



THE LODGE CONSERVATORY

DESIGN & ACCESS STATEMENT

The Lodge
North End Avenue
Hampstead
London
NW3 7HP

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1.0 INTRODUCTION

1.1 Scope of Document

This statement considers the pre-application site The Lodge, a two-storey detached Arts & Craft style property at the end of North End Avenue. This pre-application is for proposed works to partially reconfigure the house and rear garden to host a conservatories split in two main volumes. One directly attached to the existing house to the west and south facade, and the second one to be included in the rear of the garden on the southern edged of the plot.

This Statement will consider the significance of the identified heritage assets and the impact of the proposed development upon that significance.

This Design & Access Report comes in conjunction with an Existing Site Condition Survey and Proposed Development set of drawings.

1.2 Sources and Expertise Consulted

Policy, advisory and heritage documents consulted include:

- Historic Environment Good Practice Advice in Planning Note 2, Historic England (March 2015)
- National Planning Policy Framework (2019)
- The London Plan (2021)
- Camden Local Plan (July 2017)
- Conservation Area Statement 2 – Hampstead(October 2001- Camden Planning Guidance Design (March 2019) - Comden Local Plan, CPG Sustainability (March 2018)
- Home Improvements Camden Planning Guidance (January 2021)
- Energy Efficiency Planning Guidance For Conservation Areas, LBC (Sept 2014)
- Retrofitting Planning Guidance, LBC (Updated Oct 2013)

Expertise Consulted included:

- Firstplan, Specialist Town Planning Consultancy
- Furlow Construction



1.3 Applicant Background

JUNYA.ISHIGAMI+ASSOCIATES is an international architecture firm based in Tokyo, Japan. Established by Junya Ishigami in 2004, the firm gained international recognition following the completion of the Kanagawa Institute of Technology's KAIT Workshop in 2007, which was awarded the Architectural Institute of Japan Prize in 2009. Similar success followed with exhibitions at Venice Architecture Biennales, the latter of which being awarded the Golden Lion for Best Project of the 12th Biennale in 2010. The office has continued to enjoy growing foreign attention for the wide range of design possibilities we explore, from numerous exhibitions and installation projects, such as 'Ballon' and 'Table', to large scale construction commissions: current projects include a university multi-purpose plaza and a garden café in Japan, the redevelopment of the Russian Polytechnic Museum in Moscow, and the Park Groot Vijversburg Project in the Netherlands.

Other notable projects in residential architecture includes the House of Plants (completed in 2012) in Tokyo, the Home for Elderly (2012-under development) in Akita Prefecture and the House for Ishigami-san's parent (2013-under construction).

Regardless of scale, each project is approached from a limitless and open-ended creative perspective to deliver a unique and inspiring outcome.



House of Plants, Tokyo



Home for the Elderly, Akita



House, Tokyo

2.0 LOCAL CONTEXT

2.1 Location

The application site is The Lodge, North End Avenue, London, NW3 7HP within the Borough of Camden. The site is located within Hampstead Conservation Area; Sub-Area 8 (Outlying Areas): North End (Designated 1/2/1968).

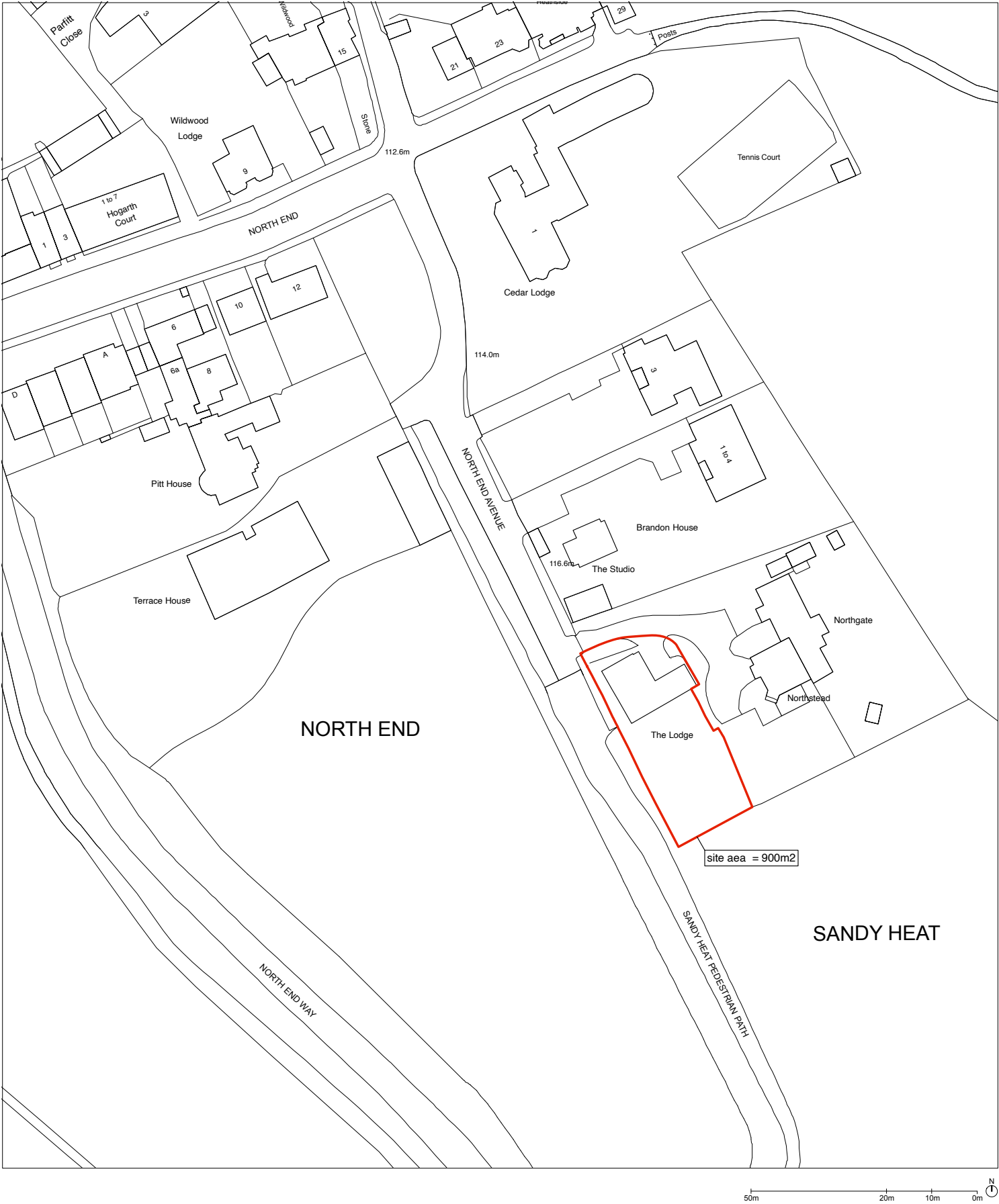
The Lodge lies at the southern tip of North End Avenue, accessed via a gated private drive from North End Avenue which serves the site and two neighbouring properties. North End Avenue terminates at this point and turns into a pedestrian path which leads into Sandy Heath, part of Hampstead Heath Extension, running along the west boundary of the site.

2.2 Site Description

The plot is generously spacious developing longitudinally from North to South of around 900sqm. The building is a two-storey L-shaped volume located on the north side of the plot and partially submerged in the existing rising landscape. The property includes a forecourt accessed off of a gated private drive on the ground floor meanwhile the first-floor level coincides with the elevated garden level. The total area of the house is around 300 sqm, divided equally per level.

The current primary pedestrian entrance and vehicular access are from the private drive off of North End Avenue in the north forecourt. There is a secondary pedestrian entrance on the west side of the property, accessible on foot via the Sandy Heat Pedestrian Path with stone steps and a wooden gate, which is currently disused and covered with lush greenery.

A low brick wall with timber fencing above around 2 meters high surrounds the perimeter of the property on three sides, with an open forecourt to the north. The rear garden has been levelled and backs directly onto Hampstead Heath Extension, negotiating at its south edge and upwards change in the level of approximately 2 meters.



2.3 Site Context and History

The Lodge sits in North End, a small developed area built along the edges of Hampstead Heath starting from the 1870s in conjunction with other neighboring estates. Originally a cluster of timber cottages and rolling countryside, from the early 18th century the area saw the rising of larger country houses development subsequently extended with support building and detached houses and gardens.

Lush vegetation surrounds extensively the loose urban fabric and Victorian dwellings characterise strongly the area. A handful of contemporary can be also found in the vicinity of The Lodge. The property sits on the southern tip of North End, among a series of other detached houses, at the edge of Sandy Heath woodland which gently merges with The Lodge’s spacious rear garden.

The property marks the end of North End Avenue, turning into the Sandy Heath Pedestrian Path which runs on the west boundary of the plot. The rear garden blends with the Sandy Heath woodland on the southern border. Old wooden fencing surrounds the plot boundaries and is largely engulfed by greenery. The house itself is barely visible to the public due to storey-high timber fencing and the foliage on both sides of this boundary.

Within the North End sub-area of the conservation area, many buildings were constructed within the Victorian period, many featuring red terracotta for their roofs and wall coverings. This characteristic extends beyond into the area of Hampstead Garden Suburb. There is also a prevalence of the use of natural pebble dash render for exterior walls finishing, adding an earthy tone comprised of natural colours to the townscape. This driving character helps most of the dwellings to blend with the largely lush greenery which arguably consists of a central theme in the North End scenery.

Various modern touches can be found along the North End as well, with several rear extensions, conservatory, and garden lightweight structures well-integrated in the fabric. The area around the site is also speckled with contemporary buildings. Across North End Avenue lies Jonathan Woolf’s Brick Leaf House, completed in 2002. The old and the new sit alongside one another both displaying high-quality design and materials.



2.4 Conservation Area and Listed Amenities

The Lodge lies within Sub-Area Eight: Outlying Areas - North End of the Hampstead Conversation Area.

The Lodge is listed as a building that makes “a positive contribution” to the conservation area, alongside its neighbours ‘Cedar Lodge, Pitt House, Standen House, Northgate, Northstead, 3, Brandon House.’ The statement emphasises that ‘such buildings, whilst not statutorily listed are nevertheless important local buildings in their own right and make a positive contribution to the character and appearance of the Conservation Area.’

The conservation area report for Hampstead describes North End Avenue ‘North End Avenue has larger houses set in large gardens that merge into the surrounding Heath. The boldly modelled roofs of Northgate and Northstead are prominent in views from the Heath.’ It highlights the particular characteristics of North End as having a ‘distinct quality of a small enclave detached from urban life. The roads peter out into paths through the surrounding woodland. Greenery dominates and the relationship between the houses, their gardens and the Heath is particularly intimate.’



① Wall to South East of Terrace House, Grade II listing, List entry num: 1113180

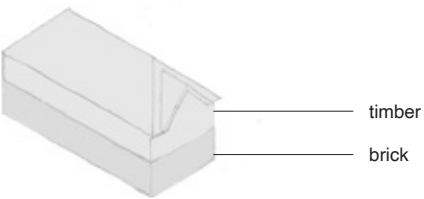


② Archway to Former Pitt House Garden, Grade II listing, List entry num: 1113181

3.0 THE LODGE

3.1 The Property History

The Lodge was constructed and expanded within the period of Hampstead's rapid development. The original volume, which now forms the west wing, can be identified from the historic OS map as erected between 1870-1890. We can see a separate smaller building also appears in the map of 1890s directly east in line with the south end of the larger rectangular volume. These two buildings are then seen joined together forming one L-shaped volume by the 1930s. The building has subsequently undergone further extensions and alternations, including the addition of a double gable to the west facade in the 1980s, as evidenced by proposed drainage plans available at Camden Local Archives collection.



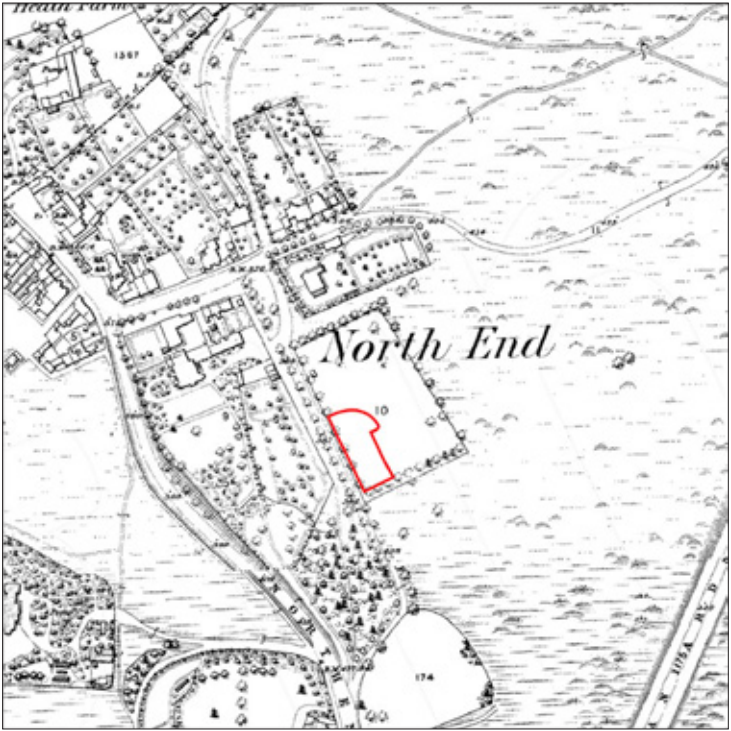
Initial volume, 1870



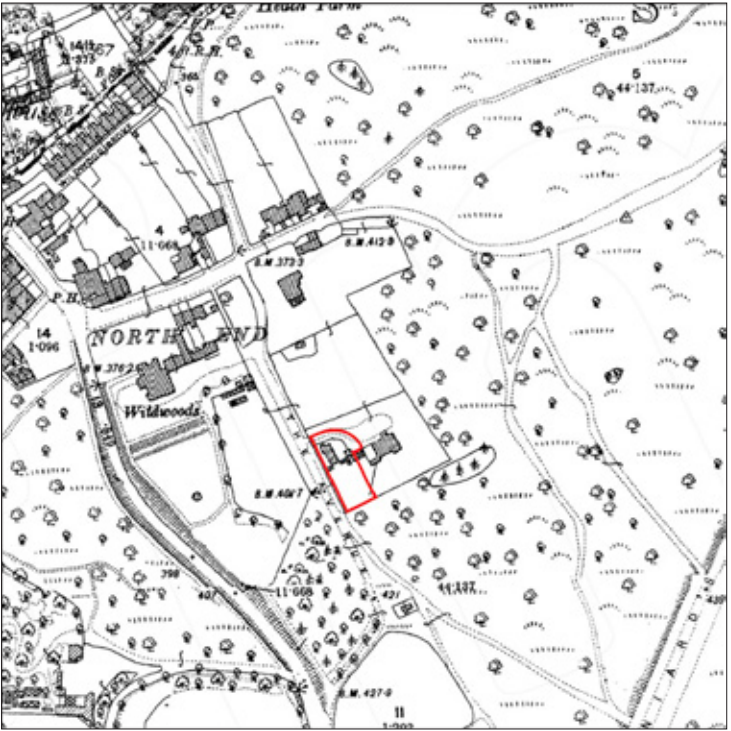
First extension, 1930



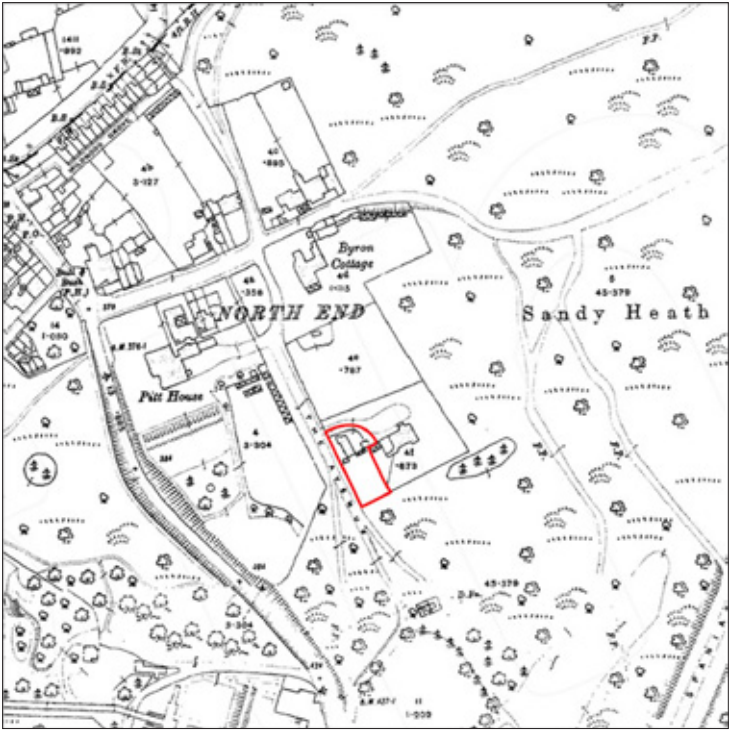
Gable Extension, 1980s



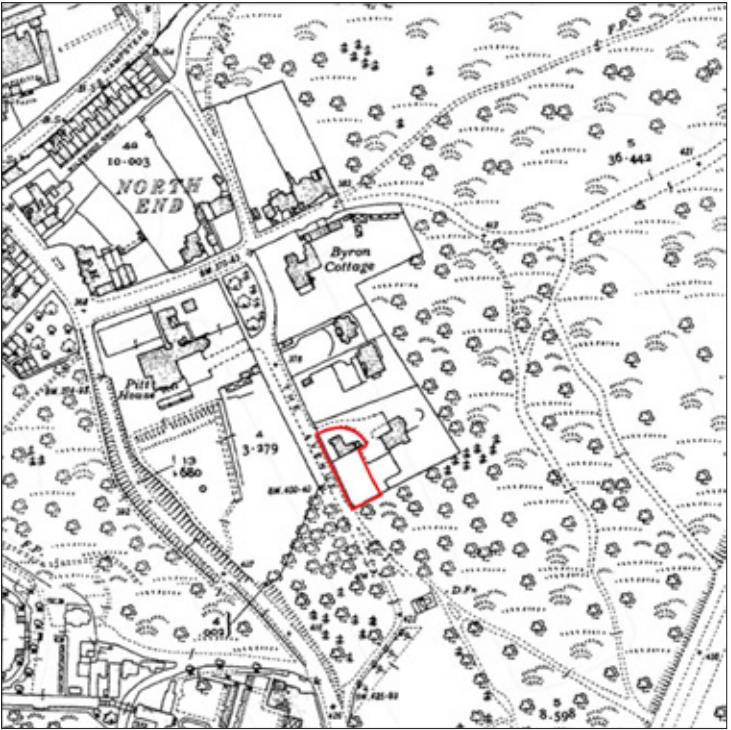
North End, 1870s



North End, 1890s



North End, 1930s



North End, 1970s

3.2 The Property Character and Materiality

The Lodge is a two-storey building originally built as a coach house for the more substantial house Northstead/ Northgate to the immediate east (now divided into two houses). The building's modest scale is emphasised by the treatment and construction of the upper storey. The walls are predominantly clad with red terracotta vertical tiles and the large terracotta tiled hipped roof covers nearly half the first-floor volume. The line of eaves is low and is punctuated by dormers with windows, giving the playful appearance of a small cottage.

This smallness is most striking at the south side of the house where the ground slopes up to Hampstead Heath Extension. The building is sunken into the ground and negotiates the rising terrain with the east wing meeting the garden level to the south. The building appears as if one storey when viewed from the garden, with the roof seeming to be hovering above the ground. At the garden terrace, one can easily touch the eaves.

The search and study of the historic maps and archive photos from the local library revealed that the house has been gradually altered over time. The west wing of the house, parallel to North End Avenue, was the first section to be constructed, estimated to be between 1870 and 1890, followed by the extension of the south wing to the east. The meeting of these two constructions is evident in the slight drop of the ridgeline, where the hipped roof turns its geometry ninety degrees. The language of extension can be further seen in the addition of two dormer roofs on the west wing, which was added during the late 1970s, creating a more complex appearance to the original simple hipped roof. Each extension was constructed with care to detail, for example, the roof valleys were formed using terracotta valley tiles instead of lead soakers, giving a continuous and strong tectonic feel to the roof.

The ground floor walls are masonry, with the outer surface predominantly covered with a white painted pebble dash render. The upper floor is timber frame construction, supporting large timber roof trusses and purlins. The terracotta tile-hung walls and overhanging tiled roof cover the upper part of the house interrupted by timber-framed window openings. The two different constructions are articulated clearly externally by the different surface treatments.

The interior of the house is very compromised due to accumulated layers of ill-thought-through alterations that have previously taken place. The circulation is confused and the rooms are divided illogically, losing a sense of space and orientation. The room heights are reduced by modern plasterboard suspended ceilings. Fake exposed beams and stretcher bond brick linings were added to numerous areas as interior decoration.

The floor levels are compromised by many past alterations. There are five different levels on the ground floor, creating trip hazards and preventing level access for wheelchair users. The entrance sequence is compromised by the car-dominated current forecourt arrangement. The garage and swing door dominates the front of the house and an inconspicuous stable door is the current main access to the house tucked in the corner of the courtyard. The privacy of the rooms facing the forecourt is compromised by the location of the main entrance here.



East Elevation and view from Northgate



North Elevation



West Elevation from Sandy Heat Pedestrian Path



West Elevation and Entrance



South Elevation



The Lodge garden towards Heat

3.3 Existing Plot Survey

Plot survey currently available for the rightous development of the design are:

- Arboricultural Impact Analysis, conducted by Skerrat on two occasions, 17.10.17 and 21.01.18.
The report have been part of a previous Planning Application moved forward by Hayatsu Architect, Application ref: 2018/0588/P, for a proposed development of rear access to the garden.

The Analysis concludes that:
"As long as unnecessary disruption is avoided, the proposed development considered in this analysis can be achieved without adverse impacts upon retained trees.

After the development is completeted. overhead and lateral shading and the perception of risk in extreme weather conditions will be unchanged.

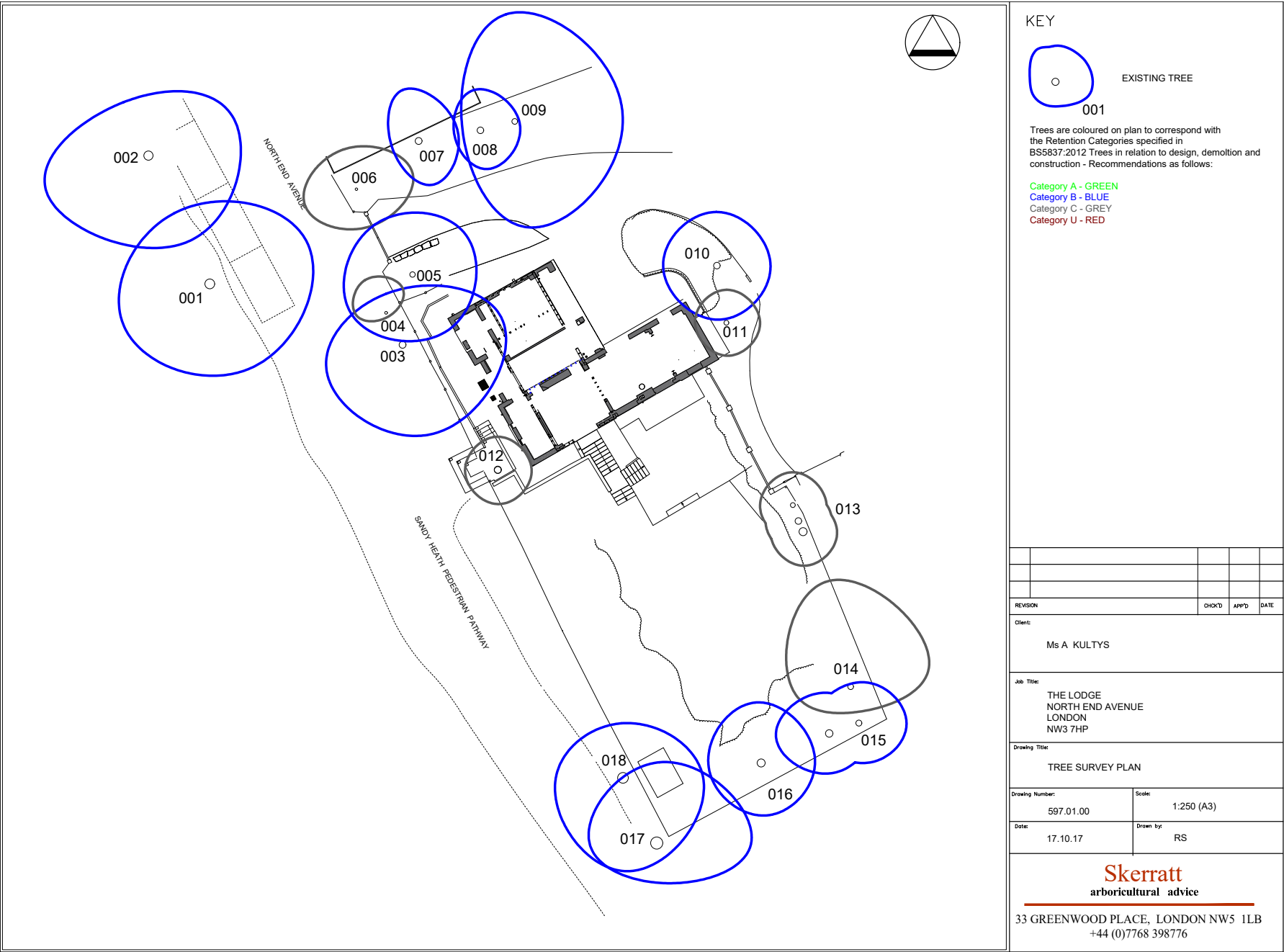
Care will be needed to ensure that surplus material is removed from and that materials and equipment are brought to the site without damage to retained trees.

These are matters that should be addressed in an Arboricultural Method Statement (AMS). The draft AMS (to be finalised after consent has been granted, to coincide with the main contractor's construction method statement and programme) accompanying this analysis sets out tree protection measures and appropriate working practices to ensure successful tree retention".

- Arboricultural Design & Consultancy, Pre-Application Statement. Comments received by Marcus Forster in support of this Pre-Application on March 2021.

- Geotechnical Ground Investigation Report, conducted by STM Environmental Consultant Ltd on 18.09.20.

The investigation concluded:
"Based on the ground conditions encountered and what is known of the proposed development, it is considered that conventional shallow foundations are appropriate for the proposed development. It is recommended that the formation level is set to 2mbgl within medium dense clayey Sand strata. The proposed development is considered to be in the zone of influence of numerous unidentified trees and root activity was noted within one of the boreholes. Although the soils at the proposed formation level are predominantly granular in nature, some Clay/Silt lenses were encountered within the shallow strata. It is therefore recommended precautionary measures are taken to protect against tree induced swelling/heave action.
If due to the magnitude of the anticipated loads, or for economic reasons, shallow foundations are not deemed suitable, the installation of short bore pile foundations could be undertaken as an alternative.
Shallow excavations for foundations and services are likely to require nominal side support in the short term. Deeper excavations (i.e. > 1.50mbgl) may require temporary support or shoring up in order to comply with current statutory safety regulations and to maintain the stability of the excavation sides.
Although groundwater was not encountered as part of the investigation, some seepages could occur requiring pumping to be undertaken. No particular difficulties are envisaged in removing such water by conventional internal pumping methods from open sumps.
The results of the Water-Soluble Sulphate tests indicate that conditions in which the deterioration of buried concrete due to sulphate or acid attack are unlikely to exist at the site. The final design of buried concrete should therefore be in accordance with Class DS-1 of the Building Research Establishments (BRE) classification system Special Digest Part 1:2005 "Concrete in aggressive ground" and ACEC Site Class AC-1."



Skerrat, Arboricultural Survey, conducted on 21.01.18



The Lodge, Rear garden - South view