

1166 104 Frogna, Hampstead residential extension

104 FROGNA, HAMPSTEAD: DOMESTIC EXTENSION

HERITAGE STATEMENT

08 February 2017

PLANNING APPLICATION STAGE



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Introduction

This Heritage Statement accompanies an application for planning permission and Listed Building Consent to Camden Council. The proposed development comprises an extension of, and minor alterations to, an existing terraced residential listed house in Frognal, Hampstead.

The location of proposals and their extent is shown the Design & Access Statement and plans submitted with the application.

Reference is made throughout this Statement to drawings and documents that form part of the application package. The full list of drawings and documents included within the submission is set out below.

- 1161_GL_001 Location plan
- 1161_DEM_001 Ground plan demolitions
- 1161_DEM_002 First & Roof plan demolitions
- 1161_GA_001 Ground plan existing
- 1161_GA_002 First & Roof plan existing
- 1161_GA_011 Ground plan proposed
- 1161_GA_012 First & Roof plan proposed
- 1161_GA_015 Ground Detail plan proposed
- 1161_GA_016 First & Roof Detail plan proposed
- 1161_GE_001 West elevation existing + proposed
- 1161_GE_002 South elevation existing
- 1161_GE_012 South elevation proposed
- 1161_GS_001 Section AA + North elevation existing
- 1161_GS_002 Section BB + East elevation existing
- 1161_GS_003 Section CC existing
- 1161_GS_011 Section AA + North elevation proposed
- 1161_GS_012 Section BB + East elevation proposed
- 1161_GS_013 Section CC proposed
- 1161_V_001 Concept model views 1

The National Planning Policy Framework sets out the Government's policies on different aspects of spatial planning in England. The NPPF sets out planning policies on the conservation of the historic environment. Paragraph 128 of the National Planning Policy Framework states that:

"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance."

The alterations and impact on the listed building are considered to be minor and not harmful, and this Heritage Statement is considered to be proportionate to this scale of intervention.

The author of this Heritage Statement, Edward Toovey MA Dipl Arch [Cantab] is an RIBA Chartered Architect based in London with over 35 years experience.

Edward Toovey has worked over the years on many high quality architectural projects in UK, Ireland and Australia including residential and commercial, but particularly education and independent schools. Projects he has led have won outstanding recognition including Royal Fine Art Commission Building of the Year, Civic Trust Award, Building Council for Office National Award, Green Office of the Year, RIAI National Regional Award, RAIA National Refurbished Building, President's Award.

Independent school buildings and master-planning have been a particular specialism since 1989, with many projects in challenging, sensitive historic sites and conservation areas, including working with or adjacent to listed buildings.

Projects of this nature, all in Conservation Areas, include:

- Grade II* Listed historic house conversion in Reigate Surrey for Canon UK
- Grade II Listed historic building conversion for classrooms at University College School, Hampstead
- Grade II Listed historic Lodge conversion and extension at University College School, Hampstead
- Grade II Listed historic building alterations at Sussex House School in Cadogan Place, London
- Grade II Listed historic building conversion and extension at Uppingham School, Rutland
- Grade II* Listed historic building conversion and extension at Rugby School, Rugby
- Listed building interior works at Trinity College Dublin
- Grade II Listed building refurbishment and extension at Chigwell School, Essex
- Buildings connected to listed building at Highgate School, Highgate
- Many projects for master-planning and designs at historic School sites such as Uppingham, Highgate, Stowe, Maidwell Hall, Hereford Cathedral School, Ampleforth College, Sedbergh School, King's School Ely

Site Location & Description

The site lies within the Hampstead Conservation Area, on the east side of Frognal, a mainly residential street.

The property is a terrace house of 2-storeys with attic and part basement, of load-bearing clay brick masonry wall, painted timber windows, timber joisted floors and timber rafter roof construction, with slate finishes – a traditional construction of largely local materials.

The property has a tall brick garden wall to the street, and the main front elevation is set back by approximately 10 metres. At the rear, due to the changes in ground level, it is predominantly a 2-storey building with a large courtyard garden, which has a tall boundary brick wall to the east, with three relatively recent additions of single storey extensions, all interconnected.

Description of Development

The proposals aim to improve the quality of rear extension areas and design, and to make minor alterations to the interior of the house to respond better to modern lifestyles.

A general schedule of proposed works is as follows:

- Demolition of all existing recent rear extensions
- Construction of new integrated rear extension
- Ground floor internal: install new partitions to existing space to form ancillary rooms with new toilet
- First floor internal: form new opening in existing bedroom wall and remove recent decorative ceiling and cornice details .
- First floor internal: block in existing opening in bedroom wall
- First floor internal: alter half-landing of main timber stairs

Methodology

This heritage statement aims to explain how the historic environment, and its component heritage assets, may be affected by the proposed development.

It seeks to identify the significance of heritage assets within the application site and its environs, assess the likely impact of the proposed development upon assets and provide recommendations for any appropriate mitigation strategies. Impacts are described in terms of the extent to which the proposed development will degrade or enhance the assets' significance.

It has been carried out in accordance with appropriate historic environment guidance and responds to comments received from Camden LA as part of pre-application consultations.

The following publicly accessible sources of primary and secondary information were used in preparation of this report:

- Information on designated heritage assets (Historic England *National Heritage List*; EFDC Conservation Area mapping and information)
- Cartographic Sources – historic and modern Ordnance Survey mapping at various scales
- Published and online sources on the history of the house
- Architect's plans

Regarding assumptions and limitations, much of the information used by this study consists of secondary information compiled from a variety of sources. The assumption is made that this information is reasonably accurate unless otherwise stated.

Planning Policy Context

National Planning Policy Framework (NPPF)

There is national legislation and guidance relating to the protection and treatment of the historic environment within the development process. These identify the historic environment as a non-renewable, fragile and finite resource and place a priority on its conservation. The key pieces of legislation are the Ancient Monuments and Archaeological Areas Act (1979) and the Town and Country Planning Act (1990).

The application of these laws and national policy covering the effects of development on the historic environment are outlined in the National Planning Policy Framework (NPPF)².

Camden Council Policy

Camden note the following policy towards listed buildings:

“We seek to preserve listed buildings, their settings and any features of architectural or historic interest. We would not normally approve an application to demolish a listed building, allow alterations that would involve the loss of historic parts of the building, obscure the original plan form, layout or structural integrity, or otherwise diminish the historic value of listed buildings.

We also aim to keep listed buildings in their original use, or if this use no longer exists, in another use that causes least harm to the building. Many buildings can sustain some sensitive alterations or extensions to accommodate continuing or new uses. But listed buildings vary greatly in the extent to which they can be changed without harm to their special architectural or historic interest. Our policies relating to listed buildings are in the LDF.

Works to historic buildings should be based on a thorough understanding of the structure, materials and traditional building techniques, which all contribute to the architectural and historic significance of the building. This will require careful research before plans for alterations are drawn up.”

Consultation

Pre-application advice has been sought from Camden Council.

A site visit by the Council planning and conservation officers was conducted on 13th December 2016 and the feedback was as follows:

1. No objections or comments on the proposed new extensions
2. No objections or comments on proposals for converting existing dining space to form ancillary spaces with new toilet
3. No objections or comments on proposals for new opening in existing bedroom wall at first floor
4. No objections or comments on proposals for altering half-landing of main timber stairs
5. For proposals to block in existing opening in bedroom wall at first floor, this should be done with reversible lightweight construction rather than by masonry, for example by creating a bookshelves in the recess made
6. For proposals to replace all front and rear single glazed timber windows with matching new timber double glazed windows [for energy saving reasons], this was objected to and recommended to omit from applications.
7. Minor fittings and decorative changes to the first floor bathroom.

All the supported proposals 1-5 & 7 have been retained in this planning & listed building application.

However the planning and conservation officer's advice has been taken for item 6, with proposals to change the existing timber windows to double glaze the windows now omitted from proposals.

Assessment of Heritage Assessment

Significance of Heritage Asset: site

The site lies within the Hampstead Conservation Area. Hampstead Conservation Area is characterized by the quality of mainly 18th and 19th century street patterns and houses in red brick, but also by a significant number of good quality modern developments, some of contrasting materials and renowned international style design.

This variety of historic styles and building types plays a large part in the delightful nature of this largely residential area.

The Hampstead Conservation Area Statement sets out the many fine qualities of this area of Frognal.

A part of the character is due to the natural topography, with the sloping hill of Hampstead rising from south-east up towards north-west, and Frognal arcs its way along the hillside, closing down long views and instead offering a series of intriguing glimpses, as one progresses along the street.

The upper end of Frognal, from Frognal Lane to Frognal Rise, was a distinct hamlet in the 17th and 18th century, and the earliest settlement of the area was probably found near the junction of Frognal and Frognal Lane.

A number of 18th century houses remain. Frognal was extended southwards in the 1880s and today much of Frognal and its offshoots (Frognal Lane, Frognal Gardens, Frognal Way and Frognal Rise) are characterised by late 19th century and 20th century houses set in spacious large and well-treed gardens. Most are red brick, the earlier ones generally arts-and-crafts in style with picturesque red tiled roofs and chimneys. Many have decorative moulded brickwork or areas of tile hanging.

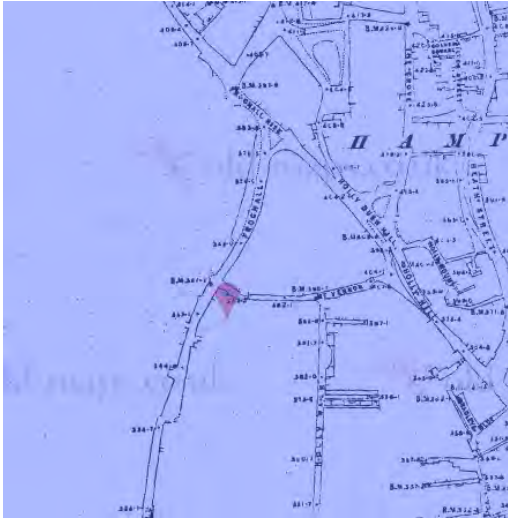
The history of this street is not only mapped out by the organic path of the street line, compared to a more modern linear angular layout, but also by the generous and mature trees that both line the street, and abut the street in adjacent gardens.

It is not a street characterized by repetitive and formal frontage linear combinations, but by the more organic development over time of distinct but sympathetic properties of various different sizes, relationships to the street, style, size and scale.

On the following pages are historic maps of this area showing general development.

The clearest Ordnance Survey map with no.104 outlined seems to show an extension to the east and another to the south-east, which is probably the current south-west extension. There are no other extensions shown.

Historic records: ordnance survey maps: 1



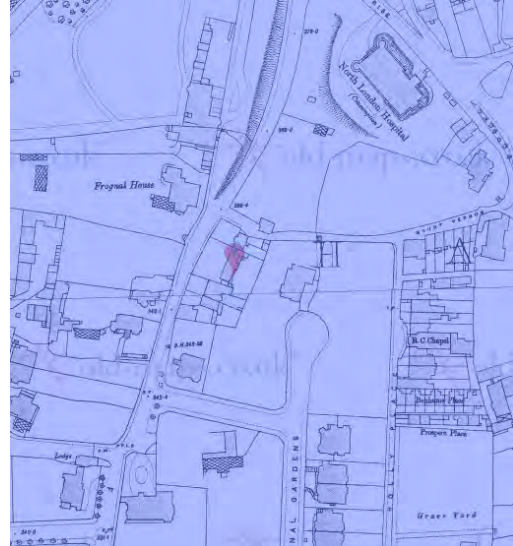
Ordnance survey map 1850



Ordnance survey map 1879



Ordnance survey map 1871



Ordnance survey map 1895



Ordnance survey map 1873-85



Ordnance survey map 1896

Historic records: ordnance survey maps: 2



Ordnance survey map 1915



Ordnance survey map 1954



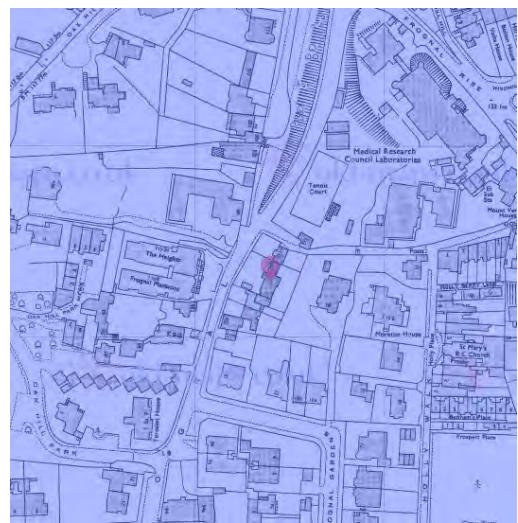
Ordnance survey map 1920



Ordnance survey map 1966



Ordnance survey map 1934



Ordnance survey map 1974

Significance of Heritage Asset: main building

From the records the original house or cottage was probably constructed circa 1765, and has since undergone a number of alterations, extensions and additions. There is a clear differentiation between the front block of 4-storeys overall, and the rear south-west block of 2-storeys, and the latter was probably added on at a later stage to the original “cottage” in the nineteenth century. Details of the brickwork junction show that this south-west extension was not part of the original building.

Reference is made in the Hampstead Conservation Area Statement as follows:

*“No.110 is a 17th century cottage (listed) adjacent **to Nos.104-108**, all 18th century houses (listed). They are set back from the road and No.110 has a brick wall boundary while Nos.104-108 has a low brick wall and railing.”*

In the historical description of this area “Frognal and the Central Demesne” there is the following reference:

*“On pieces of waste next to Northwood well, buildings had been erected by a lessee, Henry Popple, between 1731 and 1739. They included a house by 1745, when the property passed to Thomas, later Sir Thomas, Clarke (d. 1764), Master of the Rolls. (fn. 23) In 1762, therefore, there were 16 copyhold houses in Frognal. **A pair of cottages (nos. 104 and 106) was evidently built soon afterwards. (fn. 24)** “*

Built on rising ground, the building was originally a 2 storey brick building with basement and roof attic, with pitched slated roof and timber windows, of a good but not ostentatious quality. The ground floor is raised at the front, and level at the rear garden.

With a 2 metre high brick wall on the boundary, the front elevation is largely concealed from view from the street, particularly with a mature large tree in the front garden. The elevational composition at first floor is of 3 evenly spaced upper windows, similar to golden section proportion in a classic Georgian understated design. At raised ground floor is the main entrance door, then two adjacent windows aligning with those above, a pattern followed at ground floor.

The property generally has been well maintained and is in good condition. The front elevation is in good condition, but has been extensively re-built or repaired at different times, most recently with works to the basement and re-pointing. The timber windows are of Georgian style and finely detailed, but are not original. The cornice is stone but again not original.

At the rear the main house has two well-proportioned openings at first floor. An older extension to the south-west is a two-storey building set at angle to the main building. This is probably not part of the original cottage, but nevertheless is typical of later organic growth, and its alignment with the boundary creates a positive tension with the house, appearing to frame the garden aspect. It has a large wide window at first floor that is of uncharacteristic proportions, being wider than it is tall.

Internally the plan in the main house is simple and typical of Georgian architecture, with a single stair on the north side, and two rooms accessed off a corridor space. In the nineteenth century rear south-east extension at ground floor is a dark and low-ceilinged space without windows, which is used as an area for dining and is open to the kitchen. At first floor above this is a bathroom connected to the master bedroom.

At ground floor the two rooms have been connected together by a large opening with double doors. The appearance is period, such as timber skirtings, doors, architraves, picture rail, but none of the details are considered to be original or of specific historic value, except in the overall quality that is created.

The timber stairs are designed with full winders at the first at the first floor, with an awkward entrance into the rear bedroom. This arrangement is not typical of Georgian layout, with uncomfortable transitions of level, and creates difficult and potentially risky access.

The two upstairs rooms are of mixed quality, the front room having more authentic simple period details, however the rear bedroom has been fitted out circa 15-20 years ago with ostentatious and baroque ceiling and cornice detailing and cupboards. These details are not commensurate with the property's style or period, and are of harm to the significance.

There are a number of fireplaces in the house, however none are thought to belong to the original building.

Significance of Heritage Asset: rear recent extensions

At the rear are 3 recent extensions of mixed quality, which together form an incongruous and awkward collection of additions, none related to the other, or indeed really empathizing with the other.

The oldest is the brick pitched roof extension on the south boundary, which may originally have been an outhouse or shed, and now functions as a utility room with toilet and shower facilities. It is a simple modest service building with no architectural quality, and has a cramped, low headroom internally.

The second extension in the middle, built in the 1980's, is an incongruous form with steeply pitched pyramidal roof and glazed lantern above, with walls faced in painted timber slats. The tall roof as a massing is very visible and assertive, competing with the original house. Internally the ceiling rises to a generous height, but the space is strangely dark and it has little relationship with the courtyard garden.

The third extension is a contemporary fully glazed conservatory of a commercial pattern-book type, with faux-Georgian timber mouldings. Internally its brightness contrasts with the existing rear room.

Significance summary

The house and site has a strong Georgian character which has still been preserved, although the detailing and building elements have been significantly altered and changed. The building, site layout and site strategy is of architectural interest.

However individually and as a group, the 3 rear extensions are of little architectural quality and have an uncomfortable relationship with the original house, with the courtyard garden, and with each other. The varying roofscapes, massing, materials and windows brought together in such a small space, and in relation to the original house, are both confusing and detrimental to the quality of the original.

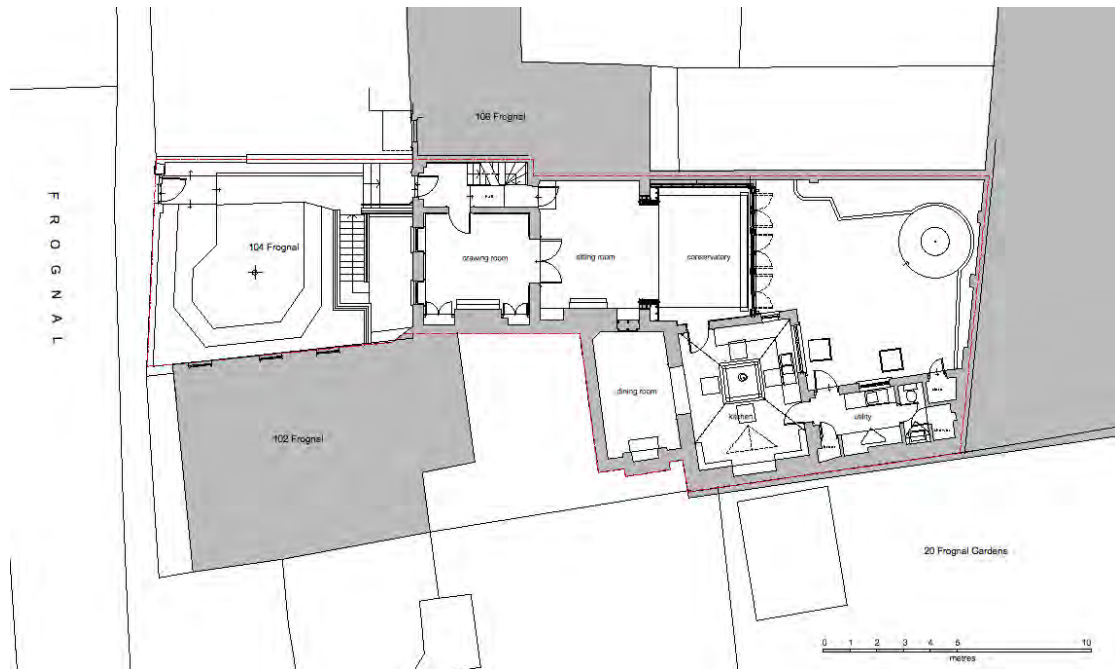
Internally there is a fine character but this is not due to preserved authentic details, most of which are not of heritage significance in themselves.

Survey of existing house

The property has been thoroughly recorded with topographical survey plans, sections and elevations, some of which are included in the application drawing set.



Survey drawings of west [front] elevation and east [rear] elevation - example



Survey drawing of ground floor plan - example

Listing description

The listing building reference for this building, which relates to nos 104 & 106 and attached wall, railings and gate to No.106, is as follows:

Name: NUMBERS 104 AND 106 AND ATTACHED WALL, RAILINGS AND GATE TO NUMBER 106

List entry Number: 1113080

Location

NUMBERS 104 AND 106 AND ATTACHED WALL, RAILINGS AND GATE TO NUMBER 106, 104 AND 106, FROGNAL

County: Greater London Authority

District: Camden

District Type: London Borough

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 14-May-1974

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 477430

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

CAMDEN

TQ2685NW FROGNAL 798-1/26/530 (East side) 14/05/74 Nos.104 AND 106 and attached wall, railings and gate to No.106 GV II

Pair of semi-detached cottages. c1762, refaced later C19 in Georgian style. Brown brick, No.106 painted. C20 tiled mansard roofs with dormers and end stacks. 2 storeys, attics and semi-basements. 3 windows each. Doorcases with console-bracketed hoods and part-glazed doors. Gauged red brick flat arches to flush framed sashes with exposed boxing. Parapets. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached brick wall, cast-iron railings with urn finials and gate to No.106.

Listing NGR: TQ2613185816

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: TQ 26131 85815

Photographs of buildings and site: front of property



West elevation front of house



Front door and railings



West elevation – window detail



West elevation – wall detail

1166 104 Frognal, Hampstead residential extension

Photographs of buildings and site: rear of property



Rear [east] elevation, with in front the conservatory, behind the original house

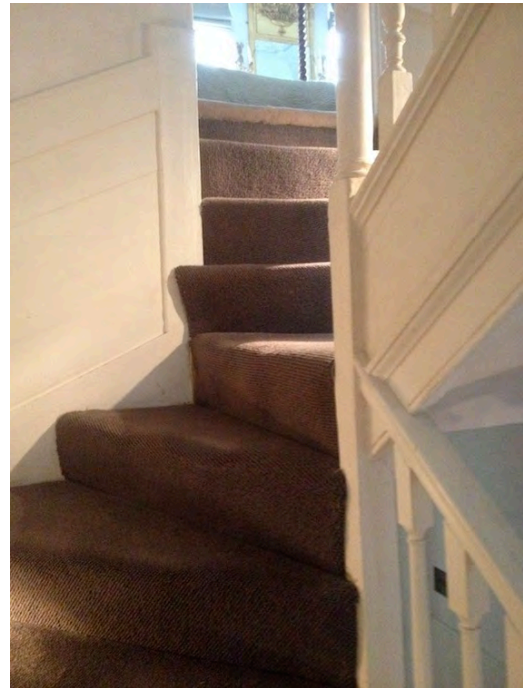


Rear [east] elevation detail, junction behind of the original house with old extension

Photographs of buildings and site : interior of property



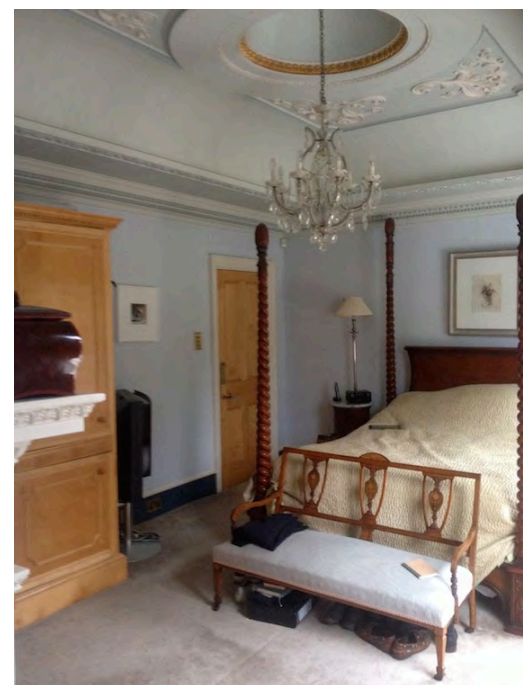
Detail at base of stairs



Detail at winders of stair at first floor



Detail of front window at first floor



Detail of first floor bedroom

Assessment of impact

All necessary large scale plans, elevations, sections, context drawings and perspectives included with the application drawing set to scale show the impact of the proposed works on the heritage asset, its setting and wider context.

On the next page a summary table shows the impact of proposals on the Heritage asset, the listed house.

There are no alterations to the front of the house, so the setting and contribution to the garden, street and Conservation Area is unaffected and therefore unharmed.

The main proposals are for the demolition of all existing recent rear extensions and construction of new integrated rear extension, which is described and illustrated in more detail in the Design & Access Statement. The existing extensions already have a building interface with the original house, with brickwork walls toothed in, roof structure of timber and steel supported off existing masonry walls, and a roof level gutter flashing dressed in lead into the existing brickwork, the interface with the proposed extension will be similar in kind, with a roof flashing dressed in lead. The nature and design of the integrated flat roof proposal will, however, reveal much more of the original rear façade to the garden, so will restore a better relationship of building and external space, bringing significant benefit.

The ground floor internal proposals to install new partitions to existing space to form ancillary spaces with new toilet do not harm any heritage details, and by locating secondary uses into a low-ceiling and window-less space, allow an improvement in quality and design of the new extension living spaces, which will be lightweight, open and transparent throughout.

The alterations at stairs provide the benefit of improved circulation, much safer access on the stairs [the existing winders are too tight to be considered safe to use] and may be a reversion to an original form and layout of the stairs. All of the alterations will be carried out to conservation standard replicating existing timber detailing, so will be completely consistent with the existing.

The two alterations at first floor improve the layout for modern living standards while keeping the original plan intact, and respond better to the stair access. The existing opening will be infilled with timber and plasterboard, in the form of a bookcase, so that the “memory” of the door opening, and reversibility, is preserved. The new door opening will be carried out to conservation standard replicating existing detailing, but provide a much better use of space for the bedroom suite. The removal of recent and incongruous ‘faux period’ details in the bedroom will allow it to be restored closer to its original sense and detail.

Minor changes to the bathroom layout modernize and improve the functions without any impact on details of heritage value.

Overall, the proposals make the house more responsive to modern living standards without harm to any existing details of heritage value, and maintain both the sense and architectural integrity of the house, garden and rear courtyard.

Table - change and significance and impact

Proposed works	Significance of historic fabric affected	Impact of the proposed works on historic fabric and significance of specific feature/area of heritage asset	Impact of proposed works on historic fabric & significance of heritage asset as a whole
Demolition of all existing recent rear extensions	Very low [extensions] and Medium [rear of main building]	Neutral. The junction of extension with existing building with lead gutter will be retained.	Beneficial. The existing extensions individually & collectively harm the existing building and character of rear garden.
Construction of new integrated rear extension	Medium [rear of main building]	Beneficial / neutral. New extensions at junction with existing with same lead gutter.	Highly beneficial. High quality integrated single storey flat roof design, which will improve setting and relationship to original house.
Ground floor internal: install new partitions to existing dining space to form ancillary spaces with new toilet	Medium / low	Medium / low. Space will be divided up by new partitions, but all reversible. No special historic details of significance affected.	Low. Little impact as this is not part of original rooms, and no impact on exterior.
First floor internal: form new opening in existing bedroom wall and remove recent decorative ceiling and cornice details .	Medium and very low	Medium / low. No special historic details of significance affected. Action is reversible. New door will be to match period details. Existing ceiling and cornice recent.	Low / beneficial. Minor impact by creation of new opening, but minimal impact to house as a whole. Existing ceiling & cornice details are recent and incongruous.
First floor internal: block in existing opening in bedroom wall	Medium / low	Medium / low. Blocking in to be done by reversible lightweight construction, to retain sense of earlier door opening.	Low. Minor impact by infilling door, which may not have been original location.
First floor internal: alter half-landing of main timber stairs	Medium / low	Beneficial. Arguably reverting to original stair layout with full half-landing. All alterations to match period style and materials.	Neutral. Arguably reverting to original stair layout.
Minor fittings and decorative changes to the first floor bathroom.	Very low	Neutral. No heritage details affected by proposals.	Neutral. No impact on overall fabric.

Mitigation strategy

The house has been fully surveyed as noted earlier, and recorded in drawings which are attached to the application.

An assessment of proposals and impact on heritage details has shown the minimal nature of intervention, with reversible works.

The design of the new extension reveals the original building in a better light, with a cleaner and simpler interface, and improves the setting of the building to the rear courtyard. There are other design benefits, for example to neighbouring properties, by virtue of the lower consistent flat roof level, and these are set out in the Design & Access Statement.

In the details, new services will be concealed, and all timber joinery such as skirtings, architraves, stairs and door in the original house will reflect the period style and detailing, including choice of materials and colours, all built to conservation standard.

In terms of recording when the works are carried out, the listing of the house will be respected in the process so that if anything of heritage value is revealed by demolitions or alterations, the Architect will be able to inspect and assess prior to works continuing.

Conclusions

The significance of the house and setting, protected by Grade II listing, has been appraised and important details of value identified where apparent.

The proposals have been carefully assessed against the criteria of the National Planning Policy Framework and found to be either neutral or beneficial to the heritage assets.

The main building frontage to the street and Conservation Area is unaffected.