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Planning, Design & Access Statement

For

Extension Works

at

**Netley Cottage
10 Lower Terrace
Hampstead
London
NW3 6RR**

August 2018

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Introduction

We submit this document as part of the planning application material for the formation of a two storey extension to the side of Netley Cottage, 10 Lower Terrace Hampstead London NW3 6RR.

The proposal is attached to the existing extended building at ground floor level and a separate staircase will allow access to the new upper floor accommodation.

In the attachment to the existing building there is limited alteration and minor demolition to the current building. This is limited to the ground floor extension area which currently houses the kitchen and dining areas. This section of the building is part of a latter extension development and such is not the original Netley Cottage form.

The choice to interact in this way has been taken after receiving pre-application planning advice on 26th October 2017.

Set out below is information on the design and access arrangements to the property and the reader is also referenced to the separate document containing details of the impact on the Listed Buildings and Structures.

The document is to be read in conjunction with the following drawings and information:

Submitted Information

1707 01	Location Plan
1707 02	Site Plan
1707 03	Existing Site Photographs
1707 04	Views from Neighbouring Property
1707 EX01	Existing Ground Floor Plan
1707 EX02	Existing First Floor Plan
1707 EX03	Existing Roof Plan
1707 EX04	Existing North Elevation
1707 EX05	Existing West Elevation
1707 EX06	Existing Cross Section
1707 DM01	Ground Floor Demolition Plan
1707 PR01A	Proposed Ground Floor Plan
1707 PR02A	Proposed First Floor Plan
1707 PR03A	Proposed Roof Plan
1707 PR07A	Proposed North Elevation
1707 PR08A	Proposed West Elevation
1707 PR09A	Proposed East Elevation
1707 PR10A	Proposed South Elevation
1707 PR11A	Proposed Cross Section A-A
1707 PR12	Proposed 3-D Images of Extension

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JDA NTL LTRR 01a-1 Arborist Report – Landmark Trees
P4191 Structural Engineers Report – Michael Alexander
Historical Buildings Impact Assessment

The Property & Access

Netley Cottage is a two storey property that sits deep within the curtilage of the site boundaries, with no external announcement to the Highway.

It is a Listed property which is physically attached to its two neighbours and access is obtained via a garden gate and access path off Lower Terrace NW3.

The gate is set back from and inclined off the Road with a gate entry door system providing audible connection to the Cottage.

After access via the gate, a length of path provides a direct link to the property within the confines of the private garden. Such is the only way to see the house from arrival.

The Cottage sits at the very back corner of the site boundaries and therefore the garden area exists in front of the property. There are no views or access to any views behind the house.

The Cottage has been extended in the past and we refer the reader to the Historical Buildings Impact Assessment for more details on the property build up in, its current form.

The Listed property sits within its protected garden/amenity area and no views are obtainable from outside the boundaries of the site ownership. Such represents a private and concealed environment.

There is a secondary access gate at the corner of Lower and Upper Terrace and such provides access to the garden. This is currently used for maintenance access without interruptions to the general use and privacy of the house.

It is a two storey property with front facing aspects, mainly beneath a pitched roof which has been built up over a number of past building projects.

There is a ground floor extension that sits beneath a flat roof which contains the dining area, set off and aside the kitchen.

The property's external fenestration is formed from render faced masonry with accents of external timber weatherboarding.

The window elements are mainly of timber sliding sash elements with some timber casement types, in a compliant detail.

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The Cottage is a single family dwelling with accommodation across ground and first floors. Each has the following accommodation:

Ground Floor

- Kitchen/Dining Area
- Entrance Hall
- Living Room
- WC Cloakroom
- Storage Cupboards

First Floor

- Master Bedroom with En-suite Bathroom
- Bedroom 2
- Dressing Room
- Bathroom
- Bedroom 3 with En-suite Bathroom

Access to the property is only at pedestrian level and the property does not provide any vehicle parking areas or garages. Parking is provided by permit provision on the Public Highway.

Refuse is currently stored in bins which in turn are stored within the grounds of the property demise. These bins are moved to the back of pavement line via the gate access. There are no requests to make any changes to the current arrangements. The refuse will be collected by the local authority at the pre-determined times.

We confirm that the proposals set out in this application do not alter or deviate any existing access arrangements for the house.

Planning and Context

Netley Cottage is of Grade 2 Listed Status and the gardens that surround the property are also protected under the setting of the Listed dwelling.

The property does not sit in a usual way within its grounds as the house is backed into a corner of the site with a single garden providing its amenity and its entry route from Lower Terrace without any form of vehicular off street facility.

Netley Cottage has a minor history of development that can be seen, yet the London Borough of Camden website information only shows what seems to be the latest applications dating back to the mid 1970's.

There is a specific set of forms, documents and drawings associated with a planning application reference HB1554 dated December 1976 and this application made references to ground and first floor alterations which were minor and the generation of single storey alterations to a perpendicular building structure.

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There is a more recent reference to alterations made to a boundary wall adjacent to the main house, ref: LWX0002938 which involved alterations that encapsulated a ground floor extension at the adjacent property, Grove End, Upper Terrace.

Further to this however it seems by reference to former written and published material it can be seen that the entire perpendicular section of the house, containing the kitchen dining room and two bedrooms is a later addition.

Within the appendix information to this document there is an illustration dated 1902 and a photograph, forming part of an article in 'The Bookman' dated October 1893 showing the house in its original state. Reference is drawn in the text that the house itself was small and able to accommodate a 'bachelor' namely a single person.

By reference to the later application material of 1976 it can be seen that the perpendicular section of the house at two storeys has been built between 1893 and 1976 and we assume prior to 1947 when the Town & Country Planning Act came into existence,

When you study the materials and formations of the two sections of the house it becomes clear to see that the nature and application of the building materials are similar but quite different at the same time making it very clear that the works are from different time.

Such can normally be the case when a section of a building has been drastically refurbished or overhauled yet here it appears that the difference is due to the former non existence of the perpendicular structure and the later methods and materials applied.

With the above said there is an evident dialogue and historical diary of property development which compounds a historical quality.

With this being the case the owner/applicant in this instance wishes to add a further layer of chronological development and whilst doing so clearly establish a sympathetic language that can display the sequencing of the property growing in size over time.

In June 2017 a Pre-Planning Enquiry was made in order to obtain an opinion on the notion and articulation of an extension to provide additional reception and sleeping accommodation.

The application provided a preliminary solution whereby the new accommodation was set apart from the existing building and linked via a small glass porch. The floor level was also stepped down and a perimeter pathway was provided around the new structure that set the new building forward of the property boundary to neighbouring Grove Lodge.

In October 2017 and after a site meeting with Fiona Davies and Alfie Stroud, the advice of the planning department was issued. For Planning Department reference

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purposes we provide the reference 2017/4569/PRE for the pre-application advice provided.

The application feedback was provided relative to the following identified policies:

National Planning Policy Framework 2012

The London Plan 2016

LB Camden Local Plan 2017

A1 Managing the impact of development

A3 Protection, enhancement and management of biodiversity

A4 Noise and vibration

D1 Design

D2 Heritage

Camden Planning Guidance

CPG1 (Design) 2015

CPG2 (Housing) 2016

CPG6 (Amenity) 2011

Hampstead Conservation Area Statement, October 2002

The application feedback declared that the proposed remote structure was seen to harm the existing building within its setting and as such, the submission material would be seen as something that could not be supported.

However advice as to an alternative approach was provided that worked towards trying to reduce the impact of the proposed building and its insertion into the Listed setting of the grounds.

The focus of the alternative approach was to allow attachment to the existing building at the far end of the latent ground floor extension, and move the new building structures closer to the boundary wall with Grove Lodge.

The stepped floor level was supported in principle and the notion of a flat roof detail, that was set below the existing upper eaves line was identified.

In terms of building language it was also suggested that a solution was obtained that allowed a marked difference between the former and new, whilst providing visual comfort.

After receiving the pre planning advice the proposal was re-designed to try and provide the required accommodation, whilst taking into consideration the advice that has been provided by the planning department.

At the same time, the issue of neighbour interactions also took place.

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The scheme ideas and notions of extension were raised with the owners of Grove Lodge and matters relative to upper floor windows were addressed in terms of potential privacy loss and also the prime position of the building structure itself.

The neighbouring property grounds were inspected and the potential elevation facing this direction was appraised, with glazing removed and re-positioned.

As part of the application material we have included photographs of the extension location from the garden area of Grove Lodge.

The boundary is extensively planted with wall climbing foliage and planting which emanates from existing flower beds set directly beside the boundary fence.

The existing boundary fence is of a height of circa 1800mm and above this a timber fretwork trellis allows extended screening to be accommodated.

The idea of a building flank, to replace the existing boundary condition, was thought to dramatically alter the backdrop of the Listed setting that exists at Grove Lodge so the scheme has been positioned with a marginal setback to allow the existing boundary structure to remain, along with its mature planting.

Added to this it is recognised that at first floor level, there will be a marginal band of building structure that will be visible above the existing natural screening.

To soften the effects of change the applicant has elected to provide a vertical green wall solution on this facing flank that can be fashioned to provide a dense and colourful vertical plane, that will sit well within the existing natural panorama that exists at present.

In essence the new building flank will be screened with a natural curtain of plant life that will blend into the wall of foliage, that currently exists in this location.

With this and the removal of any contentious windows or glazing, the matters of relative planning policy in respect of neighbouring conditions have been seen to be addressed to the best of our abilities.

The Brief

The requirements of the client in this design exercise are to provide an essential additional reception space in order to liberate and provide respite for the mixed needs of a family unit.

Provide additional sleeping accommodation to enable the extended family to be housed within the property.

Provide the above with the notion of respectful separation, in order to enable privacy and selective seclusion within the family unit.

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Enable the above without distortion or disruption to the current dialogue of building amendments. Such to enable distinction between the various stages of the alteration processes.

Formation of Proposals & Design

A proposed ground floor reception room is added to the house at a datum appx. 300-350mm below the existing kitchen dining room level.

The new space is providing valuable respite from the existing singular living room, which is hard to manage in a family home accommodating four person above the age of 18.

The extension is now appended directly to the side of the current dining room with very marginal alteration and demolition. Refer to the Historical Buildings Impact Assessment for details in this regard.

The new room is sensibly sized and such is located directly and at a marginal set back from the existing boundary wall with Grove Lodge.

The set back of 600mm is to upkeep and maintain the vertical green wall that is seen as essential in the proposed treatment of the new flank wall facing the neighbouring property.

With regard to the notional impact or affects on the existing Listed boundary wall, we have included a report from Michael Alexander Structural Engineers to clarify that the proposed structure can be formed, with a special foundation so as not to hinder the retention and long term life of the protected wall.

The new reception will contain an open staircase that leads up to the first floor sleeping accommodation. This has been derived so that the new structure can be seen as a separate item, relative to the main house development and in order to adopt a low set roof detail.

The design material submitted as part of the pre-application advice application showed an almost square plan formation. The application advise suggested a softer plan with irregular forms that would reduce the harshness of visual presence.

The new plan now contains angled corners and it respects the splayed boundary line and treatments that exist on site. The glazed corners will also allow views into the structure and therefore the edges have been softened to enable the new form to sit more comfortably.

At the first floor level, which sits beneath a flat roof structure, there are two bedrooms and a single shower room. These are accessed via an open landing which in turn will be open and therefore linked to the ground floor reception area.

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The new bedrooms and spaces are seen as provisions for the applicants family, being the young adult siblings who require an element of independence whilst still inhabiting the family home.

The main house plan can therefore better serve the parents and the meeting point is established as the kitchen and dining facility, where the global family can join together at all times.

The first floor level also contains splayed corner detailing and in parts there is an over sail of floor plans in order to provide visual movement in the façades.

The new window elements will be clear of vertical and horizontal mullions and beads however separate timber fretwork screening will be placed to provide visual accordance with the former window detailing. This will manifest itself not only in the fretwork structures themselves but also in the shadow affects created by light penetration.

The new form is clean and of a modern language, yet it is understated and colour will unite the form to the main house. As with the earlier extensions and modifications, the dialogue of change is for the viewer to see.

Materials

Elevation & Roof Elements

- External blockwork walls to be finished in smooth cement render and painted white to match main house planes.
- External accents of timber cladding in horizontal formed. Such to be 125mm high and traditional flared planks with overlapped junctions. All to be painted white.
- New casement windows and door elements to be formed in engineered timber and such to contain clear double glazing, apart from areas de marked for opaque external skin.
- Fretwork screens to be formed in hardwood and painted in white.
- Green wall screening to be chosen in accordance with appropriate environmental considerations and screening preferences on the neighbouring property.
- Roof to be clad in zinc sheeting sections with formed over-rolled joints.
- Rainwater goods to be provided in powder coated aluminium, pre-finished in black.
- Sofits & Fascias to be formed in timber and painted in white.

Trees & Planting

With regard to trees and planting we have also included in the application, a report on the surrounding trees, as it is seen as necessary to remove a single Holly Tree that is set against the property boundary and near the proposed floor plan.

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With respect to all other trees the RPA's have been assessed and the new slab and foundation treatments are seen as outside the areas that could give rise to harm.

We refer the reader to the report and details provided by Landmark Trees under reference JDA NTL LTTR 01a-1

Conclusion

The proposals in this application have been formed having received pre-application planning advice on the development of this Listed Building.

The former proposals have been altered and adapted taking the advise given into consideration and we feel that the proposals are in accordance with the notional development strategy that was outlined in the information/feedback given.

The proposals are providing extended reception and sleeping facilities to enable the family to occupy Netley Cottage in a better way and we feel that the changes will provide for a more sustainable family dwelling for the future.

The property is set within a Listed garden and this setting provides the only ability to view the property and its new forms.

There is a very marginal view of the new structure offered to Grove Lodge however this view is purely a thin band of upper level flank wall above the existing boundary wall and mature planting.

This band has been screened in a green wall solution which is proposed in order to allow the existence of the extension without visual harm.

We see the proposals as providing a positive improvement to Netley Cottage and we see that the new forms are clearly defined as additional development. That said the development seeks to uphold its own integrity without necessarily overstating its existence.

We believe that the submitted proposals have taken into consideration the advice provided by the planning department to date and we therefore ask London Borough of Camden to support the proposals and grant consents for the proposals that will enable the current home to elaborate its accommodation and provide an expanded yet sustainable home for the future in this location.

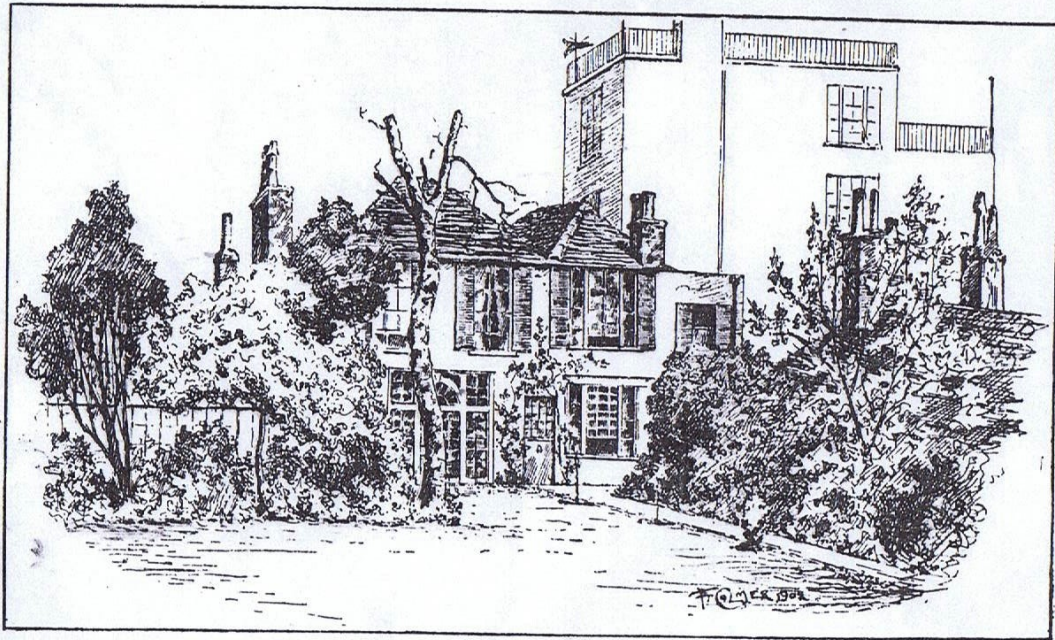
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NETLEY COTTAGE, THE GROVE, HAMSTEAD.

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OCTOBER, 1893.]

THE BOOKMAN.

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spent the remainder of their uneventful lives, and where at the end of half a century they died." This is but a slip, as Mr. Hutton is aware that Joanna Baillie died in 1851, and that Agnes Baillie survived her ten years, living to the great age of 101. They are buried in the same grave in Hampstead Churchyard, in an altar tomb surrounded by iron railings.

The Baillies came to London in 1791, where they lived with their brother, Dr. Matthew Baillie, at 16, Great Windmill Street, Piccadilly. In 1802, shortly after the appearance of 'Plays of the Passions,' vol. ii., they went with their mother to live at Red Lion Hill, Hampstead, and on her death in 1806 they went to Bolton House. There they were visited by the most famous writers of the day, including Scott, who ranked one of Miss Baillie's tragedies with the work of Shakespeare, and Jeffrey, who describes Joanna in 1842 as "marvellous in health and spirits and youthful freshness and simplicity of feeling, and not a bit deaf, blind, or torpid." In 1812, Crabb Robinson said, "We [Wordsworth and Robinson] met Miss Joanna Baillie, and accompanied her home. She is small in figure, and her gait is mean and shuffling, but her manners are those of a well-bred lady. She has none of the unpleasant airs too common to literary ladies. Her conversation is sensible. . . . Wordsworth said of her with warmth, 'If I had to present to a foreigner any one as a model of an English gentlewoman, it would be Joanna Baillie.'"

In two articles in the *North British*, which, so far as I know, have not been mentioned by biographers of Joanna Baillie, there are some fresh and charming glimpses of the poetess and her home. The papers are "Three Women of Letters," June, 1865, and "The Late John Richardson," December, 1864. The former was written by a lady, whose death was a real loss to literature—Miss Merivale, sister of Dean Merivale; the latter is attributed to Lord Moncrieff. Miss Merivale speaks of Bolton House as "one unpretending red brick house of ancient date on the summit of the steep hill which lifts the visitor to the breezy tableland of the heath, and where Campbell, Rogers, Crabbe, Sotheby, Byron's wife and his daughter 'Ada,' Lord Jeffrey, John Richardson, nay, the Great Magician himself, were frequent guests." In the paper on John Richardson the writer prints a letter from Miss Baillie, dated September 9th, 1827, in which she says, "We have the interest of amusement of Sir Walter's Napoleon, which helps us out wonderfully. I am now reading the sixth volume, and shall be sorry, I believe, when I finish the ninth—even I, who am no reader at all, and could pass my life without books nearly as well as any country woman on the moors of Drumclog." Richardson, who was a man of accomplishments and a warm friend of Scott, took after his marriage a furnished house at Hampstead, close to Miss Baillie's residence. This was in 1812, and he lived there for twenty years. He tells how he went back to his old home and gazed wistfully over the gate. The occupant came up and asked if he would walk round the garden with him. Richardson did so, and after a little, said, "'That (pointing to a bush) is from the garden of the author of the 'Pleasures of Hope' at Sydenham; that sweet-william is from the garden of Miss Joanna Baillie, your neighbour.'" He seemed agreeably excited. I then pointed out some beautiful Scotch roses from Lord Meadowbank, but when I said, 'This rose is from the

garden of Sir Walter Scott at Abbotsford; he was quite overpowered." We read in Richardson's diary of many well-known people who dined with him at Hampstead, including Miss Edgeworth and Barry Cornwall, who were together at a New Year's party. "When most of the guests were gone, I was seated beside Miss Edgeworth in the drawing-room, and I asked her how she liked Barry Cornwall? 'Barry Cornwall!' she said. 'I never saw Barry Cornwall.' 'Yes,' I said; 'you sat beside him at dinner to-day.' 'And was that Barry Cornwall?' she said; 'and may I be split into seventy-nine pieces, if I did not take him for a dull lawyer.'"

Joanna Baillie had the society of Hampstead of her day, of which I shall have occasion to write further on. Lucy Aikin, her neighbour, writing in 1883, says, "Of local society you may have much, little, or none, as you please; and with a little which is very good you may associate on the easiest terms; then the summer brings an influx of Londoners, who are often genteel and agreeable people, and pleasingly vary the scene. Such is Hampstead." On which Miss Merivale comments, "Such was Hampstead; but the giant spread of population and building has worked a significant change within the limits of a generation. The heath, the groves, the fields, the gardens of Hampstead; its quaint red brick mansions of Stuart or Nassau date, its later brown and yellow edifices of Hanoverian respectability, its still more modern stone or plaster villas with their well-kept lawns and dainty flower beds; the variety of hill and valley, the broad breezy terrace, the outlook to the vast city and St. Paul's dome rising mysteriously through its everlasting smoke on the one side, and to Harrow-on-the-Hill with its conspicuous steeple on the other; these, though not untouched by mutability's 'cruel sport,' may still in their general features remain as in the days when Miss Aikin tried to tempt Dr. Channing to its heights. But where is the free village life? where are the retired haunts? and above all where are the familiar gatherings equal in variety or in intellectual quality to those which certain Hampstead homes could muster five and thirty years ago?"

NETLEY COTTAGE.

In Netley Cottage, which is beautifully situated at the summit of Frogna, and near the Heath, the father of the present Lord Chief Justice of England lodged for a time. Lord Coleridge courteously informs me that it must be at least sixty-four or sixty-five years ago. His Lordship was then quite a little boy, and all he remembers is that the next neighbour was Dr. Roget, a very eminent man of science of that day, and the author of one of the Bridge-water treatises.

A more recent and the most interesting association of the place to many is that there Dr. C. E. Appleton, the founder and first editor of the *Academy*, made his home, and had as guests many of the most brilliant men of letters of the time.—Robert Louis Stevenson, whose contributions to the *Academy* should be reprinted, was an occasional guest, and Dr. Appleton's hospitality was freely extended even to beginners in literature. In the memoir of Dr. Appleton, his brother says:—

"After living for a short time in London, Dr. Appleton took up his quarters at Netley Cottage, Hampstead, the pretty, artistic home where it was his pride and pleasure to

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bring together gradually the goodly collection of books, engravings, china, old furniture, etc., which formed, as it were, the setting of his busy life. Many of those who read these pages will, I am sure, have very pleasant memories of this hospitable retreat."

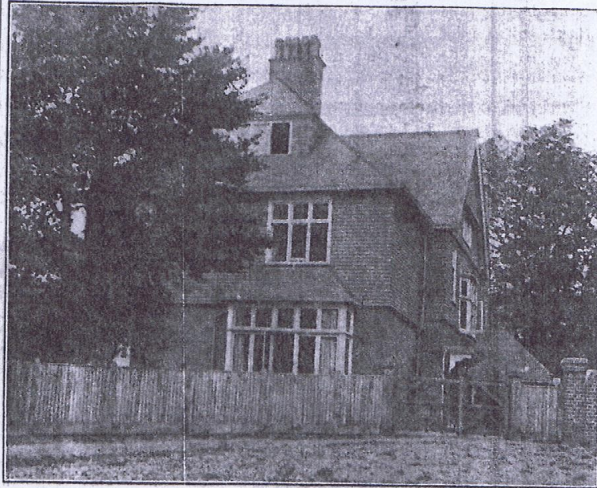
Among those who were frequent and welcome visitors during that period was William Minto, afterwards Professor Minto, whose very premature death was so greatly deplored. In his clever novel, 'The Crack of Doom,' originally published in *Blackwood's Magazine*, Minto (as he himself informed me) had Appleton's cottage in his mind when he described Raspian's "bachelor residence in the suburbs." "It was an old-fashioned house of commodious but plain construction, built with its face to the south, near the top of the northern slope, just where the ascent began to slacken and bend over gently, exposing the soil to the full force of the southern sun. As you sat in the verandah, which ran along the front, there was a soft green acclivity before you, over which you saw nothing but the sky; from the bedroom windows of the second storey you looked over into the terraced garden sloping quickly down. In spring and summer mornings the birds piped and twittered in fullest chorus from the thick growth of trees and bushes in the garden. . . . The rising tide of social show and comfort had made the house too small for a well-to-do family; the advancing waves of the

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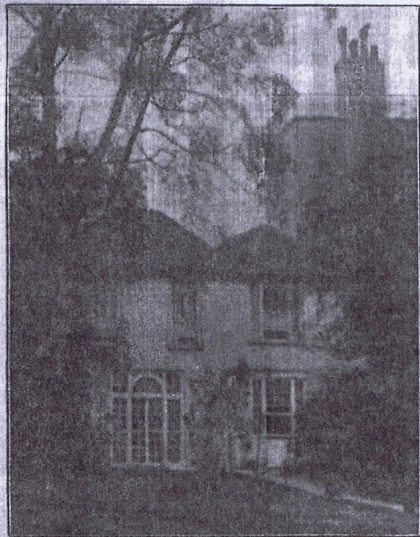


This house, built in 1892, is the residence of Mr. Walter Besant, the celebrated novelist.

WILLIAM COWPER'S COPY OF ROBERT BURNS' POEMS: 1787.

DR. GROSART, in drawing the attention of the readers of *THE BOOKMAN* to Burns and Cowper, has done a real service to the admirers (and they are an increasing number) of both poets. On this account it is all the more to be regretted that the paper, which is characterised by that easy diction which the doctor has taught his readers to expect of him, is not also marked by the knowledge of Burns that it displays of Cowper. But, courteous though the paper undoubtedly is to both poets, it somehow tilts against the grain. That Cowper's copy, with red and blue pencil markings, of the London edition of Burns's poems carries the bookplate of the poet's uncle—William Cowper—clerk of parliaments, and not that of William Cowper, poet, some time clerk of the journals of the House of Lords, is but a small matter. The mistake was easy, and breaks no bones. But why exaggerate the qualities of the third, or London edition, over the earlier Edinburgh edition? Six copies—surely sufficient to enable one to make a correct generalization—are now before us, and we have no hesitation in confirming the received opinion that the Edinburgh book, for which the portrait was engraved, is preferable to the other. Nor was the plate re-engraved till it was required for the two-volume edition of 1793.

But why whine over the scantiness of Burns's resources when no such scant existed? Let us for ever be done with all apologetic cant as to the library of Burns. His library was ample for his purpose, as his art, taking into account the literary horizon of his period, shows. Peter Hill was handy and kind to Burns in the matter of book collecting. Mr. Hill hunted the evening sales in Edinburgh auction-rooms for the books wanted by the poet, who, like most authors, had (in addition to loans) many books given to him by friends, with the result that it would take to-day more (certainly not less) than £200 to replace in



NETLEY COTTAGE, HAMPSTEAD.

town had long since overtaken and surrounded it; but it was still large enough for a comfortable bachelor—and once within its high garden walls you had as complete a sense of seclusion as if you had been in the depths of the New Forest."

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