



Design, Heritage & Access Statement

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

The following Design & Access Statement is submitted to LB Camden as part of the Planning Submission for the property noted above following LB Camden Planning Permission REF **2014/4156/P & 2014/4324/L** and the later Variation & Consents **2014/6440/P & 2014/7186/L**.

This Design Statement should be read in conjunction with Richard Maltese Architects existing drawings Drawing No 11155/ 04A, 07D, 08D, 09F, 11E, 12D & 17C Existing Location Plan, Floor Plans and Elevations and Drawing No 11155/ 09G, 11F & 12E proposed. Photographs of the existing building have also been included for reference.

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 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 proposal may be generally described as the replacement of a window with a door onto the new terrace.

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

- Hampstead Conservation Area Statement
- Development Management policies
- 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.'

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

A new balcony terrace has been formed by the owner-occupiers, the replacement of the window with a door provides easier and safer access from the central stair and is not visible from the surrounding gardens or the other apartments. The existing bottle balusters act as a guarding to the new balcony.

The following elements have been evaluated within this 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

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 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.

An elliptical stair is extended to improve access and add visual dynamism to the volume of the interior space.

The new flat roof - balcony terrace formed to the south replaced a 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. One window, the central section only of a triptych sash, 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 material 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.

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 and 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.

In summary we believe the proposal 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

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Below; 1. South Facing Elevation (opening highlighted)



2. Internal photograph highlighting opening (opening highlighted)



3. Photograph of former Hospital elevation (circa 1960) – showing casement windows to all openings

