

Character Areas

- 3.7 The Redington and Froggnal Conservation Area can be appreciated as a distinguished example of a Victorian and Edwardian suburb. Predominantly, the houses are substantial residential properties either of detached and semi-detached form, and display a variety of formal and free architectural styles typical of late nineteenth century early twentieth century architecture. The area within which the application site is located does not conform to the generally suburban residential character, as will be discussed. The historic maps included in Section 2 of this statement illustrate the development of the Conservation Area which is reflected in its built form.
- 3.8 Materials are generally of red brick with clay tiled roofs, occasional areas of tile hanging and render and many of them have white framed small paned windows. In addition, the greenery of the landscape and the townscape features contribute significantly to the character of the area. The character of the whole Conservation Area is that of a late nineteenth century and Edwardian residential suburb. However, the Conservation Area consists of eight discernible character sub areas which are defined by the density, scale and style of buildings, the period of construction, topography and vegetation. The site at Kidderpore Avenue north, lies within the sub area 3: *King's College and environs (including Nos. 300-338 Finchley Road)*.
- 3.9 The Conservation Area Statement (2003) indicates that it is not just buildings which can make a contribution to the character or appearance of the area. Elements of the public realm, such as original pavement materials, boundary walls, signage and vegetation all contribute to the character of the area.

Sub Area 3: King's College and environs

- 3.10 This sub area is identified as 'unique' within the Conservation Area. The area has changed substantially following the expansion of the Westfield site from the late nineteenth century. The character area is mixed, with institutional and residential uses, although this is changing with the recently consented residential scheme to the south of Kidderpore Avenue (LPA Ref. 2013/0685/P). In short, this sub area is identified in the Area Statement as not being typical of the wider character of the Conservation Area and we agree with this assessment.
- 3.11 The sub area is divided into three smaller segments: the part to the north of Kidderpore Avenue, the part of the former site to the south of the Avenue and the houses fronting onto Finchley Road.
- 3.12 The application site lies within the segment identified to the north of Kidderpore Avenue which is identified as *'containing the original site and St Luke's Church.'* The Conservation Area Statement states that the northern end of Kidderpore Avenue contains the most impressive group of buildings in the Conservation Area. These are identified as consisting of St Luke's Church and its adjoining Vicarage which were designed in 1897 by Basil Champneys. Annesley Lodge is situated at the junction with Platt's Lane. This building, Grade II* listed, was designed by Charles Francis Annesley Voysey for his father in 1895-6.
- 3.13 The topography of the Conservation Area is apparent on Kidderpore Avenue where the street rises from its southern end to its highest point at Kidderpore Hall. This building is the oldest within the Conservation Area and *'forms the main focus of the King's College site.'* The garden to the rear of the

Hall is described as *'the remaining section of John Teil's landscaped garden with which the original summerhouse remains.'* The summerhouse and the Chapel are identified as being *'in poor condition.'*



Figure 26 A photograph of the Grade II* listed Church at St Luke's which is situated to the west of the application site. The Grade II listed Vicarage is seen to the right of this photograph.



Figure 27 Typical semi-detached former dwellings within the Redington Froggnal Conservation Area.

- 3.14 Other non-listed buildings on the site are described in the Statement, including the Dining Hall (now known as Bay House), Dudin Brown, Lady Chapman, the Orchard Wing and the Laboratory (later Lord Cameron Hall and Rosalind Franklin respectively). In general, the later buildings take their architectural cue from Maynard building with orange tiles, clay tiled roofs and dormer windows *'in a restrained Queen Anne style.'* Queen Mother's Hall is identified as a *'fine modern addition.'* Our own assessment of the architectural merit of this building and its contribution to the character and appearance of the Conservation Area is set out in the following parts of this section and section 4 of this statement.
- 3.15 The Statement identifies this part of the character area, with the Church and the vicarage, as being of *'extremely high quality and makes a significant contribution to the character of the Conservation Area.'* Elements of the streetscape identified as making a positive contribution to the Conservation Area include the *'landscaping within the northern part of the College site.'*
- 3.16 The southern part of Kidderpore Avenue is identified as having undergone 'significant change' in the later years of the twentieth century. The residential development at 'Westfield' replaced the 1960s science buildings and refectory on the south part of the site. It is stated that the *'bulk and heaviness of these buildings does little to reflect the character, quality and appearance of the early elements of the site opposite.'*
- 3.17 The recent consent for the redevelopment of the south part of the former Westfield College, marks another stage of significant change in this sub area. Land to the south-west of the site (on the opposite side of Kidderpore Avenue) is now wholly in residential use. This site adjacent to 'Westfield' is currently being redeveloped by Barratt Homes for residential accommodation and community use (a new building for the Hampstead School of Art) pursuant to planning permission (LPA Ref. 2013/0685/P).
- 3.18 The third part of the character area on Finchley Road is identified as being *'disconnected from the rest of the Conservation Area,'* as the character of this part of Finchley Road is at odds with the *'quiet, green nature of Kidderpore Avenue.'*

Non-listed buildings in the Conservation Area

- 3.19 Figure 28 has been taken from the Conservation Area Statement. This map illustrates those buildings on the application site that are statutorily listed and others that are identified as making a positive contribution to the character and appearance of the Conservation Area.
- 3.20 Five non-listed buildings on the application site are identified on this plan as making a positive contribution to the character and appearance of the Conservation Area. These are: Dudin Brown, Lady Chapman Hall, Lord Cameron Hall, Rosalind Franklin Hall and Queen Mother's Hall. An architectural and historic assessment of these buildings, and the contribution made by each to the significance of the Conservation Area is set out on the following pages.
- 3.21 From our own assessment of the architectural and historic quality and interest of these buildings, and following discussions with officers at the London Borough of Camden, it has been identified that Rosalind Franklin Hall and Queen Mother's Hall, two buildings that are to be replaced by the proposals, do not make a positive contribution to the character and appearance of the Conservation Area.
- 3.22 The contribution made by Lord Cameron Hall, the third building to be replaced as part of the development proposals has, however, been identified as being of some interest, requiring further assessment which is set out from page 23.
- 3.23 Figure 28 identifies the whole of the hall which faces the street to Kidderpore Avenue as a statutorily listed building. This elevation incorporates the elevations of Kidderpore Hall, Maynard Wing and Bay House. Bay House is not a statutorily listed building and is not the subject of a separate entry on the list of buildings of special architectural and historic interest. This map therefore contains an error. The historic development of Bay House and its interest is set out later in this section and at section 4.

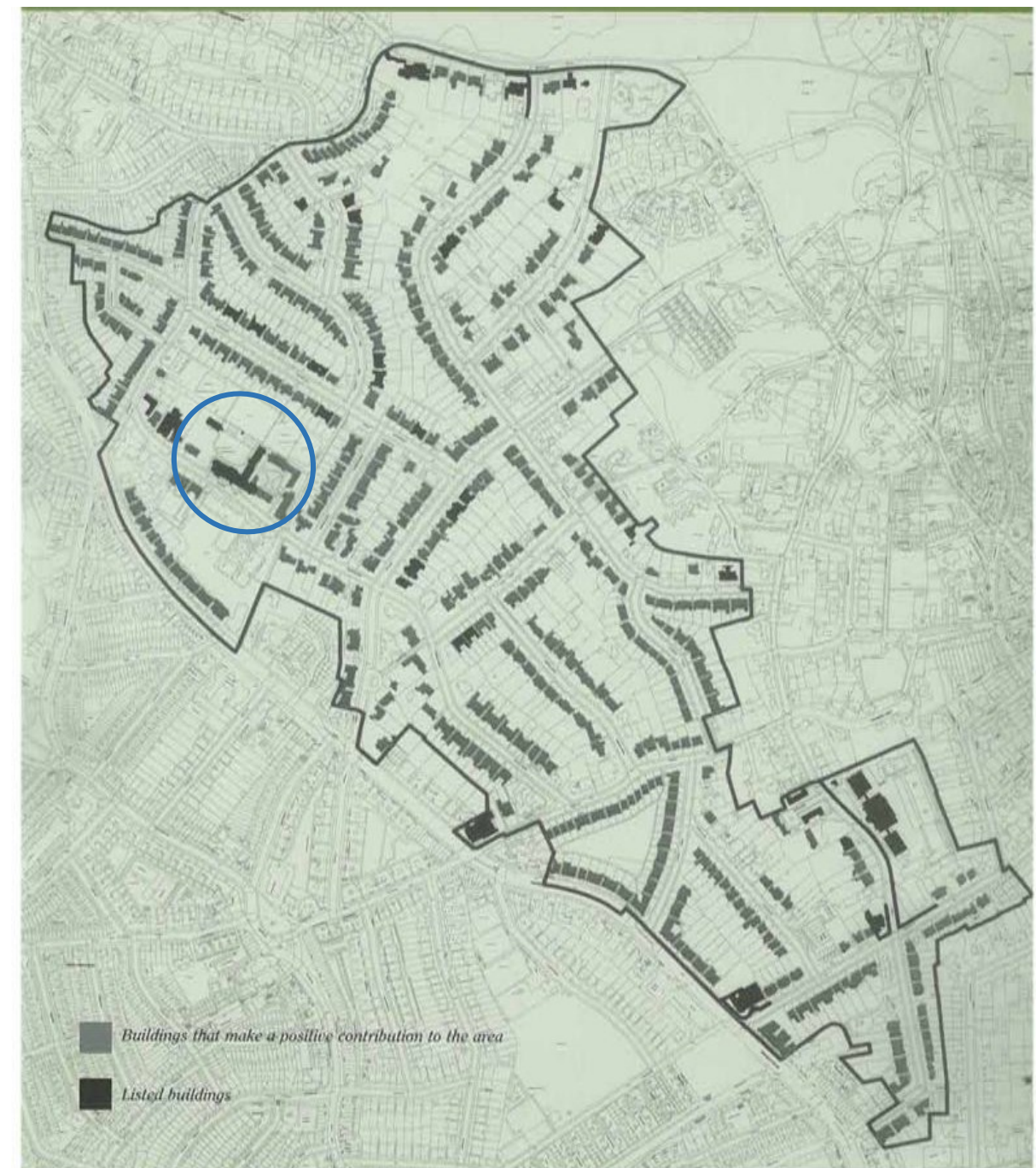


Figure 28 A plan of the Conservation Area which shows the listed buildings and those buildings which are considered by the planning authority to make a positive contribution to the Conservation Area. The blue line indicates the location of the site.

Dudin Brown (1905)

- 3.24 Dudin Brown was built in 1905 by the retained College architect, Falconer Macdonald. The new building was to provide sixteen residential apartments for students and a further accommodation suite for resident lecturers.
- 3.25 In contrast to the relative elaboration of the Skeel Library, built in 1903, Falconer MacDonald reverted back to the quieter domestic style for the design of Dudin Brown. This building exhibits the same external detail and materials as the Maynard Wing, with red brick, white painted sash windows with brick apron surrounds and dominant gables. The sash windows in the attic storey are original to the design which was amended to reflect the comments of the Westfield Council in 1905.
- 3.26 The principal elevation to Kidderpore Avenue consists of a 12 bay elevation with two projecting bay windows beneath gabled roofs. The white painted timber framed sash windows on the ground and first floor level are all of the same proportion in a 6 above 6 arrangement, with arch headed windows in the gables at the attic level. The fenestration detail, the arrangement of dormer windows in the roof, and the modillion detail in the cornices are well executed and reference such features on the Maynard Wing.
- 3.27 A group of seven prominent chimney stacks remain at roof level, albeit the chimney pots and detailing have not survived. At the east elevation, shown in Figure 30, the original gabled windows group around either side of the chimney stack. The east elevation has been partially obscured by a metal escape staircase. This is a later addition which detracts from the appearance of this elevation.
- 3.28 As to be expected, the rear elevation is more functional in its appearance, with less architectural interest. The enclosed staircase which provides access to the staircase of Skeel Library can be seen in Figure 30.
- 3.29 Dudin Brown is identified within the Redington and Frognal Conservation Area Statement as making a positive contribution to the significance of the area. This building is a fine example of domestic collegiate architecture. This building reflects the prevailing architectural characteristics of other buildings on the site with regards to the employment of traditional materials, fenestration style and proportion and roof profile and detail.
- 3.30 The building makes a positive contribution to the character of this sub area in particular, both through its architecture and also its connection with the history of the Westfield College on this site.



Figure 29. An early photograph of Dudin Brown as seen from Kidderpore Avenue looking north, with Kidderpore Hall seen in the background.



Figure 30 A photograph of the principal elevation of Dudin Brown as seen from Kidderpore Avenue.



Figure 31. A postcard image of the rear of Dudin Brown Hall c. 1905. The former Orchard can be seen in this image.



Figure 33 An aerial view showing the later addition of the fire escape staircase.



Figure 32. A photograph of a former student's room in Dudin Brown.



Figure 34 An aerial view of the rear elevation of Dudin Brown taken from Rosalind Franklin Hall.

Lady Chapman Hall (1927)

- 3.31 In 1927, the architectural services of Arthur Thompson and William Walford, a team of architects based in London, were engaged to work on a design for another residential hall for students at Westfield College. Thompson and Walford continued in the stylistic vein established by Falconer MacDonald in the Maynard Wing (1891) and Dudin Brown (1905), and employed a similar approach to the design and palette of materials in the design of this building.
- 3.32 Lady Chapman Hall is faced in red brick and exhibits the same architectural characteristics as the earlier institutional residential buildings on the site designed by Falconer MacDonald. These features include the white timber painted sash windows, dormer windows in the roof, canted bay windows, gables to the hipped roof and prominent chimney stacks, originally designed with chimney pots.
- 3.33 At three storeys in height above ground level with a storey in the attic and a lower ground floor, this building is greater in height and scale than the earlier Dudin Brown Hall. The principal elevation to the eastern courtyard is asymmetrical; the western flank of the building extends out to join with the Maynard Wing. So too does the eastern range adjoin Rosalind Franklin Hall.
- 3.34 The characteristic modillion cornice, seen on Falconer MacDonald's buildings at Dudin Brown and Maynard Wing is used in the roof gables on this building also. Arguably the architectural features are less well employed on this last building on site to take the Queen Anne style of its predecessors; however, its form and elevational composition give it a character and quality which makes a positive contribution to the character of the site and the sub area.
- 3.35 As one might expect of a building designed on a site edge boundary, the rear elevation of Lady Chapman Hall is less detailed and has been extended in a piecemeal fashion. Figure 36 shows the relationship of the rear wall with the brick boundary wall, and the single storey extension at the lower ground floor.



Figure 35 An image of the Maynard Wing and Lady Chapman Hall from the south looking northeast c.1929.



Figure 36 The boundary wall to the north of the site and the rear elevation of Lady Chapman Hall.



Figure 37 A photograph of Lady Chapman Hall and Rosalind Franklin as seen from the cobbled walkway fronting Maynard in 1962.



Figure 39. The principal elevation of Lady Chapman Hall as seen from within the eastern courtyard looking north. Rosalind Franklin Hall can be seen abutting the building to the right of this photograph.

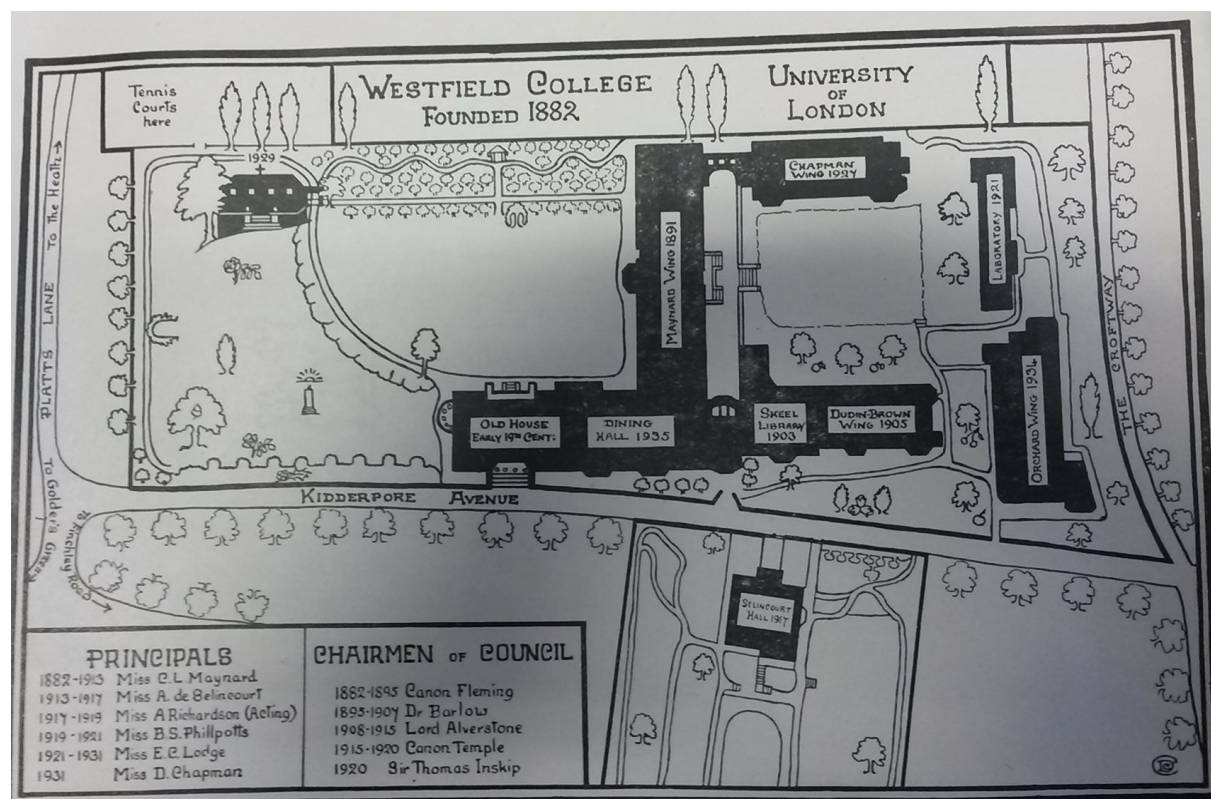


Figure 38. A plan of Westfield College c.1935.