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**28 REDINGTON ROAD
HAMPSTEAD
LONDON NW3**

HERITAGE STATEMENT

November 2019

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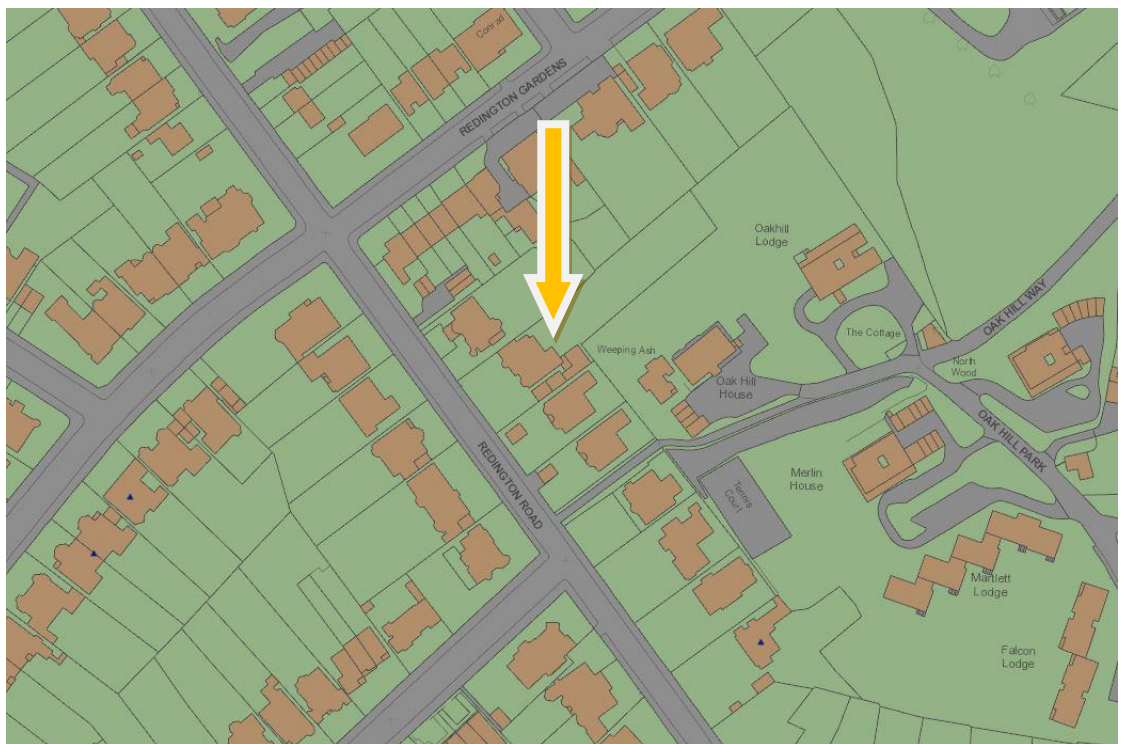
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1.0 SUMMARY

- 1.1 This report is written in support of an application prepared by Thomas Croft Architects for the restoration and alteration of this large Edwardian house in the Redington and Frognal Conservation Area in Hampstead.
- 1.2 This report has been prepared by Dr Roger Bowdler, a Partner in the heritage team of Montagu Evans' planning department. Prior to this, Roger worked for 28 years at English Heritage/Historic England where he began his career as a London historian and became Director of Listing. He has been a member of the Heath and Hampstead Society for almost 30 years and was involved in the revision of the revised listing for the London Borough of Camden in the 1990s. He has extensive experience of researching and assessing buildings in Hampstead.
- 1.3 No 28 Redington Road (formerly called 'Danehurst') was designed by an unknown architect and built in 1906. It was probably inspired by an earlier house design, for a house at Edgbaston (Warwicks) by W.H. Bidlake called The Garth, which was illustrated in the architectural press of the day. No 28's first occupant is recorded in 1908.
- 1.4 The house was soon extended with the addition of a western extension comprising a 'motor house' (an early form of garage) to the east. It has undergone later alterations as well.
- 1.5 The inside of the house was considerably altered in the mid-1930s, when the service accommodation to the rear of the motor house was extended and the house enlarged to the west. Next to nothing remains inside of the original decorative features.
- 1.6 The building is regarded by Camden as making a positive contribution to the Redington and Frognal Conservation Area, but is of moderate architectural quality, being derivative of an earlier design and altered. Its interest lies principally in the front elevation, but this has been eroded by unsympathetic changes. It thus falls some way short of the standards used by Historic England for inclusion on the National Heritage List for England.
- 1.7 The building was the subject of a planning appeal in 2017, when an application to demolish and rebuild was refused. This found that the house 'has heritage interest and as a result contributes positively to the character and appearance of the CA'. The Inspector did not consider that there were sufficient planning benefits in these proposals to outweigh the harm caused to the Conservation Area by its loss.
- 1.8 The current proposals are for the restoration of the front elevation and the enhancement of the setting of the house within the Conservation Area. This would include the demolition of the later addition to the west, and its replacement with a more sympathetic design. The interior of the house (which has already been heavily altered) is to be reconfigured. The rear of the building is to be redesigned in a way which improves the architectural quality of the building, while not affecting the Conservation Area in any negative way.



28 Redington Road: street view, 2019



Location map showing No 28 Redington Road. There are no listed buildings in the immediate vicinity: those that are listed are marked with a small blue triangle.

2.0 LEGISLATIVE AND PLANNING POLICY CONTEXT

- 2.1 This section provides an overview of the statutory provision and planning policy context for the Site. An initial assessment of the proposals is provided in Section 5 of this document.
- 2.2 By virtue of paragraph 189 of the NPPF, applicants for development proposals which have an effect upon the historic environment are required to describe the significance of the identified assets so that the impact of the proposals may be understood. This report will fulfil this requirement by presenting an appraisal of the Redington and Frogna Conservation Area and assessing the contribution of the Site to its character and appearance.

Legislation and Planning Policy

Planning (Listed Buildings and Conservation Areas) Act 1990

- 2.3 Legislation relating to the protection of the historic environment is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990. This requires local planning authorities to have special regard to the desirability of preserving the special interest of listed buildings, conservation areas and their settings.
- 2.4 The Site is located within the Redington/Frogna Conservation Area.
- 2.5 Section 72(1) of the Act states that with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. The statutory provision is satisfied if development proposals preserve or enhance the character or appearance of a conservation area. Character relates to physical characteristics but also to more general qualities such as uses or activity within an area. Appearance relates to the visible qualities of the area.
- 2.6 Case law (Barnwell, and subsequent decisions) has made clear that the statutory duty to preserve the settings of heritage assets must be accorded 'considerable importance and weight', giving rise to a strong statutory presumption against granting permission for development which would cause harm to them.
- 2.7 Other decisions (notably Palmer) have confirmed that where a development would affect a listed building or its setting in different ways, some positive and some negative, the decision maker may legitimately conclude that although each of the effects has an impact, taken together there is no overall adverse effect on the listed building or its setting. On this basis, paragraphs 196 (for designated assets) or 197 (for non-designated heritage assets) of the NPPF would only be engaged where the heritage harm is not outweighed by the heritage benefits delivered by a development. An assessment of the 'heritage balance' is needed to see whether there is a residual harmful impact taking any heritage benefits into account. If there is, then paragraph 197 of the Framework is engaged and the decision maker needs to see whether there are any other land use planning benefits.

Development Plan

- 2.8 The following documents form the statutory development plan for the Site, with policy considerations for heritage and design also identified:

Development Plan Policy	Key Provisions
London Plan (2016)	<p>Policies 3.3 (Increasing Housing Supply) and 3.4 (Optimising Housing Potential)</p> <p>Policy 3.16 (Protection and Enhancement of Social Infrastructure)</p> <p>Policies 3.5 (Quality and Design of Housing Developments), 7.1 (Lifetime Neighbourhoods), 7.4 (Local Character) and 7.6 (Architecture)</p> <p>Policy 7.8 (Heritage Assets and Archaeology)</p>
Camden Local Plan (2017)	<p>Policy H1 (Maximising housing supply) – regards self-contained housing as the priority land use of the Local Plan. Further to this, the policy notes that developments will be expected to deliver the maximum amount of housing on sites where they are underused or vacant.</p> <p>Policy D1 (Design) – requires development, inter alia, to: preserve or enhance the historic environment; comprise details and materials that are of high quality and complement the local character; integrate well with the surrounding streets and open spaces and the council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.</p> <p>Policy D2 (Heritage) – requires development to preserve or enhance the character and/or appearance of CAs.</p> <p>Policy A5 (Basements) - notes that the Council will only permit basements and other underground development where the applicant can demonstrate it will not cause harm to the built and natural environment and local amenity and does not result in flooding or ground instability. A basement is defined in the local plan as a floor of a building which is partly or entirely below ground level. A ground floor level partly below the ground level (for example on a steeply sloping site) will therefore generally be considered basement development.</p>

Material Considerations	
National Planning Policy Framework (NPPF) (2019) and National Planning Policy Guidance (online)	<p>Chapter 11 – Making effective use of land</p> <p>Chapter 12 – Achieving well designed places</p> <p>Chapter 16 – Conserving and enhancing the historic environment</p>
New Draft London Plan showing Minor Suggested Changes (August 2018)	<p>Draft Policy D1 (London’s form, character and capacity for growth)</p> <p>Draft Policy GG2 (Making the best use of land)</p> <p>Draft Policy HC1 (Heritage conservation and growth)</p>
<p>Historic Environment Advice Note 1: Conservation Area Designation, Appraisal and Management (2019) - Change is inevitable, and often beneficial, and this advice sets out ways to manage change in a way that conserves and enhances the character and appearance of historic areas. It notes that improvements can be achieved through means including the removal of negative features and the introduction of sympathetic landscaping and planting, including improvements to street and pavement surfaces.</p> <p>Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (2015) - emphasises that activities to conserve or investigate heritage assets need to be proportionate to the significance of the heritage assets affected and the impact on that significance.</p> <p>CPG 1 Design (2018) - The guidance advises that new development should aim to respect and not undermine the form, structure and urban grain of the locality, taking into account local distinctiveness (including materials and features), and should contribute to creating attractive and functional places. It states that the Council will only permit development within conservation areas that preserves or enhances the character and appearance of the area.</p> <p>CPG 4 Basements and Lightwells (2018) – the guidance notes that basement developments can help to make efficient use of the borough’s limited land. It seeks to ensure adequate consideration is given, where applicable, to impacts on the amenity of neighbours, the stability of buildings, drainage, flooding, the character of areas and the natural environment.</p> <p>Redington/Frogna CA Conservation Area Statement (2003)</p>	

Redington/Frogna Conservation Area Statement (2003)

- 2.9 The Site is located within the Redington/Frogna Conservation Area (CA). It was originally designated in 1985 and subsequently extended in February 1988 and June 1992. A conservation area statement for the Redington/Frogna CA was adopted by the Council in January 2003. The appraisal aims to identify the special architectural, landscape and historic interest of the Redington/Frogna CA.

2.10 The Redington/Frognaal CA Statement designates Redington Road within 'Sub Area 4: Redington Road & Templewood Avenue' of the CA, which contains some of the larger, more generously spaced houses in the CA which are set in a mature landscaped grounds.

2.11 The Redington/Frognaal CA Statement also includes a set of management guidelines. The following guidance is considered relevant to the proposals under consideration:

- * RF18: highlights that new development should be seen as an opportunity to enhance the conservation area. It should aim to respect the existing built form and historic context of the area, local views, building lines, roof lines, elevational design, and where appropriate, architectural characteristics, detailing, profile, and materials of adjoining buildings.

- * RF19: describes the variety of building types, architectural styles and ages of properties within the conservation area. It notes that in the past new development has not always been respectful of that context, but that there are striking examples of modern architecture and design present in the conservation area, some of which are highlighted in this report. The guidelines emphasize that modern architectural design should not be resisted where it respects and reflects its context in terms of scale, height, massing and relationship to the street.

- * RF23: extensions and conservatories can alter the balance and harmony of a property or a group of properties by insensitive scale, design or inappropriate materials. Some rear extensions, although not widely visible, so adversely affect the architectural integrity of the building to which they are attached that the character of the Conservation Area is prejudiced. Rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or Conservation Area. In most cases such extensions should be no more than one storey in height, but its general effect on neighbouring properties and Conservation Area will be the basis of its suitability.

- * RF24: Extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings. The acceptability of larger extensions depends on the particular site and circumstances.

- * RF26: Conservatories, as with extensions, should be small in scale and subordinate to the original building at ground floor level only. The design, scale and materials should be sensitive to the special qualities of the property and not undermine the features of the original building.

- * RF33: the guidelines identify that the conservation area includes significant and well-preserved gaps between buildings that provide views through to rear mature gardens. The guidelines advise that proposals within gaps should not compromise these gaps and advises that side extensions to buildings that would be located within significant gaps should be single storey and set back from the building line.

* RF28: The retention or reinstatement of any architecturally interesting features and characteristic decorative elements such as parapets, cornices and chimney stacks and posts will be encouraged.

* RF32: Planning Permission may be required for the erection of side extensions. Modest single storey side extensions to single family dwellings may be exempt from permission under the General Permitted Development Order 1995 depending on the proposed volume and height and location. It is advisable to consult the Planning Service to confirm if this is the case.

- 2.12 The proposals are mindful of the Redington/Frognal CA Statement and the Council's aims to ensure that development proposals preserve or enhance the character and/or appearance of the Redington/Frognal CA.

3.0 HISTORICAL DEVELOPMENT

- 3.1 This section of the report provides a description of the historic development of the Site and that of the surrounding area. This section has drawn on cartographic sources, archive material and primary and secondary sources including:

Redington/Frogna Conservation Area Statement and Management Strategy (2003)

Bridget Cherry and Nikolaus Pevsner, *The Buildings of England: London 4: North* (London 1999)

Alastair Service, *Victorian and Edwardian Hampstead* (1989)

Victoria County History, *A History of the County of Middlesex: Volume 9, Hampstead, Paddington*. (London 1989).

Christopher Wade ed., *The Streets of Hampstead* (rev ed. 1984)

The house has also been the study of a recent (2016) heritage statement by Kevin Murphy Heritage (*28 Redington Road London NW3. Heritage Statement*), available on the Camden planning portal. This document is discussed in an appeal representation prepared by the late Edmund Booth of the Conservation Studio on behalf of the Redington Frogna Association in May 2017, also available on the Camden website.

Historical Development: local context

- 3.2 Hampstead, a medieval hilltop village, expanded from the late 17th century onwards with the discovery of the natural mineral springs that had medicinal qualities. This led to its growth as a fashionable spa in the early 18th century with the construction of terraces of houses and cottages on both sides of the High Street as well as of larger detached houses around the centre of the village.
- 3.3 While the spa declined in popularity, Hampstead continued to grow as a sought-after place of retirement, with fine views over London and a pure and bracing climate. The late Georgian village grew by extending its built-up area down the southern slopes towards the Belsize Estate. The coming of the North London Railway in 1860 was a further impetus for development, but the area to be occupied by Redington Road was still agricultural use, forming part of the large Maryon Wilson Estate which held extensive lands to the west of the village and to its north and east: these latter holdings were to be acquired by the Metropolitan Board of Works (MBW), and become Hampstead Heath.
- 3.4 With the death of Sir John Maryon Wilson Bart. in 1869, the development of this area to the south and west of the village began in earnest. The laying-out of Fitzjohns Avenue towards Swiss Cottage from 1875 encouraged further development to the south-west, and the growing demand for large houses in this prestigious location made the development of areas to the west of the village beyond Frogna ever more attractive.

- 3.5 Redington Road was laid out from 1875, when the estate applied to the MBW to lay out a new road and started to sell off plots for development. Covenants were established to control the appearance, materials and size of buildings and enhance the character of their surroundings; as a result, the spacious character of the area, developed with large houses, has been largely preserved.



Estate agent's map of the proposed development on the newly laid out Redington Road, 1875. The plots of the first 8 houses at the eastern end of the street are already shown. The future site of No 28 is here marked as an open field, just to the south-west of Oakhill House. (Source: Alastair Service, Victorian and Edwardian Hampstead)

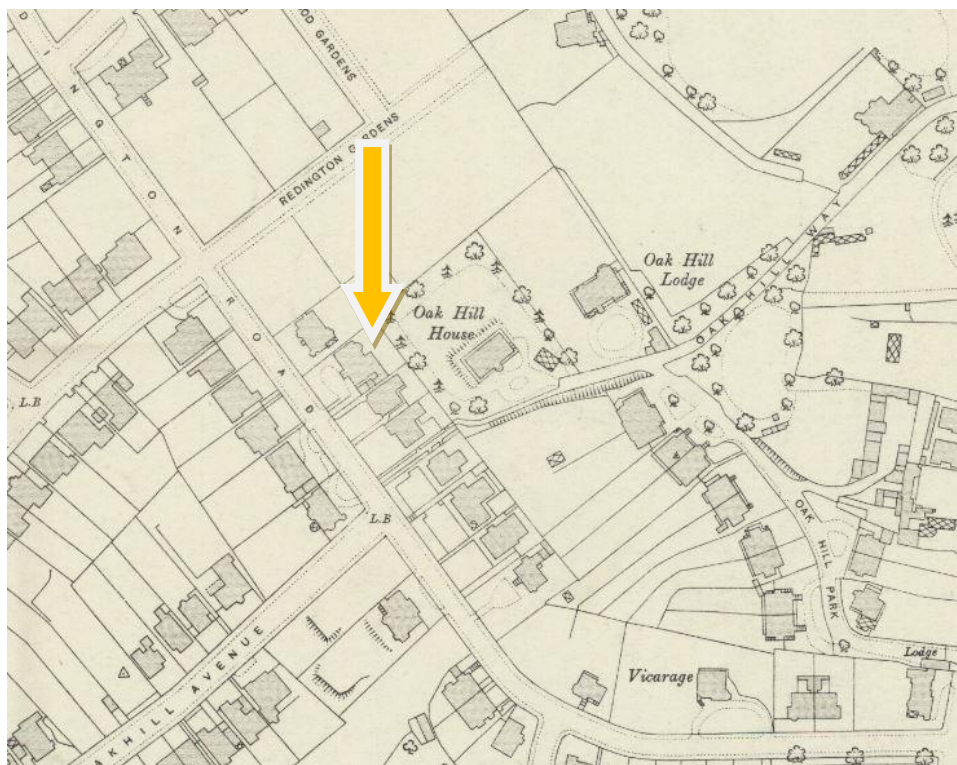
- 3.6 The most admired houses on Redington Road are at the eastern end nearest Froggnal: Nos 2 and 4 are by Philip Webb (1876; Grade II*); No 16, 'One Oak' was originally by A.H. Mackmurdo (1889; Grade II). The other listed buildings on this long street, Nos 54-56 are some way to the north-west, and by C.H.B. Quennell (1908-9, Grade II). These latter are handsome domestic Baroque Revival designs of some distinction and originality.
- 3.7 The rest of the street developed slowly, with some plots not being taken until the 1930s. The development relied upon a variety of architects and builders taking individual plots, rather than one single undertaking: this has resulted in a pleasing mixture of designs.

The Building of 28 Redington Road

- 3.8 No 28 was built in 1906. It thus forms part of the second wave of house-building on Redington Road, which coincided with a lot of development in the area to the west of Froggnal. The main developer of this initial phase was one George Washington Hart,

who set up the 'West Hampstead Estate' and employed Quennell to design many houses in the area. Stylistically, No 28 is different from these, however.

- 3.9 The evidence for the date of No 28's construction lies in a modern transcript of drainage applications made to the Borough of Hampstead: the applications are no longer available. Nor have any signed plans for the house been found in the archives, regrettably, which might shed light on the name of the designer. This is not a huge problem, however, as the house in question is a representative sort of design rather than an innovative one in which questions of attribution would be particularly important.

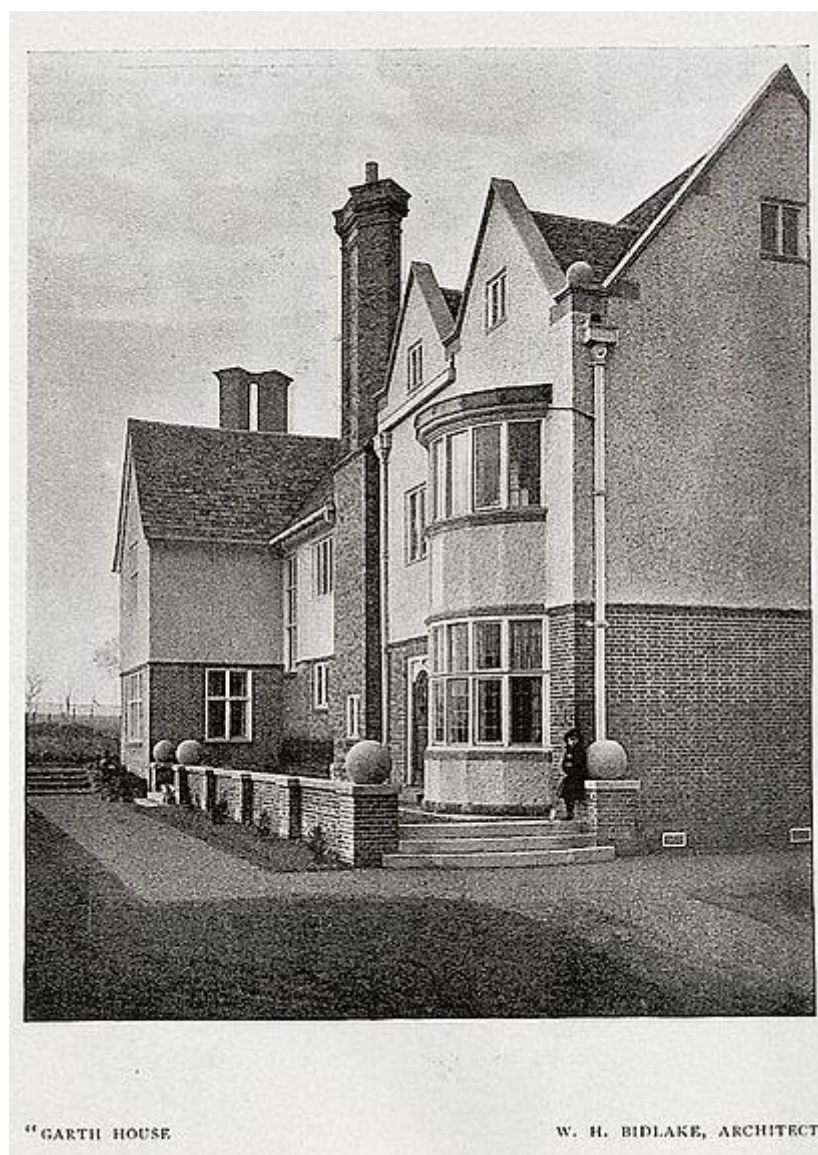


Ordnance Survey 25 inch map, surveyed 1912, published 1915. The garage to the east and extension to the west are already shown.

- 3.10 Alastair Service's *Victorian and Edwardian Hampstead* (1989), p53 contains one of the very few written mentions of the house. He states: 'On the other side of the road, Nos. 24 and 26 are large Edwardian houses. No. 28 is a tall athletic house of c1907, reminiscent of the architect Arnold Mitchell.' This suggestion is repeated in the *Buildings of England. London 4: North* (1998), p231 which states 'No. 28 is of c.1907 in the Free Classical style of Arnold Mitchell' and explicitly references a debt to Service's book.
- 3.11 Was Arnold Mitchell the designer of the house? This cannot be proven, so the link can only be a stylistic attribution. Mitchell (1863-1944) worked on several projects in Hampstead, his best-known being the imposing University College School nearby on Frognal of 1906-7. The quality of this latter building rather argues against his being responsible for No 28, which lacks the originality and conviction of Mitchell's best work. The house he designed for himself at Grove Hill, Harrow in 1893, now called

White Tops, shows Mitchell's facility in designing vernacular-influenced dwellings which had a variety and relish for detail, set within a cohesive overall design. Mitchell's next house for himself, The Orchard at Sudbury Hill of 1900, again has a freedom and wit in its use of traditional forms which just doesn't come across at No 28. The Mitchell attribution needs to be approached warily.

- 3.12 A link has also been advanced by the late Eddie Booth (in his 2017 planning inquiry submission) between No 28 and a Grade II*-listed house in Edgbaston, Birmingham named The Garth, designed by the well-known Birmingham architect William Henry Bidlake FRIBA (1861-1938) and built in 1901. This was a house which received critical attention at the time, being illustrated and discussed for instance in Hermann Muthesias' influential survey of English domestic architecture, *Das Englische Haus* (Berlin, 1904-5) who may in turn have seen it when it was illustrated in *The Studio* in 1902. The similarities lie in the prominent presence of a tall central chimneystack; in the design of the canted bay window; and in the combination of brick ground floor and rough-cast upper floors. The balls which decorate the low wall in front of the house are also loosely echoed in the balls which surmount the parapet over the entrance of No 28.
- 3.13 It is quite possible that the design of No 28 was indeed influenced by The Garth, which – listed Grade II* - is of considerably greater intrinsic architectural interest than No 28, and which had been illustrated in the architectural press. This link suggests that No 28 was, if anything, a slightly derivative design which lacked particular originality. Its architectural interest has also been compromised by subsequent alterations.
- 3.14 Other houses in the area replicate some of the motifs and overall style: No 60 Redington Road, for instance, also uses the Sparrow's House window forms and general revivalist tone of No 28, as does much of Hollycroft Avenue, built in 1905-6. Overall, No 28 is a house of middling distinction, its value deriving from its presence in the area rather than as a free-standing work of great architectural distinction in its own right.



W.H. Bidlake: The Garth, Edgbaston (from The Studio, 1902). This house is thought to have influenced the design of No 28 Redington Road

- 3.15 The first resident in No 28, which is named as 'Danehurst', is listed in the 1908 Hampstead Directory: this was J.A Fallows Esq, an intellectual whose name is listed in the membership of several learned societies (the Society for the Promotion of Hellenic Studies, the Sociological Society etc). Several books by J. Arthur Fallows on a range of subjects are listed in the British Library catalogue, published between 1914 and 1927.

Description

- 3.16 No 28 comprises a large two-storey house raised on a basement. It is built of red brick, rough-cast to the upper floors, with a tiled roof. The site is sloping, rising up to the north-west, creating a taller frontage to the right hand side of the house than to the left. Its principal elevation is three bays wide, with the projecting left hand bay rising up to a gable; the other two bays are slightly recessed, with the entrance placed off-centre, reached by steps, and set within a hooded semi-circular porch carried on

heavily moulded consoles. The entrance is marked with two stone balls, placed on the parapet which runs across the front just above first floor height: this creates a balcony, carried by the entrance and by the canted bay on the right-hand of the front, and which bridges the central recess beneath the tall moulded brick chimney stack above. The fenestration is fairly consistent to the front, but with differences in design and in intactness. The windows are mainly mullioned, with 4-pane lights above the transoms; the first floor window to the right has a semi-circular moulding in the central light reminiscent of the much-copied 1670s window found on Sparrow's House in the Buttermarket, Ipswich.



Sparrows House, The Buttermarket, Ipswich: this late medieval house was altered in the 1670s: this distinctive form of window was much revived by late Victorian architects, led by Richard Norman Shaw.

- 3.17 In terms of materials, the house is of brick with a tiled roof. The red brick is exposed at basement level, and faced in rough-cast at ground and upper levels. There is some masonry detailing, particularly around the entrance and to the brackets carrying the balcony: the stone is a golden limestone, perhaps Doulling. This combination of materials and finishes is wholly representative for houses of this kind and period.
- 3.18 The rear of the house is a busy design, characterised by projecting gabled projections to either side of the centre. The rear elevation faces north-east into the extensive (if narrow) garden. The design is characterised by the extent of fenestration, in comparison with the amount of wall surface. That on the left is lower but projects further into the garden; that on the right is taller but shallower, with three tiers of similarly detailed windows repeating the Sparrow's House arched motif, piled up one above the other. These appear to be original, although windows have been replaced.
- 3.19 This is not an elevation of great quality and nor does it display any inventiveness. The presence of a 1930s extension behind the garage further lowers the architectural quality of this aspect of the building.



View of the rear of No 28, from the east.



Rear view of No 28, from the north

3.20 Internally, the house has been heavily altered and little remains of its original features.

Architectural Assessment

- 3.21 Stylistically, the house is in the eclectic Arts and Crafts manner derived from Richard Norman Shaw and other late Victorian architects; it is hard to agree with the *Buildings of England* that this is in the 'Free Classical' style. The irregular plan derives from the medieval house type with cross-wings; the prominent brick chimney stack is of Tudor inspiration, as are the mullioned windows; the window form of the first floor eastern window is taken from the famous 'Sparrow's House' in Ipswich of c.1670; the hooded entrance canopy is of baroque influence. The character is one of busy borrowing from various epochs of English architectural history.

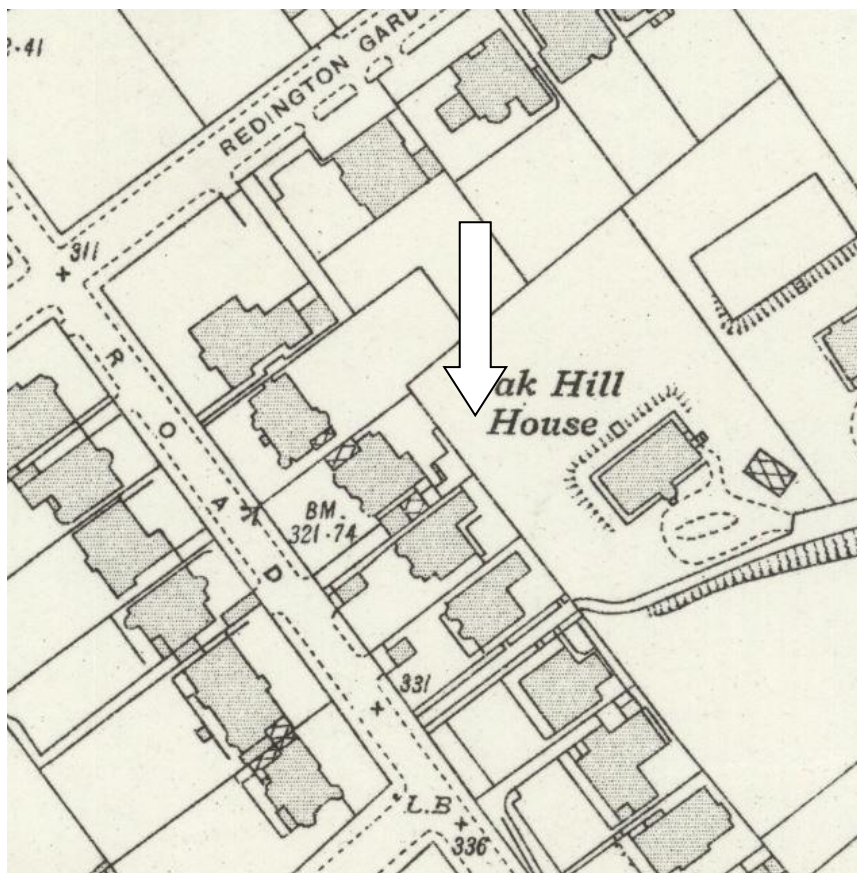
The Motor House

- 3.22 The house was extended to the east early on with the construction of an attached 'motor house', a two-storey building with a gabled front. It is shown on the 25 inch Ordnance Survey map published in 1915 but surveyed in 1912, so would have been an early addition.
- 3.23 The motor house, or garage with servants' quarters attached, is a two-storey structure with a central shaped gable over an arched vehicle entrance which retains its twin plank doors and has a modest keystone to its centre. These doors were originally glazed in their upper sections. The casement window to the front at first floor level has been replaced, and a door has been squeezed in to the left of the vehicle entrance to give access to the passage which runs between the garage and the house. The front is rough-cast to match the house, but architecturally the motor house is designed in a slightly different style and reads as an extension, rather than as an integrated aspect of the house.
- 3.24 The motor house is deep in plan, with industrial-style metal windows along its west flank which look into the narrow passage. Servants' quarters (heavily altered inside, and considerably extended in the 1930s) extend above and behind the garage. The motor house is connected to the main house and is thus part of a single building, rather than being a separate annexe.
- 3.25 Motor car ownership was increasing briskly in the pre-1914 period. Special buildings to house cars were needed where stable did not already exist, so a new form of outbuilding emerged. They were basically a cross between sheds and stables. The first identified depiction of a 'garage' or 'motor home' dates from 1898, in Southport (Lancs), according to Kathryn Morrison and John Minnis' *Carscapes* (English Heritage 2012, p75). Papers on the subject were read at meetings by architects in 1906 and 1908, showing the interest in the topic. *The Builder* in 1914 commented on how 'town garages looked like anything from a restaurant to a private house... an entirely new development like motor cars must bring in its train a new form of architecture' (Morrison and Minnis, 84).
- 3.26 The example at No 28 is a transitional example of a motor house. Not a particularly early example, it shows how motor houses were designed early on to complement the big house before the next phase of design took place: the integration of the garage

into the house itself. There is some interest here in terms of fairly early date, but the architectural treatment is fairly thin, as befitting a secondary service structure.

Subsequent History and Alterations

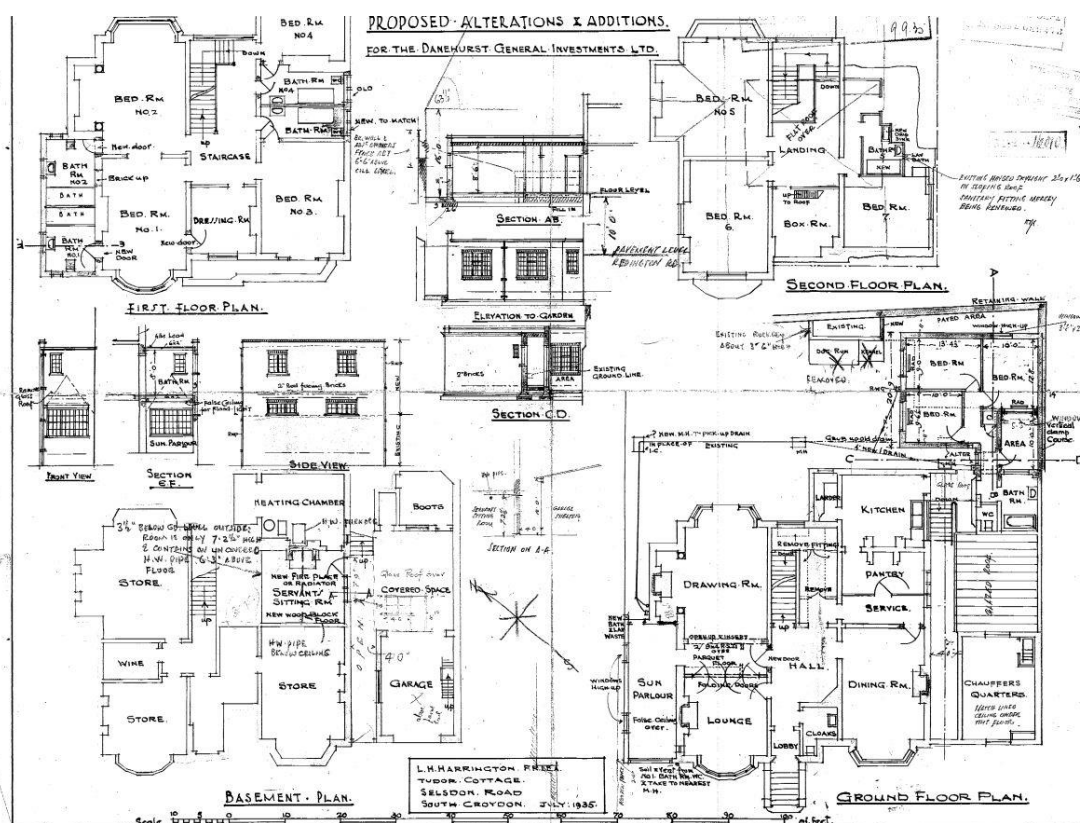
- 3.27 JA Fallows was replaced as occupant in the 1920s by a ship-broker named David Arnell. He sold the house in 1935 and a property company, the Danehurst general Investment Co, engaged a firm of architects, LH Harrington FRIBA, to modernise the house. Harrington is recorded as the designer of a suburban development at Grove Park, Chiswick in 1928 but is otherwise not a renowned architect.



Extract from the 25 inch Ordnance Survey map (surveyed 1934-6, published 1938).

This shows the house just prior to the remodelling carried out by LH Harrington FRIBA.

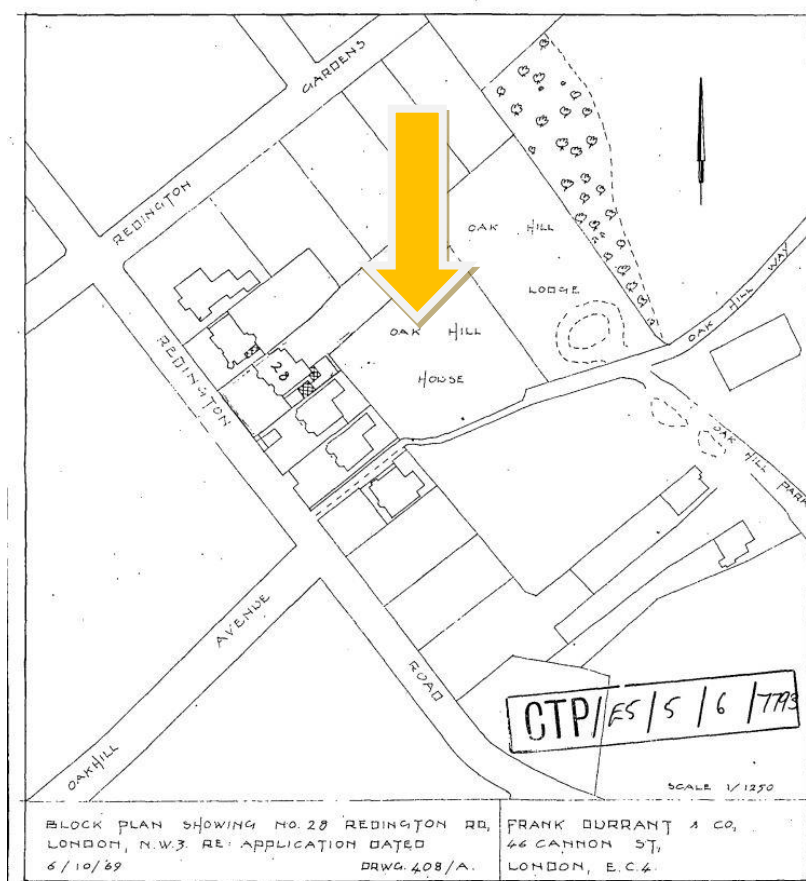
- 3.28 Map evidence indicates where Harrington carried out works. He replaced the conservatory on the west side of the house with an unremarkable side extension, which contained a 'sun parlour' on the ground floor and a new bathroom on the floor above. He also considerably extended the garage back towards the garden. The internal remodelling was evidently extensive, as it was mentioned in the sales particulars when the house was next put on the market after the war. References in drainage applications at this time also mention works to the rear of the garage.



LH Harrington's proposed alterations for No 28, as submitted to Hampstead Borough Council in July 1935 (Camden Planning website).

- 3.29 The house, duly modernised, was sold to Major General Rana, a member of a powerful Nepalese oligarchy (of Indian origin) which effectively ruled Nepal from 1846 to 1951.
- 3.30 No 28 suffered mild non-structural damage as a result of enemy action during the Second World War, as did its eastern neighbour No 26.
- 3.31 The Rana rule of Nepal came to an end with the 'Revolution of 1951' which led to the abolition of the hereditary prime minister system which the Ranas had enjoyed up to this point. Rana had put the Hampstead house on the market before this, however: sale particulars dating from 1950 are in the local studies library.
- 3.32 The house was acquired by L. Bayreuther, who employed the architects Gordon Bowyer and Ursula Meyer to convert it into three flats. His application was however turned down by the council and the house sold. At this time, the garden was considerably extended to the rear when a long strip of ground was acquired from Oak Hill House, the large house to the east of No 28. This enlarged garden plot is shown on the 1953 Ordnance Survey map.
- 3.33 The next occupant was Sir Ian Auld McTaggart, Bart. (1923-87), a wealthy property developer whose wealth derived from the Western Heritable Investment Company, founded in Glasgow in 1925, which still trades today with assets in London, New York and elsewhere. McTaggart stood as Conservative candidate in the 1970 General Election but did not secure a seat: No 28 had possibly been sold prior to this date: an

application for a change of use from a single family residence to a mission hostel was made to the newly formed Camden Council in October 1969. The block plan accompanying the application shows that the glazed roof over the rear of the garage was still in place at that time.



Block plan accompanying the application for change of use from family house to mission hostel, October 1969.

- 3.34 From 1972, the house was occupied by a very different kind of resident: the members of the Missionary Society of St Columban, an Irish Catholic brotherhood originally founded in 1918 as the 'Maynooth Mission to China'. They remained in residence until September 2015.
- 3.35 No 28 has undergone various other alterations beside the addition of the motor house.
- 3.36 The house (as mentioned above, at 3.23) was extended to the west by Harrington in 1935 with a plain two storey addition which replaced a lower conservatory with a 'sun parlour'. This had a much lower roof compared with the Edwardian phase (judging by a 1950s photograph) which unbalanced the overall composition of the principal elevation and undermined what architectural quality it then possessed. The flat roof is particularly jarring, given the prominence of the roof to the appearance of the rest of the house. Harrington's alterations also included the opening up of two of the principal rooms on the ground floor, the Drawing Room and Lounge, and the insertion of

folding doors to the latter, enabling them to be joined together to create one large space for entertaining.



No 28 Redington Road: view from the south-west, 1950s. The mid-1930s extension is to the left.

- 3.37 Various subsequent changes took place thereafter. Externally these included revisions to the front steps and the replacement of timber windows with inappropriate UPVC ones particularly on the rear elevation, but elsewhere as well. The external stonework has been over-painted, and the roughcast also painted in an unsympathetic bright yellow. The garden front was paved over as a drive and parking area, and the boundary wall, fencing and gates altered. The area which has been the most changed is the interior. This has been comprehensively re-arranged, with the result that the only feature still in situ is the staircase. This has a heavy wooden hand-rail running up its enclosed flight, leading to a landing with moulded stair rails, and is a conventional late Victorian design.

4.0 No 28 REDINGTON ROAD AND THE SIGNIFICANCE OF THE REDINGTON AND FROGNAL CONSERVATION AREA

- 4.1 The heritage asset in question here is the Redington and Frognal Conservation Area, so this assessment will begin with a consideration of this asset before addressing the issue of the house.

Character of the Redington and Frognal Conservation Area

- 4.2 The character and appearance of the Redington and Frognal Conservation Area can be deduced from the section at p9 onwards in the Conservation Area Appraisal, produced for Camden and published in 2003. This identifies the following distinctive characteristics which give the Conservation Area its distinctive identity:

(1) 'The houses are predominantly large detached and semi-detached and display a variety of formal and free architectural styles typical of the last years of the 19th and early years of the 20th centuries'

(2) 'On the whole these are built in red brick with clay tiled roofs, occasional areas of tile hanging and render and many of them have white painted small paned windows'

(3) 'Mature trees and dense vegetation form the dominant features of the street scene'

(4) The rear gardens, many of which are sizeable, make a contribution of their own to the area's verdant quality'

(5) 'Of great significance to the area's character are its contours and slopes'.

- 4.3 More discussion of the character of this part of the Conservation Area is provided on p14-5 under the discussion of *Sub Area Four: Redington Road and Templewood Avenue*. While this makes little specific reference to No 28, it mentions

(6) 'An area containing some of the larger and more generously spaced houses in the Conservation Area set in a mature landscape'

(7) 'Whilst there is no consistent architectural style, red brickwork, clay tiles, dormer and sash windows are common elements to Arts and Crafts, Queen Anne, Edwardian and neo-Georgian houses alike'

(8) 'The relationship between buildings and the street varies along the length of Redington Road... Nos. 16-28 are set back behind dense vegetation'.

- 4.4 These are the formally identified characteristics of the Redington and Frognal Conservation Area. To them can be added the felicities of a house's setting, fringed by trees and with neighbouring properties of a shared character; the relationship of house and garden; the appeal of a building's profile, with its roof ridges and chimneys set against the sky; its massing, set off by changing angles of daylight.

Contribution of No 28 to the Conservation Area

- 4.5 'Danehurst', No 28 Redington Road, is a decent Edwardian house designed in an Arts and Crafts idiom. Its architect is unknown, and the attribution to Arnold Mitchell has never been substantiated. The house can be dated to 1906. In terms of materials and style, it belongs to the historicist strand of Arts and Crafts design. It has undergone some alteration and enlargement over the course of its 110 year life.
- 4.6 The design (by an unknown architect) is quite derivative of W.H. Bidlake's earlier design for The Garth at Edgbaston. Domestic architecture of the Edwardian period was often of a very high standard of design and construction. No 28 is representative, but not distinguished.
- 4.7 As is to be expected, the street frontage to Redington Road is more carefully designed than the rear, garden, elevation. This was never of great architectural distinction and has been further affected by the 1930s enlargement which lacks any interest at all. It is not going too far to say that the rear of the house makes no contribution at all to the conservation area.
- 4.8 The garage element of the house is one part of the building as a whole. Being directly beyond the entrance off the street, it is quite prominent in the perception of No 28. Its presence reminds the onlooker that provision for motor cars were starting to be built in the Edwardian period. In architectural terms it is a very tame element in the Conservation Area overall, and, like the house, it has undergone some negative alterations.
- 4.9 Earlier pre-application discussion has homed in on the impact of the proposals on the motor house. The retention of this building and the improvement of its present appearance will bring clear benefits to the overall appearance of No 28. It is not a major contributor to the building's significance, and the proposal to strengthen the rear connection between service wing and house will have very little visual impact when viewed from the street, both because of the recessed nature of the new link, and because of the raised height of the building compared with street level.
- 4.10 No 28 is not listed, and, given the quality of Edwardian houses and the consequently high standards applied, is unlikely to be regarded as being of *special* architectural or historic interest which would warrant its being listed by Historic England.
- 4.11 No 28 can be regarded as making a positive contribution to the Conservation Area.
- 4.12 In terms of its contribution to the Redington and Frognal Conservation Area, No 28 makes a certain contribution as a decent Edwardian design, consistent in style and materials with other buildings in this area. Its situation behind mature trees makes it rather concealed to the gaze of the passer-by. The Planning Inspector, in 2017, regarded the house as having 'heritage interest and as a result contributes positively to the character and appearance of the CA'.

5.0 PROPOSALS

5.1 This section needs to be read in conjunction with the Design and Access Statement.

Proposals

5.2 In outline, the current proposals are for the return of the house into single-family residency, and for the reversal of various negative alterations which have taken place since its original construction. This will involve the restoration of the house's frontage and its reconfiguration inside. The rear elevation is proposed to be re-designed in a contextual idiom which draws on the character of the existing house. An extension is proposed for the rear of the garage extension, replacing the 1930s service extension.

Impact of the Proposals on the Conservation Area

5.3 The designs have been carefully prepared to respect the positive aspects of the house and to uphold its contribution to the character and appearance of the Conservation Area. Various enhancements to the principal elements of significance are proposed.

5.4 This section will advance the grounds of significance which gives the Redington and Frognal Conservation Area its special character, and indicate how the proposals respond favourably to them.

5.5 (1) 'The houses are predominantly large detached and semi-detached and display a variety of formal and free architectural styles typical of the last years of the 19th and early years of the 20th centuries'. **Response:** the proposals respect this architectural character, and improve the outward appearance of the house by reversing unfortunate later alterations.

5.6 (2) 'On the whole these are built in red brick with clay tiled roofs, occasional areas of tile hanging and render and many of them have white painted small paned windows'. **Response:** the proposals are respectful of these characteristics and reinstate some of the lost original features and aim for a more authentic colour treatment of the exterior.

5.7 (3) 'Mature trees and dense vegetation form the dominant features of the street scene'. **Response:** this will not be affected by the proposals.

5.8 (4) 'The rear gardens, many of which are sizeable, make a contribution of their own to the area's verdant quality'. **Response:** this will not be affected by the proposals.

5.9 (5) 'Of great significance to the area's character are its contours and slopes'. **Response:** these are not affected by the proposals. A revised approach to the landscaping in front of the house will enable this aspect to be better presented than is currently the case.

- 5.10 (6) 'An area containing some of the larger and more generously spaced houses in the Conservation Area set in a mature landscape'. **Response:** this is unaltered by the proposals.
- 5.11 (7) 'Whilst there is no consistent architectural style, red brickwork, clay tiles, dormer and sash windows are common elements to Arts and Crafts, Queen Anne, Edwardian and neo-Georgian houses alike'. These styles and materials will continue to be presented by No 28 to the street scene.
- 5.12 (8) 'The relationship between buildings and the street varies along the length of Redington Road... Nos. 16-28 are set back behind dense vegetation'. **Response:** this relationship will be unaltered, and the house will still be set back behind mature trees.
- 5.13 In our judgment, therefore, the proposals will not harm the character or appearance of the Conservation Area. Indeed, as the next section sets out, there is scope to make improvements to the appearance of No 28.

Public Benefits of the Proposals

- 5.14 As it currently stands, the house fails to realise its full potential as a non-designated heritage asset in the Conservation Area. There is clear scope to reveal further the significance of the building's frontage and immediate setting.
- 5.15 Areas of detraction affecting the house as it currently stands can be readily identified. These include alterations to the fenestration of the front, changes to the entrance (such as the crude hand-rail), removal of paint from masonry elements, the present colour scheme, the alterations to the motor house (such as the doors), and the crude design of the western addition, all of which undermine the quality of the house. The asphalted carriage drive has eroded the interest of the front garden and setting of the principal elevation.
- 5.16 The proposals aim to reverse these areas of detraction in the following ways:
- (1) the fenestration of the street elevation will be restored to reinstate its original appearance;
 - (2) the entrance will be reinstated in details, with repairs to the steps, a more sympathetic front door installed, the hand-rail removed;
 - (3) existing paint will be removed from masonry elements and the original colour scheme investigated and reinstated;
 - (4) the current garage front will be restored, with the reinstatement of appropriately detailed doors and more sympathetic glazing to the window;
 - (5) the crudely designed 1930s western addition to be replaced with a more sympathetic design.

- 5.17 As a result, No 28 will make a bigger contribution to the character and interest of the Conservation Area than is presently the case. These proposals need to be considered as a whole, rather than as a series of unconnected suggestions. Case law is clear, following the Palmer Decision of 2016, that it is the overall balance of such proposals, not individual aspects, which needs to be weighed up.
- 5.18 These benefits are separate to any other public benefits such as improved environmental performance which are set out in accompanying planning report.

6.0 CONCLUSION

- 6.1 This report has addressed the material heritage considerations at the site and assessed the scheme in accordance with the relevant statutory provision, planning policy and guidance.
- 6.2 In summary, for the reasons set out in this report, we consider the proposed works to be complementary in their use, form, materials and detailed design to the character and appearance of the Conservation Area, the principal consideration in this case. These carry great weight in determining the balance as to whether the proposals preserve or enhance the character or appearance of the Conservation Area. In our view, they do.
- 6.3 Indeed, we believe that these proposals will clearly *enhance* the principal elements of the significance of the building, namely, its relationship to the street. Proposals for the rear elevation are designed with sensitivity, respecting the character and areas of significance of the house, and maintaining its sheltered domestic character. We do not consider any element of the proposals to cause harm to the Conservation Area.
- 6.4 Accordingly, in our opinion the proposals meet the requirements of Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, and the requirements of relevant development plan policies and other material considerations as set out in Section 2.0. The proposals are beneficial in heritage terms, and we are therefore of the view that consent should be granted for this application as soon as is reasonably practicable.