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Historical Buildings Impact Assessment

on

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 extended area, which currently houses the kitchen and dining spaces. 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 historical information relating to Netley Cottage and cross referencing to the alterations and related demolitions to the section of the Listed building.

Drawings & Documents

Please refer to the Design & Access Statement for a full listing of the drawings and documents that outline the application proposals.

We draw attention however to drawings 1707 DM01 – Ground Floor Demolition Plan, as this specifically shows the level of removal in terms of listed building material.

Historical Context

Netley Cottage is of a 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 dates back to circa 1779 ad such 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

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references to ground and first floor alterations which were minor and the generation of single storey alterations to a perpendicular building structure.

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 of the Design & Access Statement 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 times.

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. Whilst doing so however there is a need to clearly establish a sympathetic language that can display the sequencing of the property growing in size over time.

Proposal

The proposal is to construct a two storey extension at the property with an attachment at ground floor level only.

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A separate staircase will be provided to access the new upper floor so that the roof lines and details of the old form and the new, do not need to meet.

This enables the new structure to stand free from the former at the higher level and the differentials to therefore remain expressed independently. A staggered ground floor plan also then acts to separate the structures and the new now stems from the flow or the former floor plan.

The physical connection will take place at the very far end of the existing ground floor dining room, which in itself is an extension.

The Listed Building material to be removed will consist of the following:

- Length of external masonry wall facing away from the Listing Garden Setting.
- 2 No. timber window elements contained within the above.
- 1 No. pair of timber French doors contained within the above.
- Part section of floor removed aside the French doors to lower the datum.

The level of demolition is minor and the new construction will be built off the side of the ground floor area at a lower floor level by two steps down. This detail exists at the current abutments of 'old and new'.

There will be no connection to the main house at the first floor.

The new extension is conceived to sit as a standalone part of the domestic accommodation that is united with the main house activity across the existing kitchen and dining space.

The choice made in the design execution for this project is to allow the new elements to sit aside the former and in doing so a 'line of chronological development' is displayed from the left hand side of the property, towards the right.

The original Cottage was extremely small and consisted of the singular block on the left hand side. This has been extended to the right in the perpendicular section, which sits beneath a differing roofing detail, whilst providing compliance in terms of fabric and detail.

The ground floor addition that took place after this was formed in an alternative, yet respectful language, and now the latest in the line of announced changes intends to comply with this intention.

Materials

For full details on the materials to be used in the new formation please refer to the Design & Access Statement Document.

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However to summarise, the intentions are to provide masonry external walls with a smooth painted render face and provide timber window and door details with double glazing.

The roof will be laid flat with zinc formed panels with rolled joints at uniform intervals.

The extension will be painted in white to match the main house and the new material detailing is set to unite with the main house formations and the continuation of announced development is continued to the right of the original house.

Conclusion

Pre-application planning advice provided an opportunity to provide a linked structure to the Listed Building at the far end of the latter ground floor extension.

The connection has been articulated in this application as has the notion of occupying the area between the rear facade of that extended area and the current boundary garden wall.

With this however the level of removal and demolition of Listed material has been reduced to a minimum.

With the suggested design, and this minor connection it has been possible to keep the vast majority of the existing build un affected by the proposals and this unique opportunity allows the possibility of extended accommodation to be in a 'linked detached format.

With this however, the notion of visual distraction has been appreciated and the new form has been conceived to be subservient and modest in its announcements compared to the main house and its earlier alterations.

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