



**Pool house at 14 Greenaway Gardens, Hampstead,
London NW3 7DH**

Written Scheme of Investigation

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of

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Pool house, 14 Greenaway Gardens, Hampstead – Written Scheme of Investigation

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1.0. INTRODUCTION

1.1. Background

1.1.1. No. 14 Greenaway Gardens, Hampstead, London NW3 7DH, is located within the Redington and Frognal Conservation Area, within the London Borough of Camden. It comprises a two-storey detached house (with additional space in the attic floor) built in the 1920s (which is principally neo-Georgian in style with some Arts and Crafts features), a garage, a front driveway/garden, and a “T-shaped” plot to the rear. The plot to the rear includes a lawn, a tennis court, a swimming pool, a pool house and a small grassy area to the south of the pool house.

1.1.2. In August 2021, planning permission was granted for the demolition of the pool house in the rear garden of no. 14 Greenaway Gardens, and for landscaping works (ref: 2021/0984/P). The Decision Notice (dated 20th August 2021) stated the following:

No demolition or development shall commence until a programme of historic building recording including a Written Scheme of Investigation has been submitted to and approved in writing by the local planning authority. The scheme shall include the following:

- a. *The programme and methodology of site investigation and recording.*
- b. *Provision to be made for archive deposition of the analysis and records of the site investigation.*
- c. *Nomination of a competent person or persons/ organisation to undertake the works set out within the Written Scheme of Investigation.*

No demolition or development shall take place other than in accordance with the Written Scheme of Investigation.

Reason: Development must not commence before this condition is discharged to safeguard the heritage of the borough by ensuring that any archaeological remains on site are not permanently destroyed, in accordance with policy D2 of the Camden Local Plan 2017 and Policy 7.8 of the London Plan.

1.1.3. This Written Scheme of Investigation (“WSI”) has been produced to fulfil Condition 6 of the Decision Notice, but setting out an appropriate methodology of the site investigation and recording of the pool house. This report should be read in conjunction with the Heritage Statement which was submitted with the application (dated March 2021). The Heritage Statement concluded that although no. 14 Greenaway Gardens as a whole has medium architectural and artistic interest, the pool house contributes negatively to that interest – and in itself it is considered to possess low architectural/artistic interest. Its archaeological interest and its historic interest are similarly low. The setting of no. 14 Greenaway Gardens is considered to be of medium significance, given that it is in the Redington and Frognal Conservation Area.

1.2. Methodology

1.2.1. This WSI has been drafted according to the criteria set out in Historic England’s *Understanding Historic Buildings: A Guide to Good Recording Practice* (May 2016) (“HE guidance”), the HE guidance “sets out the process of investigating and recording historic buildings for the purposes of historical understanding”. One of the stated reasons for making records of historic buildings is “to document buildings, or parts of buildings, which will be lost as a result of demolition, alteration or neglect”. It is stated that when recording

is a requirement of the planning process, “*the required form and level of recording can be set out in a brief, produced by the local planning authority...*”

- 1.2.2. The HE guidance states that WSIs should “*indicate what is currently known about the building*”. Information currently known about the pool house are set out in Chapters 3 and 4 of this report. WSIs are also required to “*describe the circumstances... which make recording desirable*” – as outlined in para 1.1.2 of this report. It is necessary to “*identify the main areas in which understanding or information are lacking (referring particularly to parts of the building which may be affected by the proposals)*”. Finally, the “level of recording needed” should be specified.
- 1.2.3. Due to the coronavirus restrictions and library/archive closures, documentary research was carried out online. Research sources included the Camden Local Studies and Archives Centre, Historic England Archives, the RIBA Archives, the British Newspaper Archive, the London Metropolitan Archives and Old Maps Online. The pool house was visually inspected by the authors of this WSI on 1st February 2021.

1.3. Summary

- The pool house at no. 14 Greenaway Gardens, London NW3 7DH is located within the Redington and Froggnal Conservation Area. Its grid reference number is: TQ 25858 85621.
- The original purpose of the pool house (in the 1970s) was to provide a reception area, a kitchenette, changing rooms and shower rooms. Over time it has fallen into disrepair.
- A Level 2 recording is considered to be the most appropriate, given that the pool house is unlisted and of low heritage significance.

1.4. Authorship

- **Dorian A T A Crone** BA BArch DipTP RIBA MRTPI IHBC – Heritage and Design Consultant. Dorian has been a Chartered Architect and Chartered Town Planner for over 30 years. He has also been a member of the Institute of Historic Building Conservation for 25 years. Dorian is a committee member of The Society for the Protection of Ancient Buildings (“SPAB”), the International Committee on Monuments and Sites (ICOMOS), ICOMOS UK and Institute of Historic Building Conservation. He has been a court member with the Worshipful Company of Chartered Architects and a trustee of the Hampstead Garden Suburb Trust. He is currently a trustee of both the Dance and Drake Trusts and a scholar of SPAB. He is the Chairman of the City Heritage Society, and a panel member of the City Conservation Area Advisory Committee.

Dorian has worked for over 30 years as Historic Buildings and Areas Inspector with English Heritage, responsible for providing advice to all the London Boroughs and both the City Councils. Dorian has also worked as a consultant and expert witness for over 20 years advising a wide variety of clients on heritage and design matters involving development work, alterations, extensions and new build projects associated with listed buildings and conservation areas in design and heritage sensitive locations. He is a panel member of the John Betjeman Design Award and the City of London Heritage Award. He is also a Design Review Panel member of the Design Council, Design: South-West, and the London Boroughs of Islington,

Lewisham, Wandsworth and Richmond-upon-Thames. In addition, Dorian has also been involved with the Royal Academy Summer Exhibition Architectural Awards and the Philip Webb Award along with a number of other public sector and commercial design awards.

- **Melisa Thomas** BA PGDL LPC MSc – Heritage Consultant. After graduating from her BA Hons. Degree in English and History, Melisa pursued a career in the law while also working as a specialist guide, researcher and lecturer at Strawberry Hill House, Richmond-upon-Thames. She has since completed a Master's degree in the Conservation of the Historic Environment, and has been working for a number of years as a Heritage Consultant on complex cases (including Appeal work) involving heritage planning, design and townscape matters. Her specialist subjects include Georgian and Victorian house architecture, London history, and urban townscapes. Due to her background in the law, she keenly follows developments in the regulation of the historic environment through legislation, policies and case law.
- **Dr Daniel Cummins** MA (Oxon) MSc PhD IHBC – Historic Environment Consultant. Daniel is an historian with a BA and Master's in History from Oxford University and a doctorate from the University of Reading, where he specialised in ecclesiastical buildings and estates and had his work published in leading academic history journals.

Daniel has a Master's in the Conservation of the Historic Environment and provides independent professional heritage advice and guidance to leading architectural practices and planning consultancies, as well as for private clients. He undertakes detailed historical research, significance statements, character appraisals, impact assessments and expert witness statements for new development projects, as well as for alterations and extensions which affect the fabric and settings of Listed Buildings and Locally Listed Buildings, the character and appearance of Conservation Areas, the outstanding universal value of World Heritage Sites, and all other types of heritage assets.

2.0. LOCATION AND HERITAGE CONTEXT

- 2.1. The pool house is located within the rear garden of no. 14 Greenaway Gardens (grid ref: TQ 25858 85621). The plot of no. 14 Greenaway Gardens is approximately “T-shaped” [Figure 1], with the main lawn to the immediate rear (east) of the house, a paved terrace with a swimming pool [Figure 5] and a built-in barbecue located further east, a tennis court in the north “wing” to the rear of no.s 12 and 12a Greenaway Gardens, and the pool house in the south “wing” to the rear of no. 16 Greenaway Gardens [Figure 5 & Figure 6]. South of the pool house is a secluded grassy area.



Figure 1: Location of no. 14 Greenaway Gardens is outlined in red. Location of the pool house is indicated by the red arrow.

- 2.2. The subject site is within the Redington/Frognaal Conservation Area, which was first designated in 1985 for its “consistently distinguished Victorian and Edwardian architecture” (and the subject site was included within this area). The CA was later extended in 1988 and 1992, and altered in 2001. The CA Statement (2000) states that there are a number of large detached and semi-detached houses which are “typical of the last years of the 19th and early years of the 20th centuries” in a “variety of formal and free architectural styles”. It states that these houses are mostly “built in red brick with clay tiled roofs, occasional areas of tile hanging and render and many of them have white painted small paned windows”. In addition, the CA is characterised by its mature trees and dense vegetation, and by its “contours and slopes causing numerous views and visas and giving emphasis to many of the buildings”.
- 2.3. The house at no. 14 Greenaway Gardens has medium architectural interest, and it is a typical example of the houses in the street in terms of its style, idiom, detailing, proportions, materials, height, bulk, scale and massing. The house makes a moderate and positive contribution to the character and appearance of the CA.
- 2.4. It is considered that the pool house is somewhat at odds with the architecture of the local area, being Modernist in design; and none of its proportions, detailing or use of materials relate to the Queen Anne Revival and/or Arts and Crafts idioms of the area. The purported architects of the building, Levy Benjamin and Partners, also designed a number of Modernist houses in Hampstead. The pool house is not considered to have group value with those other houses, however, as it is not representative of the light

and spacious residential dwellings usually associated with Levy Benjamin and Partners. The pool house is located in a discreet section of the garden – screened from the main lawn, and with its front (north-west) elevation addressing the swimming pool. It makes a moderate and neutral contribution to its setting within the rear garden of no. 14 Greenaway Gardens, and a minimal and negative to neutral contribution to the character and appearance of the CA.

3.0. HISTORY OF THE POOL HOUSE

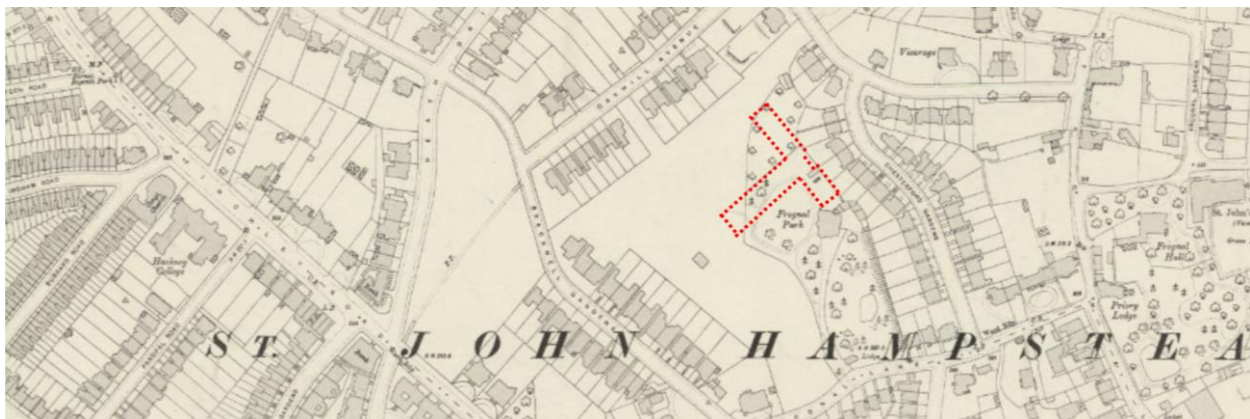


Figure 2: 1912 map. Approximate location of no. 14 Greenaway Gardens is outlined in red.



Figure 3: 1934-36 map. Location of no. 14 Greenaway Gardens is outlined in red.

- 3.1. Greenaway Street along with the houses along it, was likely constructed in the 1920s [Figure 2 & Figure 3]. The houses (including the house at no. 14) were built in a style inspired by that of C. H. B. Quennell. Due in part to the recent coronavirus restrictions (including library/archive closures), little could be found of the history of the house between the 1920s and the 1960s. An aerial photograph taken in 1948 [Figure 4] shows the front elevations of no.s 12, 12a, 14 and 16 Greenaway Gardens as being approximately the same as they are today. The rear garden to no. 14 can be seen before the plot was extended (and relandscaped, with a tennis court, swimming pool and pool house added).

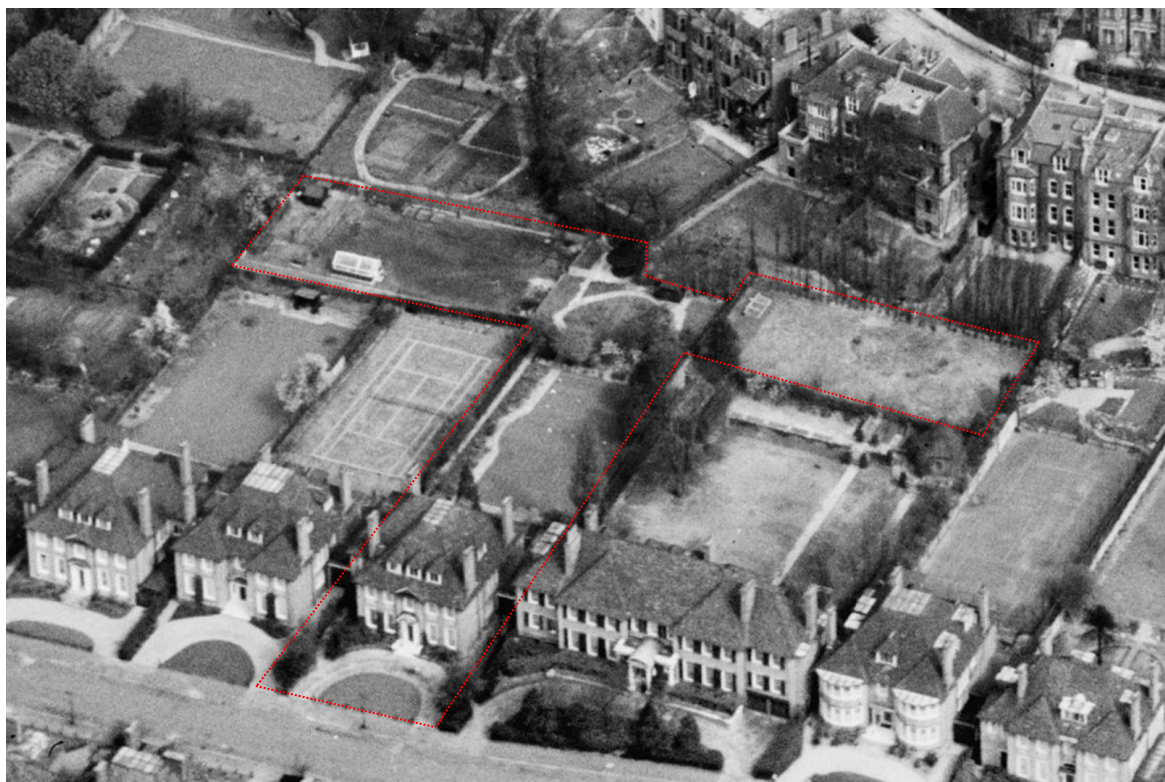


Figure 4: 1948 aerial photograph. Approximate boundary of no. 14 Greenaway Gardens is outlined in red.

- 3.2. The most recent occupants of no. 14 Greenaway Gardens purchased the subject site in the 1960s, and during that decade they built a swimming pool at the end of the garden to the rear of the house. In the 1970s, some land to the rear of no.s 12 and 12a Greenaway Gardens (north) and no. 16 Greenaway Gardens (south) was purchased and added to the plot of the subject site [Figure 4]. A tennis court was then built in the north part, and a pool house in the south part.
- 3.3. The pool house is likely to have been designed by Levy Benjamin and Partners, comprising a reception room, a seated area within a “snug”, a kitchen, and changing rooms and showers for the swimming pool. (Ted Levy and his firm Levy Benjamin and Partners were South African émigrés who in the 1970s built a number of Modernist houses in Hampstead and the surrounding area.)

4.0. DESCRIPTION OF THE POOL HOUSE

- 4.1. **Exterior:** The pool house is a single-storey round brick building with a flat roof, and uPVC and metal windows. The front elevation of the pool house includes three single-paned French doors leading directly into the reception area, a timber door (i.e. the “front door”), and a wall covered in vegetation [Figure 6]. There are also three single-paned French doors (albeit with fanlights) to the rear elevation [Figure 7]. The curved side (east) elevation is in beige-pink brickwork (weathered with algae), with two timber doors which lead to the changing rooms/showers. The timber doors are carved with a square, international-style motif. The exterior of the building’s west elevation is not visible from within the subject site.

4.2. **Interior:** The main reception space has a curved appearance, due to the curved west elevation of the building, the internal curved walls, the pattern of terracotta tiles on the floor, and the pattern of the timber beams to the ceiling [Figure 7 & Figure 8]. The palette of the interior is dictated by the brown terracotta tiles, the brickwork to the walls, and the timber features. The reception space includes a “snug” with a built-in seated area [Figure 7 & Figure 8]. The east side of the building comprises a kitchen, WC/shower room, and changing rooms. There is a service hatch between the reception space and the kitchen. The building is somewhat run-down, and aspects of its architecture are of poor quality – such as the untidy finish of the brickwork, and detailing between angled walls.



Figure 5 (left): Looking southward across the swimming pool towards pool house in the south part of plot.

Figure 6 (right): Front elevation of the pool house.



Figure 7 (left): Interior of reception area of the pool house. (Rear window on the left, and “snug” on the right.)

Figure 8 (right): Interior of reception area of the pool house. (“Snug” on the left, and front window on the right.)

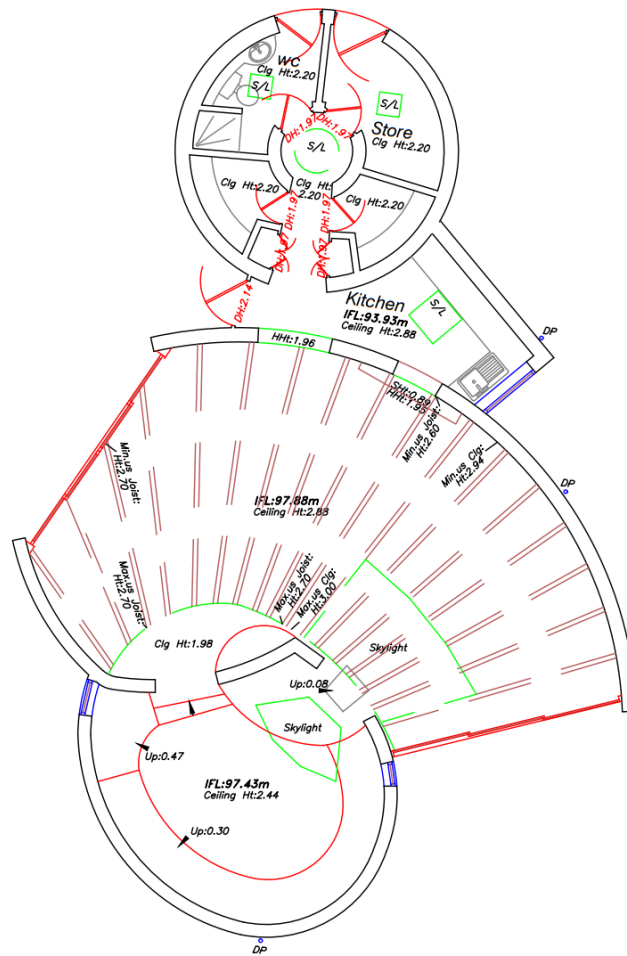


Figure 9: Existing plan of the pool house. The showers and changing rooms are in the upper part; the kitchen in the adjoining section between the upper and central parts; the reception area is at the centre; and the “snug” at the bottom.

5.0. RECOMMENDATIONS

- 5.1. Para 4.2.1 of the HE guidance states that after preliminary documentary research of the building is made, a field investigation of the building should be undertaken – thoroughly investigating the building’s external and internal fabric. This investigation would “normally be accompanied by structured note-taking and often by photography”.
- 5.2. Table 1 of the HE guidance sets out what levels of recording may be appropriate for different circumstances. For proposed demolition where the principal need is an assessment of the heritage significance of the building and a record of what is to be lost, it is recommended that the level of recording is 2, 3 or 4, depending on the significance of the building. Given that the pool house is an unlisted building with low archaeological, architectural/artistic and historic interests, it is considered that **Level 2** would be the most appropriate. The HE guidance (para 5.2.1) states that a Level 2 record is descriptive by nature, involving the observation, description and photographing of the exterior and interior of the building – typically consisting of a drawn record, photography and a written record (para 5.2.2).

- 5.3. Different types of **drawings** are outlined in para 4.3.3 of the HE guidance. A measured plan of the pool house has already been drafted [Figure 9]. Measured elevations are only necessary for a Level 2 record if they would promote an understanding of the design and function of the building, but in the case of the pool house, photographs should suffice. However, if during the field investigation it becomes clear that there are architectural and structural elements of significance which merit recording, measured elevations will be drawn up.
- 5.4. Para 4.4.8 of the HE guidance deals with requirements for **photography**. During the field investigation, photographs will be taken of the pool house which include general views of the building and its setting within the garden of no. 14 Greenaway Gardens, views showing the external appearance of the building, and the overall appearance of the rooms and circulation areas.
- 5.5. The **written report** will be drafted by the same authors as this WSI (i.e. Heritage Information Ltd). The requirements for the written record are outlined in paras 4.5.1 and 4.5.2 of the HE guidance. The written description will provide a summary statement describing the building's form, function, date, and if relevant, sequence of development. Any known names of architects, builders, patrons and owners will also be provided.
- 5.6. The pool house would not be demolished until after the field investigation and recording exercise has been undertaken.
- 5.7. Para 6.2.1 of the HE guidance emphasises (amongst other things) the importance of **public access** to the report – stating that a copy should be provided to the local Historic Environment Record and to the Local Studies Library. This report and any subsequent documentation should therefore be sent to both the Greater London Historic Environment Record and to the Camden Local Studies and Archive Centre.

6.0. CONCLUSION

- 6.1. This WSI complies with the requirements of the National Planning Policy Framework, July 2021 (NPPF) and the Historic England guidance, *Understanding Historic Buildings: A Guide to Good Recording Practice* (May 2016).
- 6.2. The pool house was built in the 1970s (likely by the architects Levy Benjamin and Partners). It is a single-storey round brick building with a flat roof, and uPVC and metal-framed windows. The building is somewhat run-down, and aspects of its architecture are of poor quality – such as the untidy finish of the brickwork, and detailing between angled walls.
- 6.3. As concluded by the Heritage Statement (March 2021), the pool house possesses low archaeological interest, architectural/artistic interest and historic interest, and its setting value is medium. It is considered to make a negligible and neutral to negative contribution to the character and appearance of the Redington and Froggnal Conservation Area.

- 6.4. This WSI shall be submitted to LB Camden for approval, prior to undertaking the field investigation and recording work. A Level 2 recording (as set out in Chapter 5 of this WSI) would be appropriate to provide sufficient information to discharge Condition 6 of planning application ref: ref: 2021/0984/P, which involves the demolition of the pool house. The recording exercise would be undertaken prior to any demolition work. After that, a written report will be drafted, setting out the information listed in para 4.5 of the HE guidance. This WSI and any subsequent documentation would then be provided to the Greater London Historic Environment Record and to the Camden Local Studies and Archive Centre.