

**Netley Cottage, Lower Terrace & Grove
Lodge, Admiral's Walk
London, NW3**

Heritage Statement



July 2021

PORTICO
HERITAGE

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1 Introduction

- 1.1 This report has been prepared to support a Listed Building Consent application to carry out work at Netley Cottage and Grove Lodge, Hampstead, London, NW3.
- 1.2 The proposals have been developed following pre-application discussion with Officers at LB Camden.
- 1.3 The main element of work pertains to Netley Cottage and therefore that is the element of heritage significance that is focussed on in this report.
- 1.4 This report should be read in conjunction with the drawings and report prepared by 4orm Architects.

Author

- 1.5 The author of this report is Nick Collins BSc (Hons) MSc MRICS IHBC. He has been a Principal Inspector of Historic Buildings & Areas in the London Region of English Heritage. Most recently he was a Director of Conservation at Alan Baxter & Associates. Nick spent nine years at Historic England as Principal Inspector of Historic Buildings & Areas where he led a specialist team of historic building inspectors, architects, and archaeologists on a wide range of heritage projects in East & South London. Previously Conservation Officer at the London Borough of Bromley, Nick began his career at real estate consultancy Jones Lang LaSalle as a Chartered Surveyor. This experience has given Nick an in-depth understanding of the property industry, listed building and planning process.
- 1.6 Historical research for this report was undertaken by Dr Ann Robey FSA, conservation and heritage professional with over twenty years experience. She has worked for leading national bodies as well as smaller local organizations and charities. She is a researcher and writer specialising in architectural, social and economic history, with a publication record that includes books, articles, exhibitions and collaborative research.

2 The site and its context

Historical Context



Figure 1: Netley Cottage and the garden in 1977 [© London Metropolitan Archives Collage Collection 67781]

- 2.1 The land that became the plot of Netley Cottage & Grove Lodge, like the adjacent properties, was almost certainly grassland interspersed with trees and bushes. This is what was termed the ‘waste’ in medieval times. It was not waste in the sense that it was surplus to people’s needs and requirements, but to distinguish it from land that was farmed. From the 17th century, development northward and eastward of the village of Hampstead took place on the heath, which was technically waste, although Hampstead Manor Court did not recognize wastehold tenure and land taken from the waste became copyhold, indistinguishable from the ancient customary tenure of wastehold.
- 2.2 The development of Netley Cottage¹ is historically linked to the two adjacent and physically connected properties, Admiral’s House² and Grove Lodge – both physically and through ownership. The cottage abuts the southern and

¹ The cottage was listed Grade II in May, 1974. See Appendix One for the listing description.

² This property was until the 1920s called Grove House.

western boundaries of parts of Admiral's House and onto the northern boundary wall of Grove Lodge. Both these properties are, like Netley Cottage, Grade II listed buildings.³ To the north of Netley Cottage is a 1920s house called Grove End, which was built in part of the former garden of Admiral's House and has in recent times⁴ been in the same ownership as Netley Cottage.



Figure 2: Newton's map of 1814 showing the plot containing Admiral's House, Grove Lodge, Terrace Lodge and Netley Cottage.

- 2.3 The historic clustering of buildings in this way is unusual, and may be derived from an earlier form of development where both Grove Lodge (c.1700) and the later Netley Cottage (c.1799) were ancillary buildings to the larger Admiral's House.⁵ A possibility given further credibility by the fact that all three buildings were under the same ownership at the time of their construction.
- 2.4 It has been stated that Netley Cottage was built in 1799.⁶ The cottage is described as 'probably a former farmhouse' in the Historic England listing description (Appendix One). All the properties were built on land that was part of the Manor of Hampstead.

³ In addition, the garden wall to the north of Netley Cottage abuts onto a 20th century property called Grove End, Upper Terrace. The northern wall of Netley Cottage also abuts onto a recent extension to Grove End.

⁴ Until 2019 when Netley Cottage was purchased by the owner of Grove Lodge.

⁵ Admiral's House was originally built c.1700 as Golden Spikes, later became known as Grove House and from the 1920s, Admiral's House.

⁶ There are various references in secondary sources to deeds of that date for Netley Cottage but none have been discovered.

Historical Background

- 2.5 Hampstead Wells became fashionable towards the end of the 17th century, and these and the clean air of the Heath and the high ground attracted a wealthier kind of resident to the area.
- 2.6 The site of both Netley Cottage and Grove Lodge was open ground close to the edge of the Heath until the early 18th century. At that time a large house was built c.1700 by Charles Keys, a vintner, which after many alterations, is today known as Admiral's House.⁷ A later owner, Fountain North, who lived there between 1775 and 1811, bought the freehold and extended the boundaries of the house and plot by buying up small pieces of land and incorporating them into his garden.⁸ It was during this period that Netley Cottage was built. A plan of 1814, shows the plot in some detail (Figure 2).
- 2.7 It seems unlikely that Netley Cottage was ever a farmhouse proper, as it was built almost 100 years after the next door property Grove Lodge and the property that became Admiral's House, and both had gardens rather than agricultural holdings.
- 2.8 A map published in 1862, shows the full extent of Admiral's House and the two adjacent properties - Netley Cottage and Grove Lodge. The group of properties are described on the map as Grove Lodge – possibly referring to Grove House – the name of Admiral's House at that time.
- 2.9 By this time the garden of Netley Cottage had been extended northwards to form a shallow curve, the line it follows today (Figure 3). The pathway from Lower Terrace to the entrance of Netley Cottage is clearly shown on the map. The map also shows a number of structures in the garden, including to the north of Netley Cottage.

⁷ It was at first called Golden Spikes probably after the symbol of the masonic lodge which met there between 1730 and 1745. It was later altered and adapted by Fountain North, a naval captain who lived there from c.1775 to 1811. He renamed it Grove House and it retained that name until the 1920s when it became known as Admiral's House.

⁸ Felicity Marpole, *A Romantic House in Hampstead*, Camden History Review, Vol. 9, (1981), pp.2-3.



Figure 3: Stanford's map of London from 1862, showing in detail the gardens and plot with the boundary wall in situ. The plan which describes the whole of the area as Grove Lodge shows the pathway from Lower Terrace to the entrance of Netley Cottage

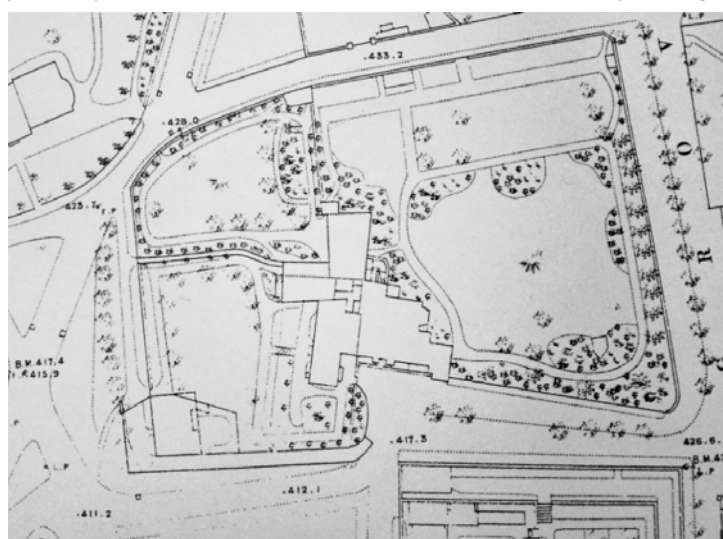


Figure 4: The OS Map of 1866

- 2.10 By the time of the first edition of the OS Map of 1866, Netley Cottage appears quite similar to the property that we know today. It was L-shaped, fronting onto a lawned garden dotted with many trees. It abuted Grove Lodge to the south, and the entrance from Lower Terrace was similar to that which survives today (Figure 4). The boundary was tree-lined. A small scullery extension was

added to the existing projection beside the boundary with Grove Lodge, sometime between 1866 and 1893-4.

- 2.11 A garden structure is still shown directly north of the cottage, abutting the garden boundary.
- 2.12 It appears that for much of the 19th century Netley Cottage was let out to many different tenants, some respectable, others less so and some very ordinary working-class residents.
- 2.13 A photograph illustrating an article in *The Bookman* dated October, 1893 (figure 5) shows the cottage which was described as 'beautifully situated at the summit of Frognall'. The small paned sash-windows to the house may have been original, but the larger French windows leading onto the garden a more recent addition at that time. Reference is made in the article that the house itself was small and best able to accommodate a 'bachelor'.⁹ The image shows the trees in the garden and the long path towards the entrance.
- 2.14 The Bookman article identifies Netley Cottage as having been the home of Dr Charles Edward Appleton (1841–1879) and described Netley Cottage as a 'pretty, artistic home'.¹⁰ Louvred shutters were added to the windows in the 1890s, as these appear in a sketch of 1902 (Figure 6).

⁹ *The Bookman* Oct. 1893.

¹⁰ *The Bookman* Oct. 1893.



Figure 5: Netley Cottage in 1893 as illustrated in *The Bookman* Oct 1893

- 2.15 In 1901 there was a threat to the survival of Netley Cottage and all the surrounding properties - Admiral's House (then known as the Grove), Grove Lodge and Terrace Lodge, that formed the island site shown on the OS map of 1893-4 (Figure 7). The School Board for London viewed it as a potential location for a new public elementary school, as an alternative to a site in Well Walk. The premises were described as 'the Grove: Land, houses and gardens and premises known as the Grove, Grove Lodge, Netley Cottage and Terrace Lodge situate in the Grove, Hampstead. Area about 54,500 sq. ft.'¹¹ But the school was never built there and from 1903, William Dalton Hepworth lived at Netley Cottage until 1908.¹²

¹¹ *The Evening Standard*, 16 Nov. 1901.

¹² Camden Local Studies and Archive Centre Rate Books.



Figure 6: Netley Cottage drawn in 1902



Figure 7: OS Map of 1893-4

- 2.16 In 1908, a new tenant, Percy Edward Marshall became associated with Netley Cottage and he had improvement works undertaken there. In 1909-10 he also had a property at Russell Mansions in Southampton Row. But he was to make Netley Cottage his long-term home. In the 1911 Census he was described as an unmarried solicitor, who lived at Netley Cottage with his housekeeper.
- 2.17 He lived there for almost 40 years and it was not until September 1947, that Percy E. Marshall died in his 91st year at Netley Cottage.¹³

¹³ *The Times* 7 Sept 1947.

- 2.18 Percy Marshall employed Arthur O. Breeds, an architect of Lincolns Inn to work on fitting new WC's and other saintary wear at Netley Cottage in 1908.¹⁴ A surviving plan and drainage application (Figure 8). Marshall also extended the single storey projecting bay upwards by adding the additional storey.
- 2.19 The sketch at figure 8 shows the ground floor arrangement of the projecting bay at the time. An additional elevational sketch shows the front of Netley Cottage. It seems that the front door had by then moved from the centre of the front elevation (as shown on Figures 5 & 6), and must have been inserted into the side L-shaped extension.

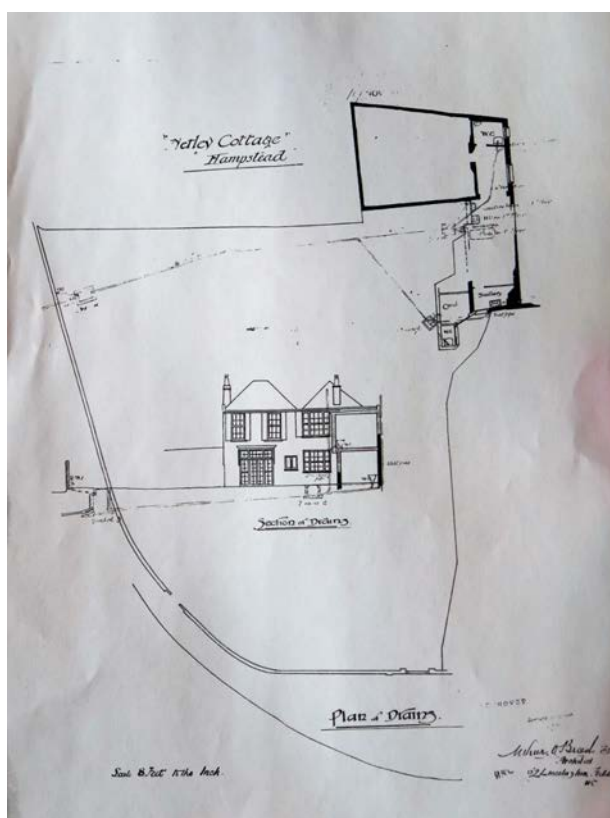


Figure 8: Plan of Netley Cottage in 1908 showing the extent of the garden, a ground floor plan and an elevation of the cottage. Whilst the gate to the path is in an approximately similar position to today, there is an additional opening in the wall to the left. [© Camden Local Studies and Archive Centre, Drainage Plans 3411]

¹⁴ Camden Local Studies and Archive Centre, Drainage Plans 3411 (Oct. 1908).

- 2.20 The OS Map of 1935 shows no changes to the garden of Netley Cottage or Grove Lodge. (Figure 10).¹⁵ Percy Marshall died at Netley Cottage in 1947.¹⁶ In February 1948, *The Times* reported that Netley Cottage, then described as over 400ft up in ‘an exceptionally secluded position adjoining summit of the Heath’, was offered for sale by auction. It was said to be a ‘delightfully old-fashioned cottage freehold residence with a most attractive walled-in garden. It comprised an entrance hall, cloakroom, 2 reception rooms, 3 (possibly 4) bed rooms, bathroom, garage space.’¹⁷



Figure 10: OS Map 1935

- 2.21 Netley Cottage was listed in 1976. In December of the same year, the architects Ted Levy, Benjamin & Partners applied to undertake extensions to the existing utility rooms that had been built in 1920 to form a new kitchen.¹⁸ This is the current ground floor hexagonal extension. At the same time internal cupboards were built, redecoration took place, and a new damp course inserted and new screed laid to the ground floor.¹⁹

¹⁵ However, there had been changes to the larger island site in the late 1920s when the northern portion of the garden of Admiral's House had been sold. Two houses had been built there - Grove End and a property at No. 25 Hampstead Grove (Admiral's Lodge).

¹⁶ *The Times*, 9 Sept 1947.

¹⁷ *The Times*, 23 Feb 1948.

¹⁸ LB Camden Planning online HB 1554 (8 Dec 1976).

¹⁹ LB Camden Planning online HB 1554 (8 Dec 1976).

- 2.22 On the first-floor, internal reconstruction took place to make two new bathrooms and bedrooms. The walls were rendered to match the existing cottage. The roof and guttering were overhauled and internal services renewed.²⁰ The works were carried out for the owner, J.M. Woodrow. In 1977 a series of photographs were taken by the Greater London Council of the property before the new works were carried out (Figures 1 & 11-14).



Figures 11-13: The interior of Netley Cottage in 1977 [© London Metropolitan Archives Collage Collection 67780, 67783 & 67782]

²⁰ LB Camden Planning online HB 1554 (8 Dec 1976).



Figure 14: The exterior of Netley Cottage in 1977 [© London Metropolitan Archives Collage Collection 67779]

- 2.23 In 2018 permission was granted for a two storey extension to the western end of Netley Cottage to provide additional reception space at ground floor and semi-separate accommodation at the first floor²¹.
- 2.24 The permitted extension was positioned along the boundary with Grove Lodge garden, to the south and was of a contemporary design (see figure 18).

²¹ LB Camden Planning online 2018/4295P



Figure 18: 2018 Permitted Scheme © LB Camden Planning online

The house today

- 2.25 Internally, the house today is entirely refurbished and retains few historic features or detailing. Similarly, the scale of intervention throughout the 20th century has meant that much of its historic plan form has been altered through the removal of walls and the insertion of bedrooms and bathrooms.
- 2.26 The first floor was completely re-configured after 1977 for new bathrooms and bedrooms in a way that does not appear to relate to either historic fabric or plan form.
- 2.27 Most of the early 20th century interior fit out seen in the photographs taken in the 1970s has been stripped away for modern materials and styling. Whilst mostly reversible, elements such as the modern flooring and fittings have considerably altered the character of the interior.

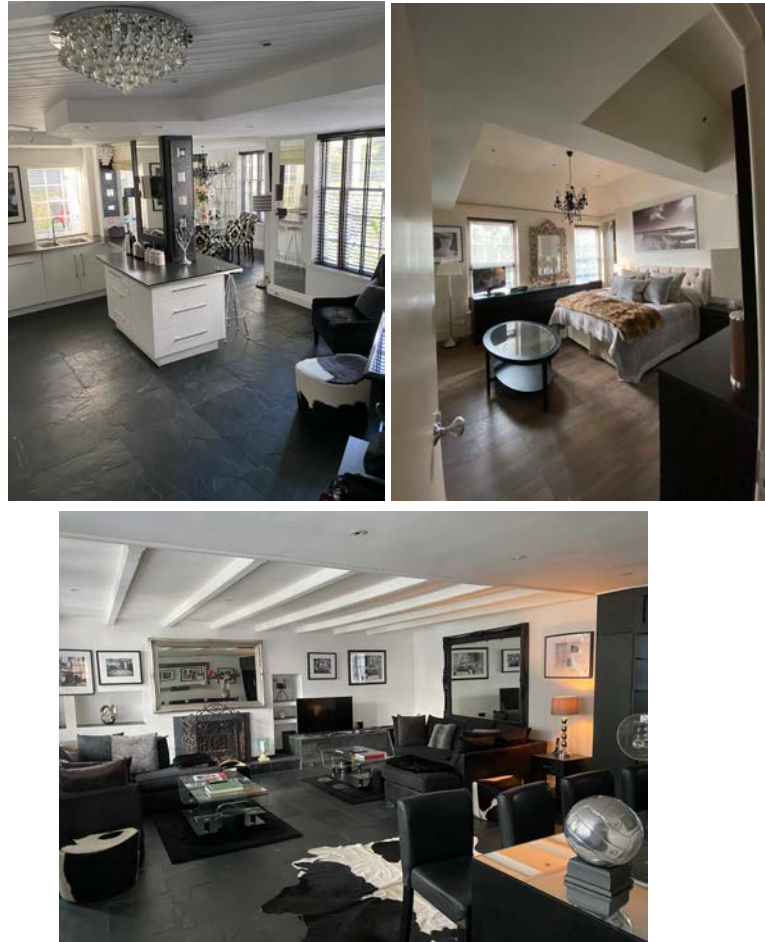


Figure 19-21: The interior of Netley Cottage in 2020

Ownership

- 2.28 Despite the multitude of ‘occupiers’ at Netley Cottage, its legal ownership, along with Admiral’s House and Grove Lodge, appear to have remained in single ownership for much of its history.
- 2.29 As earlier stated Netley Cottage, Grove Lodge, Terrace Lodge and Admiral’s House had originally been held copyhold of the manor, and under the single ownership of first Charles Keys and then Fountain North.
- 2.30 By 1910 Netley Cottage was held freehold, as the owner Sutton Sharpe held the property as an enfranchised

copyholder.²² It is interesting to note that at this time Sutton Sharpe²³ owned all four properties that made up the block (Figure 9) and thus Admiral's House, Grove Lodge and Netley Cottage were all still in the same legal ownership.

- 2.31 The physical as well as legal interconnection is further illustrated on the historic maps of the 19th century by the fact the separation between the garden of Netley Cottage and Grove Lodge is merely highlighted by a pathway – in 1862, 1866, 1893 and 1910.
- 2.32 Netley Cottage is fully described in the Inland Revenue Valuation Office Field Books, as a stucco and rough cast tiled cottage of two floors with a 'very good garden' and 'a small portion of verge'.²⁴ The condition of the property was 'externally good' with a modern interior and in a generally good state.²⁵
- 2.33 On the top floor were 3 bedrooms and a workshop, a bathroom and lavatory. On the ground floor was a combined drawing and dining room, a hall, a kitchen and scullery and a cloakroom. The valuation was £1830. The tenant occupier was Percy E. Marshall.
- 2.34 It did not come up for sale as Freehold until 1947, on the death of Marshall.

²² These field books were prepared by the Valuation Offices and contain details of the valuation of land for the purposes of increment value duty under the Finance (1909-10) Act 1910. National Archives IR 58/1166 (Netley Cottage).

²³ In 1910, Sutton Sharpe lived at No. 12 Lower Terrace and was described as an enfranchised copyholder (freeholder) although parts of the properties Grove Lodge, Netley Cottage and Terrace Lodge were still copyhold (the verges). He was a member of the Sharpe family who owned and lived in the Grove (later Admiral's House) from 1865 for 36 years. They presumably had the freeholds of all the adjacent houses in the block. See Appendix Two for more information about the Sharpe family.

²⁴ National Archives, IR 58/1116 (Netley Cottage).

²⁵ National Archives, IR 58/1116 (Netley Cottage).

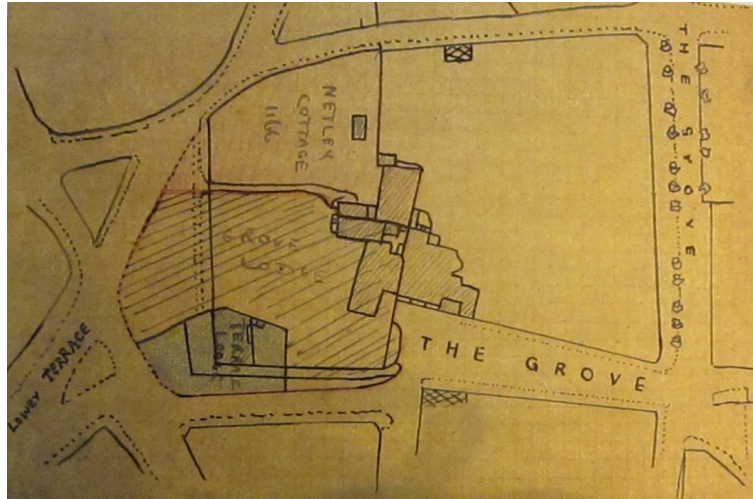


Figure 24: Plan of properties owned by Sutton Sharpe in 1910 from the Inland Revenue Valuation Office Field Books [© National Archives IR 58/1116 (Netley Cottage)]

Grove Lodge

- 2.35 Grove Lodge was statutorily listed at grade II in 1974. The list description reads as follows:

'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).'

- 2.36 Throughout its history, Grove Lodge has undergone a number of alterations. As noted in the detailed Heritage Appraisals 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 re-configured in the recently carried out works;
- The most recent works have sought to respect and enhance the character, including returning the ground floor to a more cellular set of spaces.

2.37 For the purposes of this application, the part of Grove Lodge that would be affected by the proposals is entirely 'new' space created as part of the listed building and planning consents granted in 2016, including a new staircase and library space that formerly formed an (in itself modern) cloak room and internal courtyard.

3 The heritage significance of the site and its context

The heritage context of Netley Cottage & Grove Lodge

- 3.1 Netley Cottage & Grove Lodge are listed Grade II.
- 3.2 The houses lie within the Hampstead Conservation Area which was designated in 1968 and later extended in 1977, 1978, 1980, 1985, 1988 and 1991.
- 3.3 The houses abut each other and a number of other listed buildings/structures. These include:
 - Admiral's House – Grade II
 - Garden Wall to Netley Cottage – Grade II
- 3.4 Also close by are:
 - Boundary Wall to Admiral's House, 25 Hampstead Grove and Grove End, Admiral's Walk, Hampstead Grove and Upper Terrace – Grade II
 - Garden Wall to No.10 Netley Cottage – Grade II
 - Terrace Lodge – Grade II
 - Upper Terrace House and Attached Walls – Grade II
 - 5 Lamp Posts close to Upper Terrace – Grade II
 - Fountain House – Grade II

The heritage significance of the site and its context

The relevant heritage assets

- 3.5 In terms of the assessment of the proposals for Netley Cottage & Grove Lodge the heritage assets within Camden most relevant to considering the effect of the scheme are the listed buildings themselves, the setting of other listed buildings and the conservation area. The impact on the setting of the nearby locally listed buildings will also be relevant.
- 3.6 The effect of the proposed scheme on the heritage assets will be first and foremost on the special 'architectural and historic interest' of the listed buildings and the 'character and appearance' of the conservation area.

Assessing heritage significance

- 3.7 Netley Cottage, Grove Lodge other nearby listed buildings and the conservation area are 'designated heritage assets', whilst any nearby locally listed buildings and are 'non-designated heritage assets' as defined by the National Planning Policy Framework (the NPPF). There are no 'locally listed' buildings identified in close proximity to the site.
- 3.8 'Significance' is defined in the NPPF as 'the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic'. The Historic England 'Planning for the Historic Environment Practice Guide' puts it slightly differently – as 'the sum of its architectural, historic, artistic or archaeological interest'.
- 3.9 'Conservation Principles, Policies and Guidance for the sustainable management of the historic environment' (Historic England, April 2008) describes a number of 'heritage values' that may be present in a 'significant place'. These are evidential, historical, aesthetic and communal value.
- 3.10 The significance of the Hampstead Conservation Area is articulated through its special character and appearance. This has been identified in the Conservation Area Statement for Hampstead (LB Camden, 2001). This summarises the character of the area as follows:
- 3.11 *Hampstead has an exceptional combination of characteristics that provide the distinct and special qualities of the Conservation Area. The variety of spaces, quality of the buildings, relationships between areas, all laid upon the dramatic setting of the steep slopes are described below. The contrast between the dense urban heart of Hampstead and the spaciousness of the outer areas is one of its major characteristics. It also demonstrates its historic development with the 18th century village still evident, adjacent to the streets created in the Victorian era, as well as many 20th century contributions. The Conservation Area character is therefore derived from the wide range of areas within it,*

each of which makes an important and valuable contribution to the Conservation Area as a whole.

- 3.12 The Conservation Area Statement divides the conservation area into a series of sub-areas. Netley Cottage & Grove Lodge are included within Sub Area Four or Church Row/Hampstead Grove. This area is described as having *'the largest concentration of 18th century houses in the Conservation Area and still preserves something of the village character Hampstead must have had before the late Victorian development. The buildings 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'*. More specifically it describes the immediate area around Netley Cottage as *'defined by winding lanes, small open green spaces and high brick walls with abundant foliage, giving a very rural feel'*.

Netley Cottage

- 3.13 The contribution that Netley Cottage makes to the wider conservation area is limited by its entirely hidden nature, behind the high brick walls of Lower and Upper Terrace. However, despite this, it is nevertheless of some importance for its role in helping to shape the overall character of the area.
- 'Historic interest', 'Historical value' and 'Evidential value'*
- 3.14 Netley Cottage, the listed and unlisted buildings nearby and their relationship to one another and the Hampstead Conservation Area collectively illustrate the development of this part of Hampstead. As described earlier, the development of Netley Cottage (1799) is historically linked to the two adjacent and physically connected properties, Admiral's House and Grove Lodge. Their clustering is unusual and may be derived from an earlier form of development where both Grove Lodge and the later Netley Cottage were ancillary buildings to the larger Admiral's House.
- 3.15 Significantly, while all of the land that included Grove Lodge and (the yet to be built Netley Cottage) was owned

by Charles Keys at the time Admiral's House was built in 1700, it was also all still held in one ownership by Fountain North at the time of Netley Cottage's construction in 1799. On the 1862 Ordnance Survey Map all three houses are referred to as 'Grove Lodge' – probably referring to Grove House – the name of Admiral's House at that time. All three properties were still in the same ownership by the 20th century with Sutton Sharpe the freeholder of Admiral's House, Grove Lodge and Netley Cottage in 1910.

- 3.16 This physical as well as legal interconnection is illustrated on the historic maps of the 19th century by the fact the separation between the garden of Netley Cottage and Grove Lodge is merely highlighted by a pathway – in 1862, 1866, 1893 and 1910. It is further recognised by the fact that all of the other walls surrounding the property are separately listed except for the wall between Netley Cottage and Grove Lodge.
- 3.17 For much of the 19th century the property was let out to many different tenants, some respectable, others less so and some very ordinary working-class residents. Perhaps the most illustrious occupier being John Coleridge, a former Lord Chief Justice and great-nephew of poet Samuel Taylor Coleridge. It was also home to Dr Charles Edward Appleton, the founder of the Academy – a literary periodical.
- 3.18 The tenant that perhaps had the greatest impact on the property was Percy Edward Marshall – an unmarried solicitor – who made Netley Cottage his home from 1908 until his death in 1947. During his tenure, much modernisation of the house was undertaken including the introduction of WCs and the second storey extension to the projecting wing.

'Architectural interest', 'artistic interest' or 'aesthetic value'
- 3.19 By virtue of its statutory listing, Netley Cottage is regarded as having 'architectural' and 'artistic interest' (NPPF) or 'aesthetic value' ('Conservation Principles'). In respect of design, 'Conservation Principles' says that 'design value... embraces composition (form, proportions, massing, silhouette, views and vistas, circulation) and usually

materials or planting, decoration or detailing, and craftsmanship’.

- 3.20 The house, which has its origins at the turn of the 19th century was a small cottage tucked behind the earlier Admiral’s House and Grove Lodge. It is likely that it was built as ancillary accommodation to the main house – which is supported by the lack of formal subdivision of the garden throughout the 19th century.
- 3.21 It is unlikely that much was changed physically at the house until the second half of the 19th century, however the photograph taken in 1893 (figure 5) suggest that ‘gentrification’ had begun with the insertion of French windows in the Queen Anne Revival style – which did not become fashionable until the second half of the 19th century. At this time the front door was still in the centre of the main front elevation.
- 3.22 By 1908, the front door had been moved from the centre of the cottage to the flank of the projecting front bay. The ground floor plan suggests that much of the ground floor had been opened up to create one room in the original cottage with a new WC inserted at the back right corner and the kitchen and scullery and an outside WC in the projecting bay.
- 3.23 Whilst the exact date of the addition of the first floor to the projecting bay is unknown, it appears on the plan of 1908 and the fenestration also correlates with an Edwardian/early 20th century date.
- 3.24 Further alteration was made after 1977 to extend the existing utility rooms to form a new kitchen, new cupboards, a new screed floor and first-floor internal reconstruction to make two new bathrooms and bedrooms. The extent to which change was made is now apparent in the seemingly un-readable layout of the master bedroom suite and insertion of the additional bedroom into the projecting wing.
- 3.25 The photographs taken in 1977 by the Greater London Council show the extent to which the original cottage of 1799 had been ‘modernised’ in the early 20th century with the complex criss-cross of beams across the sitting room suggesting considerable re-configuration over time.

- 3.26 In more recent time the house has been comprehensively refurbished in a modern style that, at least superficially, has altered the internal character of the house entirely. New flooring in particular has give the cottage a 'modern' edge that is not in keeping with its historic nature.
- 3.27 Overall, whilst the house remains a charming palimpsest of styles and phases of development, its significance now lies as much in its evolution as in any historic fabric it still retains.
- 3.28 The gardens have similarly altered over time – firstly with the enclosure of the northern part of the garden. The gardens have been typified by the presence of myriad garden structures. The formal division of the gardens between Admiral's House and Grove Lodge appears to have happened in a piecemeal way with the separation between Grove Lodge and Netley Cottage the last to be formalised.
- 3.29 Similarly, the enclosure of land along Upper and Lower Terrace by brick wall has continued through until the early 21st century.
- Grove Lodge
- 3.30 There are clearly various strands of interest and value that together contribute to the significance of Grove Lodge. These relate to its origins, architectural and historic interest, the position of the building in local history and townscape, its relationship with its neighbours, and its connection to people of note.
- 3.31 These strands also include the original Georgian character and quality of the original building on the site. Conversely, much of this character has been removed from the building and the resulting structure is an amalgam of different styles, extensions and additions. While these are picturesque and unified through a shared palette of brick and tile, some diminish from its overall architectural form and interest and therefore detract from its overall level of significance.
- 3.32 Internally, the building has been substantially altered. The building was extended during the 19th century and the early 20th century and much of original Georgian character

of the building has been eradicated. A few 18th century windows survive but on the whole, the windows are Edwardian or modern replacements. The side (south) wall of the original house has been effectively removed, as have walls in the northern wing of the building. The original stair no longer exists and a modern stair in an Edwardian style in a reconfigured part of the building provided the principal access between ground and first floor until the recent alterations.

- 3.33 Since the planning and listed building consents granted in 2016, the house has been substantially re-worked to re-instate a more historic and cellular plan form, and this has also resulted in the insertion of a number of new elements, such as a staircase against the northern wall, the removal of the modern cloakroom and a new stair in the former modern garage to the south.

Summary

- 3.34 The historical and architectural significance of the listed buildings is outlined above. Historically Netley Cottage has linked physically to Grove Lodge and Admiral's House and for much of that time through ownership too.
- 3.35 Architecturally, whilst retaining some of its Georgian cottage character externally, Netley Cottage has been comprehensively altered throughout its history – with additions, alterations to the entrance and fenestration and substantial re-configuration internally.
- 3.36 The cottage's contribution to the character and appearance of the conservation area is as part of the informal evolution of this part of Hampstead. However, its contribution is limited by the fact that it is nearly entirely unseen from beyond the high brick walls that surround the garden and its position tucked behind Admiral's House and Grove Lodge.
- 3.37 The seemingly adhoc evolution of both house and grounds is also typical of the area where a birds-eye view of the surrounding buildings shows the extent to which the area has managed to change and evolve whilst still retaining its overall sense of rural-village charm.

- 3.38 The significance of Grove Lodge is formed of various strands of interest and value that together contribute to a building of some significance. These relate to Grove Lodge's origins, architectural and historic interest, the position of the building in local history and townscape, its relationship with its neighbours, and its connection to people of note. These strands also include the original Georgian character and quality of the original building on the site.
- 3.39 Conversely, much of this character has been removed from the building and the resulting structure is an amalgam of different styles, extensions and additions.
- 3.40 The part of Grove Lodge that would be affected by these proposals is of limited significance due to the level of modern intervention and alteration in this part of the building.

4 The proposed schemes and their effect

- 4.1 This section of the report briefly describes the proposed scheme and its effect on the heritage significance described earlier. This section should be read in conjunction with the drawings and Statement prepared by 4orm Architects.

The proposed scheme

- 4.2 The proposals include:
- External repairs and alterations to Netley Cottage
 - Internal refurbishment, repair and minor alterations to Netley Cottage
 - Forming two internal openings to link Netley Cottage and Grove Lodge
 - Creation of an opening in the garden wall between Netley Cottage and Grove Lodge
- 4.3 The works proposed have been carefully considered to ensure that they do not harm any remaining significance to the building and primarily affect elements of the house that are either modern or have been subject to considerable change.
- 4.4 They have also been discussed in detail with Officers at the London Borough of Camden to ensure that they are happy with the approach being taken.

Netley Cottage

External Repairs and Alterations

Windows

- 4.5 It is proposed that the windows to the modern kitchen extensions will be replaced and French doors also inserted to make the kitchen a lighter, brighter space.
- 4.6 The existing modern lantern light in the kitchen will be replaced and upgraded.
- 4.7 A detailed survey of the windows will be carried out and repairs undertaken to the more historic windows and this will include the cutting out and replacing of sills, linings,

sash rails and glazing bars where necessary and the refurbishment of the window mechanisms.

- 4.8 A number of modern windows will also be replaced with more suitable modern equivalents – including the rooflight on the south-west elevation and the ‘hidden roof dormer and rooflights – all of which are in a very poor condition.
- 4.9 These works aim to upgrade and enhance the appearance of the building whilst ensuring its character is preserved.

Roofs

- 4.10 The cottage has an unusual roof form made up of a series of hipped tiled roofs separated by valley gutters and parapets. The gutters are in a poor condition and there is evidence of long-term water ingress. The gutters will be stripped, defective timbers repaired where possible, strengthened through ‘doubling up’ or replaced if unsound. Asphalt coverings will be re-laid and lead flashings installed to upstands.
- 4.11 In order to carry out the repairs to the gutters, at least the base courses of roof tiles will need to be lifted to allow sufficient and secure upstand detailing to be achieved. Some of the roof tiles are in poor condition and need replacing.
- 4.12 It is proposed to lift the existing tiles, renew the 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 replacement tiles. The replacement tiles will be laid on the inner, less visible slopes of the roof.
- 4.13 On the ground floor the modern flat roof over the kitchen extension is also in a very poor condition. The existing asphalt will be replaced with a lead roof with wood cored rolls, including new insulation to bring the roof up to modern standards. This will be not just an upgrade in terms of materiality, but also quality and appearance and thus an enhancement to the house.
- 4.14 The works proposed to the roofs combine careful repair and re-use with a considerable upgrade of the insulation

and quality of the more modern roof coverings. The works to the tiled roofs will ensure the historic character of the cottage is retained in its entirety whilst the replacement of asphalt with lead over the kitchen extension will be a visible enhancement on the approach to the house.

Elevations

- 4.15 Repairs and redecoration will be carried out to the rendered elevations and the painted weatherboarding over the main entrance door. The contemporary timber pergola will be removed to reveal the north elevation.
- 4.16 These works will be carried out using appropriate materials and paints to ensure that the historic building is protected and enhanced by these works.

Internal Alterations

- 4.17 As has been detailed in the previous sections, the interior of the house has been subject to considerable alteration since its construction and very little – if any – of the original plan form now remains. In most cases the special interest of the interior of the house lies in its overall character rather than physical fabric.
- 4.18 This also includes fittings, skirtings, doors etc. -all of which are modern and of no heritage value.

Ground floor

- 4.19 The kitchen has already been subject to considerable re-configuration throughout the 20th century and this proposal is a continuation of that. It is proposed that all of the modern fixtures and fittings are removed and the space is opened out to take advantage of the garden views from the single-storey extension - with a cloakroom and larder space incorporated along its back wall.
- 4.20 Unsympathetic and clearly modern finishes will be replaced with more traditional materials such as hardwood and stone floors; painted plasterboard replaced with lime finished plaster and poor-quality moulded skirtings replaced with simpler more appropriate detailing.
- 4.21 The Living/Dining Room will retain its existing proportions and a door opened at the back corner to provide a

discreet access between Netley Cottage and Grove Lodge in place of the current WC – itself an addition during the 20th century.

- 4.22 Again, the more modern and inappropriate finish to the room will be changed for a more sympathetic scheme that enhances the remaining historic characteristics of the house.

First Floor

- 4.23 Again, as described earlier, the first floor was the subject of a comprehensive re-configuration in the late 1970s, which created the current layout of bedrooms and bathrooms.
- 4.24 The proposal is to retain the key historic plan form that remains and to more effectively configure the accommodation such that contemporary partitions are altered whilst historic fabric is retained.
- 4.25 This includes the re-instatement of the wall at the top of the stairs (including the remnant of the chimney stack) and retention of that which divides Bedroom 2 from Bedroom 1.
- 4.26 Unlike the existing arrangement, the new Bedroom 3 and Study have been configured to more logically relate to the exposed roof voids above them.
- 4.27 Otherwise, all sub-divisions were already a modern construct and the new layout will not harm any historic fabric.
- 4.28 As with the ground floor, unsympathetic and inauthentic materials are to be replaced: laminate flooring will be replaced with hardwood floorboards; flush doors replaced with traditional panel doors and poor-quality moulded skirtings replaced with more appropriate, simple traditional replacements.

Proposed connection between Netley Cottage & Grove Lodge

- 4.29 The proposals require the re-opening of the former internal courtyard at the rear of Grove Lodge to above first floor level, with a new glass lantern inserted above a stair and gallery inserted into the space. An existing

window in the exposed flank wall of Netley Cottage will be enlarged to form a doorway.

- 4.30 As described in the Design & Access Statement, 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.
 - 4.31 Due to the hidden nature of this courtyard, and its recent re-configuration, this would not harm any elements of Grove Lodge of significance and merely form part of its evolution in a high-quality fashion.
 - 4.32 Within Grove Lodge, the openings would all be into space that is newly configured and of no historic or architectural significance in terms of the building's listed status. It will then open onto a staircase that is, again, a more recent addition.
 - 4.33 The actual connection would be via simple door (jib) openings created between the two properties.
 - 4.34 The access and entry from Netley Cottage would be from behind the stairs in an area off the hallway – an appropriate point of circulation and in a position that will not affect the natural occupation of Netley Cottage or Grove Lodge as stand-alone dwellings.
- Garden connection with Grove Lodge
- 4.35 Netley Cottage and Grove Lodge are currently under the same ownership and a discreet connection is desired between the two gardens.
 - 4.36 The considerable evidence of historic mapping suggests that the two gardens were historically linked under a shared legal ownership and that the wall is a more modern construct.
 - 4.37 The wall is not separately listed (as many are in the vicinity) but listed by virtue of attachment. Although research would suggest that the wall is of lesser historic significance, it is proposed that the opening will be of a modest scale and the work would be reversible in the case of changed circumstances.
 - 4.38 Steps would be introduced to negotiate the approximately 1.5m difference in level between the two gardens and the

opening would be akin to traditional discrete garden-gate type openings in walled gardens.

- 4.39 This approach was discussed with the Council's Conservation Officer as the most appropriate way to insert the opening and we do not believe that this will cause harm to the overall special interest of either Netley Cottage or Grove Lodge.
- 4.40 Whilst much of the wider landscaping proposals for Netley Cottage would not specifically require listed building consent (general planting etc) it demonstrates a desire by the applicants to return the garden to that of a traditional cottage garden – removing elements such as the ornamental trellis, jacuzzi, astro-turf and bollards. Instead new traditional railings will form a more contextual and authentic front entrance.

5 Conclusion

- 5.1 Overall, the proposed works to the interior of Netley Cottage are focused on the areas that have seen the most contemporary change and will not only provide better accommodation but also enhance the remaining historic and architectural interest of the building. Where physical fabric is altered it is not to elements that can be regarded as contributing specifically to the special interest of the building in terms of their quality, rarity, detailing or historical importance.
- 5.2 The proposed interventions at Netley Cottage have been carefully designed following detailed research into the evolution of the house. This evolution has been considerable.
- 5.3 Externally the proposals will repair and enhance the appearance and fabric of the house in a manner sympathetic to the historic materials that will be sympathetic to its character and special interest.
- 5.4 Internally the works will similarly aim to reverse the more insensitive recent interventions, retaining historic fabric where it remains and altering the contemporary stud partitions. The proposals will better reveal the remaining historic detailing and ensure a more authentic character to the house.
- 5.5 This approach would appear to have been endorsed by the Council in recent written feedback on the recently withdrawn planning and listed building application which noted that:
“in relation to the internal alterations, they seem appropriate except for the lateral conversion between Netley Cottage and Grove Cottage”.
- 5.6 The latter element of this has now been fully discussed with Officers and the proposed solution endorsed as the most appropriate solution.

Connection between Netley Cottage & Grove Lodge
- 5.7 As mentioned above, the proposed connection between the properties has been carefully considered and

discussed with Officers to ensure that it will not harm any element of the buildings' special interest. Physical interventions are kept to a minimum and will not harm fabric of significance (even the existing staircase is not original) and is located where it would traditionally be expected – through the circulation space within the cottage. Of the options, Option 1 would appear to be the simplest and most effective. The new stair in Netley Cottage will not harm any fabric of significance (even the existing staircase is not original) and is located where it would traditionally be expected – ensuring the plan form, layout and occupation of the cottage remains entirely unaffected.

- 5.8 In Grove Lodge, the newly created glazed space will be the reconfiguration of space already much altered. The introduction of a large glazed lantern will re-open a previously enclosed courtyard/lightwell and the gallery link will, again, not affect fabric of special interest. The space is not of historical or architectural significance, having been re-configured (from previously re-configured space) with listed building consent in recent years.
- 5.9 The loss of physical fabric will be kept to a minimum and openings will be in the position of existing minor windows. There will be no impact on any detailing or plasterwork/skirting/cornicework of significance.
- 5.10 As a consequence, we do not believe that these works will cause harm to the significance of the listed buildings and that their special interest will remain entirely legible for the reasons given above.
- 5.11 This has, in part, also been endorsed by advice from the Council in written advice that noted:
“the creation of an access at lower ground floor level is relatively straightforward so no objection is raised.”

Garden connection with Grove Lodge

- 5.12 The considerable evidence of historic mapping suggests that the two gardens were historically linked under a shared legal ownership and that the wall is a more modern construct. Certainly its capping is of a style more

commonly found in the mid-twentieth century, rather than earlier.

- 5.13 The gate opening will be of a modest scale and the work would be reversible in the case of changed circumstances. Steps would be introduced to negotiate the approximately 1.5m difference in level between the two gardens. This will not cause harm to an element of special interest.

Impact on heritage significance and benefits of the scheme

- 5.14 With regard to the NPPF, in respect of paragraph 192, the proposed scheme can be described as ‘sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation’. Both listed buildings have been comprehensively altered over the past century and the proposals will ensure that the most important elements of this evolution are preserved and enhanced while reversing insensitive alterations and changes.
- 5.15 The proposed scheme complies with paragraph 195 of the NPPF – it certainly does not lead to ‘substantial harm to or total loss of significance of a designated heritage assets’. It also complies with paragraph 196 for the reasons given in detail above and in previous sections, we do not believe that the proposals will cause harm to the listed buildings and their significance – but rather alters it in a fashion that has a positive effect on overall heritage significance. The proposals will also preserve the character and appearance of the conservation area.
- 5.16 However, even it was regarded by others that a level of ‘less than substantial harm’ was caused by the proposals, we believe that this is more than outweighed by the heritage and therefore public benefits of the proposed scheme.
- 5.17 The National Planning Policy Guidance makes it clear that works to a listed private dwelling which secure its future as a designated heritage asset can be regarded as a public benefit.

- 5.18 This includes the considerable repair and restoration both internally and externally to Netley Cottage, including the replacement of existing poor quality materials such as laminate flooring, modern chrome fittings etc with traditional and authentic materials; repair of historic windows; replacement of modern rooflights with more suitable equivalents; poor quality asphalt valley gutters replaced with lead and the replacement of the existing asphalt kitchen roof with high grade lead – cumulatively not only an upgrade in terms of materiality, but also quality and appearance and thus enhancement to the house.
- 5.19 This is also the case with the proposed landscaping which is intended to return the garden to a more traditional cottage garden.
- 5.20 For the same reasons as given in respect of the NPPF, the proposed development is consistent with Camden’s Local Plan.
- 5.21 The proposals meet the Local Plan (2017) Policy D2 relating to Heritage in that they preserve and enhance the heritage assets and their setting and are of the highest quality, respecting the local context and character.
- 5.22 The proposals are of the highest standard of design and have been developed with full consideration of the nature and qualities of the surrounding buildings and area as well, of course, the host buildings. This includes the garden and landscaping proposals as well as the physical works to Netley Cottage.
- 5.23 The proposals have had full regard for the conservation area statement, appraisal and management plan for the Hampstead Conservation Area and we believe the proposals at the least preserves its character (on the basis the proposals will be barely visible) and enhances it with the removal of cheap astro turf etc. at the cottage’s entrance.

Appendix One

Listing Description

Netley Cottage

TQ2686SW LOWER TERRACE 798-1/16/1080 (East side)

14/05/74 No.10 Netley Cottage

GV II

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

Garden Wall to No.10 Netley Cottage

TQ2686SW LOWER TERRACE 798-1/16/1081 Garden wall to No.10 Netley Cottage 14/05/74

GV II

Garden wall, formerly the western curtilage wall to the Admiral's House, Admiral's Walk (qv). C18. At north end interesting heads and masks carved in the brickwork.

Listing NGR: TQ2623786128

Grove Lodge

TQ2686SW ADMIRAL'S WALK 798-1/16/13 (West side)
14/05/74 Grove Lodge (Formerly Listed as: HAMPSTEAD
GROVE Grove Lodge)

GV II

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).

Listing NGR: TQ2623986109

Appendix Two

The Sharpe Family and the Grove (later Admiral's House)

Henry Sharpe lived in Heath Street in Hampstead from c.1840. He was a Foreign Merchant trading from Fenchurch Street, dealing mainly with Portugal. In the 1871 census he lived at Grove House, aged 68 with his wife, four children (but not Sutton Sharpe), a visitor and four servants. He died at Grove House in April, 1873 leaving his widow and sons and daughters to reside there.

He was a philanthropic educationalist improving the minds of young shop-men and working-men. As early as 1840, when living in Heath Street, his sitting-room there would be filled every evening with these pupils. In the church is a memorial tablet placed there by sixty youths in acknowledgment of the instruction and mental cultivation which they had received from him. He gave practical and financial help to the subscription library at Stanfield House and worked hard preventing all building encroachments on the Heath. His widow continued to live at the Grove until her death, about twenty years after that of her husband.

In 1881, Elizabeth Sharpe, widow was still at Grove House with Sutton Sharpe her son, who was described as a 38-year-old widower working as a Portugal merchant and Lieutenant of Volunteers, her two daughters and three servants. Sharpe remained there with his mother in 1891. However in 1901, Eliza Sharpe by then aged 91 lived at the Grove with her two daughters and three servants. Sutton Sharpe had remarried. His second wife was a well-known artist in early 20th century Hampstead.

Appendix Three

Main Libraries and Archives Consulted

The National Archives, Kew
Historic England, Swindon
London Metropolitan Archives, Clerkenwell
Camden Local Studies and Archives Centre
The Guildhall Library
The Times online
Historic Newspapers online
Burgh House online image collection