



HERITAGE DESIGN AND ACCESS STATEMENT FOR

2 HAMPSTEAD LANE

LONDON N6 4SB

1. INTRODUCTION

- 1.1 This Heritage, Design and Access Statement is to be read in conjunction with the Planning Application and the 2-4 existing and proposed plans 26-732 01-12 dated March 2026.
- 1.2 Corrie Newell BA Arch Hons RIBA ARB IHBC AABC is a full member of the Royal Institute of British Architects and of the Institute of Historic Building Conservation, and has over 30 years' experience working with listed buildings.

2. SUMMARY OF PROPOSAL

- 2.1 2 Hampstead Lane is within the centre of Highgrove. It is part of a terrace on the north side of Hampstead Lane which also extends along the eastern side of North Grove. Number 2 faces onto Hampstead Lane.
- 2.2 The building dates from the Late 20th Century. It has an enclosed rear garden to the eastern side and the proposal is to retain and alter the timber garden fence which has been constructed on top of the existing boundary wall facing Hampstead Lane.

3. HERITAGE SIGNIFICANCE AND CHARACTER

Designation

Conservation Area

3.1 2 Hampstead Lane is within the Highgate Conservation Area. The Conservation Area (CA) was designated on 21st December 1967 and there is a Conservation Area Appraisal and Management Plan dating from December 2013.

Listed Buildings

3.2 2 Hampstead Lane is unlisted. The nearest Listed Buildings are at Fitzroy Lodge, The Grove and along North Road (Group at 11A, 13 and 15, 17 to 21 (odd) comprising Byron House, Hampton Lodge and Sycamores with coachhouse and walls).

3.3 The Grove is on the opposite side of Hampstead Lane. Fitzroy Lodge is closest, 30 metres away:

- Fitzroy Lodge (1378989 and 1079224). Early C19 Villa in stuccoed brick with slate roof. Grade II. This is set back from Hampstead Lane behind mature trees and a walled garden.

3.4 North Road is the next road to the East. Byron House and former Coachhouse at 11A and 13 are the closest Listed buildings, 40-45 metres north-east of the Site and separated by at least 6 more recent properties and their boundaries:

- 13 North Road (Byron House 1358887). C18 Villa with Early-Mid C19 alterations and stucco. Grade II*.
- 11A North Road (1189290). Former Coachhouse to Byron House. C18 and Early-Mid C19 Gothick. Grade II.
- Garden wall to west of No 13 (1189294). Late C17 or early C18 red brick wall. Grade II. This terminates against the northern side of the former Lodge gardens and is separated by 6 properties.

3.5 There is limited intervisibility from both groups due to the presence of mature trees and / or boundaries and other more recent development.

Non Designated Heritage Assets

3.6 Numbers 14 to 22 Hampstead Lane are on the Local List. They are over 180 metres west of the site. There is no intervisibility due to other properties and the mature trees, hedges and curvature of the road.

Character and Appearance

3.7 2 Hampstead Lane is characteristic of its late C20 date. It forms the southern gable end of a townhouse block of two storeys over garages, constructed in a smooth dark grey brick. It is the only house of the block facing Hampstead Lane and differs slightly in design, having a symmetrical gabled front with portico, slightly lighter brick, double pitched red tiled roofs instead of flat roofs, and canted corners. All the houses have projecting bays and lively articulation facing west towards North Grove and simpler rear elevations facing east and the private gardens.

3.8 The map sequence history identifies that 2 Hampstead Lane was a later addition to a 6-house block of c1967 and was probably constructed sometime between 1970 and 2000. Stylistically, although it has some reproduced detail, it is probably from c1980s. The pitched roof design and canted corners reflect the former detached house on the site which had these features. The roadside wall to each side of the entrance portico was rebuilt in c1930s and c1980s in London stock brick with garden wall bond and flat brick cappings to reflect the character of the locality.

Map sequence. Figures 1a-f:

The C19 and Early C20 maps show Grove Lodge and Coachman's house / service range, with firstly one and then two vehicular entrances onto Hampstead Lane, both within the eastern half of the site:



1870 OS Map. Surveyed 1863.

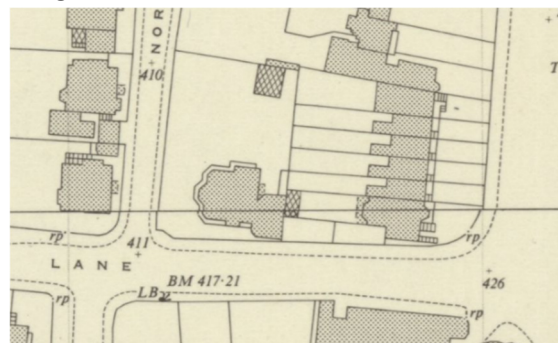


1890s-1910s.

Hampstead Lane was widened between 1936 and 1947. The gardens on the north side were narrowed and cottages, entrances and wall to Grove Lodge and entrance to North Grove were lost:

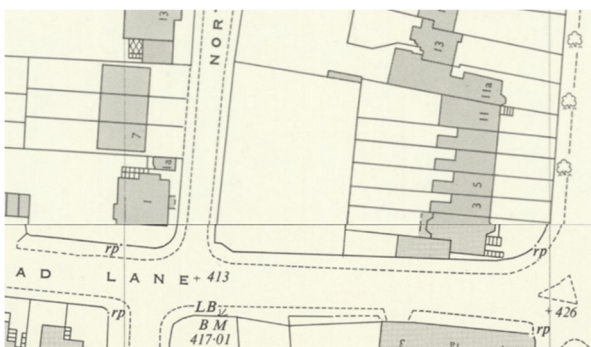


1947 RAF photograph (29/4/47). Historic England.



1952 OS Map. Surveyed 1950-51.

Grove Lodge was demolished and the site was redeveloped in circa 1967:



1968 OS Map. Surveyed 1967. Site empty.

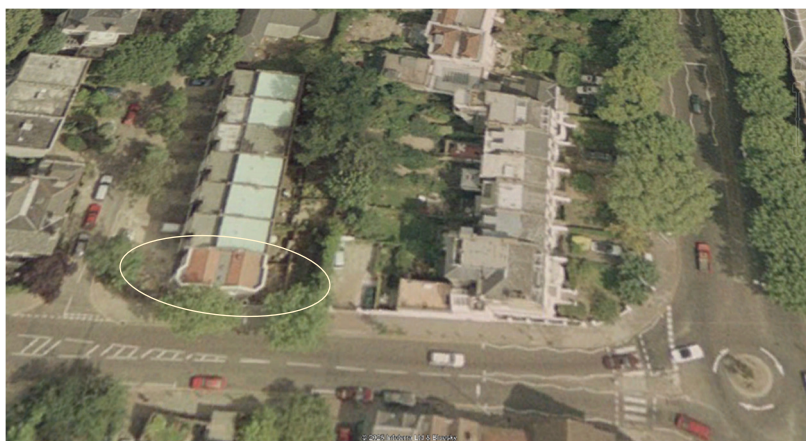


1970 OS Map. Surveyed 1951-1967.

Figure 1g:

1999 Google Aerial photograph showing the addition of 2 Hampstead Lane.

(There are inconsistencies in 2003 as GeoInformation Group Google appears not to show this building).



Conservation Area Character Appraisal

3.10 The Conservation Area Appraisal incorporates this part of Hampstead Lane in Sub Area 7 (Bishops). This forms the transition between the historic settlement centre and the former countryside where the locality was fashionable for Villas in the 19th Century. The relevant references in the Appraisal are as follows:

3.11 The development of 2 Hampstead Lane follows the pattern of demolition of large historic houses set in spacious landscaped gardens, and their replacement by the construction of private large blocks of flats and houses in the late C19 and C20 (para 2.2.21).

3.12 The roadside wall is not described in the Appraisal. The historic map sequence above shows this section of wall was rebuilt in the 20th Century inter-war years as part of road widening and was then altered for the development of the current house. The reused London stock bricks and reproduction of garden wall bond reflect the general character of the 19th Century, the main period of the development of Highgate (para 2.2.10).

3.13 Much of the eastern end of Hampstead Lane is within a Key View (Page 157). The front of the house and the section of roadside wall within the application Site are close to but not within this. Characteristic elements of this view described in the Appraisal and shown in the photograph are the mature trees, curves and gradients reflecting its past as a country lane, with glimpses of houses of varying styles and periods. The eastern end of Hampstead Lane then becomes more urban as it approaches the centre of Highgate.

Figure 2. CA Appraisal. Page 156. North Grove

3.14 The North Grove Elevation is pictured on page 156 of the Appraisal. This view, which includes the western elevation of Number 2, its parking area, wooden fence, planting bed and opposite end of the interwar section of rebuilt brick roadside wall, is unaffected by the proposal.



Level of significance and contribution of features affected by the proposal:

3.15 As set out in NPPG Historic Interest paragraph 006, significance derives from archaeological interest, architectural and artistic interest, and historic interest.

Archaeological interest - Low:

- Number 2 Hampstead Lane is part of a C20 townhouse block in the position of the former Villa, Grove Lodge.
- The C20 roadside wall reflects the former Villa boundary, albeit in a different place and to a different configuration to the C19 original. The taller interwar sections of boundary wall may contain original C19 bricks from the site.

Neutral: The lower c1980s sections of boundary wall to each side of the portico are discontinuous on a different build line and are therefore of neutral significance.

The unauthorised fence above the wall east of the house is the subject of this application. Neither it nor the similar panel fencing on the western boundary (see 2013 North Grove CAA photograph) has significance.

Architectural and Artistic interest – Low:

- Number 2 Hampstead Lane and its frontage are later contributors to the harmony of the multi-period streetscape.
- The span, roof design and canted corners of the design reflect the former Villa.
- The bricks of the roadside wall provide local context, materials and texture.
- The hedging visible above the roadside boundary identifies the position of the garden and adds to the green character of the streetscape.

Historic interest – Low:

- The documentary evidence and map sequence of the development of the site provides some low level interest.

Photographs



Figure 3 (left). Front of 2 Hampstead Lane with rebuilt stock brick boundary walls to each side.



Figure 4 (right). Unauthorised fence to right hand boundary.

3.16 The unauthorised panel fence was installed as part of repairs carried out to the external stair and platform accessing the first floor door on the south-east corner, where the top of the wall is less than 1.4 metres above the landing.

Figures 5 and 6. Landing and platform accessing the first floor door.

These show the unauthorised fence panels. No further work including decoration has been carried out following contact by the Enforcement Team.



3.17 The current panels are similar to the existing panels behind the North Grove sign shown on page 156 of the 2013 Conservation Area Appraisal (Image 2 above). They are adapted to suit from standard prefabricated fence panels. The existing wall is visible and preserved below the fence and the design follows its stepped profile.

Context:



Figures 7a-c:

Left: Looking East past the Site from North Grove, showing the C20 brick wall.

Centre: Wall and fence roadside elevation, showing the unauthorised fence to the garden follows the stepped design of the wall and aligns with the height of the adjoining wall to the East.

Right: Looking West past the Site showing the general height of the wall along Hampstead Lane.

4. PROPOSAL

4.1 The proposal is to retain the existing fence, to clad it both sides with continuous vertical overlapping boards and a timber capping, and to redecorate it in dark brown. This will improve its appearance and longevity and provide a fence that respects its historic context:

- Precedents along Hampstead Lane for this type of fence within the CA Key View:



Northgrove House, 1 North Grove (Opposite the Site) and Garden Flat.



Locally Listed 14-22 Hampstead Lane (east entrance).

- Within the adjacent Camden Highgate CA:
Kenwood. Managed by English Heritage and Greater London Council:
Grade II* Park and Garden (1000142) and Grade II Listed Lodges, flanking gates and gate piers:



East Lodge (1378705)



West Lodge (378708)

From the Park and Garden list entry: *'The boundaries of the park are marked by a mixture of walls (along the north boundary) and fences (along the west, south and east boundaries).'*

These are a mix of capped and uncapped vertically boarded fences, some on brick walls.

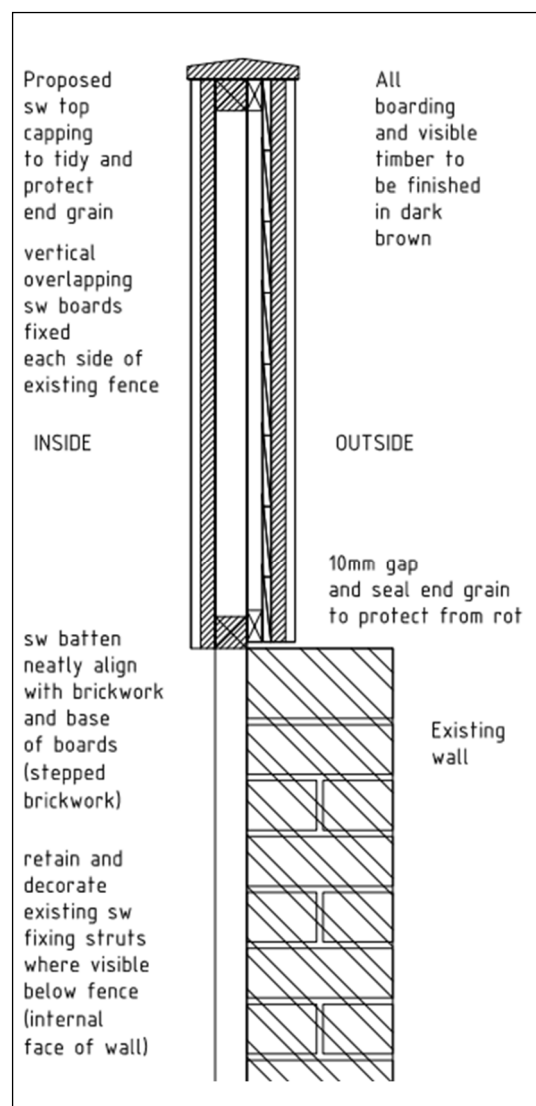
Design at 2 Hampstead Lane

- 4.2 As figure 7b above shows, the current 0.93 Metre fence respects the build line, height and stepped design of the existing roadside wall and neighbouring walls. The mitigation is therefore targeted at improving its quality, profile and finish to match the local historic character.



Above: Existing
Top left: detail with capping
Left: brown stain finish
Right: proposed mitigation
CN309.101

Or as agreed in writing with the LPA Conservation Officer



Heritage Impact

- 4.3 With the mitigation, the appearance will respect the character of this Twentieth Century part of the Conservation Area. The proposal has a minimal effect on a low significance element (the C20 wall) and is reversible.

Access

- 4.4 The application does not affect access.

Trees and Biodiversity

- 4.5 The proposal for a fence on the existing boundary wall does not affect trees or biodiversity.

Amenity

- 4.6 The fence improves amenity and safety of those using the entrance and platform to access the garden and also the amenity of pedestrians using this part of Hampstead Lane.

Other matters

4.7 No other constraints are identified, as this is a very limited change.

5. CONCLUSION

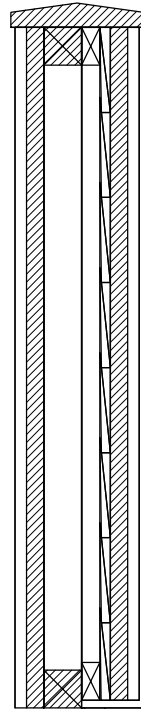
- 5.1 2 Hampstead Lane makes a low to neutral contribution to the Conservation Area, due to its recent date and design which generally respects the varied character and proportions of buildings and green spaces in this part of the CA.
- 5.2 In principle, the variety of London Stock Brick, wooden boarded fencing and open spaces with planting in this part of the Conservation Area reflects that of the Conservation Area in general, with a slightly more urban character than the properties further west along Hampstead Lane. The varied heights of the fences in the CA maintain the perception of open green spaces, trees and garden spaces between buildings.
- 5.3 In principle the height, elevation and stepping of the boundary with the proposed fence at 2 Hampstead Lane reflects that of this part of the streetscape and the adjoining properties.
- 5.4 The proposed design mitigation will provide a high quality finish and appearance of the fence and longevity that reflects that of the boundaries of the highest quality heritage assets in the locality.
- 5.5 The design mitigation will ensure there is no heritage harm and that the quality and interest of the Conservation Area and nearest Key View and heritage assets are preserved.
- 5.6 Raising the fence will improve the safety and use of the house and garden in its optimum viable use. It will also provide a low level public amenity benefit to those using this part of Hampstead Lane.
- 5.7 The proposal complies with the requirements of the Local Plan:
- SP11: Design –
 - The improved design is of high quality and respects its local context;
 - The design ensures the building and ancillary places remain safe, flexible and adaptable;
 - The use, construction and small scale of the proposal is compatible with the framework and domestic design of this locality;
 - SP12: Conservation –
 - The proposal is heritage-led and the Historic Environment is assessed and used as the basis for good sensitive contextual design.
 - The assessment takes into account the character of both parts of Highgate Conservation area and all nearest heritage assets.
 - The proposal helps increase the use and accessibility of the building and the connection of the house with its outdoor amenity area and green space.
- 5.8 The proposed fence complies with the relevant policy requirements of the Local Plan, NPPF and NPPG and is small but sustainable and environmentally positive development.

Overleaf: Drawing CN 309.101

Proposed
sw top
capping
to tidy and
protect
end grain

vertical
overlapping
sw boards
fixed
each side of
existing fence

INSIDE



All
boarding
and visible
timber to
be finished
in dark
brown

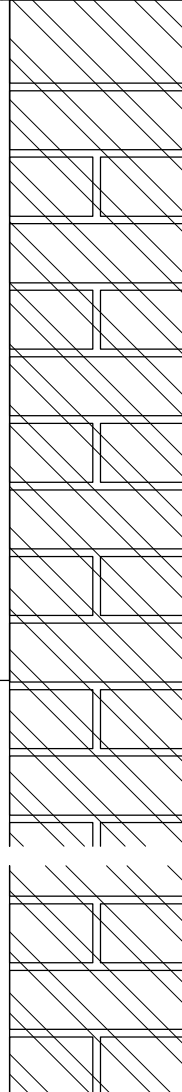
OUTSIDE

10mm gap
and seal end grain
to protect from rot

sw batten
neatly align
with brickwork
and base
of boards
(stepped
brickwork)

retain and
decorate
existing sw
fixing struts
where visible
below fence
(internal
face of wall)

Existing
wall



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**2 HAMPSTEAD LANE
LONDON N6 4SB**

PROPOSED FENCE ALTERATIONS

1:10 AT A4 309.101

**PROPOSED SECTION
1:10**