may fall outside of the s.7 requirement for consent.
- 1.3. This report sets out the history of Terrace Lodge and its relevant context, provides an assessment of the significance of the listed building, describes the works that are the subject of the present application, and then provides an assessment of the impact of the works upon that significance. It concludes setting out why the works undertaken are considered appropriate and should be granted consent. The report is based upon the findings of site visual examination and desk-based research using available archive and published resources.
- 1.4. Following this introduction, the report is set out to provide sequentially a description of the site and context, an analysis of the historic development of the site, assessment of significance, description of the works the subject of this application, the relevant policy context, and finally an assessment of the works.

2. The Site and its context

Description

2.1. Terrace Lodge is a detached house of two storeys above ground, built in the early-mid 19th Century¹. The house is located on ground that is elevated significantly (approx 2.8 metres) from local street level to the south and west, and is set back from the street behind dense planting and a modest front garden. To the north and east lies Grove Lodge and its gardens, with the imposing Admiral's House beyond. The house is built in brick, stucco faced, with notable gothic elements to the principle elevation including a small but pronounced gable above the canted 1st floor bay, and pointed arch window above the trellis door porch. The house is set back from the street beyond a small but densely planted garden, contributing to its perceived hidden / mysterious character, and contributing to the verdant and varied character of the Hampstead Conservation Area.



Figure 1: The front elevation (west) of Terrace Lodge

¹ Although as set out in Section 5 of this report it is possible that Terrace Lodge could date to the mid-late 19th century.



Figure 2: View of Terrace Lodge (summer months) from the adjacent street (junction of Admiral's Walk / Windmill Hill) – the house is largely obscured from view – only glimpsed, longer views are available

2.2. The roof covering is slate tiled, with a small lead covered dormer above the main staircase.

2.3. Internally, the original plan form of three main rooms at ground and first floors serviced by short entrance hall and stair remains clearly identifiable, although significant further extensions to the rear were added (principally at ground floor only) and subsequently rebuilt during the 20th and early 21st centuries. Further details of these later works are provided in Section 3 below.

2.4. Internal fixtures largely date to various phases of 20th and 21st century improvements to the accommodation, but have been carried out to a high standard of workmanship. The fireplace in the library is understood to be original to the house.



Figure 3: The library at ground floor has modern fixtures and fittings, with an original fireplace

2.5. Floor finishes in the library, kitchen and dining room are parquet, with oak boards to the hall and upstairs main rooms (carpet to 3rd bedroom over boards). Bathrooms at ground and first floor are tiled. None of the floor finishes are identified as being original to the building.

Designated heritage assets

2.6. Terrace Lodge was statutorily listed on the 11th August 1950 at Grade II, with the list description providing the following:

TQ2686SW ADMIRAL'S WALK 798-1/16/10 No.15 11/08/50 Terrace Lodge
(Formerly Listed as: HAMPSTEAD GROVE No.15 Terrace Lodge)
GV II

Detached villa. Early C19 with later extensions. Stucco with tiled roof, gabled to left hand bay. 2 storeys, 3 windows. "Gothic" style. Wood trellis porch and panelled door. To right, 2-pointed light window with colonnette; to left, 3-light sash with traceried top panes and shutters. 1st floor under gable a canted bay oriel with traceried top panes. Other windows pointed with drip-moulds.

INTERIOR: not inspected.

- 2.7. As noted in the list description the house had, by time of entry onto the statutory list in 1950, been the subject of later extensions, namely to the rear (east) of the original building where historic map regression identifies that such development took place between 1915-1934 and resulted in single storey buildings to the rear that were subsequently integrated with the rest of the house by way of a glazed conservatory (see Section 3 for details).
- 2.8. There are a number of other listed buildings and structures within the immediate vicinity of the site, including Grove Lodge, Admiral's House, Netley Cottage, Terrace Lodge, Upper Terrace House, Fountain House, and 1,2,3 Lower Terrace, all listed at grade II. The impact of the proposals upon the setting of these buildings is assessed in Section 7 of this report.
- 2.9. The Hampstead Conservation Area was designated in 1968 and subsequently extended on six occasions, and now covers a large area including the application site. The Council published a Conservation Area Statement (CAS) in October 2002, setting out a detailed description of the character of the area. At page 12 of the CAS a summary of that character is provided as follows:

Hampstead has an exceptional combination of characteristics that provide the distinct and special qualities of the Conservation Area. The variety of spaces, quality of the buildings, relationships between areas, all laid upon the dramatic setting of the steep slopes are described below. The contrast between the dense urban heart of Hampstead and the spaciousness of the outer areas is one of its major characteristics. It also demonstrates its historic development with the 18th century village still evident, adjacent to the streets created in the Victorian era, as well as many 20th century contributions. The Conservation Area character is therefore derived from the wide range of areas within it, each of which makes an important and valuable contribution to the Conservation Area as a whole.

- 2.10. The CAS breaks down the Conservation Area into 8 distinctive sub-areas for the purposes of detailed assessment, and the site falls within Sub Area Four: Church Row / Hampstead Grove, which is further summarised as:

The area to the west of Heath Street, between Church Row and Upper Terrace, contains the largest concentration of 18th century houses in the Conservation Area and still preserves something of the village character Hampstead must have had before the late Victorian development. The buildings form several distinct groups, gradually reducing in density and formality from the terraces of Church Row to the relaxed sprawl of houses in big gardens around Upper Terrace and Lower Terrace. This sub-area is composed of three character zones: Holly Hill/Church Row; Mount Square/Holly Bush; Fenton House.

2.11. The application site falls with the *Fenton House* character zone, where the formality of the terraces generally breaks down into the '*relaxed sprawl of houses*' identified. Terrace Lodge is noted briefly in the description of the area as '*a detached stucco villa set back behind a verdant garden and elegantly trimmed hedge*'. The immediate area of Admiral's Walk is described as being '*almost rustic in appearance ... dominated by Admiral's House*'.

2.12. Terrace Lodge, as a highly individual but modest house, set tucked away in an elevated position screened by varied planting, contributes well to that '*almost rustic*' character, and offers a welcome foil to the grandeur of Admiral's House and the more formal terraced properties to the west.

3. The historic development of the site

3.1. Historic map regression and analysis of other available documentary sources indicates that Terrace Lodge may have been built in the mid-late 19th century, and may be therefore a considerably later building (by up to 150 years) than the neighbouring Admiral's House and Grove Lodge.

3.2. Terrace Lodge is not present on Rocque's map of 1746, nor on the Manor Map of 1762. Milne's map of 1800 provides little detail and only a solid block that no doubt reflects Admiral's House / Grove Lodge can be seen.

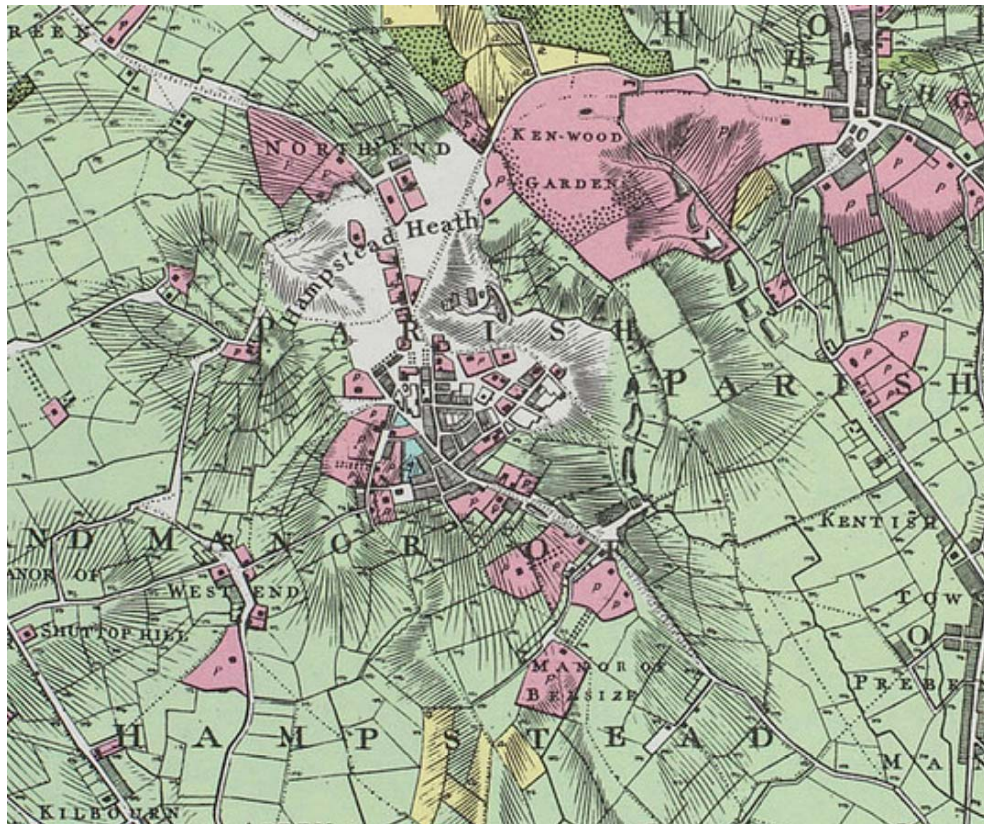


Figure 4: Milne's Map of 1800

3.3. The early 19th century saw Constable, then resident in the area, produce two paintings of Admiral's House. In 1820-21 he painted Admiral's House viewed from the south and west, with Grove Lodge seen in the context of the main subject house also. In Constable's view from the west, the painting also shows a small tower-like building (with a steeply sloping lean-to type structure connected) forming the south-west corner of the plot and seemingly integrated into the boundary wall. It appears to be sited in approximately the position of the present Terrace Lodge, but from Constable's painting we can see that it is of a very different form and design. The compact tower, square

in plan, cannot be seen on the 1762 map, but does seem to reflect closely what can be seen in plan much later in Stanfords 1872 plan, and is therefore likely to be an earlier lodge that was subsequently replaced by the present Terrace Lodge. We can say with certainty that Terrace Lodge was not present in 1820-21 when Constable's two works in the area were completed.



Figure 5: Constable's painting of Admiral's House 1820-21

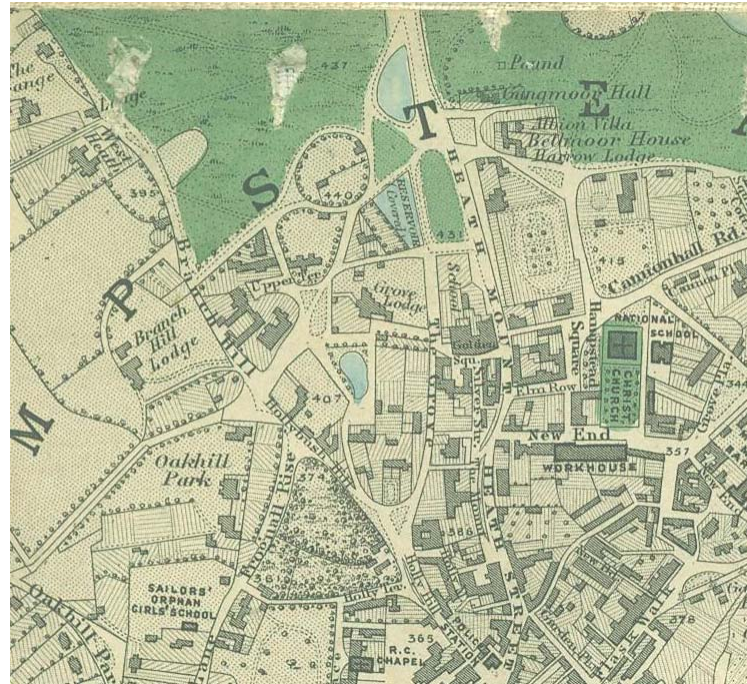


Figure 6: Stanford's Plan of 1872

- 3.4. The OS plan of 1879, some seven years later than Stanfords, however illustrates a larger building upon the plot that follows the slight L-shape plan form of Terrace Lodge, likely with a single storey element to the rear partly infilling the L-shape plan of the two-storey element of the building. To the east of the building, as the plot narrows slightly, a small rear garden can be seen. The subsequent OS plan of 1896 shows the same built form, although the configuration of the rear of Terrace Lodge is more clearly visible, with a distinctive slightly projecting element on the southern half of the rear. As noted above, this likely reflects the L-shaped plan that remains visible today.
- 3.5. By the beginning of the 20th century, the 1915 OS plan shows no identifiable change on the site. Extensions to the south of the adjacent Grove Lodge are visible. Some two decades later, the 1934 OS plan clearly shows a further building to the rear of Terrace Lodge has been constructed. It appears that a rectangular sizeable building is orientated north-south along the rear boundary, possibly connecting to the existing along the northern boundary. Further mid-late 20th century OS plans confirm that form and a connection along the northern boundary. A narrow courtyard space remains visible separating the original and later buildings in part.

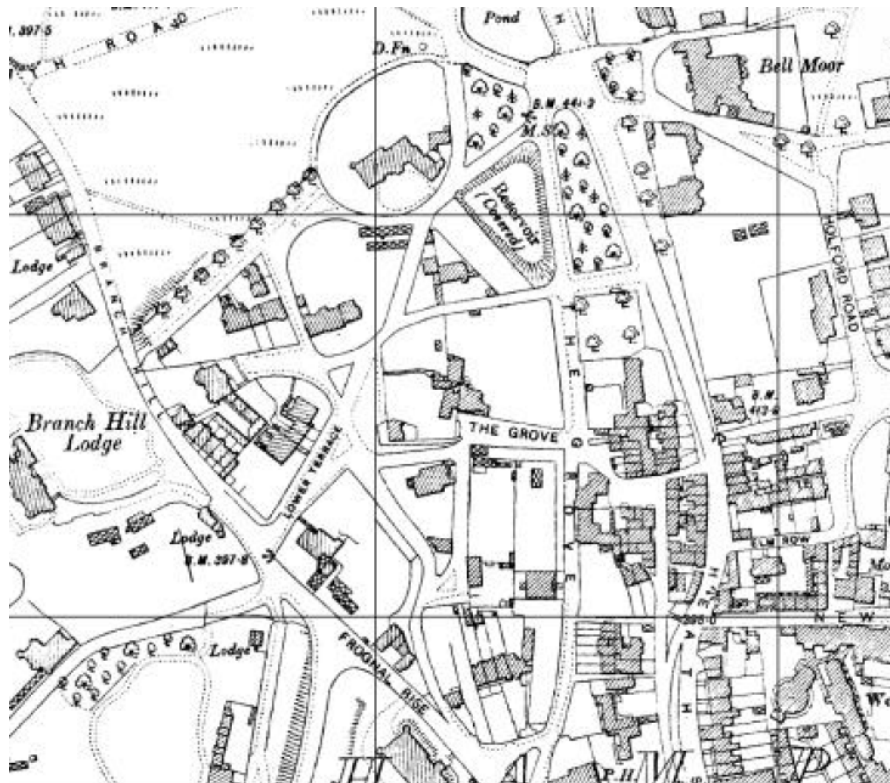


Figure 7: OS plan of 1879

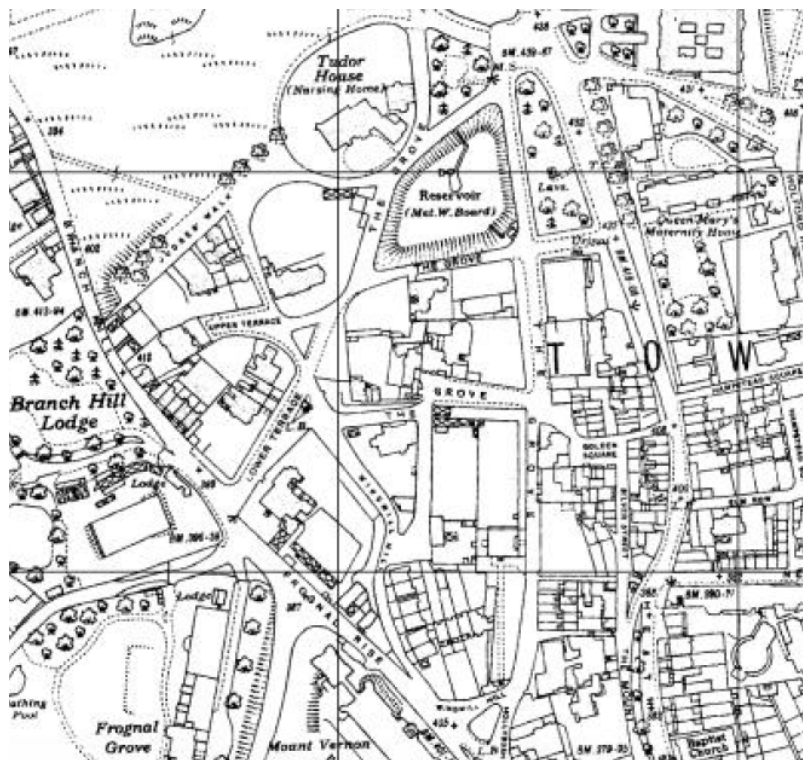


Figure 8: OS plan of 1934

3.6. From the listed building consent granted in 1980 (ref D6/13/5/HB2390) we learn that various minor outbuildings within the partial gap between the original building and later extension were demolished, the kitchen / dining room extended and 'lean to' glazing added to form the central conservatory. Various other internal works of repair and replacement are shown approved on the drawings, together with the insertion of a window at first floor level. The drawings show the rear, later, part of the building labelled as 'studio' and indicate a bathroom and what looks to be a kitchenette, suggesting that the space may have been used as staff accommodation or an annex.

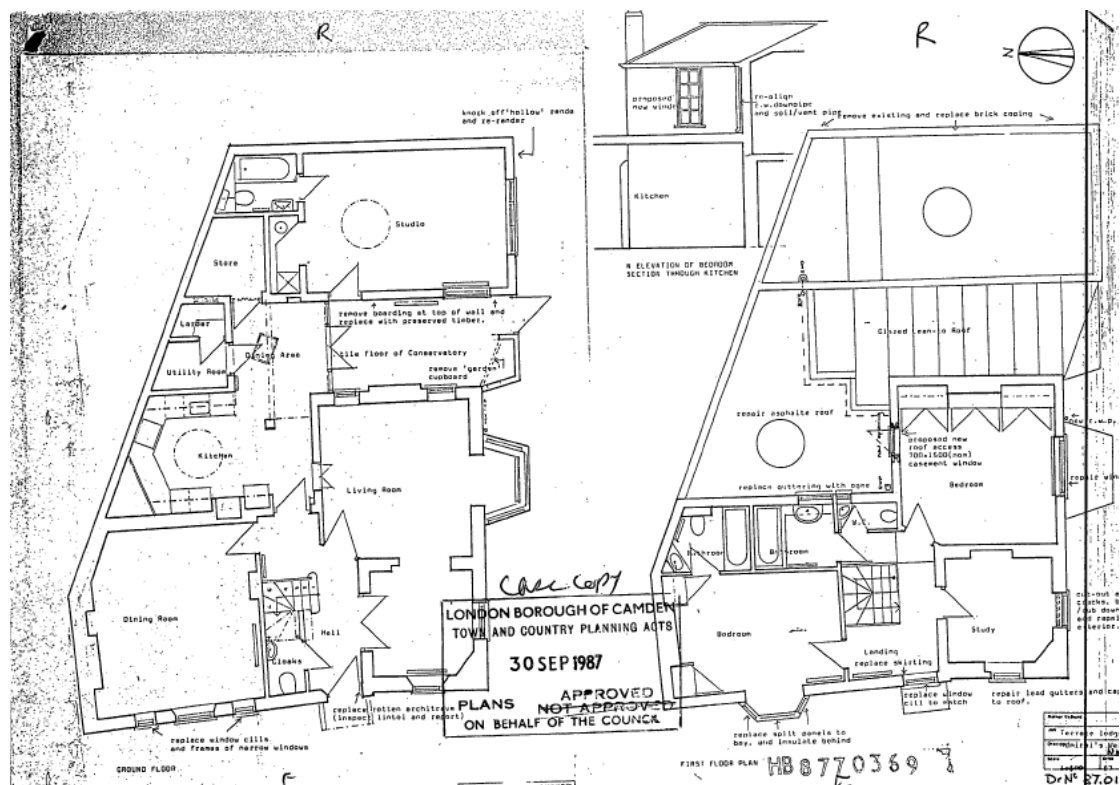


Figure 9: Approved drawings from 1980 consent

3.7. The subsequent existing drawings submitted for the 2004 applications confirm the same.

Recent planning history and associated works

3.8. The 2004 applications (approved) concerned extensive works to the rear of the original building at Terrace Lodge, and comprised demolition and replacement of the 20th century rear 'studio' and conservatory, a two storey extension to provide further bathroom space at first floor level, and various internal works including the formation of new door openings and the closing up of others. An image of the later rear extensions as they existed at the time of the 2004 applications is recorded on the planning file and provided at fig. 10.



Figure 10: The rear extension as it existed in 2004 prior to works being commenced

3.9. The replacement of the later additions to the rear is notable in that what was a haphazard agglomeration of building elements that had accrued over time, and provided a somewhat detached studio room, was permitted to be replaced by a larger living room that performs a more primary function to the original house.

3.10. We have not been able to obtain a detailed officer's report upon either the planning decision nor the listed building consent decision, but it is evident from the decision to grant permission and consent that those proposals were considered by the local planning authority to be acceptable in terms of impact upon the host listed building, the setting of other adjacent listed buildings, and the wider conservation area.

Summary of recent planning history

3.11. LB Camden planning register contains information relating to later, post-1950, development at the Site, including the following:

13th May 1980 – Listed building consent granted subject to conditions (ref DB/13/5/HB2390) for *Minor alterations involving demolition of gate and garden sheds and construction of extension to kitchen, glazing of conservatory and re-opening of first floor window.*

12th November 1987 – Listed building consent granted subject to conditions (ref HB/8770369) for *Formation of a window in the north wall of first floor to provide maintenance access to roof, as shown on drawing nos. 87/01/01 and 87/01/02.*

14th May 2004 – Full Planning Permission Granted subject to conditions (ref 2004/1213/P) for *Replacement of part of single storey element of the house with part single storey part 2-storey extension at the rear, roof alterations to the remaining single storey part of the house, including new glazed roof, 3 roof lights and elevational alterations to existing secondary entrance to the house, and erection of a new skylight on the main roof of the house.*

14th May 2004 – Listed building consent granted subject to conditions (ref 2004/1215/L) for *Partial demolition, internal and external alterations and erection of a two storey rear extension.*

17th May 2005 – Approval of details granted (ref 2005/5430/P) in relation to conditions 5, 7, and 8 upon planning permission 2004/1213/P.

17th May 2005 – Approval of details granted (ref 2004/5445/L) in relation to conditions 6, 8 and 9 upon listed building consent 2004/1215/L.

4. Significance

- 4.1. The origins of Terrace Lodge are unclear, but we can establish that it was built after Constable's paintings of Admiral's House in 1820-21. There is no evidence of any direct link in terms of occupation or ownership between Terrace Lodge and the adjacent, much larger, houses.
- 4.2. The architectural style of Terrace Lodge is of interest as a distinctive and stand alone example of Gothic style. This is particularly so given the receiving built environment context in which the house was built in the 19th century - the juxtaposition of styles giving Terrace Lodge a folly-like status in the wider townscape composition.
- 4.3. Whilst it may not have been built as a 'lodge' ancillary to the imposing neighbouring houses, Terrace Lodge is of historic interest for its representation of the economic fortunes of the Hampstead area during the 19th century, and the degree of playfulness associated with the inhabitants and landowners of the area who clearly had the financial ability to express their tastes through the commissioning of bespoke styled buildings.
- 4.4. Despite a series of phases of later development, the original architectural composition of a Gothic style lodge on a secluded corner plot remains strong and clearly discernible. The dense and varied planting around the street fronting boundaries of the plot, together with the elevated position, contribute well to the style of the house as a building to be discovered. The curved and rising garden path, passing through the dense garden, opens onto a small terrace where the house is then revealed in something of a 'cottage in the woods' experience.
- 4.5. Internally, the plan of the original L-shaped building is clearly read and the original three-room layout remains intact and clearly discernible. Panelling, floor finishes, and other fixtures are all from later phases of refurbishment. At the time of the 2004 approvals the existing ground floor plan of the house was already effectively doubled in size from that of the original L-shaped footprint, with the open plan through to the modern kitchen eroding the sense of containment of the original hallway (see Figure 11 below). The approved plans in 2004 then allowed further expansion and widening of the hallway

(noted as 'Gallery' on the approved plans), which would provide a far more open and sweeping integration in plan with the large, new, living room to the rear.



Figure 11: View from entrance door, prior to 2005 works – note view to left through to open plan modern kitchen and dining area

4.6. As set out further in following section of this report, the development was carried out in a slightly varied manner, retaining a stronger degree of separation between the original part of the building and the new, and thereby preserving the spatial containment of the original hall / stairs and a stronger sense of the internal plan form of the original building. The later and large

living room to the rear is well isolated spatially from the original main circulation space of the house.

4.7. The plan hierarchy and limited accommodation associated with the original building has therefore been quite extensively modified over time, including by the 2004 approvals. The careful attention to detail in the works carried out to date does however ensure that the original plan of the house is visible internally and the careful arrangement of circulation and door openings ensures that it is well perceived and experienced through the occupation of the house.

4.8. In summary, the above noted elements of interest combined identify the significance of Terrace Lodge to be found in

- The unique Gothic architectural style embraced in its design, particularly as a foil to the larger and earlier buildings in the immediate area
- The historic interest associated with the 19th century construction of a highly individual and small house in relation to the wider economic and cultural climate in the Hampstead area at the time
- Its setting within a dense and informally planted plot, giving the house a degree of mystery and also contributing to the informal and rustic character of the immediate area
- The remaining readable plan original form and 3-room layout of the building, within the context of sizeable later extensions

5. The works for which consent is sought

5.1. As noted in the Introduction section of this report, this application is made to seek consent for works carried out beyond or in variance to those approved in the listed building consent granted at the site in 2004.

5.2. The works are identified on the 'as built' (i.e. as existing now) drawings submitted, and can be viewed in the context of the existing and proposed (approved) drawings associated with the 2004 consent to confirm the variance.

5.3. A summary of those variances for which consent is now sought is set out below:

- a) Excavation of single storey basement below rebuilt rear extension with covered lightwell to south elevation and associated internal partition at ground floor rear to enclose new staircase to basement
- b) Closing up of doorway to library from hall / opening up of earlier existing doorway from cloakroom to library
- c) Narrowing of opening from hall to 'dining room' (now kitchen)
- d) Installation of oak boards to hall (in variance to the slate tiles approved)
- e) Installation of side door within new build rear extension (in variance to the fixed panel approved)
- f) Minor adjustment in size and form of glazed roof covering to new rear extension (glazed roof reduced in size)

5.4. Of the items noted above (a) is clearly the main item, and it is arguably the case that some or all of the items could be considered to fall outside of the s.7 definition of works that require consent. At this stage for the purposes of openness and completeness we have included all of the items in the application for listed building consent with the aim of resolving the matter promptly.

5.5. Photographs of items (a) to (e) above are provided below.



Figure 12: The basement at Terrace Lodge



Figure 13: Door (centre) to basement stair viewed from hall



Figure 14: Closed-up door opening to library (between lamps)



Figure 15: Double door opening (to right in image) shown prior to reduction in width to single solid door



Figure 16: Oak floor installed to hall



Figure 17: Timber door installed in place of approved glazed panel

5.6. By way of explanation for the owners decision to undertake the excavation of the basement, the following paragraphs set out the matters that arose post-consent and during the undertaking of works on site. It is also important to note that the owner took the view at the time that as the basement was not

underneath the original part of the listed building, and was rather part of the new work approved to the rear, listed building was not required.

- 5.7. During design development of the proposals following planning approval a structural engineer (Mr David Warren of INGealtior) was engaged, and investigations made into appropriate foundation design for the part single, part two storey extension at the rear of the Site. As part of the same engineering consideration of the site, concerns were raised regarding the dilapidated and failing state of the retaining wall in LB Camden ownership to the south of Terrace Lodge, adjacent to the highway. Due to the elevated position of the house relative to the street, and its close proximity, the steep banked edge to the highway was and remains an important structural element effectively holding in place the land upon which the house is sited. No works to the bank or retaining wall were included in the planning application submitted in 2004, as at the time of submission its structural importance and poor condition were not known.
- 5.8. A site meeting was held on the 7th October 2004 between the applicant's architect and engineer, and Mr John Barker of LB Camden Highway Engineering and Traffic section to discuss a proposal issued to LB Camden on the 11th September 2004 by Mr Warren for the applicant to stabilise the retaining wall with gabions and replacement facing brickwork. A subsequent letter dated 26th November 2004 from Mr Martin Reading, Team Manager, Highways Engineers (LB Camden) confirmed that the Council had no objection to the works, and that the ownership and future maintenance of the bank and wall structure would remain with the Council.
- 5.9. The structural investigations for the foundations for the (replacement) extension to the rear of the house concluded that piling was necessary. A decision was taken that as piling was necessary, a contiguous piling approach could be employed that would then allow the excavation of the soil within the piled perimeter to form basement accommodation as part of the new build extension to the rear of the house.

6. Planning Policy and Statutory Provisions

6.1. A summary of the relevant legislation and policy relevant to the consideration of the application is provided in this section.

Statutory Provisions

6.2. Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that decision makers '*in considering whether to grant listed building consent for any works ... shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.*'

6.3. Section 66(1) of the Act requires that decision makers, in considering whether to grant planning permission for development which affects a listed building or its setting, '*have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses*'. (NB as this is not an application for planning permission this provision does not directly apply).

6.4. Section 72(1) of the Act requires that decision makers, in exercising their planning functions in relation to buildings or land in a conservation area, pay '*special attention ... to the desirability of preserving or enhancing the character or appearance of that area*'.

National Planning Policy Framework (2012)

6.5. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. The NPPF is an important material consideration in decision making. Section 12 *Conserving and enhancing the historic environment* sets out how heritage assets should be conserved in a manner appropriate to their significance.

6.6. Footnote 29 to para 126 identifies that the principles and policies in Section 12 apply to heritage-related consent regimes for which local planning authorities are responsible under the Planning (Listed Buildings and Conservation Areas) Act 1990.

6.7. The approach set out in Section 12 is that applicants should describe the significance of any heritage assets engaged (para 128), local planning authorities should identify and assess the particular significance of any heritage asset that may be affected (para 129), a series of particular considerations should be taken account of (para 131), and that great weight should be given to the asset's conservation (132).

6.8. A distinction is made between '*substantial harm to or total loss*' of a building and '*less than substantial harm*'. Para 134 states that the latter should be weighed against the public benefits of the proposal.

6.9. Further supplementary guidance on the application of NPPF policy is contained in the National Planning Practice Guidance (NPPG).

Development Plan

6.10. The adopted development plan for the area comprises the London Plan and the London Borough of Camden's Core Strategy and Development Policies.

6.11. As this is an application for listed building consent, the requirement upon the local planning authority to have regard to the development plan does not exist, and therefore the policies contained in the development plan are for reference and information only. The development plan policies of course follow the policy set out in the NPPF, which, as noted above, is of relevance to the application.

Supplementary Planning Guidance

6.12. A range of supplementary guidance is published by the London Borough of Camden, providing useful information on how the Council consider higher level policy objectives should operate in practice.

6.13. The Hampstead Conservation Area Statement is published as supplementary guidance and is of relevance to the application.

7. Assessment

7.1. This section of the report sets out an assessment of the works that are the subject of the application in terms of their impact upon the significance of the listed building and the primary decision making consideration required by Section 16(2) of the Act.

7.2. The assessment does not raise planning considerations as the development is considered lawful under the separate planning regime (see concurrent application for certificate of lawfulness).

7.3. It is important to reiterate that assessment of the current application must also be made in the context of the history of decision making upon the site, and in particular the Council's decision to grant listed building consent for extensive works at the site in 2004.

7.4. The works that are the subject of this application are, as explained fully below, considered to:

- Preserve the special architectural and historic interest of the listed building, and thereby comply with the Section 16(2) requirement
- Also preserve the character and appearance of the Hampstead Conservation Area, and thereby comply with the Section 72(1) requirement

7.5. The elements of the works are assessed individually below in the same order as identified in section 4

(a) Excavation of single storey basement below rebuilt rear extension with covered lightwell to south elevation and associated internal partition at ground floor rear to enclose new staircase to basement

7.6. The small single storey basement is located outside of the footprint of the historic building at Terrace Lodge, beneath a 21st century single storey (above ground) rear extension. That part of the site saw ad-hoc development in the early-mid 20th century that did not contribute to the significance of the host building. The 2004 listed building consent sanctioned the wholesale

removal of that earlier ad-hoc development and its replacement with a new rear extension to contain, amongst other smaller rooms, a large open plan living room.

- 7.7. In terms of location, the basement is sited in the least sensitive part of the site, outside of the original historic building footprint, in an area of later development, and subsequent approved and built modern development.
- 7.8. The basement is small in plan (36sqm) and limited in depth to one storey. It is more akin to a cellar in scale than the much larger basements regularly proposed and approved in the area. Internally, the basement has been formed with imperfect edges and a rough-cast finish to contribute to its cellar-like appearance. Externally, the only manifestation of the basement is the discrete presence of three obscured glazed panels located within the timber decked area to the south of the building. These are located adjacent to the new-build rear extension and due to the elevated position of the site are not visible in any public views to the site.
- 7.9. Within the house, the basement is accessed from an enclosed stairway, via a solid door at the termination of the central hall in the house. The stairway is entirely located within the new build rear extension, and is some 4 metres back from the original rear wall of the house. The combination of the solid door to the stairway and the retention of the door nibs to the original opening (which had consent for removal in the 2004 approval, but were retained) ensures that the original stair circulation of the house remains primary. The stair to the basement is hidden and therefore does not cause harm to what remains of the original plan hierarchy.
- 7.10. Indeed, in our assessment, the hallway arrangement as built, with a solid door termination and the large modern living room extension accessed indirectly (the enclosed stair to basement taking the place of what was to be an area of living room visible along the hallway), together with the retained door nib between original and later hallway, provides a much more appropriate cellular plan configuration that we consider is an enhancement to the layout as approved in the 2004 consent.

- 7.11. CPG4 *Basements and Lightwells* sets out the Council's detailed *guidance* upon basement and lightwell development, and is relevant context to the consideration of the listed building consent application. It sets out at para 2.6 how the Council's preferred approach is for '*basement development to not extend beyond the footprint of the original building and be no deeper than one full storey below ground level (approx 3m in depth)*'. It goes on at para 2.9 to identify how the acceptability of a basement extension to a listed building must be considered on a case by case basis, taking into account the significance of the building. The use of the word 'original' in para 2.6 is not qualified, but can be assumed to have the same meaning as in the permitted development legislation (i.e. as existing on 1st July 1948).
- 7.12. The basement at Terrace Lodge is located below the footprint of buildings that existed on the 1st July 1948 (although subsequently replaced at the time of construction of the basement) and is a single storey in depth.
- 7.13. By virtue of its location outside of the footprint of the historic part of the listed building, below modern development, and its discrete access from within that modern part of the building, the basement is not considered to result in any loss of significance to the designated heritage asset. The covered lightwell ('skylight' in CPG4 terms) is located adjacent to a discernibly modern part of the house, in a discrete and private position – not visible from any surrounding buildings - and is similarly not considered to result in any loss of significance. It is also made of heavily frosted glass to ensure that light pollution is minimized. As noted above, the internal hall arrangement and access to the living room as built is considered to be an enhancement to that approved in the 2004 consent, as it better contains and defines the original stair and hall, and results in a less open plan form that would detract from the compact and small-roomed internal character of the original house.
- 7.14. Clearly as the basement was completed nine years ago, the impact of the construction *process* upon the listed building is not a current consideration. Indeed, it is a notable that no issues arose at the time of construction in terms of vehicle movements or access, and this is a reflection of both the small scale of the basement and the care with which the whole construction process was undertaken.

7.15. In terms of structural considerations associated with the basement, we understand that the works were carried out to the specifications of and under the supervision of local consulting engineers INGealtoir, and clearly the structural stability of the host building and other nearby structures would have been properly considered by the engineer at that time. The works were also the subject of Building Regulations approval at the time of construction.

7.16. Over the course of the nine year period since completion of the works the applicant has experienced no signs of any structural issues arising at Terrace Lodge.

7.17. Accordingly, we consider that the basement and associated internal stair and covered lightwell have been demonstrated to not cause harm to the significance of the listed building and should be granted consent. Further, we believe that had applications for listed building consent and planning permission been made for the works in 2004 then those applications would have been approved at that time.

(b) Closing up of doorway to library from hall / opening up of earlier existing doorway from cloakroom to library;

7.18. The altered access to the library from the entrance hall makes use of an earlier opening in the original rear wall that had been infilled, and its re-opening is considered to be entirely appropriate and positive.

7.19. The closure of the door between hall and library (which is ultimately reversible work) was undertaken for the purpose of providing the library with a greater degree of isolation from the core circulation space of the house. Whilst this does represent a mild alteration to the plan form of the original ground floor of the building, the new access is taken from what remains part of the same hallway. The resulting mild diversion in the route into the library, whilst not the original arrangement, is one that adds a sense of discovery and containment to the library which we consider to be appropriate to the character of the building.

(c) Narrowing of opening from hall to 'dining room' (now kitchen)

7.20. The 2004 existing and proposed plans show double-width doors to the right upon entering the house, serving what was then shown as 'Dining Room'. That wide opening, not considered to be an original feature of the house, has been reduced to a single door width opening to provide better definition to the room (now used as kitchen).

(d) Installation of oak boards to hall (slate tiles approved);

7.21. The parquet flooring found within the house is not an original floor covering. In the 2004 consent granted, approval was given for the parquet throughout the hall to be replaced with slate tiling. High quality oak boarding was installed as an alternative and is considered to be entirely appropriate.

(e) Installation of side door within new build rear extension (fixed panel approved)

7.22. This is a minor adjustment to the modern rear extension and is not considered to impact on the significance of the listed building. The door installed is a high quality painted timber door with glazed panels and is appropriately matched to the windows installed in the modern extension.

(f) Minor adjustment in size and form of glazed roof covering to new rear extension (glazed roof reduced in size)

7.23. This is a minor adjustment to the design of the glazed roof element that runs east-west across the modern extension, and is not considered to impact on the significance of the listed building.

7.24. The 2004 approvals indicate a glazed 'lantern' roof running the full depth of the extension. This was built to a reduced length, as shown on the drawings submitted.

Impact upon the setting of adjacent listed buildings and the Hampstead Conservation Area

- 7.25. The works have no external manifestation beyond three discrete panels to a covered lightwell, a recessed timber door in place of an approved glazed panel, and a linear glass roof lantern that has been built slightly smaller than approved.
- 7.26. Those external elements are minor in scale and discrete in location, and in our opinion cannot be considered to have any adverse impact upon the setting of adjacent listed buildings or the character and appearance of the Hampstead Conservation Area.
- 7.27. The positive contribution made by Terrace Lodge to the Conservation Area is in no way affected by the works.

8. Conclusion

- 8.1. This combined Design & Access / Heritage Statement has set out in detail the history of the application site, the significance of the listed building, the relevant statutory and policy framework, the works for which consent is requested, and an assessment of how those works impact upon the identified significance of the listed building.
- 8.2. The works have been appraised against the identified significance of the host Grade II listed building, and have been found to cause no harm to significance.
- 8.3. In the case of the internal plan alteration to create an enclosed stair to basement level, the intervention is considered to represent an enhancement to the plan form of the building over that approved in the 2004 consent.
- 8.4. The basement room formed is small in scale, and located entirely beneath later parts of the building of no historic significance. The basement has been carefully separated from the historic fabric of the building, and is accessed entirely through the modern rebuilt extension.
- 8.5. The applicant wishes to approach the matter with openness to seek regularization of the works to the degree that they may be considered to require listed building consent. As the works have been demonstrated to be appropriate in terms of the statutory requirements under section 16(2) and 72(1) we therefore request that listed building consent be granted.