

**Heritage Statement & Significant Assessment**  
**1 East Heath Road, ( East Heath Lodge),**  
**Hampstead, London NW3**



Photo: Rear from East Heath Road - area for proposed extension.

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## **1.0 Introduction**

This Statement is to accompany an application for Listed Building consent for the removal of an external shed, log store and dog kennel and to provide a kitchen store, dog room and garden store extension linked to the rear of the house. Both the house and its brick garden wall are listed grade II and lie within the Hampstead Conservation Area.

The application includes for the removal of a sycamore tree. Planting a new replacement tree in new location with associated alterations to the bin store. A separate Arboricultural Impact Assessment has been provided.

## **2.0 Background History: Ownership and Occupation**

No 1 East Heath Road (East Heath Lodge) is in origin a late 18<sup>th</sup> century house, built in 1785 as a pair with the present No 2 East Heath Road (South Lodge) by Henry White, a local builder who lived in Flask Walk. At this time the land was copyhold and part of the Manor of Hampstead. The Lords of the Manor were the Maryon-Wilson family and the land on which the two houses were built was at held from the Maryon-Wilsons by The Rev Erasmus Warren, perpetual curate of Hampstead. By 1806 the title had passed to his son Valentine Warren, who in that year sold both houses at auction to Henry Mortimer. In 1820 Mortimer sold No 1 to Henry White, son of the original builder and himself a surveyor, who almost at once sold it on to James Berkley. The Berkleys retained the ownership of the house until 1871, when the property was enfranchised (made into a conventional freehold) and thenceforward the owners were usually the occupants.

The history of occupation up to 1939 has been thoroughly researched. The first occupant of No 1 was Mary Gibson. After her death in 1793 the known tenants are A G Carr (1794); John Osborne (1795-7); James Starling (1797); William Parr (1803-6); William Eades (1807-18); The Rev James Harrington Evans, a minister at St John's Downshire Hill (1818-1841); Mrs Eliza Hardcastle (1851); Andrew Paton Charles, a soap manufacturer (1854-69); William Millar, a Scottish merchant (1869-c1880); Edward Riley (1880-1893); Ernest Lake (1903-1918); Philip Cooke, a lawyer who first called the house East Heath Lodge (1918-1928) and Arthur Bliss the composer (1928-1939). Bliss was knighted in 1950 and made Master of the Queen's Music in 1953, the year of the coronation. The house bears a blue plaque commemorating his period of residence. In the last half century the best-known owners and occupiers have been the film maker Desmond Wilcox and his wife the television presenter Esther Rantzen.

### 3.0 Development History and Building Analysis

East Heath Lodge is one of a pair of houses whose main fronts face south across their walled gardens and whose principal architectural feature is a giant pediment extending across the six central bays of both houses. East Heath Lodge is five windows wide, South Lodge is four windows wide. Both houses have three principal storeys over a semi-basement with a single sash in the pediment. The building material is brown brick with red brick dressings.

Although the south front of East Heath Lodge has a ground floor doorway with steps down to the garden, it seems clear that the main entrance to the house was originally at the side (as in No. 2, where there is what looks like an original 18<sup>th</sup> century doorcase on the side elevation) or from the rear, north, side where the main entrance now is. It is difficult to be certain of the original position because the house has been extended and altered.

Analysis of the planform suggests that when first built in the 1780s, East Heath Lodge was only three bays wide, with a conventional terraced house plan with one large room and one smaller room on each floor and a single stair serving all floors. The present stair may be the original one and on the upper floors in this part of the house are some modest chimneypieces typical of the 1780s, but no other significant original features survive, with the exception of the stone chimney surround in what was originally the basement kitchen.

At some unknown later date a further two bays were added on the east side of the house. Probably the main reason was to provide a large first floor drawing room with wide views to the south and east. The most likely dates are either 1810, when the rateable value of the property shows a slight increase relative to South Lodge, or 1820, when the property was briefly in the hands of the builder Henry White. The elaborate anthemion plaster cornices in both first floor rooms are perhaps more characteristic of the 1820s but could be ten years earlier. The heavy classical overdoor in the drawing room itself looks like an addition of the 1840s.

The addition produced an uncomfortable plan, particularly on the first floor where the grand new drawing room was entered from the original modest stair landing, which had to be enlarged to accommodate the position of the drawing room doorway. At the same time the first floor front room of the original house had to be altered to accommodate the enlarged landing.

There was clearly another round of alterations when the heavy plaster cornices of the two main ground floor rooms were installed, with matching marble chimneypieces in both rooms. On stylistic grounds the most likely period seems to be the 1840s.

A deed of 1869 in the possession of the present owners contains a useful inventory of the building, naming all the principal rooms and their fixtures, mostly grates. In the

basement were a kitchen, pantry, back kitchen, larder; on the ground floor were a Dining Room three windows wide, a Library two windows wide, a Breakfast room and a hall; on the first floor were the right hand front bedroom, the Drawing room, the back bedroom and the landing (with a chandelier hook); on the second floor were the right hand front room, left hand front room, linen closet, left hand back room, right hand back room and landing; on the third floor were front and back attics.

The first useful map showing the outline of the house in the first edition of the Ordnance Survey dating from 1871 (fig.1). This shows the building with a very small rear addition at the extreme west end of the north front and what was presumably a covered way leading all the way from this front of the house to the doorway in the boundary wall on East Heath Road. By the time of the second edition dating from 1894 (fig.2) the present small rear addition, presumably built for lavatories, had replaced what was shown earlier and the covered way had been truncated and made to link into a large conservatory on the east side of the house.

The only documented internal alterations are some slight changes made by Arthur Bliss and his wife in 1928. They installed new plumbing in the basement kitchen and new lavatories in a small room off the entrance hall and in the first floor rear room, which was already in use as a bathroom (figs. 3 & 4) The architect for the work was Peter Harland an architect friend of Arthur Bliss who in 1933 designed a new house for him in Somerset in a modernist style. Bliss's makes no mention of the alterations to East Heath Lodge in his autobiography but he does mention 'the fasces emblems on the pillars in the porch' which are still *in situ*. These cast iron uprights may have formed part of the 19<sup>th</sup> century covered way but the copper-covered tented canopy roof and timber valance looks more like a neo-Georgian conceit of the early 20<sup>th</sup> century, perhaps installed by Philip Cooke.

There have clearly been a considerable number of relatively minor alterations to the interior of the house, particularly in the last fifty years, which have gone undocumented. The present kitchen has a concrete screeded floor, as has the entire basement. Several of the doorways in the house are either new or have modern linings and doors, chimneybreasts have been boxed-in to hide hearths and to provide locations for pipe-runs, some of the boarded floors have parquet overlays. The kitchen has been re-located from the basement to the room which in 1869 was the library and an opening has been made to what was then the breakfast room.

The exterior has also seen several changes, particularly on the north and east sides. The covered way shown on the 1871 Ordnance map has gone, as has the large conservatory on the east side. Photographs of 1971 in the London Metropolitan Archive show a smaller modern greenhouse in this location and a scruffy trellis fence. Evidently the present fence dividing the entrance drive from the garden is a relatively recent addition.

#### 4.0 Assessment of Significance

The principal significance of East Heath Lodge is as a substantial late 18<sup>th</sup> century London semi-detached house built on speculation to take advantage of the views from Hampstead, with a handsome drawing room added early in the 19<sup>th</sup> century. The house has strong associations with the 20<sup>th</sup> century composer Arthur Bliss, who lived here from 1928 to 1939 and used the drawing room as his studio.

In 2008 English Heritage published *Conservation Principles*, which identified four principal heritage values which should be taken into account when assessing significance. These values are Evidential, deriving from the potential of a place to yield evidence about past human activity; Historical, deriving from the ways in which past people events and aspects of life can be connected through a place to the present; Aesthetic, deriving from the ways in which people draw sensory and intellectual stimulation from a place; Communal, deriving from the meaning of a place for the people who relate to it, or for whom it figures in their collective experience and memory.

East Heath Lodge has some Evidential value although it seems unlikely that the fabric has much potential to yield more evidence about the use of the building than is already apparent. The planform is not in itself significant; indeed it is an uncomfortable hybrid of the standard terrace house plan.

The Historical value of the house is considerable. It was designed as one half of a handsome pair by Henry White, a well-known Hampstead builder of the later 18<sup>th</sup> century, and is part of the later 18<sup>th</sup> century expansion of Hampstead as a fashionable suburb of London. None of the owners or occupiers of the late 18<sup>th</sup> or 19<sup>th</sup> centuries appears to be of particular note but the occupation of the house by Arthur Bliss in the later 1920s and 1930s gives the building some importance in the history of English music, which is emphasised by the English heritage Blue Plaque on the east wall.

The Aesthetic value of the house lies principally in the pedimented main front and in the form and decoration of the first floor drawing room, which was used by Bliss as his studio. The side and rear elevations are of little architectural interest in themselves, although there is some pretty ironwork decoration. The interior decoration is generally modest in scale. Some minor original chimneypieces survive and those in the main rooms are typical 19<sup>th</sup> century productions.

As a private house, 1 East Heath Road has little Communal value, apart from being an element in the familiar street scene, which is enhanced by the presence of the English Heritage blue plaque.

## **5.0 The Impact of the Proposed Works**

The Ordnance Survey 1871 Sheet II.90 (FIG.1) suggests outbuildings in the position of the proposed works once existed, although since replaced with ad-hock outbuildings of timber and shed type construction separated from the main house.

No 2 East Heath Road (South Lodge) still retains its single storey brick outbuildings, some with basements, attached to the main house.

The extension provides linked ancillary facilities to the main house that do not currently exist.

The work proposed are shown to be subordinate to the main house, attached, planned and constructed in similar form and scale to South Lodge later additions referred to above. The materials illustrated are to match the main house.

Any loss of the historic fabric to where the extension links to the main house ((kitchen) has been kept to the minimum by removing the kitchen window and reducing the cill to floor level, the window opening width remains the same. It is proposed to continue the timber reveal innings to floor level.

The vertical connection of the extension to the main house has been set in to allow the corner of the stair bay to read through.

The extension has been designed in two distinct elements. The Dog room and Garden Equipment Store has a pitched roof to compliment the additions to South Lodge behind. The Kitchen Store has a lower flat roof to reduce its impact and connection with the main house and the stair landing window.

The small basement external area has been retained. It is believed this previously accessed oil tank storage for heating and provides some light into the utility room and wc compartment.

Fuller design details are contained within the accompanying Design and Access Statement.

## **Conclusion**

The works proposed will be subordinate to the main house, designed sensitively with minimal loss of historic fabric and with minimal of impact so not to affect the character, special interest or significance of the listed building.

## 60 Sources

### London Metropolitan Archive

Records of the Manor of Hampstead

### Camden Archives

Drainage Plans, Rate Books, Ordnance Survey Maps

### Material in Owner's Collection

Various 19<sup>th</sup> century deeds

House history researched by Jane Cox (1997)

### Published Sources

Arthur Bliss, *As I Remember* (1970, republished 1989)

*Victoria County History of Middlesex, Vol.9 Hampstead, Paddington* (1989)

## **Annex I: List Descriptions**

### ***List entry Summary***

**This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.**



**Name:** EAST HEATH LODGE (NUMBER 1), SOUTH LODGE (NUMBER 2)

**List entry Number:** 1342097

### Location

EAST HEATH LODGE (NUMBER 1), SOUTH LODGE (NUMBER 2), 1 AND 2, EAST HEATH ROAD

The building may lie within the boundary of more than one authority.

County	District	District Type	Parish
Greater London Authority	Camden	London Borough	

National Park: Not applicable to this List entry.

**Grade:** II

**Date first listed:** 11-Aug-1950

**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:** 477156

### ***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.

### ***List entry Description***

#### 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

TQ2686SE EAST HEATH ROAD 798-1/17/356 (South West side) 11/08/50 Nos.1 AND 2  
East Heath Lodge (No.1), South Lodge (No.2)

### GV II

Semi-detached pair of houses. c1785; alterations c1820. Multi-coloured stock brick with red brick dressings. Stone string above 2nd floor windows. 3 storeys and semi-basements. No.1, 2 windows; No.2, 6 windows plus recessed single window bay. No.1: main doorway at rear with modern porch; garden front with C20 French window approached by steps. Gauged red brick flat arches to recessed sashes with shutters. 1st floor verandah to extension with tented canopy. No.2: good original doorcase with open dentilled pediment on Corinthian columns with Tower of Winds capitals and entablature; fanlight with C20 lantern. Panelled door approached by steps with cast-iron railings. Gauged red brick flat arches to recessed sashes with shutters. Early C19 2 storey splayed bay addition with cast-iron balcony to 1st floor with hipped canopy. INTERIORS: not inspected. HISTORICAL NOTE: No.1 was formerly the home of Arthur Bliss (EH plaque). No.2 (South Lodge) was listed on 14/05/74.

Listing NGR: TQ2689786045

### ***List entry Summary***

**This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.**

**Name:** GARDEN WALLS AND GATES TO NUMBERS 1 AND 2 (EAST HEATH LODGE AND SOUTH LODGE)

**List entry Number:** 1342098

## Location

GARDEN WALLS AND GATES TO NUMBERS 1 AND 2 (EAST HEATH LODGE AND SOUTH LODGE), EAST HEATH ROAD

The building may lie within the boundary of more than one authority.

County	District	District Type	Parish
Greater London Authority	Camden	London Borough	

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:** 477157

### ***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.

### ***List entry Description***

#### **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

TQ2686SE EAST HEATH ROAD 798-1/17/357 Garden walls and gates to Nos.1 and 14/05/74 2 (East Heath Lodge and South Lodge)

GV II

Garden walls and gates. Probably c1785. Garden walls of multi-coloured stock brick, partly stone capped with cast-iron railings. Both houses with good cast-iron openwork box gate piers to the original carriage entrances surmounted by axe-heads. Entrance to No.1 (qv) moved further north late C20.

Listing NGR: TQ2692286028



Fig.1 Ordnance Survey 1871 Sheet II.90

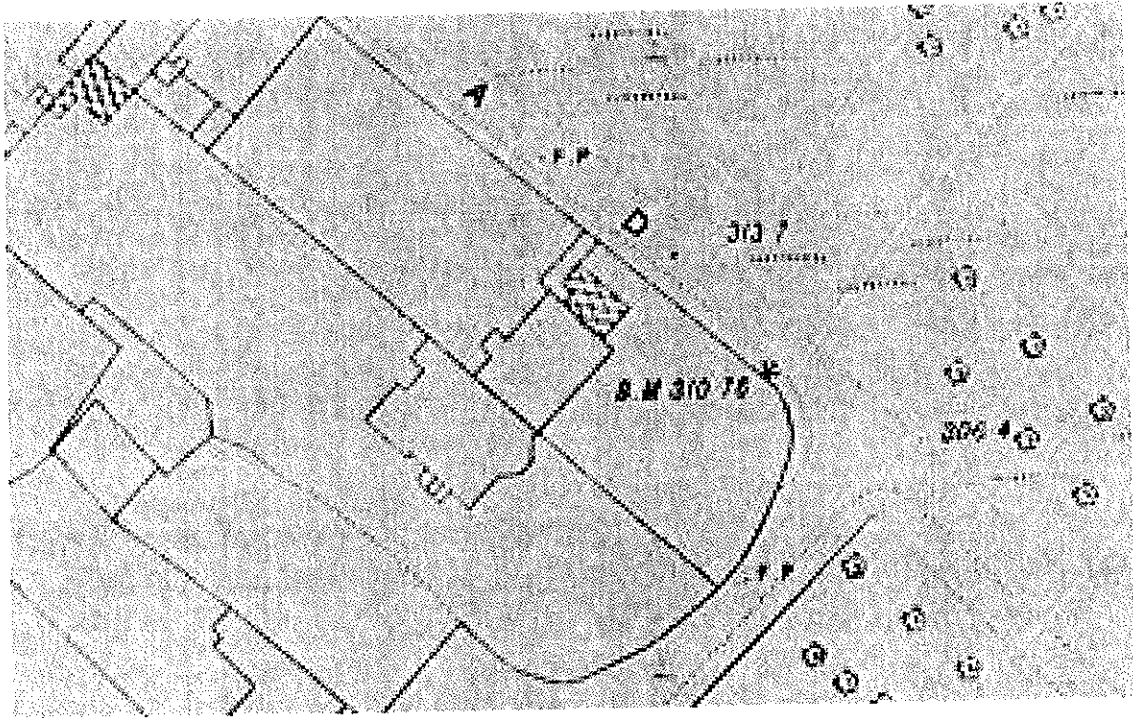
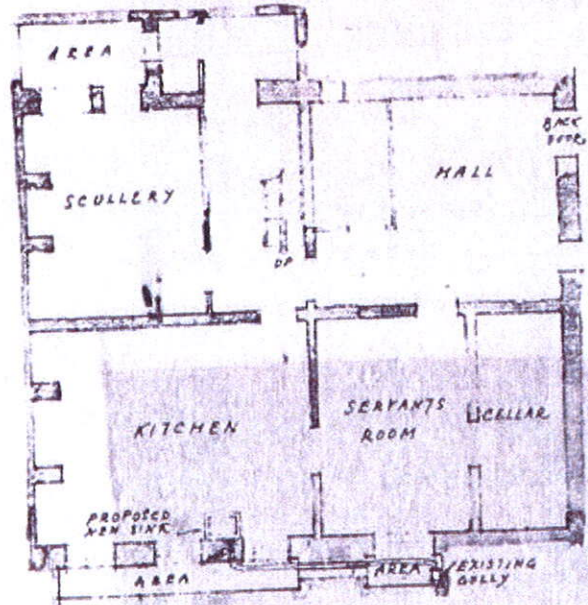


Fig.2 Ordnance Survey 1894 Sheet II.90



PA 49 2A

BASEMENT PLAN

EAST HEATH LODGE NO 1 EAST HEATH RD. N.W. 3.

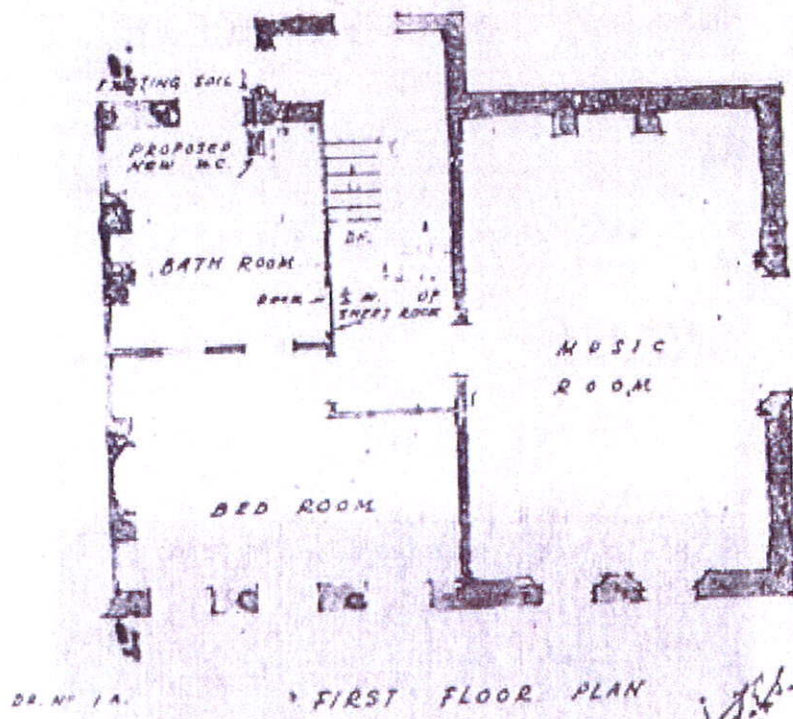
FOR A.E. BLISS ESQ SCALE 6 FEET = 1 INCH

R.J. HARLAND A.R.I.B.A

PROPOSED NEW SINK IN KITCHEN.

36 BEDFORD SQ. W.C.I.

Fig.3 Plan of the basement in 1927 (Camden Archives: Drainage records)



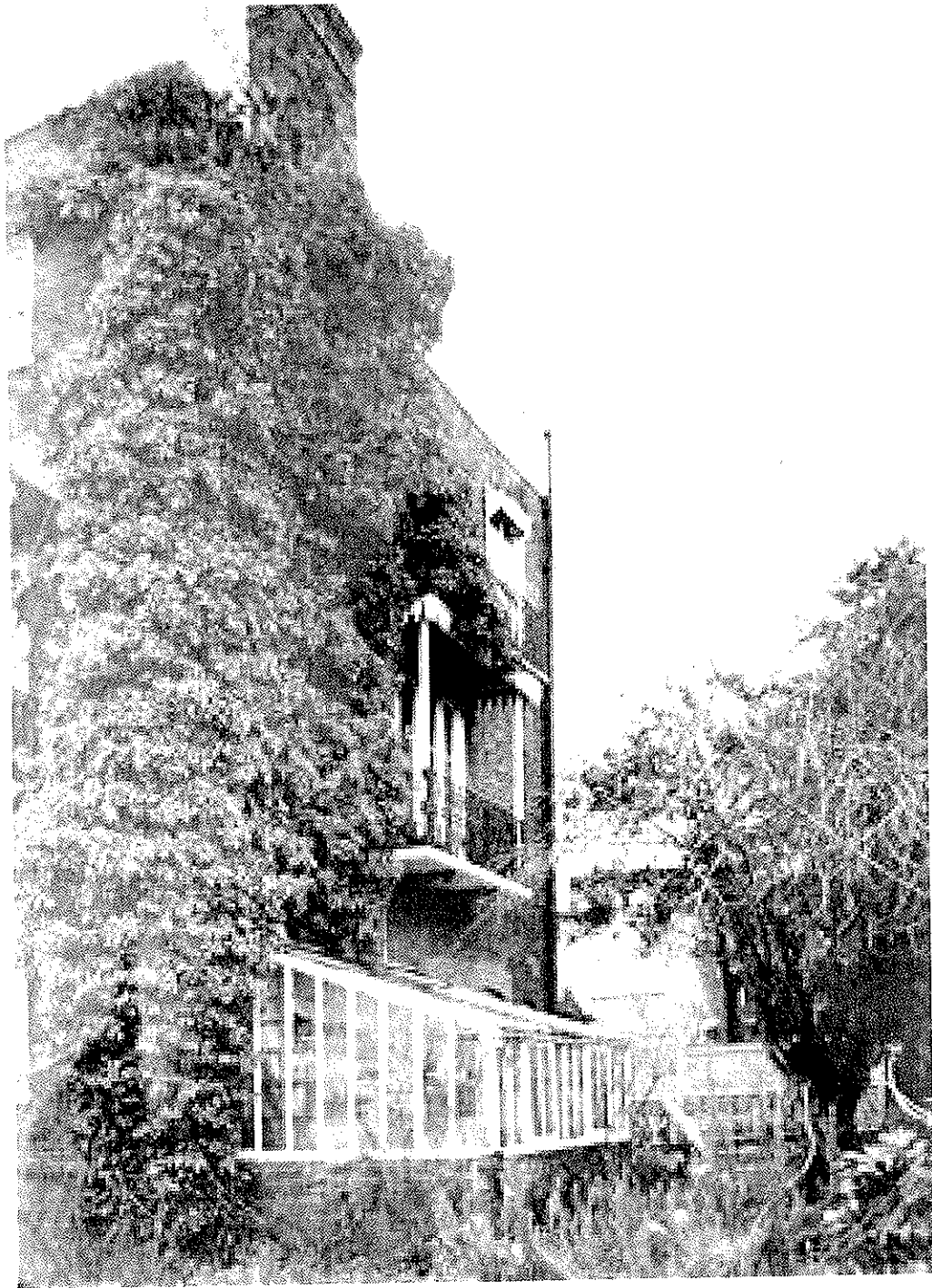
DR. NO. 1A. FIRST FLOOR PLAN

Nº1, EAST HEATH ROAD, HAMPSTEAD, N.W.3.  
 FOR A. BLISS ES. SCALE SHEET = 1 INCH

NEW W.C. IN BATH ROOM.

P. I. D. HARLAND A.R.I.A.  
 36 BEDFORD SQ. N.

Fig.4 Plan of the first floor in 1927 (Camden Archives drainage records)



**Fig.5 The east front in 1971, with conservatory (London Metropolitan Archive)**





**Fig.6 The north front with former garage and timber fence in 1971  
(London Metropolitan Archive)**



**Fig.7 The porch today**