

Ms Laura Hazleton
London Borough of Camden
Planning Department
5 Pancras Square
London
N1C 4AG

Date: 1 February 2021

Our ref: 60656/01/NG/LAy/19354784v2

Your ref: 2019/6151/NEW

Dear Ms Hazleton

The Hoo, 17 Lyndhurst Gardens - Heritage Impact Assessment Addendum

Following the submission of revised drawings for application ref. 2019/6151/NEW for the Grade II listed building, 'The Hoo', at 17 Lyndhurst Gardens, London, NW3 5NU to you via email on 19 January 2021, this heritage impact assessment (HIA) addendum sets out our updated assessment of the effects upon the relevant heritage assets.

Background to this HIA addendum

Subsequent to the original application submission in November 2019, the proposals were updated as a result of comments received from LB Camden, and a revised heritage impact assessment was submitted to you, dated August 2020.

As a result of further ongoing discussions with you and your colleague, Senior Conservation Officer Nick Baxter, throughout 2020 and during the virtual meeting on 8 January 2021, further amendments to the proposals have been made, and a final drawing pack has been submitted to you on 19 January 2021. We understand from your email of 25 January 2021 that the revised proposals are acceptable to you.

This HIA addendum sets out the changes as shown on the 19 January 2021 drawing pack (as compared to those assessed in August 2020) and provides an updated assessment of the impact upon the relevant heritage assets in relation to 1) the main house and lodge and 2) the annexe and landscape. A conclusion section then sets out our updated assessment of the proposal against current heritage statute, policy and guidance.



Updated draft planning policy


The new London Plan is at a more advanced stage of preparation as compared to the position in August 2020 when the revised HIA was submitted to you; however the policy thrust of the new London Plan in relation to this assessment remains the same as the currently adopted London Plan 2016 (as amended).

Update on the proposals to the main house and lodge

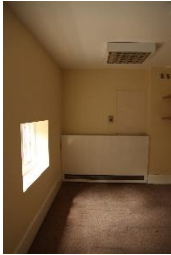
In August 2020, we provided a revised HIA which set out updates to the original HIA (submitted November 2019) in blue text, addressing feedback from LB Camden’s Senior Conservation Officer received in March 2020.

Following the final revisions to the proposed drawings in January 2021, we provide below the updates to our assessment in green text, with any superseded text lined through.

Location / description of fabric	Contribution of existing feature to special interest / significance	Proposed change	Effect of proposal upon significance / special interest
Main House and Lodge: Exterior			
East elevation, porch canopy and door 	The porch and existing door dates to the 1989 conversion of the property; originally there was no door in this location. The door is of poor architectural quality and the canopy is plain in design.	Remove porch and canopy, make good original fabric by repairing and cleaning masonry to match existing. Install revised lightweight porch design, which adopts a more traditional palette of materials including timber cladding, glass and stone. The porch has now been omitted from the proposal, and it is proposed that the existing canopy will be retained with a new door to match the original door.	Neutral – the existing detracting door and plain canopy will be removed and replaced with a contemporary porch of high quality design, forming an honest alteration of high quality materials and design to compliment the east façade of the building. The revised proposal adopts a more traditional materials palette to harmonise with the existing east elevation. The structure is lightweight and so will not compete with the mass of the original building, but will signal the entrance. Positive – the replacement of the existing unsympathetic modern door with a door in keeping with the original doors of The Hoo will enhance its architectural interest and significance. There will be no change to the existing canopy.
South elevation, SF, balcony/terrace to lodge 	The railing is not original fabric and was likely installed during the c.1980s refurbishment as a safety measure due to the low level of the parapet wall. It does not contribute to the building’s special interest and significance	Retain the existing metal balustrade main supports but remove the metal infilling and substitute vertical 12mm-diameter metal rods at 100mm centres to provide effective fall protection. The glass parapets have been omitted. The existing painted wrought iron railings will be retained with infill of metal to ensure compliance with building regulations.	Neutral – The proposed alterations to the railings will be unobtrusive in both views inwards and outwards.
Main House and Lodge: Interior (GF = ground floor, FF = first floor, SF = second floor)			

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Cellar	<p>The cellar is thought to be original to the building. The existing coal cellar is not currently in use and it is thought to be in an unstable structural condition.</p>	<p>Remove brick vaulted roof and walls to 500mm below ground level; backfill cavity with pea gravel and lay geo-text membrane with soil above for planting. It is proposed to record the coal cellar, remove the top of the structure to achieve better external floor levels and backfill then backfill it to preserve it. The vault will now be retained and we will form a hatch to access the original internal stair to it, underneath the non-original concrete floor.</p>	<p>Neutral—the cellar is a secondary part of the historic building and does not materially contribute to its significance. Its purpose would still be read in the lower portion of the brick structure. A photographic survey will be taken of the existing structures once roof removed to provide a record of the structure prior to removal. The works will entail recording the existing structure, retaining the majority of it and backfilling it to preserve the structure in situ underground whilst ensuring the structural stability of this part of the site.</p> <p>Positive – the hatch will be installed in a non-original concrete floor; this will preserve the special interest of the listed building as the floor is not original. Reinstating access to the original internal stair to the coal cellar will re-establish the ability to use the space, allowing the original design and function of this part of the house to be reinstated and better understood. It will also allow for access for maintenance purposes.</p>
<p>GF, existing interview rooms D and E (proposed lodge kitchen), and ramp in corridor</p> 	<p>The original purpose of these rooms is not known but they are thought to have been part of the service areas of the original house, given their small size and more modest timber windows, as well as their location at the rear of the building. They have been significantly altered during the 1980s conversion, with a false floor added along with a ramp.</p>	<p>Remove false floor in room D and return it to original levels, remove partition wall and remove ramp in between the two rooms. Remove fireplace and install kitchen units. Insert new window to former interview room D. The width of the nib from the triangular chimney breast has been increased, as well as showing a 400 mm downstand from the ceiling. This change helps to clearly signal the original plan form as 2 rooms, but allows the creation of a kitchen. A new plan and elevation drawing have been provided for added clarity as requested.</p>	<p>Negative/neutral – What is thought to be an original partition wall would be removed. The false floor would be removed, and the original levels reinstated. The proposal has been altered to leave substantial nibs at both ends of the dividing wall and to incorporate a substantial 310mm downstand below ceiling level. This will allow the space to function as a single entity but read as two spaces as per the original plan form. These alterations will have a neutral effect on the listed building’s architectural interest as the plan form will remain largely legible. Following discussions with LB Camden’s Senior Conservation Officer, the downstand has been increased to 400mm below ceiling level and the width of the nib from the triangular chimney breast has been increased to further demarcate the two rooms as historically comprising separate spaces. This allows the original plan form to be read whilst also allowing the space to be used for a kitchen within the new ‘lodge’ residence.</p> <p>The corner fireplace (currently boarded up) would be removed to accommodate the kitchen units. This alteration would have a minor negative effect upon the listed building.</p> <p>The new window will be designed to accord with the character of the original house, and will be located on the north elevation where it will not be visible except when accessing the rear elevation via the narrow external corridor space. It would have a neutral effect upon the listed building.</p>

Location / description of fabric	Contribution of existing feature to special interest / significance	Proposed change	Effect of proposal upon significance / special interest
<p>GF, existing clinics 1 and 2 (proposed lodge dining/WC/bar)</p> 	<p>The original character of this area (thought to have been part of the services area of the original house due to proximity to the coal cellar) has been lost. The fixtures and fittings are modern and institutional in character. The 1989 'as built' drawings show clinics 1 and 2 as a single space, which was subdivided during the 1997 alterations. The 1997 proposed drawings show cupboards in place of the existing corridor to the disabled WC.</p>	<p>Remove modern partition walls between rooms and corridor, leaving substantial nibs at either end of the wall (including a free-standing column inboard) and a substantial down-stand from the ceiling to allow the corridor to be read as a separate space; create semi-open plan dining area, with bar in place of existing disabled WC and new WC formed from remaining corridor. A cornice will be reintroduced to the dining room space to allow it to read as a separate entity from the corridor. A new window will be introduced to the former 'clinic 1'.</p> <p>The four free-standing column inboards/small glazed openings have been removed from the proposal. The nibs of the wall ends have been increased in length to decrease the width of the opening which would be framed with architraves and skirtings. This ensures that the corridor form is retained between the two rooms. A new plan and elevation drawing have been provided for added clarity as requested.</p>	<p>Neutral – the plan form of this area has been significantly altered over time, so it contributes little to significance, and the proposed changes would not affect original fabric. The reinstatement of a cornice to the dining room and retention of nibs and a downstand to the dividing wall between the dining room and corridor will allow the spaces to continue to be read as two separate entities. The increased size of the nibs of the wall will allow the plan form of the original 'corridor' to be read.</p> <p>The proposed new window will be introduced to the rear elevation of the building so will not alter any key views of the building. The window will be designed to accord with the character of the original building.</p>
<p>GF, existing interview rooms H and G (proposed sitting room)</p> 	<p>The original character of this area (thought to have been part of the services area of the original house due to proximity to the coal cellar) has been lost. The fixtures and fittings are modern and institutional in character. The 1989 'as built' drawings show two unequally sized rooms unlike the existing plan of two symmetrical rooms, indicating the partitions have been changed multiple times.</p>	<p>Remove modern partition walls between rooms and corridor, leaving substantial nibs at either end of the wall (including a free-standing column inboard) and a substantial down-stand from the ceiling to allow the corridor to be read as a separate space.</p> <p>The four free-standing column inboards/small glazed openings have been removed from the proposal. The nibs of the wall ends have been increased in length to decrease the width of the opening which would be framed with architraves and skirtings. This ensures that the corridor form is retained between the two rooms. A new plan and elevation drawing have been provided for added clarity as requested.</p>	<p>Neutral – the plan form of this area has been significantly altered over time, so it contributes little to significance, and the proposed changes would not affect original fabric. The reinstatement of a cornice to the dining room and retention of nibs and a downstand to the dividing wall between the dining room and corridor will allow the spaces to continue to be read as two separate entities. The increased size of the nibs of the wall will further improve the legibility of the plan form of the original 'corridor' as compared to the previous proposal.</p>

Location / description of fabric	Contribution of existing feature to special interest / significance	Proposed change	Effect of proposal upon significance / special interest
<p>FF, rooms above existing bay window, and curved set of steps (proposed main house utility and lodge bedroom 1/landing)</p> 	<p>The original plan form in this area is not known but the 1989 'as built' drawings show a ramp in the location of the proposed utility room; at some point after the 1989 'as built' drawings were made, the ramp was removed, and a small curved flight of steps was installed. As part of the 1989 or post-1989 works, the roof was raised in the proposed utility area.</p>	<p>Remove partition wall and modern doors to room and corridor, remove small set of steps. Create new party wall between lodge bedroom 1 and main house utility room. Create new doorway from landing to bedroom 1. The existing wall will remain intact for much of its length including up to the ceiling, but will include a door-height recess in order to accommodate the bed. The design of the new door has been changed to a more traditional style in keeping with the existing windows, as part of 'Rev B'.</p> <p>The width of the alcove housing the bed has been reduced by 400 mm each side and the downstand/alcove height has been fixed at door height.</p>	<p>Neutral – given the extent of alterations to this area in the 1989 conversion, this area does not contribute to the building's architectural or historic interest at present. The proposed alterations will be sensitively designed with no effect on the building's significance. The amended proposal will allow the original plan form (the location of the dividing wall) to be read. Following discussions with LB Camden's Senior Conservation Officer, further changes have been made to decrease the width of the alcove and extend the downstand (decreasing the height of the alcove) to improve the legibility of the plan form of this space, as compared to the previous iteration. The width of the room, and presence of the chamfered north wall (due to the retained chimneystack) limits the usable space in this room, so the amended proposal seeks a compromise between functionality and preservation of the legibility of the original location of the dividing wall.</p>

Update on changes to the annexe and landscape

The depth of the link block terrace has been reduced so that it now lines up with the line of the main house terrace, which has itself been reduced in its depth. Both of these changes increase the amount of green space as requested by LB Camden.

The revisions to the landscape scheme have sought to reduce the quantity of hard surface and increase the amount of grass or soft planting, in response to LB Camden Officer comments. This has been largely achieved by reducing the width of the main front terrace, increasing the lawns of both the main house and annexe, and introducing more planting in the lodge garden. The increase in quantity of hard surface within the Site boundary predominantly derives from the need to create a new access path to the annexe as a separate dwelling. Overall, there has been a significant reduction in hard landscaping proposed.

These changes represent improvements upon the proposals assessed in the August 2020 HIA: the reduction in depth of the main house terrace and link block terrace further reduces the visibility of these elements and ensures they are subservient to the main house. The increase in proposed grass/soft planting also ensures that the setting of the house remains one of a 'green' garden landscape. These improvements will also ensure the 'green' character and appearance of the conservation area is maintained wherever possible.

Conclusions

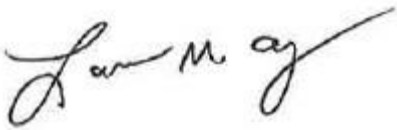
The revisions to the proposals as per the January 2021 drawings reflect improvements, in heritage terms, upon the previous iterations of the proposal. These changes are small in nature, reflecting refinement of the proposals rather than major alterations to the scheme. Therefore, the overall conclusions of this addendum regarding heritage impacts are in keeping with the findings of the August 2020 HIA:

- 1 The revised proposal will preserve the listed building, including its features of special interest and its significance, and it will enhance the setting of the listed building; and

- 2 The revised proposals will enhance the character and appearance of the Fitzjohns/Netherhall Conservation Area and will continue to preserve its significance.

We trust this information is sufficient to prepare your final Committee Report for the application, but if you have any questions, please do not hesitate to get in touch.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Lauren Ayers', written in a cursive style.

Lauren Ayers
Senior Heritage Consultant