

Branch Hill House, Hampstead
London NW3 7LS

HERITAGE STATEMENT

BASELINE, SIGNIFICANCE APPRAISAL AND IMPACT ASSESSMENT
(Unlisted Building within the Hampstead Conservation Area)

For Full Planning Application



December 2019

Prepared by:



Stephen Levrant Heritage Architecture. Ltd.
62 British Grove, Chiswick, London W4 2NL
T: 020 8748 5501 F: 020 8748 4492

Branch Hill House –Heritage Statement
All Rights reserved.

Copyright © Stephen Levrant Heritage Architecture Ltd.

While Copyright in this volume document report as a whole is vested in Stephen Levrant Heritage Architecture Ltd., copyright to individual contributions regarding sections of referenced works belongs to their respective authors, and no part may be reproduced, transmitted stored in a retrieval system in any form or by any mean whether electronic, mechanical, via photocopying, recording or otherwise, without the previous consent from Stephen Levrant Heritage Architecture Ltd.

Document production © Stephen Levrant Heritage Architecture Ltd 2019
Final Issued: December 2019

Heritage Architecture Ltd is Registered in England No. 3053944 • VAT GB656883581.
Registered office: 5 Technology Park, Colindeep Lane, Colindale, NW9 6BX
Correspondence to be addressed to: 62 British Grove, London, W4 2NL

Contents

1	Introduction	5	6.2	Branch Hill Area- Sub-Area 6 of the HCA.....	31
1.1	Background.....	5	7	Significance Appraisal	34
1.2	Aim of this report	5	7.1	Principles for the Selection of Listed Buildings.....	34
1.3	Proposed development (summary)	5	7.2	Contribution to the Conservation Area	36
1.4	Authorship.....	5	7.3	Summary of significance.....	37
1.5	Methodology Statement	5	8	Proposed Works	38
1.6	Planning Policy Guidance and Legislation	6	8.1	Introduction.....	38
1.7	Previous consultations with the council	6	8.2	Design Principles.....	38
1.8	Executive summary	6		Siting	38
2	Setting and Background Information	8		Bulk and massing	39
2.1	Location	8		Style	39
2.2	Origins and Development of the area	9		Materials and Finishes	39
2.3	Conservation Area and Statutory Sites	11		Central tower reconstruction	40
3	History and Development of the Area	14	8.3	Proposed alterations to the Edwardian building.....	41
3.1	Introduction	14	9	Impact Assessment	42
3.2	Progression of historic maps	14	9.1	Impact Assessment Criteria	42
4	Architectural development of the House.....	21	9.2	Impact Assessment.....	42
4.1	The early house	21		9.2.1 Impact on the fabric of the unlisted Edwardian Branch Hill House (positive contributor).....	42
4.2	Mid-19thC alterations	21		9.2.2 Impact on the setting, character and appearance of the Edwardian Branch Hill House	42
4.3	1871-95	22		9.2.3 Impact on the setting of surrounding heritage assets (Grade II listed Spedan Estate)	42
4.4	1895-1915	22		9.2.4 Impact on the character and appearance of the Hampstead Conservation Area	43
4.5	1915-34	22	9.3	Summary.....	43
4.6	1934- c.1965.....	23	10	Policy considerations	44
4.7	c.1967 alterations.....	24	10.1	National Planning Policy Framework (NPPF)	44
4.8	Post 1967 alterations	24	10.2	National Planning Policy Guidance (NPPG)	45
5	Change of the House's setting	27	10.3	London Plan	47
5.1	19th Century.....	27	10.4	Camden Local Plan.....	47
5.2	Early-mid 20th Century	28	10.5	Hampstead Neighbourhood Development Plan (October 2018)	48
5.3	Post 1973.....	30	11	Conclusion	50
5.4	Conclusion	30	Appendix 1:	Response to Pre-app Feedback	51
6	Characterisation Appraisal	31	Appendix 2:	Listed Heritage Assets in the neighbourhood	53
6.1	Hampstead Conservation Area	31	Appendix 3:	Historical Drawings.....	55
			Appendix 4:	Notable works of Henry Flitcroft.....	56
			Appendix 5:	Ernest Flint CV of Architect	58

1 INTRODUCTION

1.1 Background

The subject building- Branch Hill House is situated on Branch Hill, Hampstead within the London Borough of Camden. The subject building consists of two buildings- an Edwardian extension to an earlier 18th C building (now demolished) and Spedan Close- a modernist building from c.1966. The buildings are unlisted and are located within the Hampstead Conservation Area. The site lies within an area of archaeological priority.

The original Flitcroft designed house dated from c.1740s but was successively remodelled in the 19thC and extended in 1901. The mid- 18th C Flitcroft wing of the house was demolished in 1960 and rebuilt in a modernist style, as an extension to the Edwardian remnant. The building has consequently never been considered for listing due to its unremarkable architectural or historic interest. It was described as Pevsner as being an ‘Edwardian monster’. The modernist extension is identified as a detractor to the character and appearance of the conservation area as a whole.

There are a few designated heritage assets within the setting of the subject site. The gatehouse to the building complex, built in the mid 19thC by SS Teulon is a Grade II listed building. Likewise, the Branch Hill Estate (Spedan Close), a complex of council housing built by Camden Council in the 1970s is designated Grade II.

1.2 Aim of this report

Heritage Architecture Ltd (SLHA) have been instructed to prepare an appraisal of the property’s historic background and development, the character of the area and the significance of affected heritage assets. The aim of this report is to better understand the significance of the existing historic fabric and the impact of the proposed development on any heritage assets. In this report, the subject building is evaluated against DCMS’s Principles of Selection for Listing Buildings (November 2018) to identify the building’s special architectural and historical interest.

The report has informed the proposal for the site’s development. The opportunities and constraints of the site were explored, and a series of design parameters were set out in order to help inform the design development of the proposed scheme.

The assessment includes:

- Assessment of the site/historic context in compliance with the National Planning Policy Framework (NPPF);
- Assessment of the significance of the subject building, heritage asset/s in the surrounding and the character and appearance of the conservation area
- Development parameters for the proposed development on the site

- An assessment of the impact of the proposed works on the adjacent positive contributor and the character and appearance of the conservation area as a whole.
- Consideration of relevant local and national policies with respect to the proposed development

1.3 Proposed development (summary)

The proposed development involves demolition of the 1960s modernist building- identified as a negative contributor and its replacement by a residential building. This design of this proposed building has been developed through numerous iterations to respond to comments received at previously undertaken pre-application consultations (since June 2018) as well as a Design Review Panel (March 2019). Full details of the Pre-applications undertaken, Design Review Panel and public consultations can be found in the Planning Statement by WSP Indigo (December 2019).

The proposal also involves minor alterations to the Edwardian remnant, resolving a number of inherent design issues with its elevations and altering its internal layout to provide residences.

The proposed works are holistic and would include a new landscaping strategy for the site. Further details of the landscaping strategy are included in the statement by PlaniT (December 2019)

1.4 Authorship

This heritage statement has been prepared by Stephen Levrant Heritage Architecture Ltd, which specialises in the historic cultural environment. The following team members contributed to the report:

- Stephen Levrant [RIBA, AA Dip, IHBC, Dip Cons (AA), FRSA] – Principal Architect
- Shantanu Subramaniam [B.Arch, M.A., M.Sc. (Edin)]- Architectural Conservation Consultant

1.5 Methodology Statement

This assessment has been carried out using desk-based data gathering and fieldwork. The following methods were used to undertake this study:

Literature and Documentary Research Review

The documentary research was based upon primary and secondary sources of local history and architecture, including maps, drawings and reports. Attention was given to the London Metropolitan Archives, National Archives and Camden Local Studies Library and Archives. A number of web resources such as Old Maps have been used for tracing the development of the urban area from the mid-18th century to the present day.

Dates of elements and construction periods have been identified using documentary sources and visual evidence based upon experience gained from similar building types and construction sites.

Area Surveying

A visit to the site was undertaken in May 2018 followed by a survey of the surrounding area in June 2018. Consideration has been given to the Hampstead Conservation Area- its architectural and townscape character.

1.6 Planning Policy Guidance and Legislation

The assessment of the buildings in a conservation area has been prepared taking into account the information contained in:

- *National Planning Policy Framework (NPPF)*, February 2019
- *Planning Policy Guidance (NPPG)*, 2019
- *Section 4 - Conservation Areas, Planning (Listed Buildings and Conservation Areas) Act 1990*
- *Historic Environment Good Practice Advice Notes 1-2 (Historic England, 2015);*
- *Statements of Heritage Significance: Analysing Significance in Heritage Assets; Advice Note 12 (October 2019)*
- *Conservation principles, policies and guidance for the sustainable management of the historic environment*, English Heritage, April 2008
- *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 – 2nd edition (Historic England, 2017);*
- *Archaeological Priority Areas (Map)- Historic England (undated)*
- *London Plan 2016*
- *Camden Local Plan (July 2017)*
- *Hampstead Conservation Area Statement*, (Camden Council, October 2002)
- *The Hampstead Neighbourhood Development Plan (October 2018)*
- *Camden's Local List (Camden Council, January 2015)*

1.7 Previous consultations with the council

Heritage Architecture was first commissioned to undertake a baseline heritage statement for the site in June 2018. This baseline information informed the design process and a first pre-application consultation was undertaken with the London Borough of Camden in July 2018. A follow up presentation was undertaken in October 2018.

The scheme was presented to a design review panel in February 2019 and the comments received were incorporated and the design was revised to reflect this. Following further consultations with the council,

Stanhope Gate Architecture were appointed as architects and a Pre-app consultation was organised with Camden Council in August 2019. The scheme was further amended to respond to feedback received and a final pre-application consultation was undertaken in October 2019.

1.8 Executive summary

- The subject site- Branch Hill House is located within the Hampstead Conservation Area (Branch Hill Sub-Area) in the London borough of Camden. It contains two connected buildings- an unlisted Edwardian house (c.1901) derided by Pevsner as an 'Edwardian monster' and a post-war block (Spedan close, c.1967) which is identified as a negative contributor to the conservation area. The site contains no listed or locally listed buildings, however the conservation area appraisal identifies the Edwardian building as a 'positive contributor'.
- The site has an overall low significance and the buildings have never been considered for listing. The architectural and historic interest of the Edwardian building is low considering its poorly proportioned and executed elevations and unimpressive internal details and finishes. The post war block detracts from the character of the site and is a poor addition to the Edwardian building and consequently identified as a negative contributor to the CA.
- The proposed development involves the demolition of the c.1967 building and its replacement with a new development which has a better architectural response to the adjacent Edwardian building. The design has evolved through numerous consultations with Camden Council, the local community and has been appraised at a design review panel.
- The proposals seek to emulate the typology of an English Country House set within generous grounds by laying emphasis on an accretional quality, read as a series of individual building volumes developed over time with complementary architectural styles, and ranging between three and five storeys. The new building will read as a series of buildings, ranging between three and five storeys, characterised by pitched roofs with gables, parapets, chimneystacks, towers, and facades of brick and stone with projecting bays and groupings of windows separated by stone mullions.
- The proposal also involves minor alterations to the Edwardian building, resolving a number of inherent design issues with its elevations and altering its internal layout to provide residences.
- The replacement building is appropriately designed as a series of buildings, with a stepped massing and an angled plan. The development would therefore permit views of the existing building and respond positively to it. The building is sited strategically with the existing topography and contour lines to sit within the landscape and allow for views on the south and west. Branch Hill house continues to be prominent in the landscape and the proposed alterations to the Edwardian building would resolve architectural issues in its elevations, thereby enhancing its special architectural and aesthetic interest.

Heritage Statement

- Overall the proposed development would have a minor to moderate impact on the special architectural and historic interest of the positive contributor and no impact on its townscape significance and it would have a neutral impact on the setting of the positive contributor. The proposed development would be an enhancement to the setting of the Grade II listed Spedan Close and have a negligible impact on the character and appearance of the conservation area as a whole.

2 SETTING AND BACKGROUND INFORMATION

2.1 Location

Branch Hill House is located within Hampstead Town in the London Borough of Camden (Figure 1). It is located within the Hampstead Conservation Area (Figure 9). The western section of Hampstead Heath is located further north from the subject site, while Hampstead underground station and the High Street are located on the south east. The listed Lodge House is located on the southeast of the subject building, whereas Branch Hill Estate (Spedan Close), the 1970s housing development is located west of the subject building (Figure 2).



Figure 1: Map of the London Borough of Camden showing Hampstead Town shaded in red. (source: Ordnance Survey data derivate work)



Figure 2: View of the subject site with Branch Hill Estate (Spedan Close) to the west (left) and the listed Lodge House to the southeast (bottom right corner) (source: Bing Maps)



Figure 3: Bird's eye view showing the Branch Hill House to the left with the Grade II listed council houses to the right. (source: Bing Maps)

2.2 Origins and Development of the area

Brief History of Hampstead

The Domesday Book of 1086 mentions the village of Hamestede (Anglo-Saxon word for homestead) as a small farm. A number of important churches including the Old Hampstead church (demolished c.1747) and Kilburn Priory (demolished 18thC) were established in the 12th and 13th centuries.

By the 15th century many of the customary tenements had passed to London merchants and gentry, some of whom began to occupy or lease them, especially for the summer or in old age. The country retreats in an area appreciated c. 1593 for its air and beautiful views were especially favoured by the Londoners' wives, who often lived out their widowhood in houses originally acquired for the income from their rents. Such people replaced the medieval houses of timber and wattle and daub with brick houses, often of considerable size.

Hampstead was favoured by the Tudors who used the heath as hunting grounds. A beacon warning of the Armada was purportedly installed on the hill close to Whitestone Pond in the late 16thC. The earliest views of Hampstead dating from the early-17th C (Figure 4) depict it as a small hamlet on the outskirts of London with a number of windmills.

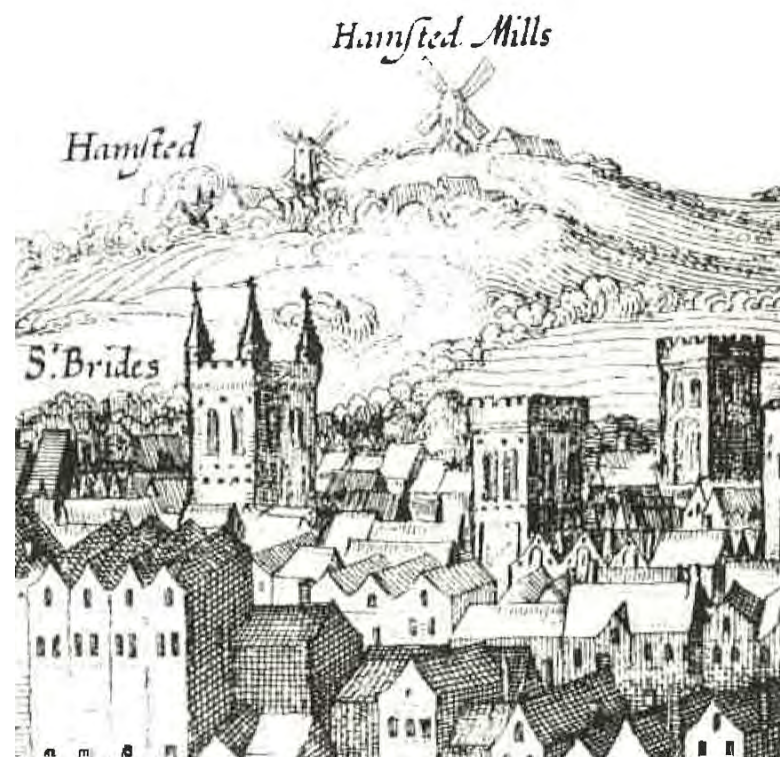


Figure 4: View of Hampstead from Visscher's View of London (before 1632). Source: Christopher Wade: Hampstead's Past (1989)

Renowned for its fresh air and water, Hampstead was a desirable spa town on the outskirts of London and was favoured by the Georgians and Victorians. A number of buildings on the high street were redeveloped on their ancient plots and newer larger mansion houses and lodges were constructed in the area surrounding the main roads.

Hampstead did not suffer heavy damage during the air raids over London and consequently much of its historic buildings are preserved. It is today a leafy and affluent suburb of London situated within the Borough of Camden.

Brief history of the house

Branch Hill House also known as Bleak Hall and Branch Hill Lodge is an old house located on Branch Hill in Hampstead. The origins of the house are not definitively known; however, it may date from the early 18th C and was associated with judges and lawyers. The earliest mention of the house is from c.1731¹. In c.1750s, the then owner Sir Thomas Clarke, Master of the Rolls had the house redesigned by the renowned Palladian architect Henry Flitcroft (refer to Appendix 4). This work appears to have been completed by 1758².

The house changed many hands and was briefly occupied by Lady Byron after her separation from the poet. In c.1870s, the lodge (Figure 5) was greatly altered by the Gothic Revival architect S. S. Teulon who also designed the listed gatehouse around the same time. In c.1901, the house was altered and a large addition in Edwardian Baroque style was built by architect Ernest Flint for R. Nivison, Lord Glendyne.

In the 1960s the house was purchased by Camden Council from the Glendyne family. The historic Flitcroft designed portion of the house was demolished and replaced with a c.1967 modernist extension by Borough Architect S.A.G. Cook to the existing c.1901 Edwardian house. The property was converted into an old age home. In c.1974, the Branch Hill Estate (Spedan Close) council housing designed by Gordon Benson and Alan Forsyth was built on the slopes to the west side of the house.



Figure 5: Illustration of Branch Hill Lodge from c.1899. (source: Victorian and Edwardian Hampstead: Alastair Service)

¹ Barratt, T. J.- Annals of Hampstead (1912); 74-75

² ibid

Timeline of the House:

c.1731- Joseph Rous died leaving three dwellings in Hampstead one of which was known as Bleak Hall or Judges Bench House.

c. 1745- The house comes to the possession of Sir Thomas Clarke, Master of the Rolls

c.1750s- House enlarged/ redesigned by Palladian architect Henry Flitcroft for the owner Sir Thomas Clarke (completed in 1758)

c.1764- Sir Thomas Clarke died leaving the property to Lord Macclesfield

Late 18th C- House owned by Lord Chancellor Loughborough (who later built Rosslyn House) and Sir Thomas Neave

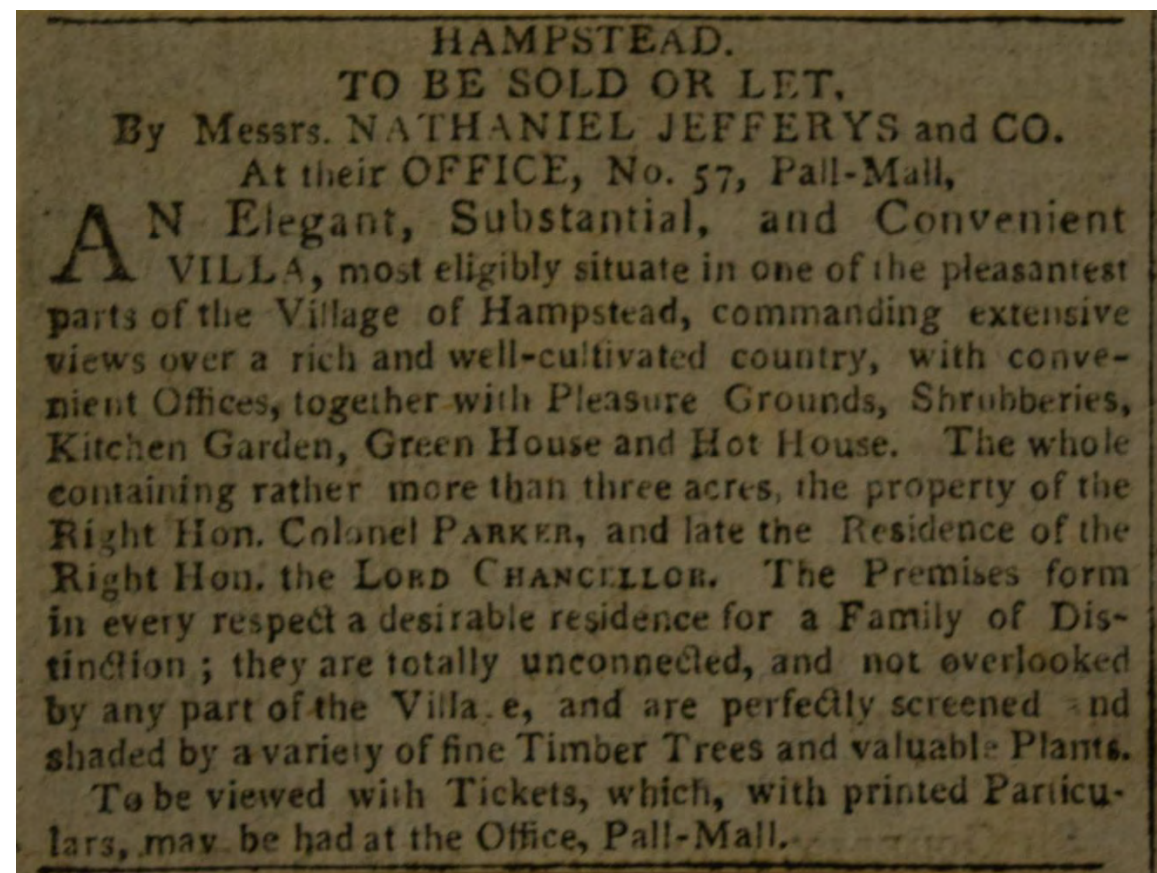


Figure 6: Newspaper article from 1798 regarding the sale of Branch Hill Lodge. (source: Camden Local Studies, Holborn Library)

c.1816- Lady Byron rented the house after her separation from the poet Lord Byron

Mid 19th C- House owned by Mr. Bartholomew Claypon

c. 1870s- The house much altered by S. S. Teulon and the gatehouse designed at this time.

c.1896-98- The house was owned by Smith Basil Woodd, FSA, FRAS

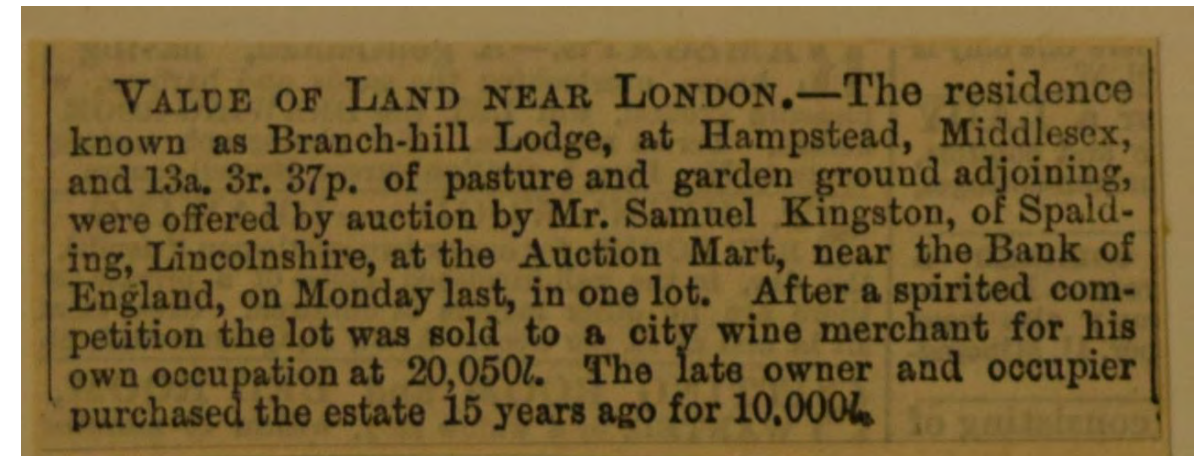


Figure 7: 1867 newspaper cutout regarding the sale of Branch Hill Lodge (source: Camden Local Studies, Holborn Library)

c.1899-1901- House owned by Gustav Byng (Binswanger), founder of the General Electric Company and the new Edwardian baroque extension is built by Ernest Flint.

c.1903-House owned by J. Nivison, Lord Glendyne. Stables building built by H. Francis Tasker and Slater

c.1923- Minor refurbishment of the property including bathrooms on the first floor

c.1937- Minor refurbishment works were undertaken

c.1965- Estate purchased by Camden Council from Lord Glendyne. Branch Hill Lodge converted into an Old People's home by Borough Architect S.A.G. Cook.

1974-76- Branch Hill Estate (Spedan Close) Council Housing built within the setting of Branch Hill House; designed by Gordon Benson and Alan Forsyth



Figure 8: June 6, 1969 article from Hampstead News (source: Camden Local Studies, Holborn Library)

2.3 Conservation Area and Statutory Sites



Figure 9: Map of Hampstead Conservation Area showing the subject site. The site is located within sub area 6 of the conservation area. (source: Hampstead Conservation Area Statement, Camden Council- October 2002)

Hampstead Conservation Area was originally designated in 1968 and has been extended multiple times, most recently in 2001. The subject site is located within sub area 6 of the Hampstead Conservation Area (Figure 9). The area is described as 'This area is composed of the Branch Hill and Oak Hill character zone. The area is principally woodland on the western slopes of Hampstead in which buildings play a subordinate role. It is designated a borough Site of Nature Conservation Importance by London Ecology Unit.'³ Within this area, the subject building is identified as a positive contributor to the conservation area. Refer to section 4.2 for a Characterisation Appraisal of the sub-area.

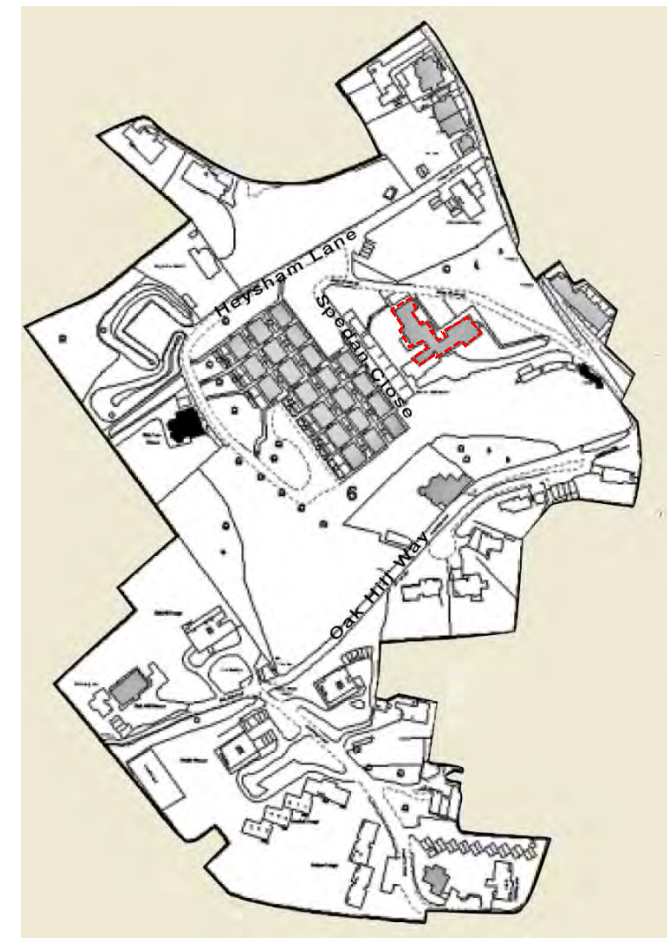


Figure 10: Plan of sub area 6 within the Hampstead Conservation Area. The subject site identified as a building making a positive contribution to the conservation area (marked in grey) is outlined in red. (source: Hampstead Conservation Area Statement, Camden Council- October 2002)

The site is located within the Hampstead Archaeology Priority area⁴ identified within the Camden APA document prepared by Historic England.

The site is located on the western end of the conservation area, just south of the Heath. A number of buildings in the vicinity of the subject site are statutory listed buildings. These are indicated in the (Figure 11) below.

The Branch Hill Woodland within which the house stands is locally listed by Camden Council for its historical and townscape significance.

³ Hampstead Conservation Area Statement, 2002, p.42

⁴ Ibid, pg.7

Figure 11: OS Map of the area around the subject site (marked in red) showing statutory listed buildings (orange) and locally listed buildings (green). The locally listed Branch Hill Woodland is outlined in green.

A detailed list of the heritage assets in the surroundings with their listing descriptions is provided in Appendix 2.

The Present building

The subject building comprises of two blocks:

1. An Edwardian Baroque house built in c.1901 by Ernest Flint
2. A c.1967 modernist wing built by Camden Borough architect C.A.G. Cook.

The building is not listed; however, the 1901 building is considered a positive contributor to the Hampstead Conservation Area, within which the site is located. The wooded site (estate) within which the buildings are located are locally listed by Camden Council. Two listed buildings- the Lodge Gatehouse (built by Teulon in c.1870s) and Branch Hill Estate Council Housing (Spedan Close) are located in the vicinity of the subject building.



Figure 12: The Edwardian building is basement and two storeys with an additional floor within the mansard roof extension. The house is 'C' shaped in plan aligned roughly along the north-south axis with the two wings extending to the east. Since the site on which the house is placed is sloping down towards the west side, the ground floor is accessed only from the west side.

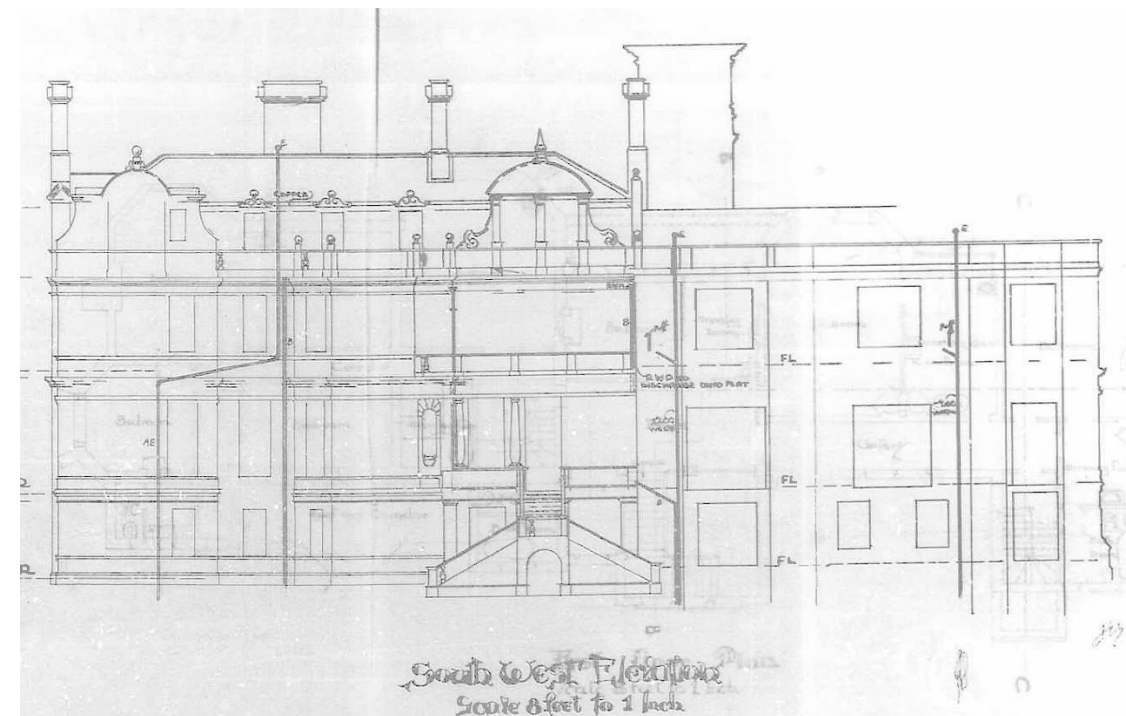


Figure 13: South West Elevation of the 1901 Edwardian house (left) alongside the 18th C house (right). (source: Camden Local Studies, Holborn Library)

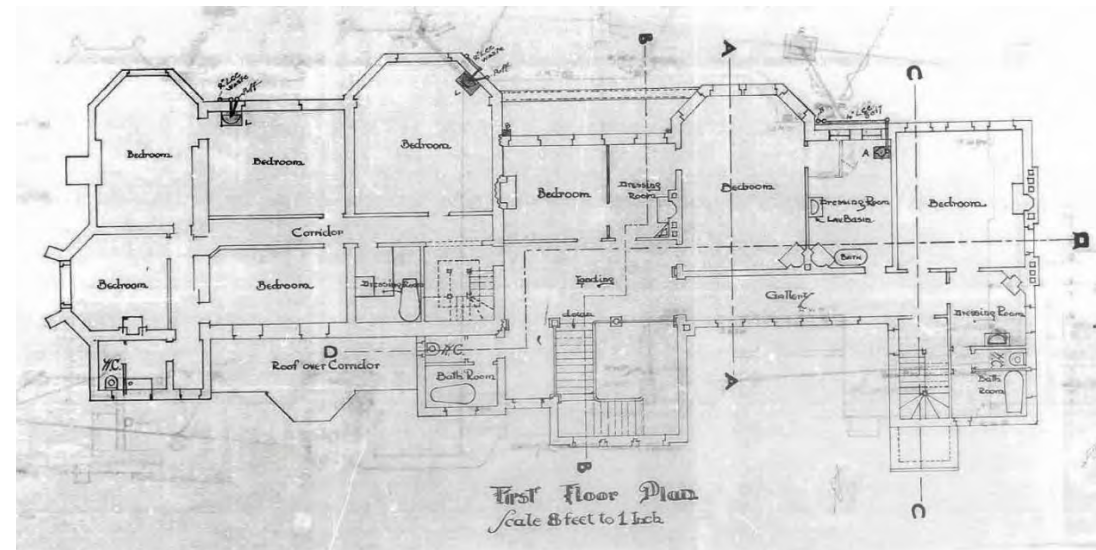


Figure 14: An early drawing of Branch Hill Lodge, possibly prepared c.1900 during the building's extension by Ernest Flint. The earliest reference to this drawing is from a 1913 application for refurbishment of the bathrooms on the first floor. In the absence of other early records, it is indispensable in the understanding of the building's morphological development and historic layout.

The plan of this Edwardian extension would have contrasted with the historic 18thC house (demolished in c.1967) of which we know very little.

The building, originally having been a house was designed with large reception rooms on the ground floor, bedrooms on the first floor and domestic quarters on the second floor within the mansard roof. The 1901 building was connected to the 18thC house and therefore the functions were spread across both buildings. In 1901 or possibly immediately after, the buildings interiors were remodelled in an Edwardian style, but based on 'catalogue details and fixtures'. Consequently, the remainder of the Flitcroft designed 18thC interiors and the 19th C additions to interiors by Teulon were lost.



Figure 15: Large formal reception room on the ground floor (source: Sale website for Branch Hill House)

The second building on site- the modernist building dating from c.1967 is located on the south side of the Edwardian building and connected to it. It is two storeys tall with a stilted area on the west side. It was designed to function as an old people's home and its plan therefore does not bear any resemblance to the adjacent Edwardian house. During the building's construction between 1967 and 1970, the interiors of the former house were remodelled, and the original planform was obscured.

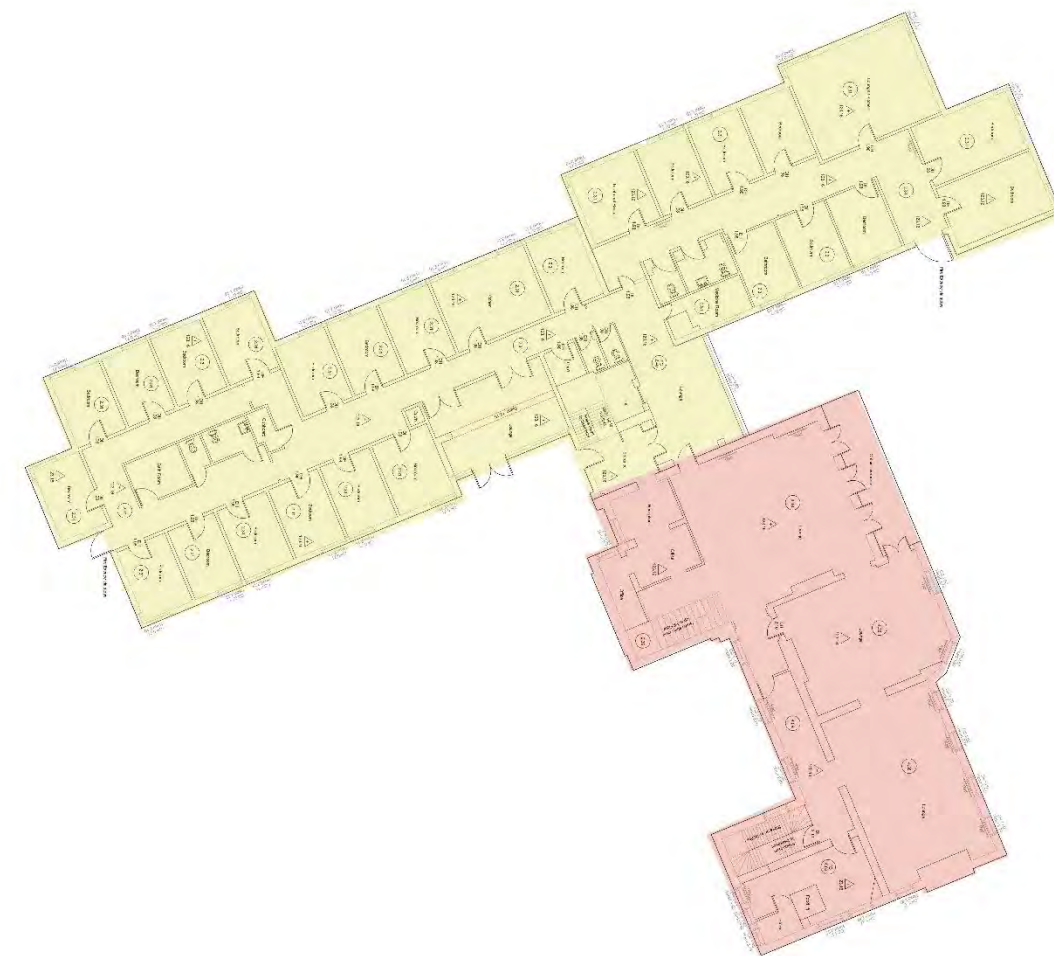


Figure 16: Ground floor plan of Branch Hill House showing the Edwardian building (red) and the modern extension (yellow)

3 HISTORY AND DEVELOPMENT OF THE AREA

3.1 Introduction

The historical development of the area and the house is discussed in detail within this section. Historical maps have been consulted to provide a progression of maps from the mid-19th C to the present day in section 3.2.

Section 3.3 describes the architectural development of the house and is illustrated with historical engravings, illustrations and photographs of the house from the early 19thC onwards alongside insets from the aforementioned maps. The phases of development are based upon the intervening period between available historic maps- our most important source in tracing the development of the planform.

3.2 Progression of historic maps

In order to understand the evolution of the area around the subject site and its character, a progression of maps from the mid-19thC to the present day are presented in this section. While an older conjectural map of 1762 (Figure 39) shows Branch Hill House, the earliest available definitive map of Hampstead is the OS Map of 1865.

The maps consulted in this section are:

1. John Rocque's Map of 1746
2. John Rocque's Map of 1761
3. John Dower's Map of 1862 (part of guide to International Exhibition)
4. Ordnance Survey Map of 1865
5. Ordnance Survey Map of 1866
6. Ordnance Survey Map of 1871
7. Ordnance Survey Map of 1895
8. Sale catalogue site Plan- 1899
9. Ordnance Survey Map of 1915
10. Ordnance Survey Map of 1934
11. Ordnance Survey Map of 1954
12. Ordnance Survey Map of 1966
13. Contemporary Ordnance Survey Map

John Rocque's 1746 map



Figure 17: John Rocque's 1746 map of Hampstead. The exact location of Branch hill house is not determined on this map, however the rough area is circled. This map shows the predominant street layout of Hampstead Village with the houses and farmsteads. A number of detached mansions and houses are dispersed in the landscape, surrounded by large estates. Some houses have landscaped gardens and farmland. To the southeast, ribbon development is seen along the main village roads. (source: Old-Maps)

John Rocque's 1761 map



Figure 18: John Rocque's 1761 map of Hampstead. The exact location of Branch hill house is not determined on this map, however the rough area is circled. This map shows a layout largely similar to the c.1746 map with a number of detached mansions in the landscape, each having their own gardens and estates. (source: Old-Maps)

1862 map (part of Guide to the International Exhibition 1862)

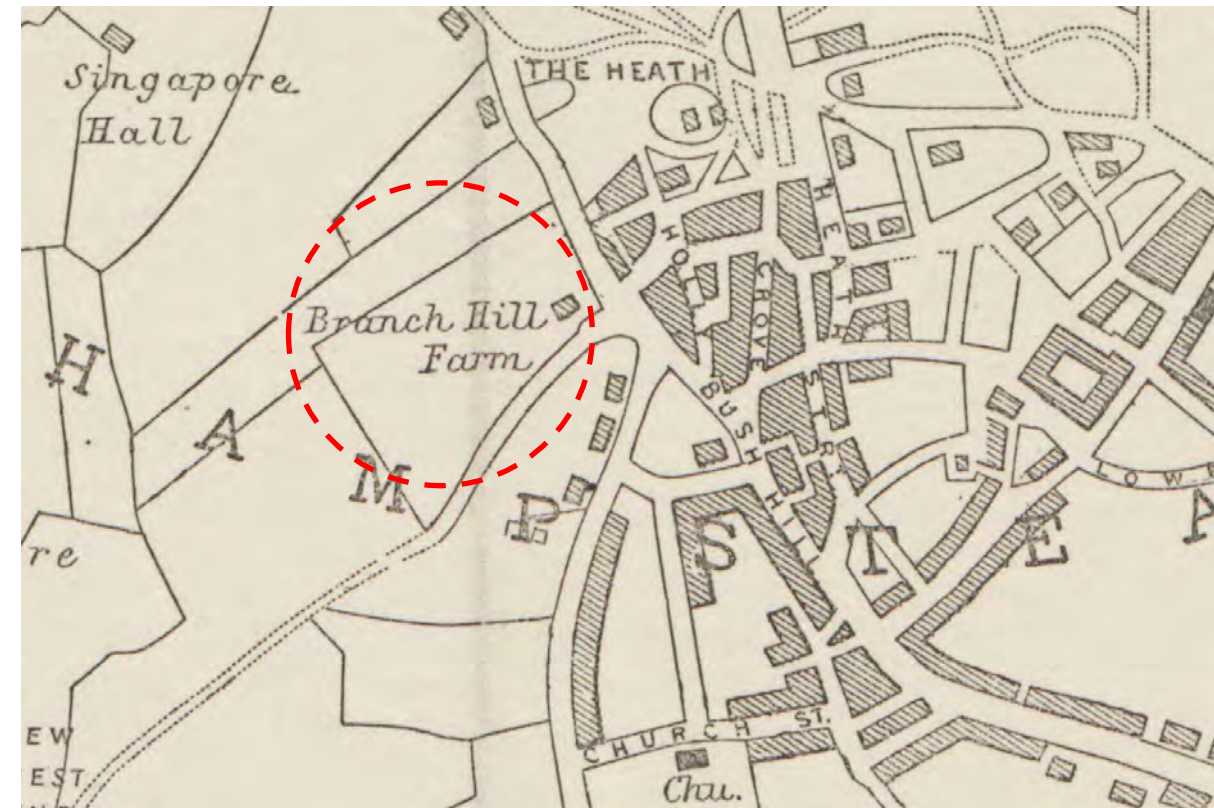


Figure 19: 1862 Map of Branch Hill prepared for the Great Exhibition. Branch Hill farm is marked on the plan as a rectangular building within a large parkland. The urban form of Hampstead has been radically altered in the century between the previous map (Rocque's 1761 map) and the present. To the east of the house, Hampstead has been heavily built upon, especially along the main streets of the village. A few detached mansions such as 'Singapore Hall' are seen in this map. (source: Old-Maps)

Ordnance Survey Map of 1865



Figure 21: This early map of 1865 is of a low resolution and shows the extant buildings as blocks within the landscape. Branch Hill Lodge is shown and labelled in the centre of this map. The pleasure grounds to the Lodge are marked by numerous paths, through informal gardens and planting, to the north of the site. There is little or no tree cover at that point with one path immediately adjacent to Branch Hill. A stream is seen to the west of the estate. There appears to be an additional carriageway entrance to the south of the house. Development appears to have been concentrated east of Frognaal Rise and closer to the village centre along Heath Street and High Street. Sandfield Lodge is seen to the northwest of the subject site (top left). (source: National Library of Scotland Maps).



Figure 20: Inset of Branch Hill Lodge. The house may have already altered by S.S. Teulon by this date since the lodge house by the same architect appears on this map. Additionally, further 19thC maps do not show much alteration of the building footprint. The house is 'T' shaped and roughly is aligned along northwest-southeast. Two canted bay window projections are seen on the west side, while the east side appears to be plain. The northern wing has a small protrusion to the centre. The house appears to be asymmetrical in plan.

A second building is clearly seen on the north of the main house and may have been a large outbuilding of uncertain date. By virtue of the paths leading to the house, the main entrance was most probably on the east side where a large path branches from the main street and leads to the house. The smaller street leading to the western side appears to be of secondary nature.

Ordnance Survey Map of 1866



Figure 22: The 1866 OS map is more detailed and shows the building plots and labels many buildings and streets. Moreover the landscape is well detailed out in this map. This map shows the tree cover in greater detail than the 1865 map, particularly on the boundary with Branch Hill. The stream is seen originating west of the house with a westward flow along the slope of Branch Hill. The carriageway entrance to the south of the house is clearly demarcated. In terms of the landscape, sparsely planted woodland is seen to the west of the house whereas the area to the north east and south of the house appears to have been laid out with mixed wood and bush. In terms of the extant development in the area, the map is identical to the previous OS Map, however it labels the buildings on Upper and Lower Terrace and also mentions a 'Pump' to the east of Upper Terrace. Sandfield Lodge is seen in this view with a number of outbuildings to its southeast. (source: National Library of Scotland Maps)

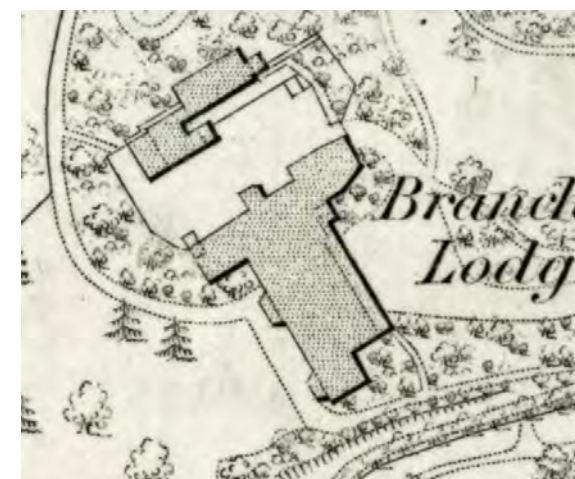


Figure 23: An inset from the 1866 OS Map is the first detailed footprint of the house. Two canted bay windows are seen on the west side while the east side (presumably the entrance) is plain. The north wing has a protrusion at the centre and a larger protruding section on the northeast side. A small protrusion is also seen on the northwest side which does not appear on the previous map.

The separate outbuilding is seen to the north of the main house. A mixed wood with a few fir trees are seen to the west of the house, whereas brushwood is seen to the north, south and east of the house.

Ordnance Survey Map of 1871

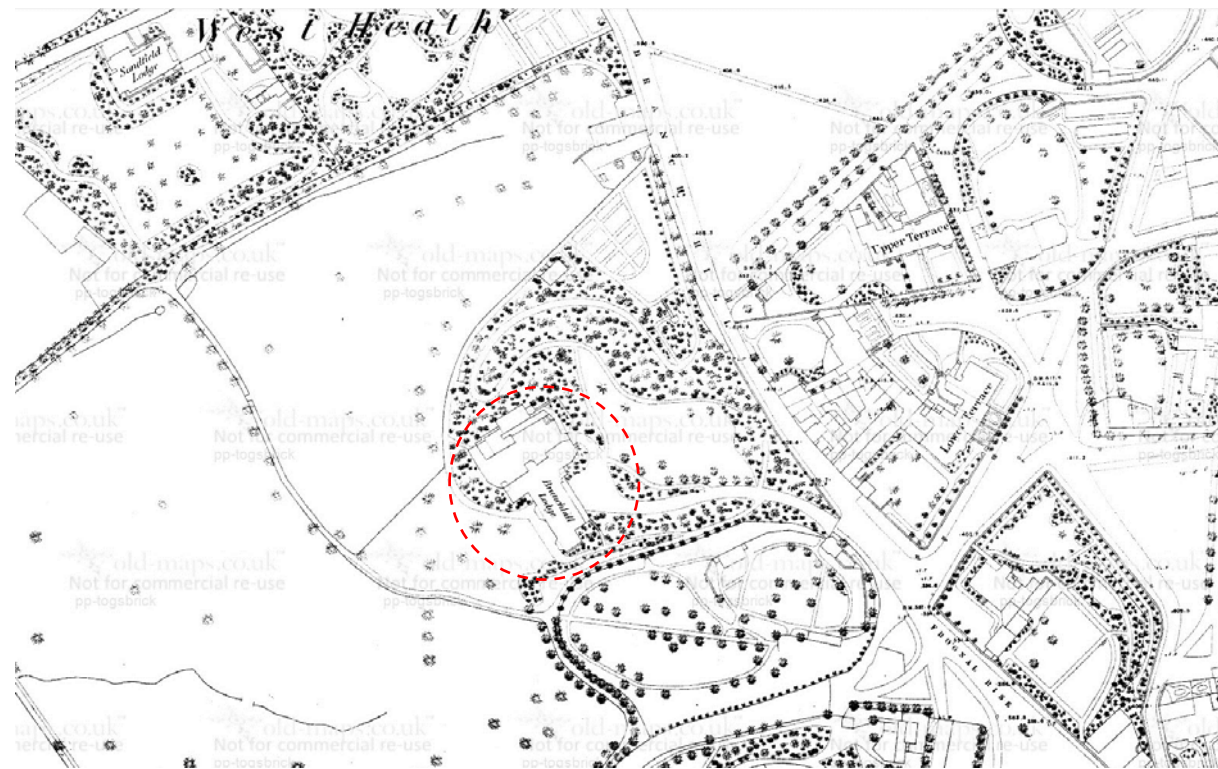


Figure 24: The OS map of 1871 depicts an urban layout largely similar to that of 1866. The tree cover is however much more dense. To the northern end of the estate, a well laid out vegetable garden with small plots is seen. Sandfield House is seen to the northwest and appears to be the only development in that direction. The main development is to the east of the subject site, east of Froggnal Rise. A few additional buildings are seen to the southeast of Upper and Lower Terraces and appear to have been built between 1866-71. (source: www.old-maps.co.uk)



Figure 25: Inset of map from 1871 OS map showing the footprint of the subject building. The footprint remains unchanged from the previous plan of 1866 indicating that no external alterations to the footprint were undertaken during this time. The lodge house (gatehouse) was built by Teulon and refurbishment of Branch Hill Lodge was undertaken only after the survey for this map.

Ordnance Survey Map of 1895

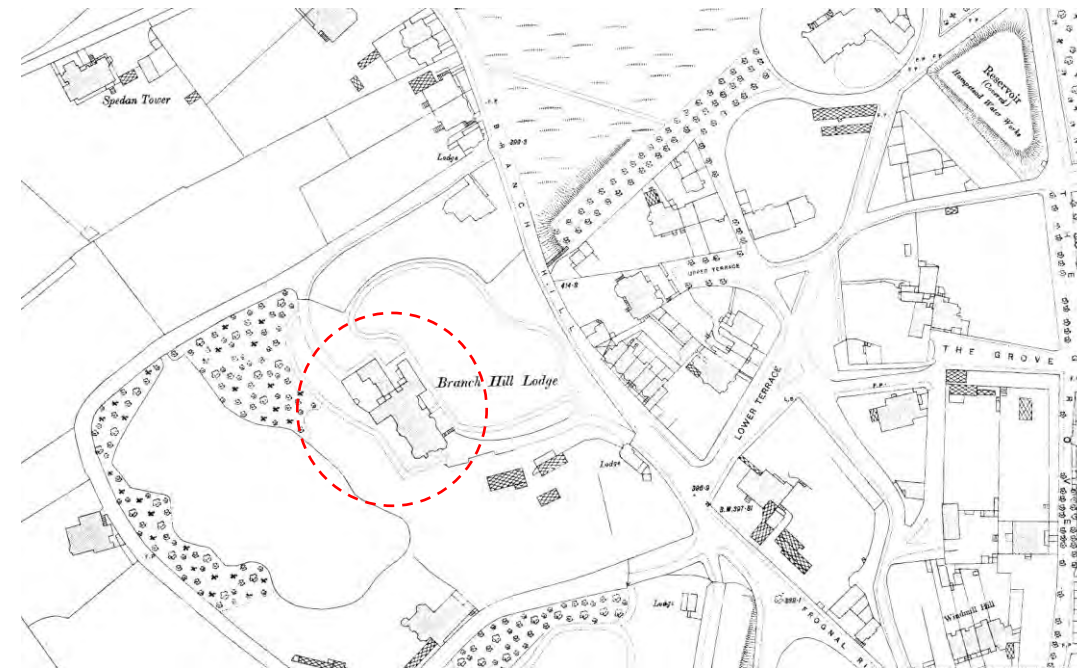


Figure 26: Between 1871 and 1895, a number of new developments were seen in Hampstead. West Heath Lodge has been built on the northeast side, the area having been taken out of the Branch Hill Estate. The landscaping to the east of the house has been significantly altered from the previous development, and to the west a new lawn is provided, possibly simultaneously with Teulon's refurbishment of the house. To the immediate west of the estate, a new road has been built, through the grounds of the estate and leading to Oaktree House to the west. A number of new buildings constructed in the late 19thC are seen east of Froggnal Rise. Hampstead Reservoir (seen to the north east) was built in c.1856. New detached houses were built to the west and south side of Branch Hill Lodge. Likewise, a number of houses were built on the west side of Branch Hill Road, north of the subject building. Within the Branch Hill Estate, a number of green houses were built to the southeast of the subject house. Sandfield Lodge was redeveloped around this time and is named Spedan Tower in this map. By the end of the 19thC Hampstead had transformed into a suburb of London and its character had become largely urban. The area around the subject site however preserved its charm with large open spaces and large houses. (source: www.old-maps.co.uk)



Figure 27: The house seems to have undergone alterations between 1871 and 1895 with a large extension on the north side. A formal porch and canted bay window is seen on the east side whereas the west façade appears to be relatively unaltered. On the SE side, the original indent was built into and the house appears to have been extended in this direction and part of the southern end demolished. On the northeast side, a further wing was built. The main entrance to the house may have continued to be from the east side. A new set of steps is seen on this side leading to the path, replacing an earlier set of steps. The northern outbuildings appear to have been demolished by this time.

Map of the Estate- 1899 (from the 1899 catalogue)



Figure 28: Site plan of Branch Hill Estate from the 1899 sale catalogue. Large pleasure grounds of the Lodge are seen to the west with a mixed wood having a number of pine trees. A small pond is seen to the western end close to the private road. To the east, the earlier wooded path has been replaced by a more formal path with a number of planted beds. To the south of the Lodge is a tennis lawn, encircled by a bush and brushwood. A viney and other outbuildings are seen to the south east, situated within a kitchen garden. The gate house by Teulon is seen to the east, at the entrance from Branch Hill.

The house itself is screened by a number of trees with the pleasure gardens concentrated towards the west and northeast of the Lodge. (source: Camden Local Archives)



Figure 29: The house, with the extension by Teulon is seen in this view. The stables block is connected to the main house which was not desirable. Teulon's additions seem to be concentrated on the north and eastern sides of the house. Teulon's extension involved the construction of a smaller single storey addition with a canted bay window to the eastern façade, alongside a smaller entrance tower. Seen in the photographs and aerial views from the 1930s, 40s and 60s, the Teulon extension is clearly discernible from the original house. (Figure 52, Figure 53, Figure 54)

Ordnance Survey Map of 1915

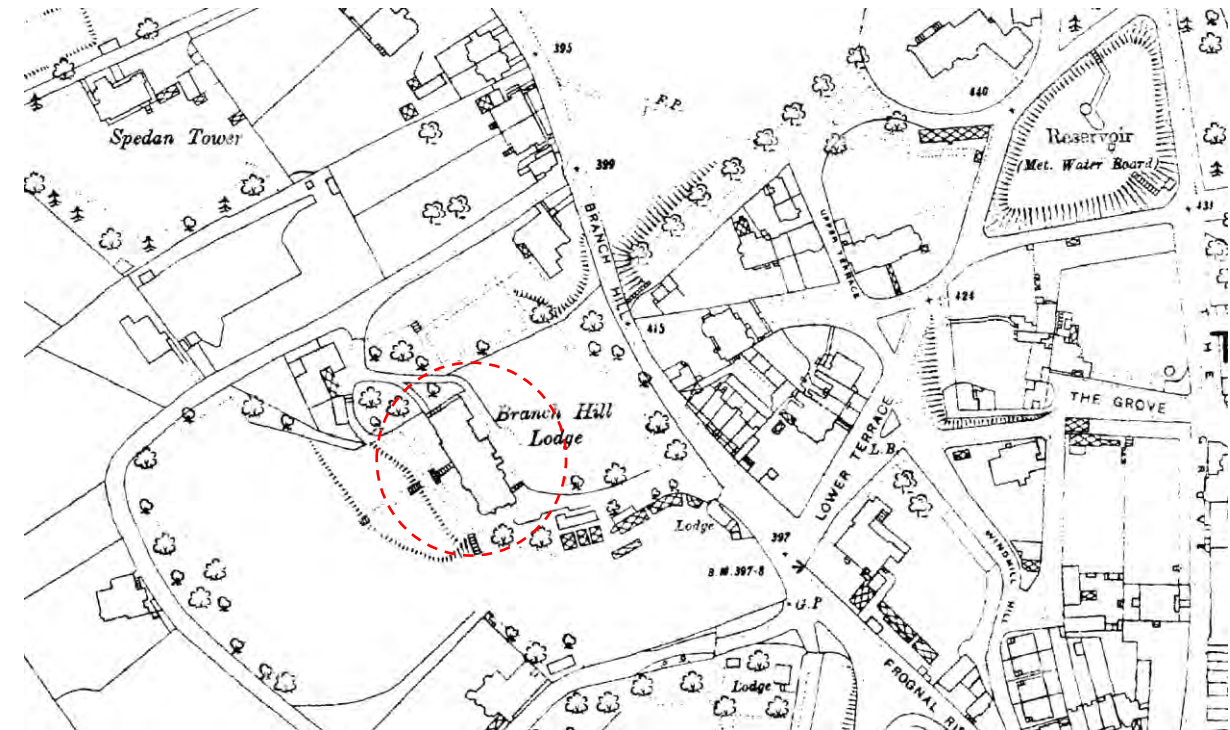


Figure 30: The area was further developed by 1915 as indicated in this map. The gardens of West Heath Lodge have been further extended and the area is taken out of the Branch Hill Estate. The gardens around Branch Hill Lodge were redesigned and a new terraced layout is seen on the west side of the house. At the same time, a new detached building with a glazed courtyard (stables block by F. Tasker and Slater- Figure 58) appears to have been constructed on the northwest side of the main house. Additional greenhouses and conservatories have been erected to the lower garden, south of the house, adjacent to the gate lodge. These are seen in the early aerial views (Figure 42). A number of terraces were built on Windmill Hill (lower right corner) to the southeast of the site. Similarly, many extant houses in the area such as West Heath Lodge were also extended and further alterations were undertaken at Spedan Tower. (source: www.old-maps.co.uk)



Figure 31: By 1915, the house was further altered as seen in the adjacent inset map. The late 19thC extensions were removed and the protruding wings were demolished, giving the house a predominantly rectilinear plan. The house however appears to have been extended further on the north side. The porch and other alterations on the east side were retained at this time. A few alterations are also seen on the east side.

Ordnance Survey Map of 1934

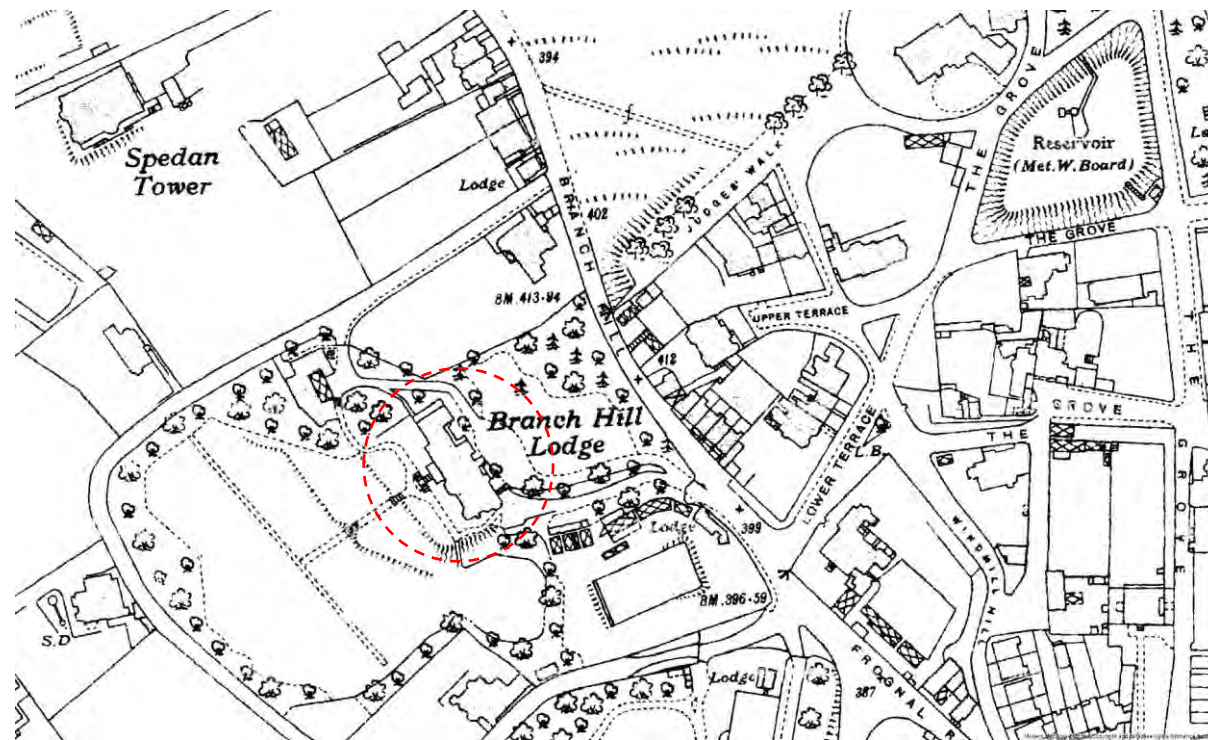


Figure 32: By the 1930s the urban form of Hampstead around Branch Hill appears to have been laid out. A row of trees marking a path is named Judges Walk, possibly an allusion to the large number of judges who resided in this area. There was further development on the east side of Frognal Rise, notably south of The Grove. And along Windmill Hill. A large rectangular tennis court was developed to the southeast of Branch Hill Lodge within the gardens. Spedan Tower was redeveloped at this time and shows a plan-form differing from that in the earlier map. To the east of Spedan Tower, further development was undertaken on the west side of Branch Hill. (source: www.old-maps.co.uk)



Figure 33: Judging from the inset plan, the house does not appear to have undergone major alterations in the period between 1915-34. A porch was built on the west side and the existing stairway was remodelled into a 'T' shaped stairway creating a grand and formal entrance on the west side.

Ordnance Survey Map of 1954

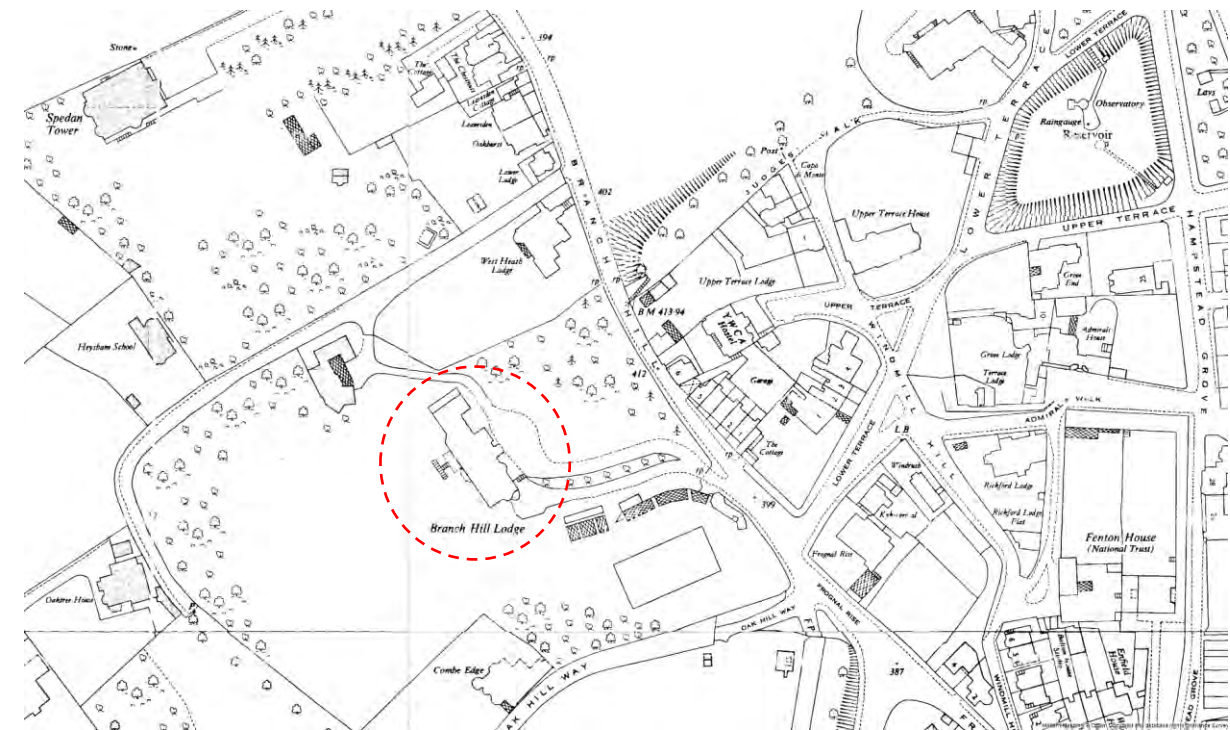


Figure 34: By the mid-20thC this area of Hampstead appears to have largely evolved to its present form. Within the estate, the area northeast of the house is heavily wooded, a contrast from the well landscaped garden with paths seen in the 1860s map. A few buildings on the south side of Lower Terrace were developed in the two decades between 1934-54. The road to the west of the house has been truncated at Oaktree house and the area has been incorporated into the gardens of another property. This map provides a more detailed insight into the area as it names many extant houses. The area's predominant residential character is observed through the lack of any shops or public houses shown in this part of the map. A detached house on Upper Terrace extended between 1871-95 was by the mid 20th C the YWCA Hostel. (source: www.old-maps.co.uk)

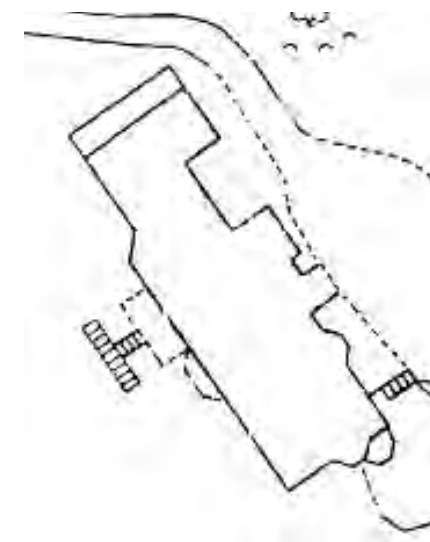


Figure 35: In the two decades between 1934-54, the house seems to have been altered, notably on the southwest side where a canted bay window appears to have been removed leaving a single bay window in situ.

Ordnance Survey Map of 1966



Figure 36: A number of new developments appear to have taken place in the decade between 1954-66. Within the estate, the stables complex is still in place. The original entrance drive seems to survive in part, plus the new route to the house is different from as it is now. In the surrounding area, this includes the redevelopment of a number of buildings including West Heath Lodge and buildings on the west side of Windmill Hill, south of Lower Terrace. A number of new houses were also built on the south side of Oak Hill Way. The large house immediately north of the reservoir was extended on the west side. Within the site, Branch Hill House was partly demolished and a large extension was built on the south side. (source: www.old-maps.co.uk)

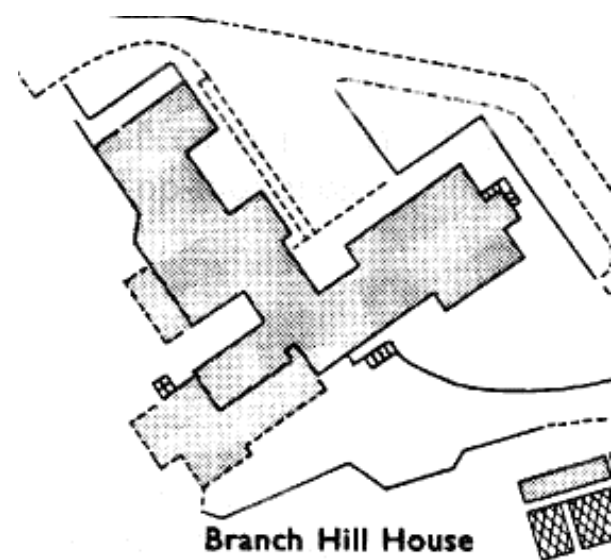


Figure 37: Branch Hill Lodge was largely redeveloped in the early 1960s with a partial demolition of the original building and the construction of a large extension. This made the original planform illegible and the new addition was not respectful of the building's form and orientation. The layout of paths within the estate appears to have been altered and no hierarchy or entrance is immediately perceivable. At this time, the building was renamed Branch Hill House and transformed into an elderly care home.

Ordnance Survey Map of 2018



Figure 38: The area at present is largely unrecognisable from its previous urban form. Within the area, the stables block to the north of the house was demolished at some point of time between 1967 and the present. The area of Spendan Lodge was redeveloped after the 1960s and a number of detached houses in a radial pattern were built in its place. To the immediate west of the subject site- a large complex of council homes was built between 1974-76. On the west side of Frogna Rise, new buildings have replaced the original layout and urban form to the east of Windmill Hill. The reservoir to the northeast was covered over. The built fabric of Branch Hill House was heavily modified and extended in c.1960s and in the following decades its setting was largely transformed. (source: Historic England)

4 ARCHITECTURAL DEVELOPMENT OF THE HOUSE

4.1 The early house

Branch Hill Lodge, also known as Bleak Hall first appears in the c.1762 map of Hampstead (Figure 39), however it is believed to date from an earlier period⁵. The house was rebuilt by the renowned Palladian architect Henry Flitcroft in c.1750s (completed 1758) for Sir Thomas Clarke, the Master of Rolls.⁶



Figure 39: Conjectured map of Hampstead from 1762. This map shows Branch Hill Lodge (circled) on the northwest side of Hampstead. (source: T F T Baker, Diane K Bolton and Patricia E C Croot, 'Hampstead: Hampstead Town', in *A History of the County of Middlesex: Volume 9, Hampstead, Paddington*, ed. C R Elrington (London, 1989), pp. 15-33. *British History Online* www.british-history.ac.uk/vch/middx/vol9/pp15-33)

4.2 Mid-19thC alterations

Nothing is conclusively known about this early house; however, it may have survived into the mid-19thC when the house was greatly altered by S.S. Teulon. S.S. Teulon, a well-known Gothic Revival architect was also commissioned to build the Lodge house (gatehouse) for the property. Alterations to the house began only around c.1871 and were completed by 1873 when the architect passed away.

At this time, the house consisted of a 'T' shaped main building and an outbuilding (possibly stables and service areas) to the north. The main building had its entrance on the east elevation, whereas two large canted bay windows were provided on the west side. On the northeast side a large extending section is seen with a canted plan form. Within the landscape, a secondary service entrance may have been on the north side leading to a small outbuilding on the north. The outbuilding and the main building appeared to have been connected through a plinth. A small path leads up to the south side of the property.

The main carriage drive is of serpentine form extending from the gate lodge to a generous forecourt and connected to the stable yard. There are extensive pleasure grounds at the south, and to the north there are several paths through a densely wooded area. The internal layout and functional spaces within the house are unknown at this time. Furthermore, no definitive illustrations or photographs of the house exist from this time.



Figure 40: Plan of Branch Hill Estate dating from c.1871. The lodge (main house- marked in red) with its northern outbuilding- possibly stables or service areas (marked in green) is seen to the centre-left, whereas the gatehouse designed by S.S. Teulon is seen to the right (marked in blue). (source: www.old-maps.co.uk)

⁵ "Old and New London: Volume 5. Originally published by Cassell, Petter & Galpin, London, 1878". <http://www.british-history.ac.uk/old-new-london/vol5/pp462-472>

⁶ Wade, Christopher: *Hampstead Past*; 1989, pg.45

4.3 1871-95

Between 1871-95 (Figure 26), the house was remodelled especially on the north side, with a number of changes on the eastern façade. The northern outbuilding appears to have been demolished and a new 'L' shaped extension built on this side. The northeast corner appears to have been extended northwards. A number of small rectangular extensions are seen on the north side. On the eastern façade, an entrance tower and a small canted bay window was built at this time. On the southeastern side, the intend appears to have been extended further to match with the building line on the south side. A canted bay window is seen in this area.

Contours and other landscape features are not clearly depicted in this map, however a few features are discerned. Within the landscape, the smaller western entrance may have been closed off since no path is shown on that side. Similarly, the set of steps leading to the property from the south has been altered and a new flight of steps is seen on the southeast corner instead, leading to the main driveway on the east side.



Figure 41: Engraving of Branch Hill Lodge dating from c.1899 by Thomas Way. This depicts a lake or pond, which is first shown in the 1899 map and appears to be extensive. It appears to be a natural feature and was probably fed by the stream to the southwest of the house shown in earlier maps. (source: Wade, Christopher: Hampstead Past, 1989)

4.4 1895-1915

The house was further remodelled around the turn of the 20th C when the late 19thC northern extensions were demolished. This was replaced by a new northern wing, which appears to be relatively plainer with an absence of canted windows or other details.

The Hampstead Conservation Area Statement⁷ mentions an alteration dating from c.1901 and this possibly refers to the present phase of works. This date is also mentioned on a number of gables within the property. The house had by now assumed a rectilinear form with a number of features on the east and west elevations. The two existing canted bay windows are seen on the southwest side, while the canted projection on the east side were preserved. The entrance tower, presumably part of Teulon's design was enlarged and extended by an additional storey and provided with a classical porch. On the west, a series of steps leads down through the contours and the entrance is designed as a 'T' shape staircase. The remodelling works of c.1901 were undertaken by the architect Ernest Flint. The stables block on the northwest side of the house was built between 1904-07 by architects H. Francis Tasker and Slater (Figure 58).

4.5 1915-34



Figure 42: Aerial view of Branch Hill House, c.1938. The eastern façade is seen in this view with the entrance tower and three gables. The two gables to the right of the tower date from the early 20th C while the smaller gable on the left is early.

⁷ Hampstead Conservation Area Statement, October 2002

The lodge house (gatehouse) designed by Teulon can be seen in the foreground. This view shows the tennis court and extensive greenhouses to the south of the house, however the pond or lake seen in the 1899 illustration is not seen in this view. (source: Britan from above)

The house was largely unchanged during the interwar period with very minimal changes to the footprint. A porch is seen on the west side accessed from the grand 'T' shaped staircase. A small extension is seen on the north side, however judging from the aerial views of this period, it was most likely a single storey extension in the form of a porch.

Under the ownership of Lord Glendyne, minor alterations were undertaken, especially the remodelling of bathrooms on the first floor (as attested from surviving drainage plans)

4.6 1934- c.1965

During this period, several small but significant changes are seen in the building's footprint. The canted bay window on the southwestern side was dismantled by 1954.

The angular offset between the original building and the early 20thC northern extension was softened and splayed at this time.

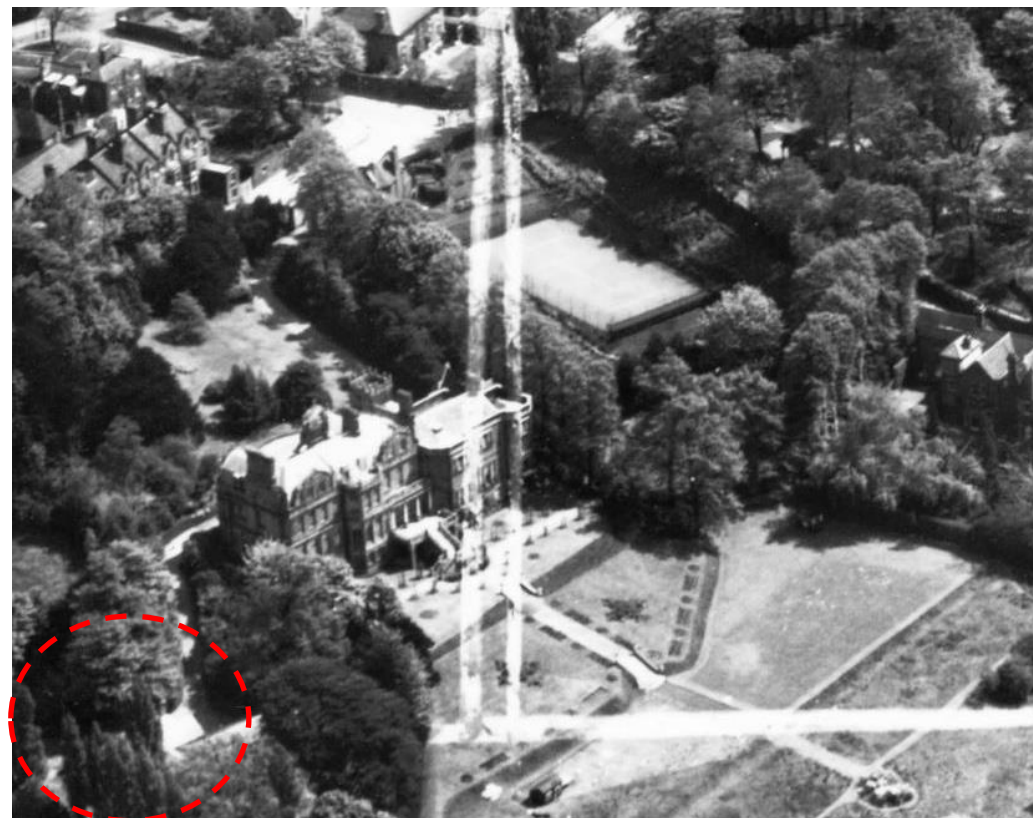


Figure 43: An aerial view of the house from c.1948. This view shows the western elevation with the porch and grand stairs. A formal landscaped garden is seen fronting the western side. The relatively elaborate façade of the early 20thC northern addition is contrasted with the more domestic scale design of the early southern wing. Two canted bay windows are seen

in this view. The stables block (circled) is discerned to the bottom left of this image. In this view, the tree cover appears to be much more dense as compared to the 1938 aerial view. (source: Britan from above)



Figure 44: View of the western elevation of the property in c.1967 prior to the demolition of the Flitcroft designed building. The Edwardian Baroque façade of the c.1901 extension is seen to the left while the early building is seen to the right. (source: Collage, London Metropolitan Archives)



Figure 45: View of the eastern elevation of the property showing the early house (left) and the Edwardian Baroque extension to the right. The entrance tower constructed in the mid-19th C (enlarged and extended by a storey during the 1901 extension) and the historic wing to the left was demolished during the construction of the old age home in c.1967. (source: Collage, London Metropolitan Archives)

4.7 c.1967 alterations

In the 1960s, the lodge and its estate was purchased by Camden Council and by c.1965, proposals were submitted for the conversion of the house into an old age home. The c.1901 Edwardian building was refurbished while the relatively historic southern wing was demolished and replaced by a building in a modernist style. The extension obliterated the historic fabric and made the original planform illegible.

4.8 Post 1967 alterations

The building was known as Branch Hill House after the c.1960s alterations and hosted an old age home. Though a number of internal alterations may have been subsequently undertaken, they do not appear to have changed the planform. However, the construction of council housing on the slopes of Branch Hill, immediately to the west of the subject building, dramatically altered the setting of the building.



Figure 46: Contemporary aerial view of the subject site showing the early 20thC building and the 1960s addition. As seen in this view, the early part of the building- dating from the mid-19thC or earlier was demolished for the construction of the modern extension. The new access route dramatically bisects the original frontage. (source: Birds eye view, Bing Maps)

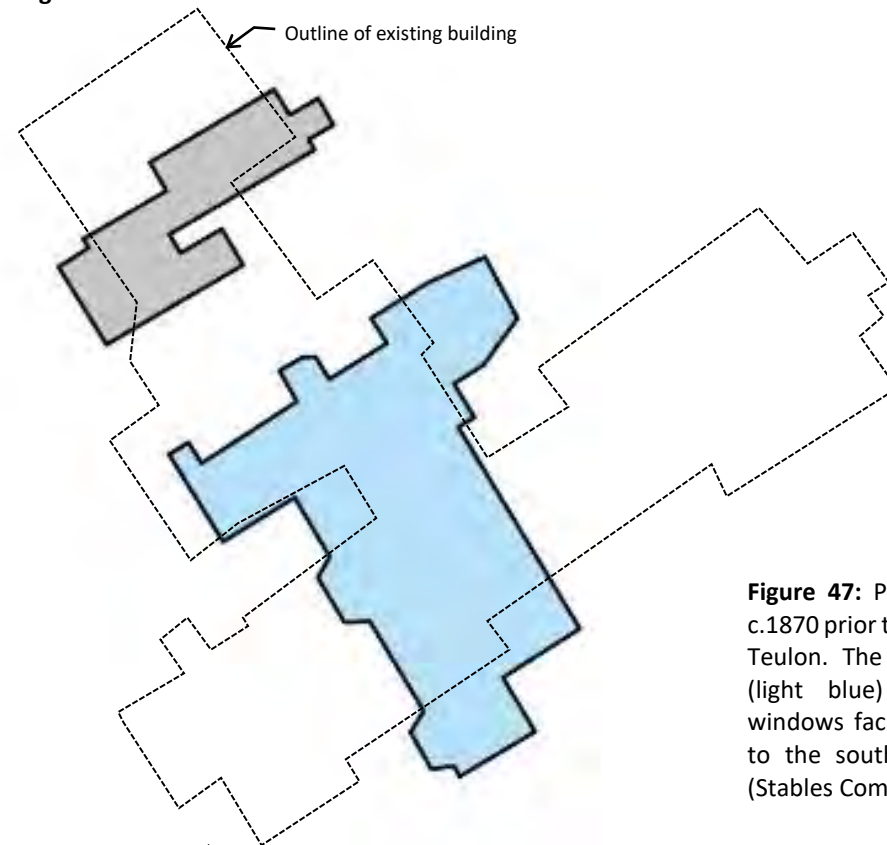


Figure 47: Plan of the house prior to c.1870 prior to works undertaken by S.S. Teulon. The 'T' shaped 18th C house (light blue) had two canted bay windows facing west, an offset corner to the southeast and an outbuilding (Stables Complex) (indigo) to the north.

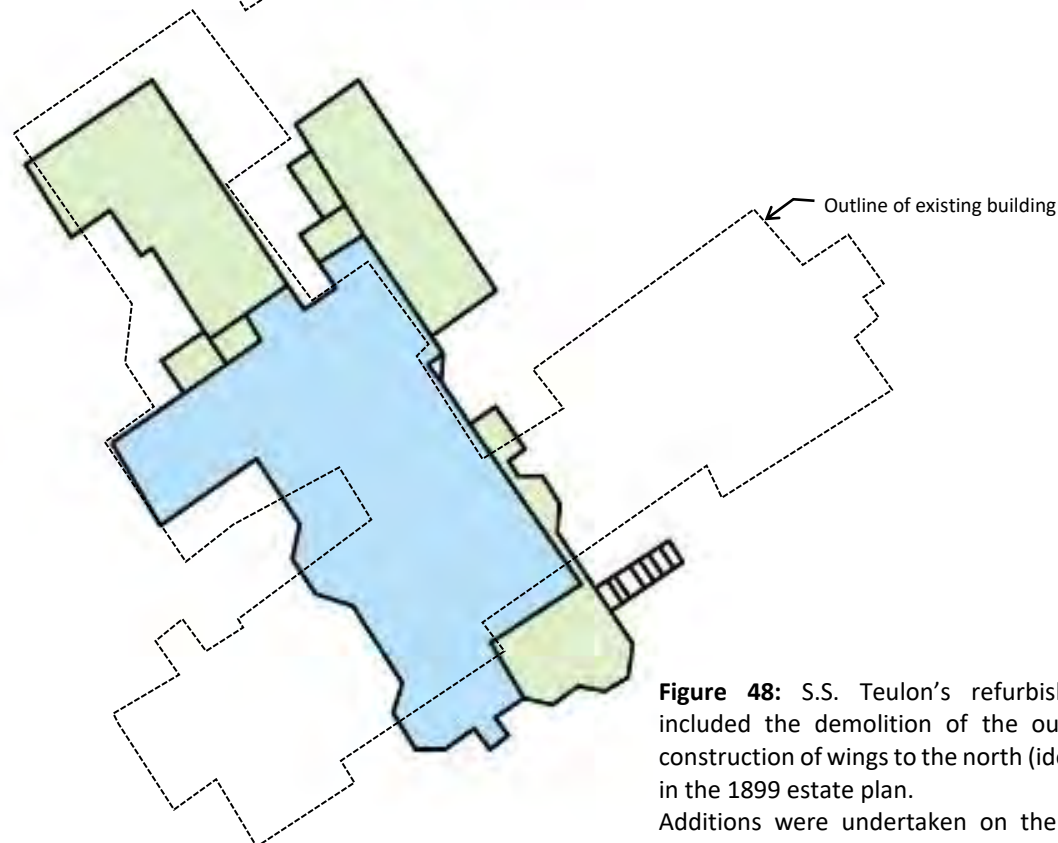


Figure 48: S.S. Teulon's refurbishment in c.1870 included the demolition of the outbuilding and the construction of wings to the north (identified as Stabling in the 1899 estate plan). Additions were undertaken on the southeast corner including canted bay windows to the south and east. The entrance tower may have been built at this time. Overall, it appears that the east façade was formalised and made more monumental during this time, possibly in a style characteristic of Teulon's works.

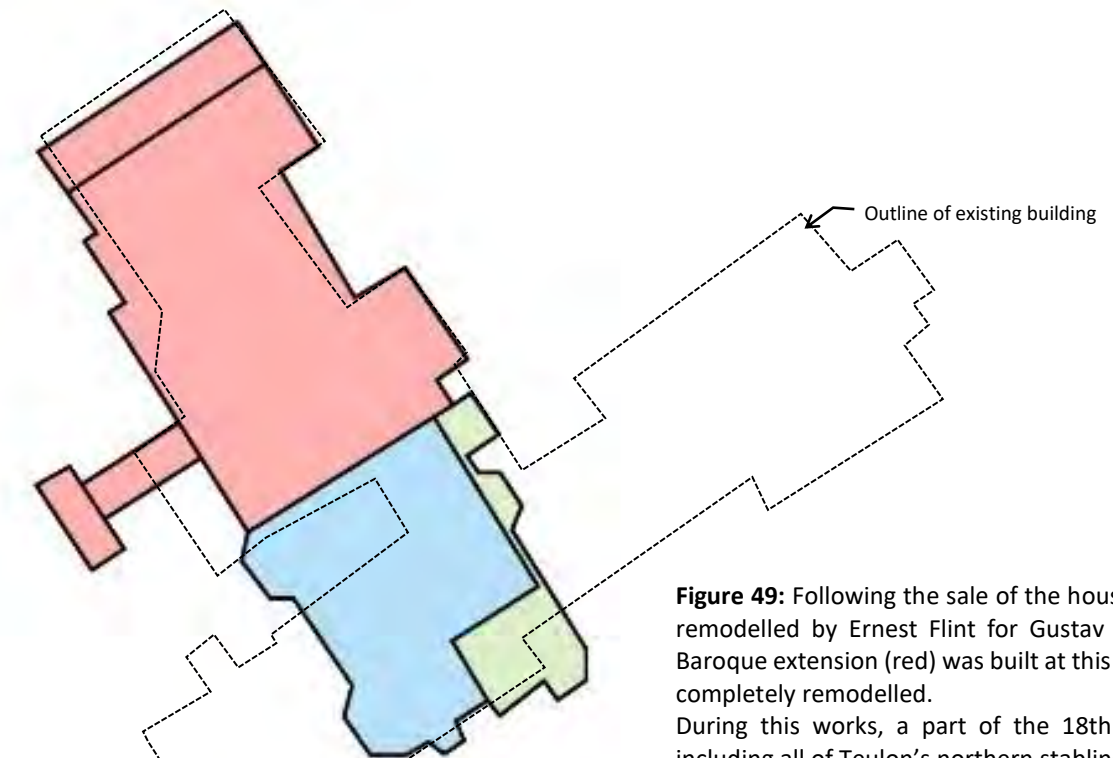


Figure 49: Following the sale of the house in c.1899, the house was remodelled by Ernest Flint for Gustav Byng. The new Edwardian Baroque extension (red) was built at this time and the interiors were completely remodelled. During this works, a part of the 18th C house was demolished including all of Teulon's northern stabling. The entrance tower on the east façade was enlarged and extended in a style matching the Edwardian building.

The character of the house changed dramatically from a modest and domestic home to a grand Edwardian mansion.

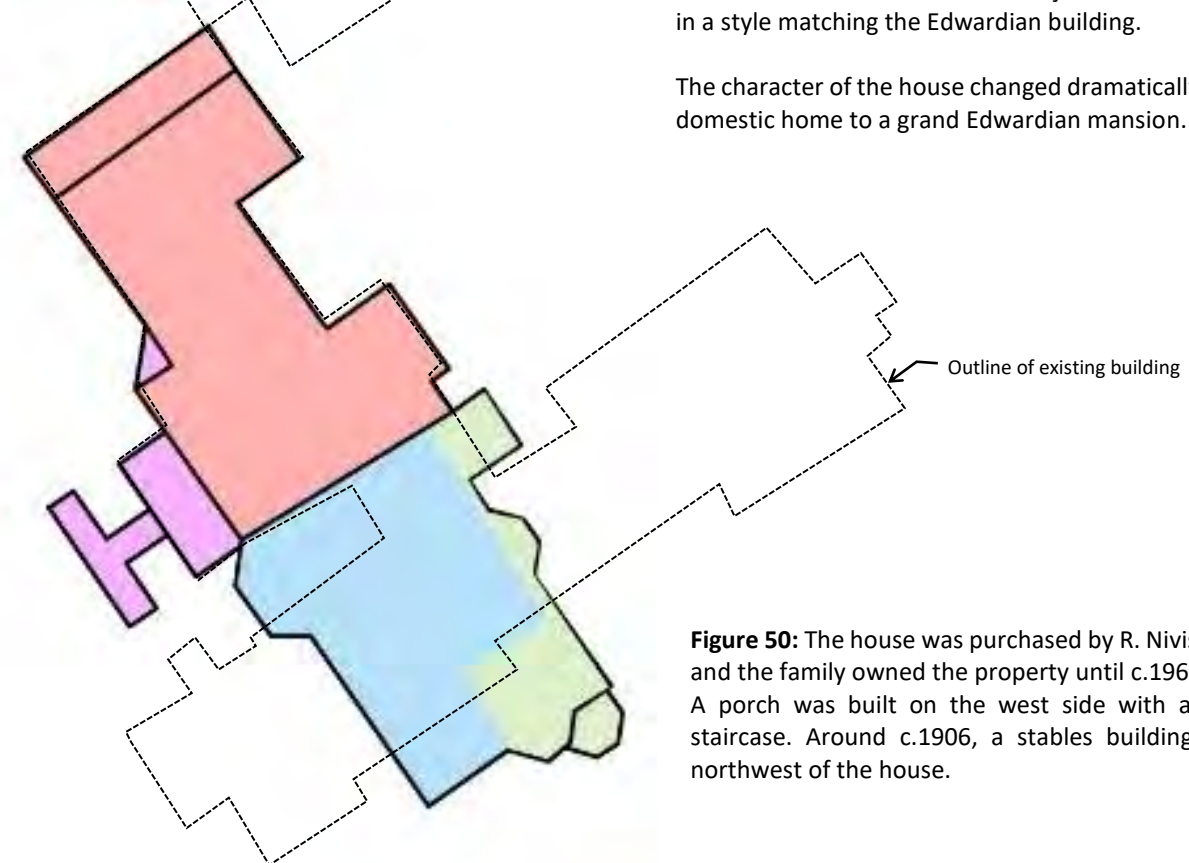
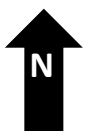


Figure 50: The house was purchased by R. Nivison, Lord Glendyne and the family owned the property until c.1965. A porch was built on the west side with a grand 'T' shaped staircase. Around c.1906, a stables building was built to the northwest of the house.



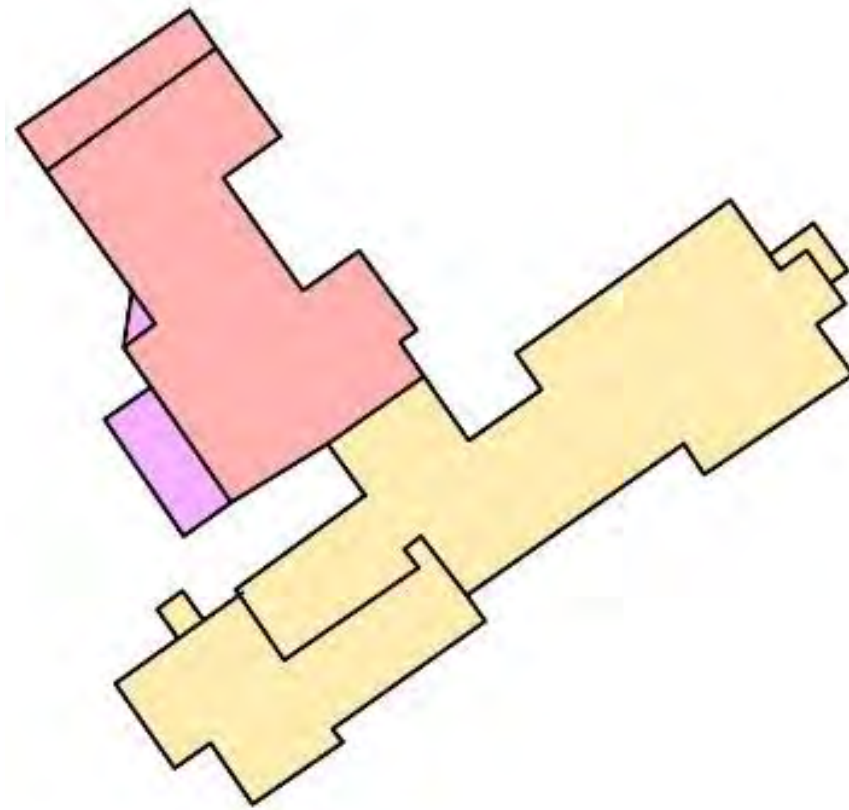


Figure 51: In c.1967, the 18thC house was completely demolished and a new modernist extension was built to the south side. The function of the house changed from a family residence to an old people's home. The interior layout was altered and the original floor plan of the Edwardian building became illegible.



Figure 52: 1967 photograph of the east elevation showing the different historical layers. (source: base image- Collage, London Metropolitan Archives)



Figure 53: 1967 photograph from the southwest showing the different historical layers. (source: base image- Collage, London Metropolitan Archives)



Figure 54: 1967 photograph from the southeast showing the different historical layers. (source: base image- Collage, London Metropolitan Archives)

5 CHANGE OF THE HOUSE'S SETTING

Over the last three centuries of the house's existence, both the building and the site have been transformed and developed by successive owners. The architectural development of the house has been dealt with in the previous section, this section deals with the change of the setting.

5.1 19th Century

The earliest detailed map of the building and the estate is the c.1866 Ordnance Survey Map (Figure 55) which shows the house with a wooded path and a small cultivated area to its northeast and large open areas (presumably meadows) with a sparse distribution of trees on the west and north side. The southeast corner of the estate is landscaped and shows a planned layout of paths with carefully planted trees.



Figure 55: Plan of Branch Hill Estate (site) from the 1866 Ordnance Survey Map. (source: National library of Scotland)

The landscaping scheme seems to have been altered during S.S. Teulon additions to the house, undertaken around c.1870s. The first detailed plan of the site following this works- the 1899 plan, (part of the 1899

catalogue), illustrates the landscape in great detail (Figure 56). Three smaller buildings- presumably vineries are seen to the southeast of the house, while the lodge built by Tuelon appears in its present form. The wooded landscape to the northeast has been changed and the cultivated area has been built up as the West Heath Lodge. A tennis lawn is seen to the south of the house. The west side of the estate retains its meadow appearance with a number of trees. Beyond this, a small pond is seen on the southwest corner of the estate. A small planted flower bed is seen to the west of the house, accessed through a pathway. Similarly, small patches of flower beds are seen in the meadow area to the east of the house.



Figure 56: Site Plan of Branch Hill Estate from the 1899 sale catalogue. This map shows the private road to the west of the estate and clearly shows the pond (seen for the first time in this map). To the southeast are extensive kitchen gardens with a vinery and a number of outbuildings. The pleasure gardens are concentrated on the western and northeastern sides of the lodge. The tennis lawn is seen south of the house. (source: Camden Local Studies, Holborn Library)

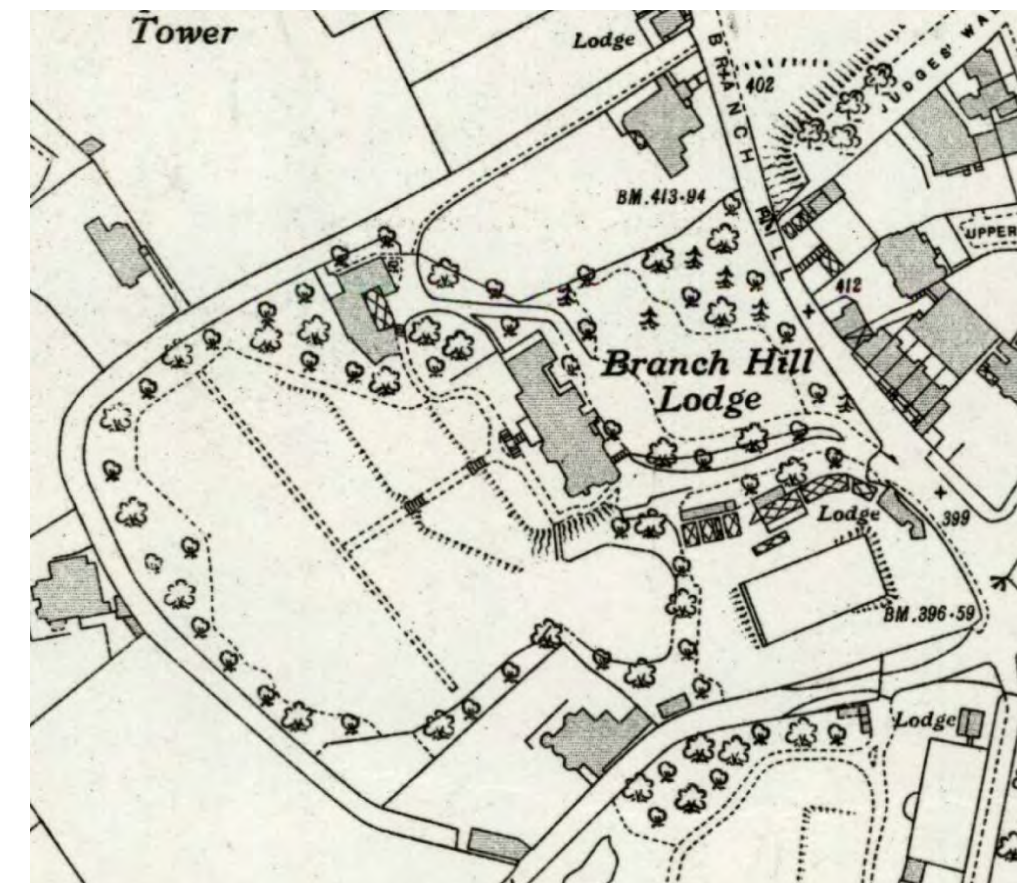
Following the house's sale to Gustave Byng in c.1899, the house was remodelled, and a large Edwardian Baroque extension, designed by Ernest Flint was built. The 1915 Ordnance Survey map (Figure 57) depicts a transformation of the landscape around the house to reflect this change. The Edwardian extension was provided with a western porch and a sequence of steps leading down through a contoured-terraced landscape. The access road leading from the gatehouse also was changed, perhaps to reflect the introduction of motor vehicles around this time. The pond to the west appears to have been filled by this time, and a number of trees planted along the western periphery of the site. A small wooded area is seen to the east of the house, a continuation of the earlier mid-19thC landscape.



The construction of the Edwardian extension was closely followed by the building of a stables block to the northwest of the house. The stables was designed by architects H. Francis Tasker and Slater for the house's new

A hand-drawn architectural sketch of the South Elevation of a building. The drawing shows a two-story structure with a gabled roof and two chimneys. The left side features a porch labeled "Stable floor" with a staircase. The right side has a central entrance labeled "Floor of House" and a window labeled "Cl. Center". Various labels like "RWP", "YF", and "RWP & Head" are present, indicating specific architectural details or materials.

Between 1915 and 1934 (Figure 59), a tennis court was built south of the vinery in the former kitchen garden, in the southeast section of the estate. The stables building appears to have been further extended around this time.



© Stephen Levrant Heritage Architecture Ltd

A number of modifications and changes to the landscape and setting of the house may have been undertaken between 1934 and c.1967, however in the absence of detailed OS Maps from this period, a detailed analysis is not possible.

In c.1967, the historic 18thC house was demolished and a modernist extension was built in its place, connected to the Edwardian house (Figure 60). The site's function further changed from residential to an old-people's home. The landscape design underwent an overhaul at this time and the contoured-terraced landscape appears to have been discarded.

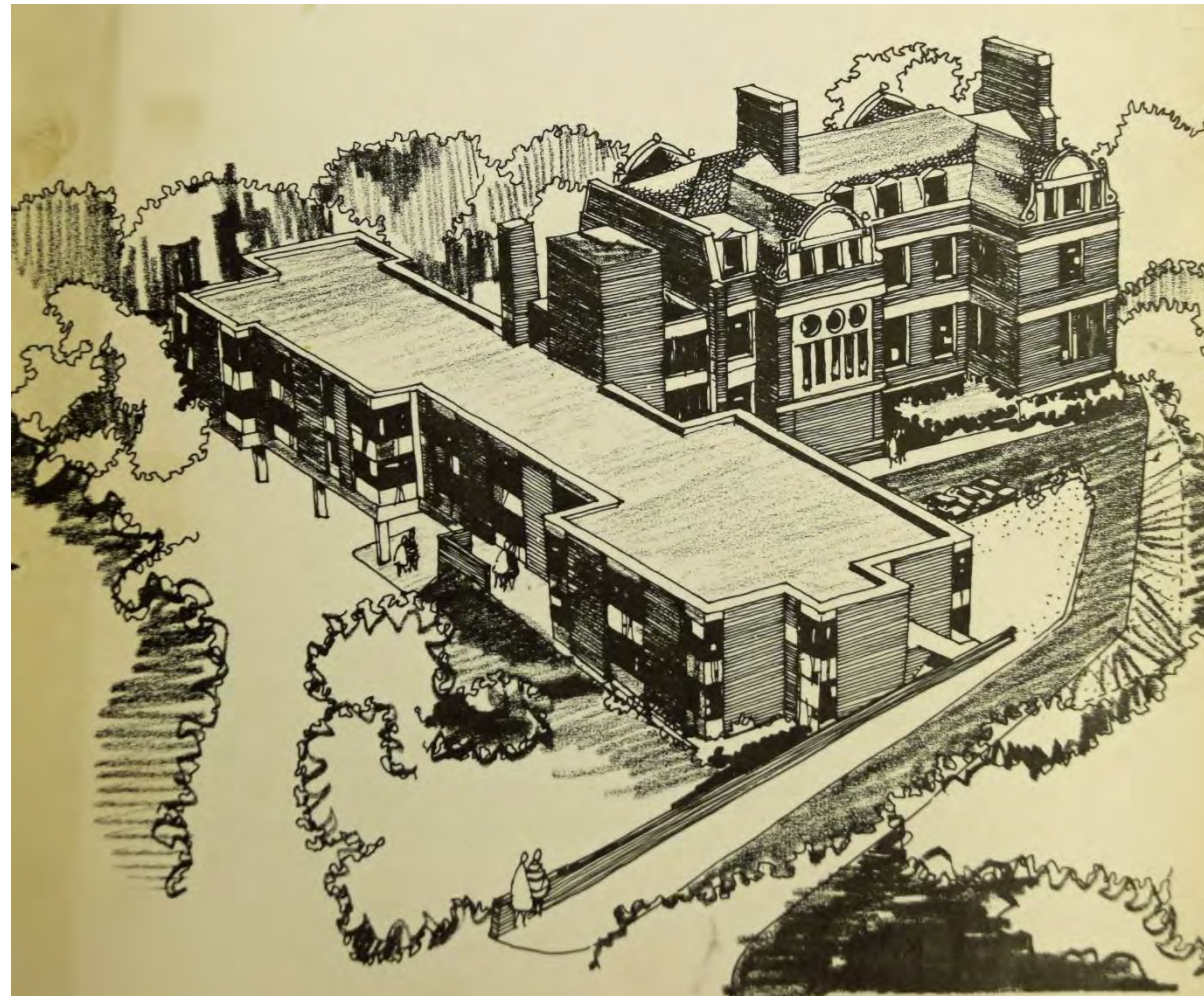


Figure 60: View of the old people's home from the 1970 Inauguration brochure showing the Edwardian house and the modern extension. (source: 'Order of proceedings on the occasion of the opening of a new home for the elderly' - 6th May 1970)

Two masterplans (Figure 61, Figure 62) for the site were developed in the late 1960s, for additional housing on the site. These included providing a number of residences to the south and northwest of the subject site. However, these appear to have been discarded by c.1972 when the Branch Hill Estate housing scheme (Spedan Close) was developed.



Figure 61: A masterplanning scheme from c.1960s showing proposed housing development around Branch Hill House (shown in red) (source: London Metropolitan Archives)

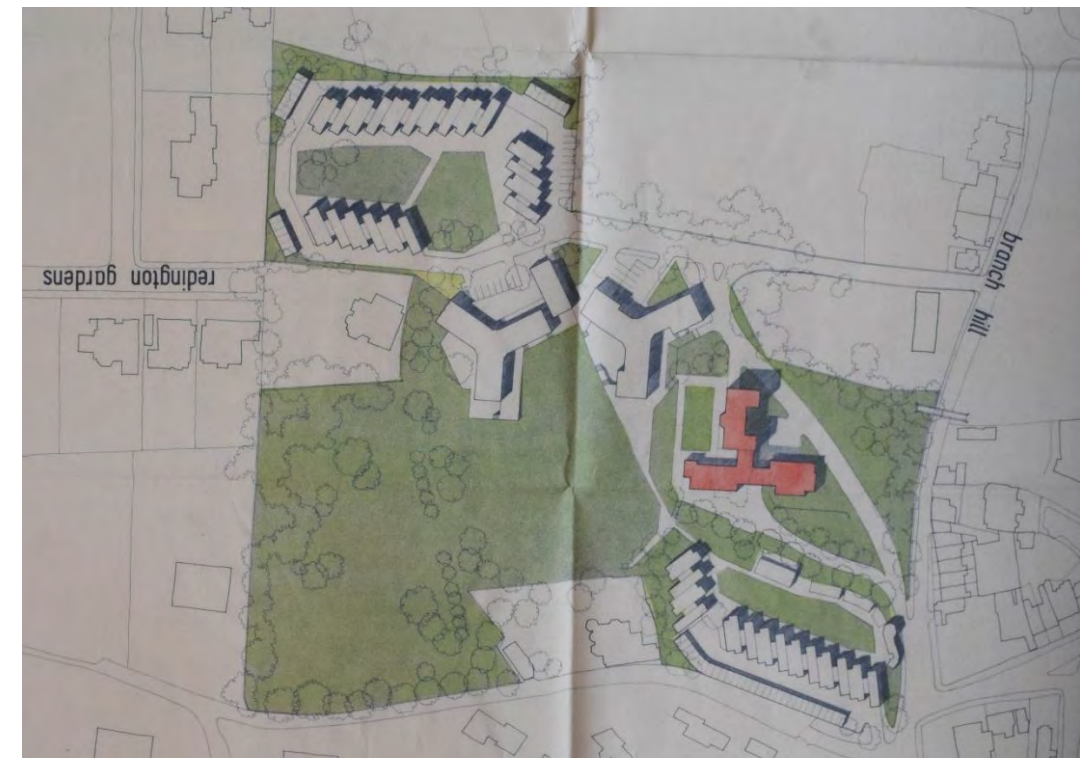


Figure 62: A masterplanning scheme from c.1960s showing proposed housing development around Branch Hill House (shown in red) as an alternative to the previous scheme (Figure 61). Both schemes retained the greenhouse, vinery and gate lodge. (source: London Metropolitan Archives)

5.3 Post 1973

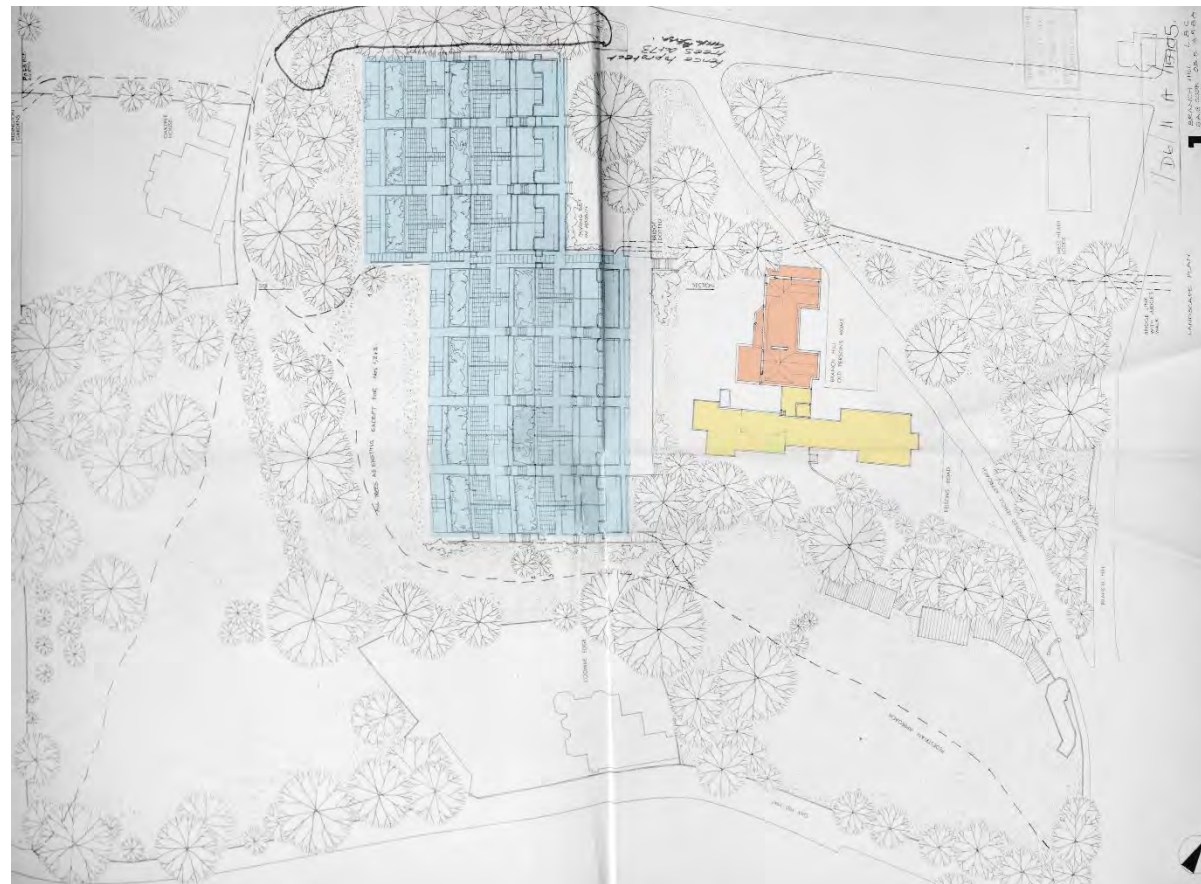


Figure 63: Site plan from c.1973 showing the proposed development- Branch Hill Estate (shaded in blue) with the Edwardian house (shaded in red) and the c.1967 extension (shaded in yellow) (source: London Metropolitan archives)

The 1970s plan (Figure 63) reveals an altered setting of Branch Hill Lodge, following the construction of Branch Hill Estate, a few metres to the south of the building. A vehicular path lead from Branch Hill Road to the Old People's home, while a separate pedestrian approach was provided from the south to the newly built Branch Hill Estate Council Housing (Spedan Close). An additional vehicular access road was built to the north of the site, leading to the Branch Hill Estate (council housing). The greenhouse/ vinery is still in place. An elevation drawing shows the council housing designed in the contoured terraces with the old people's home seen in the background- as part of the skyline (Figure 64).

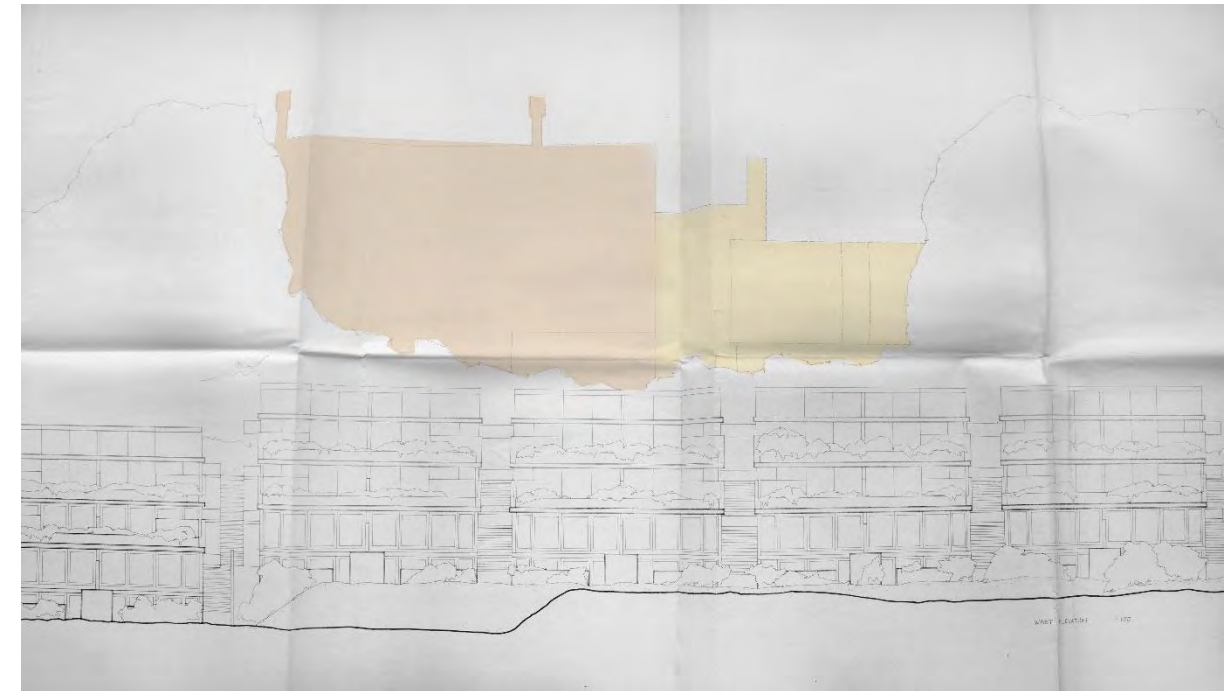


Figure 64: Elevation from c.1973 showing the Branch Hill Estate council housing in the foreground with the Edwardian house (red) and the c.1967 extension (yellow) (source: London Metropolitan archives)

While the 1960s master plan drawings had earmarked the northwest and southeast of the site for future development, the Branch Hill Estate (Spedan Close) built in c.1973 was sited on a different location- on the west of the site. It is believed that the architects chose the location due to its terraced topography. It is presumed that *Branch Hill Estate (council housing) was designed to have the historic home and other buildings within its setting, possibly providing a background to the housing blocks.*

5.4 Conclusion

The setting of Branch Hill House has been significantly altered over the last three centuries since its construction in the early 18thC as a country house in the suburb of Hampstead.

Alterations to the landscape have in most cases accompanied refurbishment/ extension of the house and are most notably seen in the early 1870s, c.1901 and c.1967. The change of landscaping and gardens has developed in accordance to the tastes to individual owners/ occupiers of the property.

The house was originally laid within its parklands, but the estate was truncated in the late 19thC and again in the mid-late 20thC, with some parts being removed from it and developed as independent houses. During the 1970s, a large part of the site was subdivided for development as council housing- Branch Hill Estate (Spedan Close).

6 CHARACTERISATION APPRAISAL

6.1 Hampstead Conservation Area

Hampstead was designated as a conservation area on 29th January 1968 for a large number of listed buildings of architectural interest, an interesting street pattern reflecting the development of the original village, a striking topography as well its proximity to the unique open space of Hampstead Heath to the north⁸. (see map of Conservation Area- Figure 9)

The Hampstead Neighbourhood Development Plan (October 2018) includes the site within character Area 5- outlying areas which are a number of areas outside the outer village, some of which are clusters of development within Hampstead Heath.

6.2 Branch Hill Area- Sub-Area 6 of the HCA

The subject site is located within Character Area 6 of the Hampstead Conservation Area which comprises of Branch hill and Oak hill. The area is principally woodland on the western slopes of Hampstead in which buildings play a subordinate role. It is designated a borough Site of Natural Conservation Importance by the London Ecology Unit⁹.

The sub-area 6 of Hampstead Conservation area is characterised by a number of low rise detached houses, ranging from mansions to smaller cottages. There are also a few Georgian and mid-19thC terraces and a few apartment blocks. The Grade II listed modernist Branch Hill Estate council housing is also located within this sub-area, on the western slope of Branch Hill. A number of green areas, some of which are wooded are found within this area. As defined in Historic England's (2017) Understanding Place- Historic Area Assessments guidance¹⁰, the characteristic features of Sub-Area 6 are discussed below:

Topography

Sub area 6 is located in the western slopes of Hampstead and is therefore predominantly sloping towards the west and south. The area is predominantly woodland with a large number of trees and vegetation, as a southward continuation of the heath.

Layout and Streetscape

The layout of this area and the overall streetscape lends itself to the existing contoured topography. The street layout is organic and has followed the historic paths up to the heath. Streets and pathways that connected to

individual houses have been formalised resulting in a unique streetscape. A number of inclines with stepped pathways, walks through avenues of trees (Figure 66) and steep descents characterise the street layout.

The principal street in the sub area is Branch Hill, leading to West Heath Road. Oak Hill Way and Spedan Close are private roads with no public access. Heysham Lane is a cul-de-sac which leads to the Branch Hill Estate Council Housing (Spedan Close).

A characteristic feature of the streetscape in the sub area is an almost complete absence of interface between buildings and streets. Most detached houses are situated within high walled compounds with large gardens and consequently have limited views from the street (Figure 65).



Figure 65: The narrow residential Branch Hill Road with tall stock brick boundary walls. Branch Hill House is situated on the plot to the left.

⁸ Hampstead Conservation Area Statement (2002)

⁹ ibid

© Stephen Levrant Heritage Architecture Ltd

¹⁰ Understanding Place (2017)- Section 2.2, pg.11



Figure 66: The unpaved Judges Walk shaded by a large number of trees. A brick boundary wall to the left is overgrown with ivy, whereas the property on the right is bound by a timber palisade.

The streets themselves are narrow and curve through the contoured topography. Most streets are provided with a footpath on one side, with the footpath level raised from the street level in some areas (Figure 67).



Figure 67: View of c.1730s houses on lower terrace. Note the incline of the road moving up towards Whitestone Pond. The footpaths are raised from the street level and access to the street is through steps located to the front of each property.

The layout of streets in the area is linked with access to extant and historic buildings (houses) and determined by the topography. This has evolved and developed over the last three centuries.

Buildings

The predominant architectural typology in the area is detached houses. While some houses such as Branch Hill House are larger mansions dating originally from the 18thC or earlier, Oak Hill house and Combe Edge are smaller cottages in the landscape. A number of modern and contemporary detached houses are located along Oak Hill Way. Detached houses dating from the 18th and 19thC are predominantly yellow stock brick faced with red-tiled pitched roofs, while a few houses are plastered and painted. Some of the more prominent houses bear sparse ornamental details and features. The houses are generally situated within a larger compound with front and large rear gardens.

Smaller outbuildings such as the former gatehouse to Branch Hill House were converted into independent residences in the past and represent a small minority of building types in the area.

A few Grade II listed (c.1730s) Georgian houses and early-mid 19thC terraces (Figure 68) are located along Lower Terrace. These are the only buildings in sub-area 6 with a prominent street frontage.



Figure 68: The early 19thC terraces along Branch Hill with their stock brick faced facades, stepped gables and elaborate chimney stacks.

A few examples of modernist housing are seen in the area such as two clusters along Oak Hill Park and the celebrated Branch Hill Estate council housing (Figure 69) designed by Benson and Forsyth in c.1973 and Grade II listed in 2010.



Figure 69: The Grade II listed 1970s Branch Hill Estate Council Housing (Spedan Close) by Benson and Forsyth



Figure 70: West Heath House- the 1970s apartment block along Branch Hill

A single multi-storey apartment block (Figure 70) along Branch Hill replaced the 19thC West Heath Lodge in the early 1960s.

Open spaces

As discussed earlier, Sub-area 6 has been described as ‘Principally woodland (...) in which the buildings play a subordinate role’. This attests to a large concentration of open spaces- a large majority of which are private with little or no public access. Therefore, though the area has an overall verdant character, the open spaces lie within individual plot boundaries.

An exception to this are the community allotments (Figure 71) to the south of Branch Hill House which were formerly the kitchen gardens of the house.



Figure 71: Allotments to the south of Branch Hill House seen from the road.

7 SIGNIFICANCE APPRAISAL

This section provides an appraisal of the subject building's significance. Since the subject building is not a designated heritage asset, its significance is assessed using the principles for selection of listed buildings published by DCMS. These principles overlap with the criteria listed in Historic England's Advice Note 12: Statements of Heritage Significance (October 2019).

7.1 Principles for the Selection of Listed Buildings

Historic England's Principles for the Selection of Listed buildings (November 2018) lists down the criteria to be used to determine whether a building is to be included into the statutory list.

Branch Hill House (earlier known as Branch Hill Lodge) is an unlisted building identified as a 'positive contributor to the Hampstead Conservation Area'¹¹. The woodland within which the building is located has been locally listed by Camden Council. Though Branch Hill House is not a statutory listed building, in this section, we evaluate the building vis-à-vis these statutory selection criteria.

Architectural Interest: *To be of special architectural interest a building must be of importance in its architectural design, decoration or craftsmanship; special interest may also apply to nationally important examples of particular building types and techniques (e.g. buildings displaying technological innovation or virtuosity) and significant plan forms;*

The present building- comprising of the 1901 Edwardian Baroque wing and the c.1967 modernist extension have little architectural character. The two buildings do not form a uniform architectural ensemble and are mutually contrasting in massing, form, design, materials and details.

The Edwardian building is of poor architectural quality- a bulky and poorly articulated building which when designed did not relate to the original 18th Century building (demolished in c.1960s). The interior details and finishes are 'copy-paste, catalogue type' and are not of a high quality, and often seen in catalogues of joinery and plasterwork suppliers. The building has consequently been derided as an 'Edwardian Monster' by Pevsner.

The modern extension is poorly designed and detracts from the setting of the Edwardian house. Its overall plan-form does not relate to the earlier building and it is unremarkable in its use of materials, details and finishes.

In c.1950, even prior to the demolition of the 18th C building, a number of buildings in the neighbourhood were listed. However, Branch Hill Lodge (as it was then known) was only included into the tertiary 'Supplementary list of buildings of architectural or historical interest'. This is testimony to the building's lack of architectural interest even with the existence of the early building.

The architectural interest of the Edwardian house is low, whereas the extension detracts from the setting and special interest of the former.

The architectural interest of a property includes its setting, associated landscapes, outbuildings and other features. The setting of the site has been significantly altered over the centuries, with special reference to three phases:

1. Construction of the Edwardian building in c.1901
2. Demolition of the historic 18thC house and construction of the modern block in c.1967
3. Construction of Branch Hill Estate in c.1973

As discussed in Section 5 (Change of the House's setting), the site on which the house is located was altered through changes in the landscape and the construction or demolition of outbuildings. The landscape was changed during Teulon's c.1870 alterations and further again in c.1901 and c.1967. With the construction of Branch Hill Estate Council Housing (Spedan Close) in c.1973, the character of the site was completely transformed.

The architectural interest in the setting has been eroded by these subsequent alterations and at present the setting of the Edwardian building (positive contributor) does not contribute to its architectural interest.

Historic Interest: *To be of special historic interest a building must illustrate important aspects of the nation's social, economic, cultural, or military history and/or have close historical associations with nationally important people. There should normally be some quality of interest in the physical fabric of the building itself to justify the statutory protection afforded by listing.*

As discussed in the section on building history and architectural development, the fabric of the present house dates from two phases- c.1901 and c.1967. The original 18thC house and the early reconstruction by Henry Flitcroft in c.1758 were demolished in c.1967 when the modernist extension was built.

The Edwardian House built in 1901 is not a good example of the style or period. It has been described as having a 'lumpish exterior' and a 'disgrace to Edwardian architecture'¹². The architect of this building- Ernest Flint (refer to CV in Appendix 5) was an obscure architect working in London in the late 19th and early 20th C. Compared to his other works, Branch Hill Lodge is of poor-quality design. It has lost much of its original relevance, now representing only a part of its intended role as an extension.

The c.1967 extension by Borough Architect S.A.G. Cook is poorly designed and detailed, not respectful of its immediate context and setting and is in sharp contrast with the Edwardian house. During the c.1967 alterations, the fabric of the Edwardian building was altered, and the original floor plan was made illegible.

¹¹ Hampstead Conservation Area Statement (October 2002)

¹² Alastair Service: Victorian and Edwardian Hampstead (1989); pg. 51

Though the original building was associated with historically important persons such as Lady Byron, Sir Thomas Clarke (Master of the Rolls) and Lord Chancellor Loughborough, the building was demolished in c.1967. Furthermore, no public memory of these individuals is preserved at the site.

Considering these, the historical interest of the house is negligible.

The 18thC house was associated with landscaped gardens, flower beds, a pond and a wooded path. However, change of ownership resulted in alterations to the house and changing tastes caused the renewal of landscaping. A number of outbuildings including the stabling, etc have been demolished in the past. The present scheme derives from the building's use as an care home for the elderly and does not reflect its position as a stately mansion in the outskirts of London.

Therefore, the historical interest in the building's setting is negligible.

Apart from the two statutory criteria, the building is further analysed against the general principles for listing, below:

Age and rarity: *The older a building is, and the fewer the surviving examples of its kind, the more likely it is to have special interest. The following chronology is meant as a guide to assessment; the dates are indications of likely periods of interest and are not absolute. The relevance of age and rarity will vary according to the particular type of building because for some types, dates other than those outlined below are of significance. However, the general principles used are that:*

- *before 1700, all buildings that contain a significant proportion of their original fabric are listed;*
- *from 1700 to 1840, most buildings are listed;*
- *after 1840, because of the greatly increased number of buildings erected and the much larger numbers that have survived, progressively greater selection is necessary;*
- *particularly careful selection is required for buildings from the period after 1945;*
- *buildings of less than 30 years old are normally listed only if they are of outstanding quality and under threat.*

The original house was built in the early 18thC, however no fabric from this period survives, since the building was demolished in c.1967. The present buildings date from c.1901 and c.1967. They are not rare or special examples of their type, in fact, as illustrated above, they are poor examples of architecture from their respective periods. The building interiors have been altered in c.1967 works.

The setting of the buildings including the landscape has been repeatedly altered and the present landscaping does not relate to the original.

Aesthetic merits: *The appearance of a building – both its intrinsic architectural merit and any group value – is a key consideration in judging listing proposals, but the special interest of a building will not always be reflected in obvious external visual quality. Buildings that are important for reasons of technological innovation, or as illustrating particular aspects of social or economic history, may have little external visual quality.*

The Edwardian building is poorly designed and as discussed earlier, is not of any architectural merit. In fact, the building has been described to be 'lumpy' and 'a disgrace to Edwardian architecture'¹³. When it was originally built, it did not relate to the historic 18th C house. The interiors are not high-quality examples of the Edwardian period but are rather of a 'catalogue' quality.

When the house was converted into an old people's home in c.1967, the floor plans were slightly altered. Some of the interiors and finishes were partly lost at the same time. The poorly designed c.1967 extension contrasts with the Edwardian building in design, materials, scale and detailing and detracts from it.

Selectivity: *Where a building qualifies for listing primarily on the strength of its special architectural interest, the fact that there are other buildings of similar quality elsewhere is not likely to be a major consideration. However, a building may be listed primarily because it represents a particular historical type in order to ensure that examples of such a type are preserved. Listing in these circumstances is largely a comparative exercise and needs to be selective where a substantial number of buildings of a similar type and quality survive. In such cases, the Secretary of State's policy is to list only the most representative or most significant examples of the type.*

A large number of Edwardian buildings dating from the turn of the century are found in London. This Edwardian remnant is not a particularly good example of the period. Moreover, the architect of the Edwardian extension- Ernest Flint is not noteworthy, and a number of his other works are extant (check CV in Appendix 5)

The c.1967 extension is not a rare example of its period, with a number of similar buildings found all over England. Its architect C.A.G. Cook is not a renowned designer of the period and the building itself is unsightly.

National interest: *The emphasis in these criteria is to establish consistency of selection to ensure that not only are all buildings of strong intrinsic architectural interest included on the list, but also the most significant or distinctive regional buildings that together make a major contribution to the national historic stock. For instance,*

¹³ Alastair Service: Victorian and Edwardian Hampstead (1989); pg.51

the best examples of local vernacular buildings will normally be listed because together they illustrate the importance of distinctive local and regional traditions. Similarly, for example, some buildings will be listed because they represent a nationally important but localised industry, such as shoemaking in Northamptonshire or cotton production in Lancashire.

Branch Hill House does not have any national interest. Dating from the early 20thC and the mid 20thC, it is associated with two lesser known architects and is not their most important works. Furthermore, it does not represent a distinctive local or regional tradition and does not make a major contribution to the national historic stock.

State of repair: *The state of repair of a building is not a relevant consideration when deciding whether a building meets the test of special interest. The Secretary of State will list a building which has been assessed as meeting the statutory criteria, irrespective of its state of repair.*

The building is in a fair state of repair. During its long history, the house has always been occupied and used for a residence (until c.1966) and as an old people's home thereafter. Constant and continued use has led to its continual upkeep and maintenance.

7.2 Contribution to the Conservation Area

The subject building- Branch Hill House is not statutory listed, however it is located within a Conservation Area.

The following questions contained in the Checklist "Understanding Place Conservation Area Designation, Appraisal and Management" (English Heritage Guidance, 2011) might be asked when considering the contribution made by unlisted buildings to the special architectural or historic interest of a Conservation Area. A positive response to one or more of the following **may** indicate that the listed building makes a positive contribution provided that its historic form and values have not been eroded.

Though the document has been superseded by the NPPF Policy statement 5, we believe that this document, especially a checklist is helpful in determining the contribution made by the subject building to the conservation area.

Is it the work of a particular architect or designer of regional or local note?

No. The surviving Edwardian remnant was designed by Ernest Flint, an architect of local note. The architect's CV in Appendix 5 lists out notable commissions by the architect. The 18thC house (demolished in c.1967) was designed by noted Palladian architect Henry Flitcroft, however no traces of the building remain at present. The modernist building was designed by Borough Architect C.A.G. Cook, who is less noteworthy.

Does it have landmark quality?

No. The building does not have a landmark quality. The Edwardian remnant is poorly designed and articulated and when built, did not relate to the 18thC house, to which it was built as an extension. The modern building is unappealing and detracts from the character of the site.

Does it reflect a substantial number of other elements in the conservation area in age, style, materials, form or other characteristics?

Yes. The subject house is one of the many large mansions in Hampstead, situated within large garden estates. Many houses have had subsequent alterations and additions. However, the style and design of the house differs from other houses since the 1960s block does not architecturally relate to the Edwardian remnant and overall the building is not well articulated or grand as some other buildings within the conservation area.

Does it relate to adjacent designated heritage assets in age, materials or in any other historically significant way?

Yes. The house (formerly as Branch Hill Lodge) formed the focus of the c.1870s listed gatehouse. However, the relation between the gatehouse and the Lodge was severed in the mid-20thC when the gatehouse was converted into an independent residence.

The Grade II listed Branch Hill Estate (council housing) is situated within the former grounds of the house and therefore visually linked with it.

Does it contribute positively to the setting of adjacent designated heritage assets?

No. The Grade II listed Branch Hill Estate Council Housing (Spedan Close) is situated within the former grounds of the house. The subject building appears as a backdrop to the listed c.1973 housing estate, but does not relate to it in terms of age, style, materials or design.

Does it contribute to the quality of recognisable spaces including exteriors or open spaces with a complex of public buildings?

No. The subject building is not visually perceived from the street and from public realm. It is not part of a complex of buildings. The site within which the building stands is seen as a verdant complex when perceived from the street.

Is it associated with a designed landscape eg. a significant wall, terracing or a garden building?

No. The estate (site) within which the building stands is locally designated and was previously designed as part of the landscapes around the former mansion. This has been altered by previous alterations and subdivisions of the site. The site to the south of the house is a designated a borough Site of Nature Conservation Importance by

London Ecology Unit. The Grade II listed gatehouse was originally associated with the property. The site's associated with these landscape features and the gatehouse has been curtailed due to mid-20th C alterations.

Does it individually, or as part of a group, illustrate the development of the settlement in which it stands?

Yes. The detached house illustrates the development of the Hampstead Conservation Area. The suburb of Hampstead was characterised by a number of such detached mansions/ houses surrounded by large gardens, however very few of them survive today. The house and the site on which it stands has been an important point of reference to Hampstead through its history.

Does it have significant historic association with features such as the historic road layout, burgage plots, a town park or a landscape feature?

No. The setting of the house has been significantly altered from the original. In the 18thC, the country house was surrounded by parkland, however over the course of the late 19th C and 20th C, this has been subdivided and the original landscapes features and details have been lost. The layout of the path and carriageway leading to the house has been altered with every alteration and with change of ownership to reflect the individual tastes. During the alterations of c.1967-70, when the house was converted into an old people's home, a number of changes were undertaken to the landscape. Consequently, any previous historical associations with the landscape have been lost.

Does it have historic associations with local people or past events?

Yes. The house has been associated with a number of historically important individuals. Early in its history, the house was associated with a number of judges and lawyers, and therefore it was historically also known as 'Judges Bench House' or 'Bleak Hall'. Lady Byron rented and lived in the house for number of years in c.1820s. The house was owned by Lord Glendyne from c.1903 to c.1967.

In the late 1960s, the house was at the centre of protests for the development of council housing in the area and consequently Branch Hill Estate Council Houses (Spedan Close) were built within the former grounds of the house.

Does it reflect the traditional functional character or former uses in the area?

No. From c.1970 to the early 21st C, the house was used as an old people's home. It was consequently heavily modified with partial demolition and the creation of a new incongruous extension. It therefore does not reflect the traditional functional character and former uses in the area- which was predominantly residential.

Does its use contribute to the character or appearance of the area?

No. The design and aesthetics of the present building- the Edwardian remnant and the incongruous modern extension does not contribute to the character or appearance of the area. However, as a testimony to its historical importance, the surviving c.1901 Edwardian portion is considered as a positive contributor to Hampstead Conservation Area¹⁴.

7.3 Summary of significance

- Branch Hill House has neither architectural nor historical special interest. It has consequently never been considered for listing though a number of buildings in its context have been listed including the former Gatehouse and the c.1973 Council housing.
- Though the Edwardian remnant, which itself was formerly an extension to a stately Flitcroft House is identified as a positive contributor, this is assessed as being only of townscape value, without architectural merit.
- The subject site has a limited contribution to the character and appearance of the conservation area as a whole. It is not characteristic of other properties within the Branch Hill sub-area of the CA.
- Past alterations and developments including the construction of the c.1967 block, the listed council housing- Spedan Estate and creation of the allotments have eroded the site's special characteristics that were typical to the overall character of Hampstead. These later developments have moreover altered the immediate setting of the house.
- In summary, the significance of the Edwardian building is in its townscape value as a remnant of a previous house within a much altered setting. The building is of negligible architectural or historical value and is not a characteristic example of its style, age or type. The c.1967 post war building has no architectural merit and has therefore been identified as a negative contributor. It does not relate to the adjacent building and has a negative impact on the character and appearance of the CA.

¹⁴ Hampstead Conservation Area Statement (October 2002)

8 PROPOSED WORKS

8.1 Introduction

The proposal seeks to reinstate historical architectural ethos of the site, by replacing the c.1967 care home with the proposed residential building in a contemporary interpretation of a traditional style. The design, footprint, scale and aesthetics of the proposal would provide the site with an appropriate architectural form, responding to the topography and landscape, the Edwardian building and the characteristics of the Hampstead Conservation Area as a whole.

The proposal would comprise a replacement of the present poorly designed extension, which detracts from the setting of the Edwardian house, to create a new architectural entity compatible to the remaining Edwardian building by Ernest Flint. The proposal seeks to emulate the typology of an English Country House set within generous grounds, by laying emphasis on an accretional quality, read as a series of individual building volumes developed over time with complimentary architectural styles.



Figure 72: Bird's eye view of the proposed development

8.2 Design Principles

Siting

The location of the proposed building is based on the topography and history of the site, and follows the existing escarpment with views over the allotments to the south. This siting allows the new building to better respond to the landscape and the Edwardian building. It is also redolent of the original siting intent.

The proposed new block does not follow the present modernist extension which bears little relationship to its context, but follows the escarpment taking advantage of the topography.

Reorienting the new block therefore allows the same ethos as the original design intent to prevail as the south elevation will overlook the suburban verdure of the allotments, echoing the original elevated view over the pleasure grounds. The proposed orientation opens up a generous setting for the front elevation and the existing Edwardian building.

This gives a sense of openness, which is characteristic of many Hampstead properties deliberately sited and oriented to limit views from the dense urban form.

The new building has been oriented so as to have the front (north) elevation as a formal one responding to the east elevation of the existing Edwardian building. The south elevation of the proposed block is more informal and faces the bosky verdure allotments to the south.



Figure 73: Proposed setting of the house with the suburban bosky verdure allotments

As part of the proposed works, a number of alterations are to be carried out to the façades of the Edwardian building. These include the creation of a loggia between the two projecting gable ends, to help resolve the duality matter, and modifications to fenestration of front facade. These have been elaborated in the further sections of this report.

Bulk and massing

The proposal occupies partially the footprint and orientation of the existing c.1967 building (which it replaces) with extensions further to the east.

In terms of the overall height, the proposed building ridge and parapet is slightly lower than the Edwardian building. The tower element, which seeks to unify and link the Edwardian building with the proposed building, has been designed as the tallest element in the roofline to signify its pivotal role. This directly reflects the tower utilised by Teulon and Flint to punctuate the facades and form an easily identified entrance (Figure 77).

As per the discussion at the last pre-app meeting (5th of August 2019) gable to main 5 storey central section has been omitted. Other gables reduced in size and height and dormers added in lieu. The ridge height of the central section has been lowered in relation to the existing house.

Furthermore, upper 2 floors of main volume have been stepped back together with the roof profile and gable to demonstrate stepping up to the house and results in a reduction in bulk to central section

Overall, the proposed building's identity is conceived as an accretion of buildings that have evolved over time, re-establishing a relationship with the c.1901 Edwardian building.

The proposed building's massing and composition does not attempt to copy that of the Edwardian building, however it follows and improves upon the taxis, scale and composition of the latter.

The roof profiles of the new building and the articulation of the built form are intended to provide an appropriate scale overall. The skyline of gables, chimneys, verges and copings, all add visual interest without being overbearing.

Style

The proposed building has been designed in a contemporary interpretation of a traditional architectural style and responds positively to the existing Edwardian house. It aims to recreate the residential scale and ethos and re-establish the building's relationship with the existing house and surrounding landscape, composed as an accretion of buildings that have evolved over time.

The proposed design takes cues from the existing Edwardian house, traditional architectural style of the English country house and the local vernacular but does not attempt to copy it. The proposal seeks to establish a clear identity and sense of place. It also derives design cues from the now demolished Flitcroft building and these include the scale, proportions, relationship with the Edwardian buildign, tower element and chimneys, and materiality.



Figure 74: Initial sketch of the proposed scheme

Overall, it is considered this is the most appropriate style for this site considering the existing Edwardian house and most importantly the local context of conservation area characteristics. The present proposal responds well to the Edwardian building while having its own identity.

Materials and Finishes

The proposed building has been designed taking into account characteristic materials and details of the Hampstead Conservation Area. The buildings are of brick, with projecting bays and architectural mouldings and dressings in stone.

The ground storey of the proposed building would be in a darker shade of red brick, providing the required repose for the upper floors.

The roof is proposed to be tiled with brick chimney stacks forming the skyline feature. The reinstated tower in brick with stone dressings and details provides an additional element in the skyline, echoing the original Flitcroft/Teulon tower in this location.



Figure 75: Illustration of the part of the existing Edwardian house (left) and the proposed building showing similarity of material palette, articulation and details.



Figure 76: Rendering of the south elevation of Branch Hill House.

Central tower reconstruction

The tower has been strategically designed and reinstated at the junction between the Edwardian and the proposed building. It echoes the original tower which was part of the Tuelon extensions and is placed in a similar location.



Figure 77: View of the Flitcroft building with Teulon additions (left) and the Edwardian extension by Flint (right). (1967)

The tower has been designed as the tallest element within the roofline and attempts to form a focal point when seen from the path leading to the house. It would form an iconographic definition of the main entrance to the block and would function as a circulation space. It also provides an architectural intermediary between the Edwardian and the proposed building.



Figure 78: Initial sketch showing the tower acting as an iconographic definition and reference to the main entrance and forming a focal point of the development.

8.3 Proposed alterations to the Edwardian building

Proposed works to the existing building include –

- exposing the lower ground floor level on the east side by lowering the existing ground levels to give improved taxis;
- modifications to the fenestration;
- addition of a colonnade on the eastern façade to tie together the two heavy bays;
- replacing the existing terrace on the west elevation with a full-length rear extension at lower ground floor level;
- reinstatement of the original proportions of the chimney stacks and general conservation works to all facades.

Lowering of the ground level to expose the lower ground floor of the building would allow the scale, volume and taxis of the Edwardian building to be improved and better appreciated. The existing darker coloured brick gives it a sense of repose within its landscape.

The projecting bays on the east elevation of the Edwardian building are not symmetrically designed and the fenestration gives an appearance of imbalance. Moreover, whilst one of the projecting bays is reasonably, if eclectically well-articulated with windows, the second bay is poorly articulated with off centered windows and a large volume of solid brickwork giving it a massive and top-heavy appearance. The proposal envisages the creation of a more balanced and aesthetically pleasing composition through provision of new fenestration. This would significantly enhance the design of the Edwardian building.

The two projecting bays connection has presently remained unresolved - they appear as two distinct and unbound elements of the building, with no encapsulating feature. A colonnade is proposed to be added at the lower ground floor to punctuate and link both the projecting bays together and improve upon the existing unresolved duality. This will help ease the crude massing created by the deep recess between the bays.

On the west elevation, the existing external terrace is proposed to be replaced by a full-length rear extension. This would allow for greater articulation on the west façade, creating a stepped façade and softening the vertical emphasis.

Additionally, on the west façade, a colonnade is proposed to be added to the north bay, matching to the colonnade along the south bay, creating further symmetry and articulation.

Reinstating the existing proportions of the chimney stacks would allow these to be expressed as elements within the skyline, which is an important characteristic within the Hampstead Conservation Area.



Figure 79: 3D Model of the Edwardian house (as proposed) showing the façade alterations. Note modifications to the fenestration and provision of a colonnade on the eastern façade of the building.



Figure 80: Rendered views of the Edwardian house- west elevation (left) and east elevation (right) showing proposed alterations to the elevations of the building.

9 IMPACT ASSESSMENT

The scheme of the proposed development on the subject site, which lies within the Hampstead Conservation Area have been outlined in the previous section. This section assesses the impact of the proposed works on:

- the fabric of the unlisted Edwardian Branch Hill House (positive contributor)
- the setting, character and appearance of the Edwardian Branch Hill House (positive contributor)
- the setting of surrounding heritage assets (Grade II listed Spedan Close Estate)
- the character and appearance of the Hampstead Conservation Area.

The impact assessment takes into account whether the proposals cause substantial, less than substantial or no harm to the heritage assets (subject building, surrounding heritage assets and conservation area as a whole).

9.1 Impact Assessment Criteria

For the purpose of assessing the effects likely to result from the proposed development, established criteria have been employed. The impact of the proposal has been assessed against receptor sensitivities, ranging from:

- **Substantial (high) adverse:** a fundamental change in the appreciation of the resource and its historic context, or setting, involving the degradation of a cultural heritage site of national importance, or the demolition of any grade of statutorily listed building.
- **Moderate (medium) adverse:** a change that makes an appreciable difference to the ability to understand the historic context, or setting, resulting in extensive long-term change to the setting or structure of listed buildings.
- **Minor adverse:** effects which create dis-benefits to the historic fabric of the area but may also provide benefits. May involve demolition of an undesignated historic building, or, limited encroachment upon a conservation area, or historic parkland, where intrusive views are created or slight impacts upon its integrity would result.
- **Negligible:** the development would not materially affect the status quo.
- **Minor beneficial:** perceptible improvement in the setting of, or structural condition of, or character of listed buildings or conservation areas.
- **Moderate (medium) beneficial:** effects which help to explain the significance and history of the site and surrounding area; ensuring the long-term future of Listed Buildings and any other buildings of architectural significance, by providing viable and appropriate uses; resulting in the loss of less significant fabric in the Listed Buildings, but enabling a viable long-term use for the buildings.

- **Substantial beneficial:** effects which ensure the long-term future of the most significant historic fabric by providing viable and appropriate uses and, impacts which improve the setting of a Listed Building or historic parkland and, which repair and conserve the most significant fabric of the Listed Buildings.

9.2 Impact Assessment

This section will examine the impact of the proposed development.

9.2.1 Impact on the fabric of the unlisted Edwardian Branch Hill House (positive contributor)

The proposed development involves minimal works to the fabric of the unlisted Edwardian Branch Hill House. This includes alterations on the south side, where the proposed development would be connected to it, internal alterations to the layout and alterations to the external elevations. Full details of the works proposed to this building can be found in Section 8.3 of this report.

The proposed works would not result in significant loss of fabric, and would rather enhance the special interest and significance of this building through the resolution of a number of architectural anomalies in its elevations. The proposed works would therefore have a **minor to moderate beneficial impact on the fabric of the positive contributor**.

9.2.2 Impact on the setting, character and appearance of the Edwardian Branch Hill House

The proposed development would be connected to the Edwardian remnant on the south side. The form, scale, massing, architectural language and roofscape of the proposed building is in keeping with the character of the Edwardian building and the topography of the site. Its design in a contemporary interpretation of the traditional style is assessed as being the most appropriate response to this particular site context.

Though the proposed development would be larger in scale than the existing c.1967 Spedan Close (identified as a negative contributor), it would be an enhancement over the existing setting of the Edwardian building. The proposed building would have its west face in line with

As discussed in Section 8.2, **the proposed development responds positively to the Edwardian building and has a neutral impact on the site as a whole**.

9.2.3 Impact on the setting of surrounding heritage assets (Grade II listed Spedan Estate)

The only listed building within whose setting the subject site falls is the Grade II listed Spedan Estate, built in the mid-1970s. The buildings are designed on the contoured landscape facing west (away from the subject building) in what was the extensive former pleasure grounds of the original mansion on the site.

When seen from the lowest level (on the west side), Branch Hill house and the modernist extension are seen as tucked away within the contoured topography. The c.1964 Spedan Close building contrasts with the Edwardian

house and are visually incoherent. The proposed development would respond better to the design, architectural character and special interest of the Edwardian building, thereby enhancing views from the west side. This would in-turn **be an improvement over the existing setting of the Grade II listed Spedan Estate.**

Further details on the impact of the setting of the Spedan Estate are found in the Townscape and Visual Impact Assessment by Peter Stewart Consultancy (December 2019).

9.2.4 Impact on the character and appearance of the Hampstead Conservation Area

The proposed buildings are only fleetingly seen from Branch Hill and from Heysham Lane. As demonstrated in the Townscape and Visual Impact Assessment by Peter Stewart Consultancy (December 2019), when seen from Branch Hill, the proposed building would only be partially seen and would appear as a gatehouse to the Edwardian building.

The design proposal, has evolved through an iterative process, informed by the history and development of the house and the area, character of the conservation area as well as the numerous Pre-application consultations. It responds positively to the existing Edwardian building (positive contributor) as discussed in section 9.2.2. **The proposed development would have a negligible impact on the character and appearance of the conservation area.**

9.3 Summary

As assessed in the Visual Impact Assessment by Peter Stewart Consultancy (December 2019), the proposed development, which is designed sensitively to establish a positive relationship with the existing Branch Hill House. The proposed building would replace the c.1967 building identified as a negative contributor to the CA. The replacement building is appropriately designed as a series of buildings, with a stepped massing and an angled plan. The development would therefore permit views of the existing building and respond positively to it. The building is sited strategically with the existing topography and contour lines to sit within the landscape and allow for views on the south and west. Branch Hill house continues to be prominent in the landscape and the proposed alterations to the Edwardian building would resolve architectural issues in its elevations, thereby enhancing its special architectural and aesthetic interest.

Overall the proposed development would have

- a minor to moderate impact on the special architectural and historic interest of the positive contributor and no impact on its townscape significance
- a neutral impact on the setting of the positive contributor
- an enhancement to the setting of the Grade II listed Spedan Close and

- a negligible impact on the character and appearance of the conservation area as a whole.

10 POLICY CONSIDERATIONS

10.1 National Planning Policy Framework (NPPF)

189 *In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

Response: An assessment of the building's significance is provided in Section 7 of this heritage statement. Since the subject building- Branch Hill House is not a designated heritage asset, it has been evaluated against DCMS' Principles for Selection of Listed buildings. Its contribution to the conservation area as a whole is also assessed in this chapter.

Since the site lies within the Hampstead Conservation Area, an assessment of the character and appearance and significant characteristics of the conservation area is undertaken in Section 6.

The relevant HER (Historic Environment Record) has been accessed and utilised and our findings on the history, architectural development of the house and the transformation of its setting are discussed in sections 2-3, 4 and 5 respectively. Further information requested during the Design review panel and previous pre-application consultations have been included. The level of information contained in this report is considered proportional to the significance of the subject building- which is neither listed nor locally listed.

190 *Local planning authorities should 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 into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.*

Response: As discussed in the response to NPPF 189 above, the special interest and significance of the subject building (neither listed nor locally listed) has been suitably assessed in this report. The character, appearance and significant features of the conservation area as a whole are assessed within the section on characterisation appraisal.

192 *In determining applications, local planning authorities should take account of:*

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness.

Response: The proposed development involves the demolition of the c.1967 Spedan Close building, which is identified as a negative contributor, detracting from the character and appearance of the conservation area. The proposal furthermore would reconfigure the elevations of the Edwardian building to rectify and resolve a number of design issues in the poorly construed building, resulting in an enhancement of the special architectural interest of the building which is identified as a positive contributor.

The proposed new development, which replaces the c.1967 building has been designed to respond positively to the Edwardian building. This building, in a contemporary interpretation of a traditional style would be in keeping with the scale, massing, style and materials and details of the positive contributor.

Overall the proposed works would enhance the special interest of the positive contributor and the character and appearance of the conservation area as a whole.

193 *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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*

Response: The subject building is neither listed nor locally listed and its identification as a positive contributor is questionable. The building has been described as Pevsner as being an 'Edwardian monster'. A full assessment of the building's significance and the character of the conservation area are undertaken in sections 7 and 6 respectively.

196 *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 including, where appropriate, securing its optimum viable use.*

Response: The proposed development would enhance the character and appearance of the conservation area through the demolition of a negative contributor and its replacement with a building more in keeping with the

identity of the site and the surviving Edwardian extension. The proposed architectural resolution of the external elevations of this Edwardian building (identified as a positive contributor) would enhance its special interest. The proposed development would provide an enhancement over the existing setting of the Grade II listed Spedan Estate. There are no adverse impacts on any designated heritage assets. If any degree of harm is identified, this is at the least scale of 'less than substantial' and is amply counterbalanced by the substantial heritage benefits generated by the proposed development.

197 *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 directly or indirectly affect 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.*

Response: The subject building is identified as a positive contributor in the conservation area appraisal document (October 2002). Pevsner describes the building as an 'Edwardian monster'. Visually the building has a number of design issues and requires resolution. Therefore in our opinion, subject building is not assessed as a non-designated heritage asset.

The proposed works would enhance the special architectural interest of the listed building. Overall, the works would have a beneficial impact on the subject building.

199 *Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.*

Response: This heritage statement provides a full historical, architectural and cultural assessment of the subject building. The significance of the subject building and the conservation area is assessed and this has informed the design process. The proposal would result in the loss of the c.1967 Spedan Close building, which is identified as a negative contributor to the character and appearance of the CA.

200 *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 to the asset (or which better reveal its significance) should be treated favourably.*

201 *Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.*

Response: The Branch hill site offers a suitable opportunity for redevelopment within the conservation area. As discussed in this report, the character of the sub-area within the Hampstead Conservation area is diverse. The proposed development would not have any adverse impact on the setting of the Grade II listed Spedan Estate or on the character and appearance of the CA as a whole. The works involve the demolition of the negative contributor (c.1967 building Spedan Close) and its replacement with a building in a contemporary interpretation of the traditional style which respects the form, scale and character of the adjacent positive contributor and the conservation area.

10.2 National Planning Policy Guidance (NPPG)

Setting of Heritage Assets (013 Reference ID: 18a-013-20190723)

All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The setting of a heritage asset and the asset's curtilage may not have the same extent.

The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.

The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time.

When assessing any application which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that

developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its ongoing conservation.

Response: The only listed building whose setting may be impacted by the proposed development is the Grade II listed (Branch Hill Estate) Spedan Estate built in c.1970 and listed in 2010. The listed estate is located to the west of the subject site, in what was formerly the pleasure grounds of the mansion. The buildings are located on a piece of land with a topography sloping towards the west and away from the site. The main aspect of the houses is towards the west with the subject site and building forming a backdrop. The listed Estate is however located at a lower level compared to the subject building and the change of topography is quite drastic considering the almost cliff like section of the topography and the existing subterranean parking.

The existing setting of the Estate includes the Edwardian house and the Spedan Close building dating from c.1967. The latter building, identified as a negative contributor to the CA is incongruous when seen in relation to the adjacent Edwardian building. The scale, form, articulation, roofscape design and choice of materials of the two adjacent buildings which together form part of the setting of the Grade II listed estate are contrasting and architecturally poor. The existing setting is therefore unremarkable and poor.

The proposed development would enhance this setting by introducing a contextually appropriate building within the site, which responds to the Edwardian building and has a better architectural relation to it as compared to the existing scheme.

Assessing harm to heritage assets (018 Reference ID: 18a-018-20190723)

(...) partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later additions to historic buildings where those additions are inappropriate and harm the buildings' significance. (...)

Response: The subject building is neither listed nor locally listed. The Edwardian building was described by Pevsner as an 'Edwardian monstrosity', but is however identified as a 'positive contributor' and the c.1967 building is identified as a negative contributor to the CA. The proposal involves the complete demolition of the c.1967 building and the construction of a new building in its place which has a better architectural response to the Edwardian house. Overall, the proposals would not result in any harm to the fabric of any heritage assets.

The visual impact assessment has demonstrated that

Assessing harm to conservation areas (019 Reference ID: 18a-019-20190723)

(...) An unlisted building that makes a positive contribution to a conservation area is individually of lesser importance than a listed building. (...)

(...) However, the justification for a building's proposed demolition will still need to be proportionate to its relative significance and its contribution to the significance of the conservation area as a whole. The same principles apply in respect of other elements which make a positive contribution to the significance of the conservation area, such as open spaces. (...)

Response: The visual impact assessment undertaken by Peter Stewart Consultancy concludes that the proposal would have no adverse impact on the setting of the adjacent positive contributor or on the character and appearance of the conservation area as a whole. The proposed development is heavily screened from public realm by existing vegetation and other buildings in the area. Views of the proposed development from public areas with the conservation area and beyond are therefore very limited.

The proposed development is informed by an in-depth understanding of the character and appearance of the conservation area, especially the Branch Hill sub-area. However, the Branch Hill house site differs from the character of the rest of the area, in that, it was formerly a large mansion house set within its own grounds, as opposed to a large number of terraces and apartment buildings in the sub-area.

The proposed development would result in the demolition of a negative contributor to the CA (the c.1967 Spedan Close building) and replace it with a building which is characteristic to the CA, and responds positively to the adjacent Edwardian house.

Identification of non-designated heritage assets (040 Reference ID: 18a-040-20190723)

Plan-making bodies should make clear and up to date information on non-designated heritage assets accessible to the public to provide greater clarity and certainty for developers and decision-makers. This includes information on the criteria used to select non-designated heritage assets and information about the location of existing assets.

It is important that all non-designated heritage assets are clearly identified as such. In this context, it can be helpful if local planning authorities keep a local list of non-designated heritage assets, incorporating any such assets which are identified by neighbourhood planning bodies.

Response: The Edwardian building on the subject site is identified as a positive contributor in the now outdated conservation area appraisal (October 2002). The building is however not included within the list of locally listed buildings. The building has never been considered for listing and has been described as an 'Edwardian monstrosity'.

The Edwardian building, although identified as a positive contributor is therefore not explicitly identified as a non-designated heritage asset.

10.3 London Plan

Policy 7.8: Heritage Assets and Archaeology

- A. London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.*
- B. Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology.*
- C. Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.*
- D. Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.*

Response: The proposed development has been informed by a thorough assessment of the site's history, architectural and landscape development and the character of the conservation area. The design has gone through numerous iterations to respond to comments and feedback received at three previous pre-applications and one consultation with the design review panel.

The proposal is assessed as having no adverse impact on the character and appearance of the conservation area as a whole, or on the setting of the nearby Grade II listed Spedan Estate. The proposed development would moreover replace the existing negative contributor (Spedan Close building) and replace it with a new building which better responds to the site and to the unlisted Edwardian Branch Hill House. As part of the proposed works, a number of design issues in the elevation of the historic building would be resolved, thus enhancing the positive contributor's character and appearance.

10.4 Camden Local Plan

Policy D2: Heritage

Conservation Areas

Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. In order to maintain the character of Camden's conservation areas,

the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas.

The Council will:

- e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;*
- f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;*
- g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and*
- h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.*

Response: The proposed development would preserve the character and appearance of the conservation area. The development would predominantly be hidden from public views, and where visible, be seen as visually subservient extension to the existing Edwardian building.

The proposal envisages the demolition of the c.1967 Spedan Close building which is identified as a negative contributor and its replacement with a new building with an appropriate scale, massing, form and architectural style, which better responds to the topography of the site and the Edwardian building.

The proposed landscape strategy preserves existing trees of significance and proposes new landscaping which is in keeping with the identity of the house as a mansion set within its grounds.

Listed Buildings

Listed buildings are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. To preserve or enhance the borough's listed buildings, the Council will:

- i. resist the total or substantial demolition of a listed building;*
- j. resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and*
- k. resist development that would cause harm to significance of a listed building through an effect on its setting.*

Response: The subject site does not contain any listed or locally listed buildings. However, the site is within the setting of the Grade II listed Spedan Estate. The proposed development would enhance the existing setting of

the heritage asset, through the demolition of the negative contributor and its replacement with an architecturally and contextually appropriate building.

Other heritage assets and non-designated heritage assets

The Council will seek to protect other heritage assets including non-designated heritage assets (including those on and off the local list), Registered Parks and Gardens and London Squares.

The effect of a proposal on the significance of a non-designated heritage asset will be weighed against the public benefits of the proposal, balancing the scale of any harm or loss and the significance of the heritage asset.

Response: The subject building is not designated or included in the local list. Pevsner describes it as an ‘Edwardian monster’. However, the conservation area appraisal (October 2002) identifies the building as a positive contributor. No part of this building would be demolished. Rather, a number of architectural issues with the external elevations would be resolved as part of the proposed works, thereby enhancing the character and appearance of the building.

10.5 Hampstead Neighbourhood Development Plan (October 2018)

Policy DH1: Design

1. Development proposals should demonstrate how they respond and contribute positively to the distinctiveness and history of the character areas identified in Map 2 and Appendix 2 through their design and landscaping.

2. Development proposals should demonstrate how they respect and enhance the character and local context of the relevant character area(s) by:

- a. Ensuring that design is sympathetic to established building lines and arrangements of front gardens, walls, railings or hedges.*
- b. Incorporating and enhancing permeability in and around new developments to secure safe and convenient access for pedestrians and cyclists, and avoiding lockable gates and fencing that restricts through access.*
- c. Responding positively and sympathetically to the existing rhythm, proportion, height, scale, massing, materials and storey heights of surrounding buildings.*
- d. Protecting the amenity and privacy of neighbouring properties.*
- e. Demonstrating how the proposal protects and enhances the views as shown on Map 4.*

3. All development proposals which are required to produce a design and access statement will need to produce additional information on how the proposal conserves and / or enhances the relevant character area(s) relating to that proposal.

4. Development proposals that fail to respect and enhance the character of the area and the way it functions will not be supported.

Response: This heritage statement provides a thorough assessment of the character of the area around the subject site. The Hampstead Conservation Area appraisal identifies the area as within the Branch Hill sub-area, which partly overlaps with the character area (outlying areas) identified in the 2018 Neighbourhood Development Plan. This assessment has informed the design development. The subject site with its character as a mansion set within its grounds is assessed as being different from the terraces and other buildings within the same character area and the proposal responds to the site’s special character rather than forcing a different urban form on this site.

The proposed building is sited to respond positively to the existing Edwardian building (positive contributor) as well as the site’s unique topography and contours. The siting and angle with the Edwardian building allows for views towards the positive contributor when approaching the site via Spedan Close.

The proportions, heights, scale and massing, materials and articulation of the Edwardian building have been considered in the proposed design. Though these have not been replicated, the proposal responds positively to the adjacent connected building. Further details are included in Section 8.2 Design Principles.

Policy DH2: Conservation areas and listed buildings

1. Planning applications within a Conservation Area must have regard to the guidelines in the relevant Conservation Area Appraisal(s) and Management Strategies.

2. In reference to NPPF paragraphs 131 to 136 (192 to 198 in the latest NPPF- Feb 2019), the Plan provides further guidance on the application of these policies below.

3. New development should take advantage of opportunities to enhance the Conservation Areas by protecting and, where appropriate, restoring original architectural features, including walls, windows, doors, etc., that would make a positive contribution to the Conservation Areas.

4. Development proposals must seek to protect and/or enhance buildings (or other elements) which make a positive contribution to the Conservation area, as identified in the relevant Conservation Area Appraisals and Management Strategies (see Appendix 3).

Response: The proposed development enhances the special architectural interest of the Edwardian building by resolving a number of intrinsic architectural issues with its external elevations.

The proposed development positively responds to the Edwardian building in scale, massing, form, materiality and details and does not overpower it. The proposal would have no impact on the character and appearance of the conservation area as a whole.

11 CONCLUSION

The subject site- Branch Hill House is located within the Hampstead Conservation Area (Branch Hill Sub-Area) in the London borough of Camden. It contains two connected buildings- an unlisted Edwardian house (c.1901) derided by Pevsner as an 'Edwardian monster' and a post-war block (Spedan close, c.1967) which is identified as a negative contributor to the conservation area. The site contains no listed or locally listed buildings, however the conservation area appraisal identifies the Edwardian building as a 'positive contributor'.

As assessed in this report, the site has an overall low significance and the buildings have never been considered for listing. The architectural and historic interest of the Edwardian building is low considering its poorly proportioned and executed elevations and unimpressive internal details and finishes. Its identification as a positive contributor is evidently due to its townscape value, much of which has been eroded by previous uninformed alterations to its setting and context. The post war block detracts from the character of the site and is a poor addition to the Edwardian building and consequently identified as a negative contributor to the CA.

The proposed development involves the demolition of the c.1967 building and its replacement with a new development which has a better architectural response to the adjacent Edwardian building. The design has evolved through numerous consultations with Camden Council, the local community and has been appraised at a design review panel.

The proposals seek to emulate the typology of an English Country House set within generous grounds by laying emphasis on an accretional quality, read as a series of individual building volumes developed over time with complementary architectural styles, and ranging between three and five storeys. The new building will read as a series of buildings, ranging between three and five storeys, characterised by pitched roofs with gables, parapets, chimneystacks, towers, and facades of brick and stone with projecting bays and groupings of windows separated by stone mullions. The development would therefore permit views of the existing building and respond positively to it. The building is sited strategically with the existing topography and contour lines to sit within the landscape and allow for views on the south and west. The proposal also involves minor alterations to the Edwardian building, resolving a number of inherent design issues with its elevations and altering its internal layout to provide residences.

Branch Hill house continues to be prominent in the landscape and the proposed alterations to the Edwardian building would resolve architectural issues in its elevations, thereby enhancing its special architectural and aesthetic interest.

Overall the proposed development would have a minor to moderate impact on the special architectural and historic interest of the positive contributor and no impact on its townscape significance and it would have a neutral impact on the setting of the positive contributor. The proposed development would be an enhancement

to the setting of the Grade II listed Spedan Close and have a negligible impact on the character and appearance of the conservation area as a whole.

Historic England's "Conservation Principles" and the NPPF define conservation as "managing change". The unlisted subject building is not a static place. The site has been subject to a number of poorly informed changes in the past which have eroded its special interest and significance.

The proposal has been driven by the need to ensure a sustainable solution for the site. The applicant has recognized the importance of the extent of investigations and analysis necessary to be undertaken in order to assess the effects of the proposed works on assets of special interest. This approach has been both beneficial with regard to the consideration of alternatives and important with regard to the process of acknowledging the best practice guidance as outlined in NPPF.

The significance assessment and characterisation appraisal undertaken have informed the design process throughout. Feedback received at previous pre-applications and the design review panel, as well as public consultations have been addressed and incorporated.

It is considered that the proposed development would assist in the long-term sustainable use of the site. The proposal is considered to sustain and enhance the setting of the nearby listed building and the character and appearance of the conservation area as a whole.

APPENDIX 1: RESPONSE TO PRE-APP FEEDBACK

Response to the pre-app consultation feedback:

A pre-application consultation meeting was held on the 5th of August 2019 following which the Council's initial feedback was issued and the key suggestions are summarised below. Following the meeting the proposal has been revised further to address the comments made by the officers.

- **Feedback:** *"As stated throughout the pre-app process, the Edwardian building is a positive contributor to the conservation area and is a landmark feature in the landscape. Any new development should retain the legibility of a brick-built mansion (marking the site and location of Branch Hill House) set in generous grounds with an entrance way marked by a listed gatehouse."*
- **Response:** We have taken on board your comments and the present design proposal does this as far as is possible. We feel that it would be erroneous to read and interpret the site as a "mansion in generous grounds". It is in fact the remnant of an extension of such a mansion; which was differently orientated and can no longer be constructed on its original footprint due to the later development of the site and it would be incorrect for the proposal to "mark the site and location" of the former demolished house. The new development is not conceptualised as a "mansion" and is not intended to be a "mansion block". The "generous grounds" of the original Flitcroft House have also been altered by the allotments and the estate development. Therefore, we advocate a 'fresh-eyes' approach to the site that recognises its context, history and development. Fundamental aspects of the site such as its topography, relation to the street, etc have been respected by the current proposal. The entrance to the site is marked by the listed gatehouse. The proposed building is sited to respond to the topography and contours and have a positive relationship with the existing Edwardian building.
- **Feedback:** *"Irrespective of architectural approach, as raised in the last pre-application meeting, there are concerns that the new building detracts from the prominence of the Edwardian building when viewed from the front of the site..."*
- **Response:** As discussed earlier in this addendum, we feel that the proposed design does not detract from and preserves the prominence of the Edwardian building. When viewed from the front the new element is seen in foreshortened perspective that reduces its bulk and massing. Even taking a kinetic view from the gatehouse towards the old building, the articulated massing of the new proposal keeps the uninterrupted mass of that building prominently in view. Arriving at the close forecourt entrance, the new development cannot be seen in close conjunction as whole with the old building, and the right-angle connection prevents any dominance.

- **Feedback:** *"...The proposed massing results in visual competition between the main house and the new extension."*
- **Response:** As discussed earlier in this report, the proposed building does not seek to compete visually or architecturally with the existing Edwardian building. In fact, the proposed building helps resolve a number of aesthetic concerns regarding the existing Edwardian remnant and is an improvement over the existing c.1967 extension. The tower feature provides the visual and physical separation exactly as was intended by the previous original extensions to the early Flitcroft Mansion, which was eventually subsumed and overwhelmed by the later works, part of which now survive as the "positive contributor".
- As discussed in our response to the preceeding feedback, the proposed building establishes a positive relationship with the existing building on site. When viewed together, both from the forecourt as well as in kinetic views from the main gate, the Edwardian building will appear dominant.
- (In fact, the surviving Flint extension wing was a detrimental and negative element to the original Flitcroft and later S. S. Teulon work, as confirmed by the latter's lodge being listed. Had the original house survived there would be no hesitation in condemning the Flint extension.)
- **Feedback:** *"...The proposal reads as one large singular, muscular building..."*
- **Response:** The new proposal takes into consideration the feedback previously received and has been carefully articulated to break up its mass. It is delicately and carefully crafted, balancing an intricacy with a breadth of treatment. It may be "singular" but that is due to the materiality and the honesty of architectural expression. As discussed above, this singularity of massing is broken up by the articulation and treatment of the details.
- **Feedback:** *"...Revisions are required to the height and bulk with more articulation, nuance and depth to read as a stepped building within the landscape, with no element larger than the main house. The setting of the existing building should be respected through the provision of subservient forms. This may not require significant reduction in quantum, but the massing needs to be broken down. Current proposal reads as a much larger, rationalised single building that competes with Branch Hill house. Rather than responding to the landscape it sits boldly and formally within it, bringing with it a very urban character, which undermines the site's key attributes and historic development as a modest building within generous grounds."*

Response: As discussed earlier in this addendum, the proposed building has considerable articulation which provides punctuation and emphasis in the expression of taxis. The detailing is clearly nuanced by use of architectural elements and detail expressive of depth throughout.

The proposal is a subservient form, when compared with the Edwardian building. The architectural expression of the Flint remnant is derived from a classical formality, coupled with some freestyle elements, which is expressed thorough (a poorly) expressed symmetry. In terms of architectural hierarchy, the existing Edwardian building would be inherently superior to a vernacular based “Arts and Crafts” ethos of the proposal. We feel that it is correct architecturally for the proposal to read as a single building, broken down into various elements, for the reasons stated above. The original Flitcroft/Tuelon house was larger than the remaining extension in footprint. Any competition with the Flint remnant is removed by the architectural self-effacement of the proposed building.

The new proposal has been very carefully designed to reflect the landscape which has suffered much alteration since the destruction of the pleasure grounds that originally formed the curtilage and setting to the original house. The new building follows the topography and levels and therefore does not follow any formal approach. The setting is organic and mutually compatible. The historic development of the site has been chequered and the Flint remnant, by virtue of design, is brash overpowering and imperialistic; massive, lacking in repose, with a profusion of applied ornament and detail that is as eclectic and disparate as it is tasteless.

The proposed design has been revised so as to remove any references to an urbane form or aesthetic. The form, materiality and expression are all based upon the rural and suburban ethos prevalent ubiquitously in this style. The elevations are treated with restraint and refinement, deliberately intended to let the existing Flint remnant remain dominant. Since the originally generous grounds of the property have been eroded by past development, the proposal reflects and is scaled to respond to the present confines of the site and its character.

- **Feedback:** *“An in-depth analysis of the local area would benefit the scheme, and its historic development and unique characteristics would help further inform the approach, which reads as a structure within a landscape. The previous approach had the materiality of the Edwardian building but the stepped, interlocking forms were representative of Spedan Close. Responding to the conservation area through interpretation of details and forms seen in the local vernacular. The previous design concept gained support through extensive research, development and engagement with officers, and was considered to be an appropriate and sensitive response to the site, existing building, and conservation area.”*

Response: The Heritage statement- Historical Background (June 2018) to which the present report is an addendum, provides a detailed appraisal of the site, its context and development. This in-depth analysis which informed the previous design scheme, has guided the present proposal. The present design is also very much a structure within a landscape. The materiality is also expressive of the Edwardian building but avoids direct duplication. It is the scale of the materials that are also germane to the understanding of the architectural expression.

The present design therefore positively responds to feedback received previously and is informed by an in-depth appraisal of the historical development and significance of the site and buildings.

- **Feedback:** *“Whilst there are positives to this scheme, including a more sympathetic relationship between the main building and the extension when viewed from the rear, the above issues need to be addressed before support can be given to the proposal. At present, it is considered that the proposal over dominates the Edwardian building and impacts on the legibility of the historic development of the site. It also fails to satisfactorily respond to the unique character of this part of the conservation area, in which buildings respect the character and topography of the area and play a more subordinate role in the landscape.”*

Response: As discussed in previous responses, the present scheme is informed by exhaustive research on the history and development of the site and its context. The proposal responds positively to the unlisted Edwardian remnant without dominating it. The site’s chequered development, especially development during the 1960s has erased any legibility of its historic development. The present proposal introduces a ‘fresh-eyes’ approach and taking into consideration the feedback received, attempts to respond positively to the site’s topography and contour lines, historical development and significance.

- **Feedback:** *“Any new development should also respect the character and topography of the site, with new development retaining the open, verdant character and playing a subordinate role in the landscape. The historic significance of a building within green and verdant grounds should be respected.”*

Response: The following feedback has been considered and this has informed the present proposal. The proposed building respects the character and topography of the site. The development retains the open, verdant character of the site and plays a subordinate role in the landscape. It responds positively to the Edwardian remnant and does not dominate it. It is therefore in keeping with the character of the site, as well as the character and appearance of the conservation area as a whole.

APPENDIX 2: LISTED HERITAGE ASSETS IN THE NEIGHBOURHOOD

Sr No	Name	Year of Listing	List Entry No.	Grade	Listing Description
1	The Gardens (Branch Hill Lodge House)- Gatehouse	1974	1272349	II	Lodge house, formerly to Branch Hill Lodge (not included). Dated 1868 in roundel above porch. Attributed to SS Teulon. Purple brick with stone dressings. Slated gable and pyramidal roof with brick bracketed eaves cornice; elaborate slab chimney-stack and pots. 2 storeys. Irregular 3-window frontage with 1 window extension to south end. Gothic style. Main facade with hexagonal projection having; entrance to right in projecting gabled brick portico with slate roof, central bay window with stone penthouse roof and 2-light transom and mullion gabled window with small panes above, angular bay window to left of 2 pointed lights and stone penthouse roof. Left hand bay has 2-light transom and mullion window with small panes at ground floor and 3-light mullioned window with small panes to 1st floor. INTERIOR not inspected.
2	Branch Hill Estate	2010	1393895	II	Branch Hill Estate is recommended for listing at Grade II for the following principal reasons: * special architectural interest of this bold, modernist design of 1970 by Benson and Forsyth; * complex stepped-section, which works brilliantly on a sloping site governed by strict covenants; * the use of materials is sophisticated and the smooth-finished, white concrete contrasts with the dark-stained joinery and exposed structural-skeleton, the latter immaculately-detailed with board-marking and chamfering; * one of the best estates designed by Camden Architects' Department, pioneers of low-rise, high-density housing in the 1960s and 1970s. (...)
3	Oak Tree House	1973	1245496	II	Detached house, now converted to flats. 1873. By Basil Champneys. For Henry Holiday, stained glass artist. Red brick. Tall hipped tiled roof with segmental pedimented dormers (C20 glazing), tall panelled brick slab chimney-stacks and coved eaves cornice. EXTERIOR: 2 storeys and attic. 3 windows plus single window 2 storey recessed entrance bay. Wooden doorcase with fluted pilasters and enriched console brackets supporting a cornice hood; overlight and 6-panelled door. This bay with plain brick bands at 1st floor and below parapet; above door, inset date plaque with carved oak tree and 1st floor 3-light Venetian type window. Main bays with large projecting square bay having transom and mullion windows, French windows and radial patterned fanlight to left; to right, a projecting polygonal bay with transom and mullion windows. 1st floor has gauged brick flat arches to flush frame sashes with exposed boxing and segmental shaped brick aprons. Right hand garden return with projecting pedimented portico and similar windows; to right, a lower slightly projecting bay with brick pilasters and 3-light canted bay rising through ground and 1st floors. 2nd floor

					a later addition. INTERIOR: not inspected but noted to retain original panelling, fireplaces and open-well stair having square newels and turned balusters. HISTORICAL NOTE: Henry Holiday was a stained glass artist of considerable repute during the late C19, designing for many churches.
4	Frognal Rise	1974	1322137	II	Detached villa. Early C19, wing added 1884 by Marshall N Inman who may have modernized and extended the house c1900 with Art Nouveau style and "Tudor" stone features on the Lower Terrace front. Yellow stock brick and slated hipped roof with projecting eaves. Former central doorway now French window approached by stone steps. Entrance in stone-faced north-west corner; segmental arch with splayed reveals, hoodmould and carved decoration above of foliage and nest with birds - the roots of this tree-like feature form a keystone. Above, a 3-light transom and mullion window with small panes. Other windows C20 sashes; ground floor in round-arched recesses. INTERIOR: not inspected.
5	1, Lower Terrace	1974	1379351	II	Semi-detached house. Late C18. Yellow stock brick and stucco. 3 storeys 3 windows. Round-arched doorway at north end under covered way to gate in wall on road. 2 full height stuccoed canted bays with recessed sashes having blind boxes. Sashes to right with gauged red brick flat arches; ground floor with blind box. INTERIOR: not inspected.
6	2,3, Lower Terrace and attached railings	1950	1379352	II	Pair of terraced cottages. Early C19. Yellow stock brick. 2 storeys and basements. 2 windows each. Red brick round-arched doorways with keystones and impost bands and panelled pilaster jambs; radial patterned fanlights and panelled doors approached by steps. Gauged red brick flat arches to recessed sashes with blind boxes; ground floors tripartite. Parapets. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings on low brick wall and gates to forecourt. HISTORICAL NOTE: No.2 was occupied by the painter John Constable in the summers of 1821 and 1822.
7	Fountain House, No. 4 Lower Terrace	1974	1379353	II	Semi-detached house. Early C19 with C20 alterations & additions. Grey brick with stucco ground floor and plain stucco band at 1st floor level. 3 storeys. Double fronted with 3 windows. Entrance in recessed, C20 single storey extension with round-headed windows on north side. Gauged brick flat arches to recessed sashes with C20 glazing; outer windows formerly tripartite. 1st floor outer windows with cast-iron balconies. Former main entrance on east frontage, now French window approached by steps with cast-iron railings. INTERIOR: not inspected.
8	Five Lamp Posts	1974	1379357	II	5 lamp posts. C19. Cast-iron octagonal columns some with original Windsor lanterns, some with C20 reproductions.
9	Upper Terrace House and attached Walls	1997	1379060	II	Detached house. c1740 as a terrace of 3 houses, some alterations c1800; remodelled as a single house 1931-2 by Oliver Hill for Colonel Reggie and Lady Cooper; additions 1937-8 by James Forbes of Forbes and Tate. Red/brown brick, slate roofs with stacks. PLAN/EXTERIOR: 2 storeys, asymmetrical plan behind regular facade remodelled by Hill. Forbes' range set at right angles to left, abutting the

					street and linked to walls round the site. Main elevation refronted by Hill, but there is evidence that he followed C18 work, particularly in his central parapet for which evidence of a predecessor survives. Symmetrical facade of 9 windows with slightly projecting central 3 bays. Central door and moulded surround in flamboyant Georgian style. Flush frame architraved sashes with keystones and contrasting red brick chenage. Cornice and blocking course; centre 3 bays pedimented with an oeil-de-boeuf. Garden elevation more complex. To left, symmetrical 3 bays with central C18 door, sash windows under gauged brick heads to either side, all made up of elements reused or remodelled by Hill. Projecting C19 bellcote. To right projecting facade staircase hall remodelled by Hill but with large staircase window partly infilled later C20, and shaped projecting bay (for dining room) by Hill with his tripartite window under tympanum. To right servants' area rebuilt by Forbes with sash windows behind decorative grilles and first-floor round windows in wings. Modillion eaves cornice to wing. Side elevation to street similarly treated but with shutters to first floor and tile roof behind low parapet. C18 work with blocked door at junction of C18 and 1937-8 wing. Eastern side elevation with projecting bow of c1800 date. INTERIOR: extensively replanned by Hill and his spaces survive. Central entrance hall, its decoration remodelled in late C20 and not of interest, leads right to drawing room with inserted fireplace c1760 and 1931-2 moulded cornice, and left to library with installed fireplace and panelling which includes some early C18 pieces. Oval dining room behind. Staircase hall remodelled by Hill, with screen of Ionic columns and simpler pilasters at top, and staircase treads by Hill, the balustrade renewed late C20. First floor corridor at top of stairs, with round arches and pilasters under keystone, continues Hill's composition. The interior of the Forbes and Tate wing not of special interest. Included as an C18 building, remodelled as a single unit by Hill. Hill's facade shows how thin was the divide between stripped classicism and full-blown modernism in his work at this time, despite Vogue Regency detailing and the importation of genuine C18 elements to the interior. Col Cooper was well known for his restoration of manor houses. During the war the house was occupied by Sir Kenneth Clark, art historian. (Powers A: Oliver Hill, Architect and Lover of Life: London: 1989-: 71; Architecture Illustrated: 1933-: 190-1; The Builder: 27 January 1939: 198-9; Information from LB Camden Drainage Records).
10	1, Upper Terrace	1950	1379049	II	End of terrace house. c1740 with early C19 canted bay extension at east end. Brown brick; bay extension, multi-coloured stock brick. Tiled mansard roof with dormers. 3 storeys and attics. 3 windows and 3-window bay extension. Former main doorway altered for use as window; entrance in return on east side. Gauged red brick flat arches to slightly recessed sashes with exposed boxing, 1st floor with stucco sill string; ground floor French windows of 3 lights. INTERIOR: not inspected.

11	2,3,4 Upper Terrace	1950	1379054	II	Formerly known as: Upper Terrace Lodge UPPER TERRACE. 3 terraced houses. No.2: c1740 with early C20 refacing in facsimile. Brown brick. 4 storeys 3 windows. C20 Doric doorcase with open pediment; panelled door. Gauged red brick flat arches to flush framed C20 sashes. Parapet, mostly rebuilt. INTERIOR: not inspected. Nos 3 & 4: c1740 with C20 Neo-Georgian refacing; alterations by Basil Champneys c1882 and 1888; Lutyens c1925-30 added a rear extension for one of the Brocklebank family. Brown brick and tiled mansard roof with dormers. 3 storeys and attics. 6 windows. Central entrance with pedimented doorcase having Roman Doric columns and fretted frieze; panelled door. Gauged red brick flat arches to recessed sashes. Parapet. Rear extension in Neo-Georgian style. 2 storeys 5 windows. Pedimented case to French doors. Segmental arched flush framed sashes with exposed boxing to upper floor; flat arched to ground floor. INTERIOR: not inspected.
12	Capo Di Monte	1950	1379199	II	2 house, now single detached house. Late C18, much altered. Stucco with weatherboard extensions at rear. 2 storeys and basement. Long, low irregular 6-window front with 3-window canted bay through ground and 1st floor at right. 3 entrances. Main, north doorway with C20 bracketed hood. South doorway with C20 portico. Slightly recessed sashes with exposed boxing. Cornice and parapet. INTERIOR: not inspected. HISTORICAL NOTE: an "S" over the door recalls that the actress Sarah Siddons stayed here 1804-5.

APPENDIX 3: HISTORICAL DRAWINGS

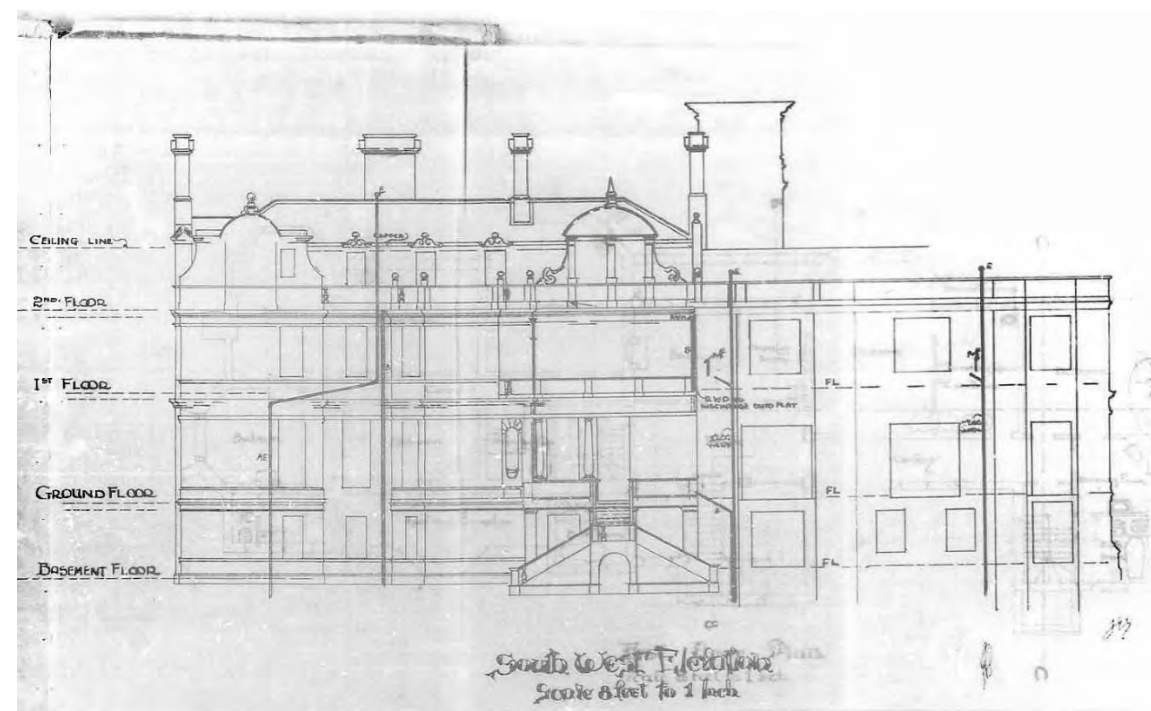


Figure 81: Schematic Western Elevation of the house. This drawing prepared c.1900 first appears with the 1913 drainage application. It shows the Edwardian Baroque extension including its extending porch alongside the historic building. The rainwater and other service pipes are indicated as part of the application.



Figure 82: East Elevation of the historic house. This is an important drawing of the now demolished section of the house, part of which might date from the early 18th C. A number of features seen in this drawing such as the entrance tower were added subsequently in the mid-19th C.

APPENDIX 4: NOTABLE WORKS OF HENRY FLITCROFT

Henry Flitcroft (1697-1769) was a well-known Palladian architect. He early 18thC, he assisted Lord Burlington as a draughtsman and architectural assistant, following which he rose to take up a number of important official positions. He undertook a large number of private commissions, and was involved in the redesign of a number of stately homes.



Figure 83: Drawing of **Amesbury Abbey** by Buckler, c.1805. The side wings were added by Henry Flitcroft. These were however later demolished.



Figure 84: **St. Giles House**, Dorset. The interiors of this stately mansion were designed by Flitcroft.

A number of Palladian homes in London were built by the architect. These include:



Figure 85: 5-6 **Bloomsbury Way** at Bloomsbury Square (source: Collage, London Metropolitan archives)



Figure 87: Nos 45-47 **Berkeley Square** (source: Collage)



Figure 86: Nos. 3-5 **Southampton Place** (source: Collage)

Flitcroft prepared a number of detailed drawings while he was working for Lord Burlington. These drawings reveal a strong inspiration of the style of Inigo Jones.

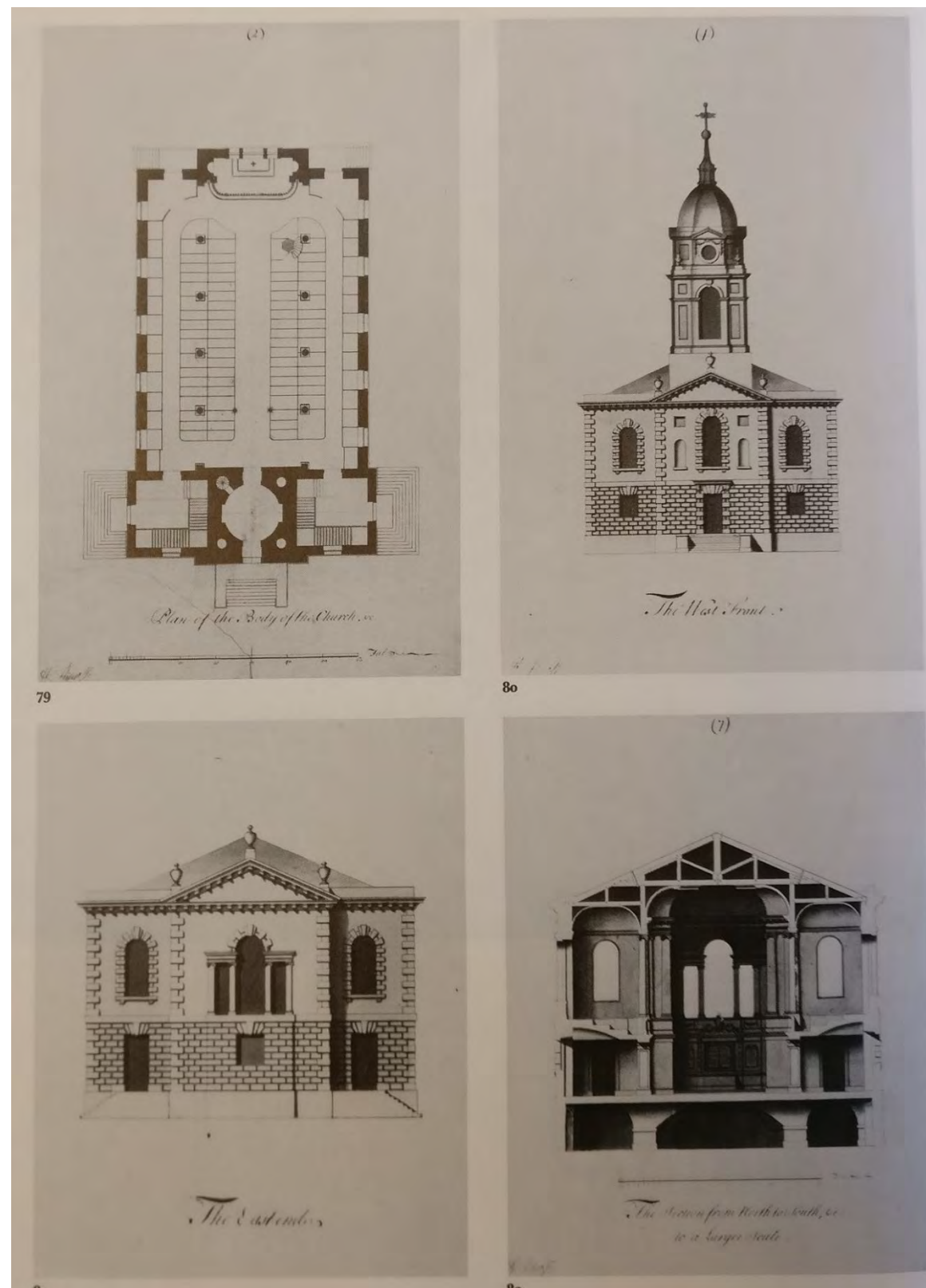


Figure 88: Drawings of St Giles in the Fields, London by Henry Flitcroft (source: John Harris: The Palladians)

APPENDIX 5: ERNEST FLINT CV OF ARCHITECT

Ernest Flint FRIBA (d. 1923) was a lesser known English architect practising from c.1864 to 1923. Projects associated with the architect are known chiefly through his application for RIBA Fellowship and his Obituary. Flint appears to have been involved in the design of a number of factory buildings, alterations to a number of terraces in London and a few country houses.



Figure 89: Orient House, 42-45 New Broad Street (source: Historic England)



Figure 90: W.B. Mew, Langton & Co. Malt House, Isle of Wight (source: Brewery History Society)

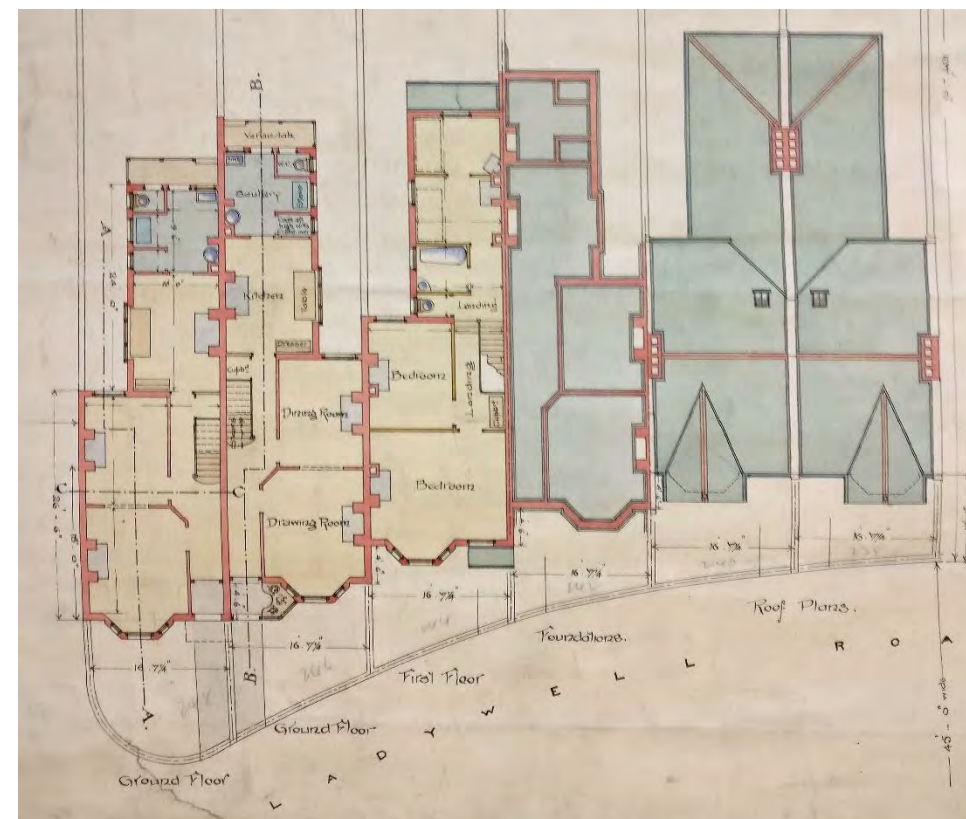


Figure 91: Terraces along Ladywell Road, Lewisham (source: London Metropolitan Archives)