

Heritage Assessment

35 Templewood Avenue, London



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1.0 35 TEMPLEWOOD AVENUE, LONDON

1.1 INTRODUCTION

This report has been prepared by WYG, on behalf of B Coyle and K Mitchell to assess the potential impacts of the proposed alterations to No. 35 Templewood Avenue (the site) on the significance of the grade II listed Schreiber House and swimming pool, and the Reddington and Frognall conservation area.

The proposals have been informed first and foremost by the opportunities and constraints of the site, ensuring the proposals preserve or enhance the character or appearance of the conservation area in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 and the setting of the adjacent listed structures.

A pre-application was submitted to the council, the outcome of which can be seen in the accompanying design and access statement. These proposals are considered to overcome the original objections of the Council and provide an opportunity to improve the general appearance of the main house and the swimming pool itself.

This statement has been undertaken in accordance with paragraph 128 of the National Planning Policy Framework. Reference should be made to the accompanying plans submitted as part of the planning application. The proposals are considered to comply with the council's planning policies, the National Planning Policy Framework and relevant legislation.



Figure 1: Site location (Source– Google Maps)

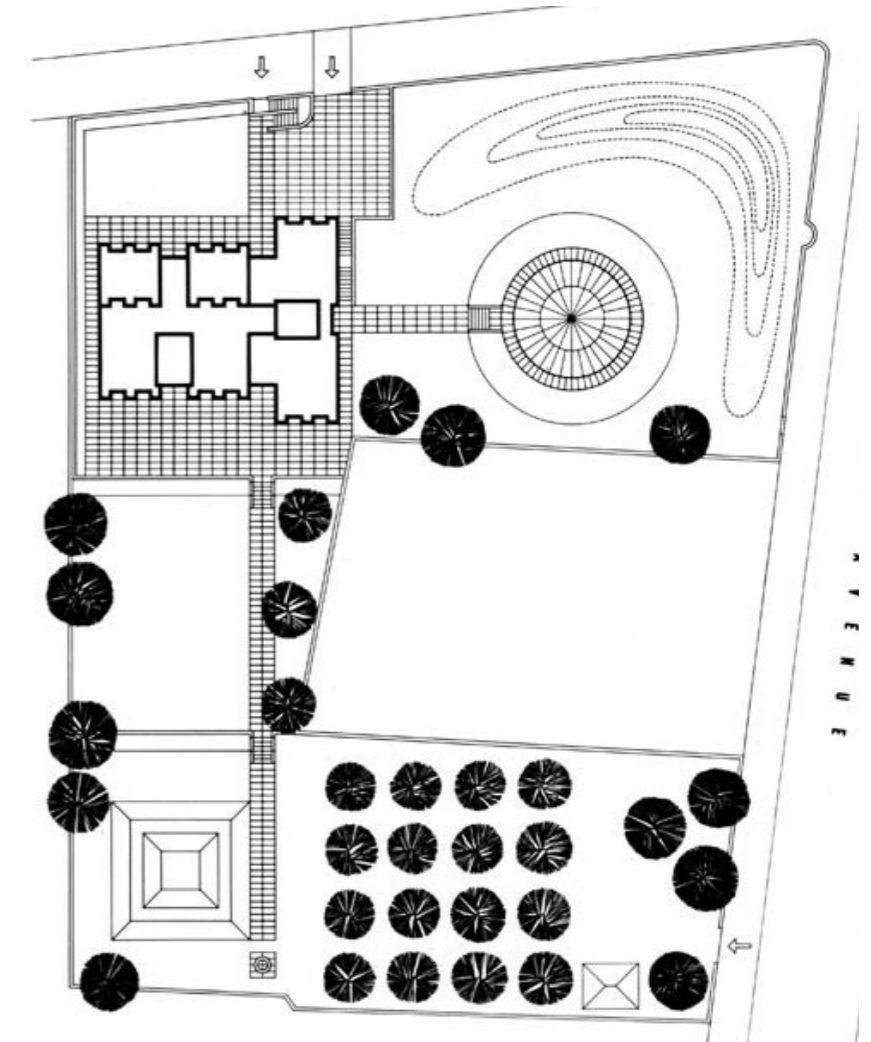


Figure 2: Historic Site plan showing original layout, note open aspect of the swimming pool

2.0 LEGISLATIVE AND PLANNING POLICY FRAMEWORK

2.1 LEGISLATION

Legislation regarding buildings and areas of special architectural and historic interest is contained within the Planning (Listed Buildings and Conservation Areas) Act 1990.

The relevant legislation in this case extends from Section 66 and Section 72 of the 1990 Act. Section 66 states that special regard must be given by the planning authority in the exercise of planning functions to the desirability of preserving or enhancing listed buildings and their settings, while Section 72 refers to the special regard to be given to the preservation and/or enhancement of conservation areas.

The meaning and effect of these duties have been considered by the courts in recent cases, including the Court of Appeal's decision in relation to *Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council* [2014] EWCA Civ 137.

The Court agreed within the High Court's judgement that Parliament's intention in enacting Section 66 (1) was that decision-makers should give 'considerable importance and weight' to the desirability of preserving (i.e. keeping from harm) the setting of listed buildings.

National Planning Policy Framework (NPPF) (March 2012)

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. When determining Planning Applications the NPPF directs LPAs to apply a presumption in favour of sustainable development; the 'golden thread' which is expected to run through the plan-making and decision-taking activities. This encourages LPAs to approve development proposals that accord with the development plan without delay.

Where a development plan is absent, silent or out-of-date, permission should be granted except where adverse impacts would significantly and demonstrably outweigh those benefits, when assessed against NPPF policies as a whole; or where specific policies contained within the NPPF (including those with regard to designated heritage assets) indicate that development should be restricted to some degree.

Section 7 of the NPPF, 'Requiring Good Design' (Paragraphs 56 to 68), reinforces the importance of good design in achieving sustainable development by ensuring the creation of inclusive and high quality places. Paragraph 58 states that new design should respond to local character and history.

Section 12, 'Conserving and Enhancing the Historic Environment' (Paragraphs 126-141) relates to developments that have an effect upon the historic environment. This is the guidance to which local authorities need to refer

when setting out a strategy in their Local Plans for the conservation and enjoyment of the historic environment. This should be a positive strategy where heritage assets should be conserved in a manner appropriate to their significance. For clarification, the NPPF provides definitions of terms relating to the historic environment in a glossary in Annex 2.

Of particular relevance to this report are Paragraphs 132-135 which are concerned with the potential impacts of a proposed development on the significance of a heritage asset. Paragraph 132 states that where a development is proposed, great weight should be given to the asset's conservation and that the greater an asset's significance, the greater this weight should be. Paragraph 134 emphasises that where a proposed development will lead to less than substantial harm to the significance of an asset, this should be weighed against the public benefits of the scheme, bearing in mind the great weight highlighted in Paragraph 132.

Planning Practice Guidance (PPG) (March 2014)

National planning guidance has subsequently been adopted in order to guide the application of the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle.

Key elements of the guidance relate to assessing harm. It states that substantial harm is a high bar that may not arise in many cases and that while the level of harm will be at the discretion of the decision maker, generally the degree of substantial harm will only be at a level where a development seriously affects a key element of an asset's special interest. It is the degree of harm, rather than the scale of development that is to be assessed.

Conservation Principles, Policies and Guidance (English Heritage, 2008)

Conservation Principles outlines Historic England's approach to the sustainable management of the historic environment. While primarily intended to ensure consistency in Historic England's own advice and guidance, the document is recommended to LPAs to ensure that all decisions about change affecting the historic environment are informed and sustainable.

The guidance describes a range of heritage values which enables the significance of assets to be established systematically, with the four main 'heritage values' being:

Evidential value: which derives from the potential of a place to yield evidence about past human activity.

Historical value: which derives from the ways in which past people, events and aspects of life can be connected through a place to the present.

Aesthetic value: which derives from the ways in which people draw sensory and intellectual stimulation from a place.

Communal value: which derives from the meanings of a place for the people who

relate to it, or for whom it figures in their collective experience or memory.

Overview: Historic Environment Good Practice Advice in Planning

The PPS5 Practice Guide was withdrawn in March 2015 and replaced with three Good Practice Advice in Planning Notes (GPAs) published by English Heritage (now Historic England). **GPA1: The Historic Environment in Local Plans** provides guidance to local planning authorities to help them make well informed and effective local plans. **GPA2: Managing Significance in Decision-Making** includes technical advice on the repair and restoration of historic buildings and alterations to heritage assets to guide local planning authorities, owners, practitioners and other interested parties. **GPA 3: The Setting of Heritage Assets** replaces guidance published in 2011.

At present there are some gaps in guidance, formerly provided by PPS5 Practice Guide. It is hoped that these gaps will be filled by the emerging GPA 4: Enabling Development and Heritage Assets, and the two Historic Environment Advice Notes entitled Conservation Area Designation, Appraisal and Management (HEA 1) and Making Changes to Heritage Assets (HEA 2), for which the consultation process finished on 17 April 2015.

Historic Environment Good Practice Advice in Planning: Note 1 (GPA1): The Historic Environment in Local Plans

This advice note focuses on the importance of identifying heritage policies within Local Plans. The advice echoes the NPPF by stressing the importance of formulating Local Plans based on up-to-date and relevant evidence on economic, social and environmental characteristics and prospects of the area, including the historic environment.

Historic Environment Good Practice Advice in Planning: Note 2 (GPA2): Managing Significance in Decision-Taking in the Historic Environment

This document provides advice on numerous ways in which decision making in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to that significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured, staged approach to the assembly and analysis of relevant information:

- 1) Understand the significance of the affected assets;
- 2) Understand the impact of the proposal on that significance;
- 3) Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;

2.0 LEGISLATIVE AND PLANNING POLICY FRAMEWORK

2.2 PLANNING POLICY AND GUIDANCE –NATIONAL AND LOCAL

- 4) Look for opportunities to better reveal or enhance significance;
- 5) Justify any harmful impacts in terms of the sustainable development objective of conserving significance balanced with the need for change; and
- 6) Offset negative impacts to significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

Historic Environment Good Practice Advice in Planning: Note 3 (GPA3): The Setting of Heritage Assets

This advice note focuses on the management of change within the setting of heritage assets. This guidance updates that previously published by English Heritage (The Setting of Heritage Assets 2011) in order to ensure that it is fully compliant with the NPPF and is largely a continuation of the philosophy and approach of the 2011 document. It does not present a divergence in either the definition of setting or the way in which it should be assessed.

Setting is defined as ‘the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve’. The guidance emphasises that setting is not a heritage asset or a heritage designation and that its importance lies in what it contributes to the significance of the heritage asset itself. Elements of setting may make a positive, negative or neutral contribution to the significance of a heritage asset.

While setting is largely a visual concept, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, setting, and thus the way in which an asset is experienced, can also be affected by other environmental factors, including historic associations.

This document states that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset. It is further stated that the contribution made to an asset’s significance by their setting will vary depending on the nature of the asset and its setting. Different heritage assets have the capacity to accommodate change differently within their settings, possibly without harming the significance of the asset (or even enhancing its significance) and, therefore, setting should be assessed on a case-by-case basis. Although not prescriptive in setting out how this assessment should be carried out, Historic England recommend using a ‘5-step process’ to assess any effects of a proposed development on the setting and significance of a heritage asset:

- 1) Identifying the heritage assets affected and their settings;
- 2) Assessing whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);
- 3) Assessing the effect of the proposed development on the significance of the asset(s);
- 4) Maximising enhancement and minimising harm; and
- 5) Making and documenting the decision and monitoring outcomes.

Local Planning Policy

Camden Core Strategy 2010-2025, adopted 2010

The Local Development Framework (LDF) is a group of documents setting out planning strategy and policies in the London Borough of Camden. The principle LDF document is the Core Strategy, which sets out key elements of the Council’s planning vision and strategy for the borough and contains strategic policies. The following Core Strategy policies relate to development concerning the historic environment in the borough:

Policy CS14 Promoting high quality places and conserving our heritage seeks to ensure that places and buildings are attractive, safe and accessible by: requiring development of the highest standard of design that respects local context and character; preserving and enhancing Camden’s rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens; promoting high quality landscaping and works to streets and public spaces; seeking the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible; protecting important local views.

Camden Development Policies 2010-2025, adopted November 2010

As part of Camden Council’s LDF, Development Policies 2010-2025 set out detailed planning criteria that are used to determine applications for planning permission in the borough. Policies pertinent to the historic environment include the following and are to be read in conjunction with the Core Strategy document:

DP25 Conserving Camden’s heritage emphasises that where development is proposed within a conservation area the Council will: take account of conservation area statements, appraisals and management plans when assessing applications; only permit development that preserves and enhances the character and appearance of the area; prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area

where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention; not permit development outside of a conservation area that causes harm to the character and appearance of the conservation area it is in; and preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden’s architectural heritage.

3.0 BACKGROUND

3.1 CHAIM SCHREIBER AND JAMES GOWAN

Chaim Schreiber

Chaim Schreiber came to Britain as a refugee escaping Nazi persecution during the second world war. He went on to become a furniture design and manufacturer and at its height in the 60s was Britain's biggest furniture manufacturer and one of the most profitable. Schreiber was unlike many other businessmen in that he believed in equality in the workforce and worked closely with all levels of his company in the belief that it brought out the best results.

In the early 1960s, Schreiber decided he wanted to build a new home in Hampstead and allegedly sought Le Corbusier to design him a new building. When this failed he sought out the skills of James Gowan. An extract of an article in the Sunday Times in 1968 stated that:

"The house in Hampstead was a rare exercise in which the client spared no expense, the architect no attention to detail."

James Gowan

James Gowan became famous in the architectural world in the early 1960s when he designed the University of Leicester Engineering Building, with his then partner, James Stirling, with whom he had set up a practice with in 1956. The two split in 1963, and the Schreiber House was Gowan's first solo project.

Whilst Gowan never achieved the fame of Stirling he did complete a number of high profile projects and taught a number of subsequent exceptional architects including Richard Rogers, Quinlan Terry and Peter Cook.



Figure 3: Chaim Schreiber

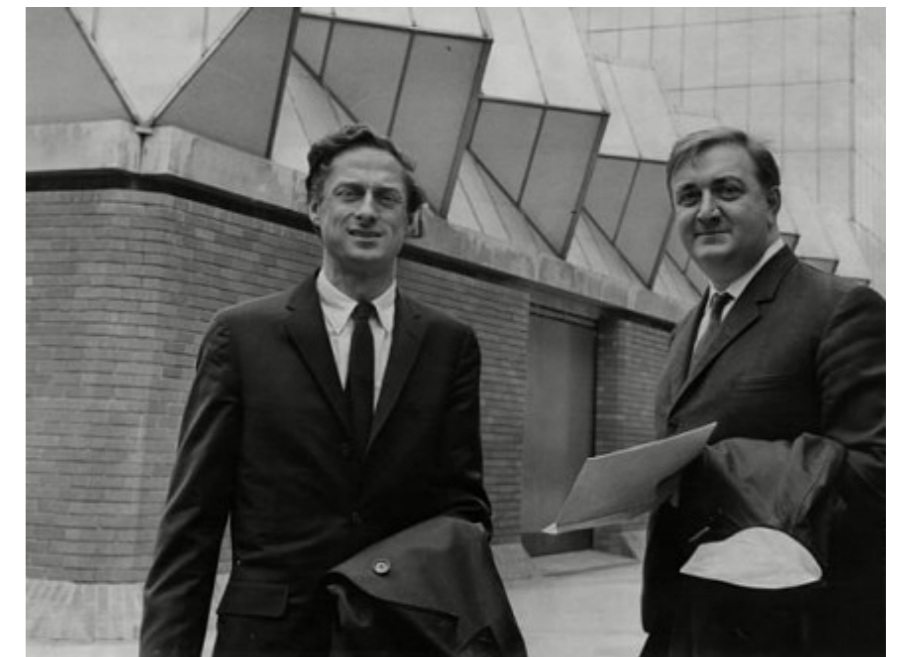


Figure 5: James Gowan (left) and James Stirling



Figure 4: Brunswick Park Primary School, Gowan and Stirling, 1958



Figure 6: Leicester University engineering department, Gowan and Stirling in 1957-1963

3.0 BACKGROUND

3.2 SCHREIBER HOUSE AND SWIMMING POOL

Gowan was commissioned to build Schreiber's new home in the early 1960s. From the outset it was clear that Gowan was entrusted to design almost everything about the building and its interior fittings.

Upon completion, there were a number of articles written about the building which provide an insight into opinions of the time, the Architect's Journal in 14th July 1965, stated that:

"A characteristic that most people would expect is that the building should be instantly recognisable as having a particular function. Here it is difficult to tell whether the building is one house or a group of flats (partly resulting from its scale) and, if it were not set among other houses, it might be mistaken for offices or even a church. However, it is an arresting building which looks as important as its Victorian neighbours. James Gowan was conscious of these problems and chose the unorthodox solution of deliberately concealing the organisation of the house and thereby the normal clues about its scale."

In the May 1965 edition of *Hampstead & High*, Christopher Gotch stated:

"This is easily the most exciting private house in Hampstead for some years, exhibiting a deliberate, almost classical symmetry with precision and simplicity, the whole refreshingly uncompromising."

In the February 1968 edition of the *Sunday Times*, Elizabeth Good commented:

"Not everyone liked it, but few could ignore the towering fortress of blue engineering brick, with its curious recessed windows sitting oddly beside sedately prosperous Victorian neighbours in West Heath Road."

In the June 1973 edition of *'Hampstead & High'*, Liz Forgan stated that:

"Today he lives in tasteful magnificence in one of the most photographed houses in Hampstead, a dark blue brick fortress in West Heath Road which provoked a violent storm of controversy when it was built in 1965."

Despite all this praise, there were some issues with the building, David Schreiber stated in 2010:

"The downside of the 60's design with a flat roof and James Gowan's obsessive need to hide the drainpipes within the walls, was that the Schreiber house was never really water-proof. Water gathered on the roof and inevitably seeped through to the top floor bedrooms. The heating system was also

always problematic and those same rooms were both damp and cold."



Figure 7: Original cross section of the Schreiber House



Figure 8: Early photograph of Schreiber House, taken from West Heath Road



Figure 9: Early photograph of Schreiber House, taken from West Heath Road

3.0 BACKGROUND

3.2 SCHREIBER HOUSE AND SWIMMING POOL

The swimming pool was constructed several years after the construction of the main house in 1967. The pool was original surrounded by a green mound to help it blend seamlessly into the landscape. This was not the first time Gowan had employed this technique, using it in 1958, for the Brunswick Park Primary School.

The bank allows the structure greater internal height, whilst minimising its impact upon the landscape, although this significant element has now been lost, resulting in a rather cumbersome external appearance. The Architectural Review of 1969 stated that:

“Basically the enclosure of the pool is half sunk into the ground and enveloped by a grass bank tying it into the landscape...The water for the pool is heated by a heat exchanger from the boiler room in the house and cleaned by surface skimmers and vacuum tools operated by the filtration gear in the plantroom. Space heating is by warm air ducted below the surround to high level grilles. The marble floor is electrically heated throughout. The dome is lit at night.”

Fred Scott in The Architectural Monographs 3, 1978 highlighted the significance of the entrance:

“The pool is buried, allowing the entrance to slip beneath the perimeter ring of the dome...the detail is another example of transposition...the entrance is between two asymmetrical circular forms...both generated by the size of their respective mass-produced skylights. Within the entrance...a symmetry is established before the dome is entered...”

The Architectural Review of 1969, highlighted its original use:

“This domed swimming pool, together with a stepped, turfed pyramid, completes the landscaping of a house adjoining Hampstead Heath. The pool is approached from the service entrance of the house and is used by the family and nearby friends, principally children.”



Figure 10: Early photograph showing the pool's original mound and its clear relationship with Schreiber House. Here the pool integrates seamlessly into the landscape



Figure 12: Historic photograph showing Georgian wire glass, now lost

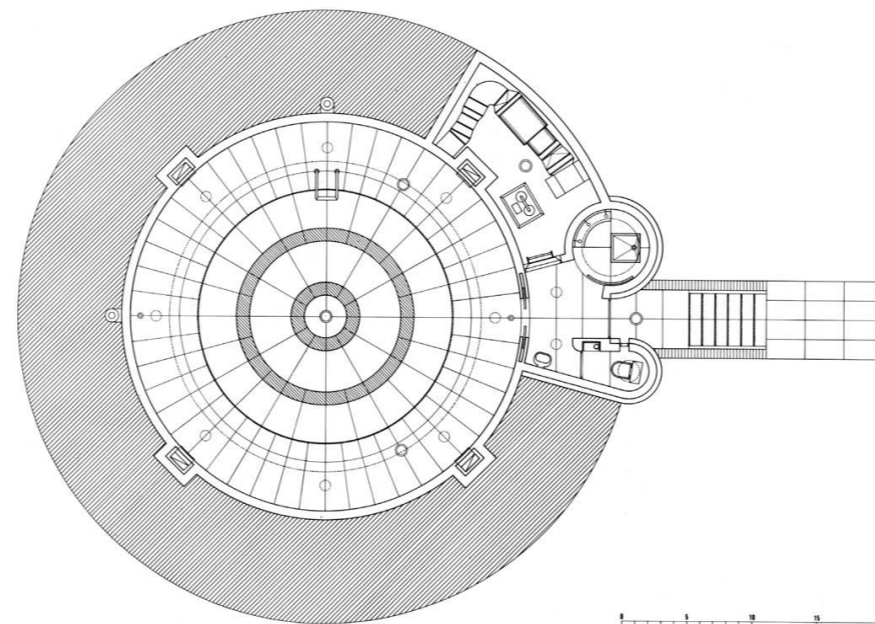


Figure 11: Original plan for the pool, showing single, stepped access and original heating system



Figure 13: The original view out of the swimming pool, with no structures visible

4.0 THE SITE

4.1 DESCRIPTION

Schreiber House

The Schreiber House has a clear geometric exterior, planned on a 3 foot module, and faced with dark blue engineering brick. The building is four storeys, although this is not clearly discernible due to the narrow 'ladder windows'. The interior contains light fittings and furniture; even the curtains all designed by Gowan. The house contains marble floors, coffered stone-faced ceilings, double glazing, central vacuum cleaning plant and a sauna bath.

The setting of the building, when constructed was characterised by large grounds with clear views across the Heath to the north. This setting has been partially eroded by the construction of No. 35 Templewood Avenue, which competes with the building in scale. In addition to this, the house was physically separated from the swimming pool in 1992 further eroding this setting.

Swimming Pool

Externally all the pool is uncomfortably wedged against the site of No. 35, so that only its northern aspect is clearly visible. The pool is accessed through the basement of No. 35, through a new opening. Two additional opens have been cut into the tiled wall of the pool to provide more light into No. 35's basement.

The pool still encloses a 30 foot diameter drum of reinforced concrete, seven foot six inches high, half sunk into the ground. A tubular steel structure carries the outer skin of modern glass.

The pool itself is 20 feet in diameter lined with white Sicilian marble with two bull's-eye rings of black granite on the floor. The poolside wall is lined with six inch square blue glazed tiles divided by double bands of white tiles split by a row of red tiles which originally lined up with the outside ground level.

The Council's conservation area appraisal identified the swimming pool as being on English Heritage's (as was) buildings at risk register in 2002, being described as being in a 'poor condition'. At present the building is showing signs of wear and tear with a number of tiles missing. The pool also can no longer be filled due to leaks caused by inherent failures in the structural concrete.

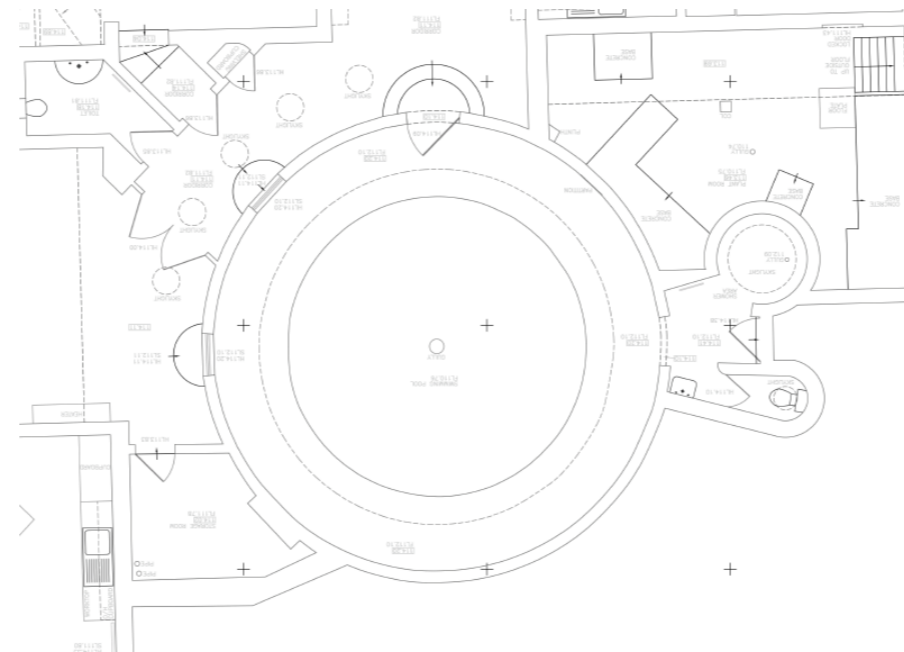


Figure 14—Current plan form of the pool showing number of alterations since its construction, compare to figure 11



Figure 16: Note the loss of the original mound, and presence of harsh retaining wall and exposed down pipe with hopper



Figure 15: View from the pool to the Schreiber house. Note, there is now no functional link between the two



Figure 17: View of the pool showing loss of mound

4.0 THE SITE

4.1 DESCRIPTION

Reddington and Frognall conservation area

The site is located within the Reddington and Frognall conservation area, in a sub character area 4: 'Redington Road and Templewood Avenue'. The area is characterised by large detached plots set within ample grounds. The properties on West Heath Road have a very green and verdant setting, overlooking West Heath to the north. The buildings on this road vary greatly in their architectural styles, dating from the late 19th century to the late 20th century. Common features these structures share are their sheer scale, and in many cases, their partially concealed nature, being obscured by their boundary treatments of brick and vegetation.

The immediate area in which the site sits is unusual insofar as the buildings that surround it date to the late 20th century and are clearly of that era. Immediately to the south of the site is No. 33 Templewood Avenue, a restrained three storey structure composed of red brick with blue brick bandings. The building has a stepped appearance with canted, full height bays to its principal elevation. The roof form is characterised by a parapet surmounted by a glazed roof extension. Notwithstanding its large scale and massing, the structure has only a limited impact on the conservation area due to its set back nature, and due to the screen fronting the main road.

Similarly, opposite the site, is the monolithic Heath Park Gardens that dwarfs its neighbours in terms of its scale and massing. The structure is constructed of brick and characterised by a stepped appearance with large protruding balconies.

The site itself, whilst plain and fairly unimpressive architecturally, is clearly of its age and fits in with its immediate context. The exception to this however can be found in its three storey glazed southern elevation and odd roof form that is completely out of character with the area, and does not successfully unite the architectural composition of the building.



Figure 18: Heath Park Gardens opposite the site, note scale and massing of the structure.



Figure 20: The site showing irregular roof form completely out of place with the rest of the conservation area.



Figure 19: View of eastern elevation of house, showing No. 33 Templewood Avenue with its existing glazed roof extension and projecting canted bay.



Figure 21: No. 33 Templewood Avenue, note roof extension, canted bay and limited visibility from the street.

4.0 THE SITE

4.2 SIGNIFICANCE

The Significance of the Schreiber House is well documented, and the listed building description of the structure provides a helpful overview (see appendix 1). The building received mixed reviews when first constructed, and was originally declined for listing in the 1980s. However, it has received much praise in the architectural press, from renowned authors such as Nicholas Pevsner and was eventually listed in 1998 at grade II.

The primary interest of the listed building is the main house itself; the swimming pool was a later addition by Gowan, being built some three years later. Notwithstanding this the swimming pool is unusual insofar as it is circular and bears a clear architectural relationship with the main house.

Unfortunately however, numerous alterations have been undertaken to the swimming pool that have slowly eroded its significance. The majority of these were undertaken as part of the construction of No. 35 Templewood Avenue, these works include:

- The physical separation of the swimming pool from the Schreiber House as a result of the change in changes in ownership. This resulted in the physical separation of the house from the pool, with the creation of a boundary of trees severely reducing the ability to appreciate the two as a complementary architectural pair;
- The construction of No. 35 engulfed the pool at ground level to the east and west, severely cramping its landscaped setting, an essential element of its original external aesthetic;
- This work involved the removal of the mound around the pool, replaced by a harsh, solid masonry retaining wall, further eroding the pool's original subtle incorporation into the landscape;
- The originally lighting scheme for the building was also removed at this time along with integrated drainage downpipes, replaced with clumsy large hopper topped downpipes;
- At basement level, the pool was surrounded by new rooms to the south and east, with three new openings being created between the structure and No. 35 Templewood Avenue, this resulted in the original entrance no longer being used;
- The erosion of the original entrance's elegance through the replacement of original brick work for new red brick garden wall and tall structural walls.

No. 35 Templewood Avenue itself has been identified by the council as being a detractor in the conservation area, and suitable for enhancement.

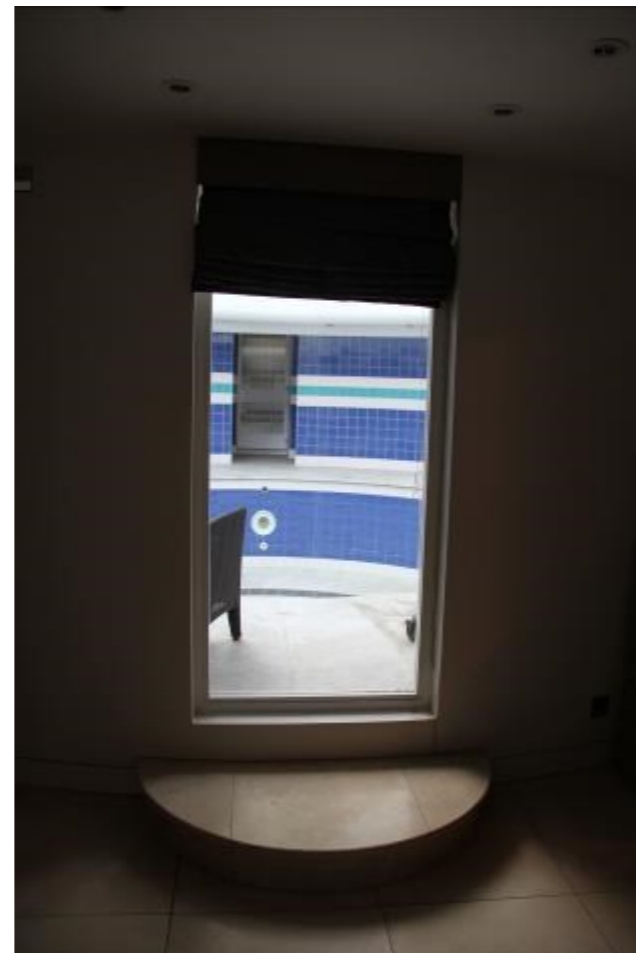


Figure 22: Construction of No. 35 has necessitated new openings to the pool



Figure 23: Original entrance to the pool now locked up and featuring altered wall details either side

5.0 PROPOSALS AND ASSESSMENT OF IMPACT

The proposals primarily relate to alterations to No. 35 Templewood Avenue. Namely the reconfiguration of the roof form with the addition of an elegant glass structure, a new two storey extension between the two wings, the construction of a new basement and the partial reintroduction of a earth mound to the currently exposed element of the swimming pool.

Outlined below are the perceived impacts that the scheme will have:

Conservation Area

The conservation area statement states that 'the area retains the essence of the character and appearance that would have prevailed in the 1920s'. The proposed alterations to the main building have been revised as per the Council's pre-application comments. The proposed two storey annex to the east reflects the built form of other properties in the area such as No. 33 Templewood Avenue. Similarly the introduction of a set back glazed roof extension is considered to unify the building and removes an unsightly cluttered roof top appearance. The proposed roof form is also characteristic of modern structures in the area.

These alterations also reduce the glazing to the southern elevation of the building, which at present is an alien feature when experienced with the rest of the conservation area. The overall changes are considered to improve the appearance of the site, and as such are considered to enhance the appearance of the conservation area.

Schreiber House

The construction of No. 35 Templewood Avenue and the sale of the swimming pool from the Schreiber House's ownership has completely eroded this part of the house's setting. The boundary treatment between the pool and the swimming pool has also completed detached the two structures from one another so that they no longer share any clear functional or aesthetic relationship. The proposed changes to the main house are considered to be an improvement architecturally, and as such preserve the setting of the listed building.

Swimming Pool

The construction of No. 35 Templewood Avenue has severely eroded the ability to appreciate the swimming pool externally. Similarly, the physical connection with No. 35 has resulted in its original plan form being compromised. The proposed changes to the main house are considered to be an improvement architecturally, and as such preserve the setting of the listed building.

In terms of direct physical impacts on the building the proposal will partially restore the original 'pyramidal' mound to the north of the swimming pool. This is considered to enhance the building's significance, allowing it to blend more successfully into the landscape as Gowan had originally intended. This work will also result in the unsightly retaining wall around the structure no longer being visible and the reintroduction of concealed drainage runs, as opposed to the obvious exposed hopper visible today. In the Schreiber House, Gowan was obsessed with housing downpipes internally and this proposed is considered to be an aesthetic improvement that echoes the original design and Gowan's ambitions.



Figure 24: Proposed southern elevation showing the proposed stepped back roof that unifies and completes the appearance of the building. The reduction of the excessive expanse of glass also helps reduce the alien appearance of the building when seen in context.



Figure 25: View of original construction, the new proposals plan to restore this original appearance as much as possible



Figure 26: Proposed northern elevation showing partial reintroduction of mound to swimming pool and roof extension to main house. Note the overall height of the structure is a reduction on the rather unbecoming existing 'roof top pedestal'

6.0 CONCLUSION

This report has assessed the significance of the Schreiber House, its associated swimming pool and the Reddington and Frognall Conservation Area in accordance with the requirements of paragraph 128 of the NPPF. It has determined that although Schreiber House is of great significance, its relationship with the swimming pool has been completely altered as a result of the ownership being separated in 1992.

In addition to this the construction of No. 35 Templewood Avenue has completely changed the setting of the building, to the point that the pool now reads more as part of this building than the Schreiber House. In addition to this, the pool's original 'pyramidal' mound which was a key feature for it blending into the landscape was lost around this time.

The proposals primarily relate to alterations to No. 35 Templewood Avenue. Namely the reconfiguration of the roof form with the addition of an elegant glass structure, a new two storey extension between the two wings, the construction of a new basement and the partial reintroduction of a earth mound to the currently exposed element of the swimming pool.

The pre-application response from Camden Council acknowledges that the existing building detracts from the character and appearance of the conservation area. The proposed alterations are considered to create an element of architectural flair and interest to what is currently a relatively plain example of 1990s architecture. In addition to this, the proposed alterations to the exterior of the swimming pool are considered to enhance the special interest of the listed pool and the conservation area.

As such, this assessment has determined that the proposals would enhance the significance of the Schreiber House and the swimming pool and provide an overall enhancement to the character and appearance of the conservation area. We believe therefore that there is no heritage reason why this application should not be looked upon favourably by the Council.

APPENDIX A—LIST DESCRIPTIONS

CAMDEN
TQ2586SE WEST HEATH ROAD
798-1/15/1900 (South side)
15/07/98 No.9
Schreiber House and attached
swimming pool

II

Detached house, and attached swimming pool. 1962-4 by James Gowan for Mr CS Schreiber, furniture manufacturer, and his family; built by CP Roberts & Co. The pool added by Gowan in 1968. Blue rustic Staffordshire engineering bricks with rounded "specials" for all corners; aluminium double glazing. Plan of 2 oblongs to the north with a longer oblong to the south, linked by central core.

EXTERIOR: mostly 3 storey and basement with the 3 feet by 1 foot 6 inches planning grid powerfully expressed. Piers of brick separated by continuous vertical strips of glazing define spaces with specific functions. Front facade: 2 bays, each of piers flanking 2 strips of glazing, linked by a recessed slightly lower bay. To left, a half-height bay of 3 glazed strips flanked by piers behind which rises a wide blind pier with a slightly lower strip of horizontally set windows to the right. Rear, garden facade, repeats the features with slight variations.

INTERIOR: arranged in 4 layers: service rooms in the basement, living rooms on ground floor, master bedrooms on 1st, children's rooms and studio on the 2nd. Each floor is an open suite of rooms but concealed doors can be used to divide the space for privacy; the planning module is also expressed internally, including panelling. Because the main view, over the Heath, is to the north and away from the sun, the rooms extend through the full depth north-south: the cross-section is stepped to form a clerestory at roof level. An important part of the interiors is the built-in furniture, largely designed by Gowan, made by Schreiber's factory and installed over a number of years. The standards of workmanship and finishes inside the house are exceptionally high, in particular for their date; money was spent not on ornament but on high-quality materials. Precast concrete trough ceilings faced with Bath stone; San Stefano marble floors. Further features of interest include: a central vacuuming system and external York paving electrically heated to keep it clear of snow and ice in winter. In 1968 the

external landscaping was completed by James Gowan with a 30' diameter sunken and domed swimming pool set in a turf mound with two circular changing/shower and WC rooms. Marble surround and base to pool; glazed tiles to other surfaces. HISTORY: this was Gowan's first commission after he and Stirling ended their partnership; Schreiber was to remain his most important client and it is probably his most significant work. The lineage from Stirling and Gowan's Ham Common flats is discernible, but there is in Gowan's work from the mid 1960s a greater austerity in his massing and use of brickwork, and he is seen as one of the first architects in the 1960s to incorporate elements of 1920s idioms in his work - here that of early Dutch modernism. The result is one of the most significant town houses of the post-war period.

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