

DESIGN AND ACCESS STATEMENT

Studio House, Hampstead Hill Gardens

Features

1. The property comprises a large detached subdivided house designed by Batterbury & Huxley for the artist John Ingle Lee in 1875-6. There were further additions, that probably included the rear studio balconies and small projecting annex, in 1883 by the same architects.
2. The building comprises 2 storeys, with an attic and semi-basement. Its hipped tiled roof has dormers, projecting eaves and tall slab chimney stacks. The rubbed brick doorway is round-arched and has panelled pilasters with a pediment and fluted capitals; the door itself is panelled and has a fanlight. A rubbed brick plaque contains an inscription "Built AD1876". Windows are flush framed sashes in gauged brick flat arches. There is a 2 window bay that rises through the basement and ground floor to the right hand ground floor; this is set diagonally across the angle.
3. The proposed changes are modest in scale and degree of change. They have been developed with careful consideration of how to support ongoing residential use within a listed building.

Access

4. There will be no change to the property's access.

Layout

5. The existing external balcony glazing is to be replaced (refer to DRG no. 525_1.2023). The existing partitioning is to be removed and replaced with cupboards and a table unit. The existing Mezzanine floor is to be extend and a staircase to be replaced with a new design.

Scale/Appearance

6. The proposed development will add 4 square metres of Gross Internal Area.

Landscaping

7. There will be no change to landscaping in the proposed development.

Appearance

8. The proposed development is designed to alter the listed building as sensitively as possible, with high-quality design carefully tuned to Studio House in response to its character and historic interest. The proposals would remove some non-original features and provide some sympathetic returns to original plan form.
9. The alterations are straightforward and extremely modest within the context of the whole house and would result in a neutral impact in respect of both the building and the local area.

Heritage Assets

10. Studio House is formally recognised as being of a high level of interest and has therefore been listed at Grade II. Its heritage significance lies in the architectural and historical special interest of its fabric and form. Studio House is also of interest due to its connection with the artist John Ingle Lee, the critic/poet William Empson and the Hampstead Artists Council.
11. A full Built Heritage Statement accompanies the Planning Application.