



South Lodge, Heath Side, London NW3 1 BL
Design and Access statement



View from front garden



View from rear garden

1. Introduction

This submission sets out proposals for the refurbishment and alteration of the existing family dwelling house at South Lodge, Heathside. Following the property being in the ownership of a single family for a number of decades the property has recently been purchased by new owners who now want to undertake works that will support their use of the property as their own family home for the future.

A Grade II listed property, this is a conservation-driven proposal that looks to significantly restore original features where these have been previously removed and enhance the overall contribution of the building as both a heritage asset and a family dwelling.

Internally, this covers the replacement of missing features and detailing, including cornices and panelling, and revisions to the layout of the property that both reverses previous non-original changes and enhances the overall usability of the house.

More limited changes are proposed externally, focused predominantly upon the replacement of the existing non-original rear extension with a new lighter structure which also includes an extension of the existing basement level below it. Minor alterations are also proposed to the location of a single window on the façade of the main original house.

This statement provides an overview of the intended changes and the context in which they are proposed.

2. Site and Surroundings

The property is a 5 storey (basement, ground, first, second and part third floor), 4 bedroom semi-detached house located on Heathside, adjacent to Hampstead Heath. The house is Grade II listed (jointly with neighbouring East Heath Lodge (No. 1)) and the garden walls and gates of both properties are also Grade II listed.

Living space for the property is predominantly at ground level and basement level. The ground floor level is elevated from the surrounding garden resulting in the basement level having some outlook to the front of the property.

The first, second and third floors offer bedrooms together with ancillary bathrooms and storage rooms.

Though the majority of the house reflects its historic character, some previous internal alterations means that the layouts of rooms do not necessarily reflect the original layout of the house. This results in some idiosyncrasies, for example a bathroom at first floor level is access directly from a room at second floor level.

Additionally, an extension to the rear of the building is non-original and is understood to date from the 1970s. This space provides additional living accommodation but does not reflect the historic character of the rest of the property.



Existing ground floor entrance hall



Existing ground floor kitchen



Existing first floor reception room

The building is set within extensive private gardens to both the front and rear and is set well back from the street. The mature planting along the boundaries of the property offers significant privacy to the property such that despite its semi-detached nature it has a character of sitting within its own plot.

To the east, immediately across East Heath Road is Hampstead Heath itself and the mature planting and relative openness to the front of the property is also a reflection of the property's setting.

The immediate surrounding area is residential in nature and made up predominantly of large, semi-detached and detached dwelling houses similar to the existing property on the application site.

The property is located within the Hampstead Conservation Area. The relevant Conservation Area and Streetscape Audit highlights the contribution of the property to the character of the conservation area and particularly the Christ Church / Well Walk sub-area.

Historic England's listing for the two adjacent properties is as follows:

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.

A fuller appraisal of the property's history and previous development has been undertaken by KM Heritage and is submitted alongside this document.

3. Architectural Proposals

As described, the proposals for the property are centred around enhancing and restoring original features within the property but also supporting this through the provision of new and replacement facilities that ensure the property remains functional as a family dwelling for the considerable future.

Protecting and enhancing the historic value of the property is integral to the directions of works that it is intended to follow.



Existing rear extension - view from rear garden



Existing rear extension - side view



Proposed rear extension at pre-planning stage - rear view



New revisited rear extension following pre-planning advice - rear view



New revisited rear extension following pre-planning advice - side view

The proposal seeks to demolish the existing unsightly rear extension built in 1972 to replace it with a new lighter rear extension.

The proposed design at pre-planning stage was to have a new rear extension with a similar footprint than the existing one, but replace the existing mansard roof style construction with a slimmer pitched roof, clad in dark welsh slate, in order to reduce the bulk of the extension. The new structure was to be pushed inside the envelope allowing a continuous line of Crittall style glazing on the side and rear elevations of the extension, opening views to the garden and creating a clear demarcation between the original envelope and the new extension.

Whilst the planning and heritage officers were happy with the lighter approach for the new extension, they encouraged us to revisit the roof shape as they thought the new proposed roof was still too bulky. We were also asked to revisit the connection between the new extension and the original building to improve the demarcation between the two elements.

After taking the comments from the pre-planning application into consideration, we decided to change the roof shape to a single ply membrane flat roof, reducing the bulk of the extension even further. We also decided to change the Crittall style glazing proposed at pre-planning stage for full height dark bronze metal frame windows and doors opening views to the garden. A roof canopy, also clad in dark bronze, will provide shading on these two elevations. We believe the dark bronze finish will give a warmer feel and will be more in-keeping with the colour of the original bricks.

The footprint of the new extension will be very similar to the footprint of the existing extension but, in order to create a clear demarcation between the listed house and the new addition, the extension will be set back where it meets the original building and a frameless glass wall and glass roof will link the new extension with the rest of the house.

The existing basement will be extended to the rear, under the footprint of the new extension and part of the patio. A walk-on rooflight with etched glass will be added at the end of the rear extension to bring natural light to the Family room in the new part of the basement. It is also proposed to lower the floor the existing basement slab in order to improve the current ceiling heights which are very low, while retaining the hierarchy of the different floors in the house.

Generally, all the original details inside the house will be restored (cornices, skirting boards, dado rails, panelling, etc.) and re-instated where missing.

Externally, the brickwork on all the facades will be carefully cleaned. Samples of the original lime mortar will be taken to be analysed in laboratory for repointing to match existing where repairs are required.

On the ground floor, the existing kitchen will be moved from the front room to the new extension with the existing WCs at the back removed to create a Pantry area accessible from the new kitchen to suit the new Family requirements.

The front room will become a Formal reception room and all the non-original joinery and cupboards in that room will be removed.

On the first floor, the secondary stair between the existing bathroom and the bedroom on the half landing above will be removed. A few minor changes are also proposed to the lobby area on that floor to create a new Master bedroom, bathroom and dressing rooms while respecting the original envelope.

A new secondary stair is proposed between the new Guest bedroom (on the half landing between the first and second floor) and the new Guest en-suite bathroom on the second floor. This new stair will be just above the existing one and will not require any opening in the original structure. Some minor amendments are also proposed on the second floor to create a bedroom with an en-suite bathroom and dressing room.

The existing access to the third floor will be retained and the room layout on this top floor will remain unchanged. The existing dormer with access to the roof terrace will also be retained but the timber cladding will be replaced with traditional lead cladding, more in-keeping with the rest of the house. The existing non-original railings on the roof terrace will also be replaced with traditional cast iron railings painted black to match the neighbouring property. The existing roof and lead flashing are in poor condition and will have to be repaired. The existing slate tiles will be retained for re-use and if more needed, reclaimed slate tiles will be used to match existing. The asphalt covering on the roof terrace will also have to be repaired as it is in poor condition.



Existing roof terrace and dormer - access to be retained



Main entrance door - access to be retained



Existing basement entrance door - access to be retained

4. Conclusions

This development proposes a range of conservation-driven alterations to enhance both the heritage value of the house and its usability as a family dwelling for the foreseeable future. All changes are sensitive to the Grade II status of the property and ensuring that the historic character and value of the house is front and centre to the form that the proposed development will adopt.

Internally, changes are predominantly to restore the existing building such that missing historic detailing is replaced and the layout of the floors is much closer to a traditional form than currently exists. In doing this the works will also correct some of the existing idiosyncrasies within the layouts such that the overall usability of the house is enhanced.

Externally, the only change of significant scale is the replacement of the existing non-original rear extension with a new structure. Though different in design, the extension is a modest feature that will not detract the appearance and form of the original dwelling house.

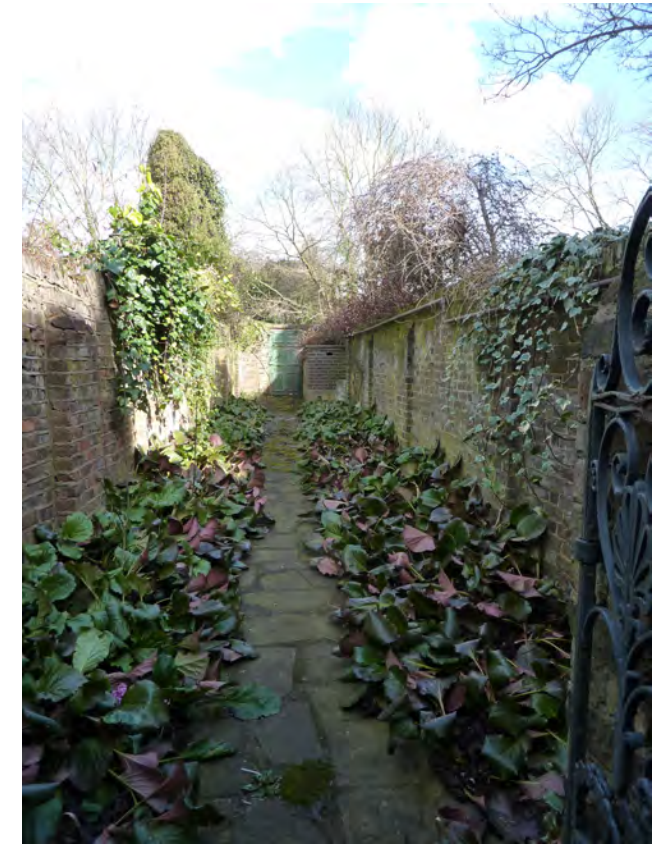
Overall, this is a modest development of an existing dwelling house to ensure that it continues to both function as a family dwelling and offer an enhanced contribution as a heritage asset.



View of front garden from side driveway



Existing rear garden



Existing private pedestrian access to East Heath Road



Front bay window



Existing side lightwell to basement



View of existing rear extension from 1st Floor half landing



View of rear garden from 2nd floor