

Kidderpore Avenue, London, NW3
King's College London Hampstead Residence

Heritage Statement

July 2015 — with December 2018 addendum statement - Kidderpore Hall Listed Building
Consent

CONTENTS

1.0	INTRODUCTION	2
2.0	HISTORY OF THE SITE AT KIDDERPORE AVENUE	5
	- John Teil's estate	
	- Westfield College	
	- King's College site	
3.0	ASSESSMENT OF HERITAGE ASSETS	
	3.1 Redington and Frogna Conservation Area	15
	3.2 Listed Buildings	28
	- Kidderpore Hall: Grade II listed (1843)	
	- The Summerhouse: Grade II listed (no date)	
	- Maynard Wing: Grade II listed (1891)	
	- Skeel Library: Grade II listed (1903)	
	- Discussion of Bay House (c.1921) (non-listed building)	
	- The Chapel: Grade II listed (1929)	
4.0	STATEMENTS OF SIGNIFICANCE	51
5.0	LEGISLATIVE FRAMEWORK AND PLANNING POLICY AND GUIDANCE	55
6.0	THE PROPOSALS AND PRE-APPLICATION DISCUSSIONS	60
7.0	ASSESSMENT OF APPLICATION PROPOSALS	63
8.0	CONCLUSIONS	70
9.0	ADDENDUM STATEMENT- ASSESSMENT OF LISTED BUILDING CONSENT APPLICATION FOR WORKS TO KIDDERPORE HALL DECEMBER 2016	74

APPENDICES

1.0	LIST ENTRY DESCRIPTIONS	
-----	-------------------------	--

1.0 INTRODUCTION AND METHODOLOGY

- 1.1 This Heritage Statement has been prepared by Montagu Evans LLP on behalf of Mount Anvil Ltd and King's College London to support the applications for Planning Permission and Listed Building Consent for the proposals at the site of Kidderpore Avenue. This Assessment considers the heritage effects of the proposed development, with reference to townscape character and visual aids in line with established best practice guidance.
- 1.2 The Site shown at Figure 1 is located to the north side of Kidderpore Avenue and extends to approximately 1.22 hectares. The site contains eleven buildings or structures and five of these buildings or structures are included on the national list of buildings of special architectural or historic interest. The listed buildings are all listed at Grade II and comprise Kidderpore Hall, the Maynard Wing, The Skeel Library, the Chapel and the Summerhouse; a small, classically styled building which is located in the garden to the rear of Kidderpore Hall.
- 1.3 A number of buildings in the immediate environs of the site are statutorily listed. The Church of St Luke's and the St Luke's Vicarage are listed at Grade II* and Grade II respectively. The Grade II* listed building of Annesley Lodge is located further to the north on the corner of Platt's Lane and Kidderpore Avenue. Further from the site on Ferncroft Avenue, the thoroughfare which is located beyond the reservoir to the north-east of the site, are two Grade II listed houses at numbers 33 and 35. Other listed buildings located within the vicinity of the site are shown in Figure 2.
- 1.4 The site lies within the setting of the listed buildings at St Luke's Vicarage and St Luke's Church. The significance of these listed buildings, and the contribution made to their significance by their setting, is assessed at Section 3 of this statement. Whilst the site may be seen from other listed buildings within the vicinity of the site, shown in Figure 2, the site does not form part of their setting. An assessment of the significance of these listed buildings has not been undertaken within this statement.
- 1.5 The site lies also within the Redington and Froggnal Conservation Area which was first designated in 1985 and extended in 1988, 1992, 2001 and 2003. The final extension to the Conservation Area was made in 2003, and was to include further parts of Finchley Road, Heath Drive, Langland Gardens and Froggnal Lane. The Conservation Area Statement was agreed on 21 March 2003 following public consultation. The townscape context of the site is defined by the built form and architectural character of the Conservation Area.
- 1.6 The Conservation Area Statement identifies five of the non-listed buildings on the site at Kidderpore Avenue as making a positive contribution to the character and appearance of the Conservation Area. These are: Dudin Brown Wing, Lady Chapman Hall, Lord Cameron Hall, Rosalind Franklin Hall and Queen Mother's Hall. A plan of the buildings which are considered by the London Borough of Camden to make a positive contribution to the Conservation Area is included at Figure 28 of this statement.
- 1.7 One building on the site not shown in figure 2 is known as Bay House. This is not a statutorily listed building and is not identified separately from the other buildings in the Conservation Area Statement. Bay House is partly an infill structure dating from different periods during the early to mid-twentieth

century. Bay House now forms part of the principal elevation to Kidderpore Avenue. The history and significance of Bay House is discussed more in Sections 2 and 3 of this statement.

- 1.8 Visual experiences of the buildings on the site are gained from public and private vantage points within the Redington and Froggnal Conservation Area. The likely effects on heritage assets arising from the scheme have been discussed with officers at the London Borough of Camden, and key views have been produced to aid in this assessment. A plan of where these views are located is shown at Section 6.



Figure 1 A Site Location plan showing the boundary of the application site.

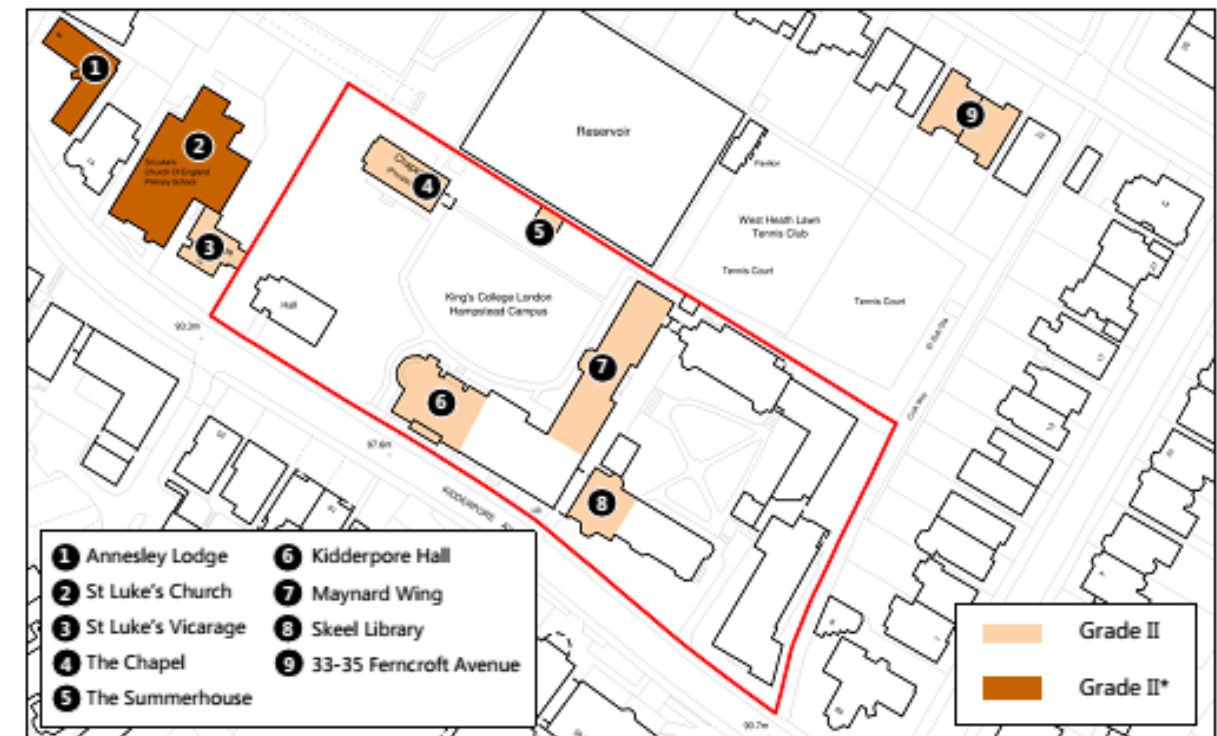


Figure 2 The site plan showing the listed building on the site and in the area.

Historic Context

- 1.9 Kidderpore Hall, variously known as the 'Old House' in some sources, the grand residence built for John Teil, a wealthy East India merchant, was completed in 1843 and is a stuccoed villa in a Greek Revival style. The original pleasure gardens and the wider grounds existed as a park for the residence until later in the nineteenth century when the site was put up for auction in 1889 and bought first by a shipbuilder, Alfred Yarrow, and then by the newly formed 'Westfield College for Ladies' in 1890.
- 1.10 Following the purchase and occupation of Kidderpore Hall and the rest of the application site by Westfield College, the rest of the buildings were constructed on the site in different phases. The Maynard Wing was completed in 1891. The Skeel Library was completed in 1903 and Dudin Brown Hall in 1905. The reconstruction of Bay House in 1921 (albeit with later additions), Lady Chapman in 1927-9, Lord Cameron Hall (Orchard Wing I) in 1935 and Rosalind Franklin (Orchard Wing II) in 1960s, completed the quadrangle to the southeast of Kidderpore Hall. Queen Mother's Hall was completed in 1982.
- 1.11 Many of the buildings on site are inter-connected and the extent of each building (ie where one building ends and another begins) is not readily apparent in all cases, including between listed and non-listed buildings. It is for this reason, and which is supported by archival and cartographic evidence, that we consider the elevation of Bay House to Kidderpore Avenue to incorporate part of the original Maynard Wing elevation. The architectural and historic assessment of this building and its internal fabric set out at Section 3 of this statement concludes that the significance of this building lies only in its external elevation to Kidderpore Avenue and that the interiors of this building do not possess special architectural or historic significance.
- 1.12 The age of the Grade II listed Summerhouse is unknown but from the evidence consulted and the description provided in the list entry, it is likely that this was constructed by the then occupiers of Kidderpore Hall in the mid nineteenth century.
- 1.13 The buildings on site are generally between three and four storeys in height including some attic / roof-level accommodation.

Townscape Context

- 1.14 The townscape context of the site is naturally defined by the built form and architectural character of the Conservation Area. Townscape is the "built-up area, including the buildings, the relationships between them, the different types of urban open spaces, including green spaces, and the relationship between buildings and open spaces", as defined in *Guidelines for Landscape and Visual Impact Assessment, Third Edition* (Landscape Institute and Institute of Environmental Management and Assessment, 2013) ('GLVIA3').
- 1.15 Our assessment of the effects on the Conservation Area is, therefore, naturally tied up with an assessment of the effects on townscape character. Our assessment is qualitative and describes the effects within the context of planning policy and best practice guidance. Narrative text is used in this statement to describe the townscape context because such assessment is not a strict quantitative process and some considerations will depend on professional judgement.

- 1.16 The townscape, in most parts, is characterised by residential dwellings of a substantial size, set within individual garden plots. Residential properties on the roads of Heath Drive, Briardale Gardens, Ferncroft Avenue for example, are either detached or semi-detached, and display a variety of formal and free architectural styles which are typical of late nineteenth century early twentieth century architecture which characterises the area. Building materials are generally of red brick with clay tiled roofs, although some properties exhibit tile hanging and render. Mature trees and dense vegetation are a key part of the street scene, and street names of 'Avenues' and 'Gardens' reflect the green quality of the area.
- 1.17 The Conservation Area is divided into eight sub areas of different townscape character. The application site lies within the sub area 3; *King's College and environs (including Nos. 300-338 Finchley Road)*, which is identified as 'unique' within the Conservation Area. The area has changed substantially following the expansion of the Westfield site from the late nineteenth century.

Proposals

- 1.18 The proposed development is for a change of use of the site from student accommodation to residential (C3). The applications involve the refurbishment and reuse of the site's five listed buildings. Kidderpore Hall, the Maynard Wing, the Chapel and the old Skeel Library will all be sensitively converted to residential use, and the Summerhouse will be restored in a new location on the site close to the Chapel.
- 1.19 Other non-listed buildings will also be retained and sensitively converted to residential use, namely Bay House, Dudin Brown, and Lady Chapman Hall.
- 1.20 Three existing buildings will be demolished and replaced with new residential buildings: Lord Cameron Hall, Rosalind Franklin Hall and Queen Mother's Hall.
- 1.21 Further new buildings are proposed on the site. 'Pavilion' houses are proposed between the Chapel and Queen Mother's Hall. A terrace of 'townhouses' is proposed between the Chapel and the Maynard Wing on the site of the previously-consented student accommodation development, planning permission for which remains extant by virtue of the development having been commenced. One townhouse is also proposed within the western garden to the west of the Chapel.
- 1.22 In total, 156 dwellings are proposed.
- 1.23 Integrated in the Kidderpore Avenue elevation of the replacement for the Queen Mother's Hall will be an access to a basement area where car parking for residents and visitors will be provided. In total 97 car parking spaces are proposed. The majority of the site's cycle parking requirements (a total of 328 spaces) will also be accommodated in the basement. Some cycle parking – in particular that intended to be used by visitors – will be provided at ground floor level, carefully integrated into the hard and soft landscaping scheme designed by Fabrik.

Consultation

- 1.24 The constraints of the site have been subject to assessment and design options have been explored with Mount Anvil and Scott Brownrigg. This process has benefited from detailed discussion with planning and conservation/design officers at the London Borough of Camden, as well as wider consultation with the public. The proposals reflect the outcomes of these discussions.
- 1.25 Discussions considered also the proposed landscape works with regards to the effects on the character and appearance of the Redington and Frognal Conservation Area and the setting of listed buildings. More detail on the pre-application discussions is set out at section 6 of this statement.

Assessment

- 1.26 By virtue of paragraph 128 of the NPPF, applicants for development proposals which have an effect upon the historic environment are required to describe the significance of the identified assets so that the impact of the proposals may be understood. This statement fulfils that requirement by undertaking an assessment of the significance of heritage assets pertaining to the application site and within the vicinity of the site, including an assessment of the setting of the listed buildings and the contribution that their setting makes to their significance.
- 1.27 The assessment, set out in Sections 3 to 4 of this statement, will consider how the application site contributes to the significance of these assets. With this understanding, an assessment of the effects of the development will be completed.
- 1.28 Our assessment of the heritage and townscape effects arising from the scheme is aided by the application drawings, the Design and Access Statement and CGI visualisations of the proposed scheme prepared by Scott Brownrigg, as well as the Landscape Design and Access Statement prepared by Fabrik. Inevitably, there is an element of judgment in undertaking our assessment, and this must also reflect the perceived design, and urban design, quality and benefits of any proposal which can, in urban situations, turn a major adverse effect into a beneficial one.
- 1.29 The applicable statutory and planning policy considerations are outlined in Section 5, and the proposals are described at Section 6. Section 7 presents our assessment of the scheme and justifies the proposals against that policy framework, with reference to the drawings and CGI imagery produced by Scott Brownrigg in order that the visual impacts of the scheme may be understood.
- 1.30 The proposals have been developed to balance interests in a single, coherent scheme for the residential use on this site. The desirability of conserving designated heritage assets has been afforded considerable weight in this process, to be set alongside other factors, including the opportunity for new architecture and landscape to enhance the character and appearance of the Conservation Area.
- 1.31 The scheme involves the demolition of three non-listed twentieth century buildings. These buildings are identified in the Council's documents as making a positive contribution to the Redington and Frognal Conservation Area. The impact of this loss is considered alongside beneficial aspects of the development, including the architectural quality of the replacement building designed by Scott Brownrigg. Enhancement to the significance and the setting of listing buildings on and around the site

are also identified as important considerations in the overall heritage balance. The wider planning balance considerations are discussed in the Planning Statement.

- 1.32 This Heritage Statement concludes that the proposals will result in an overall enhancement to the historic environment. The loss of the existing non-listed buildings is, we conclude, justified by the quality of the replacement architecture, and by the wider benefits to heritage assets, in particular the return of currently vacant listed buildings back into long term, appropriate, sustainable uses that are consistent with their conservation.

2.0 HISTORY OF THE SITE AT KIDDERPORE AVENUE

- 2.1 A brief history of Hampstead is presented in this section to provide the relevant context for the construction of Kidderpore Hall in 1843, and the subsequent development of the Westfield College site.
- 2.2 This description of the history of the area also informs an understanding of the significance of the Redington and Frognal Conservation Area which is set out in sections 3 and 4 of this statement. The CA Statement has been consulted in the production of this section.
- 2.3 Documentary evidence and the planning history records are scant and incomplete for the history of the buildings upon the former site. Sources of evidence consulted in the research of this statement have been referred to where relevant.

The Childs Hill Estate and early Hampstead

- 2.4 The area around Hampstead, developed as part of the estate formerly referred to as Childs Hill, took its name from Richard le Child, who held a customary house in this area in 1312. A similar estate was held at the same time by Richard Blakett, who gave his name to Blacketts Well to the north of the area which acted as one of the land boundary markers by 1632.
- 2.5 The centre of the Hampstead village area was first developed in the late seventeenth century following the discovery of the medicinal springs. This resulted in its prodigious growth as a fashionable spa in the eighteenth century with the construction of terraces and cottages on both sides of the High Street and larger detached houses close to the centre.
- 2.6 By the mid eighteenth century the Hampstead part of Childs Hill was divided in two by Duval's Lane (later called Platt's Lane from 1837), which ran from West End and Fortune Green to the heath, Hampstead town, and Hendon. Most of the area remained as undeveloped fields which separated Hampstead Village and Frognal Lane to the east from West End to the west.
- 2.7 Most of the roads within this area had been established as country lanes and tracks by this time also. Frognal and West End were linked by West End Lane, part of which was to become Frognal Lane in 1895.
- 2.8 The popularity of Hampstead and its surrounds declined in the 1800s due to competition from other London spas. By 1801, there were just 691 houses supporting a population of 4,300.
- 2.9 Farming remained a primary source of income in the area until the mid nineteenth century, and the majority of the land was in the ownership of the Maryon Wilson family who farmed the area from the Manor Farm, Frognal. More modest sections of the area were owned by Henry Weech Burgess, Thomas Pell Platt and an East India merchant, John Teil.



Figure 3 An oil painting of Childs Hill looking south painted by John Constable who resided in the area.



Figure 4 An extract of John Rocque's Survey of London, 1745, reproduced for the Records of Hampstead, 1889.

2.10 Finchley Road was constructed in the 1830s to the south of the area. The arrival of the Finchley Road, which can be seen in Weller's map of 1862 at Figure 6, provided a north-south connecting road through the area which reduced the isolation of the northern reaches.

2.11 Following this development, a few larger individual properties for wealthy families were built in the north of the area. A house called Temple Park was built on the smaller Temples estate c.1830 by Henry Weech Burgess, and contemporaneously, farm buildings were erected on Platt's estate fronting Platt's Lane.

2.12 Another landowner in the area, John Teil, was an East India merchant with a leather business who ran tanneries in Kidderpore near Calcutta. It was in 1843, that the western portion of Childs Hill estate was built upon by T. Howard on behalf of John Teil. Howard designed Kidderpore Hall, a stuccoed Greek revival house with a slightly projecting colonnade, side pediments, and a semicircular bay; a grand suburban residence which sat within its own pleasure gardens and grounds, shown in the 1870s OS map in Figure 5.

The historic development of the wider area in the nineteenth century

2.13 The area surrounding Kidderpore Hall continued to grow slowly in the nineteenth century up until the 1860s when it was connected to central London by the North London Railway. This provided the impetus for the construction of much new housing in the area to the west of Hampstead village centre during the 1870s and 1880s through a number of speculative developments. Redington Road was developed as part of this phase of the growth of Hampstead. By 1864, some nine and a half acres of Henry Weech Burgess's estate had become a brickfield, as can be seen on the OS map from 1873.

2.14 On a field of Platt's estate located to the southwest of Teil's estate, four houses were built to front Finchley Road in the 1840s in the district called New West End, and can be seen on Weller's map of 1862. By 1870 the farm buildings at Platt's Lane had been replaced by a house.

2.15 Up until the 1870s the area now comprising the Redington and Froggnal Conservation Area remained as undeveloped fields which separated Hampstead Village and Froggnal Lane to the east from West End to the west. Upon the death of Sir Thomas Maryon Wilson in 1869, his brother, Sir John, sold the land to the Metropolitan Board of Works in 1872 which spurred development of the fields to the west of Hampstead Village.

2.16 The family only sold off fields or areas of land large enough for six or more houses at a time, or gave options for pieces of land to be developed over time. In order to ensure that high quality standards and a regular architectural style were used across the area, covenants were placed on the plots of land to control the appearance, materials and size of buildings.

2.17 By the 1870s there were significant financial incentives for the landowners to sell or develop their landholdings due to the increasing demand from wealthy Londoners seeking the greenery, clean air and quiet that Hampstead could offer. The Belsize Park area had by this time been largely developed, and as a result of the protection of Heath from development, the remaining Hampstead slopes became the natural location for residential expansion. Redington Road itself was laid out in 1875 and built up

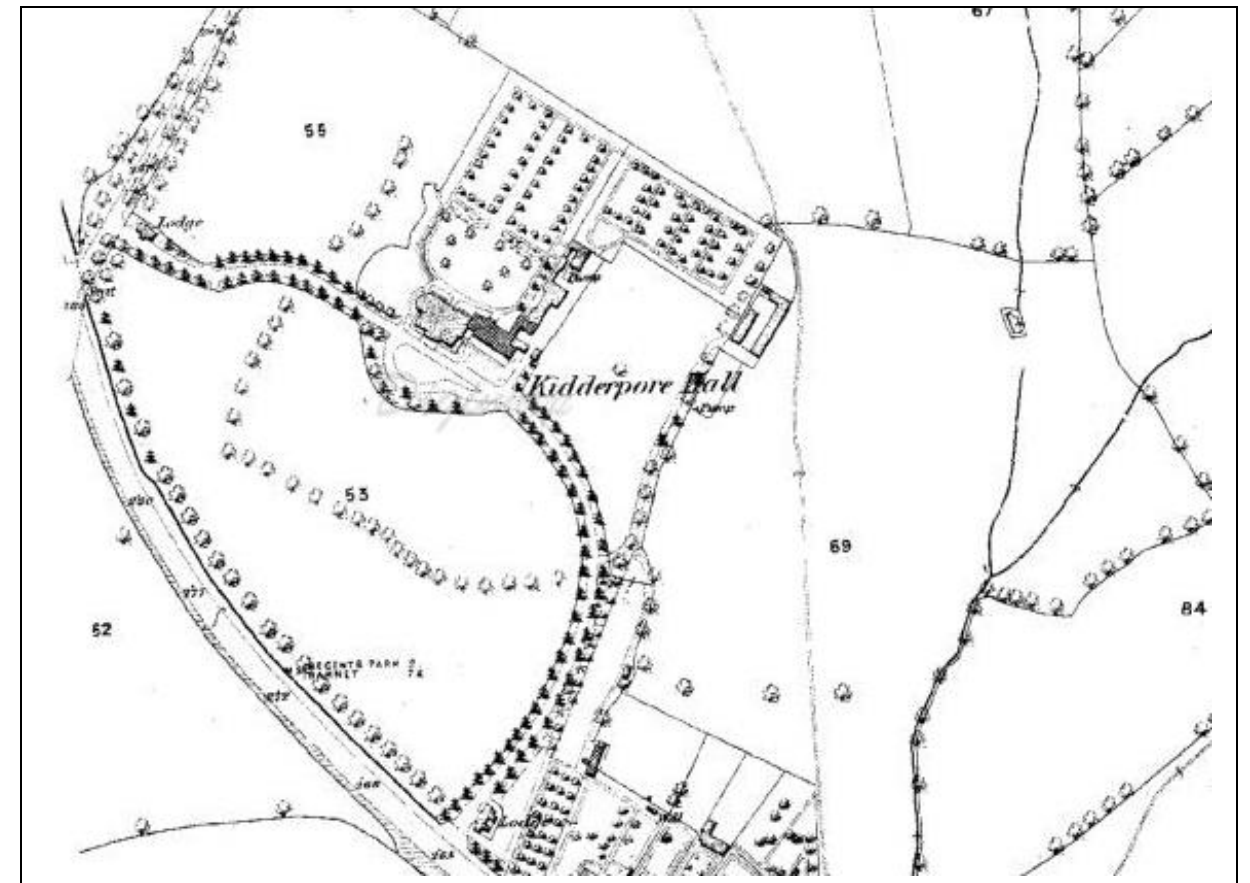


Figure 5 An extract taken from the 1870s OS map, showing the layout of the original pleasure gardens surrounding Kidderpore Hall.

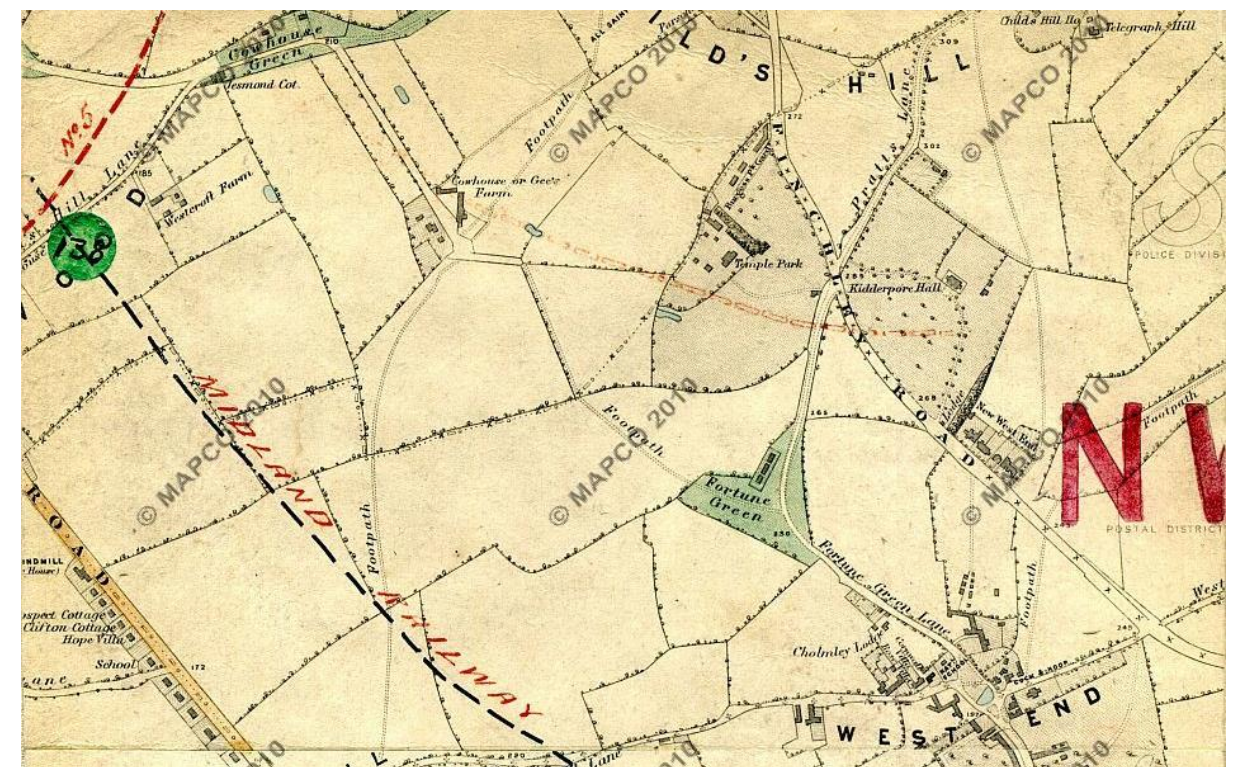


Figure 6 An extract taken from Weller's Map of 1862.

slowly. The properties at the southern end of the road were started first in 1875-6, with houses in the middle at Nos. 35-37 built in 1887, and those at the northern end, for example Nos. 81 and 87, were built in 1921 and 1936 respectively.

- 2.18 In 1886 Joseph Hoare, son of Samuel and brother of John Gurney Hoare, died after living for some 40 years at Childs Hill House. Although not pulled down until c. 1904, Childs Hill House was empty by c. 1897 when building began on the estate. Between 1897 and 1913 Ferncroft, Hollycroft, and Rosecroft avenues were laid out and mostly semi-detached houses were built by George Hart.
- 2.19 Historic maps, including that in Figure 7 provide evidence that the early development of the Conservation Area was concentrated to the southern and north western parts of the area. Notable architects such as Theodore K. Green, Philip Webb and Norman Shaw were involved in providing designs for house.
- 2.20 Charles Quennell was the architect responsible for a large number of homes in the area with his partner; the Irish builder developer George Washington Hart. Their influence can be seen in the style and materials of the dwellings in properties in Briardale and Clorane Gardens to the north and Rosecroft, Hollycroft and Ferncroft Avenues to the south.
- 2.21 The stylistic influence of the Quennell/Hart partnership is less evident in the central part of the area where the mix of styles include more Neo-Georgian, Arts and Crafts houses built in the before or shortly after the Second World War. Building, mostly of detached or semi-detached houses fronting Platt's Lane, Finchley Road, Kidderpore Avenue, and Cecilia Road (later Kidderpore Gardens), was complete by 1913.

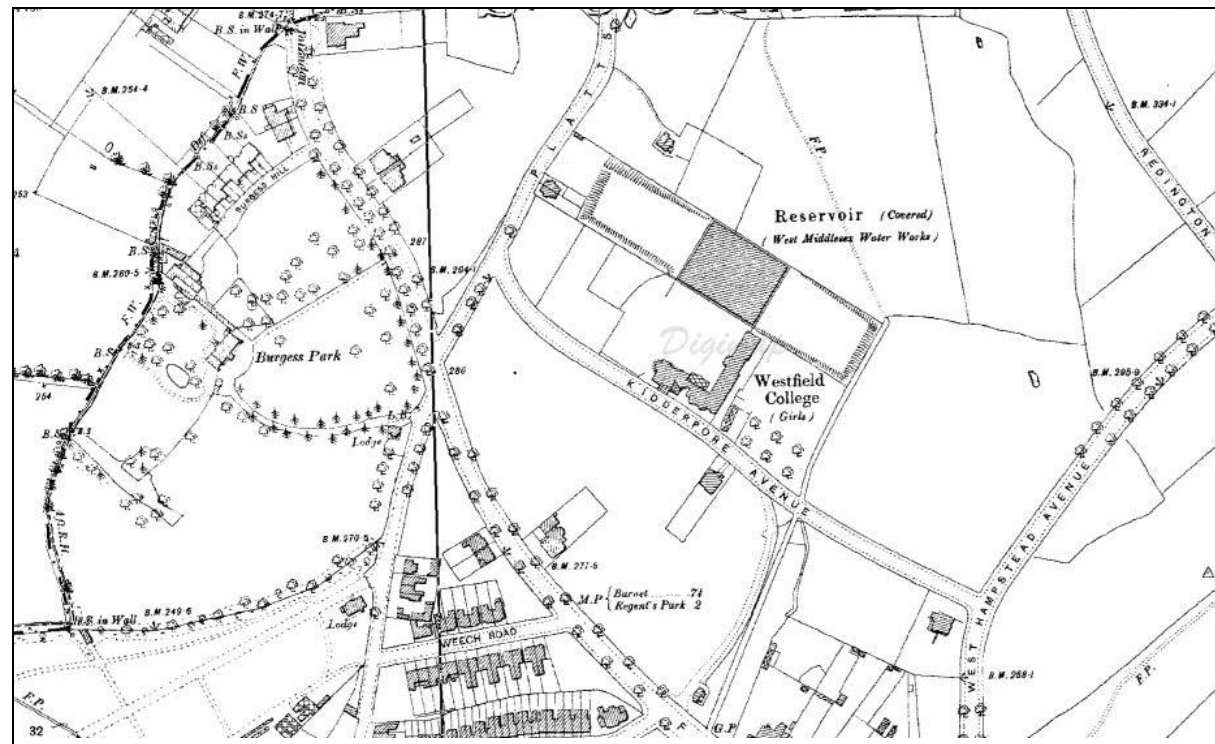


Figure 7 An extract taken from the 1890s OS map which shows the reservoir to the rear of Kidderpore Hall.

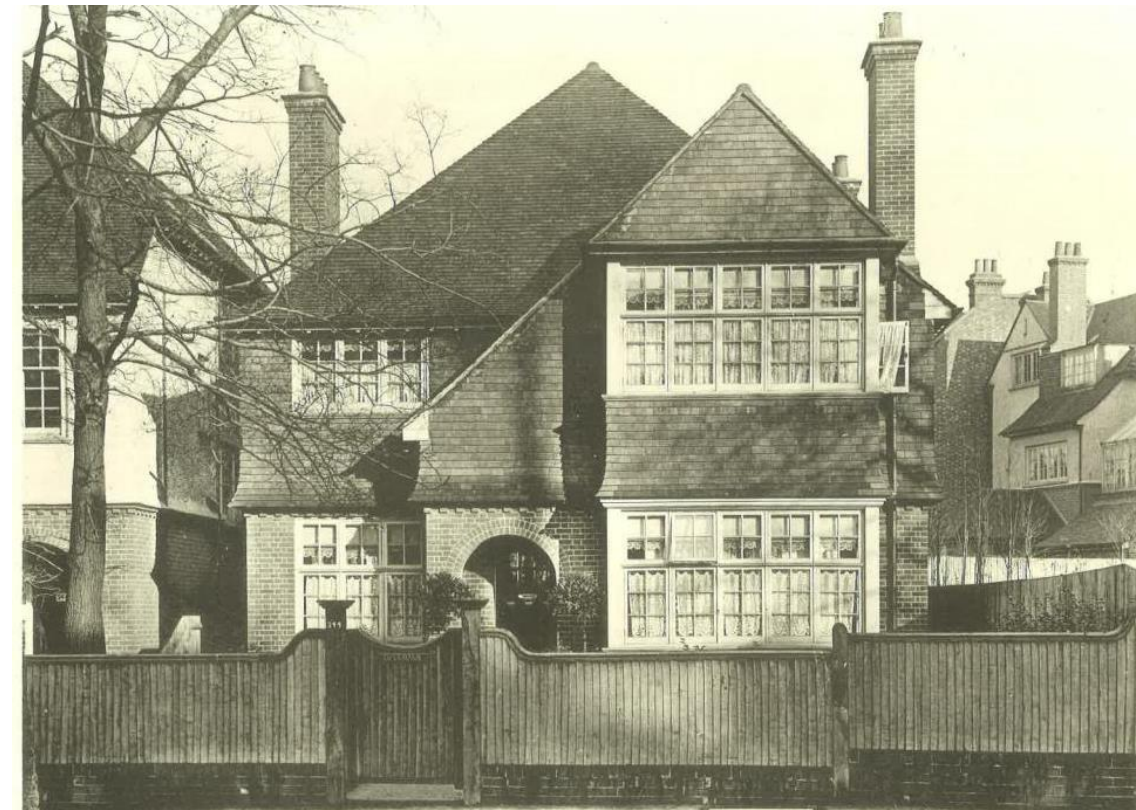


Figure 8 Arts and Craft houses defined by 'type' as set out in the 1906 publication 'Modern Suburban House.'



Figure 9 Arts and Craft houses defined by 'type' as set out in the 1906 publication 'Modern Suburban House.'

John Teil's Estate

- 2.22 The history of Kidderpore Hall is an important part of the wider history of the Childs Hill estate.
- 2.23 David Sumray, an Historian and a resident in the vicinity of the application site, has been researching the history of the Kidderpore Hall Estate over the past two years. David must be credited for the provision of some of the archival and documentary sources presented in this statement and for his own written research which has informed the following section on the historic development of Kidderpore Hall. His permission to use this material has been sought and granted.
- 2.24 Kidderpore Hall is arguably the focal point for this sub character area of the Redington and Frogna Conservation Area. Built in 1843 by T Howard, the Hall is a stuccoed villa in a Greek Revival style. The Hall was accompanied by pleasure gardens which were laid out at the same time and which can be seen in detail on the OS map dating from the 1870s included at Figure 5.
- 2.25 The grounds of the Hall became a private park and two lodges were added, one on the Finchley Road in 1849, the other on Platt's Lane in the late 1860s. The location and size of these lodges can be seen in the OS map of the 1870s.
- 2.26 The reason for Teil's purchase of this part of the Childs Hill Estate is not known for certain, albeit a connection has been established between Thomas Pell Platt and John Teil in their mutual support of various missionary and Anglican charities. This may explain how Teil came to purchase part of the Childs Hill Estate in 1840.
- 2.27 Original plans and images of Kidderpore Avenue have not been found in researching this document, albeit depictions of the house from across the then as yet undeveloped land around Branch Hill and Oak Tree dating from the 1888 and 1890 Annals of Hampstead respectively, are included at Figure 10 and Figure 11.



Figure 10 'Kidderpore Hall from the private road leading from Branch Hill to Oak Tree House, 1888'. From a drawing by H Lawes in the Coates Collection and included in the Annals of Hampstead.



Figure 11 'West Front of Kidderpore Hall, 1890.' From a drawing by H Lawes in the Coates Collection and included in the Annals of Hampstead.

2.28 The Kidderpore Estate was already in difficulty by John Teil's death in 1854. Surviving documentary evidence on the history of Kidderpore Hall between 1850 and 1889 is scant. They do include, however, the description of the Hall in Thomas Keane's 1850 publication *'The Beauties of Middlesex.'* In the extract on *'Kidderpore Hall, Hampstead, The Seat of John Teil Esq.'* Keane refers to *'this large and beautiful villa, recently built for John Teil, Esq. by Mr T. Howard, Architect,'* which was situated on the 'New-road' from Regent's Park to Barnet. It is described as standing within its own:

'park-like grounds, at a considerable distance from the high road, and is approached by a long carriage drive. It is a most complete and comfortable residence, fitted up at great expense, with drawing rooms about forty feet long and twenty wide... the basement being replete with every convenience for a large family.'

2.29 Keane's description goes on to note six principal sleeping rooms with dressing rooms and bathrooms, and eight bedrooms in the attic storey for servants. The bow window is described as having handsome circular porticos. The prospect from the mansion is described as being *'one of the most extensive in the county.'*

2.30 The 1855 auction particulars (viewed by courtesy of the Westfield Archives), held after John Teil's death in 1854, referred to Kidderpore Hall as an *'Elegant Modern mansion'* with external offices including a double coach house, a four stall lofted stable, two servants' rooms over a well house with an engine pump, toolhouse and potting shed. There was a *'handsome conservatory'* and a well-stocked garden. The grounds contained extensive outbuildings which supported the day to day living and leisure activities of the family.

2.31 The Cannon family took possession following the auction of 1855, albeit the death of Charles Cannon in 1876 led to the division of his estate between his three daughters. Parts of the estate were sold off in incremental plots so that by 1889, the estate consisted only of two and a half acres. The three daughters, not having married, and the estrangement of the son, Thomas Cannon, meant the site was put up for sale again in the late 1880s.

2.32 The property was sold at auction in 1889, but not directly to Westfield College as is often assumed. Kidderpore Hall was in fact purchased first in 1889 by Alfred Yarrow (a shipbuilder). The New Zealand Herald of 16 October 1889 reported of the auction that *'The mansion itself and thirteen acres fell to Mr Arthur [sic] Yarrow, of Fitzjohn's Avenue for £43,000 after a keen competition.'*

2.33 Included at Figure 12 is the Davis and Emmanuel building plan for the Kidderpore Hall Estate (from the Westfield Archives), which has been dated to c.1892. Davis and Emmanuel laid out all of those parts of the Kidderpore Hall Estate purchased by Alfred Yarrow. The building plan shows buildings in the location of the later Maynard Wing, which was built later by the College and would have been constructed by the date of the plan in 1892.

2.34 The 1889 auction advertisement described Kidderpore Hall as *'the Family Mansion,'* being a *'delightful residence for a City man'*, and stating that *'the conformation of the land and paddocks could be profitably utilised for building without detriment to the residential attractions of the property.'*

2.35 It is known from a comparison of the 1866 OS Map, 1855 and 1889 auction particulars and the advertisement for the auction from The Times, that a number of buildings on the Estate were demolished after the 1889 auction. Yarrow sold Kidderpore Hall and a small area of the surrounding grounds to Westfield College on 18 February 1890, with further sales of land on the Estate occurring on 22 February 1892 and 3 November 1892.

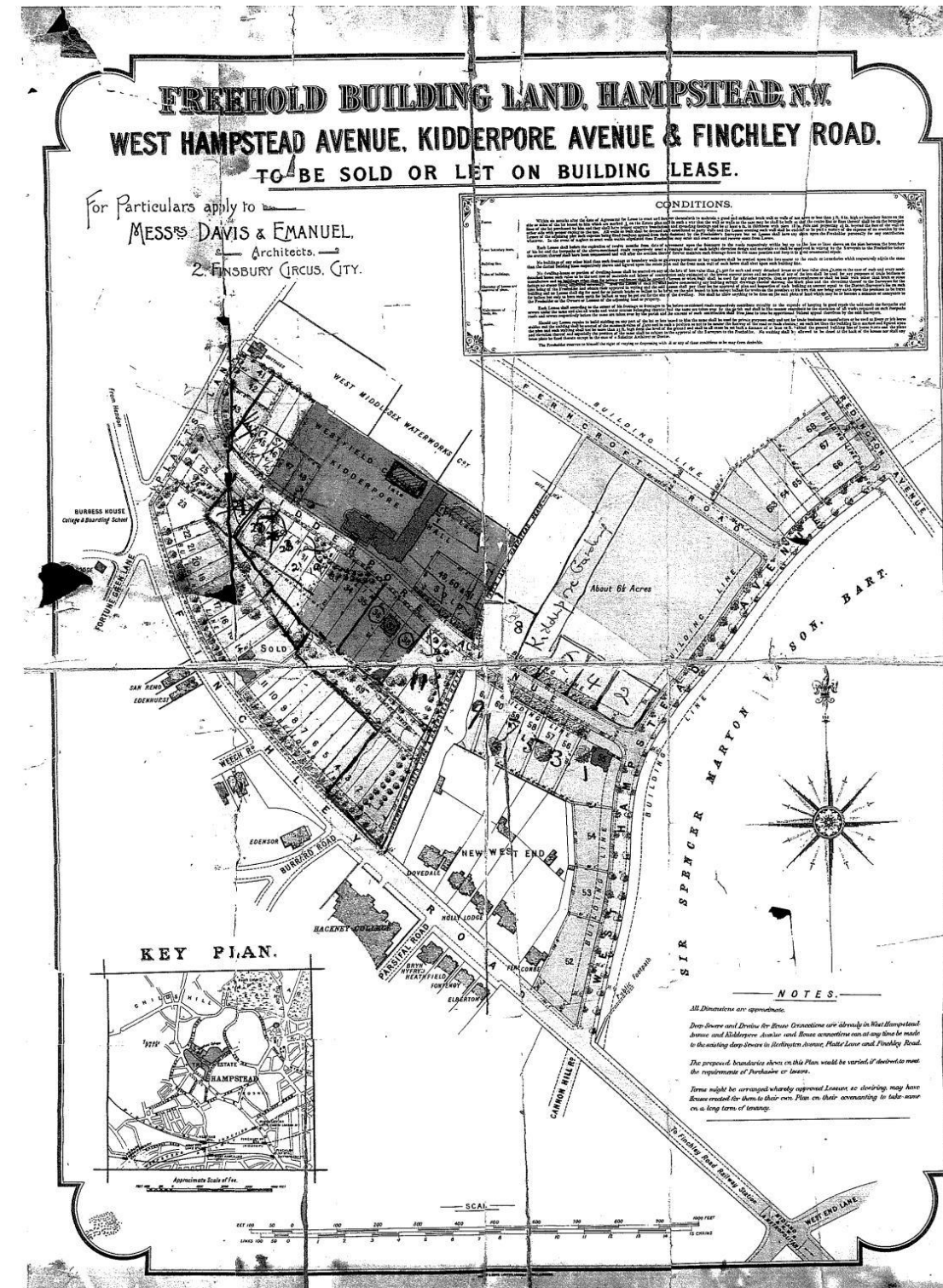


Figure 12 An extract from the Davis and Emmanuel building plan for the Kidderpore Hall Estate. This plan was produced in 1892.

Westfield College at Kidderpore Avenue

- 2.36 The Council for Westfield College had been first established early in 1882 and was founded with the wish to create 'truly Christian households in which academic and religion were equally stressed.' Key figures in the establishment of the College included Miss Constance Maynard, Miss Caroline Cavendish, Major Charles Malan and Miss Ann Dudin-Brown. Miss Dudin-Brown provided the much needed financial support for the creation of a Council and then a College itself in 1882. Unlike official collegiate environments of the time, such as at Oxford and Cambridge, the founders wished for students to learn under a 'domestic' model for the intellectual training of women on Christian lines.
- 2.37 A suitable location for the establishment of the College was debated over, and was first established in two semi-detached villas at numbers 2 and 3 Maresfield Gardens. The name of 'Westfield' was taken from the name of the semi-detached villas where the college first met. The college began with five students but by the end of the first year this had increased to ten, and lecturers then included Miss Richardson and Miss Grey who had studied at Newnham, Cambridge.
- 2.38 Westfield College, founded by Deed on 25th May 1883 in the Matter of 'The Charitable Trusts Acts 1853-1887', was initially located at houses in Maresfield Gardens in Hampstead. Whilst Kidderpore Hall was purchased by the College in 1890, the College did not move to its permanent site in Kidderpore Avenue until Lady Day, 1891. Almost immediately upon their arrival, the College initiated building works to extend the college accommodation across the new site.
- 2.39 The Maynard Wing, as it has been referred to since 1927, was built in 1891 to the designs of Robert Falconer MacDonal, and was completed along with a dining hall and an attic laboratory. The renaming of the building was later undertaken in 1927 to commemorate the first Mistress of Westfield College, Constance Maynard.
- 2.40 Prior to the construction of other buildings on the Westfield College site, the Maynard Wing was a single prominent building of red brick, designed in the William and Mary style of architecture, and stood in contrast to the Greek revival style of Kidderpore Hall itself. An image of Maynard Wing as seen on an approach from the south can be seen in the view at Figure 13, most likely drawn by the architects Falconer MacDonal. The full extent of the original building was later partly rebuilt as part of the Bay House extensions carried out in 1921 and 1935 discussed later in this statement.
- 2.41 Following the resolution made by the Council to build a new library and lecture rooms, Westfield College became a School of the University of London in the Faculty of Arts in 1902. Although science in the form of Mathematics and Biology was taught, the facilities were considered insufficient for formal recognition. It was not until October 1915 that the University recognised the Botanical Laboratory for Honours work.
- 2.42 Constance Maynard continued to be Mistress of the College until 1913 when she was succeeded by Agnes de Selincourt who adopted the title Principal and who was followed by Miss Anne Richardson as Acting Principal until the appointment of Bertha Phillpotts in 1919.



Figure 13 An architect's view of the additions to Kidderpore Hall, the 'Maynard Wing', Falconer Macdonald c. 1891.

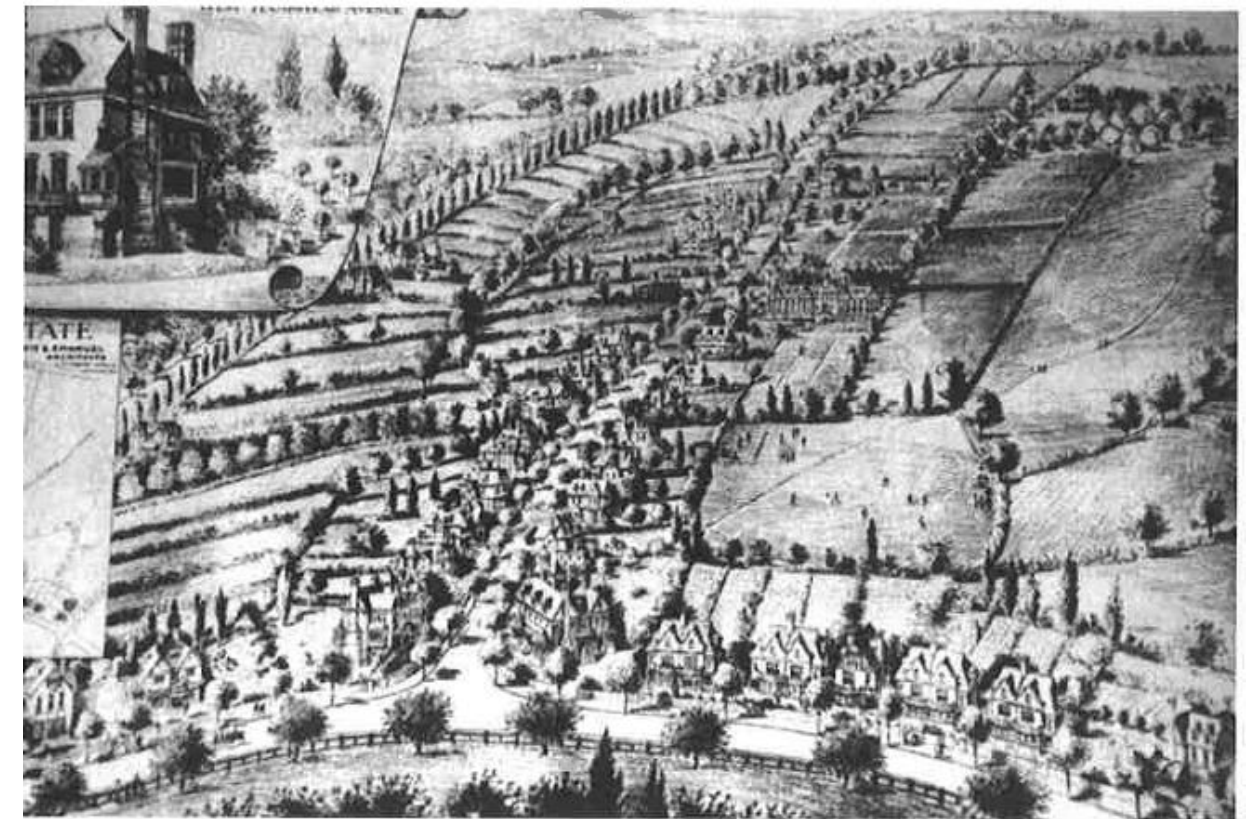


Figure 14 'The Kidderpore Estate', reproduced courtesy of the archives of Queen Mary and Westfield College, University of London.

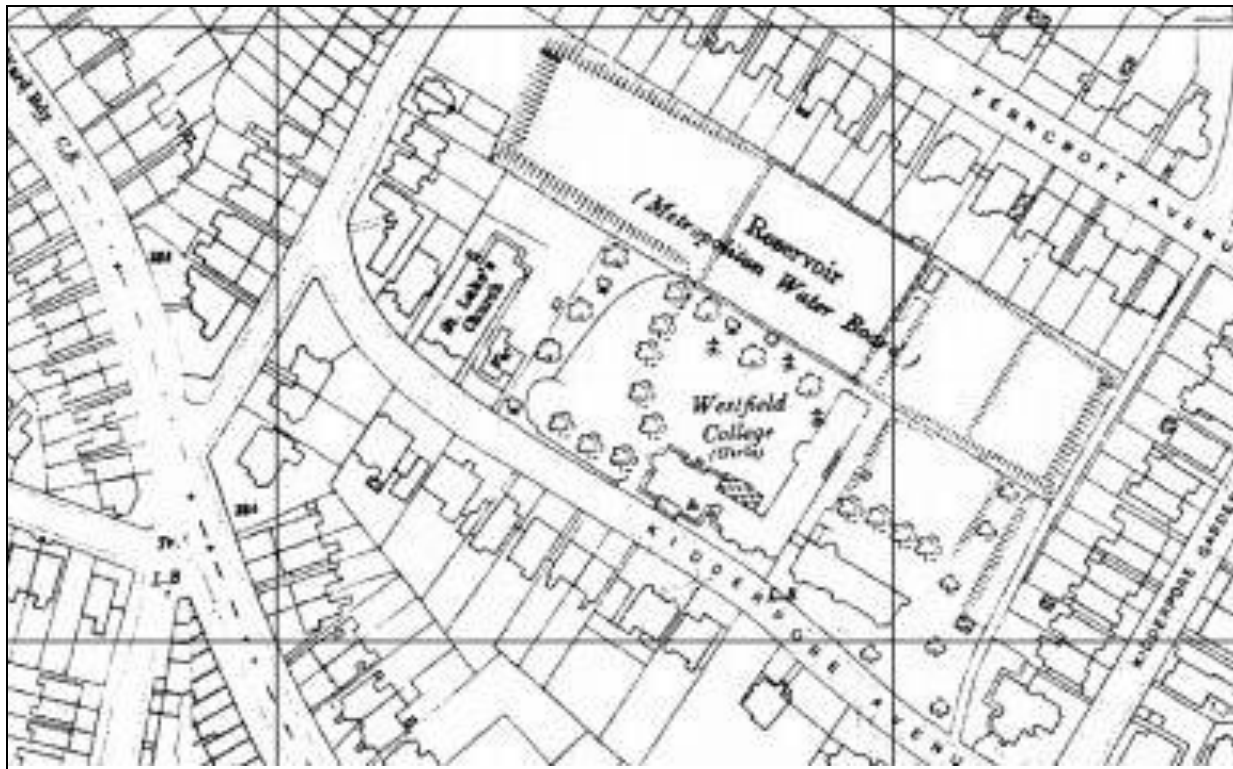


Figure 15. An extract taken from the OS map of 1915, showing the recessed connection between Kidderpore Hall and the front of the Maynard wing.



Figure 16 A photograph of the principal elevation of Dudin Brown as seen from Kidderpore Avenue.

- 2.43 In 1903, new purpose built Library and two lecture rooms were completed adjacent to Maynard Wing. This building was later referred to as the 'Skeel Library' after Caroline Skeel, a lecturer from 1895-1929 and founder of the History Department and the Library.
- 2.44 The sketch plan completed for the proposals to build Skeel Library is included at Figure 86. This plan shows the original frontage of the completed Maynard Wing as being set back from that of Kidderpore Hall, with a narrow connection between them which would have allowed an observer to read the buildings separately.
- 2.45 In October 1905, a further residential wing was built alongside the Skeel Library on land purchased by Mrs Sarah Benedict Brown. The new wing was to provide fourteen student rooms, accommodation for one member of staff and an additional lecture room, and took its architectural reference from Maynard Wing which was completed in 1891. In 1927 it was decided to rename this wing the Dudin Brown Wing after Ann Dudin Brown a generous benefactor and one of the founders of Westfield College.
- 2.46 In 1921, a new wooden building for the Botanical Laboratory, known as The Hut, was built opposite the Maynard Wing. It was extended in 1923 and in use by the Botany Department until the Orchard Wing I (later Lord Cameron Hall) was completed in 1935.
- 2.47 The street frontage to Kidderpore Avenue was changed again in 1921 following the completion of the domestic block containing new kitchens and servant quarters, to be known as the 'Bay'. This was built on the site formerly occupied by the Conservatory to the east of Kidderpore Hall. The space outside the Dining Hall was also enlarged and used as an extra reading room.
- 2.48 The new elevation to the street, including the infill between Kidderpore Hall and the Maynard Wing is included at Figure 18. Whilst a helpful depiction of the different phases of development along the frontage to Kidderpore Avenue, this photograph shows how the original elevation of the Maynard Wing was partially set back from the street frontage. This has not been infilled and reconfigured as part of Bay House, as discussed later in Section 3.
- 2.49 In 1927, a third residential block was built to the north of the Skeel Building and the Dudin Brown Wing. This is known as the Lady Chapman Hall and was named after Lady Chapman, a longstanding member of Council. The building contained the Parker Library, two lecture rooms and twenty six student rooms. The Parker Library was named after Miss Constance Parker, Librarian 1908-1932 and Lecturer until 1936.
- 2.50 The Grade II listed College Chapel was built in 1928-9 to commemorate Miss Richardson, a former Lecturer and Vice Principal 1887-1925. It was built in an austere and restrained classical design in Portland stone and rendered brickwork with simple interiors with few classical details. It was located to the rear of the site, to the northwest, and was designed to be "*small and simple.... in which no Christian ministry shall be impossible*".
- 2.51 The Chapel was formally opened on 21 June 1929. It remained in use as a Chapel until Westfield College relocated to the site in Mile End as a result of the merger with Queen Mary College in 1989.

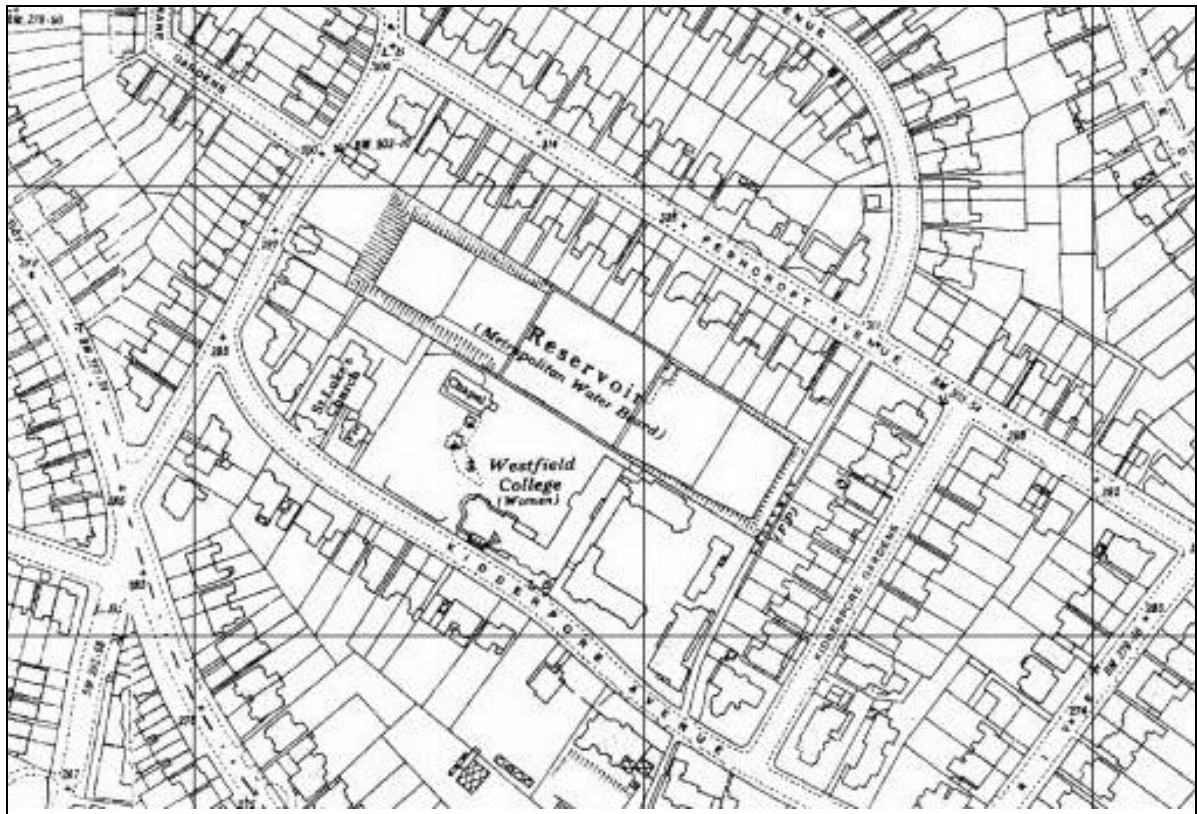


Figure 17 Extract taken from the OS map of 1934-6.



Westfield College (University of London) The College from the Road.

Figure 18 A photograph of the elevation of the Maynard Wing and Skeel Library from 1929 looking north along Kidderpore Avenue prior to the infill between Skeel Library and the Maynard Wing elevation.

- 2.52 The subsequent building to be constructed as part of the ongoing expansion of the College was the first Orchard Wing (later renamed Lord Cameron), the fourth residential wing and section of the eastern quadrangle. Lord Cameron Hall was built to provide twenty four student rooms, accommodation for two members of staff and a new Botanical Laboratory. The site plan drawn up for the 'Proposed extensions – Westfield College' in 1930s for Lord Cameron Hall is included at Figure 19. The proposed new science wing in the location of Rosalind Franklin Hall can be seen to the left of this site plan.
- 2.53 In 1965, a new residential building at Orchard II (now known as Rosalind Franklin) was completed, thus enclosing completely the quadrangle of residential wings to the east of the Maynard Wing. The plan for this building can be seen proposed in the plans drawn up in 1934 for the new Lord Cameron Hall included at Figure 19. Later in 1982, a new residence known as Queen Mother's Hall was completed on the site between Kidderpore Hall and St Luke's Church.

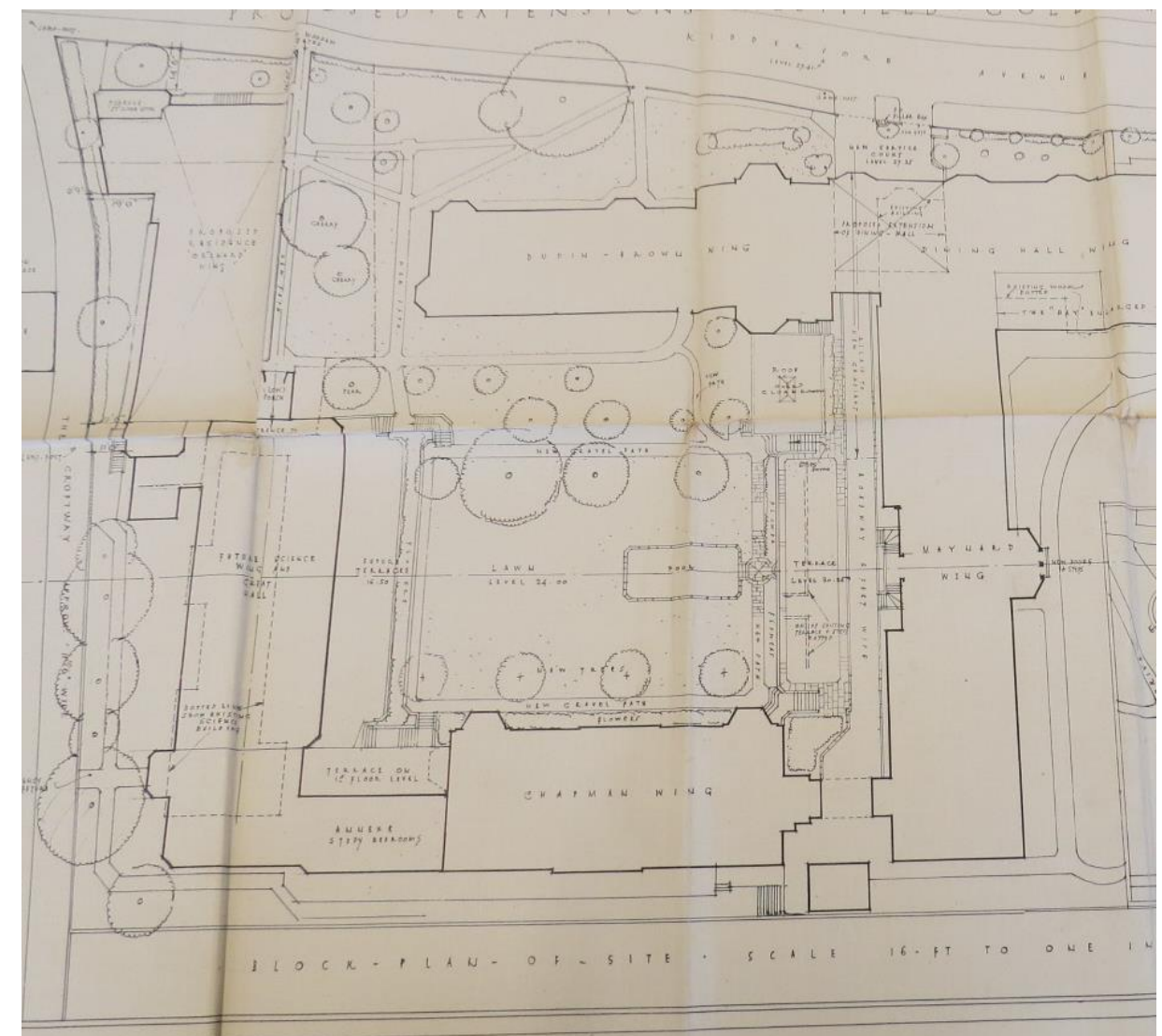


Figure 19 The site plan drawn for the 'Proposed extensions – Westfield College' in 1934 for Lord Cameron Hall. The proposed new science wing in the location of Rosalind Franklin Hall can be seen to the left of the site plan.



Figure 20 An extract from the OS map of 1953-4 showing the new Lord Cameron Hall to the south east of the site.



Figure 21 An aerial view of the Westfield Site in 1972. The new buildings on the south site of the site can be seen in the foreground of this view, with the north site shown the top left of this photograph.

King's College London

- 2.54 The eleven buildings which currently occupy the north site at Kidderpore Avenue have been in occupation by King's College London since 1992, following the sale of part of the site by Westfield College. This followed the merger between Westfield College and Queen Mary College to form Queen Mary and Westfield College in 1989.
- 2.55 In 1996, applications submitted on behalf of King's College London sought consent for new residential student study bedrooms and ancillary accommodation for the Chapel on land adjacent to the Chapel. The applications were refused by the London Borough of Camden. These applications were taken to Appeal in July 1997, which was allowed in September of that year.
- 2.56 The application sought consent for the erection of a three storey building to provide 87 new residential student study bedrooms plus ancillary accommodation, together with the retention of existing chapel as a common room. This application also included for relocation of the Summerhouse within the site.
- 2.57 The approved elevation drawings and the ground floor plan are shown at Figure 22 and Figure 23. Planning permission as part of this consent remains extant by virtue of the development having been commenced.

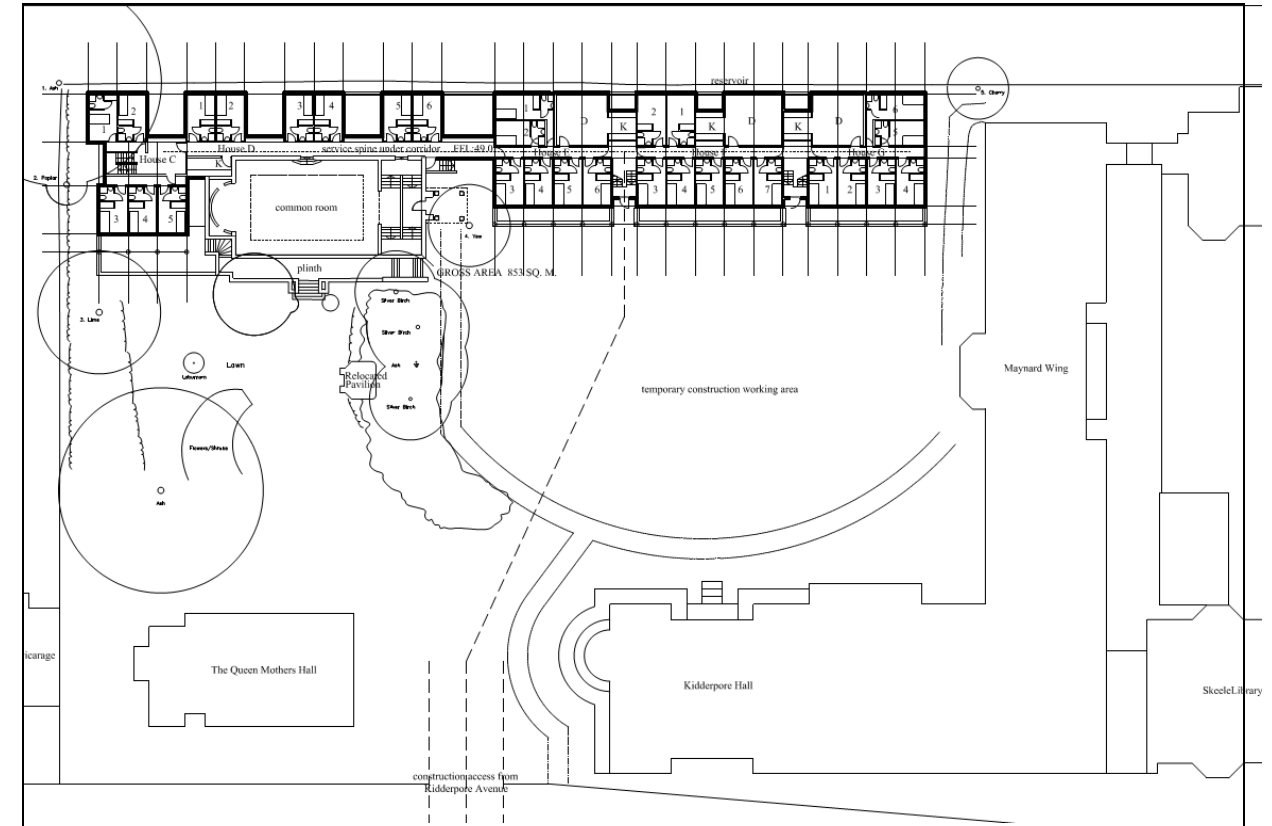
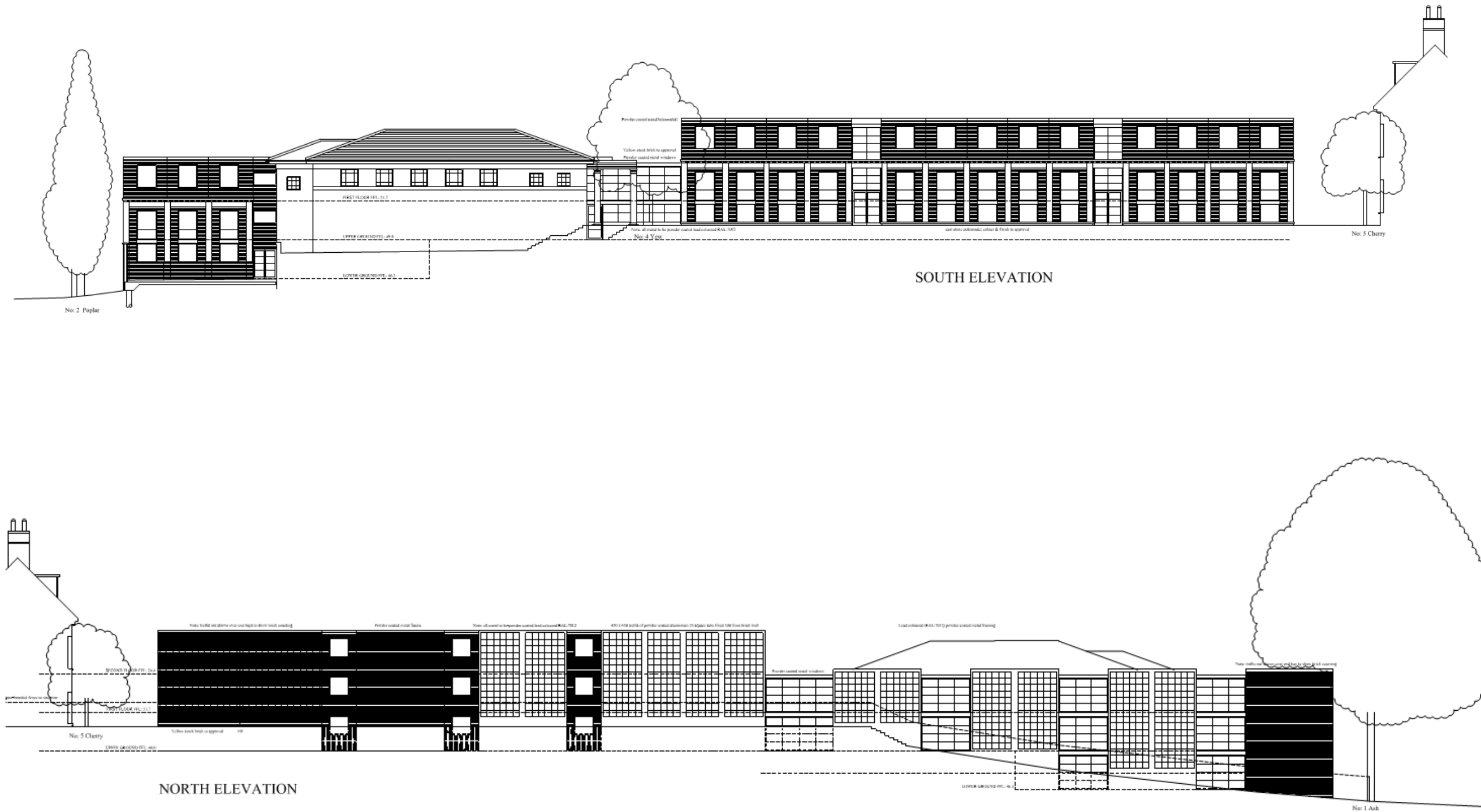


Figure 22. The approved General Arrangement drawing showing the proposed upper ground floor plan of the 1997 Appeal scheme.

Figure 23 The approved elevation drawings for the north and south elevations of the 1997 Appeal scheme.



3.0 ASSESSMENT OF HERITAGE ASSETS

3.1 This section of the statement appraises the heritage assets in the application site, and assesses the character and appearance of the Redington and Frognal Conservation Area. The contribution made by the application site to the significance of the Conservation Area and the setting of listed buildings will also be assessed.

3.2 In completing this we have applied Historic England guidance, in particular Good Practice Advice in Planning, Note 2, *Managing Significance in Decision-Taking in the Historic Environment* (2015) and Good Practice Advice in Planning, Note 3, *The Setting of Heritage Assets* (2015).

3.1 Redington and Frognal Conservation Area

Designation

3.3 The Redington and Frognal Conservation Area was designated in June 1985. The area was subsequently extended in 1988, 1992 and in 2003. In June 1992 an area on the north western boundary of the Conservation Area was added. The extension included part of Platt's Lane, Briardale Gardens, Clorane Garden, a section of the eastern side of Finchley Road and part of Westfield College.

3.4 The extension to include the Finchley Road properties was made shortly after the Westfield College site was put on the market. The Conservation Area boundary was further altered after the boundary of the Fitzjohns/Netherhall Conservation Area was reviewed in 2001. The final extension to the Conservation Area was made in 2003, and was to include further parts of Finchley Road, Heath Drive, Langland Gardens and Frognal Lane. The Conservation Area Statement was agreed and adopted on 21 March 2003 following public consultation.

3.5 Maps of the Conservation Area are included at Figure 24, showing the different phases of extension undertaken to the Conservation Area boundary.

3.6 The Conservation Area is located towards the west of Hampstead and is defined by the relationship of the streets and houses to contours of the hills. The slopes contain a number of tributaries of the Westbourne River which rises at the top of the Heath. As part of the development of the area, the streams were directed underground.

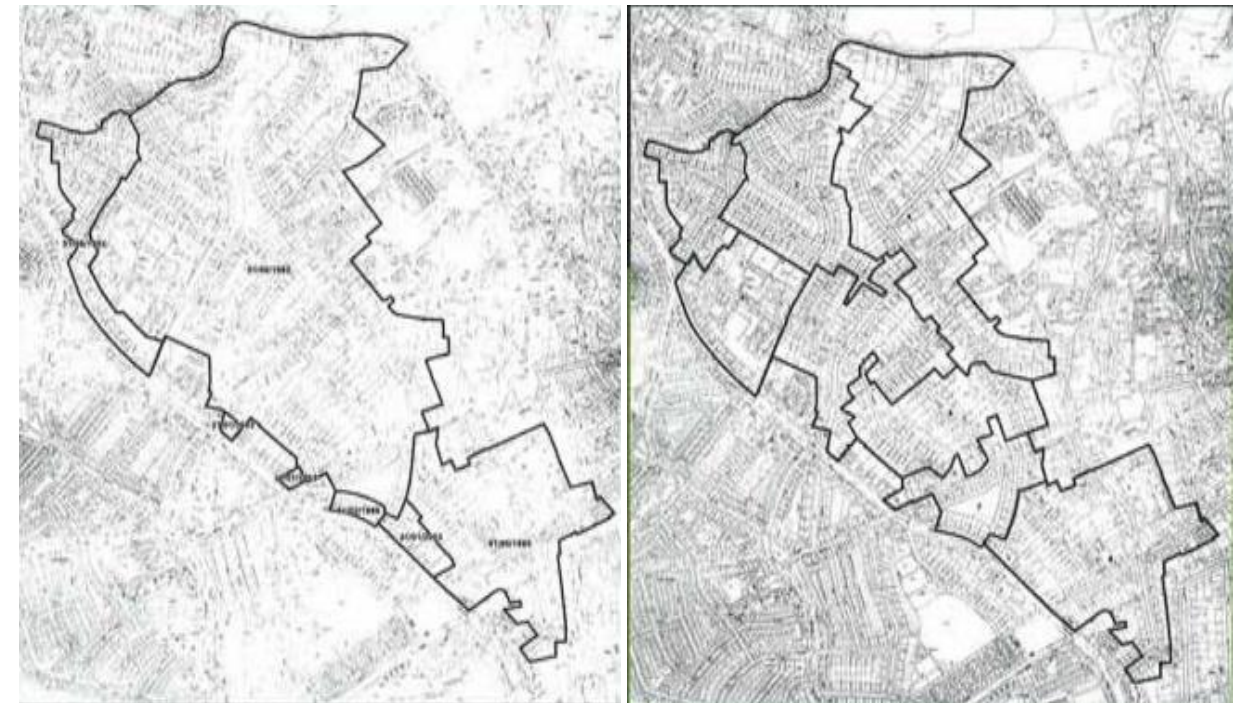


Figure 24 Two maps of the Redington and Frognal Conservation Area showing the dates at which the Conservation Area was extended (left) and the character areas (right).



Figure 25 A photograph of typical semidetached dwellings within the Redington and Frognal Conservation Area.

Character Areas

- 3.7 The Redington and Froggnal Conservation Area can be appreciated as a distinguished example of a Victorian and Edwardian suburb. Predominantly, the houses are substantial residential properties either of detached and semi-detached form, and display a variety of formal and free architectural styles typical of late nineteenth century early twentieth century architecture. The area within which the application site is located does not conform to the generally suburban residential character, as will be discussed. The historic maps included in Section 2 of this statement illustrate the development of the Conservation Area which is reflected in its built form.
- 3.8 Materials are generally of red brick with clay tiled roofs, occasional areas of tile hanging and render and many of them have white framed small paned windows. In addition, the greenery of the landscape and the townscape features contribute significantly to the character of the area. The character of the whole Conservation Area is that of a late nineteenth century and Edwardian residential suburb. However, the Conservation Area consists of eight discernible character sub areas which are defined by the density, scale and style of buildings, the period of construction, topography and vegetation. The site at Kidderpore Avenue north, lies within the sub area 3: *King's College and environs (including Nos. 300-338 Finchley Road)*.
- 3.9 The Conservation Area Statement (2003) indicates that it is not just buildings which can make a contribution to the character or appearance of the area. Elements of the public realm, such as original pavement materials, boundary walls, signage and vegetation all contribute to the character of the area.

Sub Area 3: King's College and environs

- 3.10 This sub area is identified as 'unique' within the Conservation Area. The area has changed substantially following the expansion of the Westfield site from the late nineteenth century. The character area is mixed, with institutional and residential uses, although this is changing with the recently consented residential scheme to the south of Kidderpore Avenue (LPA Ref. 2013/0685/P). In short, this sub area is identified in the Area Statement as not being typical of the wider character of the Conservation Area and we agree with this assessment.
- 3.11 The sub area is divided into three smaller segments: the part to the north of Kidderpore Avenue, the part of the former site to the south of the Avenue and the houses fronting onto Finchley Road.
- 3.12 The application site lies within the segment identified to the north of Kidderpore Avenue which is identified as '*containing the original site and St Luke's Church.*' The Conservation Area Statement states that the northern end of Kidderpore Avenue contains the most impressive group of buildings in the Conservation Area. These are identified as consisting of St Luke's Church and its adjoining Vicarage which were designed in 1897 by Basil Champneys. Annesley Lodge is situated at the junction with Platt's Lane. This building, Grade II* listed, was designed by Charles Francis Annesley Voysey for his father in 1895-6.
- 3.13 The topography of the Conservation Area is apparent on Kidderpore Avenue where the street rises from its southern end to its highest point at Kidderpore Hall. This building is the oldest within the Conservation Area and '*forms the main focus of the King's College site.*' The garden to the rear of the

Hall is described as '*the remaining section of John Teill's landscaped garden with which the original summerhouse remains.*' The summerhouse and the Chapel are identified as being '*in poor condition.*'



Figure 26 A photograph of the Grade II* listed Church at St Luke's which is situated to the west of the application site. The Grade II listed Vicarage is seen to the right of this photograph.



Figure 27 Typical semi-detached former dwellings within the Redington Froggnal Conservation Area.

- 3.14 Other non-listed buildings on the site are described in the Statement, including the Dining Hall (now known as Bay House), Dudin Brown, Lady Chapman, the Orchard Wing and the Laboratory (later Lord Cameron Hall and Rosalind Franklin respectively). In general, the later buildings take their architectural cue from Maynard building with orange tiles, clay tiled roofs and dormer windows *'in a restrained Queen Anne style.'* Queen Mother's Hall is identified as a *'fine modern addition.'* Our own assessment of the architectural merit of this building and its contribution to the character and appearance of the Conservation Area is set out in the following parts of this section and section 4 of this statement.
- 3.15 The Statement identifies this part of the character area, with the Church and the vicarage, as being of *'extremely high quality and makes a significant contribution to the character of the Conservation Area.'* Elements of the streetscape identified as making a positive contribution to the Conservation Area include the *'landscaping within the northern part of the College site.'*
- 3.16 The southern part of Kidderpore Avenue is identified as having undergone 'significant change' in the later years of the twentieth century. The residential development at 'Westfield' replaced the 1960s science buildings and refectory on the south part of the site. It is stated that the *'bulk and heaviness of these buildings does little to reflect the character, quality and appearance of the early elements of the site opposite.'*
- 3.17 The recent consent for the redevelopment of the south part of the former Westfield College, marks another stage of significant change in this sub area. Land to the south-west of the site (on the opposite side of Kidderpore Avenue) is now wholly in residential use. This site adjacent to 'Westfield' is currently being redeveloped by Barratt Homes for residential accommodation and community use (a new building for the Hampstead School of Art) pursuant to planning permission (LPA Ref. 2013/0685/P).
- 3.18 The third part of the character area on Finchley Road is identified as being *'disconnected from the rest of the Conservation Area,'* as the character of this part of Finchley Road is at odds with the *'quiet, green nature of Kidderpore Avenue.'*

Non-listed buildings in the Conservation Area

- 3.19 Figure 28 has been taken from the Conservation Area Statement. This map illustrates those buildings on the application site that are statutorily listed and others that are identified as making a positive contribution to the character and appearance of the Conservation Area.
- 3.20 Five non-listed buildings on the application site are identified on this plan as making a positive contribution to the character and appearance of the Conservation Area. These are: Dudin Brown, Lady Chapman Hall, Lord Cameron Hall, Rosalind Franklin Hall and Queen Mother's Hall. An architectural and historic assessment of these buildings, and the contribution made by each to the significance of the Conservation Area is set out on the following pages.
- 3.21 From our own assessment of the architectural and historic quality and interest of these buildings, and following discussions with officers at the London Borough of Camden, it has been identified that Rosalind Franklin Hall and Queen Mother's Hall, two buildings that are to be replaced by the proposals, do not make a positive contribution to the character and appearance of the Conservation Area.
- 3.22 The contribution made by Lord Cameron Hall, the third building to be replaced as part of the development proposals has, however, been identified as being of some interest, requiring further assessment which is set out from page 23.
- 3.23 Figure 28 identifies the whole of the hall which faces the street to Kidderpore Avenue as a statutorily listed building. This elevation incorporates the elevations of Kidderpore Hall, Maynard Wing and Bay House. Bay House is not a statutorily listed building and is not the subject of a separate entry on the list of buildings of special architectural and historic interest. This map therefore contains an error. The historic development of Bay House and its interest is set out later in this section and at section 4.

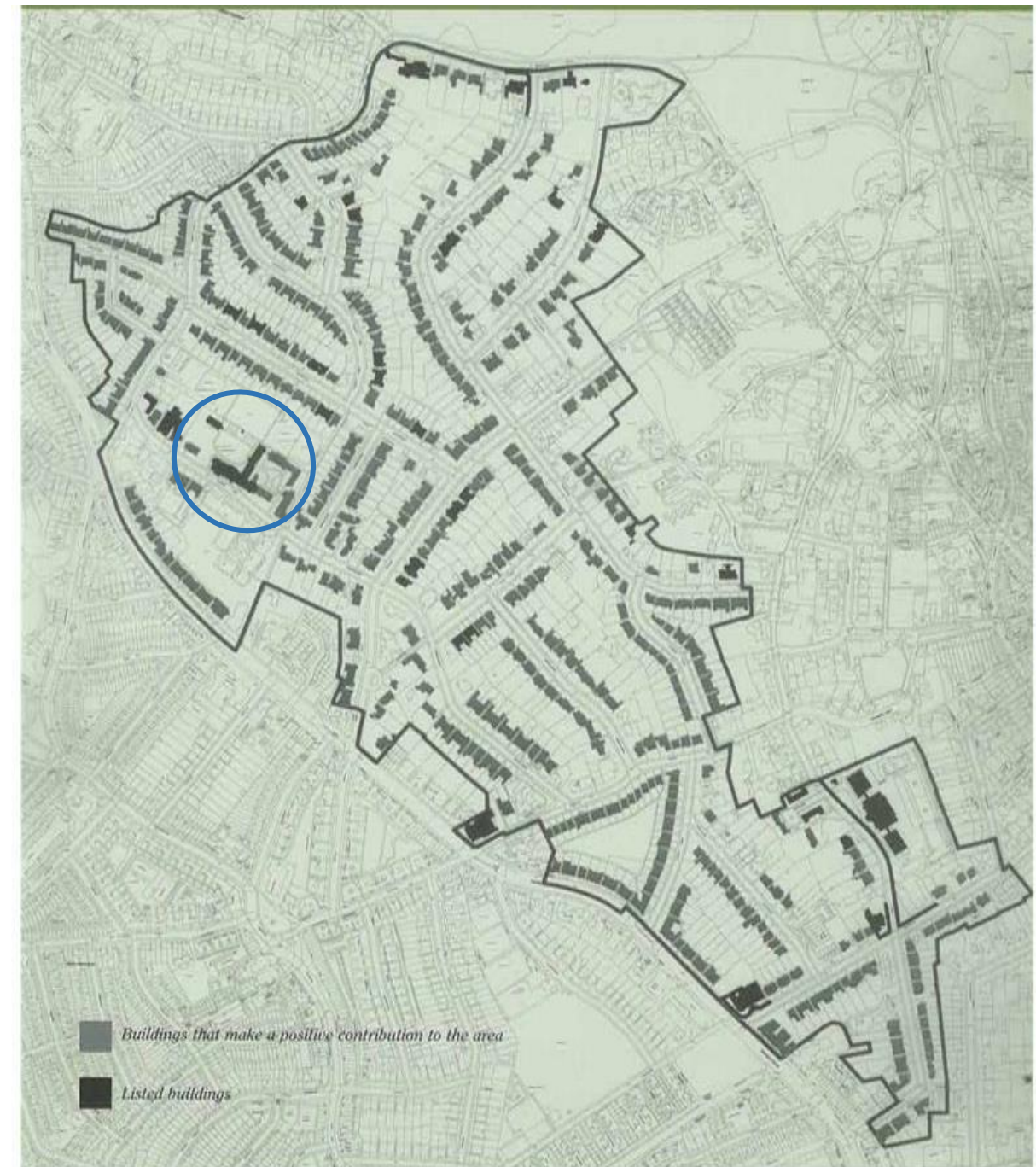


Figure 28 A plan of the Conservation Area which shows the listed buildings and those buildings which are considered by the planning authority to make a positive contribution to the Conservation Area. The blue line indicates the location of the site.

Dudin Brown (1905)

- 3.24 Dudin Brown was built in 1905 by the retained College architect, Falconer Macdonald. The new building was to provide sixteen residential apartments for students and a further accommodation suite for resident lecturers.
- 3.25 In contrast to the relative elaboration of the Skeel Library, built in 1903, Falconer MacDonald reverted back to the quieter domestic style for the design of Dudin Brown. This building exhibits the same external detail and materials as the Maynard Wing, with red brick, white painted sash windows with brick apron surrounds and dominant gables. The sash windows in the attic storey are original to the design which was amended to reflect the comments of the Westfield Council in 1905.
- 3.26 The principal elevation to Kidderpore Avenue consists of a 12 bay elevation with two projecting bay windows beneath gabled roofs. The white painted timber framed sash windows on the ground and first floor level are all of the same proportion in a 6 above 6 arrangement, with arch headed windows in the gables at the attic level. The fenestration detail, the arrangement of dormer windows in the roof, and the modillion detail in the cornices are well executed and reference such features on the Maynard Wing.
- 3.27 A group of seven prominent chimney stacks remain at roof level, albeit the chimney pots and detailing have not survived. At the east elevation, shown in Figure 30, the original gabled windows group around either side of the chimney stack. The east elevation has been partially obscured by a metal escape staircase. This is a later addition which detracts from the appearance of this elevation.
- 3.28 As to be expected, the rear elevation is more functional in its appearance, with less architectural interest. The enclosed staircase which provides access to the staircase of Skeel Library can be seen in Figure 30.
- 3.29 Dudin Brown is identified within the Redington and Frogna Conservation Area Statement as making a positive contribution to the significance of the area. This building is a fine example of domestic collegiate architecture. This building reflects the prevailing architectural characteristics of other buildings on the site with regards to the employment of traditional materials, fenestration style and proportion and roof profile and detail.
- 3.30 The building makes a positive contribution to the character of this sub area in particular, both through its architecture and also its connection with the history of the Westfield College on this site.



Figure 29. An early photograph of Dudin Brown as seen from Kidderpore Avenue looking north, with Kidderpore Hall seen in the background.



Figure 30 A photograph of the principal elevation of Dudin Brown as seen from Kidderpore Avenue.



Figure 31. A postcard image of the rear of Dudin Brown Hall c. 1905. The former Orchard can be seen in this image.



Figure 32. A photograph of a former student's room in Dudin Brown.



Figure 33 An aerial view showing the later addition of the fire escape staircase.



Figure 34 An aerial view of the rear elevation of Dudin Brown taken from Rosalind Franklin Hall.