

Lord Cameron Hall (1935)

- 3.36 Lord Cameron Hall was built in 1936 to a design by Verner Rees, a Scottish architect born in 1886 and who worked as an assistant to Edwin Lutyens in 1911-12. Verner Rees struck up a partnership with Percy Horder in 1925 and the practice was responsible for the design of the Chapel in the grounds of the site at Kidderpore Avenue in 1928-9.
- 3.37 The Redington and Frogna Conservation Area Statement identifies Lord Cameron Hall as a pre-1940 building which makes a positive contribution to the Conservation Area.
- 3.38 The Conservation Area Statement is incorrect by including Lord Cameron Hall with the other buildings which were built post 1889 to expand the site. Lord Cameron Hall was in fact one of the last buildings to be built on the Kidderpore Avenue site, and was known first as Orchard Wing I, given its position on the former orchard area. This was preceded by the Orchard Wing II in 1965 (now Rosalind Franklin Hall), and later Queen Mother's Hall in 1982.

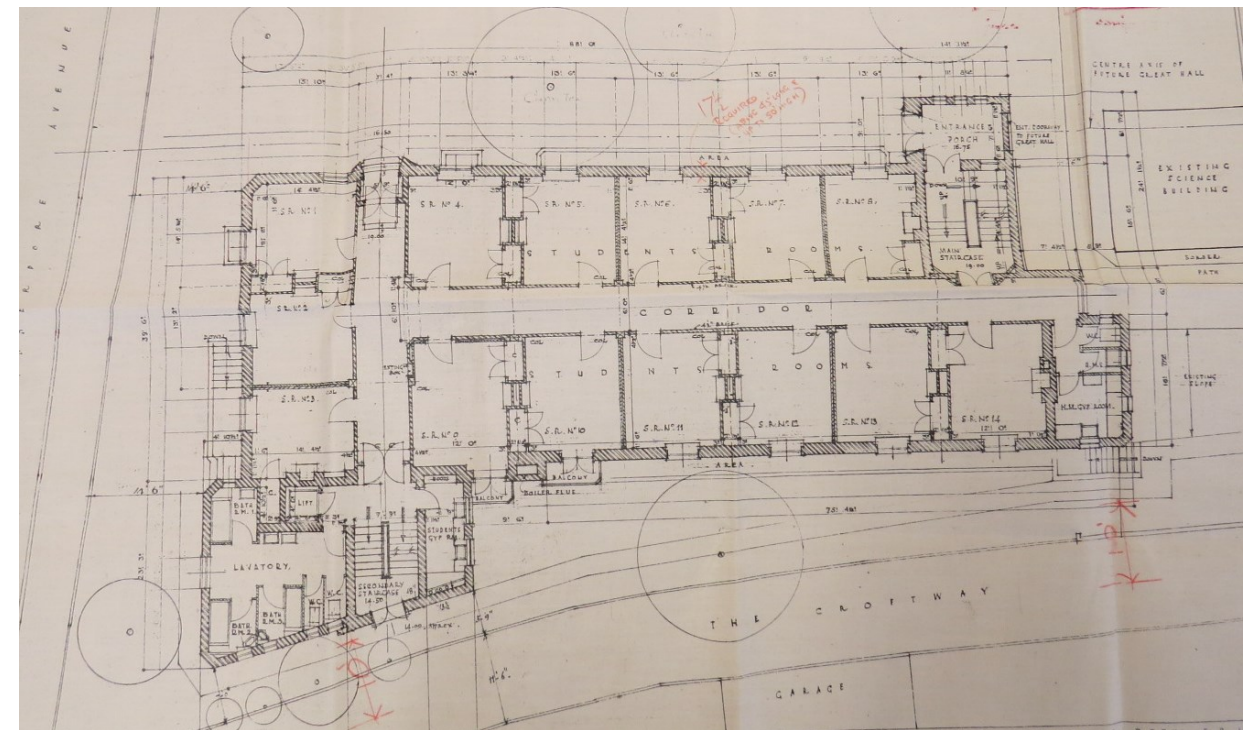


Figure 41 The Ground floor plan produced for the new Lord Cameron Hall in 1934.



Figure 40 A photograph of the west and south elevations to Kidderpore Avenue



Figure 42 The west elevation produced for the new Lord Cameron Hall in 1934.

- 3.39 Lord Cameron Hall was built in a different style to the other collegiate buildings. Lord Cameron Hall lacks the more sophisticated architectural handling evident in the Falconer Macdonald buildings.
- 3.40 Pevsner refers to the Orchard Wing I being of 'less interest' and we agree with this assessment. Lord Cameron Hall is a modest 1930s institutional building of little interest. The building has different visual characteristics to the other buildings on the site, which include its roof form, rectilinear massing and lack of surface ornament.
- 3.41 The flat roof is not a form which is common to this sub area in the Conservation Area, and indeed the Conservation Area as a whole, where pitched roofs with gable ends pre-dominate. The flat roof form emphasises the rectilinear massing of the building which is heightened also by the lack of elevation detail, aside from the fenestration.
- 3.42 The west elevation encloses the space to the east of Dudin Brown Hall and is of simple design, with the only relieving features being the rectangular windows which are recessed and have brick soldier courses. These windows have been replaced by casement windows of recent date.
- 3.43 The south elevation of the building to Kidderpore Avenue is awkward and badly proportioned. The building was evidently not designed with an awareness of this view from the south. The form and fenestration of this two storey section disrupts the composition of the three storey main building when seen from Kidderpore Avenue.
- 3.44 The use of different, and ordinary interwar orange brick, does not endow the building with a meaningful connection to the late Victorian buildings.
- 3.45 In our view Lord Cameron Hall makes a limited positive contribution to the Conservation Area. The building contributes by virtue of its general scale and materials, but is less successful architecturally than other buildings on the site.
- 3.46 Overall Lord Cameron Hall does not detract but it certainly has harmful aspects, including the elevation to the south and its stepped massing which is uncharacteristic of the site. The Hall does retain an association with the Chapel built by Horder and Verner in the 1920s but this association is not evident in the architecture of either building and they are separated from each other across the site. Lord Cameron Hall is in essence, an undistinguished institutional building of the mid-1930s.



Figure 43 A photograph of Lord Cameron Hall as seen from the south of Kidderpore Avenue looking north.



Figure 44 An image of Lord Cameron Hall looking into the site from a location almost opposite Lord Cameron Hall.

Rosalind Franklin Hall (1965)

- 3.47 Rosalind Franklin Hall dates from 1965 and was built for residential accommodation following consent granted in April 1964 for “*The erection of a four storey residential hall, at Westfield College, Kidderpore Avenue, Hampstead.*”
- 3.48 The new building was to replace the existing Botany laboratory on this part of the site, a timber building which had been constructed in 1921 and extended in 1923. The plan of the Westfield College site dating from c. 1935 shows the footprint of the building which formerly occupied this part of the site at Figure 38. Rosalind Franklin Hall is referred to in some documents, as ‘Orchard II’, ‘Orchard 2’ or ‘New Orchard’. This building, and Lord Cameron Hall, were referred to in this way because an orchard had previously occupied this eastern part of the site. Part of the orchard can be seen in the photograph of Dudin Brown Hall from c. 1905 included at Figure 31.
- 3.49 Rosalind Franklin Hall is not a statutorily listed building. The building is identified within the Redington and Frogna Conservation Area Statement as making a positive contribution to the character and appearance of the Conservation Area. It is our assessment that this building does not, by virtue of its detailed design, scale and form, make a positive contribution. This view was presented to and discussed with officers during pre-application consultation and we set out the reasons for this in the following appraisal.
- 3.50 Rosalind Franklin Hall is built of red brick, and stands three storeys above the lower ground level. Whilst the predominant material of red brick was utilised for the facing material of Rosalind Franklin, the hue is darker than the other buildings within the site and is not rub finished in the same high quality as the earlier red brick buildings of the Maynard Wing, Dudin Brown or Lady Chapman Hall. This gives the building a dull appearance, which, coupled with the dark timber window surrounds, gives the building a heavy appearance.
- 3.51 This character is heightened by the fenestration which is of simple rectangle openings arranged in a regular rhythm from the first to the third floors of the building. The proportions and materials of the windows are functional in appearance and reflect the institutional use of the building.
- 3.52 The south elevation as seen from Kidderpore Avenue incorporates a vehicular access way. This is a dark and uninviting space which detracts from the composition of this elevation. The appearance of the west elevation in particular as seen from within the eastern quadrangle is repetitive and lacks variety in the fenestration pattern or style on any of the elevations.
- 3.53 The flat roof is at odds with the prevailing roof forms within the site, and the Conservation Area as a whole, where hipped and pitched roofs predominate, often with gabled ends. The flat roof, combined with the lower height of the building when compared with the other buildings within the eastern quadrangle, gives the building a rather squat appearance.
- 3.54 Rosalind Franklin Hall lacks a meaningful architectural relationship with the listed buildings and other non-listed buildings on site. The building does not exhibit the prevailing architectural characteristics of the Conservation Area. Whilst these observations do not preclude the fact that the building could make

a positive contribution to the Conservation Area this is, in fact, not the case owing to the design, form and materials of the building. The building is not of high quality design and detracts.

- 3.55 This assessment concludes that the building does not makes a positive contribution to the Conservation Area.



Figure 45 A view into the site from Kidderpore Avenue, showing the vehicular access into the basement parking level beneath Rosalind Franklin Hall.

Queen Mother's Hall (1982)

- 3.56 Completed in 1982 to provide student residential accommodation, Queen Mother's Hall was built following a grant of planning permission in July 1981 for residential accommodation to comprise a building of twenty four single study bedrooms and a common room. A photograph of the newly completed Queen Mother's Hall can be seen in Figure 47.
- 3.57 A comparison of this photograph and that of the existing appearance of the building, shown in Figure 46, make it clear that little has been done to the exterior of the building which has altered its appearance since 1982. The building was refurbished in 2010 for continued use as student accommodation.
- 3.58 Queen Mother's Hall is identified in the Redington and Frognal Conservation Area Statement as making a positive contribution to the character and appearance of the Conservation Area. The statement does not provide an assessment of the building, or set out a judgement of its architectural quality.
- 3.59 The building itself is not of architectural quality or high quality materials. The photograph included at Figure 46 shows the principal elevation to Kidderpore Avenue. The detailed design of this building, in terms of the architectural style, fenestration detail and profile; the roof form, and refined materials, do not reflect those of the prevailing characteristics of the Conservation Area.
- 3.60 It is the conclusion of this assessment that the scale, architectural detail and form of Queen Mother's Hall are at odds with the prevailing architectural style. It makes, at best, a neutral contribution to the character and appearance of the Conservation Area.



Figure 46 An image of Queen Mother's Hall as seen from Kidderpore Avenue, current date.



Figure 47 A photograph of Queen Mother's Hall as seen from Kidderpore Avenue in 1982.

Summary- Conservation Area and Townscape

- 3.61 The listed buildings on the site boundary to Kidderpore Avenue, and those of the Grade II* listed St Luke's Church and the Grade II listed Vicarage which lie outside the application site boundary, make a significant positive contribution to this part of the Conservation Area. More than this, the listed buildings are identified within the Conservation Area proposals as defining the character of this part of sub area 3.
- 3.62 It should be noted that the contribution made to the appearance of the Conservation Area by the Grade II listed buildings of the Summerhouse and the Chapel, located away from the principal frontage to Kidderpore Avenue, has been limited by their parlous condition. The significance of these assets, and their current condition, will be discussed in more detail in Section 4.
- 3.63 The non-listed buildings on the site are of varying quality contribute to the character and appearance of the Conservation Area to varying degrees. The conclusion of our assessment undertaken in this section is that Rosalind Franklin Hall and Queen Mother's Hall do not contribute positively to the Conservation Area. Lord Cameron Hall makes a limited positive contribution to the special interest of the Conservation Area.
- 3.64 The townscape character of this part of the Conservation Area is defined also by the spatial layout and architectural character and quality of the buildings upon the site. Kidderpore Hall remains a natural focal point in views of the site from public vantage points along Kidderpore Avenue.
- 3.65 The next section of the statement will consider the significance of the listed buildings on the site and within the vicinity of the site and how their setting contributes to this significance.

3.2 Listed Buildings- within and outside the application site boundary

Kidderpore Hall (1843- Grade II listed)

- 3.66 Kidderpore Hall was built in 1843 by T Howard originally as a family residence for John Teil. Notwithstanding the additions and alterations to the original mid nineteenth century villa that have been made since its construction, the layout and character of the original villa can still be understood from an appraisal of the exterior and interior of the building. The list description states:

'Semi-detached house, now a hall of residence. c1843. Designed by T Howard for John Teil. Stucco. Slated roof with projecting bracketed eaves and pediments to outer bays and tall stuccoed slab chimney-stacks with cornices. EXTERIOR: 2 storeys, basement and attics. Slightly recessed 3 window central bay flanked by single window outer bays. Hexastyle portico with Ionic columns supporting an entablature with dentil cornice; approached by steps. Double part-glazed panelled doors with overlight flanked by 4 tall thin windows. Architraved sashes, ground floor with dentil cornices and cast-iron balconies. Attic oculi in pediments. Left hand return to garden with 3-window semicircular bay having a portico of paired Ionic columns and cast-iron balustrade forming a balcony. INTERIOR: in Greek Revival style, partly remodelled c1890. HISTORICAL NOTE: John Teil was a Nabob who ran a flourishing leather concern in Kidderpore near Calcutta. He died in 1854 and following several changes in ownership his Hampstead estate was broken up in 1889 when Westfield College, founded as a Christian women's college in 1882 by pioneer of women's university education Miss Constance Garnett, bought the house and 2 acres of land for »12,000.'

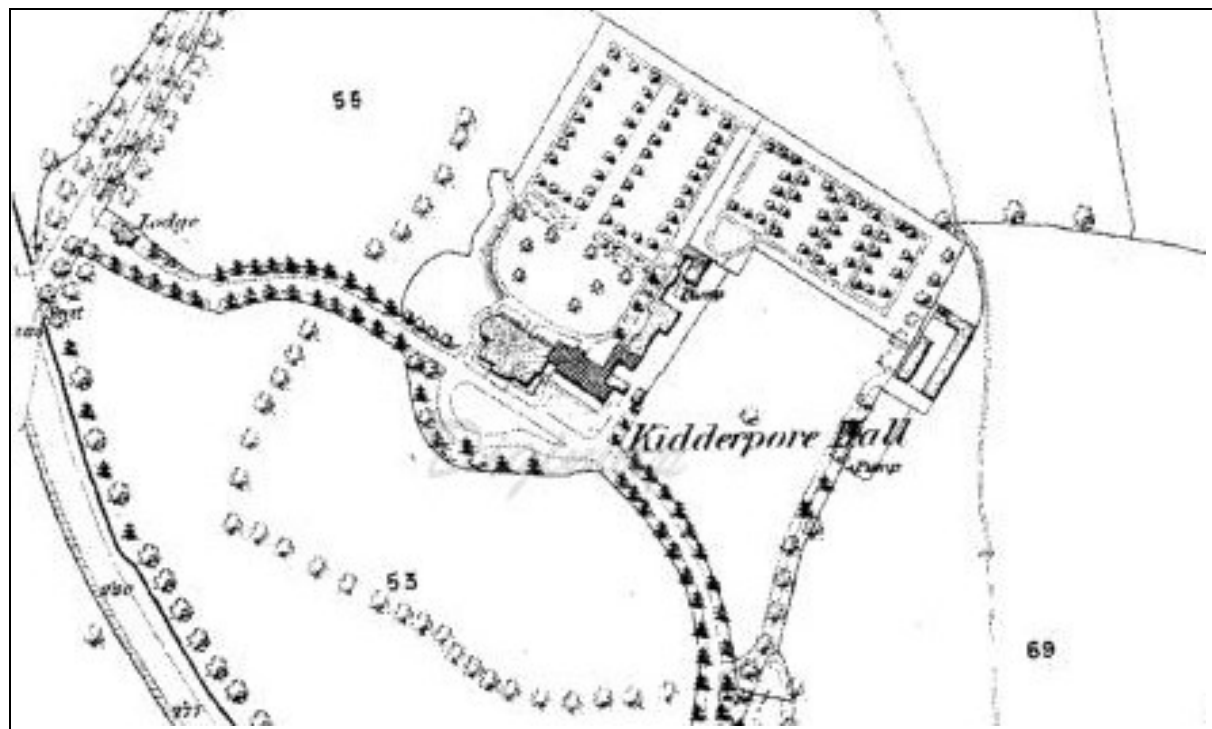


Figure 48 An extract taken from the OS map dating from 1870s, showing the isolated residence at the apex of Kidderpore Avenue, set within its pleasure grounds and the wider grounds with the lodge to the west on Platt's Lane.

Exterior and grounds

- 3.67 Now connected to Bay House to the southeast, Kidderpore Hall can be seen on maps of the mid nineteenth century as consisting of a single, detached main house with ancillary buildings to the east. It is known from the auction particulars of 1855, that these consisted of external offices including a double coach house, a four stall, lofted stable, two men servants' rooms over a well house with an engine pump, toolhouse and potting shed.
- 3.68 A *'handsome conservatory'* is also noted within the sale particulars, and the photograph at Figure 50 provide evidence for this conservatory which previously existed connected to the southeast of the Hall and which was demolished at a point in the early twentieth century, this part of the site then being re-used for the 1921 extension known as 'Bay House.'
- 3.69 The grounds of Kidderpore Hall have changed very significantly since the Hall was first built in 1843. What was a suburban villa in large grounds has become incorporated in a complex of institutional buildings, its grounds changed into a shared space at a reduced scale and no longer having the character of a private garden. The OS maps of 1873 and 1896 – Figure 48 and Figure 52 - show how the increase in the built form within the original, formal grounds of Kidderpore Hall began in the late 1870s with the construction of the reservoir and the tennis courts to the northwest of the Hall. More extensive building work was initiated from 1889 following the purchase of the Hall by Westfield College.



Figure 49 A photograph of the principal elevation of Kidderpore Hall.



Figure 50 An image on a postcard c. 1905 of the lawn outside Kidderpore Hall prior to the demolition of the conservatory and its replacement with the 'Bay'.



Figure 51 A photograph of the interior of the conservatory, taken c. 1905. The figures in this image are identified as Madeline Bateman (on the steps) and E.M. Delf (facing camera on left).

- 3.70 The wider setting of the site also changed significantly with the development of the surrounding land for residential use which gathered pace in this part of Hampstead from the late 1890s and which can be seen on the OS map of 1915 at Figure 52.
- 3.71 The construction of the Maynard Wing and the Dining Hall (Bay House) began immediately which permanently divided the grounds from the surrounding land. The construction of the Skeel Library and Dudin Brown Hall in the 1900s, seen in the OS map of 1915, and the construction of Lady Chapman in 1927, Lord Cameron Hall in 1935 and Rosalind Franklin in 1960s, completed the quadrangle to the southeast of Kidderpore Hall.
- 3.72 The construction of Queen Mother Hall in the 1980s further truncated the views of and from Kidderpore Hall throughout the site. The extant student accommodation scheme (Ref. APP/X5210/A/96/273312/P2 and 812989/P2) approved further built form to the northeast of Kidderpore Hall.
- 3.73 Now, the D shaped lawn is the only remaining part of the original pleasure garden laid out with the house in the 1840s, and the green bank to the west of Kidderpore Hall marks the original division between the pleasure garden and the wider grounds which have now been built upon. This green bank does not retain a meaningful relationship with the Hall or contribute to the significance of the listed building. The reservoir and the tennis courts continue to occupy parts of the original garden to Kidderpore Hall to the north. This greened bank can be seen in the photograph included at Figure 53.

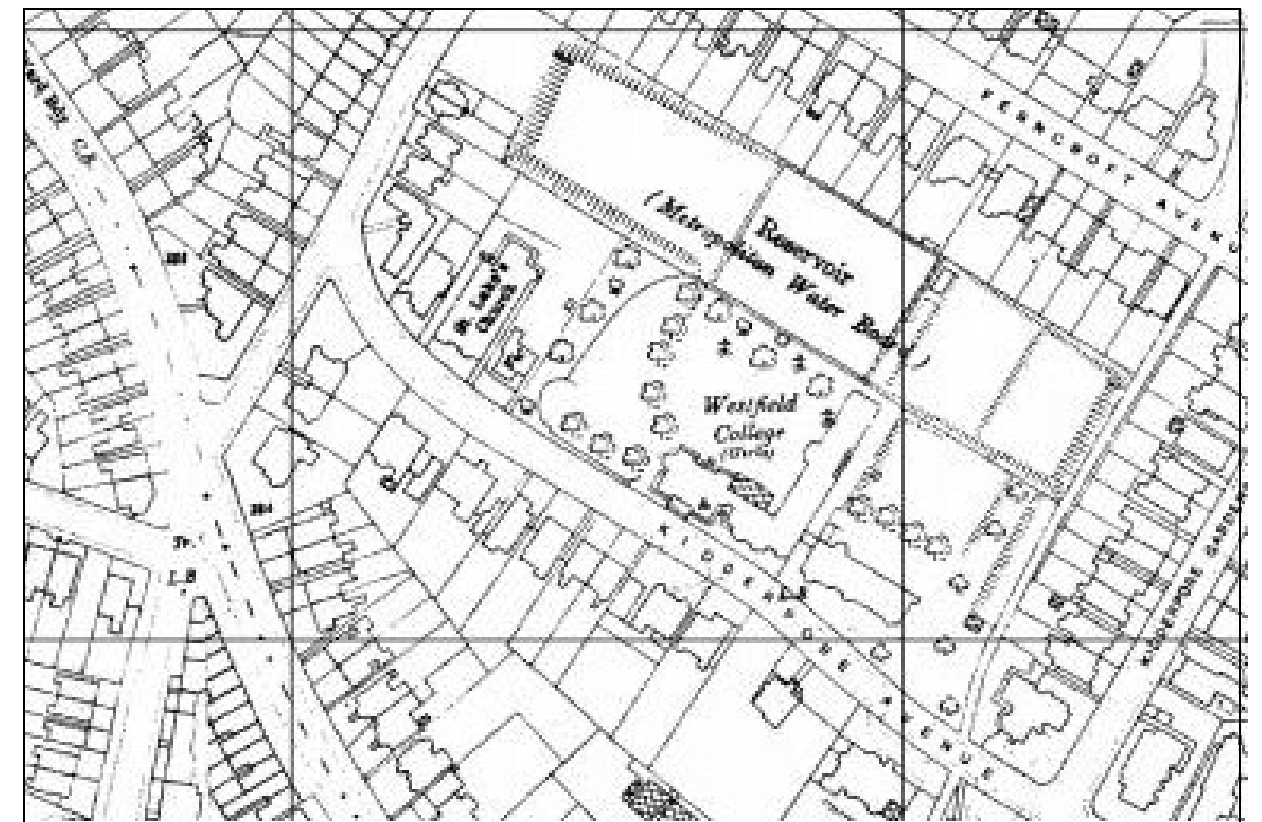


Figure 52 An extract taken from the OS map of the 1915 which shows the reservoir to the rear of Kidderpore Hall.

3.74 The exterior of Kidderpore Hall is, in some areas, in need of significant repair and refurbishment. The windows have been replaced at different times and to different specifications which has reduced the architectural integrity of the appearance of the elevations. In many places the plaster render and stonework require repair, and the roof slates are damaged in places.



Figure 53. The rear elevation of Kidderpore Hall taken from a location near to the north boundary of the application site, with the Maynard Wing located to the left of this view. The 1921 Bay House extension which was built to replace the former conservatory can be seen to the left of Kidderpore Hall.



Figure 54 The entrance steps to Kidderpore Hall accessed from Kidderpore Avenue. The plaster render and the stonework of the steps are in need of refurbishment.

Interior

3.75 Internally, the layout of Kidderpore Hall is as one would expect of a nineteenth century villa built as the grand suburban residence of a wealthy merchant. Room proportions are generous, and the principal entrance hallway retains its original grandeur created by the high ceilings and classical details which include engaged Corinthian columns and the cantilevered stone staircase. The impression of the high ceilings is augmented by the landing gallery which allows light down from the skylight at the second floor ceiling level.



Figure 55 Entrance hallway to Kidderpore Hall c. 1905.



Figure 56 A photograph of the ceiling of the entrance hallway to Kidderpore Hall, and detail of the balustrade of the principal staircase, current date.