

Figure 104 A photograph of the deputy librarian's office on the first floor of Bay House, 1971.



Figure 106 A photograph of the existing interiors of Bay House and Bay Lounge.



Figure 105 A photograph of the 'new Reading Room' (formerly dining hall), 1971.



Figure 107 A photograph of the existing interiors at the upper floor levels of Bay House.

Chapel (1929 - Grade II listed)

3.149 The Chapel was built in 1928-29 and can be seen on the OS map dating from 1930 to the north east of the Hall. The Chapel is of a restrained classical style, built in brick finished in render with a stone portico. It stands apart, stylistically and physically, from the other buildings within the site. We consider that the Chapel does not have a defined setting which makes a meaningful contribution to its significance, as a result of its location to the rear of the site upon the slope, its orientation and prospect.

3.150 The Chapel is in a severely poor condition and, like a number of other listed buildings on the site, is in need of significant investment and extensive works to secure its future. The Chapel is not included on Historic England's At Risk Register. The Chapel is, however, at risk of being lost due to a lack of proper maintenance and decay.

3.151 The list entry description for the Chapel states:

'College chapel. 1928-9. By Percy Morley Horder and Verner Rees to commemorate Miss Anne Richardson, former Vice-Principal. Rendered brickwork with stone portico. Shallow hipped roof with projecting eaves. Austere and restrained Classical design. Rectangular plan with rectangular chancel which forms a semicircular apse internally. Single storey eastern elevation, double-height western. Doric portico, under which double wooden panelled and studded doors with patterned overlight. Small rectangular windows with small panes and continuous plain sill band; small clerestory windows. INTERIOR: entry at half height with balcony and double steps down into body of chapel. Interior plain with pilaster strips and panelled ceiling. Apse lit from windows high on each side. HISTORICAL NOTE: Miss Richardson had requested that the chapel be "small and simple.... in which no Christian ministry shall be impossible.'

3.152 The exterior of the Chapel is of rendered brickwork which in many areas, provides evidence for the failing structural integrity of the building.

3.153 The elevations are astylar, that is, lacking any columns or pilasters (but has classical proportions), with only clerestory windows at high level to relieve their rather stark appearance. The stone Doric portico on the east elevation is of interest, albeit this is in need of substantial repair. The proportions of this portico seem at odds with that of the Chapel itself and the entablature abuts the eaves in an awkward manner.

3.154 Internally the Chapel is one large space, with a semi-circular apse at the western end. The ceiling is panelled and rendered. The interiors are in very poor condition and in many places materials are crumbling away from the structure due to a lack of maintenance.



Figure 108. An image of the north elevation of the Chapel which is partially subsumed in the high ground level in this location.



Figure 109. A photograph of the Chapel from the southeast, showing the Doric portico to the east elevation.



Figure 110. A view of the interior of the Chapel as seen from the entrance from the east elevation.



Figure 112. The interior of the Chapel, taken c. 1932 for the anniversary of the College.



Figure 111. Detail of the ceiling of the Chapel.

4.0 STATEMENTS OF SIGNIFICANCE

- 4.1 The Glossary of the NPPF provides a definition of significance. Here, the 'heritage interest' of an asset may be archaeological, architectural, artistic or historic.
- 4.2 In forming a judgement on the contribution made by this property to the character and appearance of the Conservation Area, due regard has been paid to the relevant Historic England guidance provided in Conservation Principles (2008). The guidance in the recent Historic England publication, Historic Environment GPA in Planning, Note 2: *Managing Significance in Decision-Taking in the Historic Environment* (2015), has also informed this assessment.
- 4.3 The significance of the five listed buildings or structures within the redline boundary of the application site have been assessed, as has the contribution made by the non-listed buildings on the site to the character and appearance of the Redington and Frogna Conservation Area.
- 4.4 Significance derives not only from the physical presence of the building, but also from its setting. An assessment of the contribution made by the setting of the heritage assets to their significance has been undertaken.

Kidderpore Hall (Grade II listed)

- 4.5 Kidderpore Hall possesses architectural, artistic and historic value as a fine example of a mid-nineteenth century villa built as part of the early development of this residential suburb. The character of the former villa residence which was originally designed by T Howard in 1843 to be appreciated from all aspects, has, however, been eroded by the extension and infill of the property to Bay House which was carried out in the early to mid-twentieth century.
- 4.6 Both the immediate and wider setting of Kidderpore Hall have altered almost beyond recognition with the development of the site for the Westfield site from 1890, and the residential development of the wider area from the early twentieth century.
- 4.7 The immediate setting of Kidderpore Hall has been the subject of repeated change. The D shaped lawn is the only surviving part of the original pleasure garden that was laid out with the house in the 1840s.
- 4.8 Kidderpore Hall is enclosed to the east by the Maynard Wing. This Grade II listed Maynard Wing contributes to the significance of the listed building through historical associations and the quality and execution of the architecture.
- 4.9 The existing landscape and tree planting within the setting of Kidderpore Hall contribute to this sense of enclosure. The green bund to the west and the green growth to the north where the Summerhouse is located, contribute to this sense of enclosure, albeit the boundaries of the garden are not well defined by these green areas. Views within and toward Kidderpore Hall are limited by the buildings of Queen Mother Hall and the Chapel. The Queen Mother's Hall, a 1980s building does not make a positive contribution to the setting of the Hall.

- 4.10 Kidderpore Hall remains the focus listed building on this site, albeit its original character and setting as a grand mid nineteenth century villa have been changed beyond recognition, it now being part of, effectively, a terrace to Kidderpore Avenue. The openness of its original grounds have been enclosed by the development of the site and the gardens.
- 4.11 Notwithstanding the poor condition of some of the interiors, the property has intrinsic architectural interest in its internal architectural features and planform. Those internal features which contribute to the interest of the building include the original principal staircase which leads from the ground to the first floor level.

Summerhouse (Grade II listed)

- 4.12 Research on the origin and history of the summerhouse has not drawn conclusions on the age and provenance of this small building.
- 4.13 Its appearance and materials suggest this building is of nineteenth century origin and was most likely constructed for the use of the Cannon family of Kidderpore Hall in the 1850s to 1870s. The building has group value as a mid-nineteenth century structure associated with the original use of Kidderpore Hall.
- 4.14 Having been designed originally as a garden structure, significance is naturally derived from its garden setting within the grounds of Kidderpore Hall. It is important to note that the contribution to be made by a garden setting is not confined to its current location. The extant consent confirms that a change to its setting, albeit still in the original garden area, has previously been judged to be appropriate.
- 4.15 However, the lack of an active use and natural maintenance of this listed building over a sustained period of time has led it to fall into a state of disrepair. This disrepair is heightened by the plant growth and scaffolding within the immediate setting of the Summerhouse which detracts from its special interest by preventing an appreciation of its form, materials and architectural detail.

Maynard Wing (Grade II listed)

- 4.16 The Maynard Wing possesses architectural, artistic and historic value as a late nineteenth century purpose built student residence. The building is finished in high quality rubbed red brick and the design has been executed to a very high standard. The building exhibits a skilful employment of architectural details which can be appreciated in the composition of the elevations and the roof features.
- 4.17 The interior is typical of nineteenth century institutional buildings, with a central corridor and cellular arrangement of rooms, albeit in part altered. The interior is functional and aesthetically plain.
- 4.18 The institutional site setting of the Maynard Wing contributes to the significance of this listed building, and the property retains architectural and historic associations with Dudin Brown Hall, Skeel Library and Lady Chapman. The historic cobbled courtyard to the southeast and the remnant of the formal garden of Kidderpore Hall to the west, features of its original setting, make a contribution to this

interest. The setting of this listed building has altered significantly with the development of the site from the early twentieth century. Two buildings in the eastern quadrangle, Rosalind Franklin Hall and Lord Cameron Hall, do not contribute positively to the setting of this listed building.

Skeel Library (Grade II listed)

- 4.19 The significance of Skeel Library lies in its architectural and historic value as a purpose built library associated with the expansion of the nascent Westfield College in the early twentieth century. The extensions to the rear of the building to incorporate toilet facilities and a single storey extension are not of particular architectural merit and detract from the significance of this listed building.
- 4.20 Internally, the double height galleries room known as Upper Skeel contributes to an understanding of how this building originally functioned as a library.
- 4.21 The immediate setting and original built form of Skeel Library have been changed by the later additions in the way of Dudin Brown Hall, extensions to the rear of Skeel Library and the extensions to form the Bay House in the early to mid-twentieth century. These have, however, been largely sympathetic in terms of architectural quality and style of the built form, and, built for a common purpose, these extensions can be said to contribute to an understanding of the development of the site.
- 4.22 The later buildings of Rosalind Franklin Hall and Lord Cameron Hall do not contribute positively to the setting of this listed building, lacking, as they do, the same quality of design and execution design as the other buildings on the site.

The Chapel (Grade II listed)

- 4.23 The significance of the Chapel lies in its historic use as part of the former Christian education of the students at the Westfield site, as well as the associations with the architects Verner and Rees and notable individuals of the Westfield site history.
- 4.24 The quality and method of its construction do not render it particular architectural significance, albeit it does possess some limited artistic value in its external appearance and the coffered roof detail internally, as well as the volume of the space and the original apse in the west elevation.
- 4.25 We consider that the Chapel does not have a defined setting which makes a meaningful contribution to its significance, as a result of its location to the rear of the site upon the slope, its orientation and prospect. The area around the Chapel is overgrown and built ground has accrued significantly to the rear, thus obscuring a true reading of the elevations of the property.
- 4.26 Whilst the Chapel does retain historical links with the architects Horder and Rees who were involved in the design of other buildings on the site, this is not evident in the style of the architecture or location of this building upon the site.

St Luke's Church (Grade II*) and St Luke's Vicarage (Grade II)

- 4.27 The significance of the Grade II* listed Church and the Grade II listed Vicarage, built in 1897-9 and 1902-3 respectively, derives from their association with renowned Gothic Revival architect Basil Champneys (1842-1935) and the skilful employment of the Gothic style in high quality traditional materials of red brick and stone dressings. The Church exhibits architectural similarities to the work of G. F. Bodley and George Gilbert Scott Junior, and the Vicarage was designed by Champneys in a Free Tudor style to accord with that of the Church.
- 4.28 Built at the time of the wider residential development of the Conservation Area, these listed buildings derive some interest from their wider setting as part of this development and association with the architect Basil Champney who was involved in the design of Annesley Lodge. There may also have been some connection with Westfield College, as the list description to the Church notes that the hall built later to the south of the Church may have been built for the use of students at Westfield College.
- 4.29 These listed buildings lie outside the application site adjacent to the site boundary. Glimpsed views of the site are afforded as one moves east along Kidderpore Avenue but the application site is not a prominent component of the setting of these listed buildings.
- 4.30 Elements of the setting of these listed buildings detract from their significance. These include the current construction site to the south of Kidderpore Avenue and Queen Mother's Hall located on the northwestern section of the application site. This 1980s building does not make a positive contribution to the setting of these listed buildings by virtue of its architectural form, detail and materials which are at odds with the prevailing architectural character of the sub area.

Redington and Froggnal Conservation Area

- 4.31 The significance of the Redington and Froggnal Conservation Area exists in the concentration of distinguished Victorian and Edwardian, residential, suburban architecture. Properties display a variety of formal and free architectural styles typical of late nineteenth century early twentieth century architecture which was led by established and distinguished architects of the era.
- 4.32 The significance of sub area three lies in the general high architectural quality of the buildings in this area and the historic importance attached to the associations with the early landowners as part of the Child's Hill estate, and the early twentieth century development of the area which included the work of established architects.
- 4.33 The Grade II* listed St Luke's Church and the Grade II listed St Luke's Vicarage are significant positive contributors to this sub area and are identified within the Council's Statement as some of the most impressive buildings within the designated area.
- 4.34 Significance is also derived from the buildings and historic associations with the Westfield College, one of the earliest college's dedicated to the education of women outside of Oxbridge.

- 4.35 The listed buildings of Kidderpore Hall, Maynard Wing and Skeel Library, those which front Kidderpore Avenue, are key buildings which help define the character and appearance of this part of the Conservation Area and thus make a significant positive contribution to its special interest. By virtue of their associations with the principal buildings upon the site, the Chapel and the Summerhouse too, contribute to the character of the sub area, albeit their contribution is diminished by their condition which is at risk of further decay.
- 4.36 Whilst the buildings of Dudin Brown (1905), Lady Chapman Hall (1927), Lord Cameron Hall (1935), Rosalind Franklin (1965) and Queen Mother's Hall (1982) are identified within the Conservation Area Statement as making a positive contribution to the character and appearance of the Conservation Area, it is our view, informed by the historic and architectural appraisal set out in section 3, that the individual, non-listed buildings each make differing contributions to the character and appearance of the Conservation Area.
- 4.37 Dudin Brown and Lady Chapman are both fine examples of Edwardian and mid twentieth century domestic institutional architecture. Both buildings are finished in the predominant materials of the Conservation Area and the prevailing architectural features are employed in skilful compositions. These buildings make a positive contribution to the character and appearance of the Conservation Area.
- 4.38 Bay House is a combination of twentieth century infill developments which are known to date from 1921 and 1935, albeit parts of this building have been rebuilt at various, unknown, dates prior to these. The interiors of Bay House do not retain architectural or historic significance. The space at the upper ground floor level, now one large room, was converted from parts of the Maynard Wing in 1934, and extended to form a large reading room.
- 4.39 The exterior elevation of Bay House to Kidderpore Avenue incorporates part of the original elevation to the Maynard Wing, later infilled by the west and east Bay House extensions in 1921 and 1935 respectively. The Bay House elevation, although not consistent, is harmonious with the character of the elevation to Kidderpore Avenue. We consider that the elevation to Kidderpore Avenue retains significance as part of the original Maynard Wing designed by Falconer MacDonald.
- 4.1 In our view, the contribution made by Lord Cameron Hall to the site and the Conservation Area is limited. It does not positively detract, nor does it contribute anything of real quality. The Hall does retain an association with the Chapel built by Horder and Verner in the 1920s but this association is not evident in the architecture of either building and they are separated from each other across the site. Lord Cameron Hall is in essence, an undistinguished institutional building of the mid-1930s.
- 4.2 Both Queen Mother's Hall and Rosalind Franklin Hall do not complement the prevailing architectural characteristics of buildings in the Conservation Area. Whilst these observations do not preclude the fact that these buildings could make a positive contribution to the Conservation Area this is, in fact, not the case owing to the handling of the design, form and materials. These buildings are not of high quality design. These buildings make, at best, a neutral contribution to the Conservation Area.
- 4.3 Notwithstanding the conclusions above, it is our assessment that the listed and non-listed buildings of the Westfield College derive group value from their historic common use and their institutional site setting in this sub area of the Conservation Area. We consider that the architectural and historic value of the site as a whole makes a positive contribution to the character and appearance of the Conservation Area.

Summary of Significance

Building	Designation	Summary of Significance
Listed buildings on the site		
Kidderpore Hall (1843)	Grade II	Significance lies in its architectural, artistic and historic value as a fine example of a mid-nineteenth century villa built as part of the early development of this residential suburb. Original setting almost completely eroded by later development. This listed building makes a positive contribution to the character and appearance of the Conservation Area.
Summerhouse (1929)	Grade II- at Risk	Has group value as a mid-nineteenth century structure associated with the original use of Kidderpore Hall and its garden setting contributes to its significance. This listed building makes a positive contribution to the character and appearance of the Conservation Area (albeit limited by current condition)
Maynard Wing (1891)	Grade II	Possesses architectural, artistic and historic value as a late nineteenth century purpose built student residence. The Maynard Wing derives significance from its institutional site setting. This listed building makes a positive contribution to the character and appearance of the Conservation Area.
Skeel Library (1903)	Grade II	Significance lies in its architectural and historic value as a purpose built library associated with the expansion of the nascent Westfield College in the early twentieth century. Skeel Library derives significance from its institutional site setting. This listed building makes a positive contribution to the character and appearance of the Conservation Area.
The Chapel (1929)	Grade II- at Risk	The significance of the Chapel lies in its historic use as part of the former Christian education of the students at the Westfield site, and its association with the architects Verner and Rees. The Chapel does not have a defined setting which makes a meaningful contribution to its significance This listed building makes a positive contribution to the character and appearance of the Conservation Area (albeit this is limited to an extent by its current condition)
Listed buildings within close proximity to the site		
St Luke's Church (1897-9)	Grade II*	The significance of the Church derives from its association with renowned Gothic Revival architect Basil Champneys (1842-1935) and the skilful employment of the Gothic style in high quality traditional materials. The application site is not a prominent component of the setting of this listed building.

		This listed building makes a positive contribution to the character and appearance of the Conservation Area.
St Luke's Vicarage (1902-3)	Grade II	The significance of the Vicarage derives from its association with renowned Gothic Revival architect Basil Champneys (1842-1935) and the skilful employment of the Gothic style in high quality traditional materials. The application site is not a prominent component of the setting of this listed building. This listed building makes a positive contribution to the character and appearance of the Conservation Area.
Non-listed buildings on the site		
Dudin Brown (1905)	-	Fine example of Edwardian and mid twentieth century domestic institutional architecture. This non-listed building makes a positive contribution to the character and appearance of the Conservation Area and the setting of the listed buildings.
Lady Chapman Hall (1927)	-	Fine example of Edwardian and mid twentieth century domestic institutional architecture. This non-listed building makes a positive contribution to the character and appearance of the Conservation Area and the setting of the listed buildings.
Lord Cameron Hall (1935)	-	This is an undistinguished institutional building of the mid-1930s. This non-listed building makes only a limited positive contribution to the character and appearance of the Conservation Area.
Bay House (1921, 1934)	- (listed building consent submitted for reasons explained in statement)	Bay House is a combination of twentieth century infill developments which are known to date from 1921 and 1935, albeit parts of this building have been rebuilt at various, unknown, dates prior to these. The interiors of Bay House do not retain architectural or historic significance. The exterior elevation of Bay House to Kidderpore Avenue incorporates part of the original elevation to the Maynard Wing, later infilled by the west and east Bay House extensions in 1921 and 1935 respectively. This non-listed building makes a positive contribution to the character and appearance of the Conservation Area.
Rosalind Franklin Hall (1965)	-	This building does not complement the prevailing architectural characteristics of buildings in the Conservation Area and is not of quality design. This building detracts from the character and appearance of the Conservation Area and does not contribute positively to the setting of listed buildings.
Queen Mother's Hall (1982)	-	This building does not complement the prevailing architectural characteristics of buildings in the Conservation Area and is not of quality design. This building makes, at best, a neutral contribution to the Conservation Area and does not contribute positively to the setting of listed buildings.

5.0 LEGISLATIVE FRAMEWORK AND PLANNING POLICY AND GUIDANCE

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications must be determined in accordance with the adopted Statutory Development Plan unless material considerations indicate otherwise.
- 5.2 For the purposes of these applications for Planning Permission and Listed Building Consent in the London Borough of Camden, the currently adopted Statutory Development Plan is formed from the following documents:
- The London Plan (consolidated with alterations) 2015;
 - London Borough of Camden Core Strategy (2010);
 - London Borough of Camden Development Management Policies (2010); and
 - The London Borough of Camden's Policies Map (2014)

Planning (Listed Buildings and Conservation Areas) Act 1990

- 5.3 With respect to these application, the applicable statutory provisions are:
- Section 16 (2) (for listed building consent)
 - Section 66 (1) (General duty as respects listed buildings in exercise of planning functions) of the 1990 Act. These Sections state that when determining applications, the local planning authority or the Secretary of State, 'shall have special regard to the desirability of preserving the building or its setting of any features of special architectural or historic interest which it possesses'
 - Relevant sections also include Sections 72 (1) (General duty as respects conservation areas in exercise of planning functions) of the 1990 Act. This section of the Act requires that, in the exercise of all planning functions, special attention be paid to the desirability of preserving or enhancing the character or appearance of the area
- 5.4 Recent decisions in the Courts provide salient case law on decisions relating to applications which have an impact upon the significance of designated heritage assets. In preparing our analysis we are mindful of the weight attached to the preservation or enhancement of the setting of heritage assets which was recently clarified by the Court of Appeal judgement in *Barnwell Manor Wind Energy vs East Northamptonshire et al* [2014].
- 5.5 These duties require the decision maker to attach weight to both the harmful impacts and the benefits of a development, which is consistent with the approach set out in paragraph 132 of the NPPF. We therefore invite the decision maker to make a balanced judgement based on the comprehensive information set out within the application submission and taking into account the relevant material considerations.

Statutory Development Plan

London Plan 2015 (Consolidated with Alterations since 2011)

- 5.6 The London Plan was published in July 2011. On 10 March 2015 the Mayor published the Further Alterations to the London Plan in a consolidated version that incorporates the previous Revised Early Minor Alterations published in October 2013.
- 5.7 Policies of the London Plan set out broad objectives for proposals which engage design and heritage considerations. A summary of the main policies to consider with respect to this application is set out below.
- 5.8 **Policy 7.4 (Local Character)** is concerned with local character and states that development 'should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings.'
- 5.9 Section B states that 'Buildings, streets and open spaces should provide a high quality design response that:
- a) has regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass;*
 - b) contributes to a positive relationship between the urban structure and natural landscape features, including the underlying landform and topography of an area;*
 - c) is human in scale, ensuring buildings create a positive relationship with street level activity and people feel comfortable with their surroundings;*
 - d) allows existing buildings and structures that make a positive contribution to the character of a place to influence the future character of the area; and*
 - e) is informed by the surrounding historic environment.*
- 5.10 **Policy 7.5 (Public Realm)** requires new development to make the public realm comprehensible at a human scale, with the use of design features to encourage ease of way winding.
- 5.11 The approach to architecture is discussed in **policy 7.6 (Architecture)**. Section B of the policy includes a number of criteria that require development to make a positive contribution to the public realm, streetscape and wider cityscape, and to take references from the form, mass and orientation of the existing built environment. These are addressed in more detail in the assessment section of this statement.
- 5.12 With regards to developments which affect heritage assets, **Policy 7.8 (Heritage Assets and Archaeology)** advises that development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail. The significance of the heritage assets on the site and their contribution made to the character and appearance of the Conservation Area has been fully assessed in this document.
- 5.13 Parts A and B of **Policy 7.9 (Heritage Led Regeneration)** are pertinent to consider with regards to these applications. Part A of the policy states that:

'Regeneration schemes should identify and make use of heritage assets and reinforce the qualities that make them significant so they can help stimulate environmental, economic and community regeneration. This includes buildings, landscape features, views, Blue Ribbon Network and public realm.'

- 5.14 Part B of the policy requires the significance of heritage assets to be assessed when development is proposed and schemes designed so that the heritage significance is recognised both in their own right and as catalysts for regeneration. It is stated that:

'Wherever possible heritage assets (including buildings at risk) should be repaired, restored and put to a suitable and viable use that is consistent with their conservation and the establishment and maintenance of sustainable communities and economic vitality.'

London Borough of Camden Core Strategy (2010)

- 5.15 The relevant policy of the Core Strategy is **Policy CS14** (*Promoting high quality places and conserving our heritage*). This policy sets out broad objectives for development to ensure that Camden's places and buildings are attractive, safe and easy to use. This is to be achieved through a high standard of design that respects local context and character and by preserving and enhancing Camden's heritage assets and their settings, including conservation areas and listed buildings.

London Borough of Camden Development Management Policies (2010)

- 5.16 **Policy DP24** (*Securing high quality design*) states that: the Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

- a) character, setting, context and the form and scale of neighbouring buildings;
- b) the character and proportions of the existing building, where alterations and extensions are proposed;
- c) the quality of materials to be used;
- d) the provision of visually interesting frontages at street level;
- e) the appropriate location for building services equipment;
- f) existing natural features, such as topography and trees;
- g) the provision of appropriate hard and soft landscaping including boundary treatments;
- h) the provision of appropriate amenity space; and
- i) accessibility.

- 5.17 **Policy DP25** (*Conserving Camden's heritage*) is divided into sections to address different types of heritage assets.

- 5.18 With regard to Conservation Areas, the policy states that: *'In order to maintain the character of Camden's conservation areas, the Council will:*

- a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;
- b) only permit development within conservation areas that preserves and enhances the character and appearance of the area;
- c) prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;
- d) not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and
- e) preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden's architectural heritage.

- 5.19 With regard to listed buildings, it is stated that: *'To preserve or enhance the borough's listed buildings, the Council will:*

- e) prevent the total or substantial demolition of a listed building unless exceptional circumstances are shown that outweigh the case for retention;
 - f) only grant consent for a change of use or alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building; and
 - g) not permit development that it considers would cause harm to the setting of a listed building.
- Archaeology The Council will protect remains of archaeological importance by ensuring acceptable measures are taken to preserve them and their setting, including physical preservation, where appropriate. Other heritage assets The Council will seek to protect other heritage assets including Parks and Gardens of Special Historic Interest and London Squares*

Other Material Considerations

Emerging Policy- LBC Local Plan 2015-2031 Consultation version

- 5.20 Consultation recently ended on the draft Camden Local Plan (2015). When adopted, the Local Plan will replace the current Development Plan documents of the Core Strategy and the Development Policies as the basis for making planning decisions in the Borough.
- 5.21 The policies relevant to these applications are in the section entitled 'Design and Heritage.' **Policy D1** (*Design*) requires development to be of the highest architectural and urban design quality which improves the function, appearance, and character of the area.
- 5.22 **Policy D2** (*Heritage*) is another broad policy which states the Council's commitment to the preservation and, where appropriate, enhancement of the Borough's heritage assets and their settings.
- 5.23 Having been through only one round of public consultation, this document carries limited weight in the decision making process and in any event these new policies are broadly consistent with existing heritage policies and the National Planning Policy Framework.

National Planning Policy Framework (NPPF) 2012

- 5.24 The National Planning Policy Framework (the NPPF) was published on 27 March 2012 and supersedes previous national planning guidance in various Planning Policy Guidance and Planning Policy Statements. The NPPF sets out the Government's approach to planning matters, and is a material consideration in the determination of planning applications.
- 5.25 At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a 'golden thread' running through decision-taking (paragraph 14). Detailed Government policy on 'Requiring Good Design' is provided in chapter 7, Paragraphs 56-68 of the NPPF. In providing general guidance for sustainable development, it is stated under paragraph 56 that: *'good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.'*
- 5.26 The NPPF requires that planning policies and decisions should aim to ensure that developments achieve the following factors, all of which have been addressed by the proposed scheme:
- *will function well and add to the overall quality of the area throughout the lifetime of the development;*
 - *establish a strong sense of place and attractive and comfortable places to live, work and visit;*
 - *optimise the potential of the site to accommodate development;*
 - *respond to local character and history and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;*
 - *create safe and accessible environments; and*
 - *are visually attractive as a result of good architecture and appropriate landscaping.'*
- 5.27 Thus the NPPF encourages LPAs to look for opportunities to permit development which promotes high quality design as presented in these proposals at Kidderpore Avenue.
- 5.28 Detailed Government policy on Planning and the Historic Environment is provided in Paragraphs 126 – 141 of the NPPF. Under this definition, the listed buildings on site and the Redington Frogmal Conservation Area are 'designated heritage assets'.
- 5.29 NPPF Paragraph 128 requires applicants to describe the significance of any heritage assets affected by a proposal, including any contribution made by their setting. An assessment of the special interest and significance of the heritage assets affected by the application proposals is set out in Section 3 of this statement.
- 5.30 Under NPPF Paragraph 129 local planning authorities are advised to identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the effect of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.
- 5.31 The historical information set out in this statement and its appendices provide such an understanding, proportionate to the significance of the asset and the impact of the proposals.
- 5.32 NPPF Paragraph 131 states that in determining planning applications, local planning authorities should take account of:
- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - the desirability of new development making a positive contribution to local character and distinctiveness.
- 5.33 'Conservation' is defined in the NPPF Annex 2: Glossary as *'The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.'*
- 5.34 NPPF Paragraph 132 notes that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be.
- 5.35 Paragraphs 133 and 134 are relevant to consider when the decision making authority find harm arising from development proposals. Paragraph 134 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.
- 5.36 Paragraph 135 of the NPPF states that: *'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'*
- 5.37 Paragraph 137 of the NPPF states that: *'Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution or to better reveal the significance of the asset should be treated favourably.'*
- 5.38 Paragraph 138 states that: *'Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance.'*
- 5.39 The NPPF is supported by the **National Planning Policy Guidance ("NPPG")** which was published on 6 March 2014 as a web-based resource.
- 5.40 Paragraph 003 (003 Reference ID: 18a-003-20140306: 6 March 2014) of the guidance states that *'conservation is an active process of maintenance and managing change.'* With regard to listed buildings, it is stated that:

'the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time.'

5.41 Paragraph 009 (009 Reference ID: 18a-009-20140306: 6 March 2014) addresses the importance of understanding 'significance' in decision-taking.

5.42 Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.

5.43 Paragraph 013 (013 Reference ID: 18a-013-20140306: 6 March 2014) of the guidance addresses the setting of heritage assets. The guidance states that *'a thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.'*

5.44 Paragraph 020 (020 Reference ID: 18a-020-20140306: 6 March 2014) of the NPPG relates to public benefits delivered by development proposals. The guidance states that:

'Public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework (Paragraph 7). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits. Public benefits may include heritage benefits, such as:

- *sustaining or enhancing the significance of a heritage asset and the contribution of its setting;*
- *reducing or removing risks to a heritage asset; and*
- *securing the optimum viable use of a heritage asset in support of its long term conservation*

Salient Planning Guidance Documents - National and Local

Historic England Good Practice Advice in Planning (GPA)

5.45 In April 2015, Historic England published new guidance in line with the NPPF which provides advice to owners, developers, applicants and local planning authorities on development which has an effect on the historic environment.

5.46 Three Good Practice Advice Notes (GPA) were produced. GPA 2 Making Significance in Decision-Taking in the Historic Environment (2015) and Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2015), which replaced the Setting of Heritage Assets (2011), are relevant in considering these applications.

The Redington and Frognal Conservation Area Statement

5.47 The site is in the Redington and Frognal 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 Frognal Lane. The Conservation Area Statement was agreed on 21 March 2003 following public consultation.

Camden Supplementary Planning Guidance

5.48 The London Borough of Camden has a number of adopted planning documents which are material considerations in respect of these applications. CPG1 Design (2014) has been consulted in formulating this assessment and will be referred to where relevant.

5.49 Amendments to Planning Guidance document CPG1 were recently consulted upon. The final documents are being prepared by the Council following the receipt of consultation responses.

London Borough of Camden's Local List (2015)

5.50 The London Borough of Camden adopted their local list on 21 January 2015. The Local list is described on the London Borough of Camden's website as identifying:

'...historic buildings and features that are valued by the local community and that help give Camden its distinctive identity. These features make a place special for local people, they carry history, traditions, stories and memories into the present day and add depth of meaning to a modern place.'

'The List recognizes elements of the historic environment that are not already designated in another way (for example a Listed building), but which may nonetheless contribute to a sense of place, local distinctiveness and civic pride. These are known as 'non-designated heritage assets'.

5.51 Part of the King's College London, Hampstead Residence, Kidderpore Avenue is included on the Local List. The entry identifies the asset as *'Natural Features or Landscape'* which possesses *'Architectural and Historical Significance.'*

5.52 An incorrect photograph of the wrong space is included on the entry (of Westfield College to the south of the north site), the entry in the schedule is quoted as follows:

'The house and 2 acres were purchased in 1889 by Westfield College, founded in 1882. New facilities such as the Maynard Wing and Skeel Library were added and in 1928/29 a classical

chapel was built in the garden north-east of Kidderpore Hall, designed by Percy Morley Horder and Verner Rees. It was erected to commemorate a former Vice-Principal of Westfield College, Miss Anne Richardson, whose wishes were for the chapel to be 'small and simple' and one 'in which no Christian ministry shall be impossible'. Behind Kidderpore Hall is an expanse of lawn with shrubberies, a long flower bed to the north with central sundial behind, the summerhouse visible beyond this amidst shrubbery, and some fine trees including yew; the chapel, rather neglected, is hidden behind foliage. A further area of lawn slopes to the west with adjacent modern buildings. Further to the east along Kidderpore Avenue and accessed through an archway is a courtyard garden with a lawn, where there are various good trees including a fine catalpa. Outside the King's College grounds but once forming part of John Teil's estate is a covered reservoir and the West Heath Lawn Tennis Club.'

Planning History

- 5.53 Applications submitted on behalf of King's College London in 1996, and allowed at Appeal later in July 1997, established the principle for additional built form on the site (Ref. APP/X5210/A/96/273312/P2 and 812989/P2).
- 5.54 The applications 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.
- 5.55 These applications therefore established the principle of three storey, new built form towards the north site boundary, both in a separate block on the north site boundary and in an arrangement that wrapped around the Chapel as an extension. The Inspector's assessment of that scheme highlighted the fact that development within the undeveloped parts of the site would not necessarily cause harm to the designated assets or character of the site.
- 5.56 At paragraph 17 of the Appeal decision, the Inspector commented that '*The pattern of development has obviously concentrated on the south-eastern part of the site but that does not mean it would be wrong now to build within the north-western half. There is no evidence of any explicit intention to keep this area as garden and thus no historic basis for resisting development outright.*'
- 5.57 This application also included for relocation of the Summerhouse within the site in a location close to the Chapel.

6.0 THE PROPOSALS AND PRE-APPLICATION DISCUSSIONS

- 6.1 The proposals drawn up by the architects, Scott Brownrigg, are based on an understanding of the historic context of the site and the significance of the designated and non-designated heritage assets on it. The proposals have been developed to produce a single, coherent scheme for a high quality residential development which focuses on the conservation of listed buildings and is bespoke to its location within the Conservation Area.
- 6.2 The constraints of the site have been subject to detailed assessment and detailed design options have been explored with Mount Anvil and Scott Brownrigg. This process has benefited from detailed discussion with the London Borough of Camden, as well as wider consultation with the public. Specialist conservation professionals have been involved from the beginning of the process.
- Pre-application discussions**
- 6.3 Pre-application discussions with officers at the London Borough of Camden and feedback from local people have shaped the proposals which are now presented in their final form in this submission. Pre-application discussions have influenced the final design which responds to the characteristics of the historic environment in this part of the Redington and Frogna Conservation Area, and the significance of the listed buildings. These include:
- the internal layouts and external alterations to the listed buildings;
 - the external alterations to be undertaken to the non-listed buildings;
 - the design and materials of the replacement buildings and the location and materials of the new buildings to the west of the site.
- 6.4 The outcomes of these discussions are cited in this statement as part of the policy assessment of the scheme. Reference should be made to the Design and Access Statement prepared by Scott Brownrigg and the application drawings should be consulted alongside this appraisal.
- 6.5 The design proposals respond to the sensitivity of the site and seek to preserve as much of the existing historic fabric of value as possible, even of the non-listed buildings, whilst taking opportunities to enhance the quality and integrity of the existing historic fabric and the setting of the listed buildings.
- 6.6 This is to be achieved through the introduction of new, high quality architecture and the refurbishment of the retained buildings which make a positive contribution to the Conservation Area, and an associated soft and hard landscaping scheme which will create the appropriate setting for the new and existing buildings.
- 6.7 Boundary treatments to Kidderpore Avenue, and the relationship between public and private spaces associated with the permissible private land, have been devised having regard to the effects on the character and appearance of the Redington Frogna Conservation Area and the setting of listed buildings.
- 6.8 The design proposals can be divided into separate areas of development. For the purposes of this assessment, the proposals have been grouped to reflect the aspects of the scheme in discrete parts of

the site. The listed building consent applications relate to discreet listed buildings on the site to ensure it is clear for the authority where the boundaries between the works for the different buildings have been identified.

Impact on the statutorily listed buildings

- 6.9 The proposals will retain and sensitively refurbish the five Grade II statutorily listed buildings. The detail on how these conversions will be achieved in each case are set out in the Historic Building reports produced by Scott Brownrigg which accompany the submissions. A summary of the principal aspects of the scheme is set out in the following paragraphs.

Kidderpore Hall

- 6.10 Kidderpore Hall, the most historically and architecturally significant building on the site, will be returned to its original use as a residential dwelling, and will be converted into two family-sized homes. Architects at Scott Brownrigg have carefully planned the internal layout of the two apartments so that the original proportions and volume of the grand entrance hallway and staircase are contained within one apartment.

- 6.11 The original planform and hierarchy of the building will be retained and in places, reinstated through the reconnection of the basement with the main house. The second floor will be brought back into active use.

- 6.12 Kidderpore Hall is in a poor state of repair. A primary objective of the conversion proposals is to refurbish the property and restore original and historic architectural features to enhance the quality of the interiors and their contribution to the significance of this listed building, along with works of modernisation.

Maynard Wing

- 6.13 The Maynard Wing will be converted into 16 apartments. The layout of these apartments utilises the existing cellular planform of this former student accommodation block to create a range of family-sized and smaller apartments.

- 6.14 The interiors of Maynard do not contribute to its special interest. Internal alterations to the Maynard Wing include the proposal to lower the level of the existing lower ground floor to maximise the usable floorspace for residential accommodation. The external manifestation of this alteration has been skilfully incorporated into the design for the south elevation, where the lowered window cills provide access to private amenity space for the apartments.

- 6.15 The exterior of the listed building will be enhanced through repair and conservation of the elevations.

Chapel

- 6.16 Owing to its former use, the Chapel has a planform which lends itself to conversion as single family residence. The proposals for the Chapel seek to preserve the volume of the internal space, whilst adapting the interior for residential accommodation by way of a free standing internal platform.

6.17 The Chapel will be extended to the northeastern elevation at the lower ground and ground floor levels by way of a contemporary addition in materials of glazing and brick. This extension will provide bedroom suites for the family home. New windows will be introduced into the southwestern elevation to enhance the light within the living space at the lower ground floor level.

Skeel Library

6.18 Like the Chapel, the planform of this building suggests its reuse as a single family house is the most appropriate form of conversion. The former Skeel Library will be converted into a new home on four floors (including a mezzanine level), whilst the existing later single storey extension to the rear will be rebuilt to provide a new swimming pool at the lower ground floor.

The Summerhouse

6.19 The Summerhouse will be carefully dismantled and restored in a new location within the western courtyard. The proposals for this building have not yet been finalised by Scott Brownrigg and will be confirmed when safe access to this building facilitates investigation. We anticipate a condition requiring a method statement and details of re-erection as part of any forthcoming consent.

Bay House

6.20 Whilst not statutorily listed, the exterior elevation of Bay House to Kidderpore Avenue incorporates part of the original elevation to the Maynard Wing, later infilled by the west and east Bay House extensions in 1921 and 1934 respectively. A listed building consent application has therefore been submitted for the alterations to Bay House.

6.21 Bay House will be converted to provide 16 residential apartments. The external appearance of Bay House to Kidderpore Avenue will not be altered. On the rear roof of Bay House, as seen from the garden of Kidderpore Hall, a new single storey extension is proposed to provide two bedrooms and a terrace area.

Impact on the Redington and Frognal Conservation Area

6.22 Other, non-listed buildings are to be retained and converted to residential use. The former student residential halls at Dudin Brown Hall and Lady Chapman Hall will be converted to provide 16 residential apartments in each building.

6.23 Dudin Brown is to be reconfigured internally to accommodate an internal staircase to provide access to each of the residential apartments. Alterations will be carried out to the front elevations of these buildings to improve the amenity space for new dwellings.

6.24 The proposals for the conversion of Lady Chapman Hall have been the subject of particular discussion with officers of the London Borough of Camden. The proposals seek to extend the building at the rear and rebuild the rear elevation.

6.25 The design of the new rear elevation has been carefully considered to ensure that the detailing, materials and composition of architectural features preserves the character of this non-listed building and its contribution to the character and appearance of the Conservation Area.

6.26 Three existing non-listed buildings will be demolished and replaced with new residential buildings.

6.27 The existing building known as Lord Cameron Hall will be rebuilt to provide 25 apartments. Rosalind Franklin Hall and the Queen Mother's Hall will be rebuilt to provide 44 and 18 homes respectively.

6.28 New buildings are proposed in two locations on the site. A terrace of seven new townhouses located close to the north-eastern boundary of the application site will frame the central courtyard. The implemented scheme allowed at appeal in 1997 established the principle of new built form in this location. The detail of the height, scale and location of these townhouses have been the subject of detailed discussion with officers at the London Borough of Camden. A single townhouse is proposed to the northwest of the site, to the west of the Chapel.

6.29 Three new family-sized houses are proposed in a location to the south of the Chapel and to the north of Queen Mother's Hall. These are referred to as the 'pavilion' houses. The pavilion houses have been designed to work as part of the topography of the site in order that the new built form is not apparent in views looking from the listed buildings of Maynard Wing and Kidderpore Hall.

6.30 The roofs of these pavilion buildings have been landscaped as green roofs in order that the new buildings contribute to the sustainability credentials of the development and to the ecological habitat value of the site.

Landscaping and boundary treatment

6.31 The landscape proposals, designed by Fabrik, have been developed in parallel with the architectural proposals. The rationale behind the landscape proposals, which is set out in more detail in the accompanying Landscape Design Statement, focuses on the retention of trees of significant value, the improvement of connectivity throughout the site and the enhancement of the quality of both the hard and soft landscape planting on the site and on the boundaries.

6.32 An important part of the proposals is to secure permissible private land for the enjoyment of the public. This, and the landscape works, will be maintained in a long term management scheme which would be secured with any forthcoming consent for development.

6.33 These objectives have led to the emergence of a landscape masterplan which addresses and defines three different character areas on the site. The proposed central courtyard retains a suggestion of formality which reinforces the remnant of the surviving path layout of the original pleasure gardens seen to the rear of Kidderpore Hall from the 1870s.

6.34 The eastern quadrangle is more collegiate in character, being surrounded on three sides by Victorian and Edwardian former student residences and on the fourth side by harmonious, high quality new buildings. The western area has been designed as an informal, area with less structural planting and no hard landscaping.

- 6.35 Boundary treatments have also been considered to enhance the appearance of the site to Kidderpore Avenue and the outward facing parts of the site to the Conservation Area. The will utilise a combination of soft and hard landscaping in the way of planting, trees, low level railings and natural stone sets.
- 6.36 Trees make a significant contribution to the character and appearance of the Conservation Area. The proposals seek to retain trees within the site which contribute to the amenity value of the site and the appearance of the street scene and character and quality of the townscape quality. Trees of low amenity value are to be removed within the site on the recommendation of the arboricultural consultants at Crown Consultants, and replacement planting with specimens of appropriate maturity as part of the landscape strategy drawn up by Fabrik.

7.0 ASSESSMENT OF THE APPLICATION PROPOSALS

7.1 This section assesses the effects of the development proposals on the significance of the heritage assets identified in Sections 2 and 3 of this statement, and the character of the townscape in line with salient local and national planning policy and guidance.

7.2 This assessment has been informed by the application drawings, Design and Access Statement and the CGI imagery prepared by Scott Brownrigg, and the Landscape Design and Access Statement prepared by Fabrik.

Listed Buildings

7.3 Our assessment of the development proposals on the significance of the listed buildings will concentrate on the following characteristics of the development:

- the proposed use;
- the effect of any demolition or extension works on the character of the buildings;
- the physical characteristics and impact on the fabric; and
- the effect of the new development upon the setting of the listed buildings

7.4 The detail of the proposals for each listed building and retained building are set out in the Historic Building reports prepared by Scott Brownrigg. This assessment will focus therefore on the broad objectives and approach of the proposals and assess these in line with adopted planning policy and guidance. Camden's policies **CS14** (*Promoting high quality places and conserving our heritage*) and **DP25** (*Conserving Camden's heritage*) are general in their nature, and have been referred to where necessary.

7.5 Our assessment of the new built form on the site, namely the townhouses and the pavilion buildings has been carried out in this part of Section 7, with a focus on the effects of this new architecture on the setting of the listed buildings. The benefits brought to the Conservation Area by these new built forms are indicated in the concluding remarks in this section.

The Proposed Use

7.6 Whilst the Summerhouse is a listed building, it will not be used for residential accommodation. It will be used in association with the enjoyment of the site and therefore is dealt with separately.

7.7 The proposals for the residential conversion, restoration and refurbishment of the five listed buildings on the site for residential use typify the approach recommended by policies of the statutory development plan.

7.8 Part B of London Plan Policy 7.9 (Heritage Led Regeneration) has particular relevance to the approach taken by Scott Brownrigg in the development of the proposals. This policy states that '*Wherever possible heritage assets (including buildings at risk) should be repaired, restored and put to a suitable*

and viable use that is consistent with their conservation and the establishment and maintenance of sustainable communities and economic vitality.'

7.9 Kidderpore Hall, the focus listed building upon the site was built in 1843 as a grand family residence. The proposals seek to return this listed building to its original use in its conversion to two family homes in an entirely appropriate use which is consistent with its conservation.

7.10 The Skeel Library and the Chapel remain vacant and are in need of significant investment to secure their future and preserve their significance as statutorily listed buildings. The proposed conversion of the Skeel Library and the Chapel to residential use, although not their original uses, provides the opportunity to secure this investment and thus the future of their occupation and managed maintenance.

7.11 The Maynard Wing remained occupied until the end of this academic year. Residential use will be a similar use to that of student accommodation. This use will preserve the character of this listed building.

7.12 The proposed use of the Summerhouse is not yet defined in the application proposals, but the return of this building back into its original use as a structure incidental to the enjoyment of the gardens, whilst respecting its original footprint, refurbishing its materials and retaining its garden setting, which contributes to the significance of this asset, can only be a benefit.

7.13 Where development proposals have an effect on the historic environment, Paragraph 132 sets out the requirement placed on decision makers to place weight on the conservation of assets. We consider the proposed residential conversion of these listed buildings as the optimum viable use which will secure their permanent use in line with their conservation.

Extensions and External alterations

7.14 Discrete areas of extension and external alteration are proposed to Kidderpore Hall, the Maynard Wing, Skeel Library, the Chapel and Bay House. Regard has been paid to the guidance in Camden's adopted CPG 1 'Design' (2014) and in each case, the extensions have been discussed with the conservation officer to agree how the detail and materials of the extensions should be approached in line with adopted policies.

7.15 CPG 1 advises that scale and visual prominence be taken into account when designing roof alterations. The effect on the established townscape and architectural style, and the effect on neighbouring properties are also considerations. Alterations are proposed at the roof level to Kidderpore Hall and Bay House and these have been developed in discussion with officers at the London Borough of Camden in order that the occupants of these apartments are able to enjoy outside amenity space without adversely affecting the character of the listed buildings and their appearance both from Kidderpore Avenue and the surrounding Conservation Area.

7.16 The alterations to remove the later second floor level roof lantern and the A framed structure in Kidderpore Hall are, in themselves, a benefit to the listed building. Their replacement with structural

- glazing to enable the use of this space for residential floorspace, and to allow access to the new roof terrace level will improve the quality of the residential accommodation in this apartment. The utilisation of contemporary glazing, and its location away from the edge of the proposed new outside space ensure that it appears as a discreet addition when seen from the street, if it can be seen at all. An image of how the glazed balustrade may appear is in the Historic Building Report.
- 7.17 Again, to improve the quality of the residential accommodation, a minor alteration is proposed at the first floor level to enable access from the proposed kitchen to a new balcony area contained above the colonnade to Kidderpore Avenue. The principle of this alteration was agreed with officers during pre-application discussions, and it is anticipated that the detail of this new door will be required via a condition. Specialist historic building architects at Scott Brownrigg will draw up a detail which will enable the sash window to continue to be read as such from Kidderpore Avenue, thus having no discernible effect on the character of the listed building.
- 7.18 To the rear of Bay House, where the Maynard Wing and the Bay House infill meet in an unplanned way, the roofscape is inconsistent, with no established character or prevailing roof form.
- 7.19 The extension to the roof of Bay House has been detailed to appear as a simple form in white render with three traditionally designed timber framed sash windows. The design of this extension takes its cue from the fenestration of the host building in line with b) and c) of Policy DP24, and utilises traditional materials of rendered brickwork and timber framed sash windows. The image of this proposed extension included in the Historic Buildings Report shows how this will appear from certain viewpoint locations to the north west of Kidderpore Hall. Where visible, this will appear as a contextual addition which respects the character and scale of the host building and the adjacent listed buildings.
- 7.20 The plans seek to provide one residential dwelling within the envelope of the Chapel with an extension to the north. The north elevation of the Chapel is currently partially obscured as a result of the ground build up. It is this secondary elevation that will be the subject of the proposed extension which has been designed to make use of the existing topography to accommodate a floor of accommodation.
- 7.21 Scott Brownrigg have designed this new extension so that it can be read as a new addition in order to respect the original form and scale of the Chapel. The glazed section between the north elevation of the Chapel and the extension will allow this separation, and the main body of the Chapel extension is to be completed in complementary stone, the type of which will be secured via a condition. The proposals are a significant improvement from those consented at Appeal in 1997. The current proposals respect the original form of the Chapel and allow it still to be read as a single building, with a high quality, contemporary extension.
- 7.22 The windows at the lower ground floor on the east elevation of the Maynard Wing will be altered to drop the cills to preserve the character of this listed building whilst enhancing the amenity space at the front of these apartment entrances. The proposed change to the existing extent of the cobbled walkway will enable residents of the lower level dwellings to enjoy this outside space. This change has been incorporated into the landscaping proposals to ensure the changes to the listed building blend seamlessly with the wider approach to the character of the eastern courtyard.
- 7.23 Elsewhere on listed buildings, enhancements are proposed in the removal of later, harmful additions. The existing external fire stair to the Maynard Wing is a later addition to the building which currently detracts from the character of the building and a reading of the north elevation, and will be internalised as part of the proposals.
- Other physical effects on the fabric*
- 7.24 The Historic Building reports produced by Scott Brownrigg set out the rationale for the conversion of the listed buildings. This rationale focuses on the retention of historic planforms wherever possible, the retention of all historic and original features and the reinstatement of historic architectural features where these have been lost and where appropriate to do so.
- 7.25 In line with the adopted policy approach, and Historic England guidance, those elements of the listed buildings which contribute to their significance have been identified and have informed the detail of the proposals for internal conversion.
- Kidderpore Hall*
- 7.26 Significant enhancements are proposed to Kidderpore Hall in returning this back into residential use.
- 7.27 The character of the grand entrance hallway and the galleried first floor level will be preserved by retaining these spaces within one residence, as will the proportions and original sizes of each of the principal rooms. Investment is to be directed towards the refurbishment of the principal interior spaces and their architectural detail to enhance the historic interiors which contribute to its special interest, in particular where damaged or partially lost.
- 7.28 Alterations are, of course, required to the listed fabric to facilitate the conversion of the property into two residences. These are, wherever possible, confined to those parts of the building which are less sensitive to change and will be carried out to ensure these are reversible.
- 7.29 The alterations required to secure this listed building, currently at risk of further decay, in an appropriate use that is consistent with its conservation, are entirely appropriate. The exterior of this listed building will be refurbished to enhance its appearance and contribution to the character of the Conservation Area.
- Maynard Wing*
- 7.30 Scott Brownrigg proposes to convert the Maynard Wing into 16 residential apartments. This is an appropriate reference to the original design of this building which was designed to provide 16 student suites with additional nurses' accommodation and a dining hall.
- 7.31 The existing layout of the building presents a challenge for residential conversion. The architects have worked closely with officers to agree principles which have guided the design of the internal layouts. Where possible, the standard double loaded corridor and small, cellular rooms, have formed the basis of the residential apartments. Where openings are being made, nibs will be retained and a downstand so that the original wall is perceived and cornices are retained either side of these openings.

7.32 The proposed internalisation of the current external staircase will alter the circulation within the building, but to better serve the residential accommodation, whilst removing a later, harmful addition to the side of the building.

Skeel Library

7.33 The proposals for the conversion of the former library seek to undertake minimal intervention into existing planform to facilitate its use as one residential dwelling. Alterations will be reversible where possible to preserve the existing planform.

7.34 One commendable aspect of these carefully considered proposals lies in the retention of the double height galleried space at the first floor level as part of the living area. This proposal preserves the volume of this space and utilises it as a primary living space, thus better revealing an aspect which contributes to the special interest of the listed building.

7.35 The proposals include for the removal of later, harmful internal additions which detract from the special interest of the listed building, including the replacement of later secondary staircase with one of more appropriate detail. The existing single storey extension to the rear of Skeel Library is not of architectural merit. The proposals seek to replace this structure with a new single storey building of a similar footprint. The extension will be designed with traditional architectural features and uses the existing materials saved from the earlier building where practical.

7.36 The proportions and detail of this extension are a more appropriate response to the host building. The size of the openings for the fenestration balance the east elevation in a more successful way than the existing, and the reuse of materials will ensure the quality of the architecture on this part of the site. The new building will be incorporated into the landscape design for this part of the eastern courtyard which will improve the setting of the Skeel Library to the rear.

7.37 Skeel Library retains some minor architectural features of interest, such as skirtings, architraves, windows and doors, which will be retained in the proposals. Later, unattractive doors will be replaced with traditional panelled doors with historically appropriate detail.

The Chapel

7.38 The Chapel is a listed building in an extremely poor condition with significant structural degradation which has been investigated by structural engineers at Tully De'Ath. The results of these investigations are presented in the Historic Building report by Scott Brownrigg. The proposals for its conversion are intended to preserve the primary features of its significance which exist in its internal volume and detail.

7.39 The proposed internal deck will allow the volume of the single space to be experienced when using the residence, and the semi-circular apse and the detail of the ceiling will be preserved.

7.40 The new openings proposed to link the historic form of the original Chapel with the proposed extension will be discreet, few in number and made good to preserve the existing historic fabric as far as possible.

7.41 The design of the new windows to be inserted into the south elevation are to be of a transome and mullion style to preserve the character of this elevation which is established by the high level clerestory windows.

7.42 The landscape proposals for the western garden around the Chapel will enhance the setting of this listed building. The terraced steps to the south elevation will be retained and refurbished to improve the legibility of the elevation and allow residents to enjoy this space as part of the western garden.

Summerhouse

7.43 The proposals for the Summerhouse have not yet been finalised by the architects at Scott Brownrigg. This is due to the lack of current information on the internal structural and material condition of the property.

7.44 The general principles and intention for this listed building is to repair and refurbish the building where necessary, and to return it to a more appropriate setting befitting its original use as a garden folly. The relocation of the Summerhouse to within a naturalistic planting area will enhance its setting, and provide an additional area for residents, and the public, to enjoy the outdoor space.

7.45 The present state of this listed building render it impossible to refurbish the structure and its finishes without the loss of some fabric. However, the principles guiding these proposals, and the approach taken by specialist architects at Scott Brownrigg, will ensure that the significance of this listed building will most likely be enhanced through the proposals to bring this building back into an appropriate, active use.

Setting of Listed Buildings

7.46 We will now consider the effect of the development proposals on the setting of the listed buildings in the three character areas of the site.

7.47 Historic England guidance recognises that change within the setting of a heritage asset does not necessarily cause harm to the significance of the heritage asset. At paragraph 10 of the Historic England guidance note, it is stated that '*Settings have the capacity to accommodate change without harm to the significance of the designated heritage assets.*'

7.48 The following assessment considers the effects of the new buildings in the location of Lord Cameron Hall, Queen Mother's Hall and Rosalind Franklin Hall, as well as the new build pavilion buildings in the western garden, and the townhouses in the central courtyard.

Western garden and central courtyard

7.49 The original setting of the former residence at Kidderpore Hall has been changed by the development within its grounds. Whilst Kidderpore Hall remains the focus listed building in this part of the site, its original character and setting as a grand mid nineteenth century villa is different. It is now effectively

part of a terrace to Kidderpore Avenue. The openness of its original grounds have been enclosed by the development of the site and the gardens, which include the Maynard Wing.

- 7.50 It has already been considered that the setting of the Chapel does not make a particular contribution to its significance by virtue of its location to the rear of the site upon the slope, its orientation and prospect. Queen Mother' Hall lies within the setting of this listed building and does not make a positive contribution to the setting of this listed building.
- 7.51 The proposals seek to improve the setting of the listed buildings in the northwestern part of the site through the introduction of high quality new architecture which is integrated into the site as part of a new landscape scheme.
- 7.52 The principle of development in the central part of the site was established by the Appeal proposals. The current proposals have been sensitively designed to avoid harm to the significance of the listed buildings, in particular Kidderpore Hall, and to ensure that the new pavilion buildings, and the townhouses, will be an appropriate change within their settings.
- 7.53 The seven townhouses will better enclose the space attractively to the rear of Kidderpore Hall. The scale of these buildings, at three storeys above ground level, will ensure that the new built form is subservient to the listed buildings of Maynard Wing and Kidderpore Hall.
- 7.54 The pavilions will contribute to the character of this space which is to be defined by the lawn and the pathway which remains as a remnant of the pleasure gardens to Kidderpore Hall. The scale of the remaining pleasure garden, finished with the proposed landscape works designed by Fabrik, will be an appropriate for a former villa of this size.
- 7.55 These buildings will be finished in a combination of traditional and contemporary materials including brick, metal (to be specified via a condition) and glazing, and built of a contemporary design which draws upon, and seeks to enhance the characteristics of the existing buildings on site.
- 7.56 The footprint of this new built form draws away from that established by the consented Appeal scheme to allow the original form of the Chapel to be read.
- 7.57 Within the western garden, the proposed pavilions, concealed into the topography of the site below ground level, will ensure that the focus will remain on Kidderpore Hall as the principal listed building within the north-western part of the site.
- 7.58 The removal of the green bund to the northwest of Kidderpore Hall, which consists of trees of low to no amenity value, will ensure that views of the Chapel from the street will be framed in a more successful way. The relocation of the Summerhouse to within a naturalistic planting area will enhance its setting, and provide an additional area for residents, and the public, to enjoy the outdoor space.
- 7.59 Only one townhouse is proposed to the northwest of the Chapel, and this stands apart from the listed building. This building is of two storeys in height and allows the full curvature of the apse on the west elevation to be seen.



Figure 113. An image of the proposed pavilion buildings in the western garden.



Figure 114. An image of the proposed townhouses as seen from Maynard Wing.

- 7.60 The replacement building proposed for Queen Mother's Hall, is in our view, an improvement to the setting of Kidderpore Hall. The height and scale of the new building, and its siting within the topography of the hill, will close an awkward townscape gap that currently exists in the streetscene.
- 7.61 The new building will relate more successfully than the existing to Kidderpore Hall which remains as the larger, more dominant building in the streetscene. The image at figure 115 shows how the proposed planting to the front boundary of Kidderpore Hall successfully defines the residential demises, and the curved hedge planting reflects the curve of the bay window on the west elevation.
- 7.62 Materials for the replacement building of Queen Mother's Hall and their application as part of the detailed design, were chosen carefully so that a relationship was created with the other new architecture upon the site, whilst respecting the dominant white render of Kidderpore Hall.
- 7.63 The new proposals will necessarily result in a change within the setting of the heritage assets of Kidderpore Hall, Maynard Wing, the Summerhouse and the Chapel, but it is considered that this will be a positive change. This is as a result of the scale, the orientation, detailed design and the integration of the new buildings on the site with the proposed landscape works. The proposals take the opportunity to maximise enhancements within the setting of the listed buildings by raising the standard of architecture in these locations.



Figure 115. The relationship between the proposed replacement for Queen Mother's Hall and Kidderpore Hall.

Eastern quadrangle

- 7.64 The settings of the listed buildings within the eastern quadrangle, namely Skeel Library and Maynard Wing, are created by the composition of Edwardian institutional architecture of the early years of Westfield College. The listed buildings benefit from historic and architectural associations with Dudin Brown and Lady Chapman Hall and these buildings contribute positively to the setting of the listed buildings.
- 7.65 The later buildings of Rosalind Franklin Hall and Lord Cameron Hall do not contribute positively to the setting of the listed buildings, and do not have the same quality of design and execution as the other buildings on the site.
- 7.66 The proposed replacement for the buildings at Lord Cameron Hall and Rosalind Franklin Hall are considered more fully in the next part of Section 7. We consider that the new buildings will enhance the contribution made by these buildings to the setting of the listed buildings in the eastern quadrangle by virtue of their scale, materials and employment of architectural features.
- 7.67 The new buildings are a more appropriate response to the character of the existing architecture, and integrated into the landscape design, will create a more successful architectural relationship with the earlier, both listed and non-listed buildings, in this area.

Setting of listed buildings located outside of the site boundary

- 7.68 It was discussed in Section 4 of this statement that glimpsed views of the site are afforded from the listed buildings of St Luke's Church and the Vicarage which are located to the southwest of the site on Kidderpore Avenue.
- 7.69 The orientation and prospect of these listed buildings means the application site is not a prominent component of the setting of these listed buildings. Notwithstanding this, we consider the detailed design and execution of the architecture for the replacement Queen Mother's Hall will result in a more appropriate building within the setting of these listed buildings which are located outside of the site boundary.
- 7.70 The combination of architectural forms in the gable end roofs, the hipped side extension and the use of stone mullions in the projecting balconies can be seen to draw reference from the listed Vicarage in the design of this building which fits more successfully into the streetscape. The common palette of materials, again red brick being the dominant material used here, succeeds in blending the new architecture with that of the Vicarage so that the eye is drawn to the white render of Kidderpore Hall at the rise of the slope.

Redington and Frogna Conservation Area

7.71 The salient characteristics of the proposals to be considered in an assessment of the effects of the development proposals on the character and appearance of the Conservation Area and the townscape are:

- the impact of the demolition in the loss of non-designated heritage assets;
- the effect of the new architecture; and
- the proposed enhancements to the statutorily listed and non-listed buildings upon the site

7.72 The interest of the non-listed buildings and their contribution made to the significance of the Redington and Frogna Conservation Area has been assessed in sections 3 and 4 of this statement. As assessment of the loss of these assets is approached in line with paragraph 138 of the NPPF and the test set in s72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

7.73 In assessing the replacement buildings we have had regard to the detailed design of the new architecture for Lord Cameron Hall, Rosalind Franklin and Queen Mother’s Hall. Our assessment has considered the following salient characteristics:

- scale, height, bulk of the new buildings;
- location, orientation of the built form;
- detailed design, to consider features perceived at different scales. These include:
 - the roof form;
 - the proportion of solid and void;
 - the fenestration detail; size, shape of opening
 - use of brickwork on the elevations and around the fenestration;
 - the range and combination of materials; and
 - the quality of materials; and
- landscape details

7.74 Our assessment of the new built form on the site, namely the townhouses and the pavilion buildings has been carried out earlier in Section 7, with a focus on the effects of this new architecture on the setting of the listed buildings. The benefits brought to the Conservation Area by these new built forms are indicated in the concluding remarks in this section.

Replacement Architecture

Lord Cameron Hall

7.75 A CGI of the replacement building for Lord Cameron Hall included at figure 116, shows the appearance of this new building within the townscape setting.

7.76 As discussed in Sections 3 and 4 of this statement, the established character of the townscape within the Conservation Area is that of red brick, detached and semi-detached buildings of the Queen Anne and Arts and Crafts style. Within this wider townscape context, sub character area 3 has a particular character, created by detached buildings of larger scale, including the Grade II* listed St Luke’s Church and Grade II listed Vicarage.

7.77 Our assessment of the architectural and historic interest of Lord Cameron Hall concluded that this is a modest 1930s institutional building of no real refinement. The building does not exhibit skilful architectural handling. The west elevation is of simple design, with the only relieving features being the rectangular windows which are recessed and have brick soldier courses.

7.78 Whilst some limited harm to the Conservation Area could be considered to arise from the loss of this building, it is considered that the quality of the replacement architecture is such that this harm is outweighed by the beneficial effects brought to the townscape character and the Conservation Area. Furthermore, we understand that enhancements are brought to the sustainability credentials of the site through the replacement of this building, as evidenced in the Embodied Carbon Report produced by NLG and submitted with these applications.

7.79 The new building for Lord Cameron is an appropriate response to this townscape context. Its scale is a more fitting response to the prevailing architectural forms, and respects the scale of the residential buildings to the south on Kidderpore Avenue.

7.80 The building stands at four storeys above ground and an attic level. The extra height, and thus accommodation, of the replacement building is skilfully incorporated into the design of the pitched roof, which is a more appropriate interpretation of the prevailing roof forms in the street and wider Conservation Area than a flat roof. The gable ends to the elevation facing Kidderpore Hall reflect the double gable feature seen elsewhere in the Conservation Area and within the application site, whilst the dormer windows are a contemporary interpretation of those featured on Maynard Wing, Dudin Brown and Lady Chapman.

7.81 The ratio of window openings to the solid massing of the building picks up on the rhythm of the fenestration arrangement of the historic buildings within the site, where windows are arranged in groups of three or two which give an impression of wider expanses of glazing. Further variation is added in the form of balconies, both which extrude and are recessed to add interest to the elevation.

7.82 The use of red brick and clay tiles for the roof covering tie the new building into the existing palette of materials, whilst contemporary touches are added with the proposed use of metal for the dormer window surrounds.

7.83 The colour and tone of the red brick accords with that of Dudin Brown Hall, the historic building closest to Lord Cameron Hall. This red brick is a more successful reflection of that used on the listed buildings elsewhere on the site such as the Grade II listed Maynard Wing, and the use of recessed brick reveals adds character to these openings.

- 7.84 The test set by s72 of the P(LBCA) Act 1990 requires developments within a Conservation Area to at least preserve, and if not, enhance, the character and appearance of that Conservation Area. It is our assessment, set out above, that the design of the proposed replacement building for Lord Cameron Hall more than meets this requirement.
- 7.85 Notwithstanding this, the other materials accompanying this application provide additional information for the authority on the merits of the replacement building. Separate exercises commissioned by Mount Anvil, the results for which area set out in detail in the Design and Access Statement and its appendices, were undertaken by the structural engineers at Tully De'Ath, architects at Scott Brownrigg and energy consultants at NLG. These studies focussed on the feasibility and efficiency of proposals to retain the existing building, and included an embodied carbon study over the operational life cycle of the existing building and that of a new building.
- 7.86 The findings of these studies highlight the clear benefits in the replacement building in terms of access, sustainability, unit type and mix; all aspects which contribute to the high quality design of the building and the quality of the development as a whole.
- 7.87 In our view, any harm arising from the demolition of Lord Cameron Hall is decisively outweighed by the benefits brought by the replacement building in terms of improvements to the townscape, setting of listed buildings and quality of design on the site as a whole.



Figure 116. An image of the replacement building for Lord Cameron Hall.

- Rosalind Franklin Hall*
- 7.88 The new building for Lord Cameron Hall will be connected physically to that of the new Rosalind Franklin Hall. Our assessment of the existing building at Rosalind Franklin Hall in Section 3 of this statement concluded that this building lacks a meaningful architectural relationship with the listed buildings and other non-listed buildings on the site. The building does not exhibit the prevailing architectural characteristics of the Conservation Area and is not of high quality design.
- 7.89 We consider the increase in the height of the new building in the location of Rosalind Franklin Hall to be appropriate with the scale of the other buildings within the eastern quadrangle, and it has been skilfully designed into the topography of the site to minimise the impression of this increase, whilst helping to define the eastern quadrangle area.
- 7.90 The height of the roof of Rosalind Franklin Hall accords with the highest point of the Maynard Wing located opposite the new building within this courtyard. Where the building joins Lady Chapman Hall, the full height glazing provides the necessary separation between the new and the old fabric and allows the original extent of the built form of Lady Chapman Hall to be read.
- 7.91 The detailed design of the replacement building for Lord Cameron Hall is continued in the new architecture for Rosalind Franklin Hall. The same hue of brick is used so that a successful relationship is created with the listed and non-listed buildings in the eastern courtyard and to enhance the character of the quadrangle. This replacement building will enhance the quality of the design, and combined with the landscaping proposals, enhance the contribution made by this building to the Conservation Area.



Figure 117. An image of the replacement building for Rosalind Franklin Hall looking east from the rear of Skeel Library.

Queen Mother's Hall

- 7.92 Visible on the boundary of the site, the new building in the location of Queen Mother's Hall seeks to close an irregular gap in the streetscape which is created by the scale and form of the existing building which relates neither to the Grade II listed buildings of the Vicarage nor Kidderpore Hall.
- 7.93 The combination of architectural forms in the gable end roofs, the hipped side extension and the use of stone mullions in the projecting balconies can be seen to draw reference from the listed Vicarage in the design of this building which fits more successfully into the streetscape.
- 7.94 The height and scale of the new building relates more comfortably to that of the Vicarage when viewed from the south, and the footprint of the replacement building, and the proposed building line to the southern boundary along Kidderpore Avenue, were carefully considered in response to the location of the listed buildings at Kidderpore Hall and the Vicarage. The common palette of materials, again red brick being the dominant material used here, succeeds in blending the new architecture with that of the Vicarage so that the eye is drawn to the white render of Kidderpore Hall at the top of the hill.
- 7.95 The high quality of the replacement building and the benefits brought by raising the quality of the design in this location more than justify the loss of the 1982 Queen Mother's Hall; a building at odds with the prevailing architectural style in the Conservation Area, and improves the contribution to the appearance of the townscape.

Retained buildings: Non-listed buildings

- 7.96 As discussed in section 4 of this statement, Bay House is not in its own right a statutorily listed building and is not the subject of a separate list entry summary. From the historic research conducted for the purposes of this application, it has been found that the built form of Bay House is, however, located partially behind the original elevation of the Maynard Wing. Whilst this fact is not recognised in the listed building entries, which were written in 1996, after the construction of Bay House, we consider that the front elevation retains significance as a remnant of the original extent of the Grade II listed Maynard Wing.
- 7.97 It has, however, been established that the interiors of Bay House do not retain significance. The existing open plan space at the upper ground floor level is not original to the building, having been created in 1934 following the extension of Bay House. The alterations proposed in the creation of 16 apartments within this building are, therefore, acceptable with regard to the impact on historic fabric, their having no external manifestation other than the extension to the rear assessed earlier in this section.
- 7.98 External alterations to Dudin Brown Hall are confined to minor alterations to drop cills at the upper floors of the building in the creation of outside amenity space. The existing floorspace on the roofs of the canted bay windows will be utilised and bottle balustrades added for safety reasons.
- 7.99 The proposed concierge building at the lower ground and ground floor levels has been designed as a contemporary glazed structure which will allow the historic fabric of the building to be read separately

from the new. Whilst not of the same materials as the host building, the high quality of the design coupled with the removal of the metal fire stair will improve the appearance of this elevation.

- 7.100 It has already been commented upon earlier in this section that the replacement building for Rosalind Franklin will allow the original form of Lady Chapman Hall to be appreciated through the pulling away of the solid built form from the east elevation.
- 7.101 In order to create a more efficient internal layout within the former Hall, Scott Brownrigg have engaged in detailed discussions with officers on proposals to extend the building, by pulling the whole of the rear elevation from the existing rear building line. This elevation is to be rebuilt almost in facsimile, with small alterations to the balcony and fenestration detail in order to preserve the character of the building. Historic fabric will be reused where possible to ensure that these alterations are hardly discernible in views towards the rear of the building. This element of the proposal will not have an effect on the character or appearance of the Conservation Area.

Retained buildings: Statutorily listed buildings

- 7.102 The listed buildings of Kidderpore Hall, Maynard Wing and Skeel Library, those which front Kidderpore Avenue, help define the character and appearance of this part of the Conservation Area and the townscape in this location. These buildings thus make a significant positive contribution to its special interest. By virtue of their associations with the principal buildings upon the site, the Chapel and the Summerhouse too, contribute to the character of the sub area.
- 7.103 The enhancements to be carried out the listed buildings upon the site, through their return to a long term, sustainable use which is consistent with the prevailing use of the Conservation Area and improvements to their external appearance through their refurbishment and the removal of harmful, later additions, will enhance the contribution made by the listed buildings on the site to the character and appearance of the Conservation Area and the quality of the townscape in this location.

Concluding Summary

- 7.104 The high quality design of this development has been drawn up in line with the guidance set out at paragraph 58 of the NPPF in order to maximise the benefits brought to the site through good design. The proposals are drawn up with a detailed understanding of the heritage value of the buildings on the site and its contribution to the Conservation Area.
- 7.105 The benefits brought by the proposals to the historic environment are numerous and significant. We summarise these in the following concluding remarks in this section.

Site layout and landscape

- Brings benefits to the Conservation Area and the setting of listed buildings through the definition of distinctive character areas;
- Establish a sense of place and respond to local character and the history of the site;
- Improve access to the site and buildings on it, including to five listed buildings.

Setting of listed buildings

- To be enhanced by the benefits to the site layout and landscape;
- The replacement architecture is of high quality design and responds better to the character of the listed buildings upon the site;
- The new built form of the pavilions and townhouses will not harm the setting of listed buildings

Character of the Redington and Froggnal Conservation Area

- To be enhanced in the reinforcement of the residential use which is a primary use of the wider Conservation Area.

Appearance of the Redington and Froggnal Conservation Area

- To be enhanced with the retention and refurbishment of Kidderpore Hall, the Maynard Wing, the Chapel, the Summerhouse, Skeel Library, Dudin Brown, Bay House and Lady Chapman Hall, works which will improve the contribution these buildings make to the Conservation Area;
- Replacement buildings are of a higher quality design and materials which are applied in a way which successfully references the predominant characteristics of the architecture of the Conservation Area;
- Retained non-listed buildings of Dudin Brown, Bay House and Lady Chapman Hall benefit from refurbishment works;
- Any harm identified in the loss of the non-listed buildings of Lord Cameron Hall, Rosalind Franklin Hall and Queen Mother's Hall is more than offset by the quality of the replacement architecture;
- New architecture in the form of the pavilions and townhouses, although not readily seen from outside the site from the Conservation Area, will enhance the quality of design upon the site and help to better define the different areas.

Direct Impact on Listed Buildings

- Significant benefits are proposed to the listed buildings of Kidderpore Hall, the Summerhouse, the Maynard Wing, Skeel Library and the Chapel through the realisation of their optimum viable use and the introduction of a permanent land value;
- Alterations are minimal to facilitate and we do not consider these alterations to be harmful to the significance of the listed buildings

Introduction of a management regime

- The management regime brought with the development proposals will ensure the long term maintenance of the landscape and the buildings in perpetuity, thus ensuring the site remains to be an active contributor to the Conservation Area.

8.0 CONCLUSIONS

- 8.1 This Heritage Statement has been prepared by Montagu Evans LLP on behalf of Mount Anvil and King's College London to support the applications for Planning Permission and Listed Building Consent for the King's College Hampstead Residence on Kidderpore Avenue.
- 8.2 This statement has carried out an assessment of the significance of the Conservation Area and the listed buildings upon the site in order to inform the development proposals and an assessment of the impacts of the development upon this significance.
- 8.3 The site contains eleven buildings or structures, five of these buildings 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 classically styled building of small scale which is located on the lawn to the rear of Kidderpore Hall.
- 8.4 The site lies also within the Redington and Frogna 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 Frogna Lane. The Conservation Area Statement was agreed on 21 March 2003 following public consultation.
- 8.5 The Conservation Area is divided into eight sub areas of different townscape character. The site at Kidderpore Avenue north, 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 College from the late nineteenth century.
- 8.6 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.
- Proposals and Assessment**
- 8.7 The proposals respond specifically to the particular characteristics of the site and the significance of the heritage assets contained within it. Scott Brownrigg have worked closely with officers at the London Borough of Camden to identify where new architecture and alterations to existing historic buildings can take opportunities to enhance the quality of the built environment and the significance of these assets whilst delivering a high quality residential scheme.
- 8.8 There will, of course, be discreet areas of alteration which may be considered to cause harm to the significance of heritage assets. However, this is unavoidable in proposing such a major development in a historically sensitive context. Individual elements of the work have to be considered both on their own merits, and as part of a wider, coherent scheme. At the same time, it is necessary to consider the interests of the physical fabric, alongside issues of setting, and the character and appearance of the Redington and Frogna Conservation Area.
- 8.9 This Heritage Statement concludes that the proposals will result in an overall enhancement to the historic environment, with the loss of the existing non-listed buildings justified by the high quality of the replacement architecture, and the wider benefits to designated and non-designated heritage assets, in particular the return of currently vacant listed buildings back into appropriate uses that are consistent with their conservation, including three listed buildings which are in various degrees of disrepair.
- 8.10 Accordingly, therefore, we find that the requirements set out in Camden Core Strategy Policy CS14 and Development Policies DP24 and DP25 are met in these proposals which will raise the standard of design across the site, improve accessibility through the site and into listed buildings, promote a high standard of landscaping which will improve the setting of heritage assets and the quality of the public realm in the Conservation Area.
- 8.11 The proposals accord also with the broad requirements set out in the London Plan policies 7.4, 7.6 and 7.8, the last requiring developments to conserve the significance of heritage assets, by being sympathetic to their form, scale, materials and architectural detail.
- 8.12 More than this, we consider that the architectural approach taken by Scott Brownrigg in these proposals exemplifies that set out in London Plan policy 7.9. These proposals seek to implement a scheme of heritage-led regeneration in the repair, restoration and return of listed buildings back to a suitable and viable use that is consistent with their conservation, which will contribute to the establishment and maintenance of the community and the vitality of the Conservation Area.
- 8.13 Enhancements to the historic environment which would arise from the application proposals include the following:
- refurbishment and restoration of five listed buildings on the site and their return to a viable use that is consistent with their conservation;
 - introduction of a use on the site which accords with the prevailing character of the Redington and Frogna Conservation Area;
 - enhancements to the appearance of those non-listed buildings being retained to enhance their contribution to the character and appearance of the Conservation Area;
 - raising the standard of design across the site in the replacement of non-listed buildings which either fail to make, or make a very limited, contribution to the character and appearance of the Conservation Area;
 - significant enhancement to the public realm proposed through the landscaping scheme which will enhance the setting of listed buildings;
 - the introduction of a full time maintenance regime upon the site which will ensure the quality of the environment;
 - improvement of the access into and within the site and listed buildings, with the opportunity to introduce public access into parts of the site which are not currently accessible.
- 8.14 It is our assessment that no residual harm arises from these proposals which requires justification with public benefits and this justification on the basis of public benefits is not necessary. Even if it were, and

as part of the overall planning balance which, the NPPF is clear, should have regard to all material considerations, there are significant benefits arising from this scheme as explained in the Planning Statement. We therefore find the proposals comply with policy specifically and generally.

- 8.15 Having found these proposals to be entirely in accordance with statutory development plan policies and salient policy and guidance, we invite the authority to grant consent.

9.0 ADDENDUM STATEMENT- ASSESSMENT OF LISTED BUILDING CONSENT APPLICATION FOR WORKS TO KIDDERPORE HALL DECEMBER 2018

9.1 This statement is submitted in support of the application for listed building consent for internal and external alterations to the Kidderpore Hall. The description of development is as follows:

'Listed building consent sought for internal and external alterations to Kidderpore Hall to convert and modernise the building as a single family residence. Works to include the introduction of a swimming pool at lower ground floor level, insertion of roof lights and formation of terrace at roof level, refurbishment of existing windows. Internal works to include upgrade and modernisation of the services and thermal performance of the listed building, underfloor heating.'

9.2 This is an addendum to the Heritage Statement (dated July 2015) previously produced in support of the applications for planning permission (ref. **2015/3936/P**) and listed building consent (ref. **2015/4116/L**) granted on 6 April 2016. A subsequent application for listed building consent was approved on 12 January 2017 for works to convert the building into two dwellings (**2016/6022/L**). Both of these schemes are now to be superseded by these proposals to convert and refurbish the building for use as a single dwelling.

9.3 It should be noted, and is understood by officers at LB Camden, that works have already started on Kidderpore Hall to implement the consented proposals for listed building consent for the conversion of the building to two dwellings (**2016/6022/L**). Most of the structural works for the repair and alteration for two dwellings have been carried out, as well as most of the external refurbishment works. AQP have confirmed that most of these items can remain as approved and executed.

Summary Statement of Significance

9.4 The full Heritage Statement to which this addendum relates sets out a detailed history of the whole site at Kidderpore Avenue and the buildings upon it, which comprises statutorily listed buildings and non-listed buildings. The whole site is in the Redington Froggnal Conservation Area.

9.5 A full statement of significance was set out for each of the listed buildings and the Conservation Area at pages 51-53 of the full Heritage Statement. In the interests of completeness, we set out below the relevant statements of significance for the designated heritage assets that will be affected by the proposals submitted with this application.

The Redington Froggnal Conservation Area

9.6 The significance of the Redington and Froggnal Conservation Area exists in the concentration of distinguished Victorian and Edwardian, residential, suburban architecture. Properties display a variety of formal and free architectural styles typical of late nineteenth century early twentieth century architecture which was led by established and distinguished architects of the era.

9.7 The site lies in sub area three of the Conservation Area. The significance of sub area three lies in the general high architectural quality of the buildings in this area and the historic importance attached to

the associations with the early landowners as part of the Child's Hill estate, and the early twentieth century development of the area which included the work of established architects.

9.8 The Grade II* listed St Luke's Church and the Grade II listed St Luke's Vicarage are significant positive contributors to this sub area and are identified within the Council's Statement as some of the most impressive buildings within the designated area.

9.9 Significance is also derived from the buildings and historic associations with the Westfield College, one of the earliest colleges dedicated to the education of women outside of Oxbridge.

9.10 The listed buildings of Kidderpore Hall, Maynard Wing and Skeel Library, those which front Kidderpore Avenue, are key buildings which help define the character and appearance of this part of the Conservation Area and thus make a significant positive contribution to its special interest. By virtue of their associations with the principal buildings upon the site, the Chapel and the Summerhouse too, contribute to the character of the sub area, albeit at the time that the CAA was written their contribution was diminished by their condition which was considered to be at risk of further decay. Pursuant to previous approvals Mount Anvil has secured the future of these buildings with careful refurbishment / restoration.

9.11 It is our assessment that the listed and non-listed buildings of the former Westfield College derive group value from their historic common use and their institutional site setting in this sub area of the Conservation Area. We consider that the architectural and historic value of the site as a whole makes a positive contribution to the character and appearance of the Conservation Area.

Kidderpore Hall

9.12 Kidderpore Hall possesses significant architectural, artistic and historic value as a fine example of a mid-nineteenth century villa built as part of the early development of this residential suburb. The character of the former villa residence which was originally designed by T Howard in 1843 to be appreciated from all aspects, has, however, been eroded by the extension and infill of the property to Bay House which was carried out in the early to mid-twentieth century.

9.13 Both the immediate and wider setting of Kidderpore Hall have altered almost beyond recognition with the development of the site for the Westfield site from 1890, and the residential development of the wider area from the early twentieth century.

9.14 The immediate setting of Kidderpore Hall has been the subject of repeated change. The former D shaped lawn is now in the process of being re-landscaped as part of the consented and implemented planning permission (**2015/3936/P** and amendments). Kidderpore Hall is enclosed to the east by the Maynard Wing. This Grade II listed Maynard Wing contributes to the significance of the listed building through historical associations and the quality and execution of the architecture.

9.15 Kidderpore Hall remains the focus listed building on this site in its redeveloped form, albeit its original character and setting as a grand mid nineteenth century villa have been changed beyond recognition, it now being part of, effectively, a terrace to Kidderpore Avenue. The openness of its original grounds have been enclosed by the development of the site and the gardens.

9.16 Notwithstanding the poor condition of some of the interiors, the property has intrinsic architectural interest in its internal architectural features and planform. Those internal features which contribute to the interest of the building include the original principal staircase which leads from the ground to the first floor level.

Overview of Planning Policy Framework

9.17 Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that planning applications should be determined in accordance with the adopted Statutory Development Plan unless material considerations indicate otherwise.

9.18 In London the development plan for any area comprises the London Plan, the local plan and any neighbourhood plan that may have been adopted for the area in question.

9.19 Since the grant of listed building consent in April 2016 and the subsequent application in January 2017, Camden has adopted a new Local Plan document which forms the basis of decision-making in the Borough. The London Plan has also been updated (2016) and is under review. The documents of the local statutory development plan relevance to this planning application are therefore as follows:

- Camden Local Plan (adopted June 2017); and
- Camden's Planning Policies Map (2014, updated 2017).

9.20 The most relevant policies that will inform the assessment completed in this Heritage Statement are as follows:

- London Plan Policy 7.8 (Archaeology and Heritage Assets); and
- Local Plan Policy D2 (Heritage).

Assessment of the new proposals

9.21 This section assesses the effects of the proposals on the designated heritage assets of the Kidderpore Hall and the Redington Frogna Conservation Area.

9.22 These proposals have been the subject of extensive pre-application advice from officers at the London Borough of Camden. The final proposals submitted with this application have been revised in response to the advice given. The application is accompanied by a high level of technical detail which is summarised in the Design and Access Statement prepared by AQP Architects so as to avoid the requirement for conditions attached to any grant of listed building consent. The technical detail is referred to where relevant in this Statement.

9.23 These proposals present an important opportunity to return the listed building back into its optimum viable use that is consistent with its conservation and will preserve the listed building. Significant benefits to the designated heritage asset are to be realised through the conversion of the building for use as a single family dwelling, a conversion which is entirely consistent with the historic uses in the Conservation Area and will contribute to the consistent high quality character of the area.

Lower ground floor

9.24 The proposals seek to introduce a swimming pool and spa at the lower ground floor level, in a similar manner to the previously consented proposals (2015/4116/L). The location of the pool in a sunken area necessitates the underpinning of the adjacent load bearing walls. The Design and Access Statement contains detail on the damage assessment carried out to assess the impact of partial underpinning on the rest of the listed building. The likely level of movement recorded is considered to be acceptable within the limits specified as negligible to very slight affect. Secondary glazing is being added to the windows at this floor level to maintain the pool environment.

9.25 The new floor slab created pursuant to the recent listed building consent application will be adapted to accommodate the new pool and wet underfloor heating will be introduced. The layout at the lower ground floor level remains largely as consented with the previous proposals. The approved proposal for the suspended ceiling is to remain in the current scheme so as to facilitate the distribution of services within the ceiling void.

9.26 The proposed level of servicing in the building requires four new condensers to be situated within the garden to the Hall. These are shown in the proposed locations on site plan 9000-DRG-03KH-UG010, which are proposed to be screened with landscaping so as not be readily noticeable within the grounds of the listed building. The introduction of these condensers will not affect the setting of Kidderpore Hall or the settings of other listed buildings in the immediate vicinity namely the Grade II listed Chapel and the Summerhouse.

Upper Ground floor level

9.27 The proposed layout for the upper ground level is faithful to the original floor plan and retains the principal spaces in their original proportions. The intention now to retain the property as a single family dwelling enables also the retention of a significantly larger amount of fabric and architectural detail in its historic form than previously proposed with the conversion of the Hall to create two dwellings. The previously proposed acoustic and fire enhancement separation methods are no longer required and the additional WWC at the first floor landing level is also not required.

9.28 The proposals include for the refurbishment of the existing decorative plaster finishes to the walls and ceilings in the principal rooms, as well as the refurbishment of historic windows and doors, flooring and external metalwork. Most of this work is already underway following the discharge of conditions attached the listed building consent 2016/6022/L.

9.29 Pre-application discussions held with the conservation officer at Camden focussed on the installation of services in the listed building and how these could be planned so that the interventions to the historic fabric could be minimised. Both radiators and underfloor heating are proposed to heat the large rooms. The proposals seek to incorporate wet underfloor heating to the proposed living room and study and elsewhere to install electrical underfloor heating which will be positioned over the existing floorboards.

9.30 The wet underfloor heating system requires the removal of floorboards and the installation of heating coils in a baseboard that sits directly on top of the joists. The floorboards will be collected and laid elsewhere in the property where the underfloor heating flooring is finished in different materials (see drawings contained in the 38KH series).

First Floor

- 9.31 The layout at the first floor level is proposed to retain as much of the original floor plan as possible. The proposals seek to infill some small openings that have been made to reinstate elements of the planform where these had been altered through later alteration. Again the layout and proportions of the principal rooms are to be retained with reversible new partitions added to divide the spaces for en-suite bathrooms and dressing rooms.
- 9.32 The underfloor heating proposed at this level follows the same strategy as that proposed at the upper ground floor – a wet system is to be used in the larger, principal rooms and electrical elsewhere following the same strategy.

Second Floor and Roof Plan

- 9.33 Minor changes are proposed to the approved layout at the second floor level and the roof level which reflect largely the approved proposals and overall preserve the historic layout at this level of the building. The roof has been finished and renewed with structural repair and insulation and the main rooflight has been installed above the garden room and the installation of the laylight and the rooflight have been carried out.

Refurbishment and replacement of services

- 9.34 The principle of modernising the property through the introduction of services and refurbishment was established with the previous listed building consents **2015/4116/L** and **2016/6022/L**.
- 9.35 In response to the consultation advice given by Officers at Camden, particular thought has been given to the practical installation of the combined services to heat and cool the different rooms in the house. These servicing methods and the methods of installation are shown on the drawings prepared by Watkins and AQP architects which show together the domestic services, heating layouts and above ground drainage, namely the SVPs, fancoil units, the diameter and pathways of the pipes that carry the services.
- 9.36 Detailed drawings contained in series 28KH, 34KH, 38KH and 39KH show the proposed service runs through the property at the first floor level where the main nodes for the pipe runs are located and how these serve each of the rooms. Whilst it is evident that some level of intervention is necessary to facilitate the incorporation of these services, these alterations have been drawn up with an understanding of the special interest of the listed building whilst significantly improving the quality of the residential accommodation for its occupancy as a single family dwelling. The location of risers has been considered to reduce the visual and spatial impact on the character and proportion of the principal rooms and to avoid them where decorative features remain.

Summary

- 9.37 The proposals present the opportunity to make significant improvements to the Grade II listed building and enhance the significance of the listed building. The architects at A&Q Partnership have limited the extent of the proposed changes to historic fabric of significance to upgrade and modernise the property

to ensure a high quality of accommodation. We find the proposals to be entirely in line with Local Plan Policy D2 and London Plan 7.8.

- 9.38 It is our view that any limited harm that might be identified arising from these proposals is outweighed by the benefits of bringing the building back into its optimum viable use as a single family dwelling.
- 9.39 It is our assessment that the proposals will preserve the significance of the listed building and the character and appearance of the Conservation Area in line with the relevant local and national planning policies. The setting of the listed buildings in the immediate vicinity of Kidderpore Hall will be preserved.

APPENDIX 1

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: KIDDERPORE HALL, KINGS COLLEGE

List Entry Number: 1379250

Location

KIDDERPORE HALL, KINGS COLLEGE, KIDDERPORE AVENUE

The building may lie within the boundary of more than one authority.

County: Greater London Authority

District: Camden

District Type: London Borough

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 11-Aug-1950

Date of most recent amendment: 11-Jan-1999

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 478618

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

CAMDEN

TQ2585NW KIDDERPORE AVENUE 798-1/24/980 (North side) 11/08/50 Kidderpore Hall, King's College
(Formerly Listed as: KIDDERPORE AVENUE Kidderpore Hall, Westfield College)

GV II

Semi-detached house, now a hall of residence. c1843. Designed by T Howard for John Teil. Stucco. Slated

roof with projecting bracketed eaves and pediments to outer bays and tall stuccoed slab chimney-stacks with cornices. EXTERIOR: 2 storeys, basement and attics. Slightly recessed 3 window central bay flanked by single window outer bays. Hexastyle portico with Ionic columns supporting an entablature with dentil cornice; approached by steps. Double part-glazed panelled doors with overlight flanked by 4 tall thin windows. Architraved sashes, ground floor with dentil cornices and cast-iron balconies. Attic oculi in pediments. Left hand return to garden with 3-window semicircular bay having a portico of paired Ionic columns and cast-iron balustrade forming a balcony. INTERIOR: in Greek Revival style, partly remodelled c1890. HISTORICAL NOTE: John Teil was a Nabob who ran a flourishing leather concern in Kidderpore near Calcutta. He died in 1854 and following several changes in ownership his Hampstead estate was broken up in 1889 when Westfield College, founded as a Christian women's college in 1882 by pioneer of women's university education Miss Constance Garnett, bought the house and 2 acres of land for »12,000.

Listing NGR: TQ2533485848

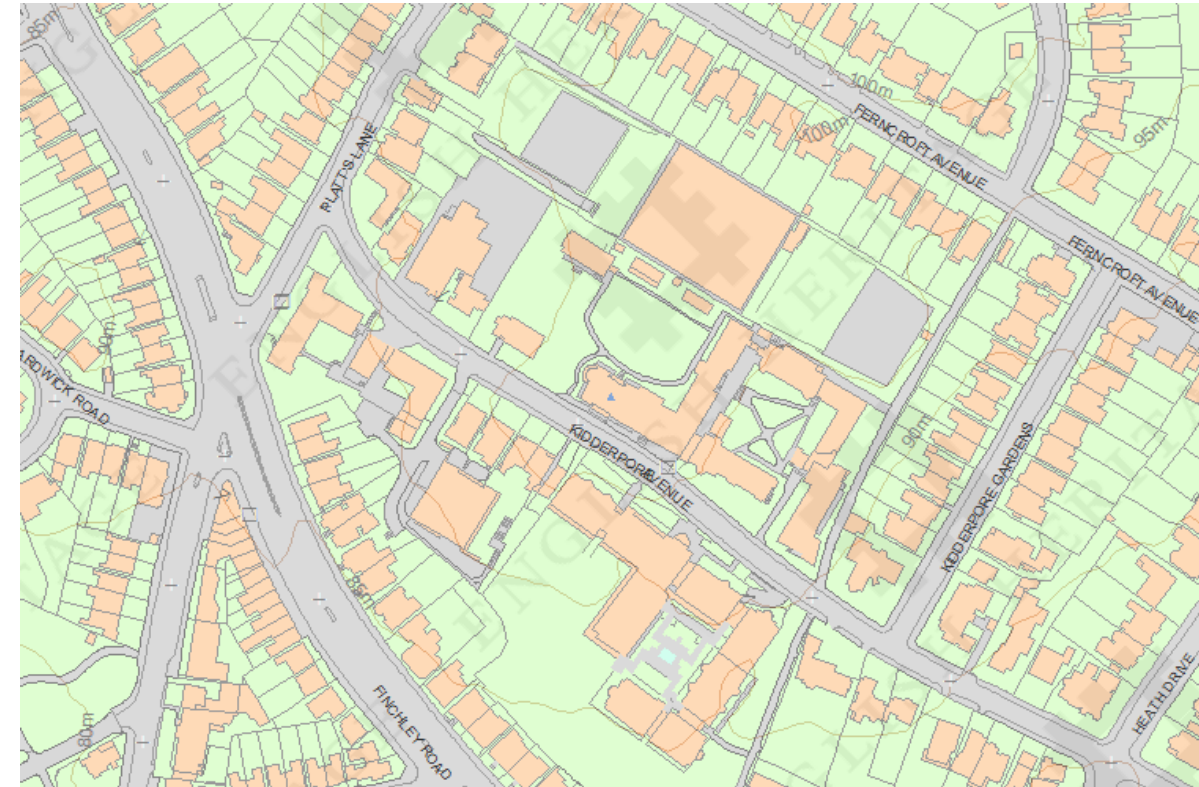
Selected Sources

Legacy Record - This information may be included in the List Entry Details

Map

National Grid Reference: TQ 25334 85848

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List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: THE MAYNARD WING, KINGS COLLEGE

List Entry Number: 1379251

Location

THE MAYNARD WING, KINGS COLLEGE, KIDDERPORE AVENUE

The building may lie within the boundary of more than one authority.

County: Greater London Authority

District: Camden

District Type: London Borough

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 16-Jan-1996

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 478619

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

CAMDEN

TQ2585NW KIDDERPORE AVENUE 798-1/24/982 (North side) 16/01/96 The Maynard Wing, King's College

GV II

Student residences. 1889. By Robert Falconer Macdonald. Red brick with rubbed brick and Roman cement dressings. Tiled hipped roofs with gabled dormers to south front, tall brick chimney-stacks and fishscale tiled

clock tower. 2 storeys, attics and semi-basement. William and Mary style. Symmetrical design. 20 windows. Entrance in double gabled central, recessed bay with pedimented Ionic surround to round-arched doorway approached by curved double steps with stone balustrade. Gauged brick flat arches to recessed sashes with shaped rubbed brick aprons and continuous sill bands; paired above entrance and grouped in gabled flanking and outer bays. Heavy modillion eaves cornice carries up around gables, the flanking and outer bays containing Venetian attic windows. North front plainer but with similar brick detailing and central 3-storey projecting polygonal bay. INTERIOR: plain with rooms arranged off long corridors. HISTORICAL NOTE: built as a result of an open competition to provide expanded accommodation for Westfield College. The brief called for a scheme "showing economy with good effect".

Listing NGR: TQ2537085846

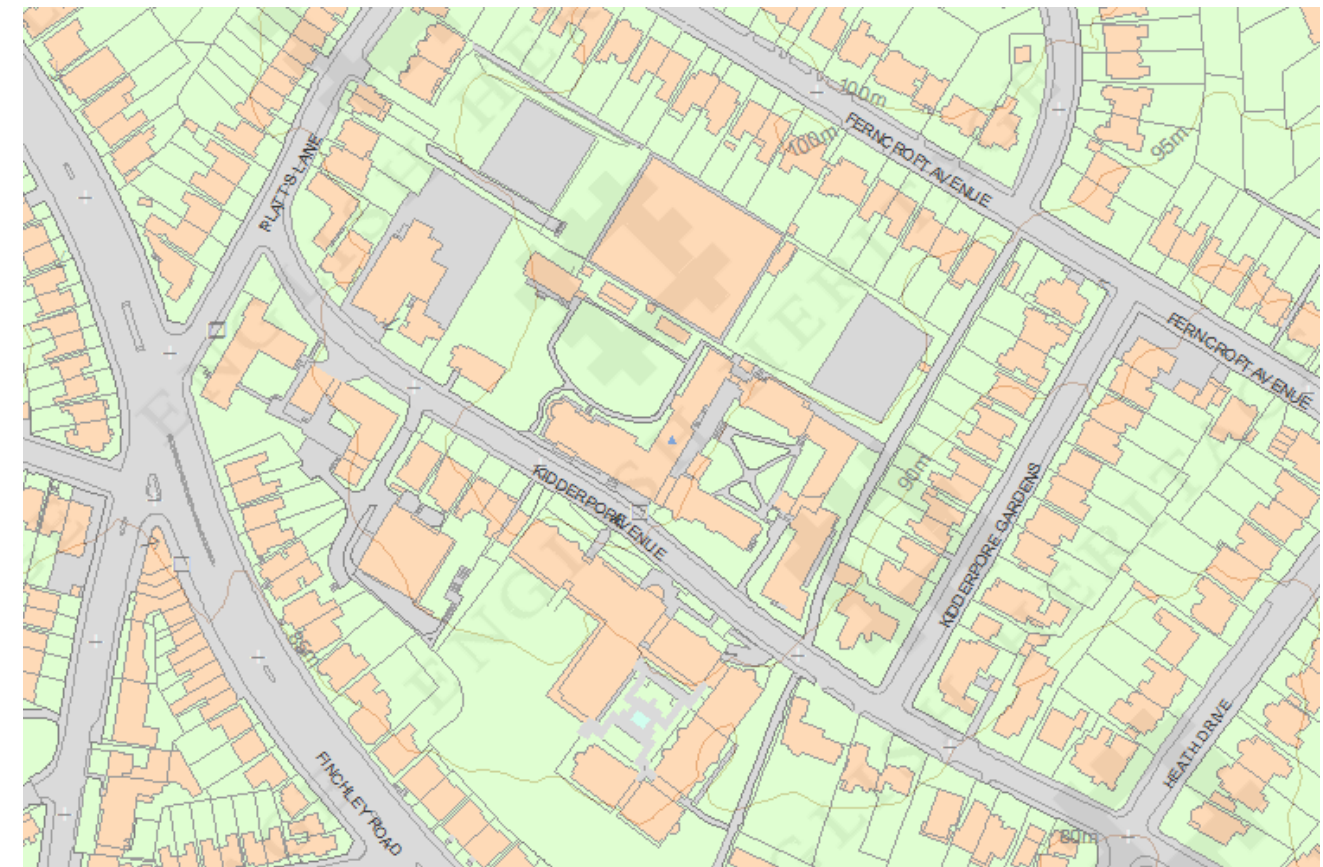
Selected Sources

Legacy Record - This information may be included in the List Entry Details

Map

National Grid Reference: TQ 25370 85846

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List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: THE SKEEL LIBRARY, KINGS COLLEGE

List Entry Number: 1379252

Location

THE SKEEL LIBRARY, KINGS COLLEGE, KIDDERPORE AVENUE

The building may lie within the boundary of more than one authority.

County: Greater London Authority

District: Camden

District Type: London Borough

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 16-Jan-1996

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 478620

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

CAMDEN

TQ2585NW KIDDERPORE AVENUE 798-1/24/983 (North side) 16/01/96 The Skeel Library, King's College

GV II

Library and attached archway. 1903-4. By Robert Falconer MacDonald. Red brick with stone and brick 1st floor and dressings. Tiled hipped roof with tall brick chimney-stacks, segmental pedimented dormer and console-

buttressed cupola. Edwardian Baroque style. 2 storeys and attic. 7 windows. Large central 2 storey canted bay with brick buttresses at ground floor level forming pediments to 1st floor stone attached Ionic columns. Ground floor 18-pane sashes have segmental gauged brick heads. 1st floor transom and mullion windows with small panes in enriched surrounds. Stone modillion and dentil eaves cornice. INTERIOR: lined with fumed oak fittings and has a gallery added in 1911. Archway, leading through to Maynard Wing (qv) with panels of herringbone brickwork and bands of stone. HISTORICAL NOTE: the library was built to allow Westfield College to be admitted as a teaching school of the University of London.

Listing NGR: TQ2537485823

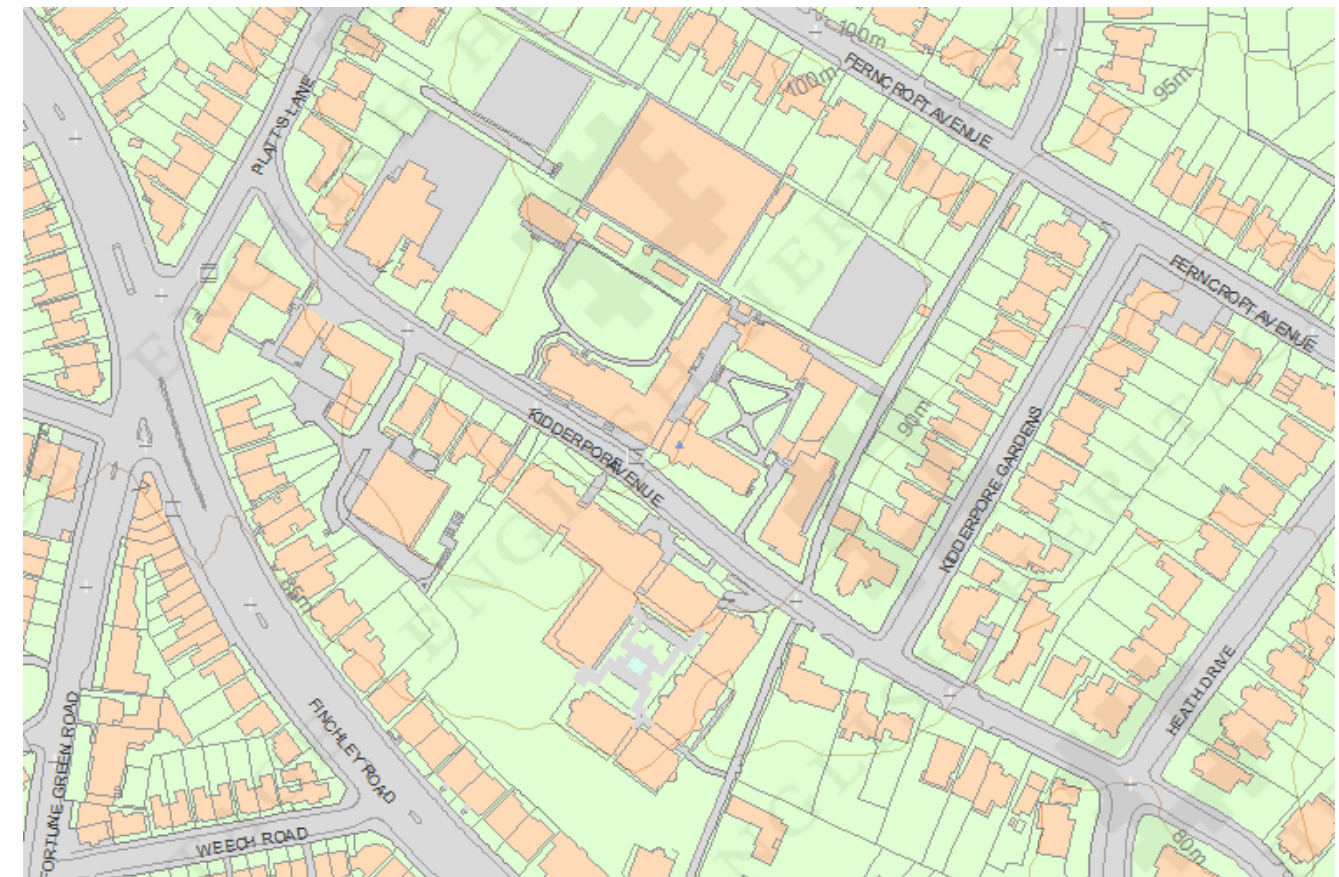
Selected Sources

Legacy Record - This information may be included in the List Entry Details

Map

National Grid Reference: TQ 25374 85823

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List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: COLLEGE CHAPEL, KINGS COLLEGE

List Entry Number: 1379249

Location

COLLEGE CHAPEL, KINGS COLLEGE, KIDDERPORE AVENUE

The building may lie within the boundary of more than one authority.

County: Greater London Authority

District: Camden

District Type: London Borough

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 16-Jan-1996

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 478617

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

CAMDEN

TQ2585NW KIDDERPORE AVENUE 798-1/24/979 (North side) 16/01/96 College Chapel, King's College

GV II

College chapel. 1928-9. By Percy Morley Horder and Verner Rees to commemorate Miss Anne Richardson, former Vice-Principal. Rendered brickwork with stone portico. Shallow hipped roof with projecting eaves. Austere and restrained Classical design. Rectangular plan with rectangular chancel which forms a semicircular

apse internally. Single storey eastern elevation, double-height western. Doric portico, under which double wooden panelled and studded doors with patterned overlight. Small rectangular windows with small panes and continuous plain sill band; small clerestory windows. INTERIOR: entry at half height with balcony and double steps down into body of chapel. Interior plain with pilaster strips and panelled ceiling. Apse lit from windows high on each side. HISTORICAL NOTE: Miss Richardson had requested that the chapel be "small and simple.... in which no Christian ministry shall be impossible".

Listing NGR: TQ2532485908

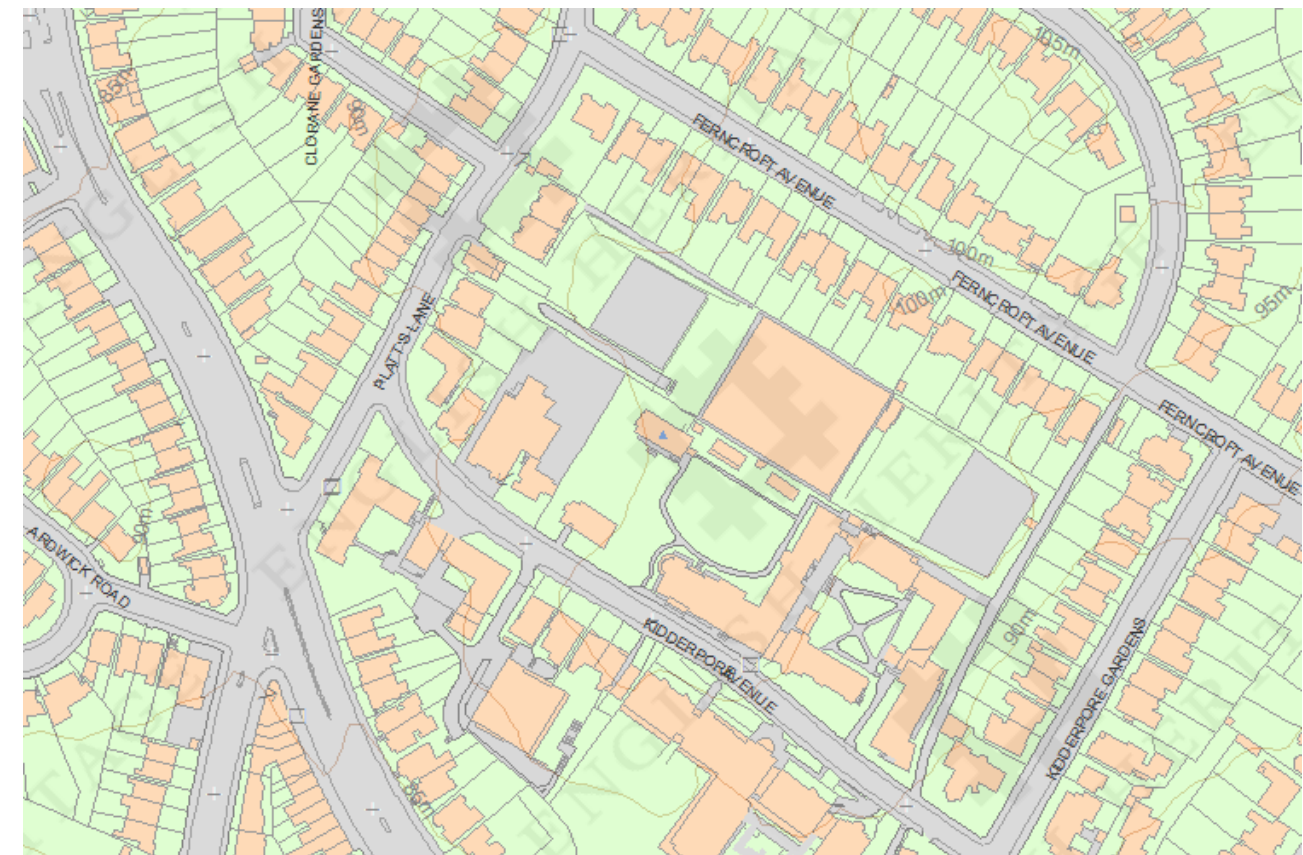
Selected Sources

Legacy Record - This information may be included in the List Entry Details

Map

National Grid Reference: TQ 25324 85908

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List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: THE SUMMERHOUSE, KINGS COLLEGE

List Entry Number: 1379253

Location

THE SUMMERHOUSE, KINGS COLLEGE, KIDDERPORE AVENUE

The building may lie within the boundary of more than one authority.

County: Greater London Authority

District: Camden

District Type: London Borough

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 16-Jan-1996

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 478621

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

CAMDEN

TQ2585NW KIDDERPORE AVENUE 798-1/24/984 (North side) 16/01/96 The Summerhouse, King's College

GV II

Summerhouse, now used to house boilers. Mid C19. Timber with concrete columns. Painted white. Rectangular plan with canted front. Classical style. Doric portico with broken pediment; double timber doors. Doric entablature runs around the building with pilasters on the returns and plain windows.

Listing NGR: TQ2536285897

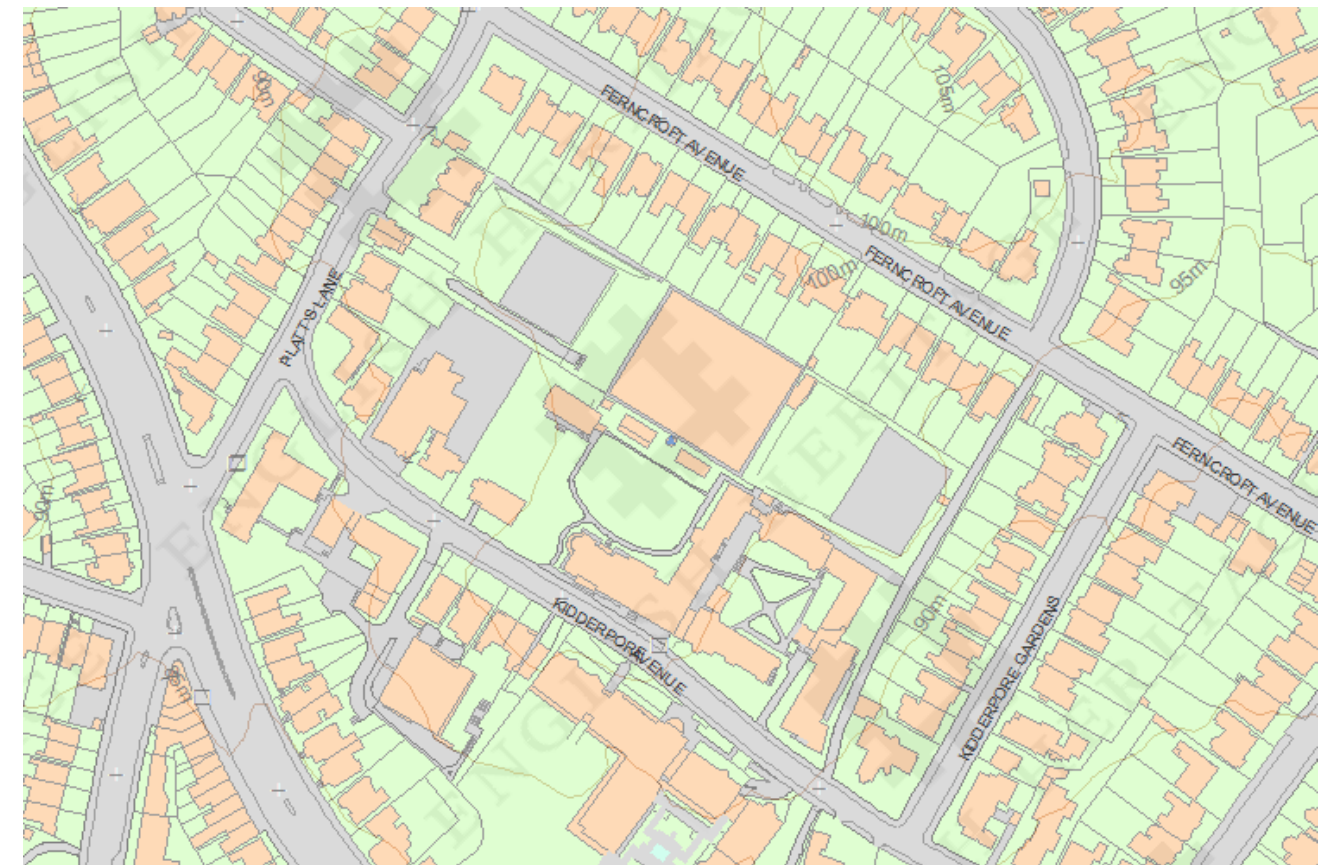
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Legacy Record - This information may be included in the List Entry Details

Map

National Grid Reference: TQ 25362 85897

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List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: CHURCH OF ST LUKE

List Entry Number: 1379248

Location

CHURCH OF ST LUKE, KIDDERPORE AVENUE

The building may lie within the boundary of more than one authority.

County: Greater London Authority

District: Camden

District Type: London Borough

Parish:

National Park: Not applicable to this List entry.

Grade: II*

Date first listed: 14-May-1974

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 478616

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

CAMDEN

TQ2585NW KIDDERPORE AVENUE 798-1/24/977 (North side) 14/05/74 Church of St Luke

GV II*

Church. 1897-99. By Basil Champneys at the expense of Sarah Benedict Brown (d.1902), raised over church hall on falling land and with later attached hall on south side, c1910. Red brick with stone dressings. Roman tile roofs. STYLE: late Gothic style mixing Decorated, Perpendicular and Flamboyant motifs; form much influenced by churches of Bodley and GG Scott junior. EXTERIOR: 5-bay nave with clerestory and lean-to aisles. West front dominated by tall gable to nave with 7-light traceried window, and by porches projecting north and south with crenellated parapets and a stair turret on south side, the porch entrances and west window having enriched canopies with crockets. Clerestory with tall 3-light traceried windows in pairs. north aisle with square,

2-light windows and flying buttresses; basement hall under church entered from this side. South side with the hall of c1910 attached to the aisle, in same style as church, consisting of 3 transverse gables with 3-light traceried windows in each to south and with square-headed windows and separate entrance facing east and west. Southern transept attached to choir for organ with window in gable and hexagonal crenellated turret at south-east corner crowned by lead-covered wooden fleche for bell. High chancel with 4-light traceried windows on north and south sides and 7-light east window with cross inscribed within tracery. INTERIOR: formerly of red brick, now painted throughout. Fine nave arcade of 5 bays with octagonal piers with dying mouldings and no capitals, articulated by wall shafts rising through spandrels to roof plate. Open-timbered king post roof to nave, boarded chancel; no chancel arch. Heavy open-timbered aisle roofs. Small west gallery carried on 3 open arches across end of nave, with baptistry and font (given by Champneys) beneath. Choir with high-backed stalls, finished with cornice and fretwork decoration, large organ case on (liturgical) south side. The altar rails and broad, carved open-fronted timber pulpit on stone base complete a set of chancel furniture carefully conceived as a group. Tripartite stepped sedilia of unpainted stone, well carved. Broad reredos of stone (now painted), without images. Chancel windows (4) by Powells. Original pews. Great War memorial oak screen in 2 parts at west end behind pews, now brought slightly forward. The attached hall on south side now divided from aisle by wall of c1950 by Harold Dicksee. Hall has an arcade down centre with octagonal stone piers, and boarded timber roofs. It may have been built to serve students from the former Westfield College, now King's College (qqv). A little altered late Victorian church built for Evangelical worship, with most of the fittings designed by its architect.

Listing NGR: TQ2526785911

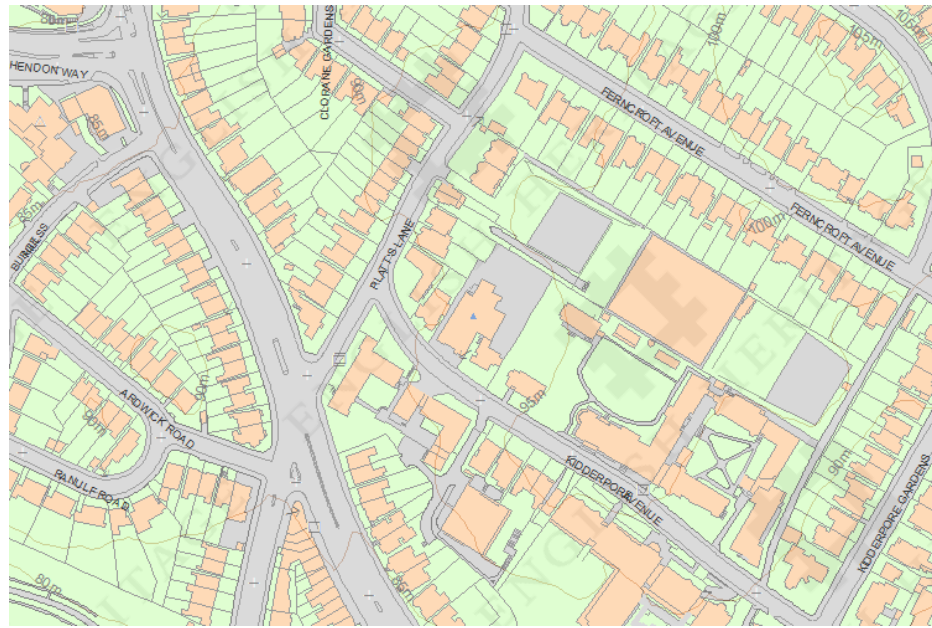
Selected Sources

Legacy Record - This information may be included in the List Entry Details

Map

National Grid Reference: TQ 25267 85911

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List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: ST LUKES CHURCH VICARAGE

List Entry Number: 1379247

Location

ST LUKES CHURCH VICARAGE, 12, KIDDERPORE AVENUE

The building may lie within the boundary of more than one authority.

County: Greater London Authority

District: Camden

District Type: London Borough

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 11-Jan-1999

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 478615

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

CAMDEN

TQ2585NW KIDDERPORE AVENUE 798-1/24/978 (North side) No.12 St Luke's Church Vicarage

GV II

Vicarage. 1902-3. By Basil Champneys. Red brick and tile-hanging with stone dressings. Tiled roofs with tall asymmetrically set slab chimney-stack and exposed rafter ends under eaves. EXTERIOR: 3 storeys, attics and basements. Front in a Free Tudor idiom to harmonize with church; rear less formal. Central gabled bay with 3-

light transom and mullion windows with small panes to each floor at left and small 2-light windows to right. 2-light attic window in stone-coped gable with finial. To left, a 2 storey bay, the ground floor forming a round-arched porch, the upper with a 3-light transom and mullion window; slit window on return. To right, an entrance porch at 1st floor level with a 2-light window below, partly tile hung, and then 2 stepped back bays of different heights with similar windows and partly tiled hung. Right hand bay with basement tunnel leads to garden. Enriched Gothic cast-iron rainwater heads. Rear elevation in a Vernacular Revival manner, with basement at garden level, is symmetrical, with central stack flanked by pairs of windows on each level and much tile-hanging. Pair of canted bays at first-floor level joined by a porch, tile-hung second storey and pair of dormer gables within hipped roof with bargeboards and tall chimney in between. Ground floor, here first floor, with balcony. All windows are leaded casements. Good cast-iron gutterheads. INTERIOR: not inspected but noted to be of spatial interest.

Listing NGR: TQ2527385889

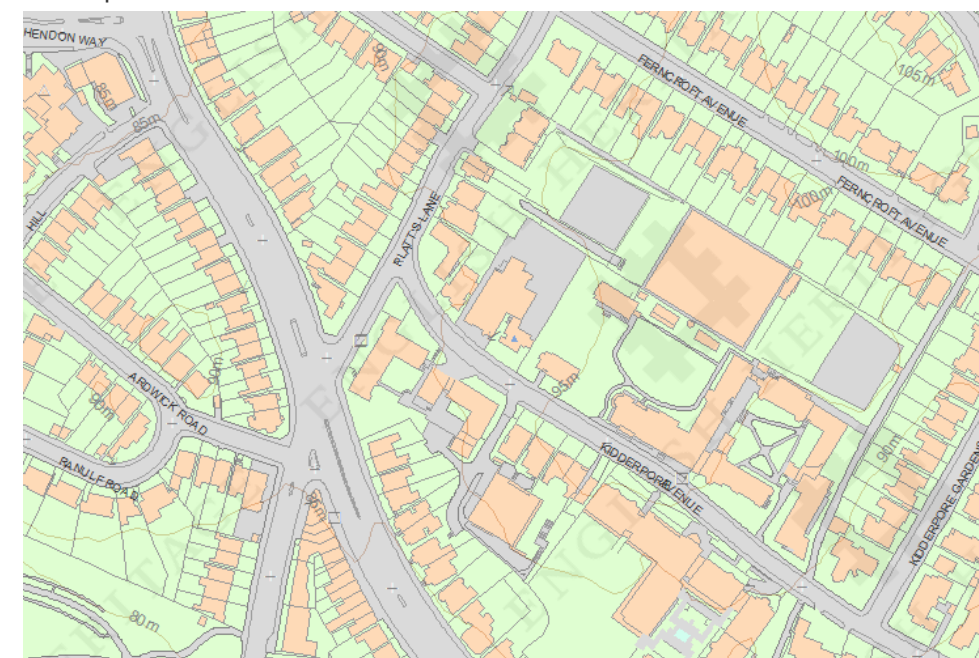
Selected Sources

Legacy Record - This information may be included in the List Entry Details

Map

National Grid Reference: TQ 25273 85889

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