

Design, Access and Heritage Statement.

Porter Lodge, Heathcroft, Hampstead Way, London, NW11 7HH



1. Site Description

The application site is located on the southern side of Hampstead Way within Area 5 of the Hampstead Garden Suburb Conservation Area. The property is Grade II listed. The Conservation Area Character Appraisal notes; "Heathcroft is a large complex of flats with well-tended gardens complementing the impressive architecture. At the front, large shrubs line a grassy bank, separated from the road by a low holly hedge. Outside the front of the central Porters Lodge is a well maintained rose garden surrounded by privet.

Inside the courtyard there are three areas of lawn enclosed by low brick walls, between the courts of flats and a central rose garden with sundial. Beds of flowers, mixed shrubs and trees surround some of the buildings and grassed areas, bounded by a simple chain between white painted posts. The topography slopes down to the north, influencing both building and landscaping. For example, a raised path with attractively detailed wall runs along the upper blocks in the middle and southern arms, but not the northern block. The courts do not have symmetrical planting, but this individuality helps to soften the dominant architecture. At the rear to the south, there are surrounding gardens which are partially shared with residents in Wellgarth Road. There are tarmac access drives into the courtyards, but parking is restricted within the space, so the vista is largely unspoilt by parked vehicles ' unusual in the Suburb.

There are integral garages to the rear, still with original doors, accessed from under the northern wing, below what was once the communal refectory. Further garages, separate from the main block are situated at the back of the site.

Heathcroft, by J.B.F. Cowper, was the winning design in a competition for labour-saving flats run by the developers, Second Hampstead Tenants Ltd in 1923. It is Listed Grade II. The 9 substantial linked blocks of flats surround an inner courtyard. A small single-storey Porters Lodge, central along the road frontage, oversees access. The Neo-Georgian flats have Lutyens influences. The blocks are three and four storeys with attics, in red-brown brick with orange dressings. Designed as a single scheme, the sloping topography prevents direct symmetry, and a variety of architectural features are used to add interest and complexity. There are hipped and flat-roofed casement dormers, dominant chimneys, some with blind arch recesses, and parapets in some areas. Windows are small-paned timber casements. There are different doorcase styles, projecting stair towers (some hipped), white wooden balconies, and occasional round windows. Gable chimneys with swept parapets provide an impressive entrance way either side of the Porters Lodge."

2. Planning History

N/A

3. Proposal

Proposed replacement of all the windows with like for like double glazed timber windows.

4. Policy Context

National Planning Policy Framework and National Planning Practice Guidance. The determination of planning applications is made mindful of Central Government advice and the Local Plan for the area. It is recognised that Local Planning Authorities must determine applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise, and that the planning system does not exist to protect the private interests of one person against another. This is a key part of the Governments reforms to make the planning system less complex and more accessible, and to promote sustainable growth. The NPPF states that 'good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.... being clear about design expectations, and how these will be tested, is essential for achieving this'. The NPPF retains a presumption in favour of sustainable development. This applies unless any adverse impacts of a development would 'significantly and demonstrably' outweigh the benefits.

The Mayor's London Plan 2021 The London Development Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social

framework for the development of the capital to 2050. It forms part of the development plan for Greater London and is recognised in the NPPF as part of the development plan.

The London Plan provides a unified framework for strategies that are designed to ensure that all Londoners benefit from sustainable improvements to their quality of life. The London Plan is currently under review. Whilst capable of being a material consideration, at this early stage very limited weight should be attached to the Draft London Plan. Although this weight will increase as the Draft London Plan progresses to examination stage and beyond, applications should continue to be determined in accordance with the adopted London Plan. Barnet's Local Plan (2012) Barnet's Local Plan -Reg 18 Preferred Approach was approved for consultation on 6th January 2020. The Reg 18 document sets out the Council's preferred policy approach together with draft development proposals for 67 sites. It is Barnet's emerging Local Plan.

The Local Plan 2012 remains the statutory development plan for Barnet until such stage as the replacement plan is adopted and as such applications should continue to be determined in accordance with the 2012 Local Plan, while noting that account needs to be taken of emerging policies and draft site proposals. Barnet's Local Plan is made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents. Both were adopted in September 2012.

5. Main issues for consideration.

- Whether the alterations would be a visually obtrusive form of development which would detract from and be harmful to the listed building.

5. Assessment of the Proposal.

Hampstead Garden Suburb is one of the best examples of town planning and domestic architecture on a large neighbourhood or community scale which Britain has produced in the last century. The value of the Suburb has been recognised by its inclusion in the Greater London Development Plan, and subsequently in the Unitary Development Plan, as an 'Area of Special Character of Metropolitan Importance'.

The Secretary of State for the Environment endorsed the importance of the Suburb by approving an Article 4 Direction covering the whole area. The Borough of Barnet designated the Suburb as a Conservation Area in 1968 and continues to bring forward measures which seek to preserve or enhance the character or appearance of the Conservation Area.

The ethos of the original founder was maintained in that the whole area was designed as a complete composition. The Garden City concept was in this matter continued and the architects endeavoured to fulfil the criteria of using the best of architectural design and materials of that time. This point is emphasised by the various style of building, both houses and flats, in this part of the Suburb which is a 'who's who' of the best architects of the period and consequently, a history of domestic architecture of the period of 1900 - 1939.

The choice of individual design elements was carefully made, reflecting the architectural period of the particular building. Each property was designed as a complete composition and design elements, such as windows, were selected appropriate to the property. The Hampstead Garden Suburb, throughout, has continuity in design of doors and windows with strong linking features, giving the development an architectural form and harmony. It is considered that a disruption of this harmony would be clearly detrimental to the special character and appearance of the Conservation Area. The front of the properties being considered of equal importance as the rear elevation, by the original architects, forms an integral part of the whole concept.

Whether the alterations would be a visually obtrusive form of development harmful to the listed building.

The proposed windows would have the same external appearance with the existing ones. The proposed alteration would not impact on the qualities of the listed building and the historic and architectural character of this part of the Hampstead Garden Suburb Conservation Area. It would not harm the character and appearance of the individual property, street scene, conservation area and area of special character

7. Conclusion

Having taken all material considerations into account, the proposal is considered to not detrimentally impact on the qualities of the statutory listed building and protect the historic and architectural character of this part of the Hampstead Garden Suburb Conservation Area. The proposed alteration is such that, as conditioned, it preserves the amenities of the occupiers of the neighbouring properties and the character and appearance of the individual property, street scene, conservation area, and area of special character.