

Netley Cottage, Lower Terrace, London NW3 6RR
and Grove Lodge, Admiral's Walk, London NW3 6RS

Application for Planning and Listed Building Consent

Design & Access Statement

July 2021



Contents

1.0 Foreword

2.0 Context

3.0 Proposals and Design

4.0 Record of previous discussions

5.0 Summary

6.0 Schedule of Architectural drawings and documents

1.00 Foreword

1.01 Introduction

This Statement has been prepared to support applications for Planning Permission and Listed Building Consent to carry out various internal and external works at Netley Cottage and Grove Lodge, Hampstead. The proposals are set out in paragraph 3.01.

Although they have different street addresses, these two houses adjoin each other and the owners of Grove Lodge have recently purchased Netley Cottage. The proposals relate to the interior of Grove Lodge, including an extension to a rooflit internal space, the interiors of Netley Cottage, the party wall of both properties and the garden boundary wall in order to link two properties, now in single ownership.

1.02 Recent Planning History

1.02.1 Netley Cottage

There have been a number of planning applications for extensions and refurbishment of Netley Cottage which have received approval from the local authority; namely:

- Planning Permission ref: HB1554 for the erection of a single storey extension, cladding of part of first floor with weatherboarding, and carrying out of internal works: (08.12.1976)
- Listed Building Consent ref: LWX0002938/ for alterations to existing garden wall: (23.11.2000)
- Planning Permission ref: PWX0002939/ for alterations to existing garden wall: (23.11.2000)
- Listed Building Consent ref: 2018/4964/L for the Erection of two-storey extension, with crown roof and roof dormers, attached to existing single family dwelling (Class C3): (15.10.2018)
- Planning Permission Consent ref: 2018/4295/P for the Erection of two-storey extension, with crown roof and roof dormers, attached to existing single family dwelling (Class C3): (15.10.2018)
- WITHDRAWN Applications for Planning Permission and Listed Building Consent refs: 2020/4353/P and 2020/5064/L for erection of outbuilding to include swimming pool and landscaping, internal alterations to all levels of dwelling. (02.11.2020)

1.02.2 Grove Lodge

Proposals for the extension and refurbishment of Grove Lodge originally received approval from the local planning authority in October 2016 – in the form of both Planning Permission (ref: 2015/4485/P) and Listed Building Consent (ref: 2015/4555/L).

More recently, further approvals have been granted; including:

- Approval of Details ref: 2017/0058/P concerning landscaping and tree planting (20.01.17)
- Listed Building Consent ref: 2017/0050/L for various internal alterations. (24.01.17)
- Approval of Details ref: 2017/0510/L concerning erection of railings (30.01.17)
- Approval of Details ref: 2017/0511/P concerning erection of railings (30.01.17)
- Approval of Details ref: 2017/0512/P concerning erection of railings (01.02.17)
- Listed Building Consent ref: 2017/6050/L (04.12.17)
- Variation of Condition (Minor Material Amendments) ref: 2017/6046/P (12.01.18)
- Listed Building Consent ref: 2018/3340/L concerning Minor Alterations. (18.07.18)
- Listed Building Consent ref: 2018/3658/L concerning Approval of Details. (06.08.18)
- Listed Building Consent ref: 2019/2250/L Dismantling and rebuilding garden wall. (17.05.19)
- WITHDRAWN Applications for Planning Permission and Listed Building Consent refs: 2020/4856/P, 2020/5455/L and 2020/5435/NEW for internal and external alterations associated with the formation of new openings. (24.11.2020)

2.00 Context

2.01 Location and Heritage: Context

Both houses and their gardens lie within the Hampstead Conservation Area, designated as such in January 1986. Specifically, the council has defined the area in which they stand as the Church Row/Hampstead Grove Sub Area, which the Conservation Area Statement says is characterised by “...*buildings (that) form several distinct groups, gradually reducing in density and formality from the terraces of Church Row to the relaxed sprawl of houses in big gardens around Upper Terrace and Lower Terrace*”



Views from the streets in the neighbourhood of Netley Cottage and Grove Lodge

above: Lower Terrace looking south

top left: Upper Terrace looking east. Grove End and Admiral's Lodge in the background.

left: Lower Terrace looking towards the entrance of Netley Cottage

2.02 The Houses

2.02.1 Netley Cottage

Netley Cottage is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest as Grade II. The listing was made on 14 May 1974 as Entry Number 1379354; described as:

“Detached house. c1779, probably formerly a farmhouse. South west extension added c1910. Stucco with hipped tiled roofs. 2 storeys 3 windows. Former main entrance replaced by bay window; at north end a C20 French window. Recessed sashes with exposed boxing; tripartite sashes to ground and 1st floor on south end. INTERIOR: not inspected. HISTORICAL NOTE: formerly the home of Chief Justice Coleridge. RL Stevenson stayed here.”

Netley Cottage is tucked into the south-east of the site, in a corner formed by the adjoining dwellings - Admiral's House and Grove Lodge - resulting, generally, in single aspect accommodation. The principal rooms look out towards the west and the north, although there are obscured windows facing a lightwell, that is part of Grove Lodge property, and a blocked first floor window that overlooks a triangular sliver of space between the cottage and Admiral's House.

Following adaptations carried out in the 1970s, the accommodation comprises reception rooms and kitchen at ground floor and three bedrooms with en-suite bathrooms above. The bedrooms are characterised by sloping skelings over part of their footprint.

A faceted single-storey extension was constructed at the same time, now faced with a pergola. The interiors are from this last reorganisation and are almost entirely devoid of period features and character.

The house has a straightforward palette of external materials - smooth and roughcast painted render and clay-tiled hipped roofs, with an area of painted weatherboarding over the main entrance door.

The gardens are extensive, slope upwards towards the north and are wooded to the west, although many of the trees are in a poor state.



Garden view of Netley Cottage.



Interior views of Netley Cottage. The character is almost entirely contemporary with little evidence of its “cottage” ancestry.

2.02.2 Grove Lodge

Grove Lodge is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest as Grade II. The house lies within the Hampstead Conservation Area. The listing was made on 14 May 1974 as Entry Number 1378587 and the description reads:

‘Semi-detached house. Early C18 with later alterations and additions at rear, c1910. Stucco with tiled roof and dormers. 2 storeys and attic. Single window and single window lower extension at south end. C20 entrance portico in south-east angle. Plain stucco 1st floor band. Recessed sashes with louvred shutters. Parapet. INTERIOR: not inspected.

HISTORICAL NOTE: home of John Galsworthy, novelist and playwright, 1918-33, during which time he completed The Forsyte Saga and won the Nobel Prize for Literature (LCC plaque).’

Throughout its history, Grove Lodge has undergone a number of alterations. As noted in the Heritage Appraisal that accompanied the applications for Planning Permission and Listed Building Consent in 2016, the key points from this history of development are as follows:

- The building has grown from a modest cottage into a grander, enlarged Hampstead House;
- Historic and recent alterations have significantly enlarged the footprint of the original building and of built development on the site;
- The garden elevation of the building has been historically reconfigured;
- Alterations were made to the northern wing in the Edwardian period and in recent years, including the addition of bays and the removal of internal walls;
- The building has a mixed appearance with Edwardian and Georgian details
- The northern wing of the building has been completely reworked.

In addition, the most recent work has sought to respect and enhance this character, including returning the ground floor to a better defined cellular set of spaces, reflecting the original plan form.



Garden view of north end of Grove Lodge. White rendered wall of Netley Cottage to the left.



Interior views of the area in Grove Lodge that would be affected by the proposals (see Section 3.04 below)

3.00 Proposals and Design

3.01 Proposals

The proposals comprise:

- Internal alterations, refurbishment, repair to Netley Cottage.
- External repairs and alterations to Netley Cottage
- Forming an opening in the wall between the gardens of Netley Cottage and Grove Lodge
- Forming internal links between Netley Cottage and Grove Lodge

3.02 Alterations to Netley Cottage

3.02.1 Internal Alterations

At ground floor level, the plan of Netley Cottage will remain much as the existing. The principal reception room, which was made into one space in the 1970s, retains its form and function.

The kitchen area, which occupies the contemporary extension, is re-planned to allow for better dining space and a kitchen layout which complements the existing faceted form.

A toilet and store are proposed against the dark party wall.

Unsympathetic and inauthentic materials are to be replaced; for instance:

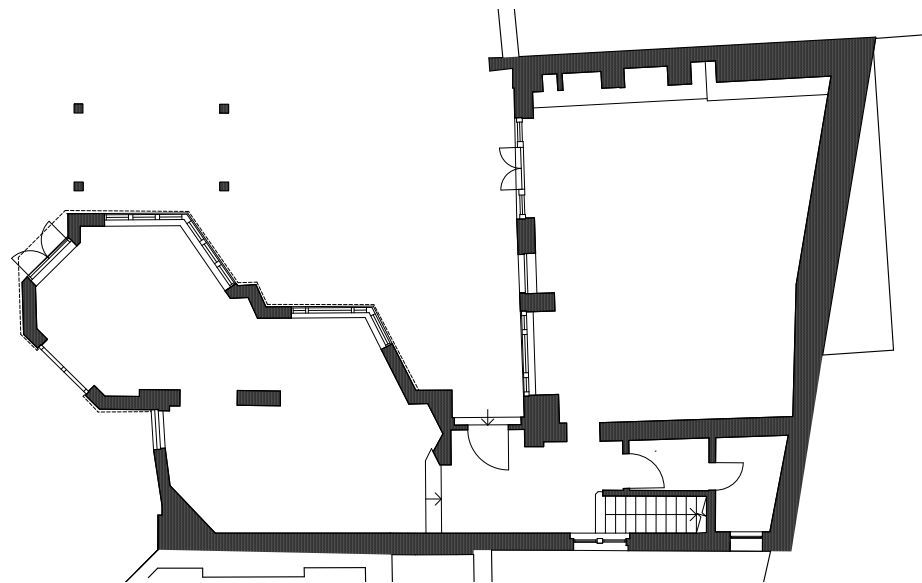
- Slate effect floor tiles replaced with hardwood and stone flooring
- Painted plasterboard replaced with lime finish plaster
- Dry linings replaced with insulating cork/lime plaster
- Poor quality moulded skirtings joinery and doors replaced.

At first floor, the plan is rationalised to provide three bedrooms and a top-lit study/home office space. Contemporary stud partitions are altered whilst historic fabric is retained and the resultant rooms will relate better to the existing vaulted ceilings

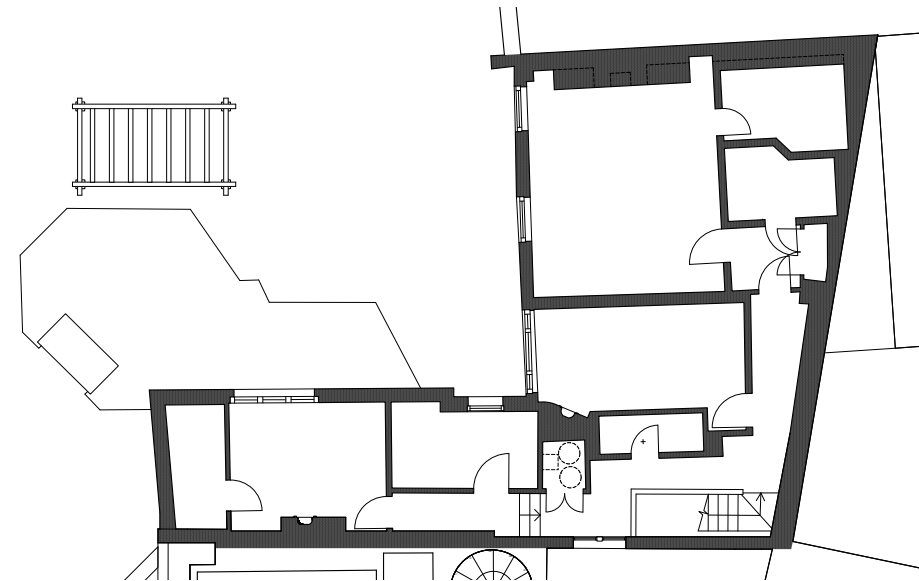
Unsympathetic and inauthentic materials are to be replaced; for instance:

- Laminate flooring replaced with hardwood
- Dry linings replaced with insulating cork/lime plaster
- Poor quality moulded skirtings joinery and doors replaced

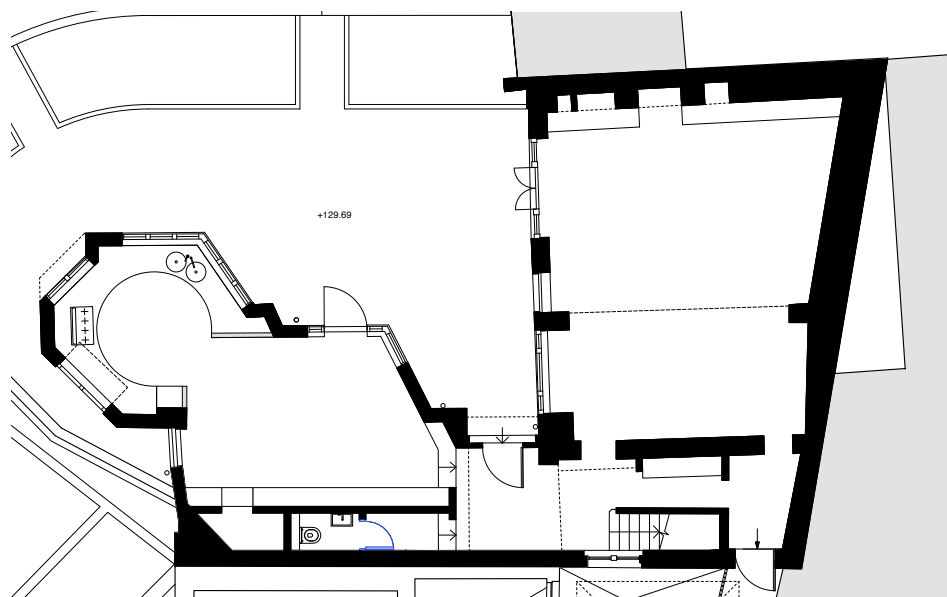
The intention is to recognise the key historic plan form that remains, to more effectively configure the accommodation, with contemporary partitions being altered whilst historic fabric is retained, and to replace modern finishes with materials that are more appropriate to the historic significance of the property.



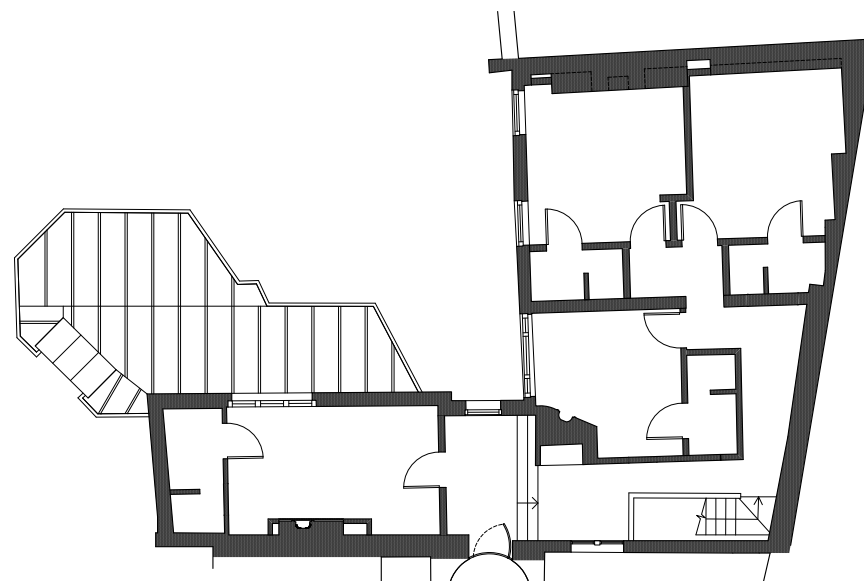
Current Ground Floor Plan 2020 - as surveyed.



Current First Floor Plan 2020 - as surveyed.



Proposed Ground Floor Plan



Proposed First Floor Plan

3.02.2 External Repairs and Alterations to Netley Cottage

3.02.2 i Windows

The windows to the contemporary kitchen extension are redesigned and a new french door leading to the garden terrace is proposed. Mouldings for the windows will match the existing historic pattern.

Window replacement is also proposed for the contemporary high level borrowed light kitchen window, the rooflight on the south-west elevation and the “hidden” roof dormer and rooflights - all of which are in a very poor condition.

Repairs will also be carried out to the existing windows and it is likely that this will include:

- Cutting out and replacing:sills, linings, sash rails and glazing bars
- Reglazing
- Replacement of staff and parting beads
- Replacement of cords, weights and pulleys
- New ironmongery
- Draught-stripping

3.02.2 ii Roofs

The cottage is characterised by a number of hipped tiled roofs rising from asphalt parapet and valley gutters. The gutters are in a poor condition and there is evidence of historic water ingress. The gutters will be stripped, defective timbers repaired and strengthened through “doubling-up”, where possible or replaced if unsound. Asphalt coverings will be replaced and lead flashings installed to upstands.

An initial inspection of the roof spaces demonstrates that the tiles are laid onto timber sarking boards. It is not known whether there is any weathering membrane between the two. In order to carry out the repairs to the gutters, the base courses of tiles will be lifted to allow sufficient and secure upstand detailing to be achieved.

Some of the tiles are also in defective and need replacing. It is proposed to lift the existing tiles, renew battens, install sarking felt and incorporate insulation, where possible, into the currently inaccessible voids over the skeilings. The roofs will then be re-tiled using existing and a small number of new replacements. The replacement tiles will be laid on the inner, less visible, slopes of the roofs.

The asphalt flat roof to the bay window kitchen extension is in a very poor condition. It will be replaced with a lead roof with wood-cored rolls, including new insulation to bring this area of the house up to modern standards.

3.02.2 iii Elevations

Repairs and redecoration will be carried out to the rendered elevations and to the painted weatherboarding over the main entrance door. The contemporary timber pergola will be removed to reveal the north elevation and as part of a new landscaping scheme.

As noted above, the poor qulity patent-glazing lantern light to the kitchen will be removed and replaced with a new window.



Hidden dormer in poor condition; to be replaced



Windows and pergola in contemporary kitchen extension. Pergola will be removed.



Asphalt roof to kitchen extension in poor condition. To be replaced with new lead roof. Note also lantern ligh - to be removed

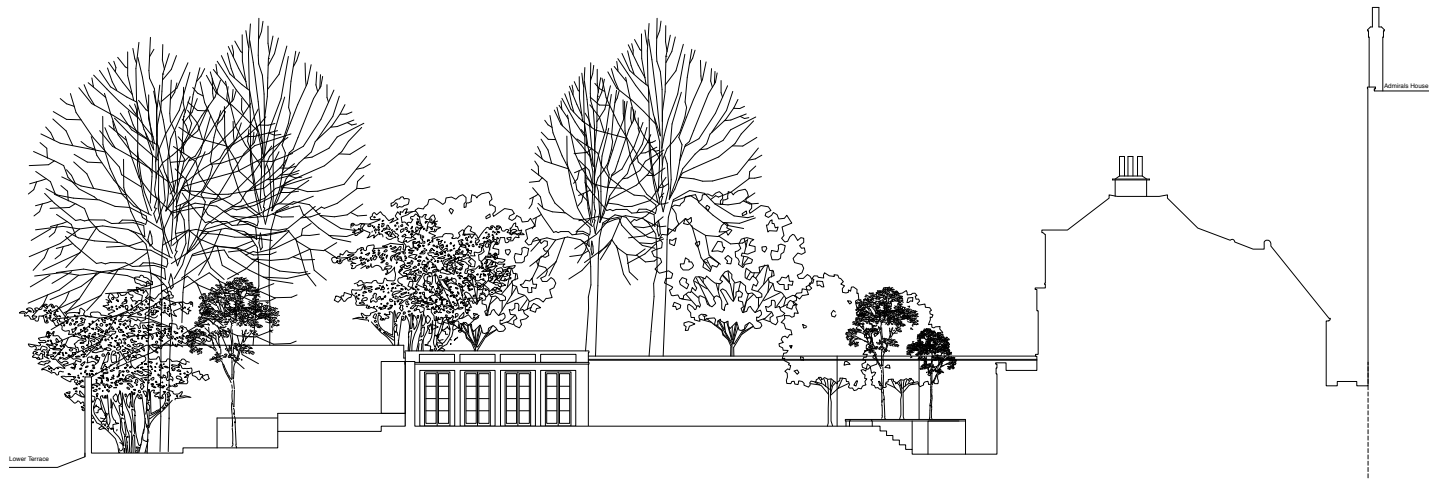
left: Asphalt valley gutters to main roofs in poor condition. To be replaced including lifting and replacing tiles.

3.03 Landscape and Connecting the gardens of Netley Cottage and Grove Lodge

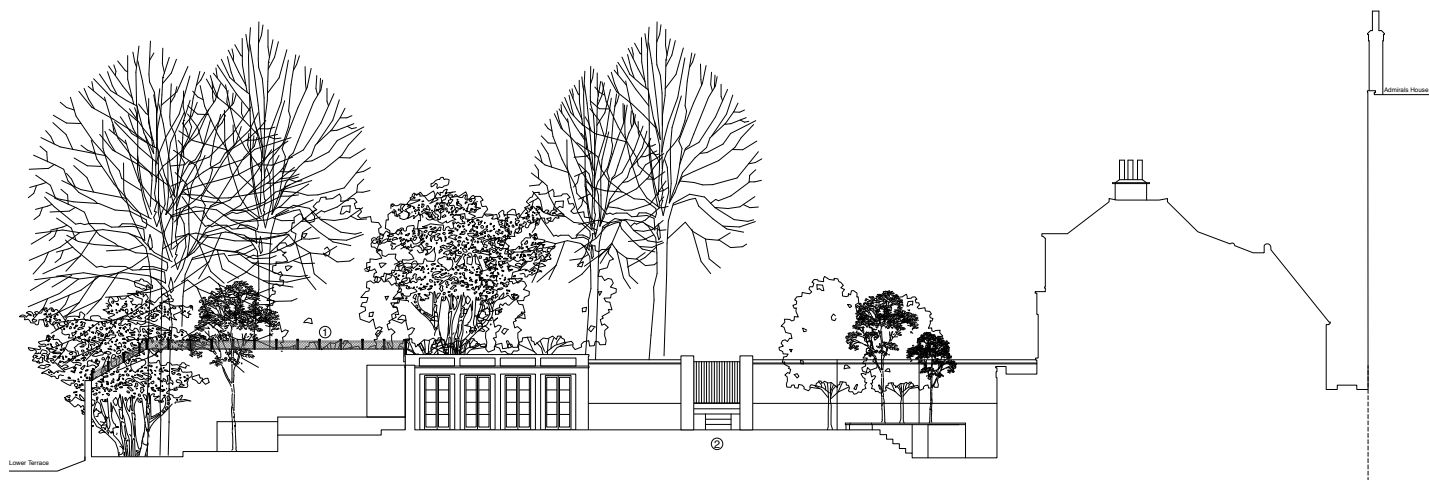
3.03.1 Connecting the gardens

The following Landscape Statement sets down the principles of the design. Included is a proposed link between the gardens of Netley Cottage and Grove Lodge to the south. The attached Heritage Appraisal notes that, of all the surrounding parcels of land, the boundary between the two gardens was the last to be formalised, as the two properties were in the same legal ownership (along with Admiral's House) for much of their history. Once again, the two houses belong to the same family, who wish to allow access between the gardens - and to enjoy them as an experience of moving between places of different character but unified by common design themes.

The opening will be of a modest scale and the work would be reversible in the case of changed circumstances. Steps are designed to negotiate the approximately 1.5 m difference in level between the two gardens. The photograph adjacent shows a similar opening between walled gardens at nearby Fenton House - a design precedent for this proposal. A wrought-iron gate will be installed at the mid-point of the steps.



Garden wall between Grove Lodge and Netley Cottage: Existing



Garden wall between Grove Lodge and Netley Cottage: Proposed



View of garden wall from Grove Lodge side. Orange rectangle indicates approximate position of proposed opening, Brickwork below lead flashing course is recently constructed



Opening between walled gardens at Fenton House

3.03.2 Landscape at Netley Cottage

3.03.2.i Design intent

The overall aim of the design has been to create an informal, unpretentious garden that is welcoming and relaxing and caters to the needs of a young family, forming a sympathetic extension to the garden at Grove Lodge, encouraging biodiversity and in sympathy with character and appearance of the Conservation Area in which it sits. The character of the Conservation Area will be respected and enhanced through additional tree planting, removal of some sub-standard trees and of garden elements such as ornamental trellis and jacuzzi.

The garden consists of three main areas: closest to the house and exuberant, densely planted area with a border of mainly herbaceous perennials to evoke a traditional cottage garden; a meadow and play area of mainly native perennial and annual plants and grasses; a woodland area with an understory of mainly native shrubs, climbers, bulbs and perennials.

Along Lower Terrace, the entrance area is re-landscaped including the removal of artificial grass, grotto lights and ornamental bollards and chains. A traditional metal railing and entrance gate will be erected along the boundary.

A trellis is proposed to the boundary wall to Upper and Lower Terraces provide a more controlled framework for the climbers and tumbling ivy that characterise this part of the streetscape.

3.03.2.ii Materials

The existing imitation grass, plastic border edgings, hot tub and other inappropriate elements will be removed. The paving around the cottage will be York stone and the path leading to the house will be brick. Any other hard landscaping materials will be natural products.



Existing entrance from Lower Terrace; artificial turf and decorative bollards.

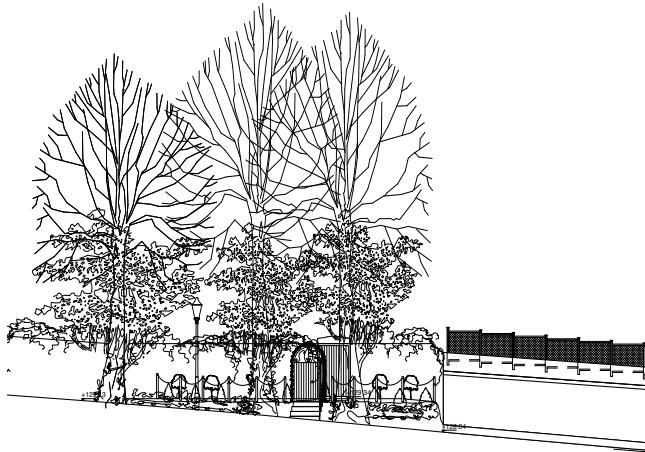
As part of the work, the shaded and gloomy walled area at the north of the garden is removed. By the evidence of the brick dimensions and cement mortar, this construction is contemporary.



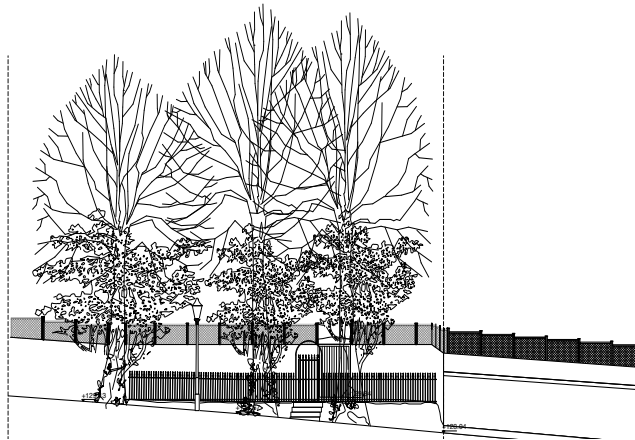
Existing walled area to be taken down. Brickwork is laid in cement mortar and is of recent origin.



Proposed garden plan



Existing entrance from Lower Terrace



Proposed entrance from Lower Terrace; traditional metal railings and gate.

3.03.2.iii Ecological enhancements

The value of the site for birds will be enhanced by installing a range of artificial nest boxes on new and retained trees and the provision of a bird feeding station. The value of the site for bats will be similarly enhanced by the installation of artificial roost boxes on retained trees. A log stack with the woodland area of the garden will provide habitats for invertebrates.

3.03.2.iv Biodiversity

All those existing trees or groups of trees that constitute the main arboricultural features of the site and which make the greatest contribution to biodiversity will be retained (see SJA ‘Arboricultural Implications Report Proposed development Netley Cottage’). Additionally 5 x Carpinus betulus ‘Frans Fontaine’ and 6 x Carpinus betuls ‘Fastigata’ will be planted. These are forms of hornbeam, a tree native to southern England that provides shelter, roosting, nesting and foraging opportunities for birds and small mammals. It is a food plant for the caterpillars of a number of moth species - and finches, tits and small mammals feed on the seeds in autumn. In total, there will be six trees lost at Netley and two groups of trees and shrubs all classed as category ‘C’ and one tree classed as category ‘U’. 24x trees will be re-planted as semi-mature, heavy standard and standard specimens.

Three small forms of Cratageus (Hawthorn) will be planted. It is also the food plant for caterpillars of many species of moths; its flowers provide nectar for bees and other pollinating insects; berries are eaten by many birds as well as small mammals and its dense foliage provides nesting shelter for many species of birds. The meadow area will be sown with a mixture of British native perennials and annuals sourced in Britain. As at Grove Lodge, the garden will be managed using organic principles with no use of herbicides or chemical pesticides.

3.03.2.v Biosecurity

Trees and other woody plants used in the scheme will be sourced from a British nursery, favouring plants propagated and grown in the UK. Imported plants will only be used where the nursery has held them in quarantine for a full growing season and regularly inspected them for pests and diseases.

3.03.2.vi Garden Store

There are two poor quality storage sheds currently in the garden. It is proposed to replace these with a gardener’s store and potting shed in the woodland area This will be a “temporary building” without footings, 2.4m x 3.0m, and not exceeding 3.0m in height at the apex.



Existing sheds to be replaced (see right)
Artificial turf areas and fencing also to be removed



Example of replacement store.

3.04 Linking the Dwellings

Although the houses will remain as discrete entities, with their own facilities and amenities, the intention is to create a modest connection between both. The work would be reversible if circumstances changed. A number of options have been considered in terms of location and design and discussed with planning officers as noted in 4.01 below.

There is an approximately 2.5m difference in floor level between the ground floors of Grove Lodge and Netley Cottage - the latter being higher. It is proposed to open up a recently re-roofed part of Grove Lodge to form a glazed courtyard space containing a stair and gallery access to the ground floor of Netley Cottage. An existing window in the exposed flank wall of Netley Cottage will be enlarged to form a doorway.

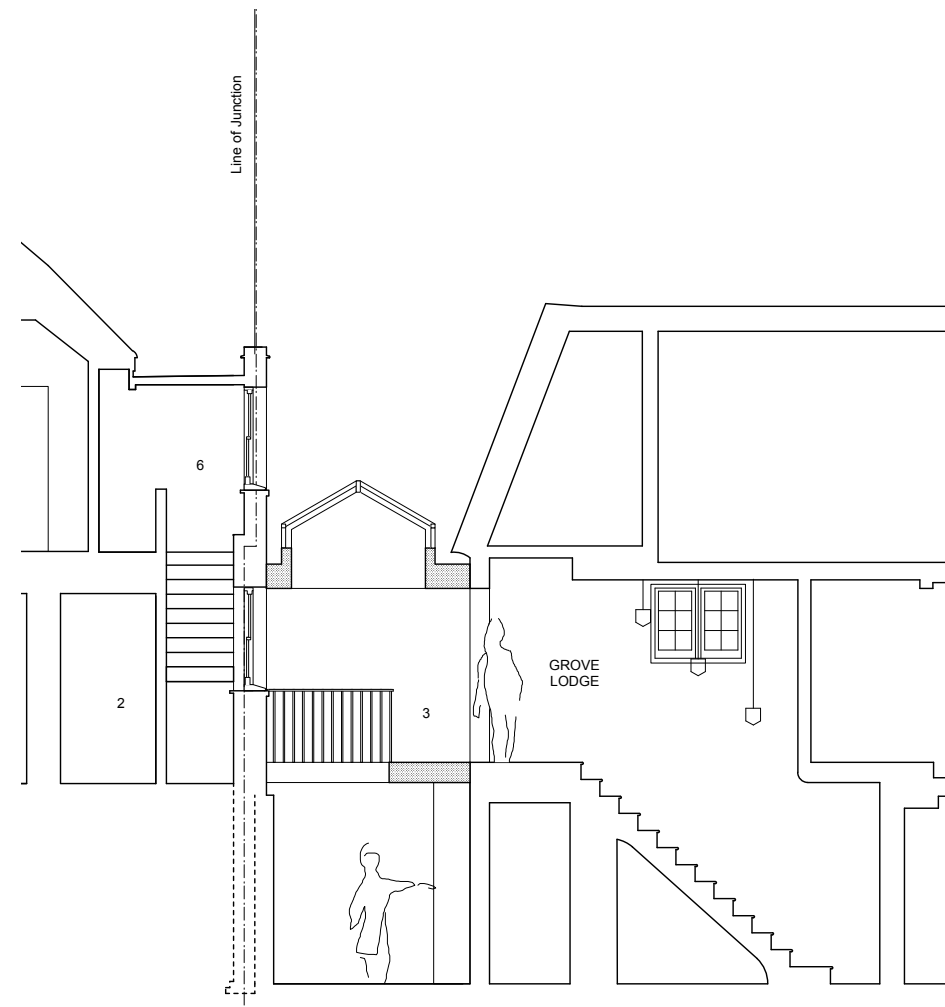
The resultant space will have the character of an Edwardian top-lit studio or library - appropriate for the age of the part of Grove Lodge into which it is being inserted. Externally, there will be a lantern light (for details see drawing 4134-P.30). The neighbouring Admiral's House has a number of such top-lit spaces, one of which is shown on the photograph opposite, reinforcing the fact that this intervention is entirely within the character of these buildings, which have been developed and extended in a relaxed ad-hoc manner, over time



Section through proposed new space



Lantern light to extension to Admiral's House



Section through proposed new space indicating difference in floor levels

3.04.5 Proposed area of work

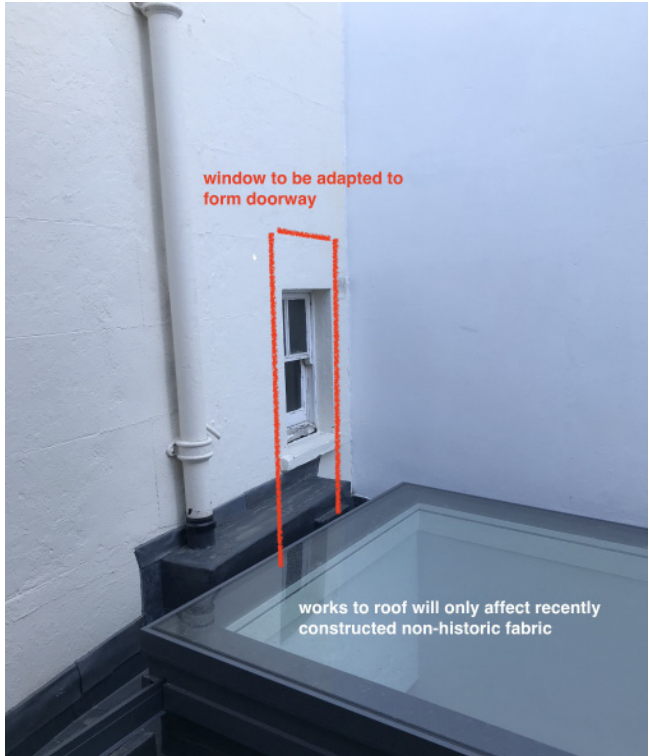
The photographs that follow show the proposed area of work within the lightwell/courtyard area between the two houses. None of this work is visible to the public realm nor other properties, except from one high-level window in the flank wall of Admiral’s House.



Looking up existing stair in Grove Lodge. Window at landing will be adapted to form doorway. The window is recently constructed.



External view of window to be adapted to form doorway



Looking towards flank wall of Netley Cottage



Looking up through recently installed rooflight

3.05 Access

External Access to both Grove Lodge and Netley Cottage remains as currently configured. These proposals add the benefit of a modest internal linkage between the dwellings - which are now in a single ownership.

4.0 Record of previous discussions

4.01 Pre-Application Discussions

Following a request made on 01 April 2021, a pre-application meeting was held on-line on 08 June. Attending on behalf of Camden Council were Nora-Andreea Constantinescu (Senior Planning Officer) and Rose Todd (Conservation Officer).

A formal response (2021/1644/PRE) was issued on 28 June 2021.

A number of options to create links between the two dwellings were discussed. The preferred option confirmed by the officers involves the creation of a double-height internal space, wholly within Grove Lodge, by removing a recently built flat roof area and replacing with a glazed lantern to enclose a galleried access to the ground floor of Netley Cottage. The officer's report says:

“This option is strongly preferred as it re-instates an openness to the courtyard that has been lost and in doing so will contribute to the enhancement of the character and significance of the assembled buildings. This would also provide a pleasant link between the properties bringing back some their charm.”

The proposed opening between the two gardens was also reviewed. The report says:

“The creation of an opening is not opposed however, given the significance of both buildings officers would prefer to see this connection manifest as a traditional doorway as if into a walled garden. It is acknowledged that there is a level difference between the two properties, and that some alterations of the existing garden at Netley Cottage would be required. You are advised to submit landscaping changes and arboricultural assessment in the event of a future planning application.

The door may be either planks, panelled or of wrought iron, which are all traditional in their own way.”

In the event, an opening framed by brick piers is proposed with a wrought iron gate - as noted in section 3.03.1 above - and also by reference to a similar design at nearby Fenton House. Although an amount of excavation is required on the Netley Cottage side of the wall, this is to a modest depth and distant from any Root Protection Areas of nearby trees - as shown in the accompanying Arboricultural Implications Report.

5.0 Summary

The internal reconfiguration of Netley Cottage will return the building to a more legible form. Mid-twentieth century decor will be taken away and materials sympathetic to the original cottage character will be adopted.

The proposals to link the two dwellings are modest and will not will affect the legibility of the plan forms of the host buildings nor have a significant effect on any historic fabric - the majority of the interventions taking place in recently constructed areas.

The landscape of Netley Cottage is developed to better complement the building, provide useful spaces for family enjoyment and remove uncharacteristic features and inauthentic materials.

6.0 Schedule of Architectural drawings and documents

4orm Drawings

Existing

4134-X.01	Location Plan & Site Plan
4134-X.02	Lower Ground Floor Plan
4134-X.03	Ground Floor Plan
4134-X.04	First Floor Plan
4134-X.05	Roof Plan
4134-X.06	Landscape Plan
4134-X.10	North Elevation
4134-X.11	South Elevation
4134-X.12	West Elevation 1
4134-X.13	West Elevation 2
4134-X.14	East Elevation
4134-X.15	Landscape Sections
4134-X.16	Landscape Sections
4134-X.18	Landscape Sections
4134-X.20	Sections
4134-X.21	Sections
4134-X.22	Sections
4134-X.23	Sections
4134-X.24	Sections
4134-X.25	Sections

Proposed

4134-P.02	Lower Ground Floor Plan
4134-P.03	Ground Floor Plan
4134-P.04	First Floor Plan
4134-P.05	Roof Plan
4134-P.06	Landscape Plan
4134-P.10	North Elevation
4134-P.11	South Elevation
4134-P.12	West Elevation 1
4134-P.13	West Elevation 2
4134-P.14	East Elevation
4134-P.15	Landscape Sections
4134-P.16	Landscape Sections
4134-P.18	Landscape Sections
4134-P.20	Sections
4134-P.21	Sections
4134-P.22	Sections
4134-P.23	Sections
4134-P.24	Sections
4134-P.25	Sections
4134-P.30	Detail of proposed Roof Lantern

4orm Schedules and Documents

Design & Access Statement (this document)
4134-P.200 Schedule of Works (Listed Buildings)