



Flat 8 Inverforth House
Historic Report, Design and Access Statement.

Part 1
Assessment of the Grade II listed building, including a schedule of significance.

June 2016



1970 Ordnance Survey
(extract)

Introduction

The new owners of Flat 8 Inverforth House have commissioned this report to understand the historical significance of Inverforth House. The purpose of the appraisal is to form the starting point for designs for any alterations to the property.

Inverforth House is a Grade II listed building, which lies on the outskirts of Hampstead, adjoining West Heath, within the London Borough of Camden. The house, gardens and other land is registered under the Historic Buildings and Ancient Monuments Act 1953 within the Register of Historic Parks and Gardens by English Heritage for its special historic interest.

History of Inverforth House

The house, now known as Inverforth House, has been situated on site since 1779. The original Georgian building called 'Hill House' was then given to Samuel Hoare II by his father in 1807. It is Samuel Hoare's son, John Hoare, born in 1810, who is credited as the main saviour of Hampstead Heath in the 1850-60's.

The Hoare family sold Hill House in 1896 to George Fisher who subsequently rebuilt the house and lived there with his wife and five children. An English Heritage blue plaque on the gatepost commemorates Fisher's association with the house.

In 1904 Hill House and its grounds were sold to Lord Leverhulme. He drastically rebuilt and made further additions to the Edwardian Mansion over

time. In 1905 the architectural firm Grayson and Ould rebuilt the central block from red brick with a high pitched roof, along with the additions of north and south wings to the garden front. The same firm constructed a terrace along the garden front, in 1910, to which Thams H Mawson added an Iconic Verandah. Between 1913-14, William and Segar Owen added a library wing to the front entrance, before Leslie Mansfield altered the terrace, adding a ballroom beneath it in 1923. The south wing of the house was then extended and remodelled by Mawson in 1924-25. A mix of Adam, Elizabethan, Jacobean and Regency styles were used in the remodelling and enlargement of the property. Another blue plaque on the gatepost commemorates Leverhulme's contributions to the house.

Lord Leverhulme passed away in 1925, leaving his property to be acquired by



1741 - 1745 J Rocque.

1861 Cross.

1862 - 1871 Edward Stanford.

1907 Ordnance Survey.

1970 Ordnance Survey

Andrew Weir, first Baron Inverforth. Lord Inverforth lived at The Hill House until his passing in 1955, bequeathing the house to Manor House Hospital, who renamed the house 'Inverforth House' in his memory.

The Manor House Hospital, a recognised orthopaedic centre, transformed Inverforth House into the women's sector, with around 100 beds for patients, and a nurse's home, with around 60 beds. Manor House Hospital was never part of the NHS, it was funded by the trade unions, therefore in 1998 was placed into voluntary liquidation and dissolved in 2001.

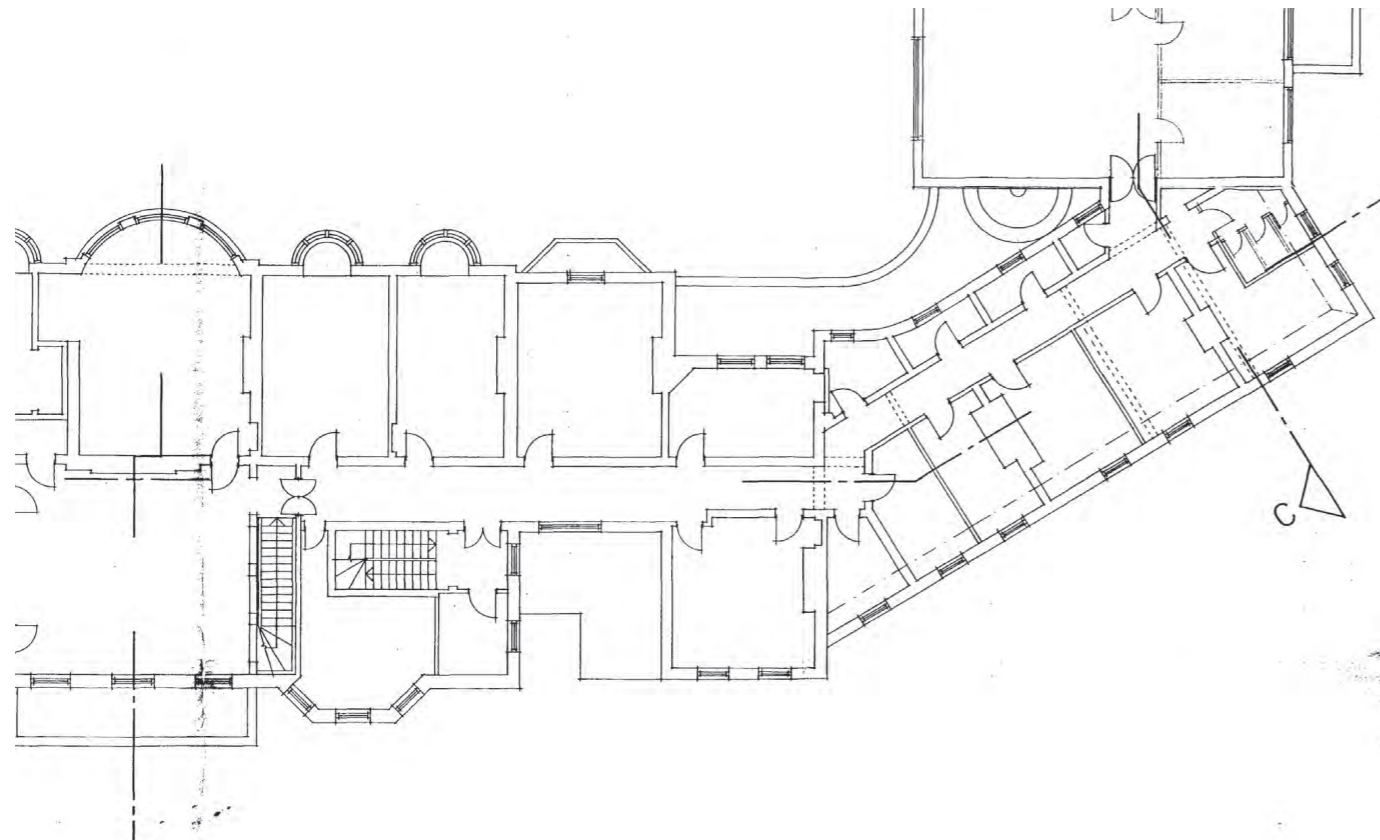
The Grade II Listed Inverforth House was sold and developed in 1998 into what it is today. The luxurious home was converted into a gated community of two houses and seven apartments, retaining some of the original features including gold leaf coricing such as found in the reception on ground floor and first floor. In one of the properties, is the Gilt Room, which was originally Lord Leverhulme's H shaped drawing room. This 60ft long space is designed in an Adam style with a gilt frieze and ornate plasterwork covering both walls and ceiling.

Development of The Hill Gardens.

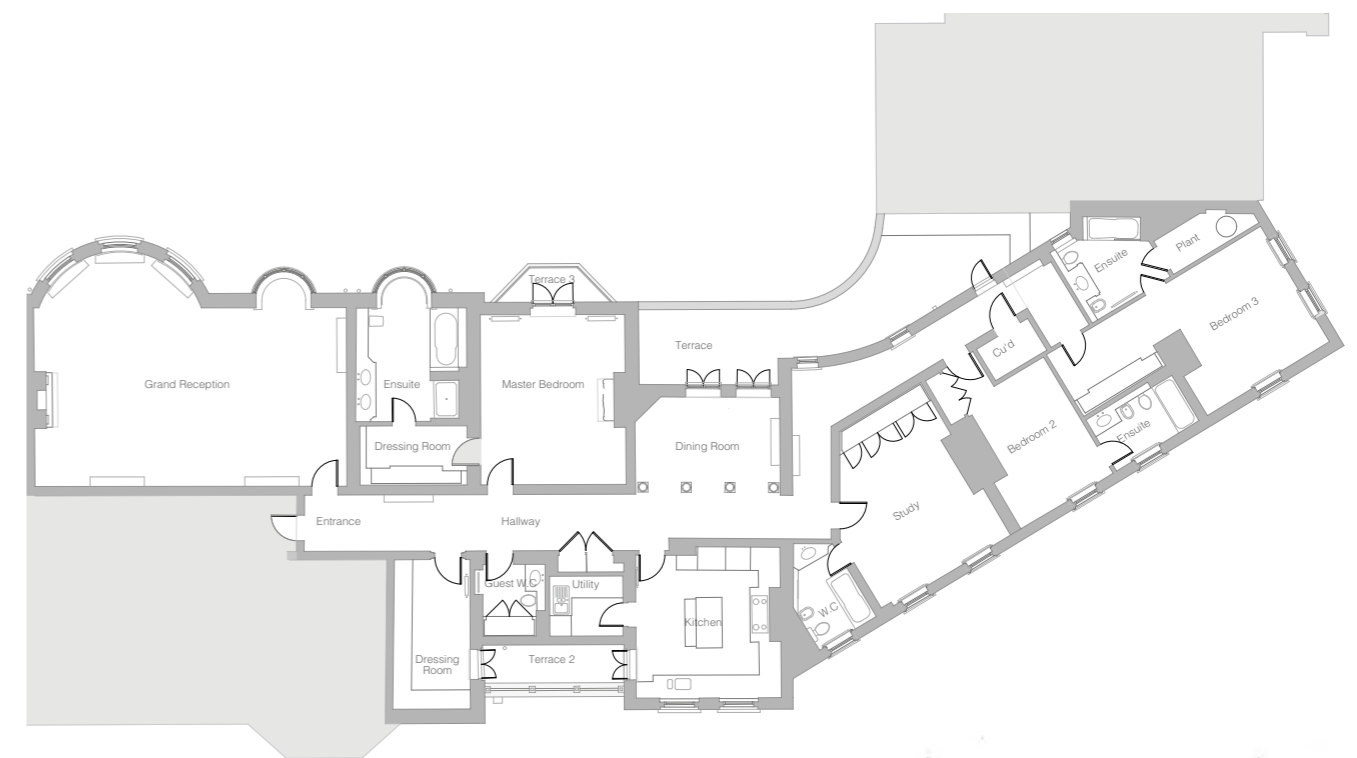
The maps above, show the building on the same site and orientation as the present mansion. The gardens lay to the west and consisted of scattered trees on a large lawn, boundary shrubberies and walks. On the west side was thought to be kitchen gardens between a double shrubbery area. A walk led from the gardens through this area out onto Hampstead Heath.

When Lord Leverhulme purchased the house and gardens in 1905, the garden was on a steeply sloping ground. This was levelled into terraces, providing terrace gardens in front of the house, a level lawn and a pergola around the west and south of the garden. In 1911 Lord Leverhulme purchased the neighbouring property to the north west and demolished the house, in order to extend the gardens, the pergola and build service buildings. The neighbouring property to the south was also purchased in 1922 demolishing the house for extended gardens and pergola once more.

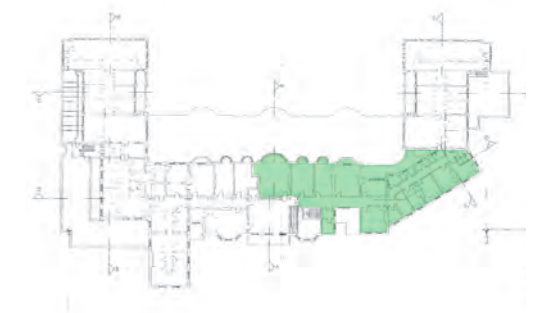
When the house fell into possession of Manor House Hospital, the property was divided. London City Council purchased the western part of the gardens and the north western part of the pergola in 1960, then acquired the remaining portions from the Hospital in 1991 under the new title of Corporation of London. The pergola was restored and made accessible to the public as it remains today.



Original Survey Plan of First Floor 1993
Thomas Brent Associates.



Existing Survey Plan of First Floor 2016
Instructed by clients.



Assessment of the Historic Building

Background

Flat 8 Inverforth House, located in the London Borough of Camden, off North End Way, is one of the seven apartments and two houses within Inverforth House, reinstated as residential accommodation in 1998 from the previous use by Manor House Hospital.

The House as a whole consists of two storeys, plus a roof storey and basement over the central block. The central block is dominant, slightly projecting beneath a hipped roof with an open segmental pediment to a central dormer. The canted bay window to the 1st floor, is flanked by smaller timber bay windows, then a further 4 sash windows to the wings on either side. The frames are flush with small panes, some with transoms and mullions. The north and south wings, added at a later date, were originally single storey, and now continue at two storeys connecting with the central block.

The interiors of Inverforth House are richly decorated in various styles ranging from Adam, Elizabethan, Jacobean and Regency styles. There are samples of decorative features of interest throughout the House, such as gold leaf plaster-

work. Of particular note is the Ionic pilastered entrance hall with carved marble staircase, also the Adam style room at ground floor with columnar screen and decorative plasterwork, the marble columned lobby to the south and a music room with 17th century style wood panelling.

Flat 8 is located at the first floor of Inverforth House, beginning at the canted bay window of the central block, continuing through to the angled corner of the northern wing addition. It is accessed via the main entrance to Inverforth House, up the carved marble staircase, with the door to Flat 8 on the right.

Following the transition from Manor House Hospital to what it is today, Flat 8 has undergone a substantial amount of internal alterations. The comparison of the Existing Floor Plan from the Building Survey completed in 1993 and the Existing Floor Plan from the Building Survey in 2016, it can be noted the removal of a number of internal partitions, the reconfiguration of a significant portion of the angled north wing, movement of doorways and a flat roofed addition. The secondary access stairs have also been adjusted in this process.

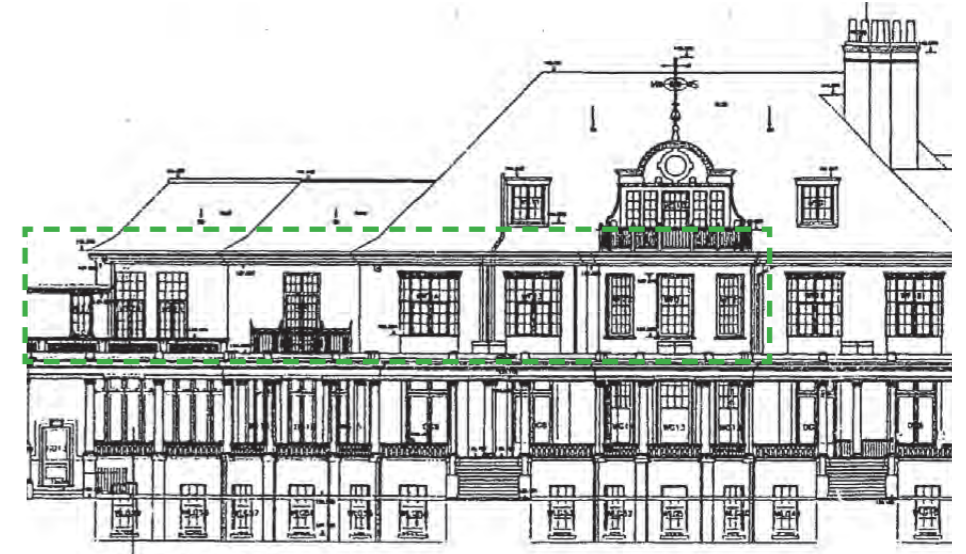
Decoratively the only significant panelling plasterwork is contained within the Master Bedroom, with late c19th French style wall panelling. All other corning dado's and architraves are Neo - Georgian plasterwork.



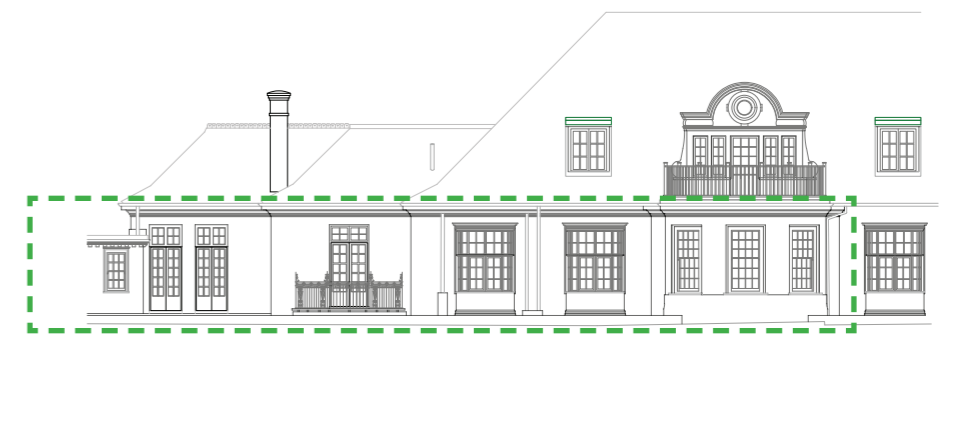
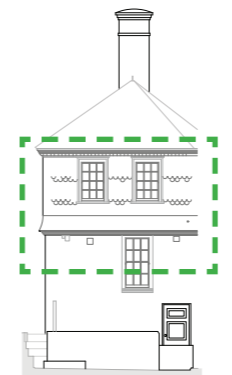
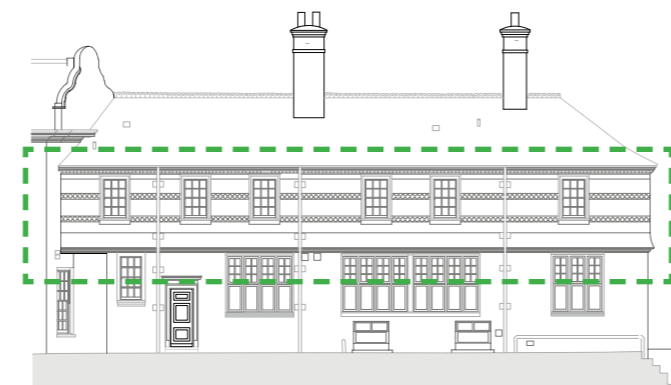
Original Survey Elevations of Inverforth House 1993
Thomas Brent Associates.



Survey Elevations of Inverforth House 1998
Rottenberg Associates Ltd Architects.



Existing Survey Elevation of Inverforth House 2016
Instructed by clients.





Georgian Suite - Flat 8.



First Floor Entrance Lobby - Communal Space.



First Floor Entrance Lobby - Communal Space looking into Flat 8.



Garden Suite.



Jacobean Suite - Flat 4.



Garden Front Terrace - Flat 4.