

INFORMATION IN SUPPORT OF AN APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION AND LISTED BUILDING CONSENT FOR: CONVERSION OF THE EXISTING LOFT SPACE INCLUDING INSTALLATION OF A SMALL CONSERVATION ROOF LIGHT TO THE REAR ELEVATION PITCHED ROOF SLOPE AND ASSOCIATED INTERIOR ALTERATIONS TO FORM A NEW LOFT STAIRCASE; OTHER REPAIR AND MAINTENANCE AND ASSOCIATED MINOR INTERIOR ALTERATIONS TO THE GROUND AND FIRST FLOOR ROOMS; AND CAREFUL REPAIR AND MAINTENANCE TO THE EXISTING HOUSE TIMBER WINDOWS AND EXTERNAL DOORS INCLUDING REPLACING PANES WITH NEW SLIMLINE DOUBLE GLAZED UNITS AND CAREFULLY REMAKING THE EXISTING REAR TIMBER FRENCH DOORS WITH SEPARATE SLIMLINE DOUBLE GLAZED UNITS BETWEEN GLAZING BARS; TO NUMBER 46 TEMPLE FORTUNE HILL, LONDON NW11 7XS.



Views to number 46 Temple Fortune Hill showing the front and end elevations with centre archway and end bay window.

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Aerial view looking north showing the rear elevation to number 46 Temple Fortune Hill and the crossings with Temple Fortune Hill and Willifield Way to the left and Erskine Hill to the right.

1. Introduction

This Design Statement has been prepared in support of an application for Householder Planning Permission and Listed Building Consent for works to the existing house at number 46 Temple Fortune Hill located within the Hampstead Garden Suburb Conservation Area, Artisans' Quarter - Area 2. The house is a Grade II Listed Building under a group listing covering the majority of Temple Fortune Hill. The proposed works have been submitted for Provisional Consent from the Hampstead Garden Suburb Trust.

2. Context, Site Analysis & Heritage Assessment

The house is a Grade II Listed end of terrace house forming part of a geometric arrangement of terraced cottages leading to the junction between Temple Fortune Hill and Erskine Hill. The Temple Fortune Hill section of the terrace comprising the 2 smaller worker's style cottages at numbers 46 and 48 reads as a separate symmetrical composition with hipped end bays and a decorative gated centre archway shared between the two houses. The terrace then turns the corner and continues south along Erskine Hill to form the larger house at number 50 Temple Fortune Hill.

The buildings and landscaped context are designed in a cohesive Arts and Crafts style and finished in white painted roughcast render with steeply pitched plain tiled roofscape and timber framed casement windows. The front elevation to the subject property features a noticeable band of exposed brickwork to the line of ground floor rooms inset between the end bays and visually linking both the 2 houses on either side of the archway and the mirrored terrace to the opposite side of the road.



Number 46 Temple Fortune Hill to the right of the image showing the centre arched doorway and adjoining house at number 48.

The house is situated to the south side of the road fronting directly onto the pavement and separated from the road only by the grass verge. The line of the main elevation is inset from the end bays a little giving only enough space for a hedge planted against the front wall and allowing the front door to be set back from the pavement. The front door is nestled in the corner under a drawbridge style porch canopy mirroring the adjoining house. The syncopated configuration of buildings either up close against the road or set back behind hedges and long front gardens forms an irregular streetscape of unfolding views and gives a surprising prominence to the end elevation to the host building featuring a double storey curved bay window, unusual front oriel style window and steeply pitched, hipped roof volumes.

To the rear the L shaped form of the terrace is more legible and the difference in the style and character to the fenestration is notable. The calm symmetry of the front and end elevations contrast with the functional placing and irregular sizing of windows to the rear with half dormer windows breaking the gutter line, smaller scullery style windows around the back door and larger garden facing casement and French doors to the ground floor living room and shallow outshot extension.

The sheltered rear garden is accessed via an arched opening in a brick wall bridging the gap between the houses at number 46 and number 44. The wall forms an attractive element in the overall layout although it appears to be a later addition and has possibly been added to assist with movement in the building. The house is the subject of ongoing subsidence issues and the rear elevation wall has been previously underpinned a number of years ago. Currently the end bay and front elevation are subject to continuing problematic movement and following detailed survey work the house requires further underpinning to rectify both the long term movement and the imbalance caused by the previous partial underpinning to the rear.



View to number 46 Temple Fortune Hill showing the end elevation bay window and number 44 forming the end house to Crickmer Circus to the right.

3. Conservation Area Statement and Assessment of Significance

The house is situated in the Hampstead Garden Suburb Conservation Area and the character of the entire area is safeguarded by the Hampstead Garden Suburb Trust. The house is a Grade II Listed Building and both the house and this section of Temple Fortune Hill is specifically mentioned in the Artisans' Quarter (Area 2) Character Appraisal as:

Artisans' Quarter (Area 2) Character Appraisal: Temple Fortune Hill - The lower section of Temple Fortune Hill is very similar to Asmunds Hill with white roughcast cottages in symmetrical groupings on either side of a gently sloping road. Unusually, the hedges are beech on the south side and a mixture of species, mainly privet and box to the north. There are noticeable gaps in the street trees particularly on the northern side of the road.

The layout has the same mixture of terraces and semi-detached cottages and in some cases identical designs are used. Again the cottages are distinguished by the differences in the use of characteristic Parker and Unwin features and in the detailing. Nos. 2-4 have a central gable with generous casement windows, and there are small windows under the eaves and canted bays on the ground floor. Other groups have brick edged twitten arches, 'drawbridge' door canopies and prominent chimneys in an Arts and Crafts style.



Views to number 46 Temple Fortune Hill showing the end elevation bay window and arched garden wall shared with number 44.

Introduced by Raymond Unwin, Crickmer built his first cottages in Hampstead Garden Suburb between 1908 and 1910 for Hampstead Tenants Ltd. The properties include Nos. 8 and 10 Temple Fortune Lane (1908-9), 24-42 Willifield Way (even Nos.) (1908), and the junction now informally but affectionately known as ‘Crickmer Circus’ (1909-10). The pentagonal group concept seen at Crickmer Circus was Unwin’s, although Crickmer’s designs, according to Mervyn Miller, “realised its potential in a masterly fashion.

The terrace of 3 houses along with associated terraces on either side of the road are group listed as Grade II Listed Buildings. The detailed listing description notes the following:

List Entry Number: 1064821

List Entry Name: 37-51, TEMPLE FORTUNE HILL NW11

GV II - Nos 37 to 51 (consecutive) TQ 2588 26/20 18.3.65 - Crossing of Willifield Way and Temple Fortune Hill. Blocks by C M Crickmer numbered as under. All differing slightly in detail but generally of brick and roughcast. Some with upper overhanging gables. The whole both picturesque and striking by reason of the siting and layout.

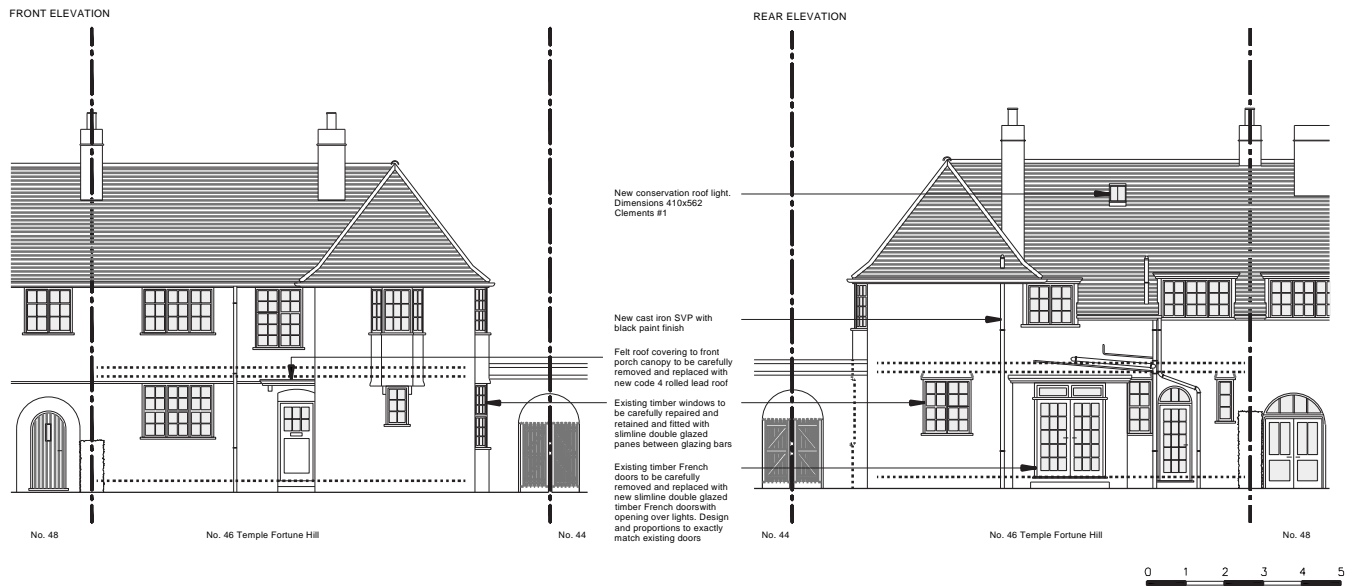


Top: View east along Temple Fortune Hill showing the end elevation bay window to number 46 to the right; *Bottom left:* View to the adjoining house front elevation showing the hedging and arched door to the shared passageway; *Bottom centre:* View to the front elevation to number 46; *Bottom right:* View to the side elevation bay window looking towards the road.

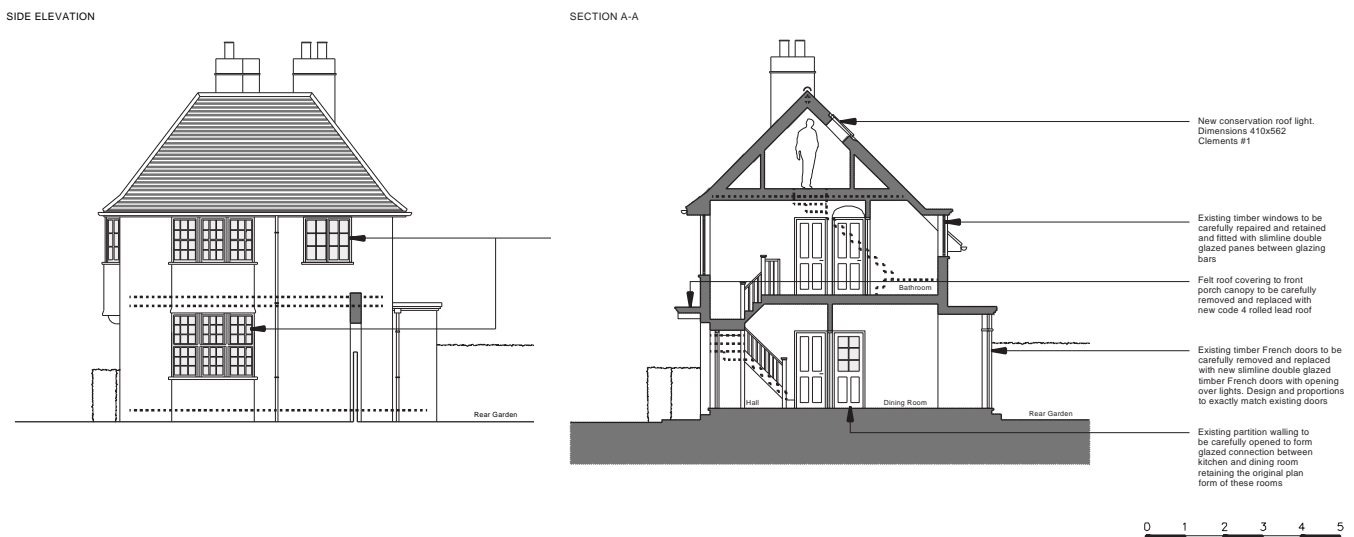


Top: View to the rear elevation; *Bottom left:* View to the rear outshot looking up to the bathroom half dormer window; *Bottom centre:* View to the existing French doors; *Bottom right:* View to the existing back door leading to the scullery style porch space with existing cloakroom and washing cupboard behind the small window to the right, and dining room window to the left.

Project Reference: 2406_46 Temple Fortune Hill



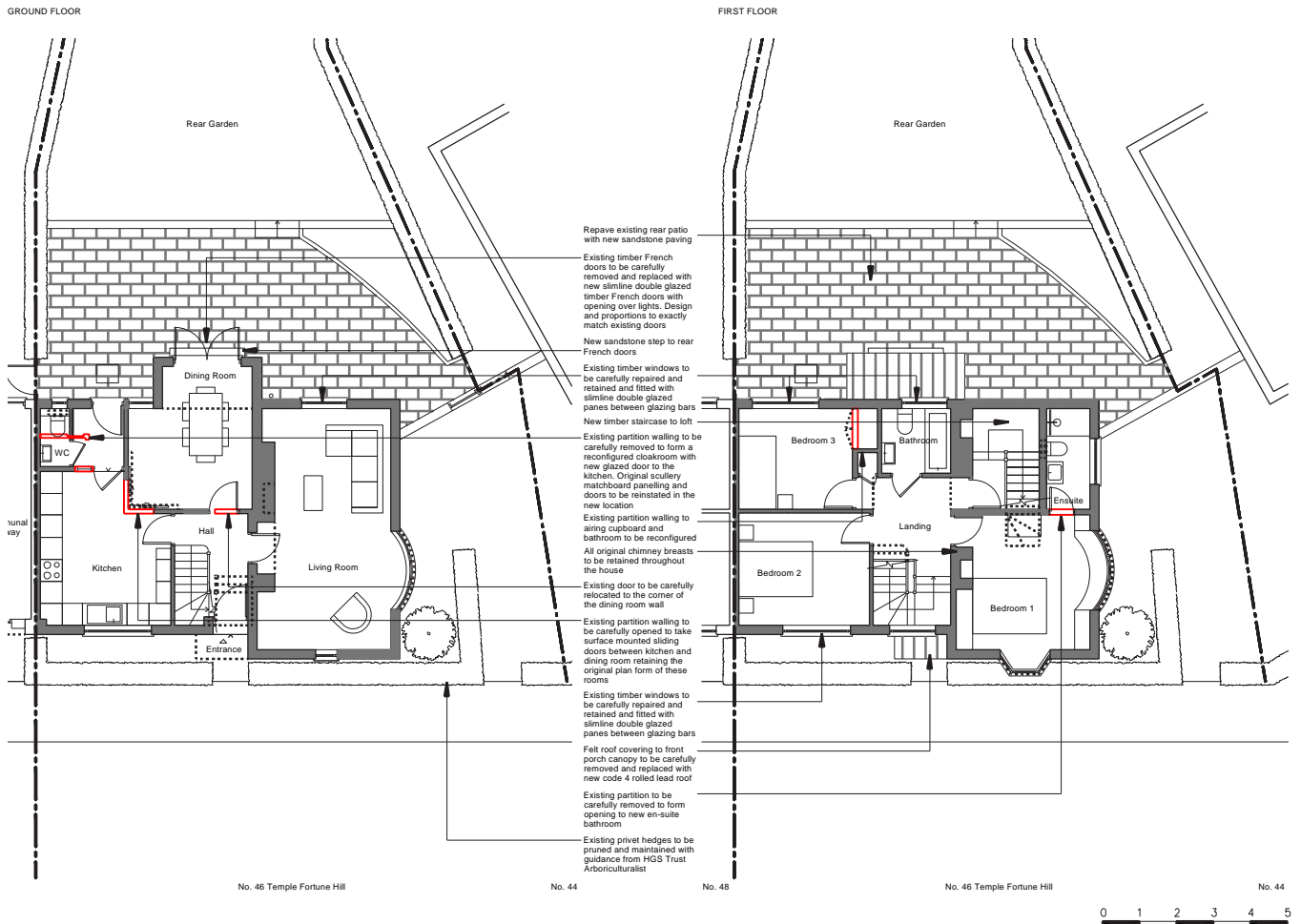
Proposed front and rear elevation drawings showing the new conservation roof light and rear French doors replaced to exactly match the existing doors.



Proposed side elevation and section drawings showing the proposed loft room and new loft staircase.

4. Proposed Alterations

The proposed alterations comprise a carefully designed strategy of much needed repair, maintenance and restoration works to the existing house and garden including structural underpinning to the end and front walls and conversion of the loft to form a new habitable room. A separate application for Listed Building Consent has been submitted for the underpinning works. A scheme of works including minor alterations to the rear elevation and renovations to the interior were consented and undertaken in 1981 (Ref:C7588A) and given the current condition of the building this appears to represent the last time the house received any meaningful maintenance and repair.



Proposed ground and first floor plans showing the proposed alterations including the installation of the new loft staircase.

4.1 Ground Floor

- Forming a smaller ground floor cloakroom and larger opening to the porch area by the back door replacing the existing modern glazed timber internal door with a new timber door with glazed over light and , moving back the existing matchboard screen and doors and carefully restoring them as a facing to a new partition wall.

- Forming a corner opening between the kitchen and dining room with new sliding timber doors designed to match the height and proportions of the existing house doors, carefully retaining the plan form of the existing rooms and allowing access and daylight between these spaces. As part of this we are also proposing carefully relocating the existing internal panelled door leading between the entrance hall and dining room to align with the corner of the dining room away from the suggested connection to the kitchen.

Forming the connection between the north facing kitchen and daylight filled dining room has been the subject of careful thought and reflects the similar situation seen for example at a slightly later house in Milton Close designed by Crickmer's associate Cecil George Butler.



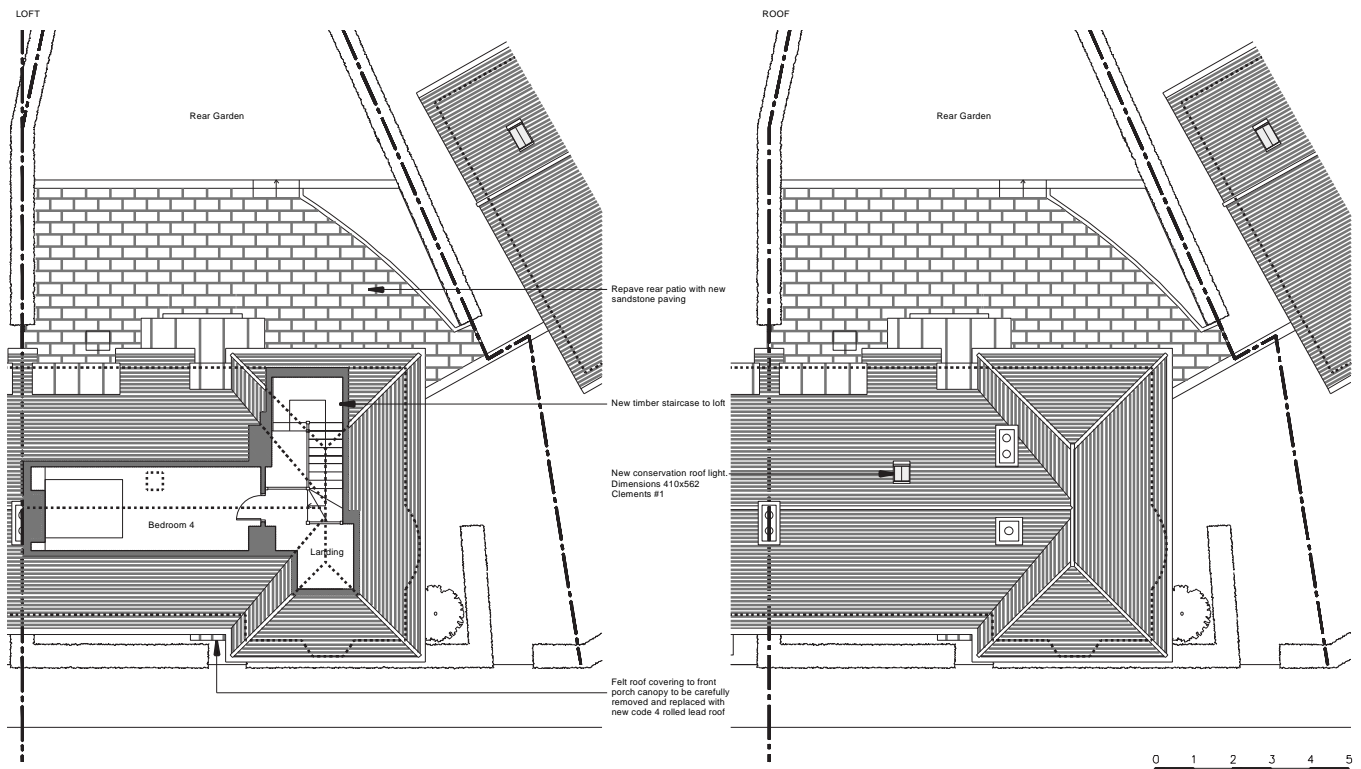
*Top left and right: Views to number 46 Temple Fortune Hill showing the corner wall between the kitchen and dining room;
Bottom left and centre: The original surface mounted sliding partition doors to the house in Milton Close mentioned here and sketch view to the proposed corner sliding doors.*

The Butler houses in Milton Close were designed in a transitional Arts and Crafts style with similar architectural gestures to the Crickmer cottages with generous rectangular entrance halls connecting the ground and first floor spaces and secondary bedroom doors from the landings inset beneath decorative archways. The small images above show these original plain sliding doors between the front and rear reception rooms perhaps intentionally showcasing the merging of styles and philosophies expressed by the Art Deco style rear room fireplace surround contrasting with the earthy Arts and Crafts brick hearth to the front room.

The proposed sliding doors will be surface mounted within a timber frame reading as a section of decorative panelling as in the Butler house, retaining the corner when closed and opening to allow light and access directly from the dining room into the kitchen.

4.2 First Floor

- Subdividing the existing rear box room to form a new staircase to the loft and an ensuite bathroom to Bedroom 1.
- Forming and opening in the section of partition walling behind the existing bathroom and airing cupboard to create a second cupboard space for Bedroom 3.



Proposed loft and roof plan drawings showing the arrangement of the staircase and the new conservation roof light.

4.3 Loft

- Structural works to form a habitable porch room in the loft and installation of a small conservation style roof light set at the centre of the rear elevation pitched roof between the first floor half dormer windows.

4.4 Roof

- Repair and maintenance to the existing tiled roof, chimney stack and leadwork to existing dormer windows.

4.5 Fenestration

- Repair and restoration to the existing house fenestration including replacing the existing timber French doors with matching doors and adjusting existing casement window frames and glazing bars to allow slim line double glazed units to be installed to replace the existing glazing;

4.6 Exterior works

- General renovations and minor interior alterations to the existing house including redecorating and tidying up old pipework and wires to the exterior.

- New sandstone paving to the rear patio;
- New cast iron SVP drainpipe to the rear elevation;
- New rolled lead roof to the front porch canopy to replace the ad hoc felt covering;



Interior views showing the existing staircase, hallway and dining room. Interior and exterior walls show signs of movement.

4.7 Methodology and Approach

To the interior the house is in a very run down and dilapidated state and in need of general repair and maintenance throughout. Added to this the interior shows evidence of both structural movement and damp issues caused as a result of historic underpinning works blocking the front to back flow of air to the ventilated floor; and leaks in the roof which seem to have been repaired at some point in the past leaving damage to ceilings.

Large cracks are evident in the stairwell front wall, at the connections between internal partitions and external walls and around the two storey end elevation bay window which is gradually moving away from the house. Again this appears to have been exasperated by the structural imbalance caused by the historic partial underpinning of the rear elevation walls. The damage has been subject to an analysis and monitoring for the past year and a full structural design is being prepared to remediate these defects. We are working closely with a specialist Structural Engineer to develop the least invasive and most appropriate solution to ensure that the new works both interact well with the existing underpinning and keep disturbance to the existing house to a minimum. A separate application for Listed Building Consent has been submitted for the underpinning works.

The most significant spatial change proposed is to form a new loft room with new conservation roof light to the rear elevation pitched roof slope and new loft staircase. The loft room and associated secondary spaces represent a substantial enhancement to the existing habitable space for the owners and options for the most suitable arrangement have been explored extensively in relation to the listed building and the flow of the house.

The design and location of the loft staircase in the corner box room has been the subject of careful consideration. The first floor landing and existing staircase are key architectural features capturing the original design intent and configuration of the house. A symmetrical pattern of bedroom and bathroom doors including matching recessed back bedroom doors with typical decorative arches give an unexpected generosity to the cottage character of the house.



Interior views showing the First Floor front bedroom and landing. The view to the landing shows the existing recessed arch also mirrored to the opposite bedroom door and the boiler cupboard beside the existing bathroom.

Positioning the new staircase in the corner room allows the volume of the existing landing to remain uncluttered and the existing arrangement of doors to remain undisturbed. This also allows a single small conservation style roof light placed at the centre of the roof slope to align with the bedroom rather than the stairwell. A similar arrangement has been employed in the matching houses along Temple Fortune Hill. These neighbouring cottages and terraces are designed to vary slightly in response to the meandering street line and topography however form a cohesive set largely following the same pattern and presenting a valid precedent for the layout.

The works to form the staircase require the addition of a new partition wall in the corner bedroom and construction of a new staircase with winders designed to maximise the limited head height beneath the eaves and minimise impact to the proportions and arrangement of original rooms. Both the wall and staircase largely represent 'addition' to the historic fabric and will be built in such a way that they can be removed in the future to restore the original proportions. The tiled roof will be retained in place throughout the works and where necessary new steel beams will be carefully introduced through small openings which will be replaced with the original tiles as required. The new ensuite bathroom requires the installation of a new door opening which will be made to exactly match the existing original internal doors, and a new cast iron soil vent pipe to the rear elevation. Structural works including the location of new steel beams to strengthen the floor are to be designed to minimise impact to existing fabric, set above the existing ceiling joists and avoiding impact to original chimneys. The two chimney breasts against the party wall at first floor level have been previously removed and require additional support which will be combined with the loft steels.

The works to the existing house windows comprise repair and restoration to the timber sills, frames and casements ensuring that opening sections are working properly and weather strips where possible. The intention is to adjust the glazing bars and frames to allow new slim line double glazed units to be carefully fitted and held in place with conservation style putty effect putty line. This has been discussed in detail with restoration specialists and it has been ascertained that there is sufficient depth in the frames to take the adjustment. The windows and doors are mainly original and in relatively good condition except for the large French doors to the rear which are badly weathered and decayed and fixed shut. The proposals include for these doors to be entirely remade to exactly match the original proportions and joinery details and fitted with slim line double glazed units separated by authentic glazing bars and putty effect putty line.

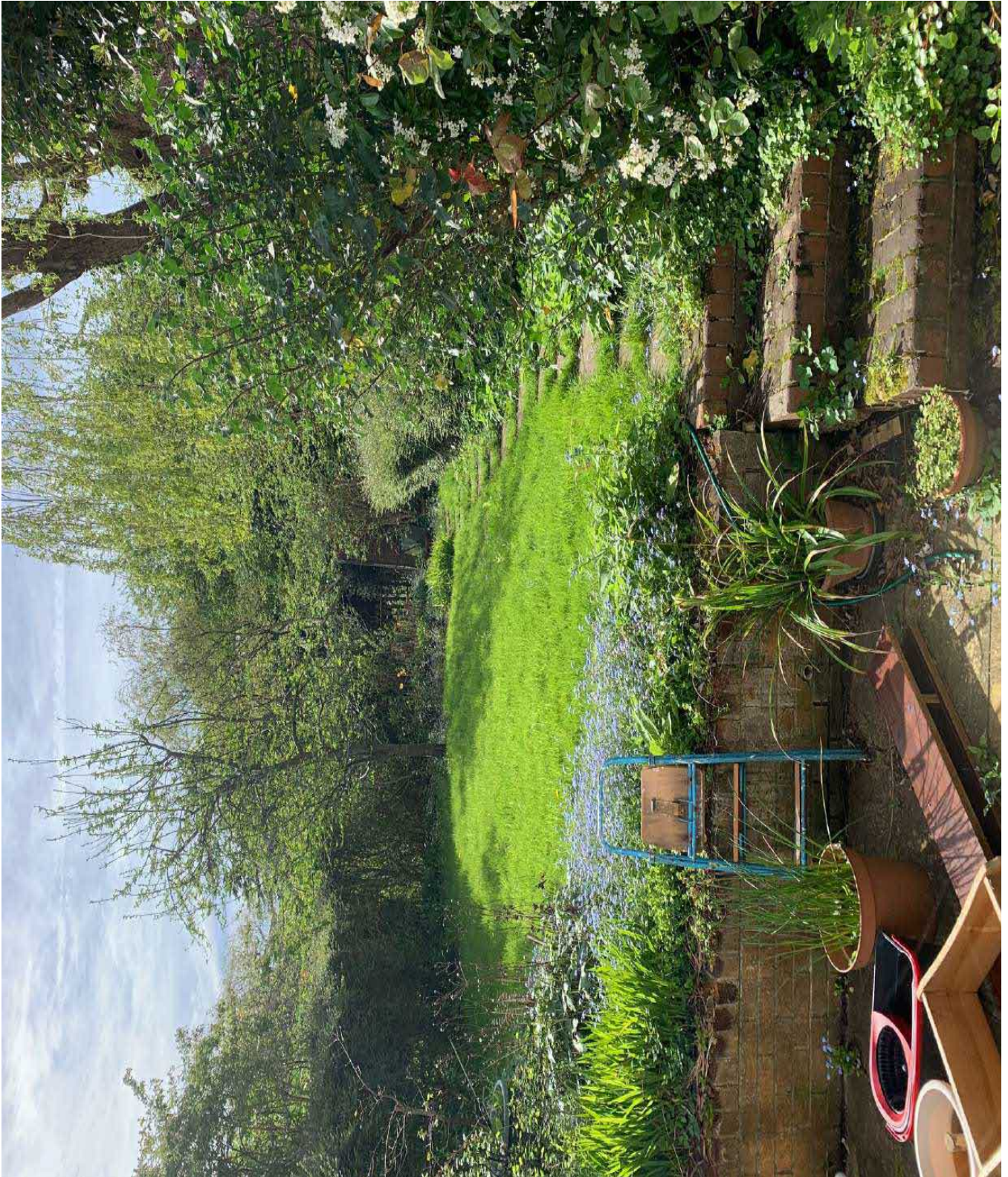
4.8 Summary

The proposed works comprise predominantly minor interior alterations as part of a programme of much needed repair and maintenance which will include careful rewiring and replumbing, and installation of a new heating system and radiators. All wiring runs and plumbing pipework will follow existing routes where possible and will be carefully planned to avoid unnecessary impact to the building fabric and rooms. Floorboards will be carefully lifted only where required and carefully replaced on completion of the works. Chasing in to walls and partitions for new wiring will be kept to a minimum, utilising a strategy of reusing existing runs wherever possible and carefully making good. Existing layers of wallpaper will be carefully removed from walls and ceilings and made good before redecorating. Where necessary walls and ceilings will be reskimmed with lime plaster to match the existing materials and finishes.

The majority of ceilings are in a reasonable condition however there are areas of water damage and general decay where the plaster will need to be removed and replaced. Where this is undertaken the laths will be retained in situ to prevent lateral warping to the original ceiling joists, overlaid with boarding and skimmed with lime plaster to match original.

The works have been carefully judged to minimise impact to both the fabric of the Listed Building and to retain the original room form and special historic interest of the building. The proposals respond sensitively to the character of the building and are designed to both enhance the quality of the living spaces and bring the house up to date as an efficient and healthy family home. Alterations and changes to the building are carefully designed to be reversible and predominantly 'additive' in nature, always retaining key architectural elements including fireplaces, chimney breasts, doors and windows and ensuring the original architectural intent within the building design and configuration is acknowledged, respected and retained throughout; and importantly reflected even where changes are being made.

The proposed alterations have been discussed with the Hampstead Garden Suburb Trust and reflect the initial written advice given. All materials and workmanship are to exactly match the original and existing house. Alterations are carefully designed to either reinstate original features or reflect the character and architectural intent of the host building while remaining subservient and in keeping with the established character of the area.



View to the secluded rear garden.

5. Landscaping and Trees

The proposed works will have no impact on existing trees or hedges.

6. Bins & Recycling

Wheelie bins are currently stored to the rear of the house out of view behind the side gate. Three bins are provided by LB Barnet with separate storage for recycling, garden waste and domestic rubbish.

7. Parking and Public Transport

The proposals will have no impact on the existing on street car parking. The house has no dedicated driveway or garage. The site is well located for walking and cycling to local amenities at Temple Fortune on the Finchley Road, Market Place and Golders Green. The H2 local bus route is easily accessible from the house and bus routes to East Finchley and Golders Green bus and underground connections are within walking distance.

8. Conclusions

The application proposals are the result of a thorough and well judged design process exploring different options and prioritising the conservation of historic fabric and spatial integrity of the existing Listed building. The proposals are guided by an analysis of the historic alterations previously made to the house and an understanding of the original design intent and architectural interest presented by both the subject house and the suite of similar cottage style buildings set out along Temple Fortune Hill. The house is currently in a state of neglect and disrepair and in urgent need of both remedial structural works to resolve ongoing subsidence issues (covered in a separate application for Listed Building Consent) and broad repair, maintenance and renovation throughout.

The proposed restoration works to the existing house windows including installation of slim line double glazed units set between the existing glazing bars will provide a significant improvement to the quality of life of the owners and energy efficiency of the building as a whole whilst retaining the original timber casements and frames. The existing frames are simple in design and feature substantial timber glazing bars which can be altered to take the thicker glazed panels without affecting the integrity of the original joinery. The existing French doors are beyond repair and will be replaced to exactly match the existing original doors and also installed with slim line double glazed units set between glazing bars.

In summary, the alterations to the property are modest in scale and seek to enhance and preserve the historic interest of the existing house. The proposals are in keeping with the design and layout of the Listed Building, the Conservation Area and the historic setting; and represent a substantial contribution to the house and to the existing streetscape.

The proposed designs are consistent with the National Planning Policy Framework, the London Plan, the Barnet Local Plan and the Hampstead Garden Suburb Trust Conservation Area Guidelines. On the basis of this assessment we would conclude that the scheme is well judged and in keeping with the existing house and garden drawing reference to both the historic nature of the building and wider heritage value and cohesion of the Suburb.

9. Supporting Drawings

Details of the proposed development are included in the attached drawings as follows:

2406_EX_001	Site Location Plan
2406_EX_100	Ground and First Floor Plans as Existing
2406_EX_110	Roof Plan as Existing
2406_EX_200	Section as Existing
2406_EX_300	Front and Rear Elevations as Existing
2406_EX_310	Side Elevation as Existing
2406_PA_002	Site Location Block Plan as Proposed
2406_PA_100	Ground and First Floor Plans as Proposed
2406_PA_110	Loft Floor and Roof Plans as Proposed
2406_PA_200	Section as Proposed
2406_PA_300	Front and Rear Elevations as Proposed
2406_PA_310	Side Elevation as Proposed
2406_PA_500	French door Joinery Details as Proposed
2406_PA_510	Window Joinery Details as Proposed



10. Gazeteer of Interior and Exterior Spaces

10.1 Front and Side Elevation



Top: View to the front elevation; Bottom left: View towards the adjoining house front elevation; Bottom right: View to the side and front elevations showing the curved end bay window and brick arch between the subject house and number 44 to the right.

10.2 Rear Elevation



Top: View to the rear elevation; *Bottom left:* View to the existing outshot French doors. The doors are fixed shut and badly decayed and it is proposed that these are entirely replaced to match existing; *Bottom right:* View to the rear elevations to the adjoining houses at numbers 48 and 50.

10.3 Ground Floor Living Room



Top: View showing the window overlooking the rear garden; *Bottom left:* View to the entrance hall showing the original fireplace and staircase in the background; *Bottom right:* View towards the front elevation showing the bay to the left and small front window which is set beneath the front oriel bay.

10.3 Ground Floor Living Room (Continued)



Interior views to the ground floor living room showing the irregular floorplan and curved bay window.

10.4 Ground Floor Dining Room



Views to the ground floor dining room showing the existing French doors currently fixed closed and in poor condition.

10.5 Ground Floor Kitchen



View to the existing ground floor kitchen showing the rear scullery space and glazed back door.

10.6 Ground Floor Entrance Hall



Views to the ground floor entrance hall showing the Arts and Crafts staircase and choreographed views to the side and rear windows.

10.7 First Floor Bedroom 1



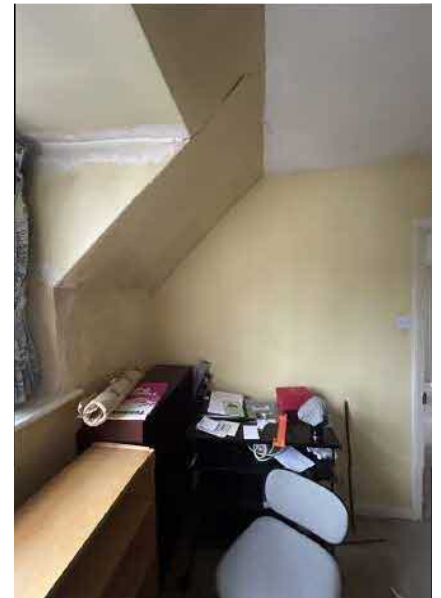
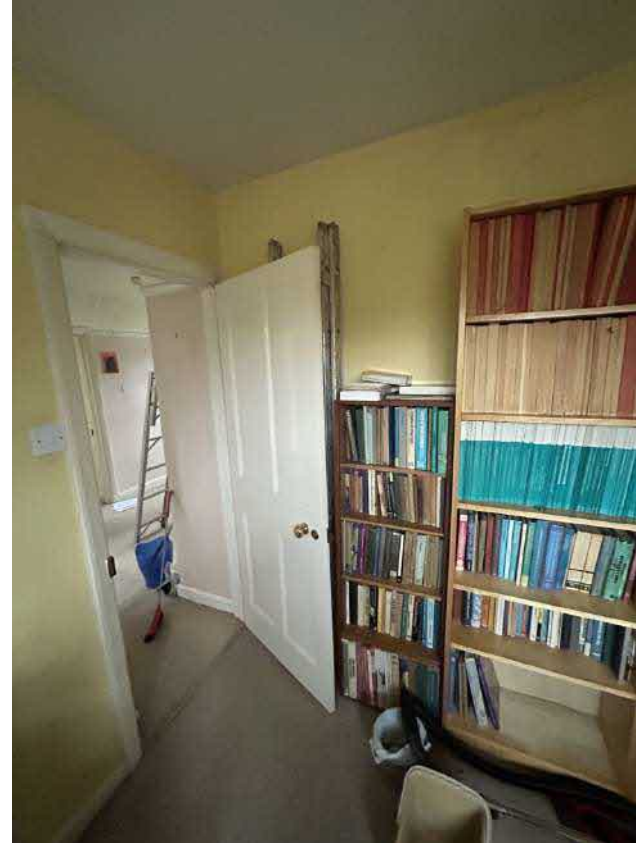
Views to the first floor Bedroom 1 showing the end bay window and front facing small oriel window.

10.8 First Floor Bedroom 2



Views to the first floor Bedroom 2 showing the front facing window.

10.9 First Floor Bedroom 3



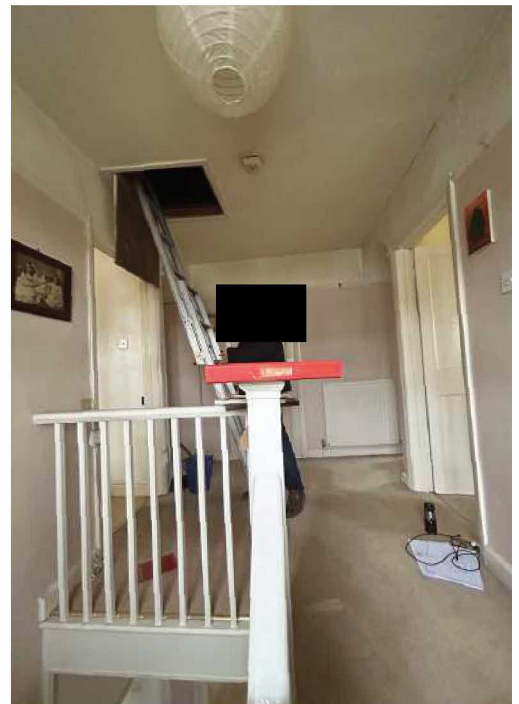
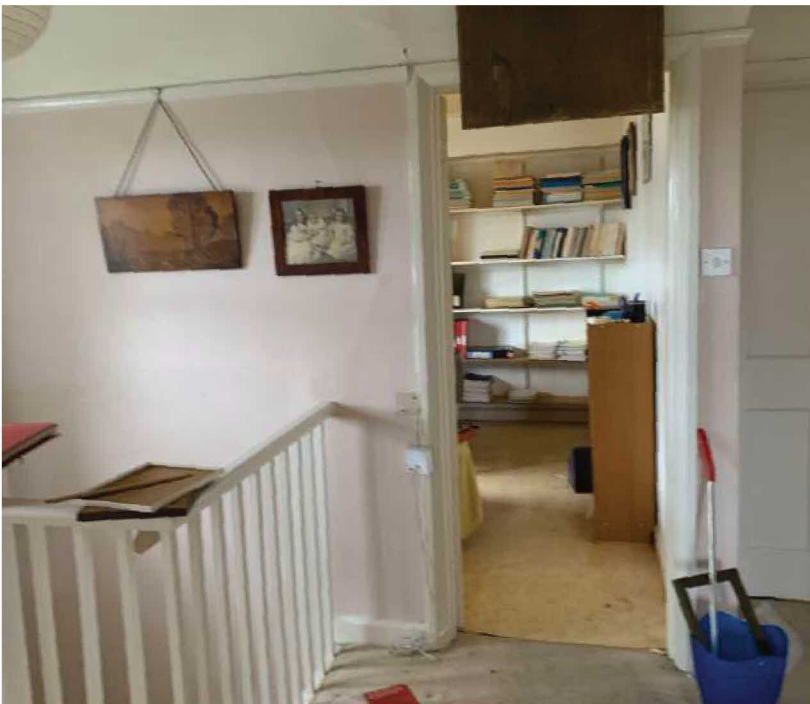
Views to the first floor bedroom 3 showing the wide half dormer window.

10.10 First Floor Bedroom 4



Views to the first floor bedroom 4 showing the casement window and view to the landing through the inset archway.

10.11 First Floor Landing



Views to the first floor landing showing the inset rear bedroom doors and original staircase.

10.12 First Floor Bathroom



Views to the existing first floor bathroom set within one of the two rear the half dormer window.

10.13 Loft



Views to the existing roof loft space showing the existing chimneys with 2no. located to the centre of the building and 1no. straight run against the party wall.