

Refurbishment of the Cottage and Outbuildings at the White House

2 Millfield Place
Highgate, London N6 6JP



Design and Access Statement
(including Heritage Statement and photographs)
By Malcolm Fryer Architects
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1.0 INTRODUCTION

This Design and Access Statement and Heritage Statement has been prepared by Malcolm Fryer Architects to support the Planning and Curtilage Listed Building applications for the refurbishment of The Cottage and adjacent outbuildings at 2 Millfield Place in Highgate, N6 6JP. The proposals relate to curtilage structures to the main house, which is Grade II listed and is known as 'The White House'. The property is located in the Highgate Conservation Area (Sub-Area 5 – Merton Lane and Millfield Lane). It is proposed that The Cottage and adjacent outbuildings maintain their original and existing uses as ancillary accommodation to the main residence. The Cottage was built in 1947 and uses the address of 32 Millfield Lane. The adjacent outbuildings date from the 1960s. There are no proposals for the main house itself.

This report incorporates a Heritage Statement, which summarises the history and significance of the Heritage Asset and assesses the impact of the proposals on the character and setting of the listed building.

Malcolm Fryer Architects specialise in working with historic buildings and are accredited in historic building conservation (AABC).

2.0 STATUTORY LISTING DESCRIPTION

Name: THE WHITE HOUSE

List entry Number: 1322115

Location: 2 Millfield Place, N6 6JP

National Grid Reference: TQ 28074 86632

County
GLA

District
Camden

District Type
London Borough

Grade: II

Date first listed: 14-May-1974

List entry Description

TQ2886NW MILLFIELD PLACE 798-1/12/1130 (West side) No.2 The White House

Detached villa. 1842 with later additions. Stucco. Shallow hipped slated roof with projecting eaves and tall corniced chimney-stacks. 2 storeys and basement. Double fronted with 3 windows and later 5 window extension to right. Projecting portico with cornice; segmental-arched, architraved doorway with patterned fanlight, sidelights and panelled door. Architraved sashes, those to ground floor with recessed panel aprons. 1st floor sill band. Garden front with central architraved French doors with margin glazing; surmounted by a cornice. To either side, large architraved tripartite windows to ground level; surmounted by segmental pediments with roundels. 1st floor sill band. Architraved sashes to 1st floor, central sash with margin glazing. INTERIOR: with open stairwell; open string stair with scrolled ends, enriched cast-iron balusters and wreathed wooden handrail. HISTORICAL NOTE: one of 3 villas built in Millfield Place as part of the Southampton Estate development.



Aerial view of 2 Millfield Place as viewed from the east, showing the Gardener's Cottage in relation to the main house.



Aerial view of 2 Millfield Place as viewed from the west, showing the Cottage in relation to the main house.



2 Millfield Place as viewed from the west gardens



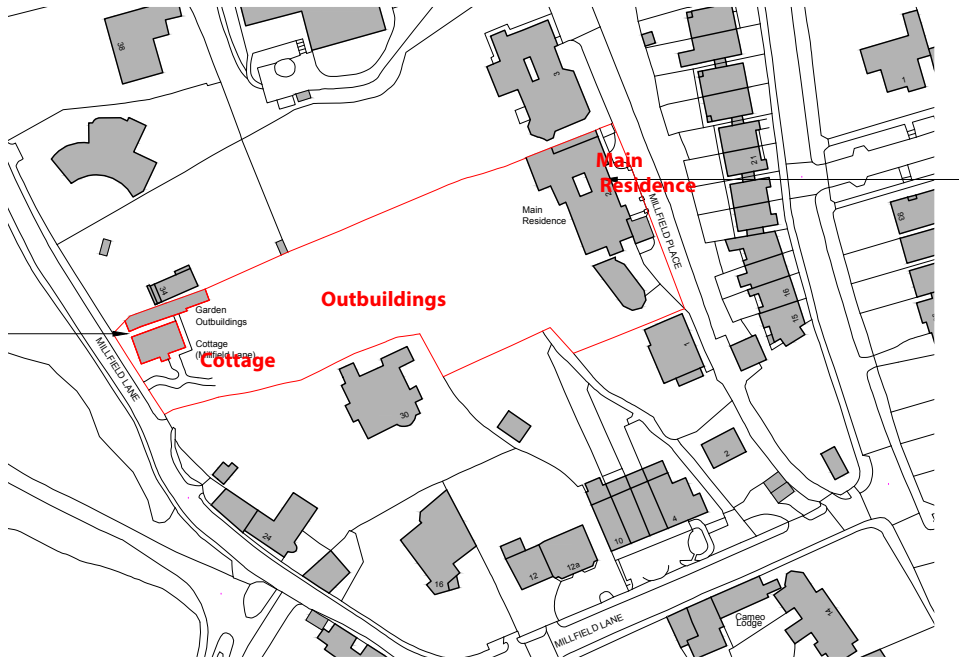
2 Millfield Place as viewed from Millfield Place to the east



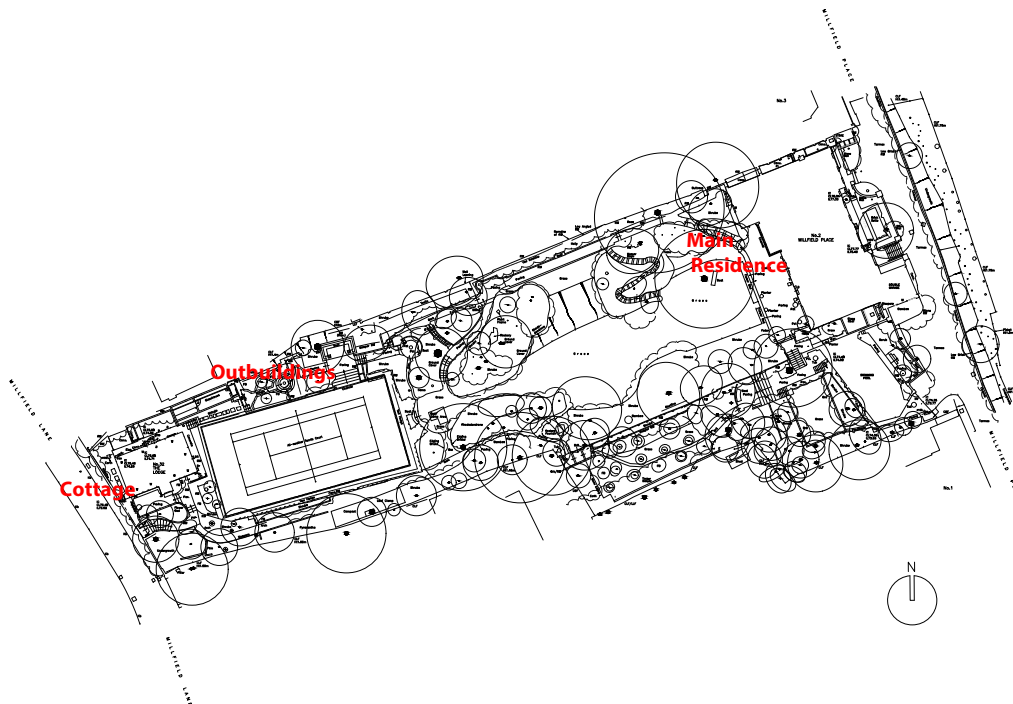
The west elevation of the Cottage, as approached from the gardens with Hampstead Heath beyond



The south elevation of the Cottage, concealed within the extensive garden landscape.



Location plan of 2 Millfield Place showing The Cottage and outbuildings in the north west corner of the property



Site plan of 2 Millfield Place showing The Cottage and outbuildings in the north west corner of the property

3.0 BACKGROUND HISTORY

3.1 SUMMARY OF HISTORY

The Cottage (32 Millfield Lane), completed in 1947, is situated within the garden of The White House (2 Millfield Place), an early Victorian white stucco villa. The villa dates to c.1839 and was originally known as 2 Southampton Villas.

The land on which the House and Cottage stand was originally part of the Manor of Tottenhall which was acquired by the Fitzroy family in the seventeenth century. From the early 1800s the Fitzroys began to develop the southern part of their Highgate estate. 2 Southampton Villas was one of two villas constructed in 1838-9 on a new lane that sloped up from the corner of Millfield Lane. The new villa, with its long rectangular garden that stretched westwards to Millfield Lane opposite the Highgate Ponds, occupied a plot of about an acre. 2 Southampton Villas was renamed 'Insulinde' in 1908 and 'The White House' in the 1930s.

In 1943 The White House was bought by Clifford and Lucille Curzon, both renowned musicians. From 1945 they began work to renovate the house and garden both of which had been damaged during the war. They employed the sought-after garden designer, Percy Cane, to re-landscape the garden. At the same time, the architect Trenwith Wills was commissioned to design The Cottage. It was constructed of modern light grey brick; its slate roof and distinctive chimney can be seen from the main house. The Cottage contained a back hall, parlour, kitchen and living room, two bedrooms and a small bathroom. The exterior of the cottage remains largely as it was originally designed but the interior was much altered in the 1980s. The existing sheds were built in the 1960s.

3.2 THE FITZROY ESTATE AND 2 SOUTHAMPTON VILLAS

3.2.1 The Tottenhall Manor and the Fitzroy Estate (to 1810)

The land on which The White House and White House Cottage are situated lay originally within the Manor of Tottenhall which stretched south to Tottenham Court. In the seventeenth century, the Manor was acquired by Henry Fitzroy (1663-1690), the first duke of Grafton and illegitimate son of Charles II, through his marriage to Isabella Bennet (1668-1723), daughter of the Duke of Arlington. In 1768, Henry and Isabella's great grandson, Charles Fitzroy (1737-1797), was able to convert the leaseholds into freeholds by a special Act of Parliament, helped by his elder brother the Duke of Grafton who later became prime minister. Charles Fitzroy was made Baron Southampton in 1780 and the estate then became known as the Southampton Estate. Charles Fitzroy built a large villa - Fitzroy farm in 1774 with grounds laid out as a *Farme d'Ornee*. The Highgate portion of the estate comprised approximately 100 acres to the east of Kenwood (Lord Mansfields Estate) and is shown in the Map of 1761 below.



The northern portion of 'A Plan of the Manor of Tottenham alias Tottenham Court with the Demesne Lands therein belonging to the Hon.ble Charles Fitzroy as taken in the year 1761 by Edward John Eyre, Land Surveyor.' The location of the White House is annotated in red.

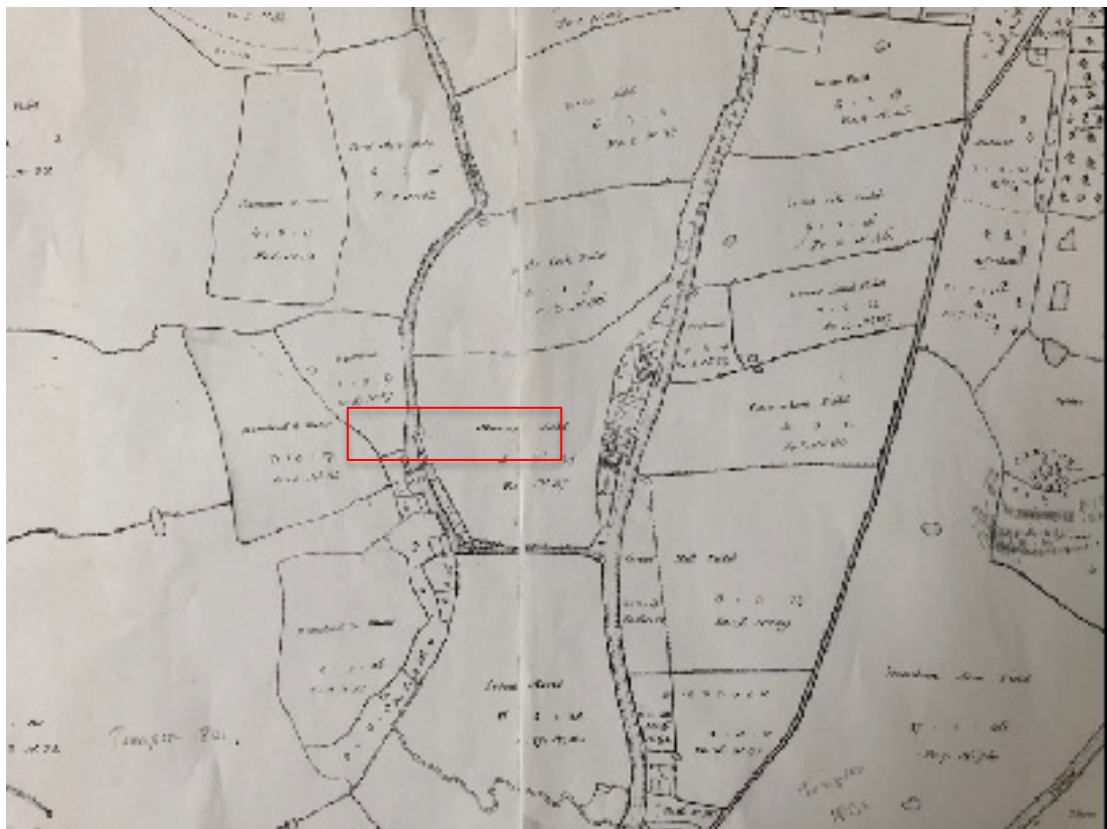
3.2.2 Millfield Lane

Millfield Lane was part of the old track from Kentish Town to the Bishop of London's hunting park and was known as Sherewick Lane until the sixteenth century. It was most likely a public route and the original way up the hill.¹ From the fourteenth century thousands of sheep and cattle passed down through Highgate from the North to support the growing population of London. Drovers who wanted to avoid the toll in Highgate could use Sherewick Lane through the fields of Caenwood and down through present day Millfield Lane. The Mill field is recorded in a sixteenth century survey and by the late 1800s the track was known as Millford Lane, although the location of the Mill is unknown. The Highgate Chain of ponds adjacent to Millfield Lane were created by the Hampstead Water Company in the 17th century to supply fresh water to the City by damming the eastern tributary of the River Fleet. In 1800 there were just a handful of houses at the southern end of Millfield Lane where the road turns westwards, including Millfield Farm, Millfield Cottage and some labourers cottages overlooking the ponds.

3.2.3 The Development of the Fitzroy Estate and the Construction of Southampton Villas (1810-1840)

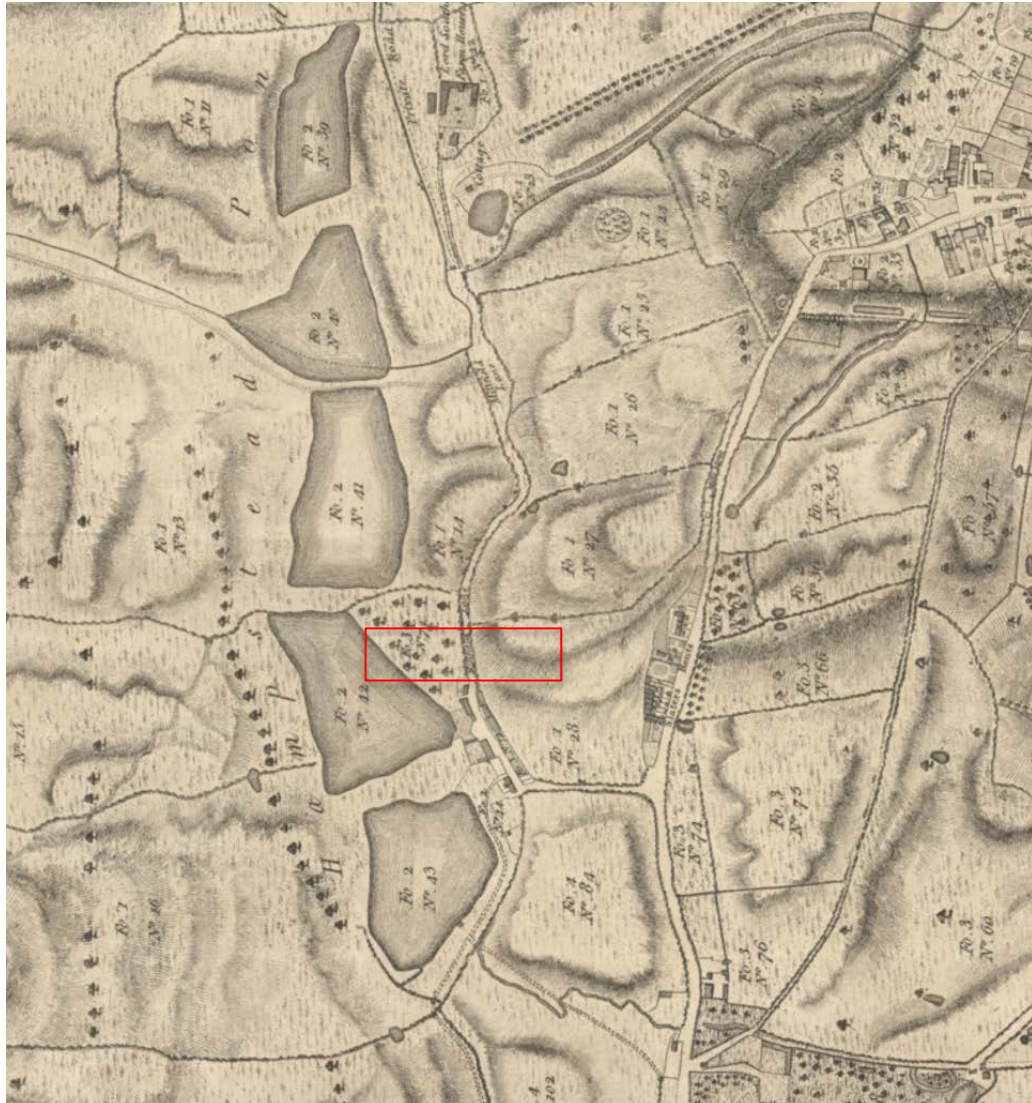
At the turn of the nineteenth century, the Fitzroy (Southampton) Estate comprised open fields, orchards and a small number of farms. This is shown on the detailed map of the Parish produced in two editions by John Thomson (1801 and 1804) and commissioned by the landowners who had property in the Parish, including Lord Southampton.

In the 1801 map, the land on which The White House lies is described as 'nursery field', with an area of 5 acres, 2 roods, 25 perches and reference 'Fo. 3 No. 37' confirming that it was owned by the Earl of Southampton. The Thomson maps also shows the group of copyhold cottages, known as 'Slaters Rents' built shortly before 1800 on an enclosed piece of waste (common) land on Highgate West Hill just above the turning into Millfield Lane.¹



Detail of the Map of the Parish of St. Pancras by John Thomson (1801 edition) showing the site on which Southampton Villas (renamed Millfield Place) was built c 1838-9.

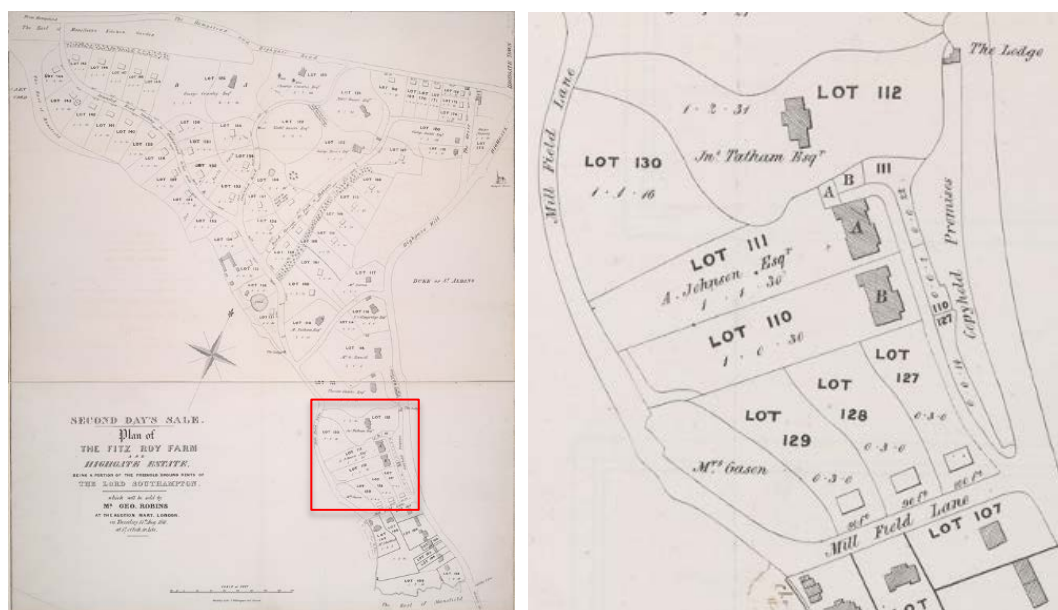
¹ See Street p 60, Richardson p. In the Terrier to the 1804 Thomson map describe 'a one pond field with including the road [with] waste adjoining' indicating that it was a public road in Medieval times.



Map of the Parish of St. Pancras by John Thomson, (1804 edition)

From around 1810, the Fitzroys began to develop the southern part of their Highgate estate with smaller villas built along the lower section of Highgate West Hill, and more substantial villas on plots of land extending northwards. The White House, known as No. 2 Southampton Villas was one of two villas built in the late 1830s on a newly created lane rising steeply from the corner of Highgate Hill and Millfield Lane and just to the west of the 'Slaters Rents' properties on Highgate Hill.

In 1840 the Highgate part of the Fitzroy estate was put up for auction. The map below created for the sale shows the estate divided into lots. Proposed, but unbuilt, villas were shown outlined and the properties already constructed, including 1 and 2 Southampton Villas, were shaded. 2 Southampton Villas (later The White House) was lot 110; its area was 1 acre and 30 perches.



Plan of Lord Southampton's Highgate Estate auctioned on August 11th, 1830. 2 Southampton Villas was lot 110.

3.2.4 2 Southampton Villas (constructed 1838-9)

2 Southampton Villas was constructed in 1838-9 by the builder Joseph Stevenson of 6 Mortimer Street². It was built of brick with a white stucco 2 finish and shallow pitched slate tiled roof, the style typical of the mid 19th century villa. The main part of the villa was approximately square in plan and symmetrical about its central east - west axis. It was of two storeys with a basement. The kitchen, pantry and servants quarters were to the north, surrounding a service yard. They were of lower height than the main house and had no basement. The villa had a long rectangular garden extending westwards to Millfield Lane, an area of just over an acre in total; also stabling separately at the top of the lane next to 1 Southampton Villas.

The first owner of 2 Southampton Villas was the bookseller Joseph Johnson Miles. His wife Sarah continued to live in the house until her death at the age of 94 in 1908. There have been just five subsequent owners. The house was renamed 'Insulinde' in 1908 by the De Graaffs and 'The White House' by the Morgans in the 1930s. A number of alterations and refurbishment works have been undertaken. The most notable additions to the house have been the construction of a new garage in the south east corner in 1934, the creation of a music studio and loggia in the 1950s and the construction of a conservatory and swimming pool in the 1980s.

3.2.5 The Gardens of 2 Southampton Villas (to 1943)

The Ordnance survey map of 1875 shows the garden divided into two parts: a lawn/formal garden adjacent to the house is shown with a dot hatching and the orchard/kitchen garden to the west is shown with striped hatching and trees at the Millfield Lane end of the garden. The kitchen garden had a glass house abutting the north garden wall. The 1895 and 1915 OS map show additional sheds and glasshouses in different configurations. By

² London Metropolitan Archive, Royal Sun alliance Archive CLC/B/192. In 1837 contracts were taken out between the builder Joseph Stephenson of 6 Mortimer Street Cavendish Square, and the Right Honorable Lord Southampton with respect to nos 1 and 2 Southampton Villas.

the 1930s a tennis court had been laid, shown in the OS Map of 1939. During the Second World War, the glass houses at the west end of the garden suffered damage by German air raids, as did Leskinfere Cottage, which had been constructed in the adjacent garden on the north side of the wall. The structures were described as 'seriously damaged - doubtful if repairable' on the LCC maps recording bomb damage.

Additional garden land was purchased to the south of the plot in the 1930s and again in 1972.



Ordnance Survey Map, 1875. The garden of the White House is clearly divided into two parts: the lawn/formal garden adjacent to the house and an orchard/kitchen garden to the west adjacent to Millfield Lane.



Ordnance Survey Map, 1895. The map shows the glasshouse and a number of sheds/small structures at the west end of the garden.



Ordnance Survey Map, 1915. An additional house and shed are shown against the north wall, behind which Leskinfere Cottage had been constructed in the adjacent garden.



Ordnance Survey Map, 1939 showing the layout of the new tennis court



Detail of Map produced by The London County Council to record cumulative damage to buildings by air raids and V-weapons during the second World War. The colour applied to the maps recorded the scale of the damage inflicted to individual buildings. The glasshouses to the White House and Leskinferre Cottage were coloured red which represented a property that was 'seriously damaged - doubtful if repairable'. The White House itself was coloured yellow representing a building with 'blast damage - minor in nature'.

3.3 HISTORY OF THE COTTAGE

3.3.1 Clifford and Lucille Curzon

In 1943 Clifford and Lucille Curzon bought the White House. Clifford Curzon (1907- 1982) was a renowned classical pianist of international repute. He was knighted in 1977. Lucille (nee Wallace 1898-1977) was from Chicago and was a distinguished harpsichordist, championing the revival of that instrument. Shortly after peace was declared in Europe the Curzons began work on their new property. They employed Percy Cane, a well known garden designer to re-landscape the garden and the architect, Trenwith Wills, to design The Cottage to provide accommodation for a gardener. Work to the main house was undertaken in the 1950s by the architect Patrick Gwynne.

3.3.2 Percy Cane's Design of the Gardens of The White House (1945-9)

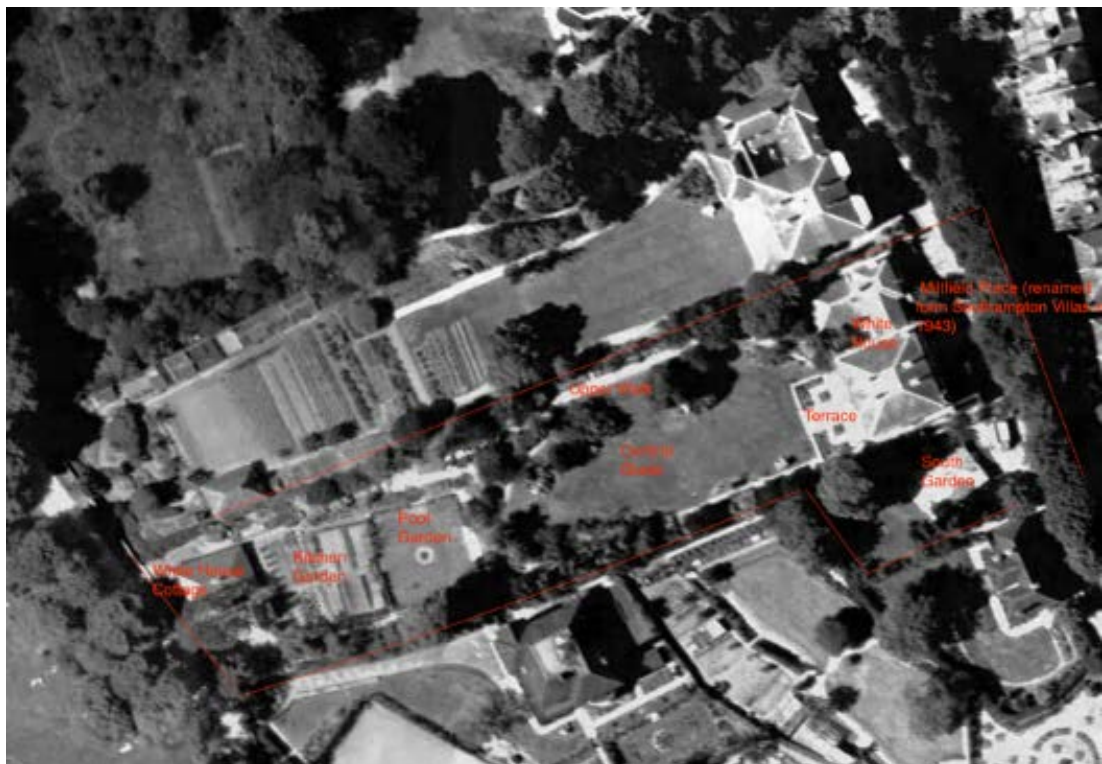
Percy Cane (1881-1976) was one of the most sought after landscape designers of the mid twentieth century. He won eight gold and three silver-gilt awards at the Chelsea Flower Show and he published numerous books on gardens. Most of his commissions were for large private gardens, the best known of which were Dartington Hall, Devon for the Elmhursts (1945) and the Imperial Palace, Addis Ababa for Emperor Haile Selassie (1955).

Cane took his inspiration from the Italianate garden designs of Harold Peto as well as the precise aesthetics of Japanese gardens.

Percy Cane had carried out his re-landscaping work at the white house by 1949 when Edwin Smith took a series of black and white photos of the garden, now held in the RIBA photographic library. Cane described his landscape design for the White House in his book *The Earth is My Canvas*, published in 1959.

As was typical of his work, Cane created a series of different areas - a terrace, central glade and south and pool gardens. These were linked with flights of steps and winding paths that led to particular features or views that, in his own words, would 'reawaken interest'.

Beyond the formal pond garden which was surrounded by yew hedges, Percy Cane laid out the working kitchen garden. The earlier garden sheds and glasshouses had been destroyed by an incendiary bomb in 1941. The new gardener's cottage was located at this western end of the garden. Both kitchen garden and The Cottage can be seen in the aerial photograph of c. 1950.



Aerial Photograph of c.1950 showing Percy Cane's newly designed garden for the White House. The new gardener's cottage and kitchen garden can be seen at the west end of the site.



The main 'central glade' as viewed from the house.



The Formal Pool Garden beyond which the kitchen garden and The Cottage were located. (Above left) View from the main house with The Cottage in the distance (Above Right)

3.3.3 The design and construction of The Cottage (1945-7)

Trenwith Wills designed the single storey Cottage, as the gardener's cottage in 1945-6. The set of his original drawings, comprising plans, sections and elevations that were sent to the public health department for approval in October 1946 are now held in the Camden local studies and archive centre. The building work was carried out by the contractors, Turner and Payne of North Finchley and The Cottage was completed in the spring of 1947. In the rate books for April 1947, the entry for the White House includes the 'Gardener's Cottage' hand annotated in red ink with an increase in the rateable value of the whole property from £267 to £310.

3.3.4 Trenwith Wills (1891-1972)

Born in 1891, Trenwith Wills studied architecture at the Liverpool School of Architecture and from 1910 was employed in the offices of Detmar Jellings Blow and Fernard Billerey. Trenwith Wills served in World War One, surviving the Gallipoli campaign. He qualified in 1920 and following a year in the architect's department of Kensington Borough Council, went into partnership with Lord Gerald Wellesley, whom he had met working at Blow and Billerey. Their practice was in Yeoman's Row off the Brompton Road.

Wellesley and Wills designed additions to many country houses, among them Wellesley's own house, Sherfield Court in Hampshire (1920s), and Hinton Ampner House (1936-7). They worked in a variety of styles, most frequently neo-georgian. Their work also included the design of the Church of SS Mary and George at Sands (1935-8) as well as numerous smaller 'society' commissions.

Their partnership continued until 1943 when Wellesley became the Duke of Wellington. Wills continued to practice on his own from the office off the Brompton Road until 1949, when he was joined by Simonne Jinsenn, whom he married in 1951. During the 1950s their work included rebuilding the dome of Castle Howard, which had been burned during World War Two, and a second remodelling of Hinton Ampner house, following a devastating fire of 1960. Wills' final major commission was the design of the neo-georgian Fonthill House for Lord Margadale (1971-2). Wills died in October 1972, before the house was finished, the work was completed by his widow Simonne.

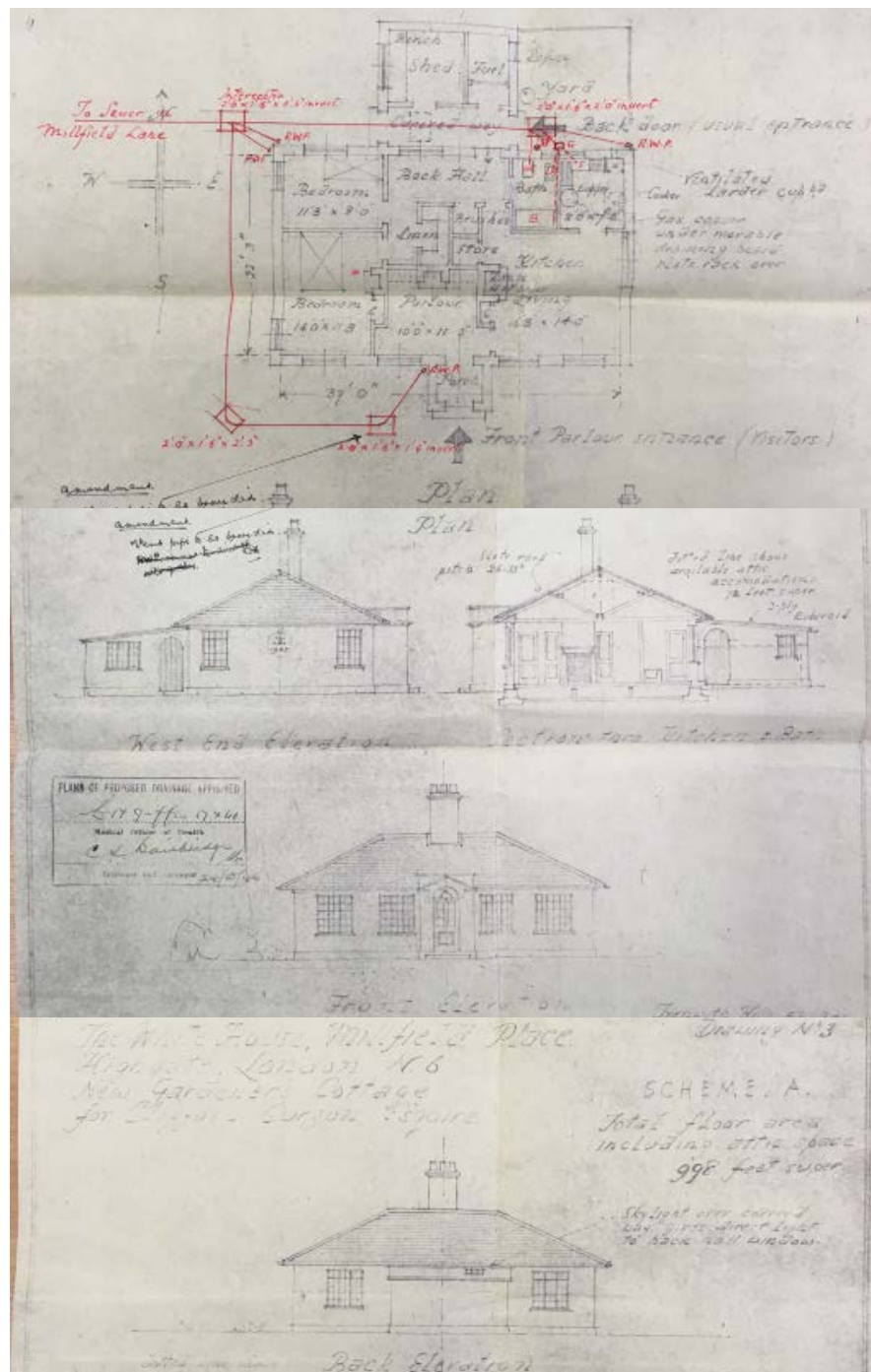
3.3.5 The exterior of The Cottage

The Cottage was constructed of modern pale grey bricks. The pitched roof was of slate with a tall central chimney. The Crittall steel windows had brick lintels and tile sills. Reconstruction work following the War led quickly to a shortage of building supplies; the good quality of materials used for The Cottage is interesting in this context.

The design drawings also show two sheds to the north of The Cottage on the boundary of the site, linked by a covered way to The Cottage. Both sheds and covered way were to have a shallow pitched roof of 3 ply ruberoid. Although there are two projecting piers on the north wall of The Cottage which mark the proposed extent of the covered way, it does not appear that either the sheds or covered way were constructed. The aerial photo below c. 1950 shows the cottage with an open yard to the north with only a small shed.

3.3.6 The internal layout of The Cottage

The front porch on the south elevation of The Cottage, described as the 'Front Parlour Entrance for Visitors' led into a square parlour with a fireplace on the north wall. A door from the parlour led into a larger 'Living Room/Kitchen' occupying the south-east corner of The Cottage. It had a back kitchen with larder, gas copper, cooker and sink to the north. A second north entrance, 'The Usual Entrance' led from the covered way into a 'Back Hall'. From here the two bedrooms occupying the west side of the cottage and a bathroom could be accessed. A door from the back hall also led to the living room.



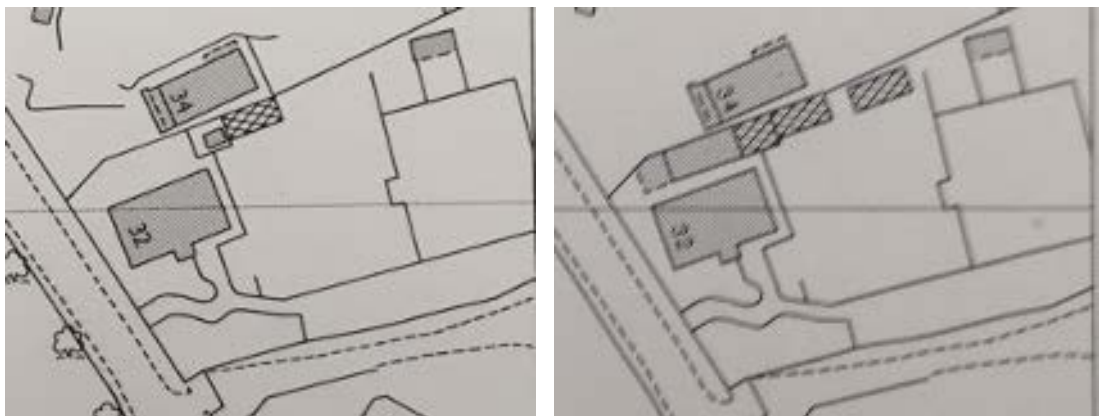
Original Plan and Elevations of 1946



Detail of Aerial Photograph c.1950 (Camden Local Studies and Archive Centre), showing The Cottage (annotated as 32 Millfield Lane). There is an open yard and only a small shed to the north of The Cottage. The covered way and sheds designed by Wills design were not constructed.

3.3.7 Alterations to The Cottage, 1960s-1980s

The sheds at the back of the cottage were built during the 1960s or 1970s. The OS map of 1961 shows an open yard to the north of The Cottage with a shed and glasshouse at a higher level adjacent to the kitchen garden. By 1978 the upper level shed was replaced with a greenhouse extension and new sheds were built behind the cottage leaving a narrow passage between the two.



Detail of OS Maps 1961 (left) and 1978 (right) showing The Cottage. The greenhouses are shown hatched.



Aerial photos, c.1963 (left) and 1981 (right) showing The Cottage and sheds (Aerofilms and Aero Pictorial Limited, Camden Local Studies and Archive Centre)

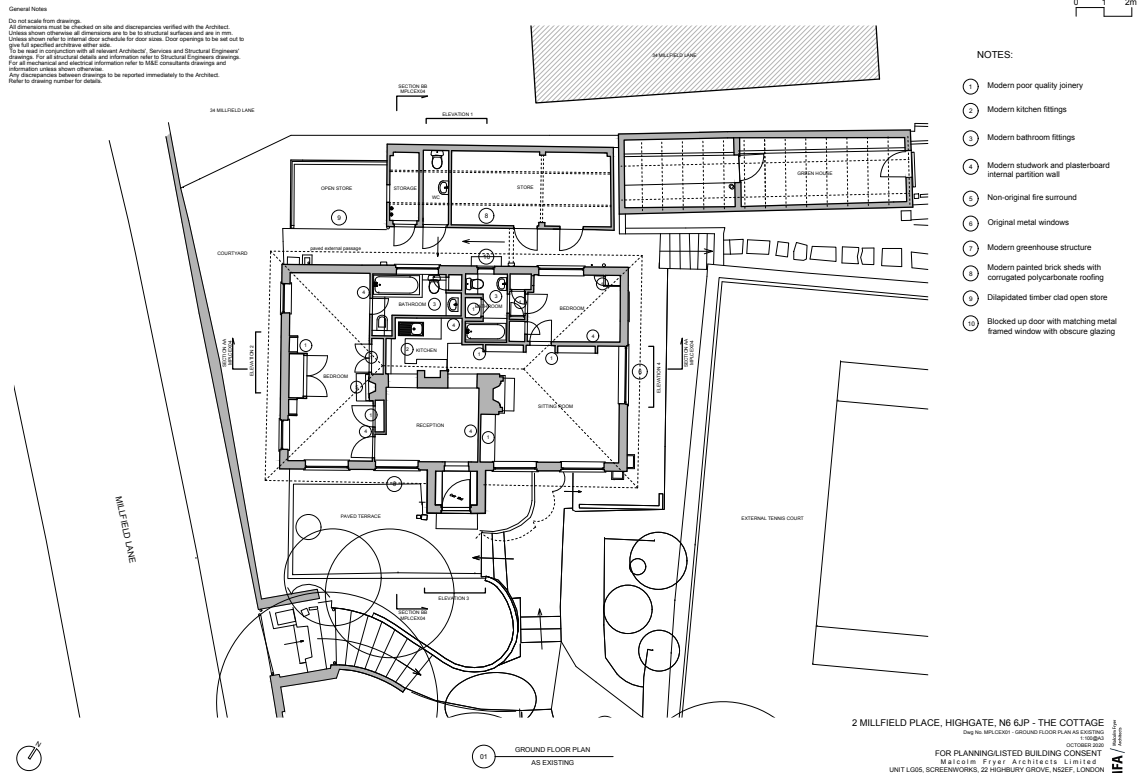
Photographs taken in the early 1980s show that the cottage was then largely unaltered from its original state. Refurbishment works, however, were carried out during the late 1980s and the internal arrangement of partitions was altered to create new bedrooms, bathrooms and kitchen. The partition between the front(main) bedroom and the back (smaller) bedroom was removed to create a single long bedroom on the west side of the cottage. The original kitchen, bathroom, and back hall were completely reconfigured to create a small bedroom in the north east corner of the cottage, two small bathrooms and a kitchen behind the parlour. The back entrance was bricked up to form a window opening. The original fireplaces were removed and replaced with fireplaces from the main house. The ledged and braced doors were replaced with paneled doors.



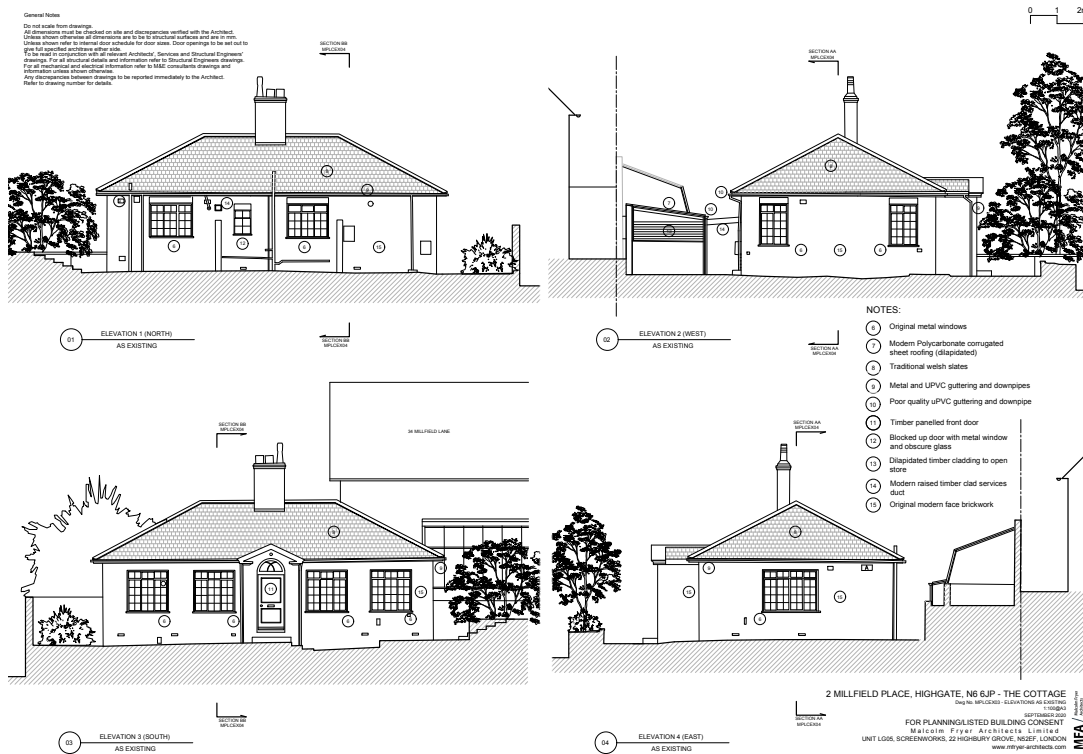
Photographs of the cottage and sheds in 1981 show the layout of the cottage as largely original

4.0 THE COTTAGE TODAY

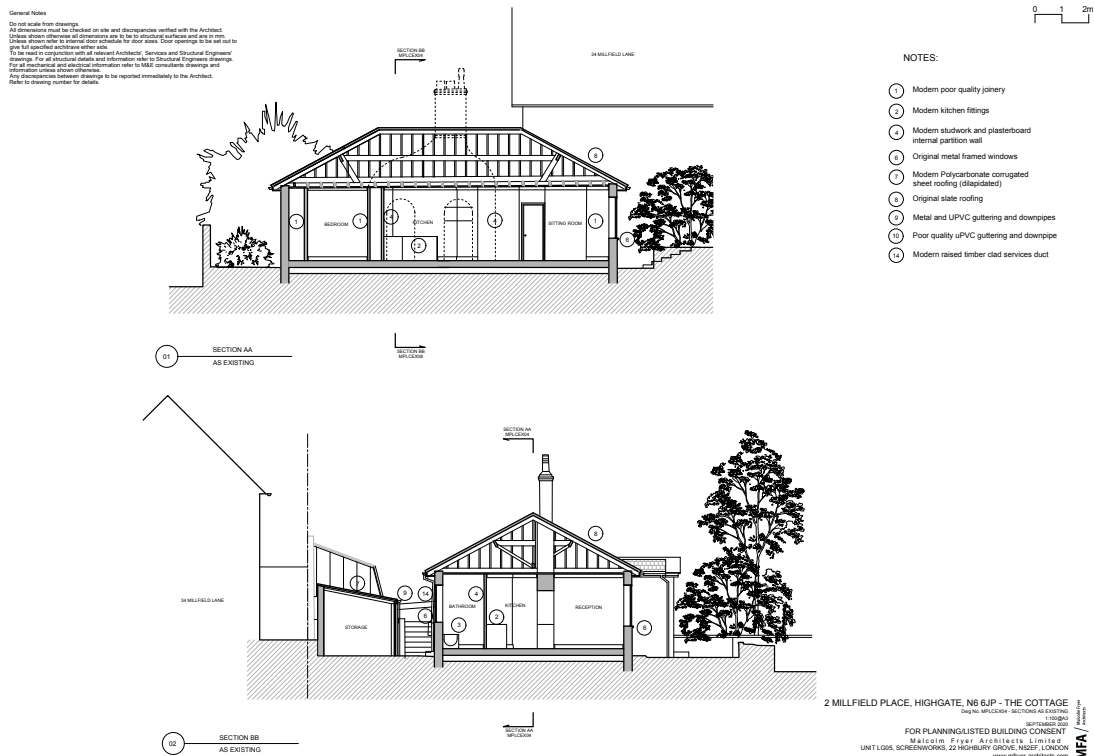
4.1 Drawings as existing



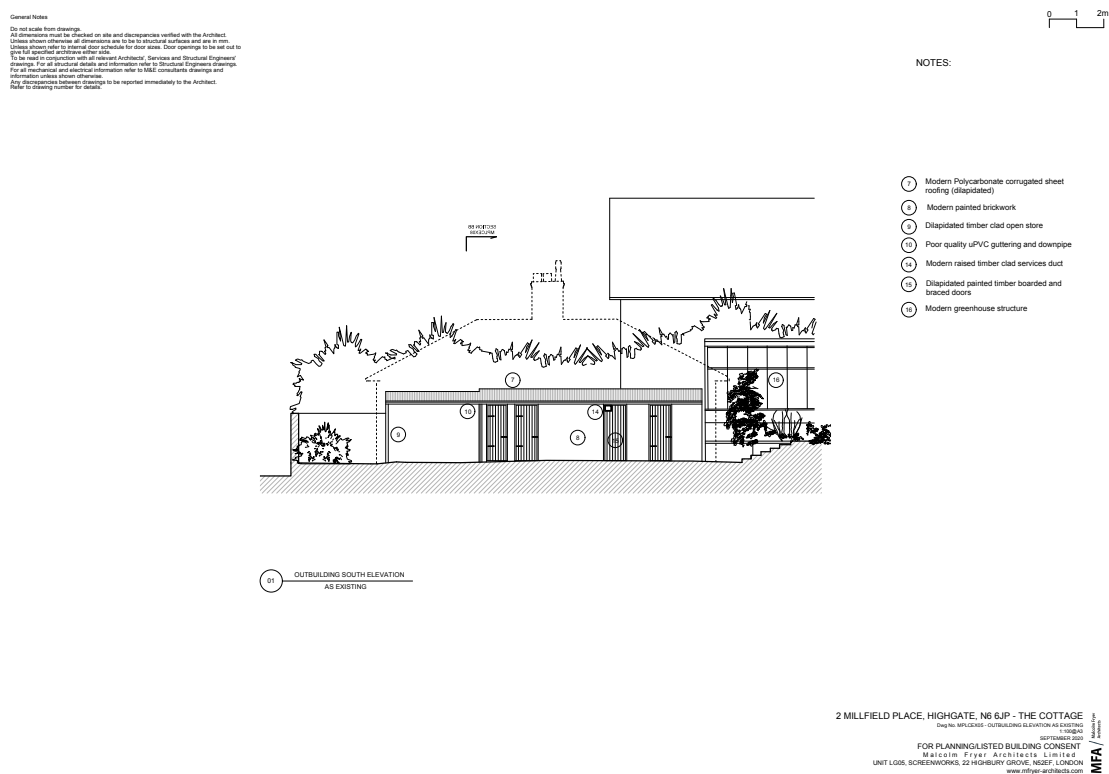
Plan as existing



Elevations as existing



Sections as existing



South elevation of garden outbuildings as existing

4.2 Photographs Today



Photographs of the cottage today showing the eastern approach and greenhouses (L) and south elevation (R)



Photographs of the cottage today showing the private external amenity (L) and sheds to the north (R)



Internal photographs of the cottage today showing the replaced fireplaces and doors as well as new openings



Internal photograph of the cottage today showing water damage to ceilings (L) and the garden sheds (R)

5.0 KEY PLANNING POLICIES

5.1 Camden Development Policies

Camden Development Policy DP25 - Conserving Camden's heritage

Conservation areas

In order to maintain the character of Camden's conservation areas, the Council will:

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

Listed buildings

To preserve or enhance the borough's listed buildings, the Council will:

- e) prevent the total or substantial demolition of a listed building unless exceptional circumstances are shown that outweigh the case for retention;*
- f) only grant consent for a change of use or alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building; and*
- g) not permit development that it considers would cause harm to the setting of a listed building.*

Camden Core Strategy CS14 - Promoting high quality places and conserving our heritage

The Council will ensure that Camden's places and buildings are attractive, safe and easy to use by:

- a) requiring development of the highest standard of design that respects local context and character;*
- b) preserving and enhancing Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens;*
- c) promoting high quality landscaping and works to streets and public spaces;*
- d) seeking the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible;*
- e) protecting important views of St Paul's Cathedral and the Palace of Westminster from sites inside and outside the borough and protecting important local views.*

7.2 Highgate Conservation Area Statement

For White House Cottage, the Highgate Conservation Area Statement provides the following commentary:

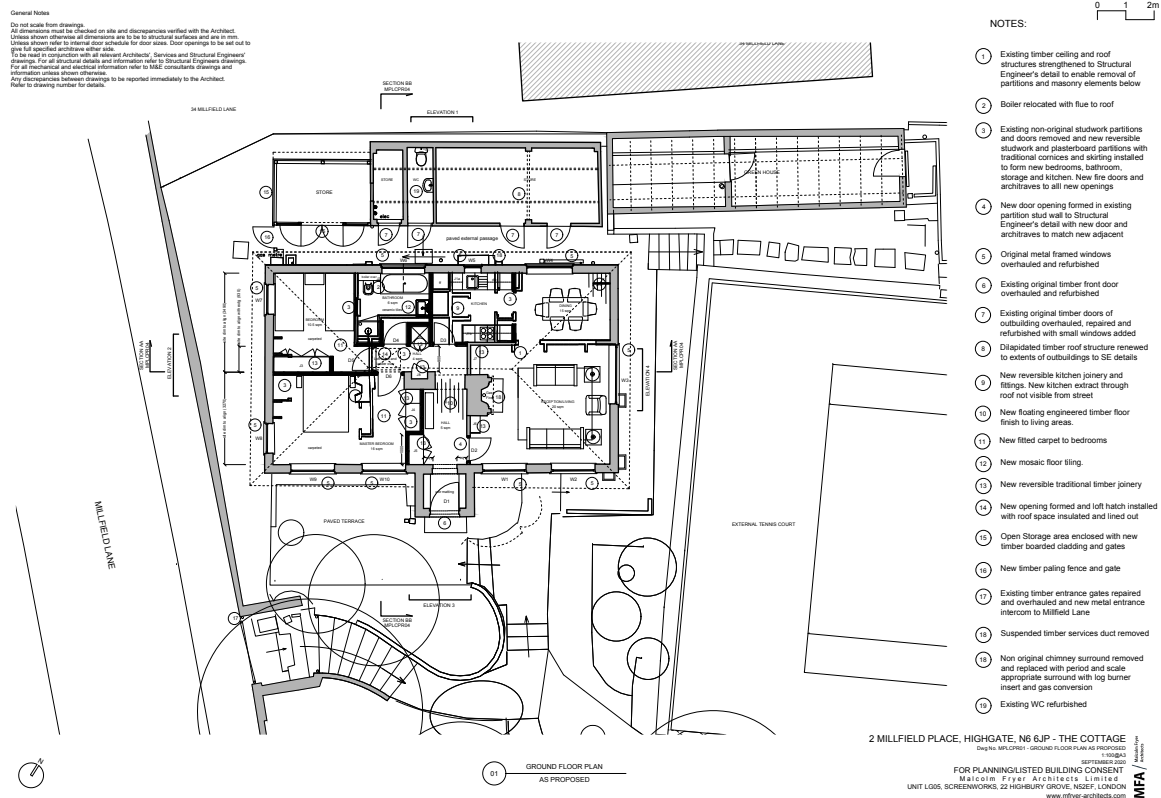
'Millfield Lane had a few cottages and farm buildings established by the 18th century, by which time the land had become part of the Southampton Estates, owned by the Fitzroy family. By the mid 19th century the benefits of the proximity of the Heath had resulted in the construction of some larger villas on what had been market gardens on the south facing slopes. The development of this edge to Highgate proceeded gradually but consistently over the next century. Development in the late 19th century continued as the houses along West Hill were developed and Bisham Gardens was constructed.

Millfield Place. This is a secluded private lane running north of Millfield Lane, screened from Highgate West Hill by a tall hedge of evergreens, predominantly mixed conifer and fir. The entrance is marked by a wide, white-painted timber gate. There are spectacular southerly views over central London and beyond, looking towards Crystal Palace and the North Downs. No 1 is a solidly built interwar double-fronted house of two-storeys with a tiled pitched roof and small paned metal casement windows. It has a separate garage block employing a similar architectural vocabulary, situated in the former rear garden of No 15 Highgate West Hill. No 2 (listed grade II) is a detached stucco villa c1842 with a shallow hipped slated roof with projecting eaves and tall corniced chimney-stacks. The main garden is situated to the side of the house, forming a notable gap with No 1. A garage built into the front garden detracts from the house. No 3 is also a substantial stuccoed 19th century house (listed grade II), boasting fine cast-iron railings. At the northern end of the road is No 3a, a former 19th century coach house, set at right angles so visible in long views. It is constructed from a pale gault brick, with a gable feature on its eastern side, an interesting collection of garage doors and a distinctive glazed canopy. The gardens of the Millfield Place properties are designated as Private Open Space in the UDP.

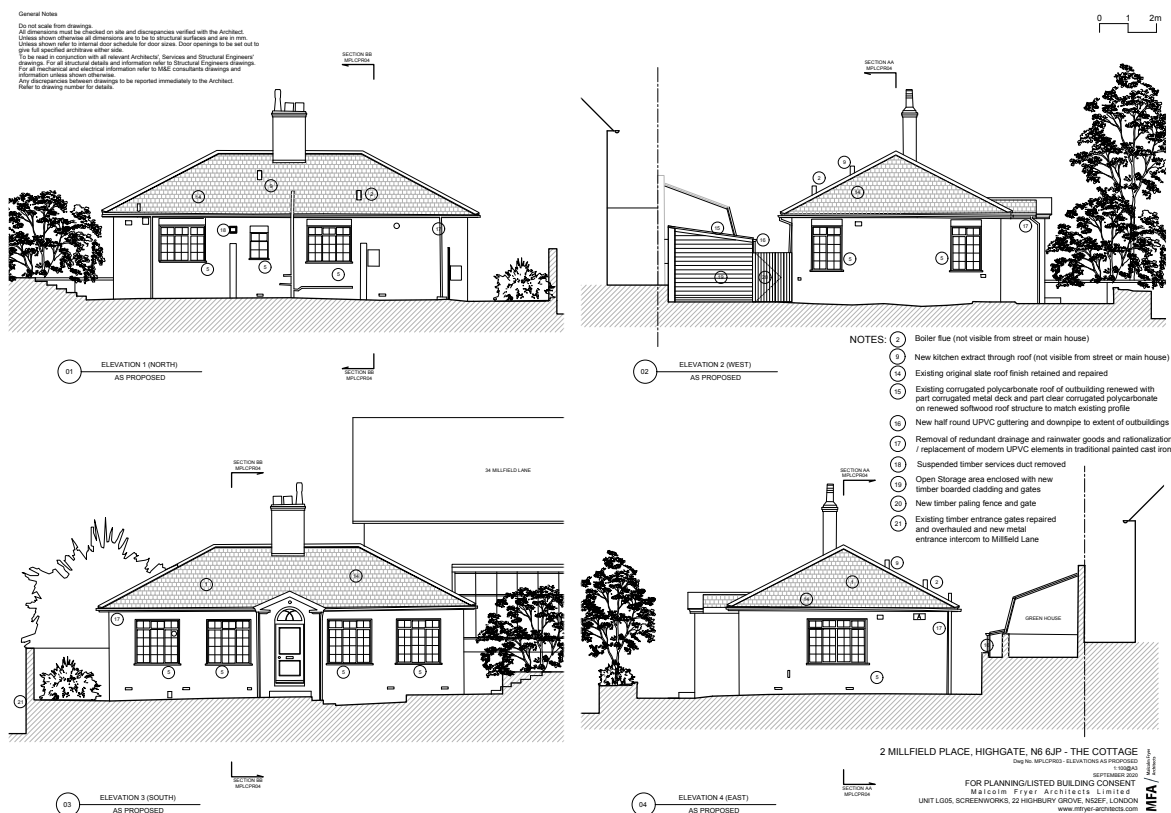
6.0 THE PROPOSALS

The proposals seek to repair and refurbish The Cottage in a way that preserves and enhances the character of the heritage asset whilst improving contemporary living amenity and environmental performance for continued ancillary domestic use. The proposals seek to reverse the poor reconfiguration of the cottage in the early 1980s and restore a clarity of circulation and room size and configuration. The exterior of the cottage will remain largely unaltered. Several other minor improvements are also included in the proposals including the renewal of the roof structure, cladding and finishes to the adjacent garden shed structures and improvements to the existing rainwater goods and underground drainage.

The proposals include the removal of negative modern elements both internally and externally. The impact of the proposals on the heritage asset are addressed in the Heritage Statement following.



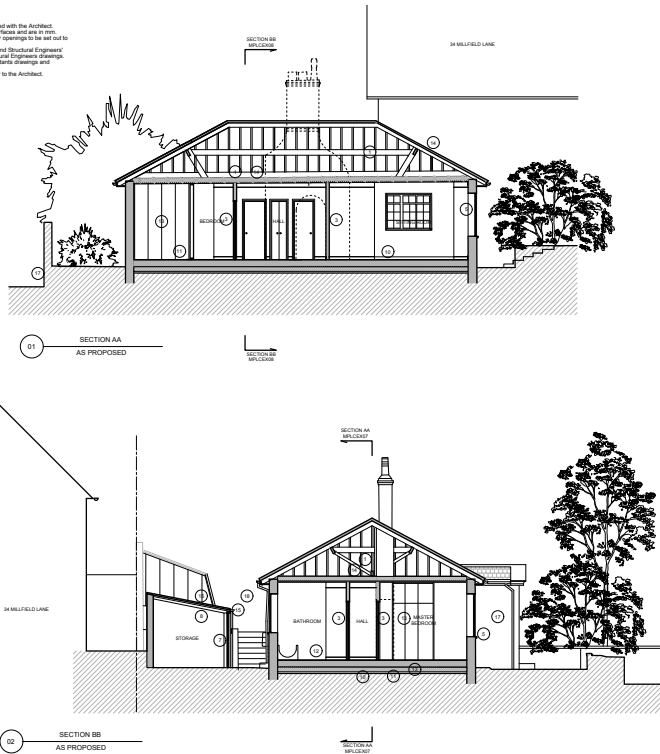
Plan as proposed



Elevations as proposed

General Notes

Do not scale from drawings.
All dimensions must be checked on site and discrepancies verified with the Architect.
Unless shown otherwise all dimensions are to be to structural surfaces and are in mm.
Unless shown refer to internal door schedule for door sizes. Door openings to be set out to give full specified openings after installation.
To be used in conjunction with all relevant Architect, Structural and Structural Engineers drawings. For all structural details and information refer to Structural Engineers drawings.
For all mechanical and electrical information refer to M&E consultants drawings and information unless shown otherwise.
Any discrepancies between drawings to be reported immediately to the Architect.
Refer to drawing number for details.



NOTES:

- 1 Existing timber ceiling and roof structures strengthened to Structural Engineer's detail to enable removal of partitions and masonry elements below
- 3 Existing non-original studwork partitions and doors removed and new reversible studwork and plasterboard partitions with traditional cornices and skirting installed to form new bedrooms, bathroom, storage and kitchen. New fire doors and architraves to all new openings
- 5 Original metal framed windows overhauled and refurbished
- 7 Existing original timber doors of outbuilding overhauled, repaired and refurbished with small windows added
- 8 Dilapidated timber roof structure renewed to extents of outbuildings to SE details
- 9 New reversible kitchen joinery and fittings. New kitchen extract through roof not visible from street
- 10 New roofing engineered timber floor finish over new UFH and insulation to living areas.
- 11 New fitted carpet over new UFH and insulation to bedrooms
- 12 New mosaic floor tiling.
- 13 New reversible traditional timber joinery
- 14 New opening formed and loft hatch installed with roof space insulated and lined out for storage
- 15 Existing corrugated polycarbonate roof of outbuilding renewed with part corrugated metal deck and part clear corrugated polycarbonate on renewed softwood roof structure to match existing profile
- 16 New half round robust UPVC gutting and downpipe to extent of outbuildings
- 17 Existing timber entrance gates repaired and overhauled and new metal entrance intercom to Millfield Lane
- 18 Suspended timber services duct removed

2 MILLFIELD PLACE, HIGHGATE, N6 6JP - THE COTTAGE

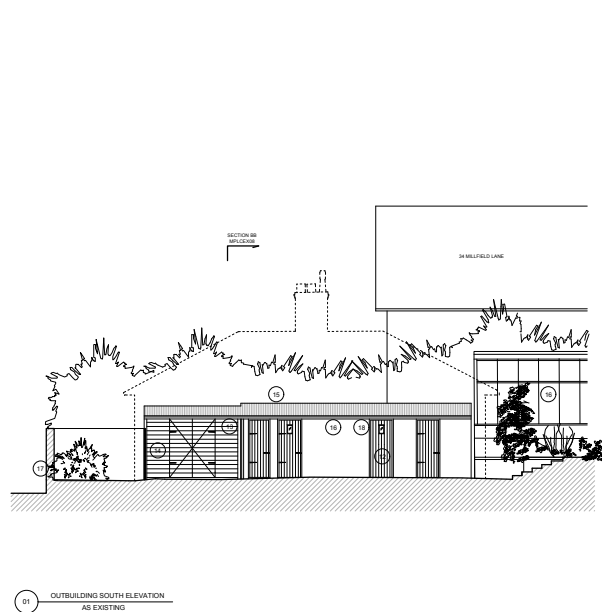
Doc No: MFC/00107 - SECTION AA (AS PROPOSED)
SECTION BB (AS PROPOSED)
FOR PLANNING LISTED BUILDING CONSENT
MALCOLM FRYER ARCHITECTS LIMITED
UNIT 1005, SCREENWORKS, 22 HIGHBURY GROVE, N16 7EP, LONDON
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Sections as proposed

General Notes

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For all mechanical and electrical information refer to M&E consultants drawings and information unless shown otherwise.
Any discrepancies between drawings to be reported immediately to the Architect.
Refer to drawing number for details.



NOTES:

- 12 Existing original timber doors of outbuilding overhauled, repaired and refurbished with small windows added
- 13 Open Storage area enclosed with new timber boarded cladding and gates
- 14 New timber paling fence and gate
- 15 Existing corrugated polycarbonate roof of outbuilding renewed with part corrugated dark grey metal deck and part clear corrugated polycarbonate on renewed softwood roof structure to match existing profile
- 16 New half round robust UPVC gutting and downpipe to extent of outbuildings
- 17 Existing timber entrance gates repaired and overhauled and new metal entrance intercom to Millfield Lane
- 18 Suspended timber services duct removed

2 MILLFIELD PLACE, HIGHGATE, N6 6JP - THE COTTAGE

Doc No: MFC/00108 - OUTBUILDING ELEVATION (AS PROPOSED)
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South Elevation of the garden outbuildings as proposed

7.0 PROPOSED SCHEDULE OF WORKS

Cottage Exterior

1. Overhauling and upgrading of original metal framed casement windows to include draft seals to all edges and security locking
2. Removal of redundant drainage and rainwater goods and rationalisation / replacement of modern UPVC elements in traditional painted cast iron
3. New extract vents to kitchen and bathroom at roof level (not visible from the street or main residence)
4. Overhaul of existing timber entrance gates and new proprietary entrance intercom to Millfield Lane entrance
5. Replacement of existing foul sump with upgraded mains connection to Millfield Lane

Cottage internally

6. Existing timber ceiling and roof structures strengthened to Structural Engineer's detail to enable removal of partitions and masonry elements below for reconfiguration of partitions.
7. Existing non-original studwork partitions and doors removed and new reversible studwork and plasterboard partitions with traditional cornices and skirting installed to form new bedrooms, bathroom, storage and kitchen. New fire doors and architraves to all new openings
8. New door opening formed in existing partition stud wall between entrance and reception room to Structural Engineer's detail with new door and architraves to match adjacent
9. New opening formed in hallway and loft hatch installed with roof space insulated and lined out
10. New floating engineered timber floor finish over new under floor heating and insulation to living areas. Fitted carpet to bedroom areas and tiles to bathroom.
11. Existing non-original fire surround to reception room removed and more period appropriate surround installed alongside new clean fuel burning stove to be installed to fire surround
12. New reversible fitted kitchen and bathroom installed.
13. Boiler relocated to within proposed bathroom, flues to roof.

Outbuildings

14. Replacement of existing poor quality corrugated polycarbonate roofing with part dark grey corrugated metal and part corrugated polycarbonate (to match profile of existing), including the renewal of the dilapidated and undersized softwood roof structure and UPVC rainwater goods with a more robust type.
15. Existing original timber doors of outbuilding overhauled, repaired and refurbished with small windows added
16. Renewal of the dilapidated timber structure and cladding to the open storage area to the west end of the range, including enclosure with new matching timber boarded gates.
17. New timber paling fence and gate to separate the Gardener's compound from the private external amenity of the cottage
18. Suspended timber services duct removed

8.0 REFUSE

Existing arrangements to Millfield Place and Millfield Lane will be maintained.

9.0 ACCESS STATEMENT

Existing access to the property from Millfield Lane will be maintained.

10.0 SUSTAINABILITY STATEMENT

The proposals will seek to improve the environmental performance of the building wherever possible if it can be carried out without impacting on the character and setting of the heritage asset. Proposals include:

- Overhauling of existing metal windows and doors to include draft seals
- A heat recovery extraction system to new bathroom and kitchen
- Insulation to roof and floor cavities, and external wall linings where possible
- Use of only sustainable new materials (FSC certified timber etc.)
- An efficient new underfloor heating system

11.0 HERITAGE STATEMENT

11.1 History of the Property

The history of The Cottage and outbuildings have been summarised in Section 3.

11.2 Significance

The primary significance of The Cottage is as a feature in the garden landscape, created in the late 1940s by the well-known landscape designer, Percy Cane. The exterior of the cottage remains largely unaltered and is of some architectural merit, designed by Trenwith Lovering Wills. The interior of the cottage has been much altered and is currently in a state of disrepair following a flood from the roof level water tanks.

While the exterior remains largely intact, one original door opening to the north elevation has been altered to form a window. The most distinctive feature of the cottage within the landscape is the large central chimney which remains just visible from the main house. Detracting external features include modern grey UPVC gutters and downpipes and exposed services conduits.

Internally, the property is much altered with few original features remaining, and an awkward plan arrangement that bears little resemblance to the original described and illustrated above. All boarded doors have been replaced with modern panelled doors and all fire surrounds have been replaced. The interior of the curtilage listed cottage is therefore deemed to be of relatively low significance to the heritage asset.



The view from the main residence towards the Gardener's Cottage with only the chimney visible. The primary significance of the cottage is as a feature in the garden landscape.

11.3 Conservation Approach

The proposals seek to repair and refurbish the cottage for its original use as amenity residential accommodation to the main residence, through the reversal of recent poor quality interventions and a carefully planned internal refurbishment to restore a clarity of circulation and room size and configuration. The proposals have carefully considered the significance of the curtilage listed heritage asset as a feature within an important landscape and do not alter the original exterior with the exception of the removal of detracting features and repairs to the outbuildings. The new interventions have been designed to be reversible where possible, to employ contemporary detailing where appropriate, and to replicate historical detail where necessary to minimise impact. The repair proposals seek to secure the long-term health of the building in a sustainable but historically appropriate manner.

11.4 Heritage Impact Assessment

From the schedule of works, the following impacts can be assessed:

- The removal of redundant UPVC drainage and rainwater goods and the rationalisation / replacement of retained elements in traditional painted cast iron will remove a significant detracting feature, enhancing the character of the curtilage listed heritage asset.
- The overhauling of windows to include draft seals will greatly improve the thermal performance of the elements, enhancing the long-term sustainability of the curtilage listed heritage asset.

- The installation of flues to the roof will have minimal impact. They will be dark coloured to match other flues, preserving the character of the heritage asset and conservation area. Neither flue will be visible from the street or main residence.
- The strengthening of the existing timber ceiling and roof structures to structural engineer's details will retain all historic fabric whilst enabling the removal of partitions and masonry elements below for reconfiguration of partitions, enhancing the long term sustainability of the curtilage listed heritage asset.
- The removal of non-original studwork partitions and doors and the construction of new reversible studwork and plasterboard partitions will reverse the poor reconfiguration of the 1980s and enable a more rational plan layout and circulation system with improved room proportions and relationships to the gardens, enhancing the character of the curtilage listed heritage asset. The physical impacts will be mitigated through the use of traditional doors, architraves, skirting boards and cornices to match remnants of the originals.
- The formation of a new opening between the entrance and reception room and the removal of a section of one disused chimney breast will enable a more rational plan layout without impacting upon the central chimney, preserving the external character of the curtilage listed heritage asset.
- The new loft hatch to the hallway and lining out of the loft with insulation and lining will greatly enhance the thermal performance of the house and provide valuable storage amenity without impacting on the character of the curtilage listed heritage asset.
- The removal of the existing floor finishes and the installation of new floating engineered timber floor finish over new under floor heating and insulation will greatly enhance the thermal performance of the house whilst preserving the character of the curtilage listed heritage asset.
- The replacement of the non-original fire surround to the reception room with a more period appropriate surround installed alongside new clean fuel burning stove will restore the scale and modest character of the interior of the curtilage listed heritage asset.
- The replacement of existing poor quality corrugated polycarbonate roofing with part dark grey corrugated metal and part corrugated polycarbonate along with the replacement of the softwood roof structure and UPVC rainwater goods will preserve the character and setting of the garden outbuildings whilst returning them to a state of physical health. These buildings date from post 1961 and are not curtilage listed.
- Similarly the overhaul of the boarded timber doors and the provision of small windows will preserve the existing character.
- The removal of the suspended timber services duct between the cottage and outbuildings will remove a detracting element, enhancing the character of the curtilage listed heritage asset.
- The renewal of the dilapidated timber structure and cladding to the open storage area and the enclosure with new matching timber boarded gates will preserve the character of the utilitarian group of buildings, whilst providing improved maintenance amenity. The group of buildings is largely invisible from any significant vantage points within the gardens and conservation area, preserving their character and setting.
- The provision of a new timber paling fence and gate to separate the Gardener's compound from the private external amenity of The Cottage will conceal the outbuildings from the west and define an external amenity space for the cottage, enhancing the character of the curtilage listed heritage asset and the wider conservation area.

12.0 CONCLUSION

This Design and Access Statement and Heritage Statement demonstrate that the repair and refurbishment proposals for the curtilage listed Cottage and the adjacent modern outbuildings within the gardens of the Grade II listed White House will serve to preserve and enhance the character and setting of the heritage asset. The visual and physical impacts of the proposals are minimal and beneficial in accordance with Camden Development Policy DP25, Core Strategy CS14, the Highgate Conservation Area guidelines and NPPF guidelines 126-141. The proposals will provide a more sustainable future use for the curtilage listed heritage asset in continued viable use as an ancillary domestic dwelling.