

1 EAST HEATH ROAD, LONDON NW3 1 BN

HERITAGE STATEMENT IN RESPECT OF REPLACEMENT OUTBUILDINGS

FEBRUARY 2021

REV A

CONTENTS	PAGE
1.0 Purpose of statement	3
2.0 Description of the site	4
3.0 Assessment of the heritage assets	6
4.0 Proposed development	8
5.0 Impact Assessment	19
6.0 Conclusions	12
Appendix 1 - List description	13

This report has been prepared for the exclusive use of my client and unless otherwise agreed in writing by K Metcalfe Heritage Ltd, no other party may use, make use of, or rely on its contents. This report has been compiled using resources agreed with my client and in accordance with an agreed scope of works. No liability is accepted by K Metcalfe Heritage Ltd for any use of this report other than the purposes for which it was prepared.

1.0 PURPOSE OF STATEMENT

This assessment has been prepared for the owners of 1 East Heath Road in order to consider the potential impact of proposed removal of 2 outdoor stores and replacement with an ancillary cabin structure.

The existing building was listed Grade II in August 1950 as East Heath Lodge (no. 1) and South Lodge (no. 2) and the garden walls and gates to no's. 1 & 2 are separately listed Grade II (May 1974). The list descriptions can be found in Appendix 1.

The building is within the Hampstead Conservation Area which is of various dates; the address is within an area designated in April 1978.

Throughout this report, consideration has been given to Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990: "In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses" and also Section 72: "In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability preserving or enhancing the character or appearance of that area."

This assessment focusses on understanding the significance of the nearby listed buildings and conservation areas and how this significance may be impacted by the proposals. It has been provided in accordance with the requirements of the NPPF, paragraph 189:

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

The following Historic England documents have been consulted in the production of this report:

- Advice Note 12 "Statements of Heritage Significance" (October 2019)
- Good Practice in Planning 3 "The Setting of Heritage Assets" (December 2017)
- Advice Note 1 "CA Appraisal, Designation and Management" (February 2019)

Unless otherwise stated, all plans and photographs reproduced in this document are courtesy of Lifespace Cabins and the owners of the property.

All aerial shots are from Google Earth and all historic photographs were sourced online due to Covid restrictions limiting access to local records.

2.0 DESCRIPTION AND HISTORY OF THE SITE

East Heath Lodge is one of a pair of houses dating from c. 1785, with alterations from 1820. They face south east across their walled gardens; the wall, gates and railings are separately listed.



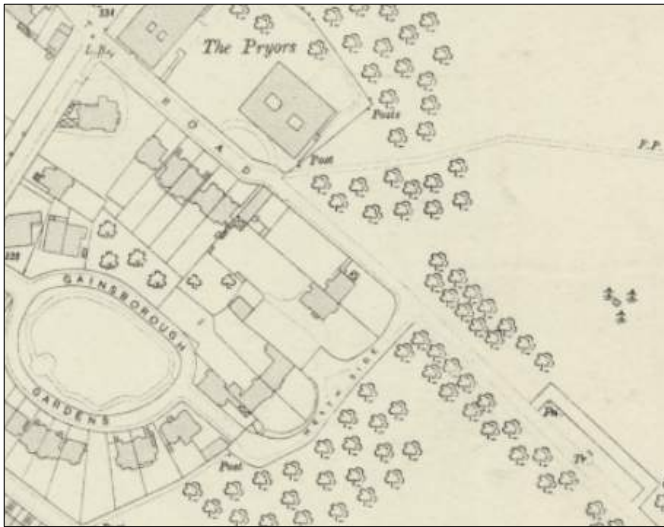
The houses were originally three bays wide when constructed, as a pair with the triangular pediment spanning both properties. No.1 was extended by a further 2 bays, most probably in the 1820's.

Map regression shows the buildings from 1870 to 1938, but shows no major changes to the footprint.



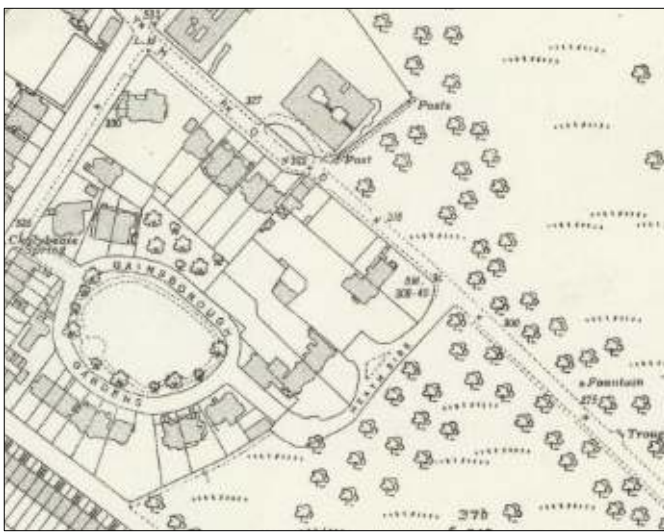
1870 OS Map.

The covered walkway from the road to the "front door"(north west elevation) is visible.



1915 OS Map.

A conservatory has been constructed on the north east elevation, in the location of the current proposals.



1938 OS Map.

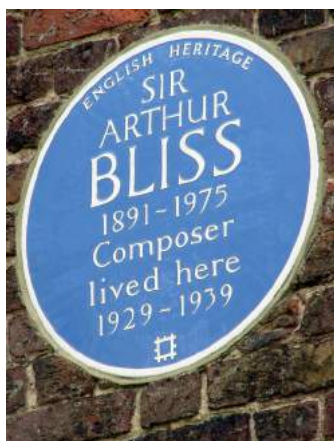
The conservatory and walkways are still both visible.

It appears that the garden to the north west has been separated at this time to create a new building plot, now occupied by 2 East Heath Road.

The property was occupied by the composer Arthur Bliss from 1929 - 1939, evidenced by the English Heritage Blue Plaque on the flank wall facing East Heath Road and there is documentary evidence of minor internal alterations made at this time.

The columns that form part of the copper porch over the front door are thought to be salvaged from the C19th covered walkway from the road to this door, seen on the above maps, although the porch itself is thought to be C20th.

The conservatory shown on the maps on the north east elevation was replaced by a modern greenhouse that was still existing in 1971; this has itself been replaced by the existing timber sheds and covered area.



3.0 ASSESSMENT OF THE HERITAGE ASSETS.

The heritage assets to be assessed are the listed building itself and the Hampstead Conservation Area.

The significance of any listed building lies in its heritage value, derived from its archaeological potential, its aesthetic and architectural merits and its historic interest; these are the values that elevate it from being merely interesting to being worthy of formal designation. The setting of a heritage asset is the surroundings in which it is experienced and elements of this setting may make a positive, neutral or negative contribution to its significance.

These headings are further defined in the Planning Practice Guidance Notes (July 2019 revision) as:

Archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.

Historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

As a single phase early house, with later alterations and extensions, it is unlikely that it would yield any earlier fabric, however there is always chance of archaeological interest if undisturbed ground is to be worked, although this is not the case on this application and so the archaeological interest is considered to be low.

The architectural interest of East Heath Lodge is as a substantial late C18th semi-detached house, constructed to take advantage of the views across the heath. It was designed as one half of a handsome pair by Henry White, a well-known local builder of the time, and is part of the later C18th century expansion of Hampstead as a fashionable suburb of London. Although the pair have been asymmetrically extended, both have aesthetic interest of their own. In the case of no. 1, this aesthetic value lies principally in the pedimented main front and in some of the interior decoration, particularly the Piano Nobile. The side and rear elevations are more plain, although the principal entrance is now located to the rear. The architectural and aesthetic interest are considered to be high

The C20th composer Arthur Bliss lived at the house for a decade between 1929 and 1939 and used the drawing room as his studio. This provides some historic interest, evidenced in the Blue Plaque.

Overall therefore, the significance of the building is considered to be found in its architectural and aesthetic interest, with some historic interest found in its famous early C20th resident. The garden setting, walls and proximity to the heath provide a setting that contributes extremely positively to this significance.

The Hampstead Conservation Area is divided into character areas and the site is within area 2 - Christ Church/Well Walk. The appraisal notes the features of this area in general as:

The intricate network of lanes and narrow alleyways built on the complex slopes of the land to the east of Heath Street dates from the early 18th century through the 19th century. Except for Christchurch Hill and New End Square, the main streets and spaces run more or less along the contours, linked by narrow footpaths, steps and lanes running down the slopes to connect differing street levels. This network is punctuated by small and irregularly shaped spaces of great charm, such as Hampstead Square, New End Square, Mansfield Place and Stamford Close.

The area contains an extraordinary variety of building types, ages and styles, ranging from tiny cottages of all ages, grand 18th century houses, Victorian tenements and substantial villas to 20th century council flats and small private houses.

The character area is then divided further into sub-areas and East Heath area is described:

East Heath Road winds up the hill between South End Road and Whitestone Pond. It forms the boundary between Hampstead and the Heath, marked by high brick garden walls and occasional groups of houses on the south side of the road. From Foley House up to Whitestone Pond the road 'hugs' these curving brick walls, with no footpath at all on the west side giving a 'walled town' effect.

At the south end the houses begin with the imposing East Heath Lodge and South Lodge (C1784, listed) facing south east down the hill. The elegant curve of their front garden railings are echoed in the sweeping lawns and bow windows of Nos.1 & 2 Heath Side next door (late 18th century - listed).

This provides a précis of the character and appearance of the area, which is dominated by the landscape of the heath and the mature trees alongside the road and within the private gardens, so that even though East Heath Road is busy, the prominence of the traffic is reduced.



Above: looking south down East Heath Road.

Below: Looking north; East heath Lodge is on the left, the listed railings are visible



4.0 PROPOSED DEVELOPMENT

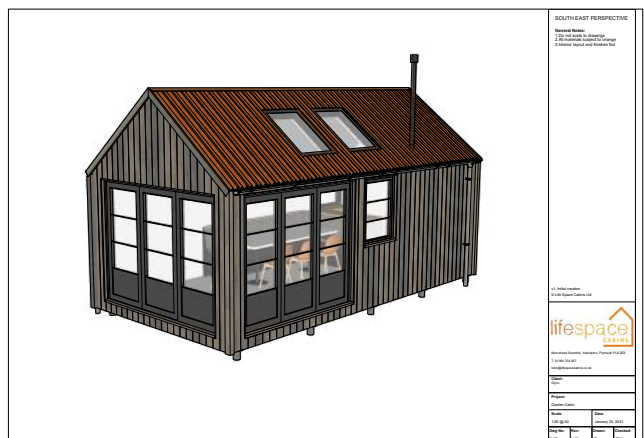
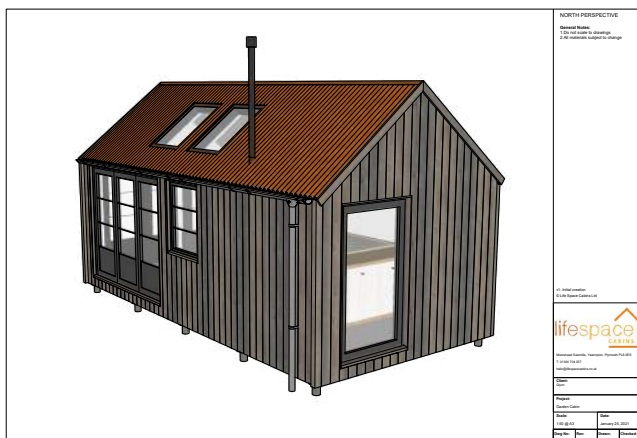
The proposals are to remove the existing modern timber cover and store and replace with a high quality purpose built cabin for use as a workspace.

The existing structures are of no merit and occupy a space between the house and pathway into the garden. The comprise two separate structures, a small enclosed shed and an ope covered seating area, neither of which are commensurate with the quality and status of the house.



The proposed cabin structure is free-standing and will not touch the listed building, resting on the existing hardstanding area and being fully self-contained.

The materials are natural larch walls and pre-aged corrugated iron on the roof so that the structure will be read as a traditional garden building, but of a the high-quality design, finished to a high specification in materials will ensure that it becomes an attractive addition to the property.

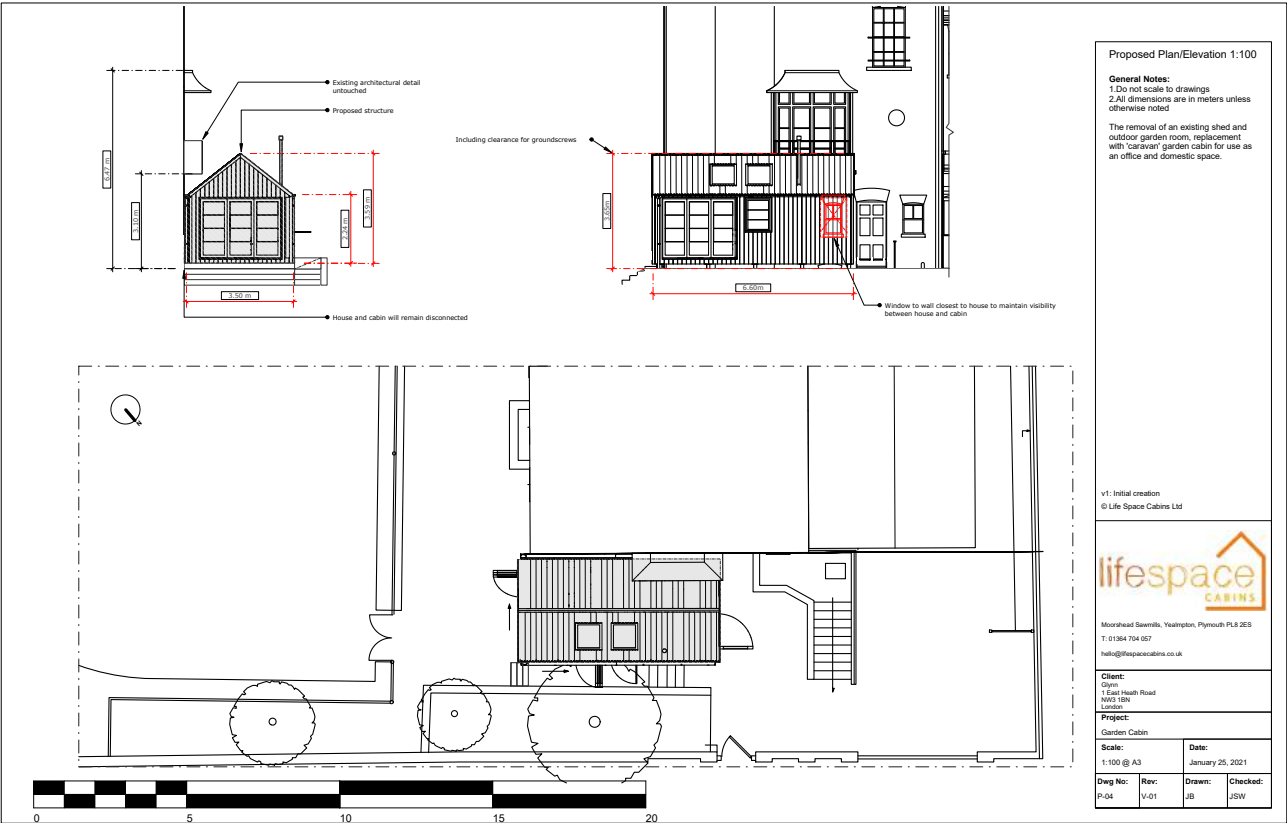


The proposed structure will be taller than the exiting covered seating area and also longer than the two existing structures. The small window to the left of the entrance door will be covered, however a correlating window is proposed in the new cabin to allow both visibility, light and maintenance of this feature.



In addition, because of the increase in height, the roof will sit in front of the existing balcony to the first floor window.

It will sit away from the balcony and not interfere with it physically; the plans below show the front elevation of the cabin to demonstrate this.



5.0 IMPACT ASSESSMENT

The purpose of this assessment is to understand the effect of the proposed new cabin to replace the existing poor quality outbuildings, whether beneficial or harmful, on the recognised significance of the listed building and conservation area and on the ability to appreciate them, in accordance with the Historic England guidance.

The significance of the listed building has been identified as its architectural and aesthetic interest, particularly to the front (south) elevation, and its historic association with the composer Arthur Bliss, as evidenced by the English Heritage Blue Plaque.

The significance of the conservation area has been identified as the brick boundary walls, mature planting in private gardens and the open heath land that all contribute to a sylvan setting that reduces the impact of the traffic.

The proposed cabin is a stand-alone structure that is not linked to the house physically and is to be used as an ancillary space.

It will be visible from the road and seen against the house, but will be understood as a separate garden structure rather than as part of the primary structure.

The the natural materials and simple design will support this view as high-quality garden structure.

From the driveway, the roof of the cabin will be visible pitching away from the balcony, so at no point will the cabin roof entirely block views of this feature; the sequential views below illustrate the limited nature of public views of the structure against the house.

The side and rear elevations of the building have been identified as being less aesthetically interesting, however the tented balcony is a feature of this elevation, as is the Blue Plaque. They are also the most visible, given the driveway entrance.

Although the proposed cabin will be visible against this elevation, it will not detract from these elements because of its design and materials and its clearly ancillary purpose.

In terms of the conservation area, again whilst it will be visible in public views from across the driveway, it will be seen as a garden structure, within a mature garden, which is appropriate to its character and appearance of the area.

Overall therefore, the proposed replacement of the existing poor-quality timber structures with a well-designed, hand-crafter traditional cabin in natural materials is considered to preserve the listed building and its setting and also preserve the character and appearance of the conservation area.



Sequential views from the north.

1. The top of the balcony is visible.



2. The existing roof of the covered outdoor area is now visible; the new cabin will be a more appropriate design and materials, although the ridge will sit above the bottom of the balcony.



3. From the driveway entrance, the cabin will be most visible, however will be seen as a separate garden structure and will not interfere with the legibility of the balcony.

6.0 CONCLUSIONS

The purpose of this document has been to understand the context of the site in relation to the listed building and conservation area. It has been undertaken in accordance with NPPF and Historic England guidance to provide an appropriate assessment.

It is noted that the site currently comprises some poor-quality outbuildings of no value. The proposed replacement for these structures is a high-quality hand crafted cabin in natural materials, appropriate to the garden setting.

Whilst it will be taller than the existing structures and the ridge-line will be above the level of the balcony, the structure is not connected to the property and the pitch of the roof will be visible from all angles, ensuring that the balcony is still legible behind the roof.

The Historic England document "Conservation Principles, Policies and Guidance" provides 6 Principles of Conservation by which any applications for change should be considered. These are:

Principle 1: The historic environment is a shared resource

Principle 2: Everyone should be able to participate in sustaining the historic environment

Principle 3: Understanding the significance of places is vital

Principle 4: Significant places should be managed to sustain their values

Principle 5: Decisions about change must be reasonable, transparent and consistent

Principle 6: Documenting and learning from decisions is essential

These principles have been considered in relation to the potential impact that may be caused by the works and this document has demonstrated that the proposals would not be contrary to them and will preserve both the special interest of the listed building and the character and appearance of the conservation area.

APPENDIX 1 - LIST DESCRIPTIONS



EAST HEATH LODGE (NUMBER 1), SOUTH LODGE (NUMBER 2)

Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1342097

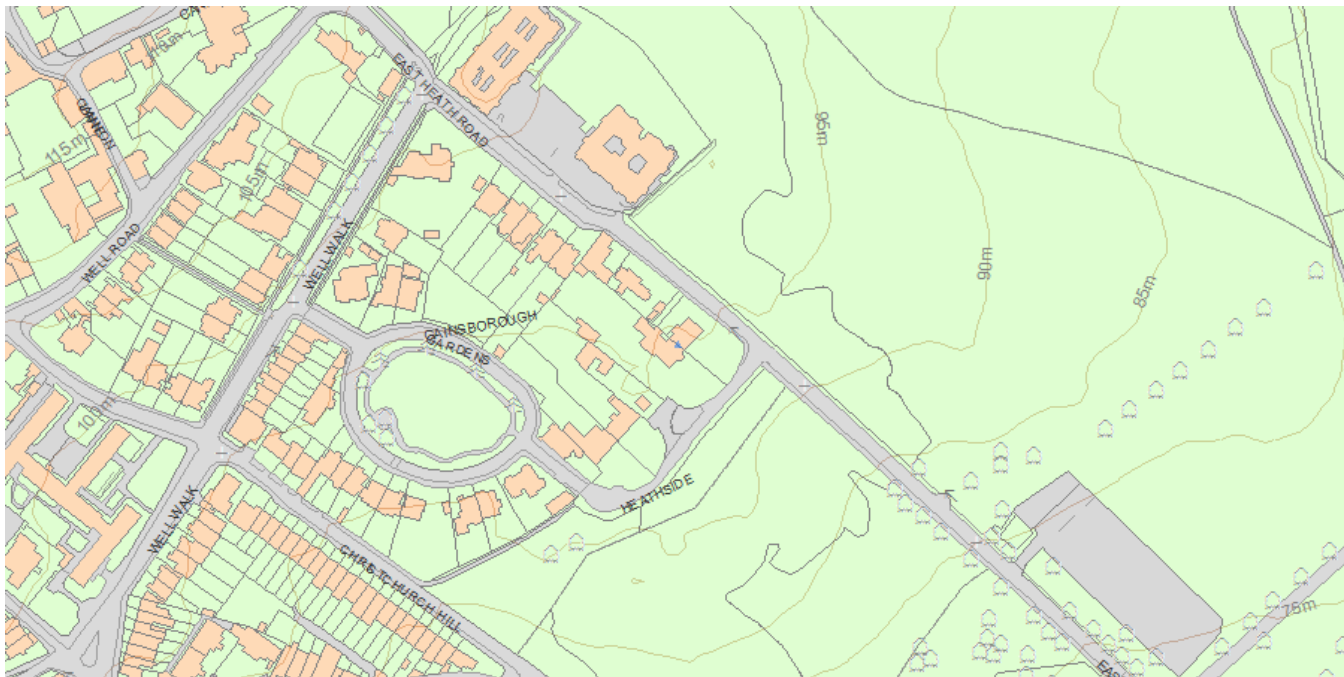
Date first listed:

11-Aug-1950

Statutory Address:

EAST HEATH LODGE (NUMBER 1), SOUTH LODGE (NUMBER 2), 1 AND 2, EAST HEATH ROAD

Map



© Crown Copyright and database right 2021. All rights reserved. Ordnance Survey Licence number 100024900.

© British Crown and SeaZone Solutions Limited 2021. All rights reserved. Licence number 102006.006.

Use of this data is subject to [Terms and Conditions](https://historicengland.org.uk/terms/website-terms-conditions/) (<https://historicengland.org.uk/terms/website-terms-conditions/>).

The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1342097.pdf](https://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/361102/HLE_A4L_GradelHLE_A3L_Grade.pdf) (https://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/361102/HLE_A4L_GradelHLE_A3L_Grade.pdf)

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 24-Feb-2021 at 12:43:49.

Location

Statutory Address:

EAST HEATH LODGE (NUMBER 1), SOUTH LODGE (NUMBER 2), 1 AND 2, EAST HEATH ROAD

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

County:

Greater London Authority

District:

Camden (London Borough)

National Grid Reference:

TQ 26897 86042

Details

CAMDEN

TQ2686SE EAST HEATH ROAD 798-1/17/356 (South West side) 11/08/50 Nos.1 AND 2 East Heath Lodge (No.1), South Lodge (No.2)

GV II

Semi-detached pair of houses. c1785; alterations c1820. Multi-coloured stock brick with red brick dressings. Stone string above 2nd floor windows. 3 storeys and semi-

basements. No.1, 2 windows; No.2, 6 windows plus recessed single window bay. No.1: main doorway at rear with modern porch; garden front with C20 French window approached by steps. Gauged red brick flat arches to recessed sashes with shutters. 1st floor verandah to extension with tented canopy. No.2: good original doorcase with open dentilled pediment on Corinthian columns with Tower of Winds capitals and entablature; fanlight with C20 lantern. Panelled door approached by steps with cast-iron railings. Gauged red brick flat arches to recessed sashes with shutters. Early C19 2 storey splayed bay addition with cast-iron balcony to 1st floor with hipped canopy. INTERIORS: not inspected. HISTORICAL NOTE: No.1 was formerly the home of Arthur Bliss (EH plaque). No.2 (South Lodge) was listed on 14/05/74.

Listing NGR: TQ2689786045

Legacy

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

Legacy System number:
477156

Legacy System:
LBS

Legal

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

End of official listing

Don't have an account? Register [here](https://account.historicengland.org.uk/sign-in) (<https://account.historicengland.org.uk/sign-in>)

© Historic England 2021



GARDEN WALLS AND GATES TO NUMBERS 1 AND 2 (EAST HEATH LODGE AND SOUTH LODGE)

Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1342098

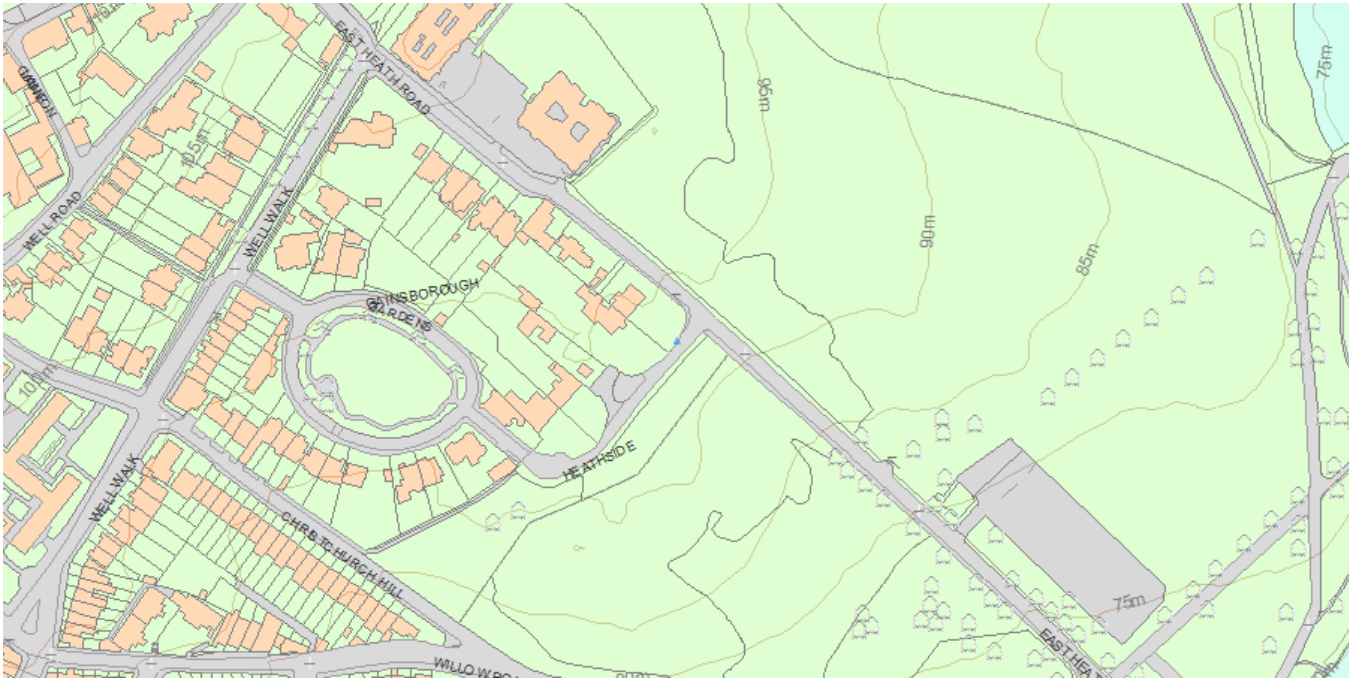
Date first listed:

14-May-1974

Statutory Address:

GARDEN WALLS AND GATES TO NUMBERS 1 AND 2 (EAST HEATH LODGE AND SOUTH LODGE), EAST HEATH ROAD

Map



© Crown Copyright and database right 2021. All rights reserved. Ordnance Survey Licence number 100024900.

© British Crown and SeaZone Solutions Limited 2021. All rights reserved. Licence number 102006.006.

Use of this data is subject to [Terms and Conditions](https://historicengland.org.uk/terms/website-terms-conditions/) (<https://historicengland.org.uk/terms/website-terms-conditions/>).

The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1342098.pdf](https://mapservices.HistoricEngland.org.uk/printwebservice/hle/StatutoryPrint.svc/309681/HLE_A4L_GradelHLE_A3L_Grade.pdf) (https://mapservices.HistoricEngland.org.uk/printwebservice/hle/StatutoryPrint.svc/309681/HLE_A4L_GradelHLE_A3L_Grade.pdf)

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 24-Feb-2021 at 15:43:58.

Location

Statutory Address:

GARDEN WALLS AND GATES TO NUMBERS 1 AND 2 (EAST HEATH LODGE AND SOUTH LODGE), EAST HEATH ROAD

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

County:

Greater London Authority

District:

Camden (London Borough)

National Grid Reference:

TQ 26922 86029

Details

CAMDEN

TQ2686SE EAST HEATH ROAD 798-1/17/357 Garden walls and gates to Nos.1 and 14/05/74 2 (East Heath Lodge and South Lodge)

GV II

Garden walls and gates. Probably c1785. Garden walls of multi-coloured stock brick, partly stone capped with cast-iron railings. Both houses with good cast-iron openwork box gate piers to the original carriage entrances surmounted by axe-heads. Entrance to No.1 (qv) moved further north late C20.

Listing NGR: TQ2692286028

Legacy

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

Legacy System number:
477157

Legacy System:
LBS

Legal

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

End of official listing

Don't have an account? Register [here](https://account.historicengland.org.uk/sign-in) (<https://account.historicengland.org.uk/sign-in>)

© Historic England 2021



www.kmetcalfeheritage.co.uk