

PLANNING HISTORY and HERITAGE ASSESSMENT

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GARDEN VIEW OF 20 WELL ROAD, HAMPSTEAD, LONDON NW3

The Hampstead Conservation Area – Sub Area 2.



SUB AREA TWO: Christ Church/Well Walk

Extracts from the Hampstead Conservation Area Statement.

The conservation area was designed in 1968 and extended on over 8 occasions to take in extended areas outside the core of Hampstead Village. The application site falls within the Christ Church/Well Walk character area, identified within the Hampstead Conservation Area Appraisal (2001). This sub area is described as;

The area contains an extraordinary variety of building types, ages and styles, ranging from tiny cottages of all ages, grand 18th century houses, Victorian tenements and substantial villas to 20th century council flats and small private houses.

East Heath Road is characterised by large scale Victorian villas and some Edwardian blocks on the north side of the road. Most buildings in this area are set within large plots and benefit from high boundary walls in brick or stone, the application site being typical in this respect. The majority of the buildings along East Heath Road are either statutorily listed or identified as making a positive contributing to the conservation area resulting in high quality and interest historic areas with a variety of materials and architectural treatments employed making each building individual.

Well Road and Well Walk run parallel and link the village to the Heath. Well Road is identified as having two distinct characters in the appraisal. To the east the road is a 'quiet residential street' with 19th century development on to the north and south, this alters further west where the road widens and the buildings reduce in scale.

Close to the application site, on Well Road are two contemporary buildings, that at No.21 Well Road, built in 2003 and the garden structure to the rear of Foley House, built in 2011. Both are flat roofed with the use of render, glass, and metal cladding (largely weather copper).

Views Well Road are focused on The Heath with the terminus with the brick boundary walls hiding many of the buildings to a large extent. Screening is also provided by mature trees within the grounds of the larger houses. Similarly views from the eastern end of the road reveal little of the building behind the trees and walls. Enclosing the views and focusing on the end of the street. The rear elevation of the application site is not visible from the street, on either Well Road or Cannon Lane or Place and is hidden from view of most properties, being set behind the more imposing built form of the rest of the house (now No.20).

This conservation area has historical interest as a historic village and later suburb of London, that originated as a retreat for the wealthy to escape the dirt of the city. It's wealth has been maintained which means its buildings and streets are well kept and of a high quality. Architectural interest is high given the variety of built form within the conservation area, which includes nationally significant buildings from most periods, including the late 20th century. Hampstead has a good reputation for high quality contemporary architecture being fitted into the historic context.

THE EXISTING SITE

Grade: II. Date first listed: 14-May-1974, The Logs

Includes: Nos. 18, 19 and 20 Well Road plus 1, 2 AND 3 CANNON LANE.



1954 Ordnance Survey Map



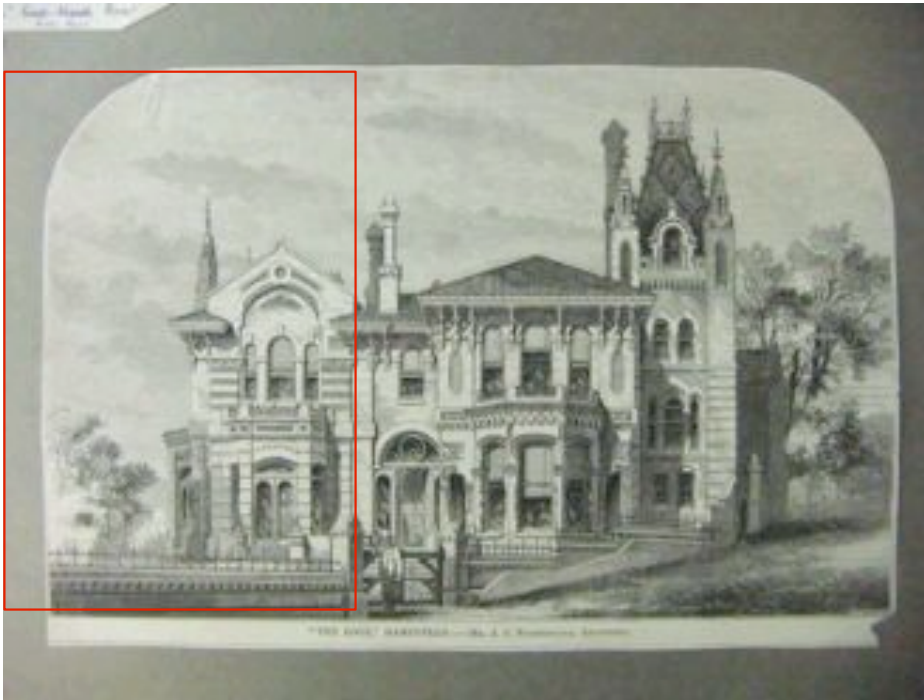
IMAGE TAKEN FROM GOOGLE EARTH OF THE BOUNDARY OF THE ORIGINAL VILLA KNOWN AS "THE LOGS"

 BOUNDARY OF THE ORIGINAL LARGE VILLA KNOWN AS THE LOGS

LISTED DESCRIPTION OF THE SITE KNOWN AS THE LOGS

Large detached villa now subdivided. c1868. By JS Nightingale. For Edward Gotto who added the wings each side c1876. Built by Charles Till. 1951, divided into maisonettes. Yellow stock brick with red brick and stone dressings and diaper work. Hipped tiled and slated roofs with ornate projecting bracketed eaves and tall, thin ornate chimney-stacks; tower with truncated pyramidal roof (originally with cresting) and round-arched dormer; elaborate masonry finials on corners. Irregular plan. An eccentric mixture of Gothic, Italianate and other styles. Mainly 2 storeys with 4 storey central tower. Irregular fenestration. Entrances mostly altered. Ground floor windows stone canted bays; upper floors round-arched. Elaborate plaque with initials EG on north side of house. INTERIOR: not inspected but some features noted to survive, eg Minton tiles, serpentine and Plymouth rock. Interior of tower with good oval staircase.

SUBSIDIARY FEATURES: attached stone capped brick garden wall with dentil cornice (originally surmounted by cast-iron cresting); gabled gateway to No.19 on Well Road with pointed arch opening having keystone inscribed "Lion House" and carved stone lion-like creatures, 2 to each side of gable; base of gateway with paired inset colonnades and enriched corbels; panelled double doors.



View of The Logs showing the original conservatory has been replaced with a two storey extension - Note this side extension is not as it appears today

The part outlined in RED is the new side extension of The Logs, this side extension was built circa 1950's and is known as a separate self-contained freehold house, 20 Well Road.

However, please note that the two-storey extension on this illustration was not built as shown. See photograph below showing the existing house as built



VIEW OF THE TWO STOREY ADDITION ADDED TO THE ORIGINAL VILLA – THE LOGS – ADDED CIRCA 1950's TO CREATE THE HOUSE NOW KNOWN AS 20 WELL ROAD. THE FURTHER ADDITION OF THE SINGLE- STOREY OCTAGONAL SIDE EXTENSION ADDED 1987 CAN JUST BE SEEN ON THIS PHOTOGRAPH

HISTORICAL BACKGROUND

(INFORMATION TAKEN FROM PREVIOUS APPLICATIONS RELATING TO "THE LOGS")

The Logs was built in 1867-68 to designs by J S Nightingale for Edward Gotto, a civil engineer and developer, who may have had input into the design of the building. It has an eclectic character, based on a number of different architectural styles including Gothic and Italianate influences.

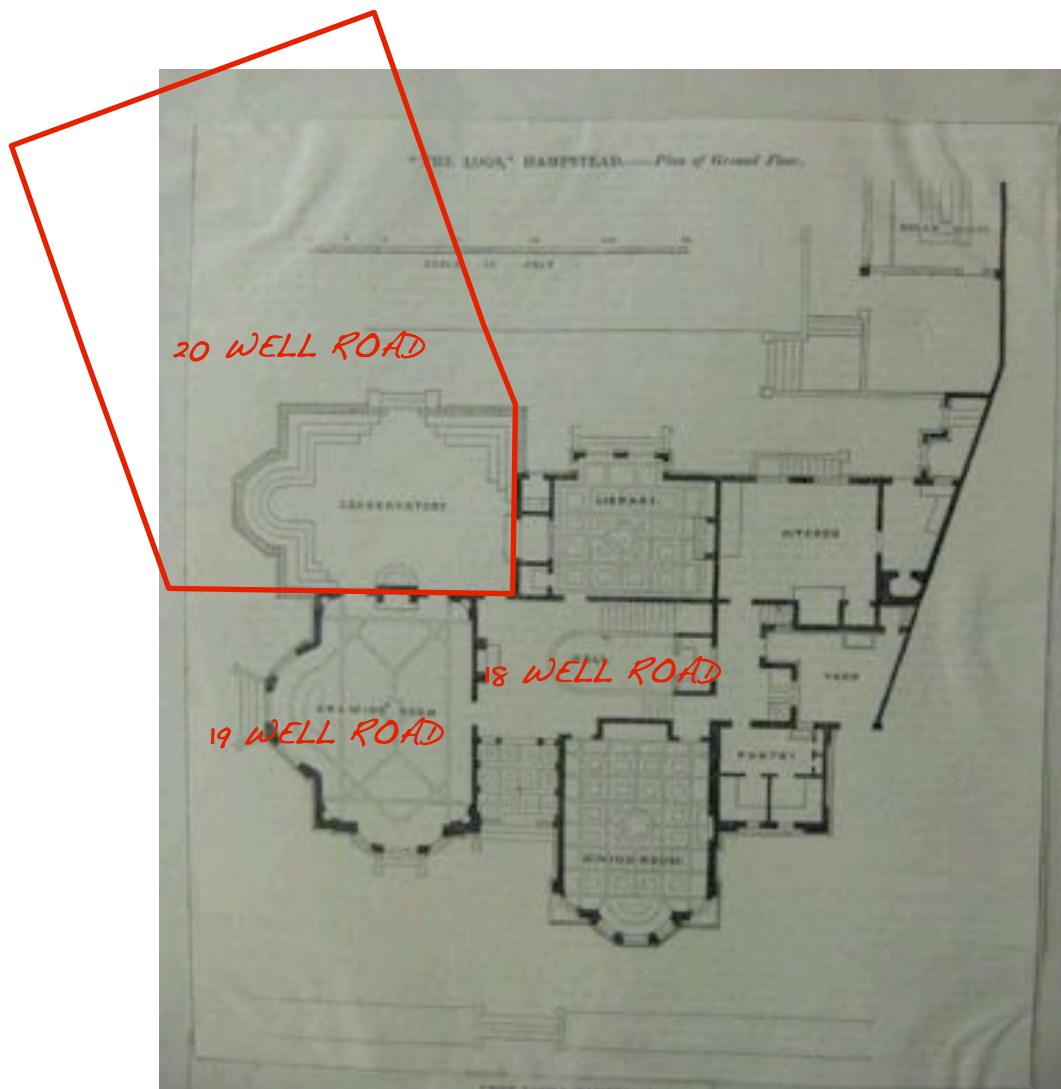
It is given a brief description in The Buildings of England series. 'A formidable atrocity... elaborate gateway with lion crested gable in Well Road. The house exhibits yellow, red and black brick and excrescences in all directions, arches pointed and round, motifs Gothic and Frenchified, and a remarkably wilful tower with chateau roof (its iron cresting has gone)'.

'The Logs, Hampstead' published in The Builder (1868) provides information on the original construction, internal layout and character of the building which cost £9000 to build. The building was described as follows.

'The house we illustrate in our present number is faced with double pressed Burham bricks (the stables and offices with wire-cut Burham bricks), and has Portland stone dressings. Red bricks are sparingly used in panels, under the eaves and strings. The eaves project considerably from the face of the wall, and have a panelled soffit of Portland stone, supported on carved cantilevers. Polished granite and red Mansfield stone are used externally, and serpentine and Plymouth rock internally, in decoration. The roofs are covered with the Broomhall Company's patent tiles. Portland stone has been used internally for principal staircase, hall window, and screen between hall and vestibule. The hall, vestibule, and conservatory are paved with Minton's tiles. There are open stained deal roofs over the hall and billiard - room. The joiner's work generally is of pitch pine, and carved work is introduced in the doors and other parts of ground floor. The drawing room and dining room ceilings have pitch pine ribs and cornices, and the library ceiling is wholly pitch pine. Arrowsmith's parquet has been used for the floors of the principal rooms. The furniture was made from special design'.



Edward Gotto lived in the building until his death in 1897. It was then occupied by Frederick Pusinelli. A lease dating from 1897 between Sarah Gotto and Frederick Pusinelli includes a detailed lengthy schedule of the rooms in the house. Prior to the sale the house had, according to Service in his book Victorian and Edwardian Hampstead, been extended by the addition of wings either side in 1876. This is shown on the difference between the 1894 Ordnance Survey Map which shows the building has been extended northwards and there was an additional glass house on the south-east facing elevation.



**DRAWING SHOWS THE ORIGINAL GLASS CONSERVATORY
ADDED TO "THE LOGS" AND NOW KNOWN AS 20 WELL ROAD**

Ordnance Survey (OS) maps and a number of block plans of The Logs and its former grounds show two glass houses attached to the house, one is the conservatory identified on the original plans which is, by 1935 shown to form part of the main house and to have an additional conservatory extension attached to it on the rear garden side. A long row of glasshouses is shown on the north western boundary on Cannon Lane. According to the London County Council bomb damage map the building did not suffer any bomb damage during the Second World War.



1906-11 Plan showing new garages to the south-west of The Logs and two glass houses attached to its southern end

In 1944 the building was advertised for sale and a plan of the site published. At this time the plans show the small front conservatory and the garden conservatory had been removed.

The property was bought in 1950 by Alexander Gibson and in 1952 the house was converted into six maisonettes by him.

The garage was also converted into accommodation, and garages built on the southern part of the grounds. A house was also built on the north-west side of the grounds on the boundary with Cannon Lane.



1950 Plan showing potential subdivision of plot and new garages in the grounds

The conversion featured in the architectural press with a photograph of the front of the property and a plan of the ground and first floor before and after the conversion.

NFBIE

President Nominated

J. Ian Robertson, of Burton-on-Trent, has been nominated by the council of the NFBIE to be president for the year 1952. For the other officers, the nominations were: Wilfred Horsfall for senior vice-president; H. G. Frost, E. W. Garrett and G. W. Greenaway as junior vice-presidents.

MOHLG

Fifth National Park

The fifth national park—an area of approximately 225 square miles in the county of Pembrokeshire—has been designated. The Chairman of the National Parks Commission, Sir Patrick Doll, has signed the Designation Order and this will be submitted in due course to the Minister of Housing and Local Government for confirmation.

POPULATION MOVES

A Survey is Published

About 4m. people migrate within the boundaries of England and Wales each year, in search of new jobs and homes. With only about 150,000 new houses being built it is thought that they move into homes vacated by others. The reasons for this shift and flow of the population and the types and numbers of persons moving have been surveyed by the General Register Office, who has issued a report to assist planners. The report states: "Though the majority of new houses today are built and filled by Local Authorities whose primary responsibilities are towards their present residents, the majority of existing houses, new and old, are still privately owned, and the rehousing of families in new Local Authority houses is likely to be accompanied by the vacating of numbers of privately-owned properties."

BATC

Awards to Apprentices

The Building Apprenticeship and Training Council has made awards to 524 apprentices in training, for outstanding ability in class and skill work during the year. The awards—129 book tokens to the value of 30s. (50d. per set), and 395 of 12 framed prints, for the purchase of technical or cultural books relating to the building industry—were made on the joint recommendations of technical colleges, employers, and local apprenticeship committees. Easy work of the building industry is represented among the prize winners, and the awards cover England, Scotland and Wales.

BRISTOL

Drastic Change in City's Housing Policy

Faced with the problem of an expanding population and an increasing shortage of building land within the city boundary, the City Architect of Bristol, J. Nelson Meredith, has told the City Council that Bristol's housing programme will increasingly include multi-storey buildings—some of them up to nine stories high—and that to meet this need he has re-organized his department. "This type of building involves problems of construction and considerably more architectural work than is the case with repetitive

CONVERSION OF HOUSE IN



The conversion of the "Lops," Hampstead, into six maisonettes has been carried out to the designs of Alexander Gilman of the Design Research Unit. Work on the original house was begun in 1857, and a perspective drawing



Plans of house after conversion. 1/8000 - 1/2" = 1'-0"



View of The Logs showing the original conservatory has been replaced with a two storey extension - Note this side extension is not as it appears today

The two-storey extension, outlined in **RED** shown on the above illustration, was added to the original house circa 1950's in the location of the glass conservatory.

However, please note that the extension was not built as shown on this illustration. See other photographs.

The side extension was later altered again when the approval was granted to convert the house into multiple self-contained units

PLANNING HISTORY

The property now known as The Logs has undergone several major alterations.

The property known, as 20 Well Road was originally the site of a single storey glass conservatory added to the rear of the original house, The Logs. See plans and historical record above.

The garden glass conservatory was later demolished and a two-storey extension was built, circa 1950's. See illustration above. It is noted that the two-storey extension no longer looks as shown on the drawing, and it is unknown as to when the further alterations took place.

The entire building was further sub divided to create individual maisonettes circa 1987. This major alteration work created the need for extensive alterations to the internal space of the original villa and added the introduction of several new staircase.

In 1979 a two-storey side extension was approved by Camden but I can find no record of this being built.

A single storey side extension was approved in 1987 and works were carried out, delivering an octagonal hall with symmetrical sash windows.

In 2004/05 a new conservatory was approved and added to the single-storey side extension.



The most recent planning approval, reference no. 2014/2114/P and 2014/2438/L, for demolition of the conservatory, replacing with a new single storey side extension, including increased height, and other associated works, was approved by the London Borough of Camden (LBC) with standard Listed Building Consent conditions. In the Officer's Delegated Report the proposed replacement dormers would 'improve considerably the character and appearance of the host building' and generally that the proposed roof alterations 'would not harm the appearance or historic fabric of the host building or the character and appearance of the conservation area'. Internal alterations are considered satisfactory.

The 2014 approval has been renewed in 2017.