

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 modern rubbed brick doorway is round-arched and has panelled pilasters with a pediment and fluted capitals; the door itself was introduced to the property in the late 20th C and is panelled with 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 represent a minimal degree of change. They have been developed with careful consideration of how to support safe and secure residential use within a listed building.

Access

4. The proposed change to the entrance would move the existing entrance approximately 3 metres along the garden wall to afford defensible space between the street and the interior of the house. Approaches to the property would not be affected.

Layout

5. A new garden door opening would be established with a new door set with a simple canopy. The existing entrance and pediment into the building is to be retained and the door infilled with recessed brickwork as a legible tracing of the previous arrangement.
6. There is a new proposed arched opening in the garden wall, with door and roof covering (see reference 525.2021_A_GF).

Scale/Appearance

7. The proposed development will bring about minimal change to the garden wall. The position of the garden door will be merely transposed from the current position directly into the house. The alterations are straightforward and extremely modest within the context of the whole house and the streetscape.
8. The alterations are considered to complement the extant building, with the street entrance also making an attractive addition to the local area. Additionally, it would provide an essential level of security for the property, particularly as the property is in residential use.
9. Pre-application advice suggested that the proposal for the new entrance gate would be acceptable and would provide a modest new gateway which would appear subordinate to the main building and was suitably designed and scaled for the street scene.

Landscaping

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

Heritage Assets

11. 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.
12. A full Built Heritage Statement accompanies the Planning Application.