

**Proposed Door Replacement to 15  
North Square,  
London, NW11 7AD  
Heritage, Design & Access Statement**



## 1. Introduction, Brief and Heritage

- 1.1 15 North Square is situated within the London Borough of Barnet and is a Grade II\* Listed property.
- 1.2 Historic England list entry number: 1191775. Date first listed: 18-Mar-1965

### *'1. 5004 NORTH SQUARE*

*Nos 9 to 12 (consecutive) and No 15 TQ 2588 26/84 18.3.65 II\**

*2. Architect Lutyens - Continuous range of 2 storeys and dormers and of the usual bricks. No 9 - of 3 window bays with centre door with architrave and cornice on consoles. A sundial in the fanlight, dated 1920 with a frieze block above carrying the inscription:-*

*"Let others tell of storms and showers I'll only count your sunny hours"*

*Attic storey (matching that to No 8 on opposite corner of Erskine Hill). Return elevation to Erskine Hill. No 10 - 3 window bays. Centre door with eared architrave and pulvinated frieze. Either side a pair of canted bay windows. Two dormers. No 11 - A 5 window bay front recessed 3 ft behind general building line. Of the first floor windows 2 have cambered heads and 3 both cambered heads and sills. Centre door with broad cornice hood on cut brackets. Three dormers. No 12 - Same as No 10. No 15 - Similar to No 9 but no sundial or inscription. '*

- 1.3 The main house is three storeys with the roof concealed behind a raised parapet. The entrance front has three sash windows with glazing bars in cambered heads and a central door with plain, door case. There are two large external stacks with offset flanks at either side of the central bay. The street front is one window width.

Since its original construction, the house has undergone several alterations and additions. It belonged to Lord Arnold in the 1930s. He commissioned John Carrick Soutar to design an addition at the rear of the house. This altered the side access to the house, which had an open arched loggia beneath a terrace above. This new addition comprised a self-contained flat, with Sitting Room, bed recess, bathroom and Hall and a tiny kitchenette. There was a connecting door to the rest of the ground floor. The Trust approved the extension on 12th June 1931. The drawing is signed by Soutar, granting permission. (Fig 1)



Soutar went on to design a garage at the rear of the garden and accessed by a drive down the east side of the house. This was approved on 12th March 1934, complete with turning space in the garden. (Fig 2)

Various other alterations took place over the years, mainly internally, prior to its listing on 18th March 1965. During the Second World War, the house was requisitioned from Lord Arnold as emergency housing for families made homeless by wartime bombing. Several families lived in the house, having separate apartments on each floor. One can still see the remains of gas pipes in a second floor cupboard that had a gas cooker during this time. The last family left the house in 1953.

The next alterations took place in 1980s.

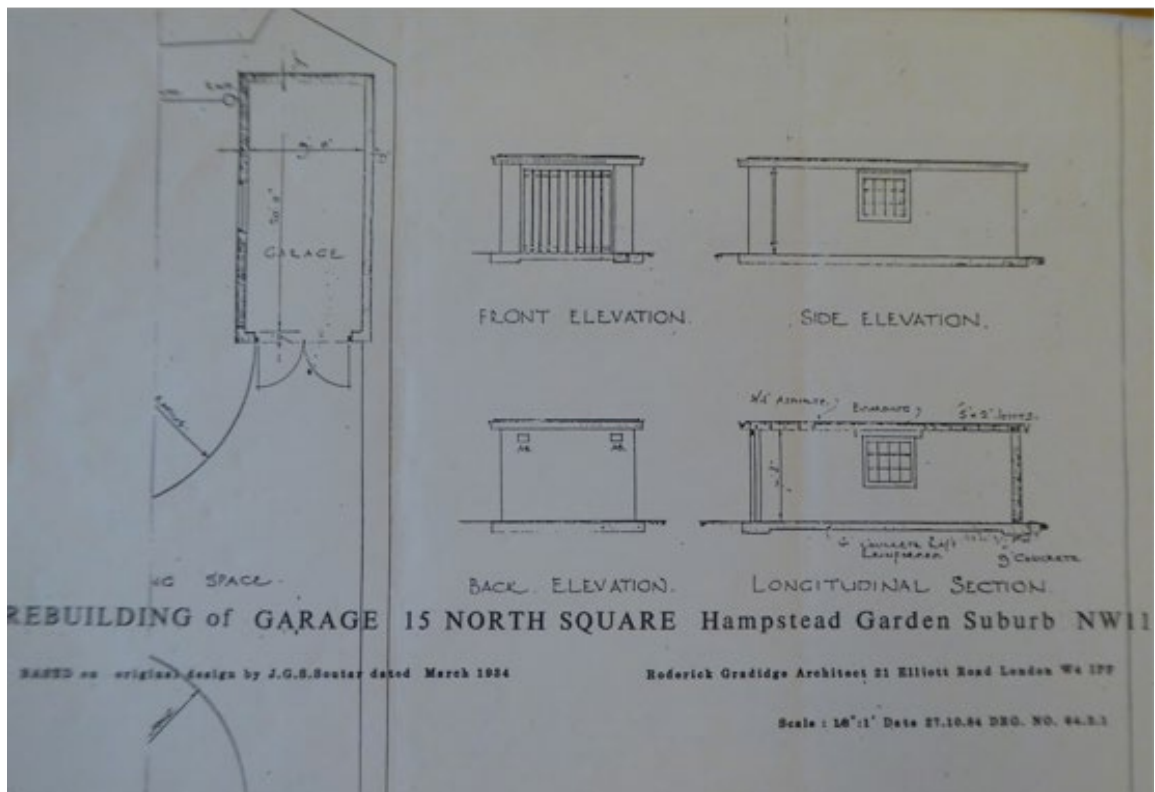


Fig 3

Permission was granted to demolish the Soutar garage and reconstruct a similar building in 1985. (Fig 3)

It appears that there was considerable subsidence to both the garage and the house at this time. Extensive and deep underpinning was undertaken to the house and the drawings indicate that the garage also has deep foundations. It also appears from the engineer's drawings at this time that the house had previously been underpinned. (Fig 4).

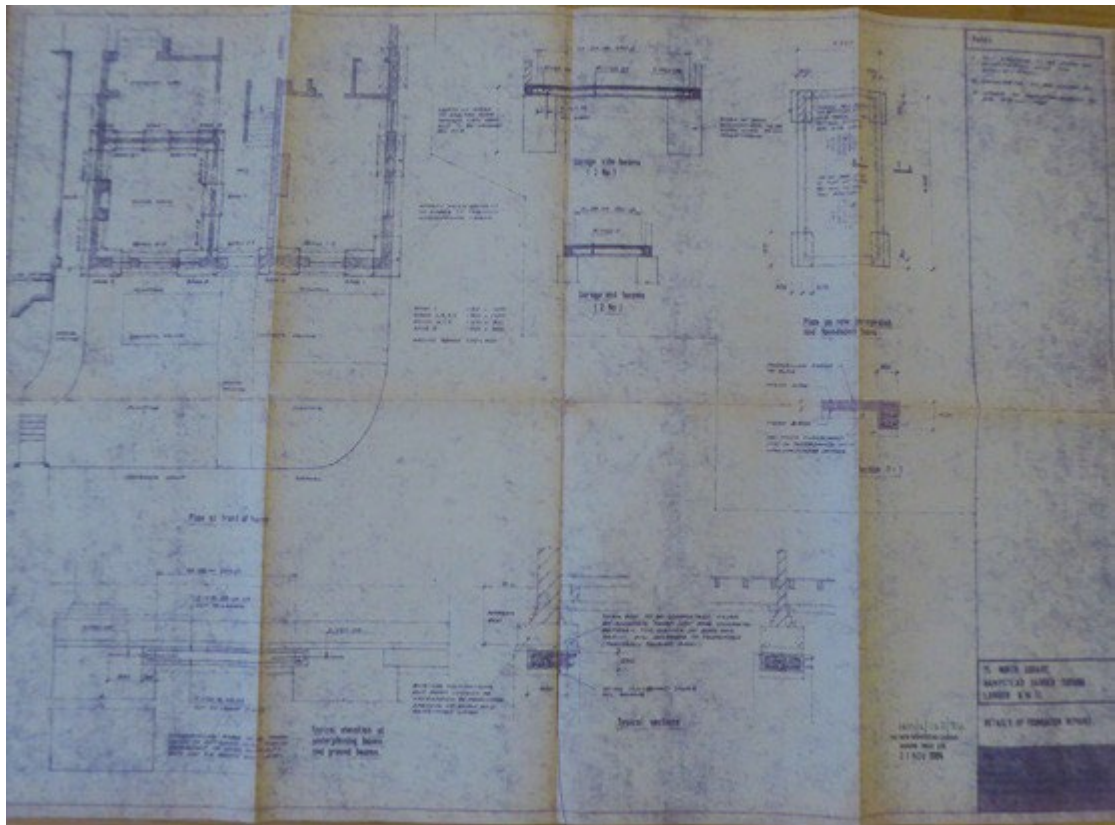


Fig 4

The Trust found that the garage was not built in accordance with its consent and some corrective measures were undertaken, such as the heavy box gutter around the edge. The Trust records note 'He had completed a timber box eaves around the garage. I thought it OK as it was not a building of merit'.

1986 saw applications for further alterations. (Fig 5) These included the replacement of the side window in the Soutar extension with French doors; the opening of the circular blind window in the gable wall of this extension and the insertion of a window with spider's web tracery in the style of Lutyens (Fig 6). The kitchen area was extensively remodelled at this time, closing up a window on the rear elevation, installing French doors where the access to the side yard had been; new French doors at the rear of the original kitchen, again opening onto the yard – there appear to have been metal doors in this position prior to this. There were extensive negotiations with Hampstead Garden Suburb Trust on the shape of the fanlight above these doors. (Fig 6) The interior of the kitchen, scullery and service areas changed completely at this time, with the insertion of extraordinarily low beams to support the external wall on the floors above. These alterations also affected the Soutar extension and this higher entrance area was opened up to the lower room and the side door blocked up internally. The tall yard wall on the northwest side may have disappeared at this time.

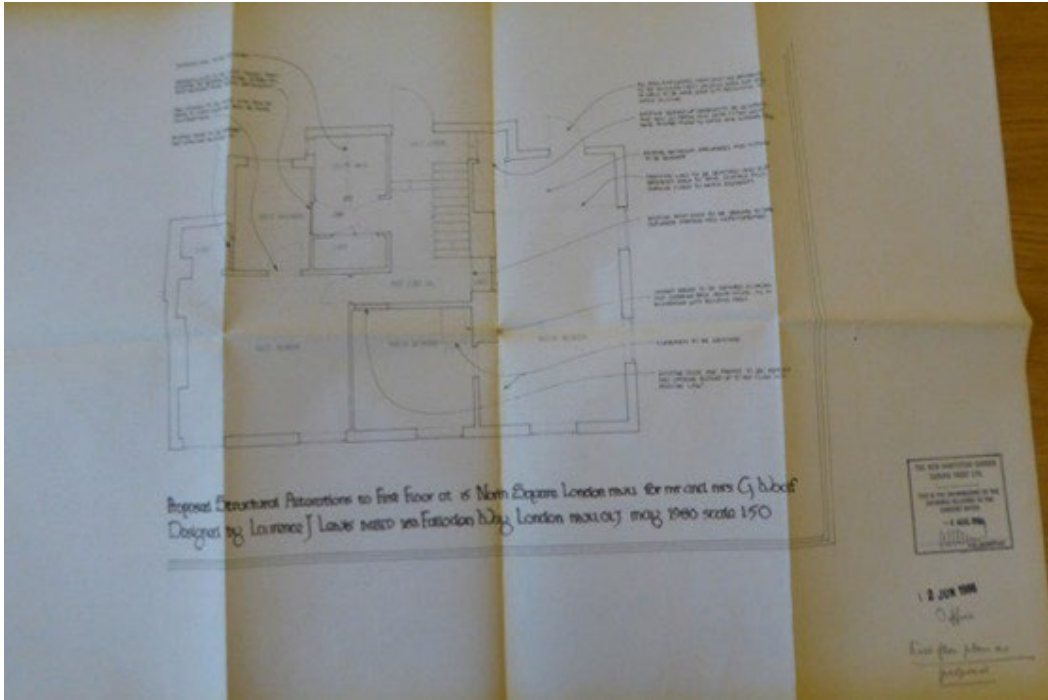


Fig 5

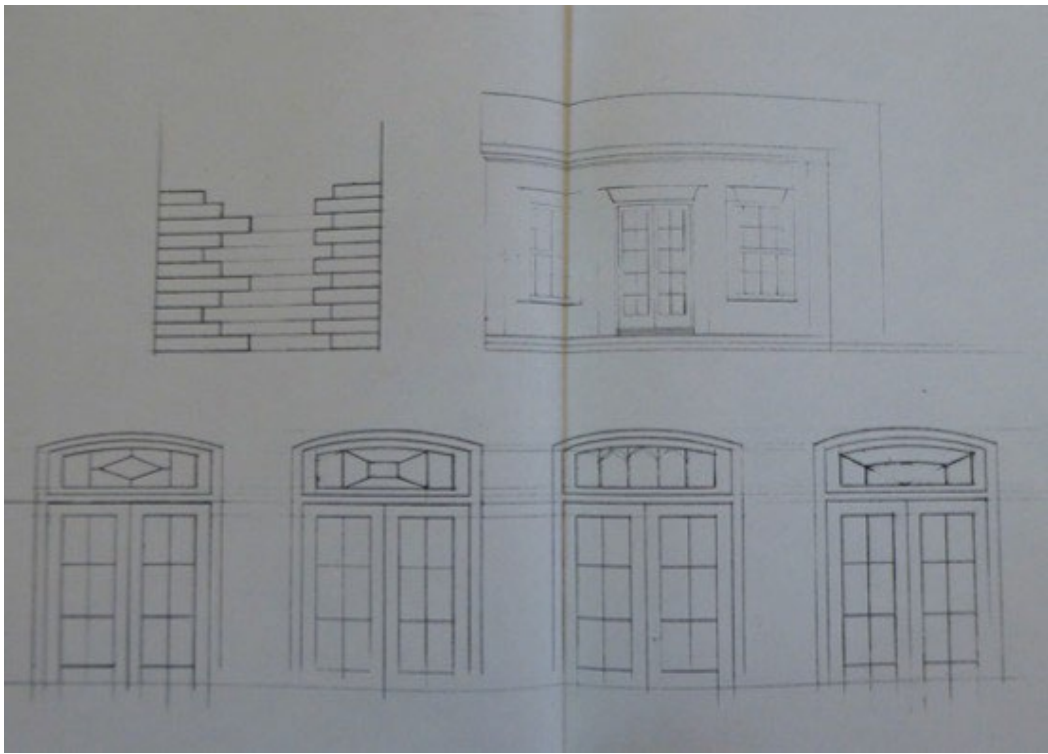


Fig 6

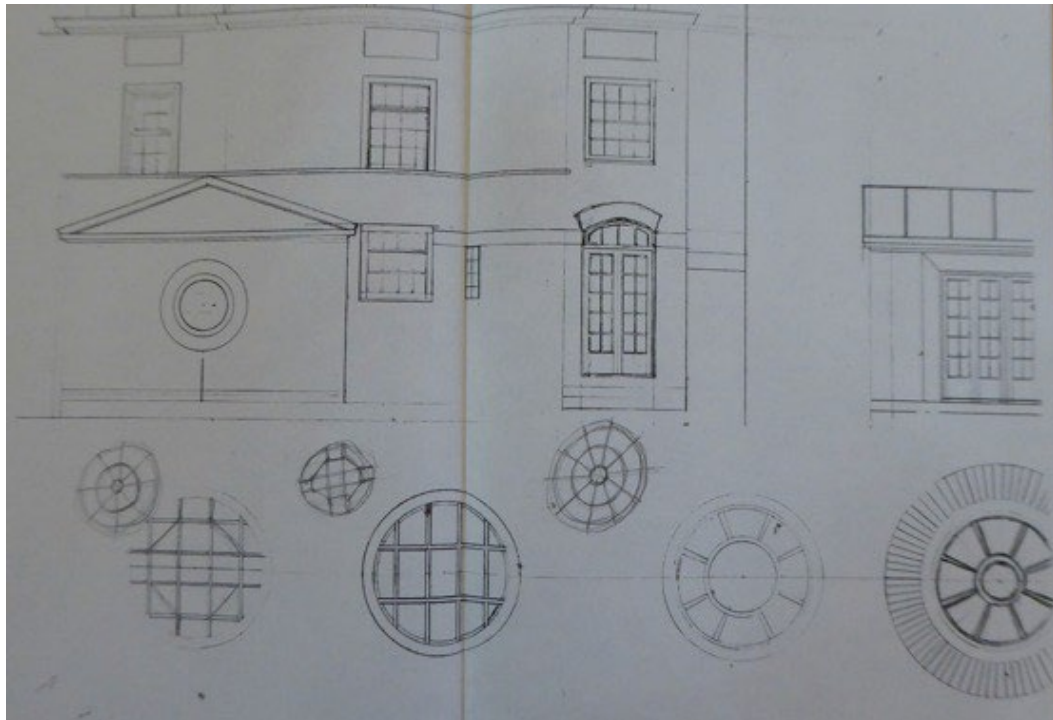


Fig 6

1991 saw discussions about extending the Soutar extension upwards to have two storeys. This may have been influenced by the construction of a large two storey rear extension on the adjoining house. It does not appear to have been pursued. The Trust agreed, in 1999, to the replacement of the felt roof on the Soutar extension, originally intended as copper, by lead.

Permission was granted for some internal alterations and a small rear extension in 2016. Permission was also granted in March 2017 to reconstruct the garage and the ugly timber lean-to, using its existing foundations. This work was also completed in 2018 with the garage being rebuilt into a garden room. Hampstead Garden Suburb Trust have granted permission for a single door, to mirror the front door and the door directly above it onto the terrace, from the rear of the kitchen. This would be flanked by two windows of equal size. The lefthand one is an original window and a mirror image (previously approved) would be inserted on the right hand side, where a smaller window was bricked up in 1986.

#### 1.4 Significance

No 15 is significant for its group value in urban terms, as part of the grouping of houses designed by Lutyens and Sutcliffe.

This importance is vulnerable to insensitive alteration and repair using unsuitable materials and methods and indifference to the materials and detail of the group of houses.

No 15's interior has had some intervention, as described previously, and could sustain some further changes to provide modern comforts and to accommodate the way life has changed and how houses are used since the first third of the 20th century, while retaining its cellular room structure.

Any alterations and repair should seek to enhance the quality of the building without having a detrimental effect on the house and importantly, the group as a whole.

## 1.5 Conservation Policies

1.5.1 It is important that no. 15 retains its historic significance and as a middle class house of its age and type. The question of change of use will not arise; this is now protected by the listing and it is inconceivable that the house would be used for anything other than what it was designed for – that of a home in a community setting.

1.5.2 Therefore, first and foremost, the house must be maintained in good condition, suitable for purpose. Maintenance should be carried out on a regular basis with great sensitivity to the original materials and methods of construction, particularly in areas of vulnerable construction:

### *Gutters and downpipes*

Traditional cast iron gutters and downpipes require maintenance and eventual replacement. This should be done in the same material.

### *Chimney flashings and roof repairs*

Lead flashings have a certain lifespan and these will need to be replaced to keep the building watertight. Instances occur in historic buildings where roof areas have suffered extensive wet and dry rot and it is not a desirable state. Replacement of the flashings and broken tiles at an appropriate time, can preserve the long term viability of the roof structure and thus of the building as a whole. Again, this must be done to match existing in materials and design and with the agreement of both by the Local Authority and Hampstead Garden Suburb Trust.

### *External Joinery and Metalwork*

Most of the windows are original and these should last with care and maintenance.

There is guidance available on these matters from Hampstead Garden Suburb Trust, Historic England, and the Local Authority, who will advise and grant the necessary approvals prior to work being undertaken.

1.5.3 With the changing needs of life today being so different from those of the early 20th century, it is inevitable that alterations will be called for.



According to PPG15 “achieving a proper balance between the special interests of a listed building and the proposals for the alterations and extensions is demanding...but it is rarely impossible”.

It also states “Many listed buildings can sustain some degree of alteration or extension to accommodate continuing or new uses. Indeed, cumulative changes reflecting the history of use and ownership are themselves an aspect of the special interest of some buildings, and the merit of some new alterations or additions, especially where they are generated within a secure and committed long-term ownership, should not be discounted.”

This is not applicable to every building, but alterations of a sensitive nature could be undertaken, taking into account the special historic interest of the building, its setting and detail and must seek to enhance the special character and not have a detrimental effect on this.

The document “Informed Conservation” says that while conservation used to be synonymous with preservation, it is now something far more dynamic, positive and proactive.

Raymond Unwin, together with Barry Parker, the grand planner of Hampstead Garden Suburb writing in 1901, said “whatever the size of the house we think it should grow, both as a utilitarian plan and an artistic creation out of the real needs of the occupants...as shall enable (their) life to expand itself to its fullest extent...actually stimulated by a congenial surrounding” (taken from *The Art of Building a Home*).

## **Design Approach**

### **Design Process**

- 2.1 The current glazed french doors are not original and are rotten so need replacing. The proposal is to replace them with solid wood (accoya) doors, of the same size. The proposed wood doors reflect that this was originally a yard wall opening.

## **Amount**

- 2.2 Assessment of the buildings within the locality leads to the conclusion that the design adopted is appropriate.

## **Use**

- 2.3 The proposed use is for residential purposes.  
2.4 The proposed use is in character with the area.

## **Layout**

- 2.5 The site is located within the established residential road known as North Square.  
2.6 There is currently one dwelling house located on the site.

## **Scale**

- 2.7 The scale of the alteration relates to the original yard.

## **Appearance**

- 2.8 The external appearance of the property will be enhanced.

## **3. Access**

- 3.1 Access to the space remains unaltered.

## **Transport Link**

- 3.2 Good public transport services, car parking surrounding the site.

## **Road Layout**

- 3.3 The existing road layout remains unchanged.

## **Inclusive Access**

- 3.4 The scheme provides for inclusive access without limitation by way of age, disability, ethnic or social groupings.

## **4. Summary**

- 4.1 The proposed door replacement is designed to preserve and enhance the character of the original building.  
The character and appearance of the property has been successfully enhanced whilst conforming to the local characteristics.  
4.2

## **5. Appendix**

- 5.1 Historic England Listing Description

## Official list entry

Heritage Category:	Listed Building
Grade:	II*
List Entry Number:	1191775
Date first listed:	18-Mar-1965
Statutory Address 1:	15, NORTH SQUARE NW11
Statutory Address 2:	9-12, NORTH SQUARE NW11

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](#)

[Corrections and minor amendments](#)

## Location

Statutory Address: 15, NORTH SQUARE NW11

Statutory Address: 9-12, NORTH SQUARE NW11

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Barnet (London Borough)

Parish: Non Civil Parish

National Grid Reference: TQ2544488553

## Details

### 1. 5004 NORTH SQUARE

Nos 9 to 12 (consecutive) and No 15 TQ 2588 26/84 18.3.65

II\*

2. Architect Lutyens - Continuous range of 2 storeys and dormers and of the usual bricks. No 9 - of 3 window bays with centre door with architrave and cornice on consoles. A sundial in the fanlight, dated 1920 with a frieze block above carrying the inscription:-

"Let others tell of storms and showers I'll only count your sunny hours"

Attic storey (matching that to No 8 on opposite corner of Erskine Hill). Return elevation to Erskine Hill. No 10 - 3 window bays. Centre door with eared architrave and pulvinated frieze. Either side a pair of canted bay windows. Two dormers. No 11 - A 5 window bay front recessed 3 ft behind general building line. Of the first floor windows 2 have cambered heads and 3 both cambered heads and sills. Centre door with broad cornice hood on cut brackets. Three dormers. No 12 - Same as No 10. No 15 - Similar to No 9 but no sundial or inscription.

Listing NGR: TQ2546988573

## Legacy

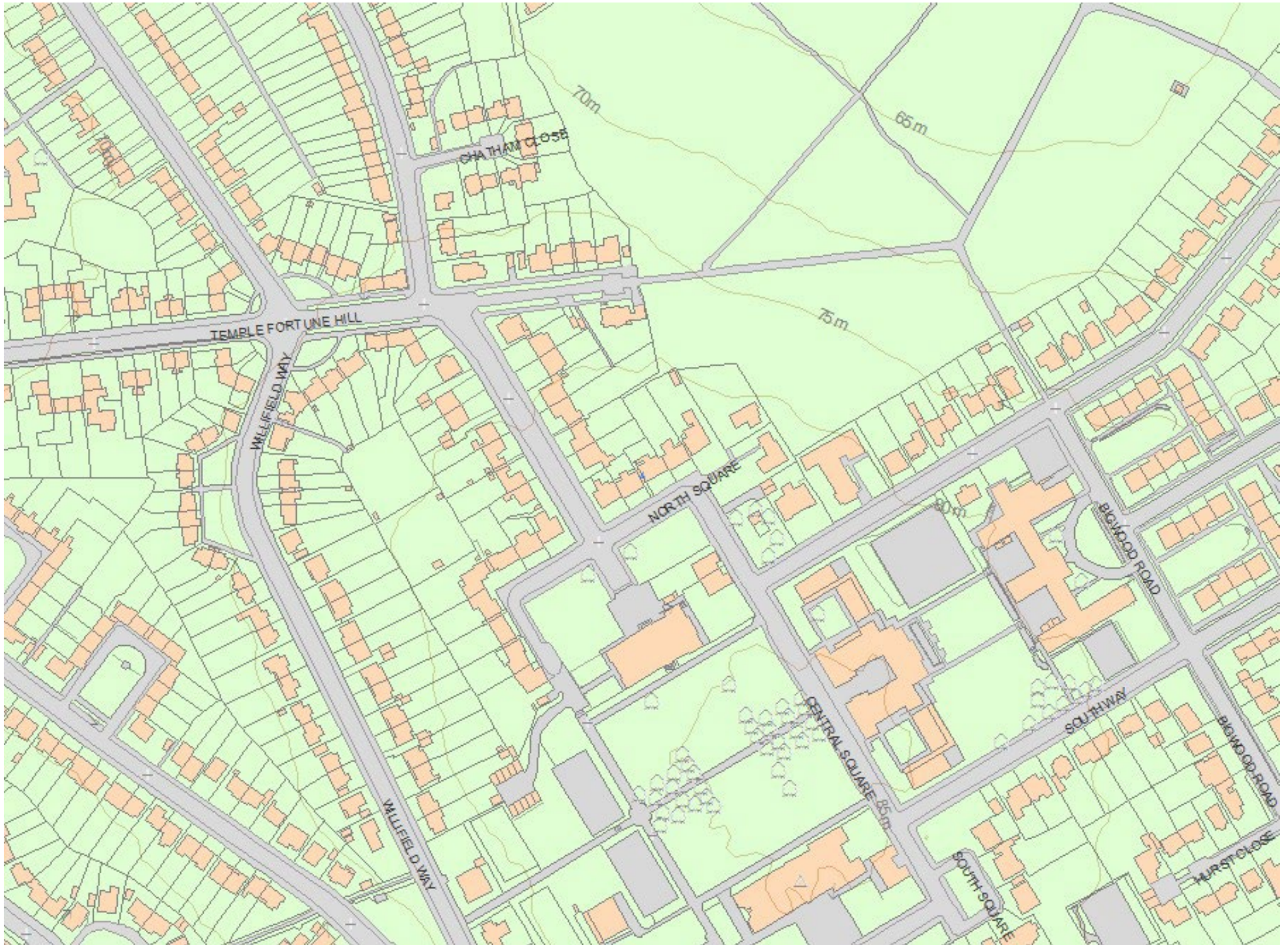
The contents of this record have been generated from a legacy data system.

Legacy System number: 199017

Legacy System: LBS

## Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



## Map

This map is for quick reference purposes only and may not be to scale. This copy shows the entry on 07-Mar-2022 at 11:49:53.

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