



# Heritage Appraisal

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42 Hampstead Lane,  
London N6

October 2022 | Project Ref 8479

HCUK Group is a multi-disciplinary environmental practice offering expert advice in archaeology, heritage, landscape, arboriculture, and planning. We began life as Heritage Collective LLP in 2010, before becoming Heritage Collective UK Limited in 2014. Finally, in 2020, we became HCUK Group Limited.



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# 1. Appraisal

## Introduction

- 1.1** This Heritage Appraisal has been written and prepared by Dr Jonathan Edis, Director of HCUK Group, on behalf of Mr H. Golshirazi. It relates to an application for a non-material amendment to an approved application (HGY/2019/2944) for a new dwelling at 42 Hampstead Lane, London. This Appraisal is confined to the proposed elevational changes relating to window and door openings, including the deletion of the sash windows shown on the original application drawings. More specifically, the amendment is for (1) all sash windows to be casement, (2) all glazing bars to windows omitted, and (3) all the rear lower ground floor windows be sliding doors. The appraisal should be read in conjunction with the Design and Access Statement "NMA Application 2" dated June 2022 by KSR Architects LLP.
- 1.2** The consented and proposed windows are illustrated in Appendices 1 to 3. Attention is drawn to the simple, unfussy, solid appearance of the proposed windows, stripped of glazing bars. This is the applicant's preference, and it is supported by the following observations about the architecture of the new building and its relationship to its surroundings.
- 1.3** The site is on the north side of Hampstead Lane, within Highgate Conservation Area and opposite Kenwood Park and Garden, which was listed grade II\* on 1 October 1987, and which is a designated heritage asset of more than special interest. With medieval origins, the park is best known as an 18<sup>th</sup> century designed landscape for Kenwood House, which has evolved since c.1616.
- 1.4** The author of this assessment has forty years of continuous employment in the heritage sector, including ten years as a conservation officer advising local planning authorities on applications affecting heritage assets. A large number of those cases have involved discussions about the styles and details of windows in new buildings.

## Heritage context

- 1.5** From a heritage perspective, the key considerations are whether the proposed amendment affects or harms the character, appearance or significance of Highgate Conservation Area, or the setting and significance of Kenwood Park. It should be noted, however, that the principle of demolishing and rebuilding the house did not, in the council's assessment, affect Kenwood Park in any way, so the minor amendment of the design of the windows cannot reasonably be said to be a material consideration.<sup>1</sup>

## Architectural style

- 1.6** Architecturally, the design of the proposed house is eclectic. It draws from several Classical themes that have been revived and reused many times in the past 400 years or so, and that are based on fundamental rules of proportion and symmetry. As a general observation, it has something of the Edwardian Revival about it, such that it is an evocation of the general type of large detached house built in the London suburbs by architects such as Ernest Newton (1856-1922) and Percy Morley Horder (1870-1944). Like its Edwardian predecessors, it contains references to a number of earlier styles. Going backwards in time, the elliptical tetrastyle porch, capped with a balustrade, is a reinterpretation of a late 18<sup>th</sup> or early 19<sup>th</sup> century motif found variously in urban and rural contexts. Earlier still, the symmetry of the main part of the house owes something to the form and silhouette of 17<sup>th</sup> century Classical English architecture, with projecting bays to the sides, hipped roofs, and solid chimneys (essentially, a William and Mary theme). At the rear, the house is set on a solid podium, but the ratio of solid to void is not so high as to make the overall effect truly Palladian. The round-headed windows at the rear are reminiscent of the arcades and loggias of the period of Inigo Jones, in the first half of the 17<sup>th</sup> century, contributing to an intelligently composed essay in the Classical idiom.
- 1.7** Given that the architecture of the building is not rooted in a specific Classical style, and given that some aspects of it are drawn from a period before sash windows became common in England, there is no particular reason to insist on sash windows

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<sup>1</sup> The delegated report for application HGY/2019/2944 made no mention of Kenwood Park, or its setting.

(or any other form of small-pane windows) as the only acceptable form of fenestration. That is the starting point, from an architectural perspective.

## Application HGY/2019/2944

**1.8** The delegated report relating to the original principle of the replacement dwelling says little about windows. There is a paragraph on glazing (6.3.5<sup>2</sup>), but that has to do with amenity rather than character and appearance. It is also said, apparently by third party commentators, that simplified side windows may harm the conservation area (paragraph 5.4, last bullet). Apart from the fact that there is no evidence to support this assertion, or any reason for believing it to have the slightest foundation in reality, it is relevant that (1) the point does not seem to have been supported or taken up by the conservation officer, or other officers, and (2) there was no further discussion about it in part 6 of the delegated report, under the heading of material planning considerations.<sup>3</sup>

**1.9** The description of this part of the conservation area, in paragraphs 3.2 and 3.3 of the delegated report for application HGY/2019/2944 contains helpful context:

*"The application site is located on the northern side of Hampstead Lane within the designated Highgate Conservation Area. Hampstead Lane is a historic ridge road which connects Highgate with Hampstead. The road has a changing character fronted by houses built in a variety of styles at different periods in time. The western section of the road is abutted by nos. 26-46, typically very large houses in substantial plots, many containing large trees from the original Bishops Wood. Many of these houses have been substantially altered or rebuilt in a grander scale. Going from west to east, on the western side of Courtenay Avenue there is a sports ground. Between Courtenay Avenue and Compton Avenue there are five main houses. The first houses are the Garth and no. 44, both builder designed houses of the 1920s. These are followed by no. 42, 'Oakley', designed by P Morley Horder and built with attractive details and dark brick in 1912, making it one of the first houses to be built in this part of Hampstead Lane. The next house, no. 40, is the large and*

<sup>2</sup> There are two paragraphs, sequentially, numbered 6.3.5. The reference to glazing is in the second paragraph.

<sup>3</sup> This is relevant, in that paragraph 5.4 promised to address "representations that are material to the determination of the application" in the following part of the report – that is, part 6. The silence on the subject of the simplified side windows means that the matter was not considered to be material, or controversial.

*recently built Kenwood Gate with the house set back on the corner of Compton Avenue known as 'Esterel'.*

*The subject site was originally known as 'Oakleigh' and slopes down towards the north with the house set approximately two to three metres below the level of Hampstead Lane. The property is a large, detached house of the arts and craft style enclosed by a low boundary wall with railings, hedging and metal gate to the front. It is two storeys in height with bays on ground and first floor with an adjoining single storey garage. The roof to the front is characterised by a pitched roof with two gables and front dormers. The house has been considerably altered in that the area between the garage and the house at the front has been in-filled. A large single storey extension has also been added to the western end of the property and a large conservatory added to the rear. Lastly a swimming pool and pool house has been added in the garden."*

- 1.10** The above extract from the delegated report is relevant in that there is no suggestion that the style of the windows, in any of the nearby structures, are material to the character or appearance of the conservation area. The commentary is more about overall architectural style, and form and presence in the streetscene. When it comes to the discussion of details, it is walls, railings and hedges that take precedence over windows.

## Highgate Conservation Area

- 1.11** The council's appraisal of the conservation area (December 2013) places the site within Sub-Area 7, Bishops, a point that was not considered to be material to the determination of application HGY/2019/2944; the delegated report was silent on the matter. There does not seem to be anything in the council's appraisal of the conservation area of Sub-Area 7 that would suggest that windows are a particularly sensitive subject here, and there is no discussion of windows in paragraphs 10.4.9 to 10.4.12, which describe the north side of Hampstead Lane. On this basis, there is no evidence of an official statement on windows relating to the application site or its surroundings.

## Conclusion

**1.12** Architecturally, the proposed windows are consistent with the character and appearance of the host building, including the solidity of the podium at the rear. There is no evidence, in the council's appraisal of the conservation area, or in the delegated report by which the new building was consented, that sash windows or small-pane windows were a prerequisite. The choice of a solution without glazing bars will have no material effect on the character, appearance or significance of Highgate Conservation Area, or on the setting or significance of Kenwood Park. It is, therefore, not a heritage issue for national or local policy purposes.

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# Appendix 1

## *Consented and proposed front windows*



## Appendix 2

### *Consented and proposed rear windows*



## Appendix 3

*CGI's of the proposed front and rear windows*

