

The Lodge, North End Avenue

Plannning and Heritage Statement

prepared by Hayatsu Architects,
January 2018



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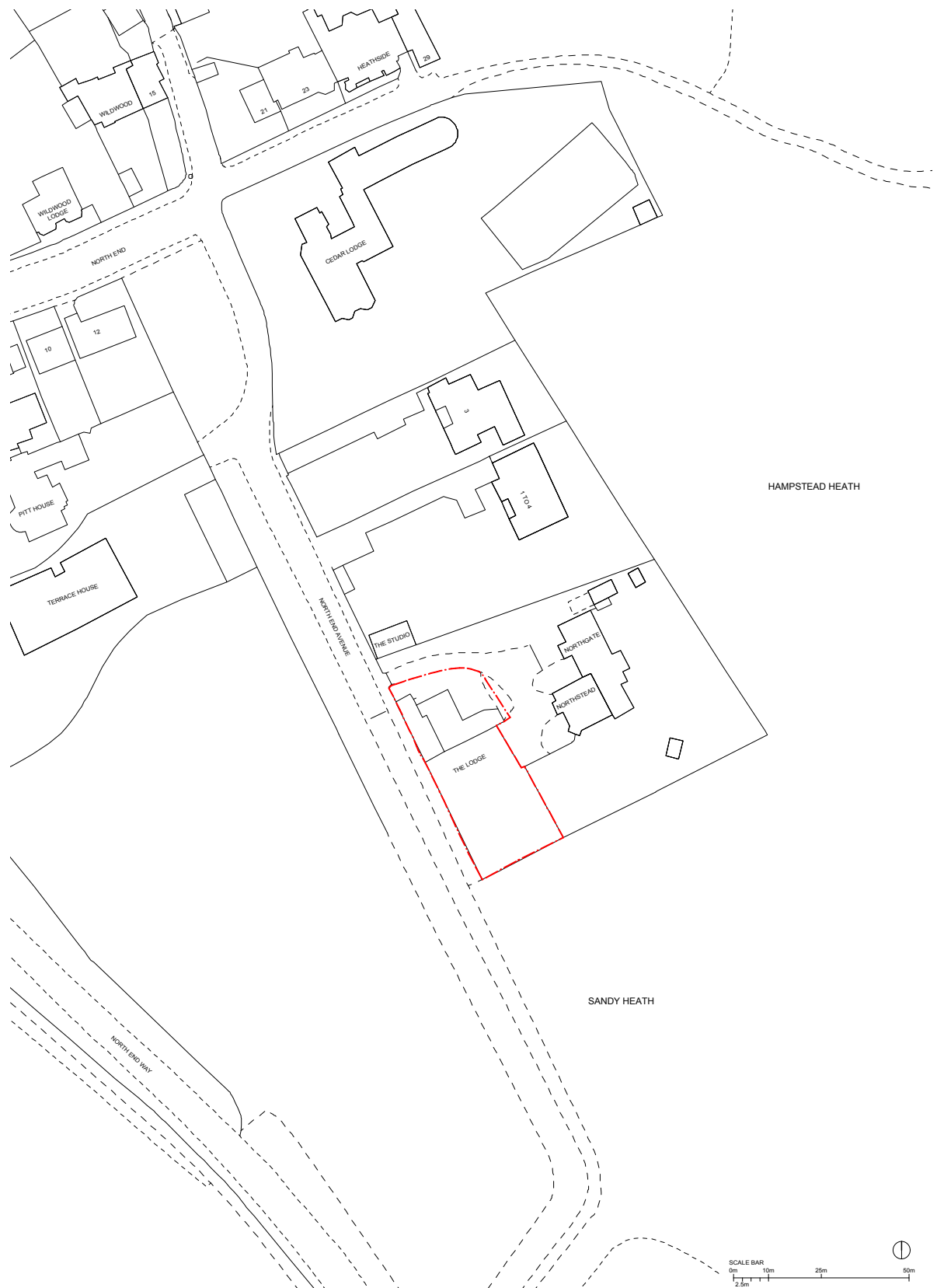
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Site Location Plan (Not to Scale)

1.0 Introduction

1.1 Scope of Document

This statement considers the application site The Lodge, a two-storey detached Victorian house off North End Avenue. The application is for proposed works to reconfigure the dwelling house in order to function as a three bedroom family home proper.

This Statement will consider the significance of the identified heritage assets and the impact of the proposed development upon that significance. In conjunction with the Design & Access Statement this document outlines the approach and justifications for the proposed works.

1.2 Sources and Expertise Consulted

Policy, advisory and heritage documents consulted include:

Historic Environment Good Practice Advice in Planning Note 2, Historic England (March 2015)

Camden Local Plan, London Borough of Camden (July 2017)

Conservation Area Statement 2 – Hampstead, London Borough of Camden (October 2011)

Cherry and Pevsner, The Buildings of England: London, Volume 4: North (London, 1999)

Baker, Bolton and Croot, 'Hampstead: Settlement and Growth' in A History of the County of

Middlesex: Volume 9 (London, 1989), pp. 8-15. [Accessed through British History Online on 16 August 2017.]

Camden Local Studies and Archives Centre was visited on 4th August 2017 for relevant site archive material and context information.

Planning documents consulted include:

National Planning Policy Framework

The London Plan (2016)

Camden Local Plan (Adopted June 2017)

Conservation Area Statement 2 – Hampstead (Oct 2001)

Energy Efficiency Planning Guidance For Conservation Areas, LBC (Sept 2014)

Retrofitting Planning Guidance, LBC (Updated Oct 2013)

Camden Planning Guidance:

CPG 1 Design (July 2015)

CPG 2 Housing (May 2016)

CPG 3 Sustainability (July 2015)

CPG 4 Basements and lightwells (July 2015)

1.3 Applicant Agent Background

Hayatsu Architects was appointed by the client because of their experience of working in historic settings. Takeshi Hayatsu is a RIBA chartered architect with 20 years of experience in the UK. His practice focuses on working with historic buildings and settings for contemporary architecture. He was a director at 6a architects for eleven years before founding Hayatsu Architects in 2016. He was the project architect for Raven Row gallery in Spitalfields (Grade I), which won the RIBA National Award 2011. Other notable projects in sensitive historic settings include George Romney's Studio in Holy Bush Hill, Hampstead, South London Gallery in Peckham and Churchill College in Cambridge.



Aerial view of application site and surrounds, looking west



Aerial view of application site and surrounds, looking north

2.0 Site Appraisal

2.1 Location

The application site is The Lodge, North End Avenue, London, NW3 7HP within the Borough of Camden. The site is located within Hampstead Conservation Area; Sub-Area 8 (Outlying Areas): North End (Designated 1/2/1968).

The Lodge lies at the southern tip of North End Avenue, accessed via a gated private drive from North End Avenue which serves the site and two neighbouring properties. North End Avenue terminates at this point and turns into a pedestrian path which leads into Sandy Heath, part of Hampstead Heath Extension, running along the west boundary of the site.

2.2 Site description

The building is L-shaped in plan and negotiates a rising topography, with the first floor south east corner level to the back garden. The property includes a forecourt accessed off of a gated private drive and affords a substantial south facing garden to the rear. The property has a total internal floor area of 270sqm approximately.

The current primary pedestrian entrance and vehicular access is from the private drive off of New North Road in the north forecourt on the east elevation. There is a secondary pedestrian entrance on the west face of the property, accessed on foot via stone steps and wooden gate from the pedestrian way, which is currently disused and overgrown.

A low brick wall with timber fencing above surrounds the perimeter of the property on three sides, with an open forecourt to the north. The rear garden has been levelled and backs directly onto Hampstead Heath Extension, negotiating at its south edge an upwards change in level of approximately 2 meters.



Neighbouring houses share a private drive approach, Northstead and Northgate to the east of The Lodge



Directly to the west of The Lodge lies 18th Century boundary wall of Pitt House, demolished in 1954. Brick wall, no return, approximately 2.4m high running 30m until Terrace House, pillasters every 3m.



Jonathan Woolf's Brick Leaf House lies immediately to the west of The Lodge.



At the crossroads at North End, estate house dating from c.1870s.



Flourishes of terracotta roofing forms, with the use of both hanging and roofing tiles.



Small pavillion extension of a pyramidal roof with terracotta tiling.

2.3 Site context and history

The Lodge lies within North End, a small developed area built up largely from the 1870s in conjunction with other estates along the edges of Hampstead Heath. Originally timber cottages and rolling countryside, from the early 18th century larger country houses were beginning to be erected in the vicinity, and subsequently knitted together with support buildings and neighboring detached houses and gardens.

The area maintains much of its Victorian character today with a handful of contemporary buildings set within its loose fabric surrounded by lush vegetation. The Lodge sits on the southern tip of a grouping of detached houses with spacious grounds, whose backs merge with the greenery of the Heath.

Woodland setting

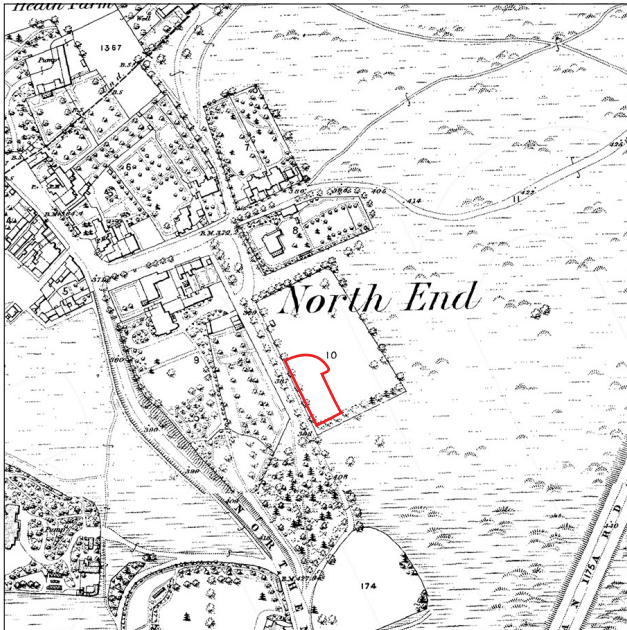
The Lodge marks the end of North End Avenue, turning into a pedestrian path which runs along the west site boundary with greenery on both sides of the timber fencing. The rear garden verges onto Hampstead Heath Extension, its greenery merging into the woodland beyond. The house itself is barely visible to the public due to storey-high timber fencing and the foliage on both sides of this boundary.

Arts and Crafts

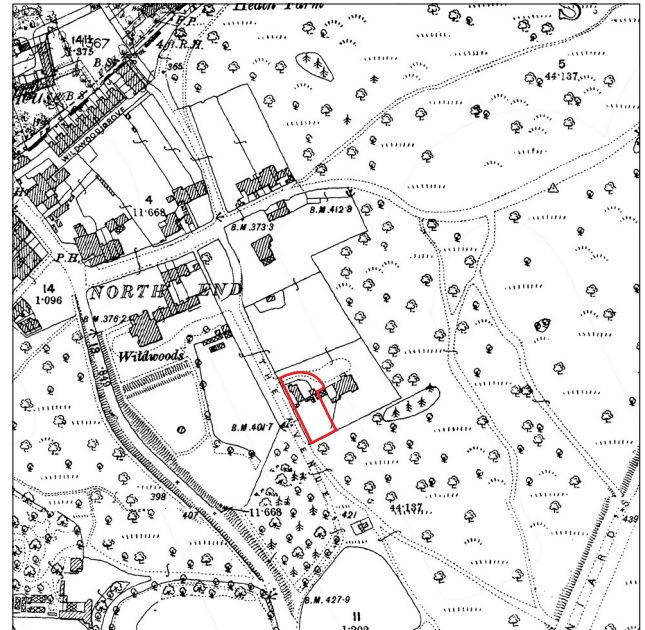
Within the North End conservation area, many buildings were constructed within the Victorian period, many featuring red terracotta for their roofs and wall coverings. This characteristic extends beyond into the area of Hampstead Garden Suburb. There is also a prevalence of use of natural pebble dash render to the external walls, which adds earthy tones and natural colours to the townscape and complements well with the lush greenery. This historic local association with the arts and crafts movement is an important aspect of the project.

Contemporary Design

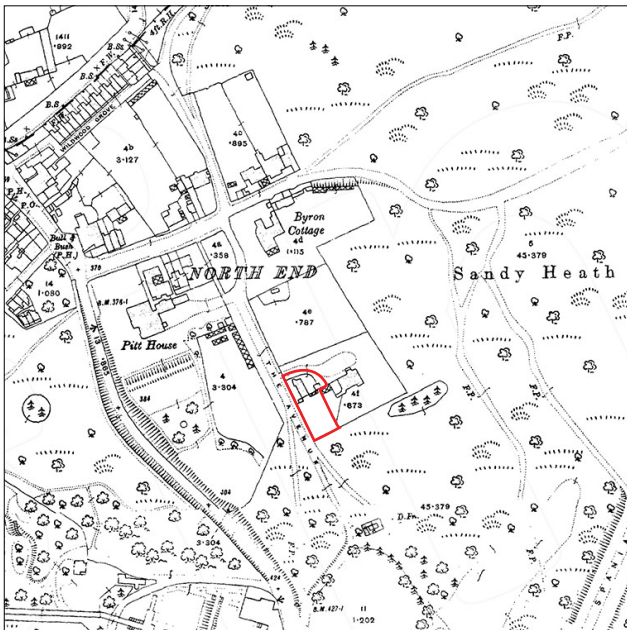
The site is set in a mainly Victorian streetscape speckled with contemporary buildings. Across North End Avenue lies Jonathan Woolf's Brick Leaf House, completed in 2002. The old and the new sit alongside one another both displaying high quality design and materials.



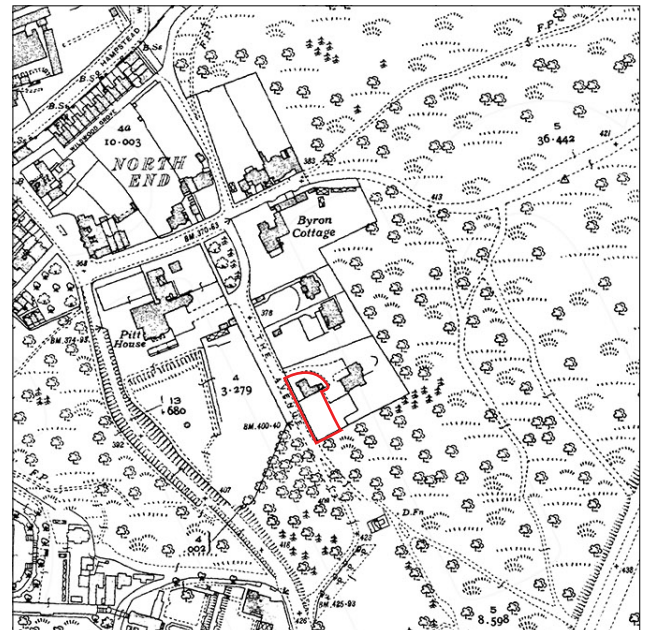
North End, 1870s



North End, 1890s



North End, 1910s

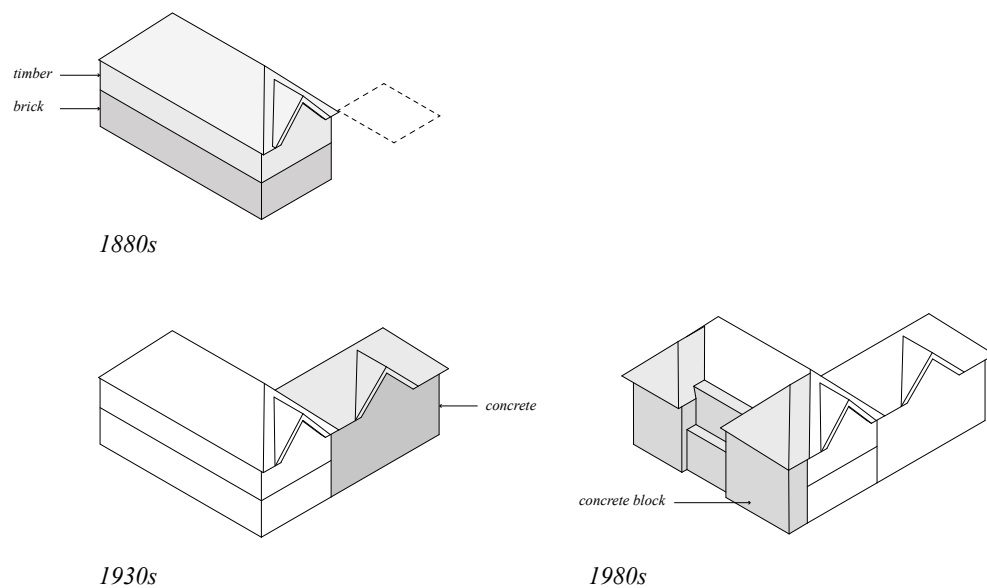


North End, 1930s

2.4 Building History

The Lodge was constructed and expanded within the period of Hampstead's rapid development. The original volume, which now forms the west wing, can be identified from historic OS map as erected between 1870-1890. We can see a separate smaller building also appears in the map of 1890s directly east in line with the south end of the larger rectangular volume. These two buildings are then seen joined together forming one L-shaped volume by the 1930s.

The building has subsequently undergone further extensions and alternations, including the addition of a double gable to the west facade in the 1980s, as evidenced by proposed drainage plans discovered at Camden Local Archives collection on 4th August 2017.



2.5 Existing building surveys

The following surveys have been carried out for the application site;

- measured survey
- structural dimension and condition surveys
- CCTV survey of underground services
- Refurbishment & Demolition Asbestos Survey
- Arboricultural survey



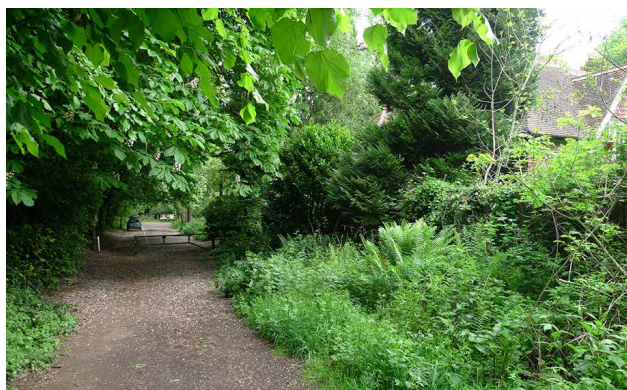
The Lodge as seen from approach on private drive off of North End Avenue.



The Lodge from the rear garden to the south.



As seen from the forecourt of neighbouring Northstead.



Partial view back to house from path which merges into North End Avenue.



Current kitchen and non-structural internal walls and features.



Current garage.



Current upper storey interior, west wing, with lowered ceilings.

2.6 Building characters

Smallness

The Lodge is a two storey building originally built as a coach house for the more substantial house Northstead/ Northgate to the immediate east (now divided into two houses). The building's modest scale is emphasised by the treatment and construction of the upper storey. The walls are predominantly clad with red terracotta vertical tiles and the large terracotta tiled hipped roof covers nearly half the first floor volume. The line of eaves is low and is punctuated by dormers with windows, giving the playful appearance of a small cottage.

This smallness is most striking at the south side of house where the ground slopes up to Hampstead Heath Extension. The building is sunken into the ground and negotiates the rising terrain with the east wing meeting the garden level to the south. The building appears as if one storey when viewed from the garden, with the roof seeming to be hovering above the ground. At the garden terrace one can easily touch the eaves.

Roof addition and extension

The search and study of the historic maps and archive photos from the local library revealed that the house has been gradually altered over time. The west wing of the house, parallel to North End Avenue, was the first section to be constructed, estimated to be between 1870 and 1890, followed by the extension of the south wing to the east. The meeting of these two constructions is evident in the slight drop of the ridge line, where the hipped roof turns its geometry ninety degrees. The language of extension can be further seen in the addition of two dormer roofs on the west wing, which were added during the late 1970s, creating a more complex appearance to the original simple hipped roof. Each extension was constructed with care to detail, for example the roof valleys were formed using terracotta valley tiles instead of lead soakers, giving a continuous and strong tectonic feel to the roof.

Construction

The ground floor walls are masonry, with the outer surface predominantly covered with a white painted pebble dash render. The upper floor is timber frame construction, supporting large timber roof trusses and purlins. The terracotta tile hung walls and overhanging tiled roof cover the upper part of house interrupted by timber framed window openings. The two different constructions are articulated clearly externally by the different surface treatments.

Deficiencies

The interior of the house is very compromised due to accumulated layers of ill-thought through alterations that have previously taken place. The circulation is confused and the rooms are divided illogically, losing a sense of space and of orientation. The room heights are reduced by modern plasterboard suspended ceilings. Fake exposed beams and stretcher bond brick linings were added to numerous areas as interior decoration.

The floor levels are compromised by many past alterations. There are five different levels at the ground floor, creating trip hazards and preventing level access for wheelchair users. The entrance sequence is compromised by the car-dominated current forecourt arrangement. The garage and swing door dominates the front of house and an inconspicuous stable door is the current main access to the house tucked in the corner of the courtyard. The privacy of the rooms facing the forecourt is compromised by the location of the main entrance here.



View of the application site from North End Avenue in 1975. The west elevation of The Lodge can be seen on the right, showing the original hipped roof without double gable extension (added c.1985). Image reproduced with permission from Camden Local Archives and Studies Centre, visit 4th August 2017.

3.0 Significance

The National Planning Policy Framework (2012) defines significance with respect to heritage as:

‘The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.’

3.1 Hampstead Conservation Area

The Lodge lies within Sub-Area Eight: Outlying Areas - North End of the Hampstead Conservation Area.

The Lodge is listed as a building which makes ‘a positive contribution’ to the conservation area, alongside its neighbours ‘Cedar Lodge, Pitt House, Standen House, Northgate, Northstead, 3, Brandon House.’ The statement emphasises that ‘such buildings, whilst not statutorily listed are nevertheless important local buildings in their own right and make a positive contribution to the character and appearance of the Conservation Area.’

The conservation area report for Hampstead describes North End Avenue ‘North End Avenue has larger houses set in large gardens that merge into the surrounding Heath.... The boldly modelled roofs of Northgate and Northstead are prominent in views from the Heath.’ It highlights the particular characteristics of North End as having a ‘distinct quality of a small enclave detached from urban life. The roads peter out into paths through the surrounding woodland. Greenery dominates and the relationship between the houses, their gardens and the Heath is particularly intimate.’

3.2 Site significance

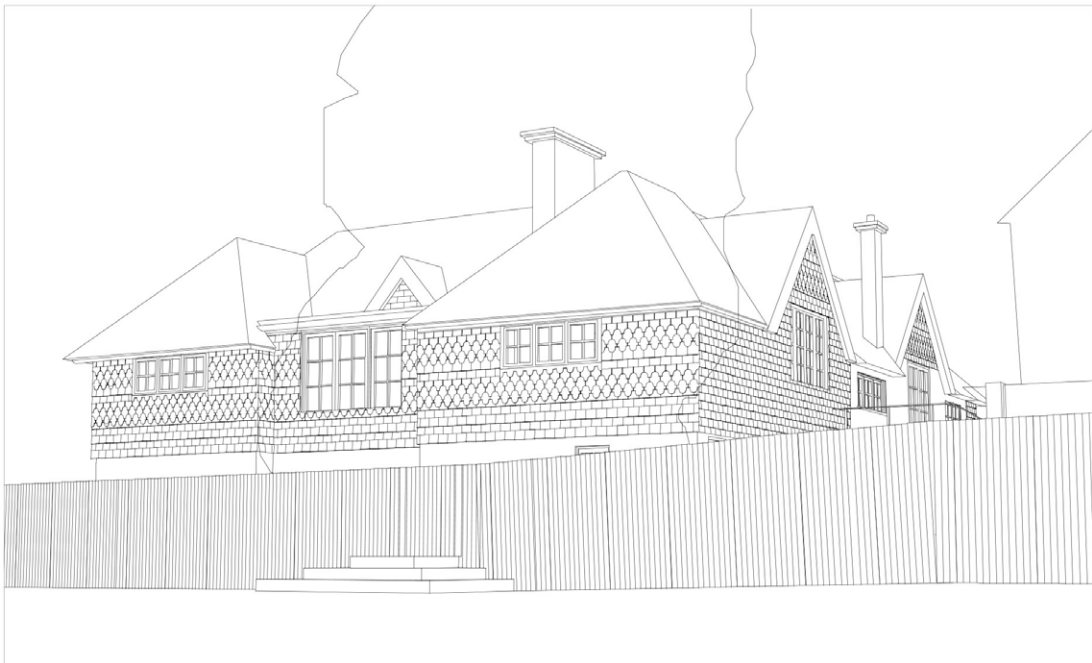
The building is named within Hampstead Conservation Area document as a building which makes ‘a positive contribution’ to the conservation area. The building is not listed.

The building has historic significance, constructed as a coach and gatehouse to the larger house to its east, Northgate, and rests within a backdrop of similar period buildings. This setting is to be upheld and its former use reiterated in the configuration of the north and east elevations with large full-height openings on the ground floor giving onto the courtyard forecourt.

The architectural significance of the building is apparent in the high quality original materials and details of Victorian construction. Particularly of note is the upper-storey decorative terracotta hanging tiles that wrap all elevations. However, many original elements are currently in disrepair, damaged or obscured by overgrown vegetation.



*View of application site from the public highway, looking north at south and west facades
(photo taken May 2017)*



Comparative view showing the proposed works, including first floor wall in central bay brought forward, maintaining recess.

4.0 Heritage Impact

The building and site in general are in moderate disrepair. A general lack of upkeep together with piecemeal ad hoc alterations have resulted in a disjointed internal arrangement and untidy exterior impression.

Disrepair and untidy appearance

Its current run-down appearance detracts from its contribution to the setting of the conservation area and negatively impacts on the architectural and historic features of the house. The proposal seeks to rectify this wear and tear through subtle improvements to the external facades. This includes the removal of soil pipes, vents and other servicing elements, and where replaced, designed with materials in keeping with the original house.

Openings

Very little structural alteration to the external envelop are proposed in this application. The majority of the existing openings are retained and if enlarged done so through dropping the cill levels without touching the structural lintels. This is except for the first floor central bay in the west elevation and the lower ground floor doors in the south elevation, where we are proposing to enlarge them in order to maximize the natural light inside of the rooms. All the windows and doors will be replaced with timber framed double glazed units and thermally improved details, designed in traditional style in keeping with the existing.

Context and greenery

The greenery and planted life of the site is recognised as vitally important to the maintenance of the site asset and setting. The conservation area report highlights the particular characteristics of North End as having a 'distinct quality of a small enclave detached from urban life. The roads peter out into paths through the surrounding woodland.

Greenery dominates and the relationship between the houses, their gardens and the Heath is particularly intimate.' (pp.45) In line with Camden's Local Plan point 7.55, all existing native trees, shrubs and plants are to be retained and maintained to ensure the long term health of the trees and planting in and adjacent to the site. All boundary conditions are to be maintained and upgraded to match existing where they have fallen into disrepair. Please see Arboricultural Method Statement for the precautions to be taken during the proposed works.



Existing rear garden condition with series of retaining walls and circuitous steps



Comparative view showing the proposed scheme, rationalising the connection between lower and upper level with more generous ground floor terrace and outdoor stairway

5.0 Planning policy assessment

5.1 Differences to Previous Planning Applications

The current application differs materially from August 2017 submitted proposal (2017/4695/P), proposing no extensions and revised designs of openings to be in keeping with the existing. Furthermore, the proposals are more modest than the previously granted schemes of 2013/3790/P and 2007/5120/P (not implemented), where permissions were granted for erection of a partially submerged rear two-storey extension and replacement of garage door with windows to dwelling house. The proposal builds off of these previously granted schemes, proposing a terrace facing the courtyard and the replacement of existing openings for full-height windows at ground floor level.

5.2 General assessment

Design

The house and site is to be remodelled to wherever possible adhere to Lifetime Homes Standards, to which it is not compliant in its current state.

Approach to dwelling: the new main entrance approach is to be level, compared to current 200mm step up. The level of the courtyard is to be raised to create only a small step between internal and external floors.

Internal entrance level: a living space and potential for a bed space are provided, with the study able to be converted to a bedroom at ground floor level.

Bathrooms: an accessible bathroom is provided on the ground floor level with the entrance and en-suites serve each first floor bedroom.

Arboricultural

The Arboricultural Impact Assessment Report identifies only one TPO tree at the north west of the site. This tree will not be affected by the proposed works and measures will be taken to ensure its protection during the construction. See AMS for further details.

Landscaping

New surfacing is proposed to replace the current hardstanding in order to unify the courtyard and apron of the property and eliminate current trip hazards and water-pooling resulting from concrete edging and uneven surfaces in poor condition.

Differing to application 2017/4695/P, no works are proposed to the approach of the property from the shared private drive off of North End, the current frontage and landscape rockery is to be retained.

Parking

The existing on-site parking allocations of 1-2No. car parking spaces, dependant on size of the vehicle, is retained in its current location in the courtyard.

There is no replacement for the loss of garage space, where a proposal for off-street parking would impact the front garden area and boundary treatment, respecting Camden's Local Plan Policy 10.21.



Existing west elevation including boundary treatment along the public highway.



Proposed west elevation including a tidied facade and improvement of central opening centered on the recessed bay.

6.0 Conclusion

The proposals are overtly positive in relation to the heritage asset, ensuring that a tired building is repaired using materials and designs in keeping with the conservation area, with historic elements and arrangements restored and the fabric brought up to current energy standards. Where new works are proposed, these are out of sight of public highway. These introduced and upgraded elements will improve the legibility, access and security of the asset whilst bringing it into good working order for its conservation.

The proposed interventions to the Lodge would uphold the character of the area whilst enhancing the quality of the currently unoccupied dwelling house and surrounding site, in terms of its appearance, internal and external spatial organisation, building fabric performances and architectural tectonics.

A carefully considered series of adjustments to the existing arrangement would unlock the potential of this rather neglected building. Smaller interventions as compared to the previously granted proposed alterations (which were unbuilt) are proposed which will merge seamlessly with the existing setting, providing an environment which is suitable for contemporary family living and adaptable for future generations.