42 Hampstead Lane, London N6 4LL: Heritage appraisal

Contents

Introduction 1
The site and its surroundings 1
Heritage assets and heritage significance 3
The proposed scheme and its effect on heritage significance 4
Conclusion 5
Appendix A: Location 7
Appendix A: Historical maps 8

Introduction

1 This heritage appraisal considers the heritage significance and potential for alteration and change to the property at 42 Hampstead Lane, London N6 4LL. The purpose of the report is to indicate how the proposed scheme to alter and extend the property would affect the heritage significance of the site and its surroundings.

2 The proposed scheme is illustrated in theapplication plans, sections and elevations and Design & Access Statement prepared by KSR Architects.

The site and its surroundings

3 The existing house at 42 Hampstead Lane was built during the general development of the area in the period between the start of World War I and the early 1930s. During that period the Ecclesiastical Commissioners worked with Walter Quennell in creating a small estate known as Bishopswood, located north of Hampstead Lane which comprised detached houses in large plots in Courtney Avenue, Compton Avenue, Sheldon Avenue and houses on the western side of Stormont Road.[1] A series of leases were granted to Quennell for the development of each road which stipulated plot sizes, the number of houses to be built in each road and the minimum cost of each house to be erected. The houses were architect-designed and of differing, but complementary styles. The strict leases meant that Bishopswood was developed in the 1920s as a very high quality residential

[1] Development started in Stormont Road and moved westward to Courtney Road with the houses in Compton Avenue being started in 1925 with Bishop's Lodge and Far End [Church of England Record Centre ECE/7/1/86088]

development in an already affluent suburb. Many of the houses erected by Walter Quennell were designed by his brother C. H. B. Quennell and others were designed by G. Christopher Cooper an architect closely associated with the Quennells.[2] Individual houses were designed by other architects including T. M. Wilson, Welch and Hollis and C. H. Biddulph-Pritchard[3]. The architectural style of the houses built during the period are best described as free English style, with influences from the Arts and Crafts and Garden City movements and neo-Georgian elements.

4 Historical maps are contained in Appendix B.

5 The architect of 42 Hampstead Lane, originally known as Oakleigh, is believed to have been P. Morley Hoarder. Percy Richard Morley Horder was born in 1870 in Torquay, the son of Rev William Garrett Horder, a Congregationalist hymnologist. He was educated at the City of London School and articled to Messrs Devy & Williams (George Devey and James Williams). He commenced independent practice in 1895. He formed a partnership with James Williams from that year, practising on his own thereafter this was dissolved until 1919 when he formed a partnership with Briant Alfred Poulter which lasted until 1925. The following year he formed a third partnership with Verner O Rees which was terminated in 1929. Morley Horder was elected FRIBA on 4 January 1904. His works include 52-54 Brook Street London, (1896-7); the houses Moonhill, Cuckfield, Sussex (1902) and Greystock in Warwick (1905); a number of Congregational churches including his father's at Ealing Green (1911), those at Queen's Avenue, Muswell Hill (1900), Bushey, Hertfordshire (1904), Penge and Brondesbury Park both in London (1911). He also designed Cheshunt (Congregational) College in Cambridge. He undertook a variety of domestic commissions in Surrey, Sussex and Dorset. After the First World War he designed the School of Tropical Medicine in Bloomsbury in partnership with Verner O Rees. After 1919 Horder designed shops for Boots the Chemist (at Bristol, Lincoln, Windsor Brighton and Regent Street, London). Through his friedship with Sir Jesse Boot he obtained the commission to design the buildings at University College, Nottingham from 1922-28. He also designed the house for David Lloyd George At Walton Heath, Surrey. It was through a friendship with an influential client, Sir Tollemache Sinclair, that he obtained his one Scottish commission, the chancel extension to the Episcopal church in Thurso. Morley Horder died in 1944.

6 Since its completion the house has been very considerably altered. The original U-shape of the plan (facing north towards the garden) was infilled in the period shortly after the house was built and before the early 1950s. The interior of the property has been modernised. A large conservatory has been added to the rear of the eastern end of the house, and the area between the garage and the house at the

[2] Christopher Cooper worked for Walter Quennell from 1924, but may have worked for CHB Quennell prior to that as his architectural style was very similar to Quennell's
[3] LB Haringey, Building Control microfiche for Compton Avenue

front has also ben infilled. A large single story extension has been added to the western end of the property, doubling the size of the original main reception room and filling the gap between the house and its western boundary (and removing the chimney structure beneath the surviving main western chimney). A pool and pool house has been added to the garden. Permission was recently granted for a basement extension and for the house to be extended at the rear and sides.

Heritage assets and heritage significance

7 42 Hampstead Lane is located in the Highgate Conservation Area, designated in 1967 and extended in 1990 and 1994. The property is located in Sub-area 7 of the conservation area, Bishops. 42 Hampstead Lane is neither locally nor statutorily listed. The conservation area appraisal does not refer to the property specifically, only as part of the group at 26-46 Hampstead Lane. It says at Paragraph 10.8.1 that 'most of the existing buildings [in the sub-area] contribute to the homogenous character of the sub-area'. The conservation area map does not show which properties make such a contribution. At Paragraph 10.4.11, it describes Nos 26-46 as 'large houses in substantial plots, many containing large trees from the original Bishop's Wood. Many have recently been substantially altered or rebuilt in a grander scale'.

8 The Highgate Conservation Area is contiguous with the borough boundary with the London Borough of Camden to the south, which runs along Hampstead Lane. The following listed structures are located near 42 Hampstead Lane:

- East Lodge To Kenwood House And Attached Gateways, Hampstead Lane, Grade II
- K6 Telephone Kiosk Outside Kenwood House (Grade II)

9 The landscape around Kenwood is included in the Register of Parks and Gardens of Special Historic Interest in England at Grade II*.

10 The listed buildings, conservation area and registered landscape are 'designated heritage assets', as defined by National Planning Policy Framework (NPPF). '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 English Heritage 'Planning for the Historic Environment Practice Guide' – as 'the sum of its architectural, historic, artistic or archaeological interest'. 'Conservation Principles, Policies and Guidance for the sustainable management of the historic environment' (English Heritage, April 2008) describes a number of 'heritage values' that may be present in a 'significant place'. These are evidential, historical, aesthetic and communal value. The Planning (Listed Buildings and Conservation Areas) Act 1990 defines listed

buildings as those buildings having 'special architectural and historic interest', a definition that is linked to and consistent with the concept of 'heritage significance'.

11 The heritage significance of 42 Hampstead Lane has the following components:

- In terms of aesthetic or architectural significance - its design and appearance, and specifically the Arts and Crafts-influenced architectural style of the building. This is expressed in the overall scale and massing of the building, its position in relation to its plot and neighbouring houses, the nature of its elevations and its roof forms including dormers and tall chimneys, its use of brick and tile, the design and materiality of its fenestration, the balance of symmetry and asymmetry in its design, the use of projecting bays, etc.
- In terms of evidential or historic significance - the place that the house has in the overall development of this part of Highgate and its role in inter-war suburban expansion in the area. That development is associated with some noted figures, referred to earlier. In addition, the house is believed to have been designed by P. Morley Hoarder (see above)

12 This heritage significance is not uniform in the building. It is located principally in the main elevation to Hampstead Lane, where the contribution of 42 Hampstead Lane to the overall Highgate Conservation Area is most clearly seen. This is the case despite the slightly lowered position of the house in relation to the road, and the screening provided by the boundary treatment. This is where the original architectural intention of the architect is most clearly expressed, is most intact, and where it is most perceptible. Even though the building has been altered to a considerable degree and some of this change involves the front of the property, the effect of this alteration is least when viewed from the street. To the rear, that alteration is considerably more extensive and visible and the significance of the property is this less internally and to the rear. However, as a private and restricted space within the overall conservation area, the effect of such change on the overall character and appearance of the area is correspondingly less.

The proposed scheme and its effect on heritage significance

13 The proposed scheme is for the partial demolition, extension and renovation of 42 Hampstead Lane and involves minor changes to the recently approved scheme. The conversion involves the retention of the façade as seen from the street and demolition of the rear façade and the internal parts of the property. As a result of this non-material amendment to the approved scheme, the existing main roof, dormer windows and chimneystacks will be rebuilt so that from the street they appear as existing. The bricks and tiles will be retained and re-used where possible and any replacement materials that are required will be carefully sourced to match original materials.

14 The existing outdoor swimming pool and pool house will also be removed and replaced with planting and landscaping. The proposals include the previously permitted new basement.

15 The purpose of the scheme is to provide up-to-date family accommodation in a manner consistent with the affluent character of the surrounding area. This was, historically, the original character of the Bishopswood development - the houses in the area were developed to accommodate affluent people in a luxurious and stylish fashion. Life and how it is lived has changed in the past century. The way in which domestic life is organised has evolved and expectations regarding the nature and quality of domestic accommodation has also changed. In order for the area to retain its character, the existing properties must be allowed to similarly evolve, while at the same time retaining what it is that they contribute to the character and appearance of the area.

16 That is what the proposed scheme does. It enlarges the building to the rear, in the part that has been most altered, while retaining much of the fabric and appearance of the house to Hampstead Lane. The unattractively low-pitched roof on the later western extension is improved by increasing the height of the roof, and thus enhancing the appearance of the front of the house. The proposed overall rear building line will be consistent with that of the group of houses between Compton Avenue and Courtenay Avenue, as shown in the pre-application document prepared by KSR Architects.

17 The architectural treatment of the new parts of the house will remain entirely consistent with the style, scale, massing and profile of the house at present. The overall height of the house will remain exactly as it currently stands (other than the small western roof extension). The details and materiality of the proposed scheme will match those of the existing building. The design will respect the symmetry and articulation of the existing house and the general style and appearance of the house of the Bishopswood development and this part of the Highgate Conservation Area.

18 For these reasons the proposed scheme would allow the existing house to continue to make the contribution it does to the conservation area, and the conservation area would be preserved and enhanced by the scheme. There would be no effect on other heritage assets. This, in turn, would allow the proposed scheme to comply with national and local policy and guidance for the historic built environment.

Conclusion

19 The proposed scheme involves minor amendments to the scheme previously consented and remains based on an acknowledgement and understanding of what is important about 42 Hampstead Lane in architectural terms and how it

contributes to the character and appearance of the conservation area. A central part of that character is the presence of houses for affluent people in comfortable and luxurious accommodation. The additional demolition and rebuilding would have no material impact on the significance of the building and the proposals would continue to preserve and enhance the character and appearance of the conservation area. The scheme preserves the surviving architectural quality of the house while providing the house with a long-term and sustainable future as an up-to-date family home. In doing this the proposal permits the house to remain consistent with the original and enduring character and appearance of the conservation area.

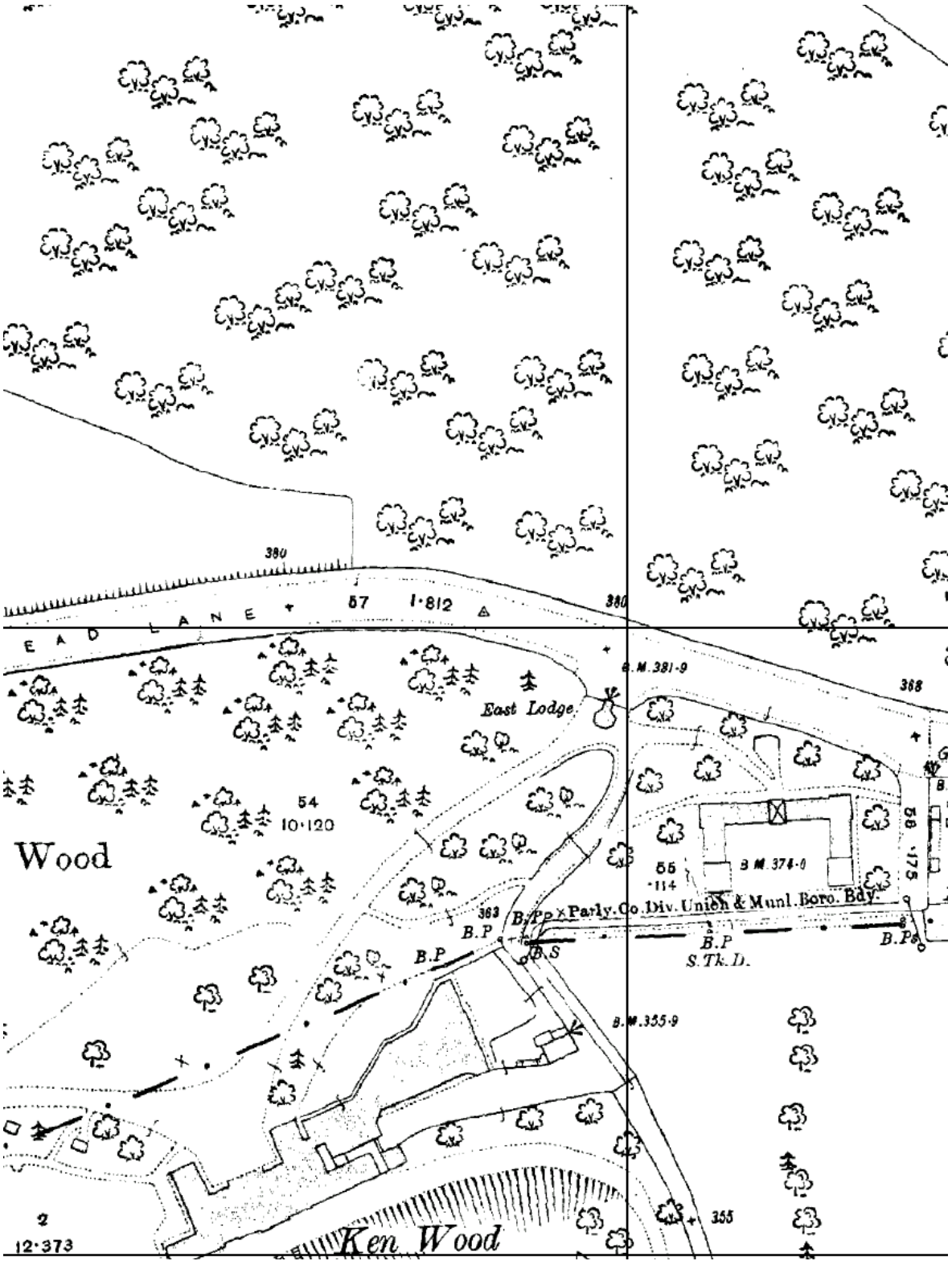
Kevin Murphy B.Arch MUBC RIBA IHBC
April 2015

The author of this report is Kevin Murphy B.Arch MUBC RIBA IHBC. He was an Inspector of Historic Buildings in the London Region of English Heritage and dealt with a range of major projects involving listed buildings and conservation areas in London. Prior to this, he had been a conservation officer with the London Borough of Southwark, and was Head of Conservation and Design at Hackney Council between 1997 and 1999. He trained and worked as an architect, and has a specialist qualification in urban and building conservation. Kevin Murphy was included for a number of years on the Heritage Lottery Fund's Directory of Expert Advisers.

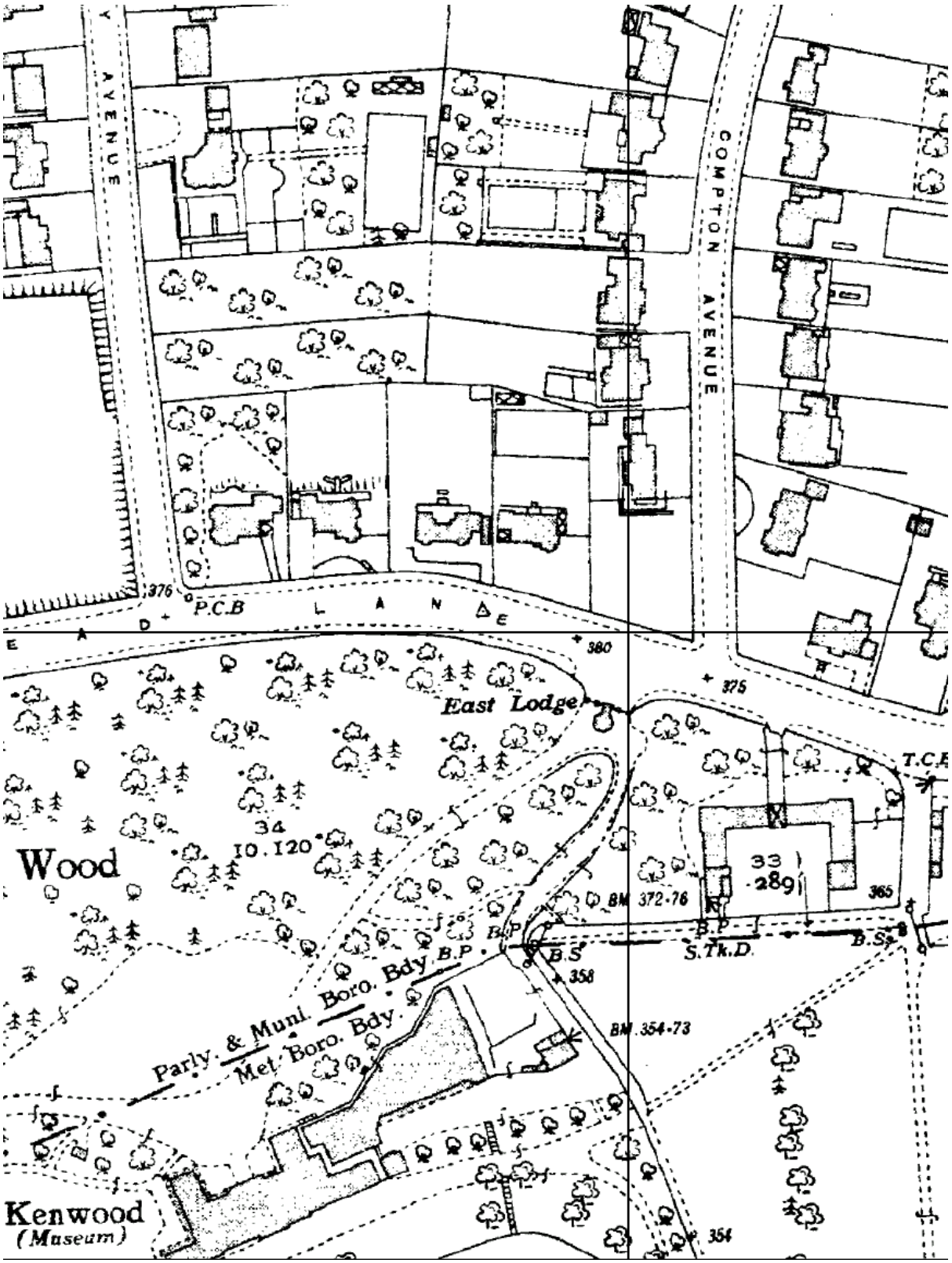
Appendix A: Location



Appendix A: Historical maps



OS, 1915


AVENUE
COMPTON AVENUE
376
P.C.B
L A N D E
380
375
East Lodge
T.C.P
34
10.120
Wood
33
289
365
BM 372·76
B.P
B.S
S.Tk.D
358
Parly. & Muni. Boro. Bdy
Met. Boro. Bdy
BM 354·73
Kenwood
(Museum)
354

OS, 1935-36


AVENUE
Bracken Knoll
Chase End
West Lodge
The Rydings
Bryn
Barrie
Red Gables
High Birch
Tree Tops
Red Stacks
COMPTON AVENUE
Deven
Heathview
The Chocks
Madison Lodge
Courtwood
Beaulieu
The Garth
Lydbrook
Oakleigh
Kenwood Gate
Compton Lodge
EI P
LB
376
HAM
380
375
STEAD
The Red House
East Lodge
North Wood
BM 367·49
Park Flats
1 to 11
Lavs
Posts
BM 372·76
BSs
Def
GP
rp

OS, 1951-52


Three Oaks
Heathways
Bracken Knoll
Chase End
West Lodge
A V E N U E
B M 105·54m
Red Gables
The Rydings
Kenmore
Barrie
High Birch
Tree Tops
Redstacks
Derwen
Heathview
Woodley
Madison Lodge
C O M P T O N A V E N U E
Sports Ground
Compton House
The Garth
Beaulieu
Compton Lodge
The Red House
H A M P S T E A D
114·9m
115·2m
El Sub Sta
115·2m
B M 116·29m
114·0m
East Lodge
North Wood
111·9m
B M 111·97m
Park Flats
PC
Posts
113·1m
112·8m
Def

OS, 1959-75