

DESIGN & ACCESS STATEMENT AND HERITAGE ASSESSMENT:

INFORMATION IN SUPPORT OF AN APPLICATION FOR LISTED BUILDING CONSENT FOR STRUCTURAL UNDERPINNING WORKS TO RECTIFY ONGOING SUBSIDENCE ISSUES TO THE EXISTING HOUSE AT NUMBER 46 TEMPLE FORTUNE HILL, LONDON NW11 7XS.



View to number 46 Temple Fortune Hill (*right*) showing the shared centre archway and adjoining house at number 48 (*left*).

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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 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.

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.

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.



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.

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.

4. Proposed Underpinning Works

This application for Listed Building Consent concerns structural repair works to install concrete underpinning to the side and front external walls and to the main internal structural wall between the entrance hall and living room. The rear wall has been previously underpinned and the proposed works are designed to rectify the apparent imbalance that this has caused.

4.1 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 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 Engineers Michael Chester and Partners 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. All works will be undertaken from inside the building, carefully lifting and numbering floorboards and excavating in sequence around the perimeter preventing damage to the exterior of the building and to the mature hedging.

There is evidence of damp caused possibly by the original vents being blocked to the rear elevation by the previous underpinning and this can be inspected and rectified whilst the suspended floor void is exposed. All floorboards and floor joists will be carefully replaced following the works and any localised damage to the interior and exterior walls repaired to exactly match the original materials and workmanship.

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.

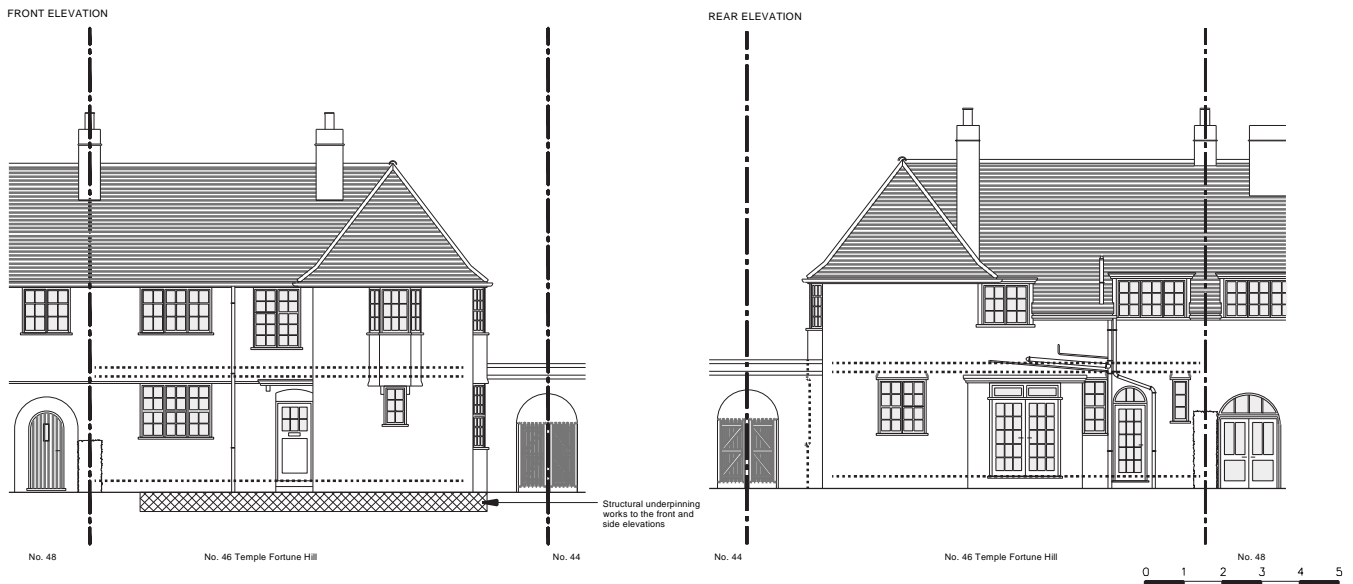
5. Landscaping and Trees

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.

Project Reference: 2406_46 Temple Fortune Hill



Proposed front and rear elevation drawings.

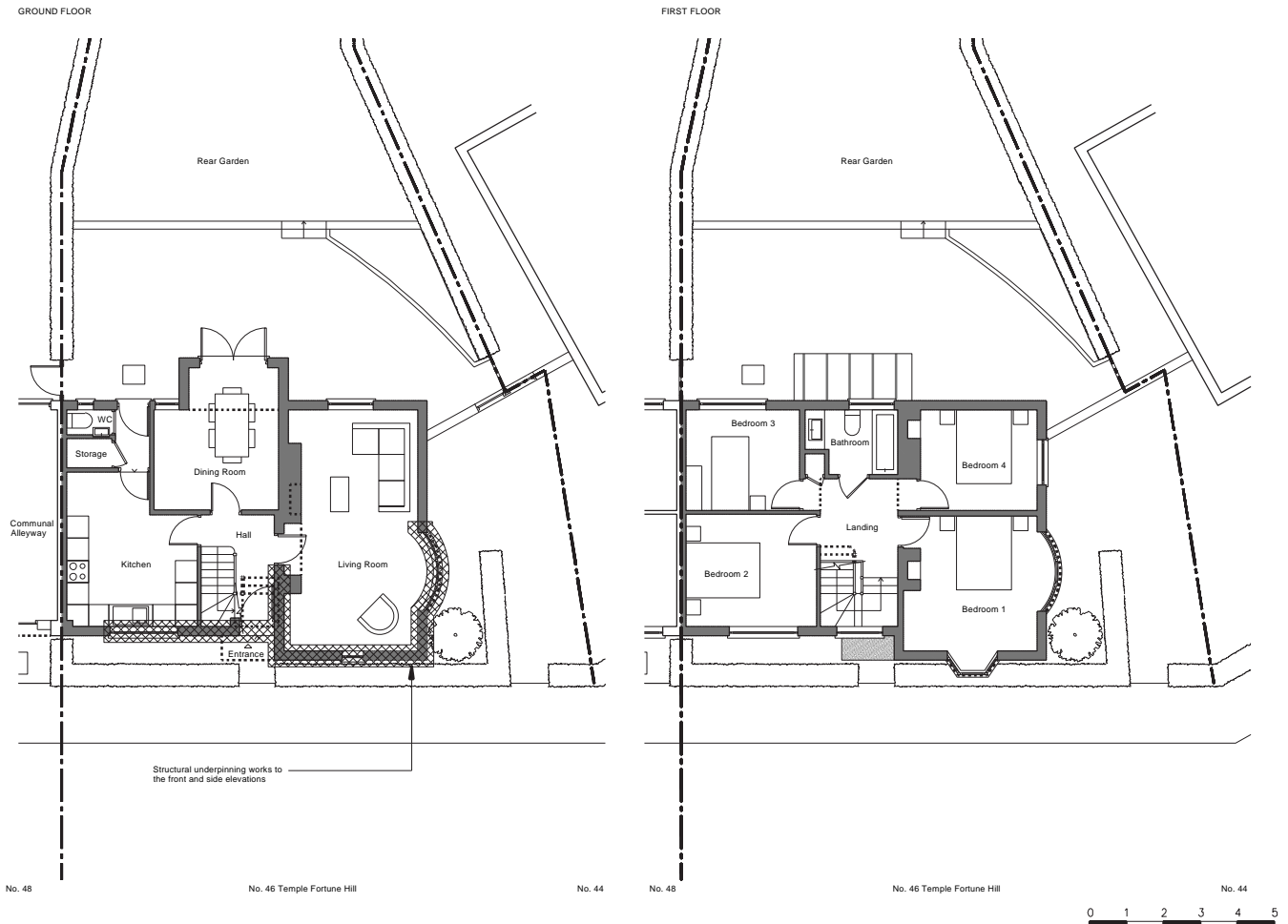


Proposed side elevation and section drawings.

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.



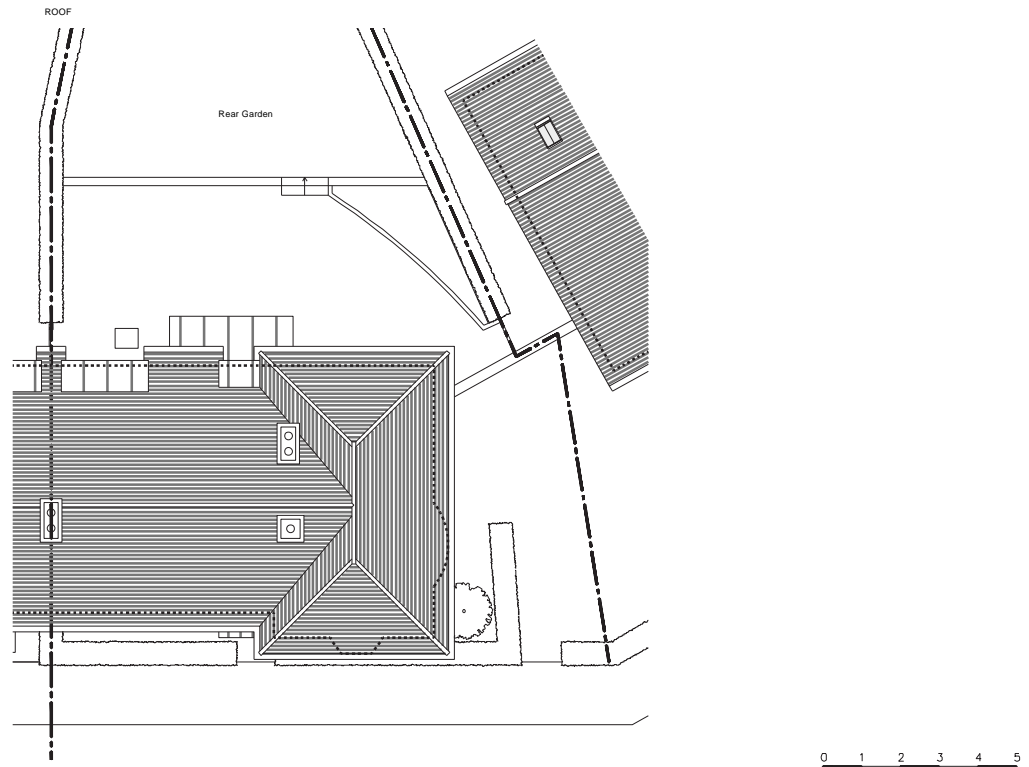
Proposed ground and first floor plan drawings.

8. Conclusions

The application proposals are the result of ongoing discussion with specialist Structural Engineers Michael Chester and Partners working together to propose a suitable solution and methodology for the works to the Listed Building, following 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.

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.



Proposed roof plan drawing.

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 heritage value and special historic interest of the house and context.

9. Supporting Drawings

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

2406_EX_001_LBC
2406_EX_100_LBC
2406_EX_110_LBC
2406_EX_200_LBC
2406_EX_300_LBC
2406_EX_310_LBC

Site Location Plan
Ground and First Floor Plans as Existing
Roof Plan as Existing
Section as Existing
Front and Rear Elevations as Existing
Side Elevation as Existing

2406_PA_002_LBC
2406_PA_100_LBC
2406_PA_110_LBC
2406_PA_200_LBC
2406_PA_300_LBC
2406_PA_310_LBC

Site Location Block Plan as Proposed
Ground and First Floor Plans as Proposed
Loft Floor and Roof Plans as Proposed
Section as Proposed
Front and Rear Elevations as Proposed
Side Elevation 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)



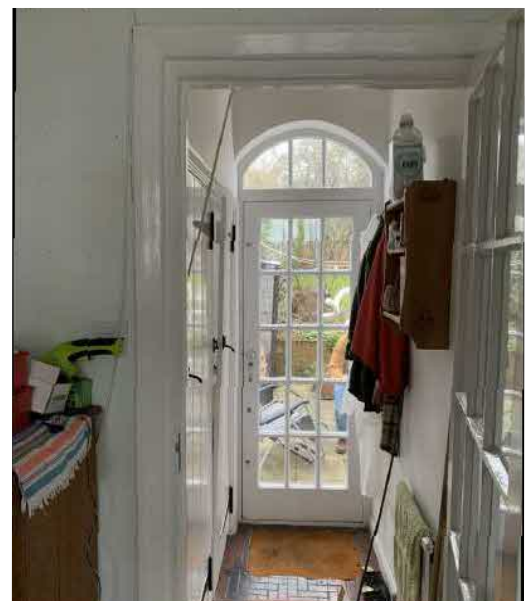
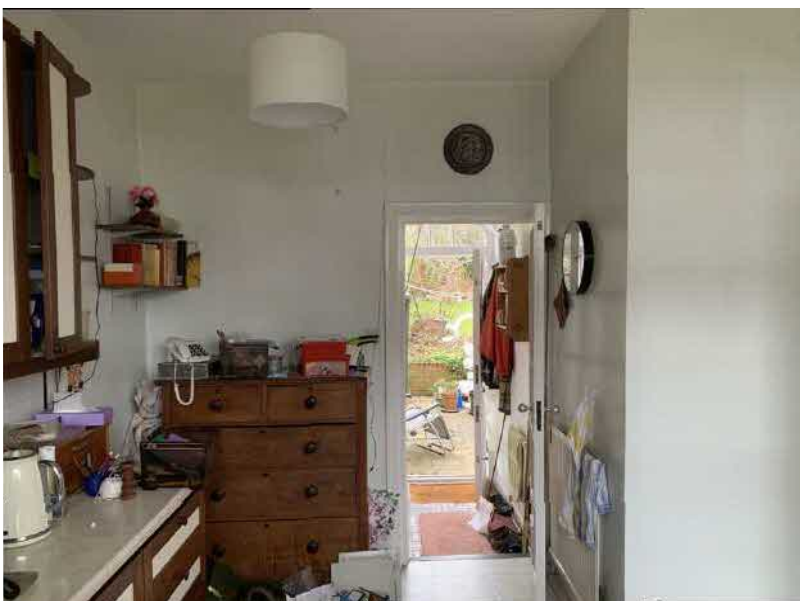
Interior views to the ground floor living room showing the irregular floorplan and curved bay window.

10.4 Ground Floor Dining Room



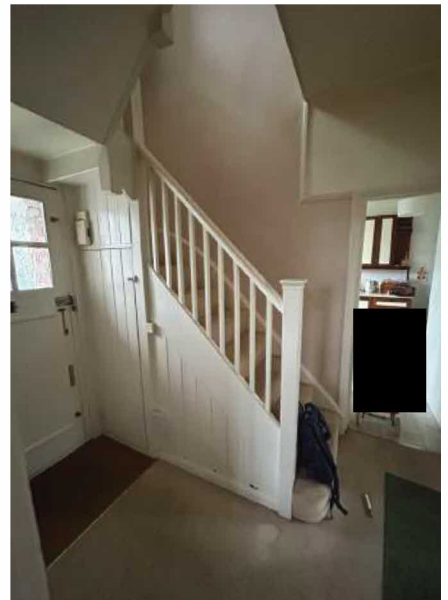
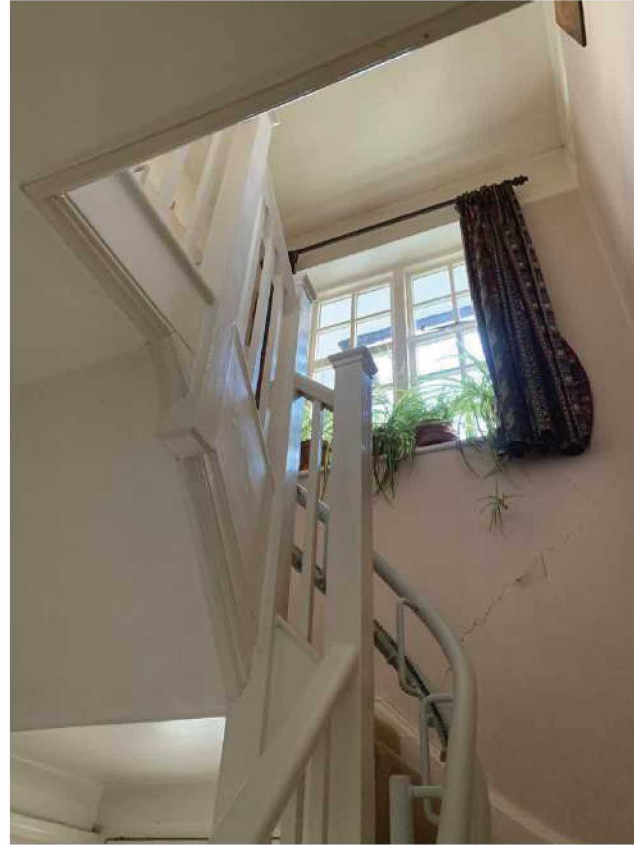
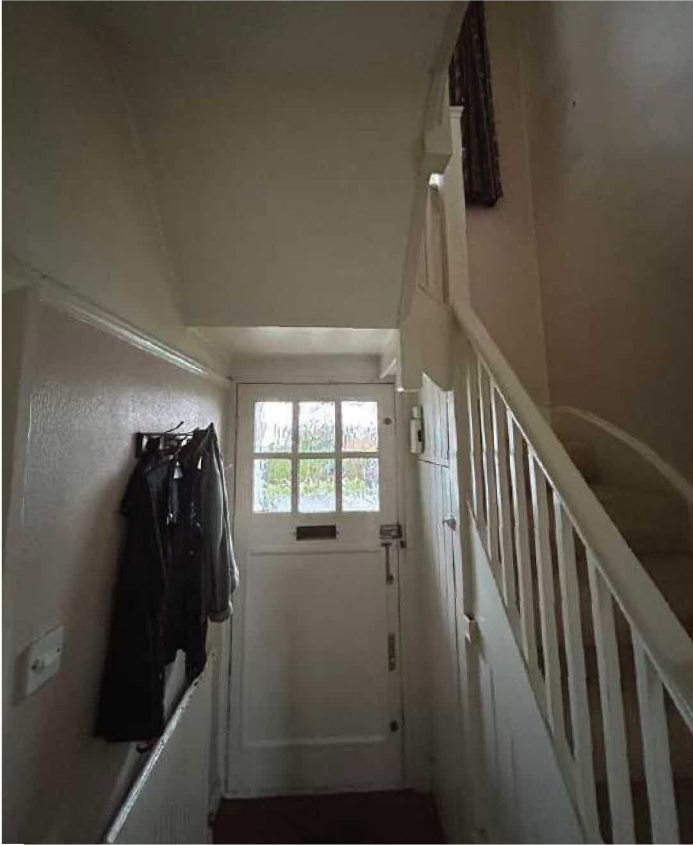
Views to the ground floor dining room showing the existing French doors currently fixed closed and in poor condition.

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



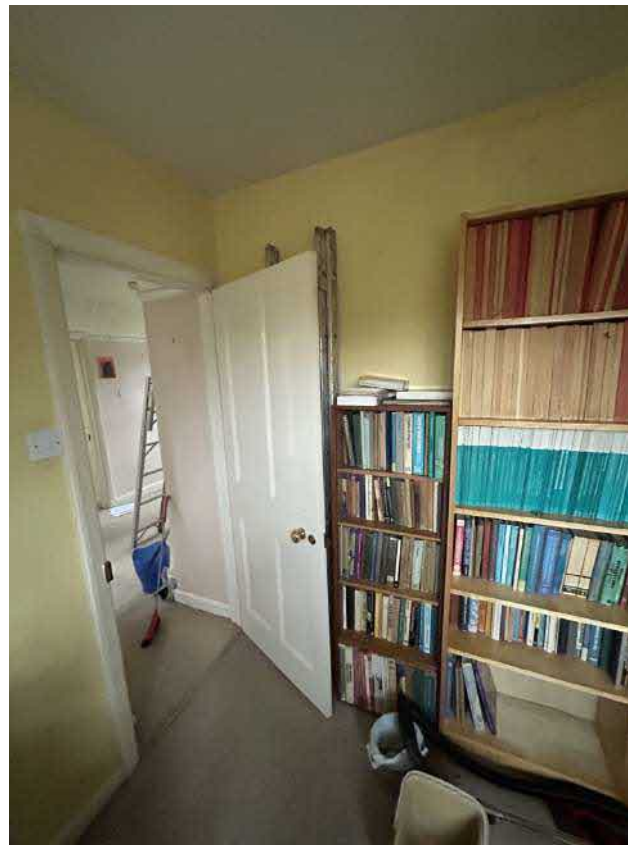
Views to the first floor Bedroom 1 showing the end bay window and front facing small oriel window.

10.8 First Floor Bedroom 2



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

10.9 First Floor Bedroom 3



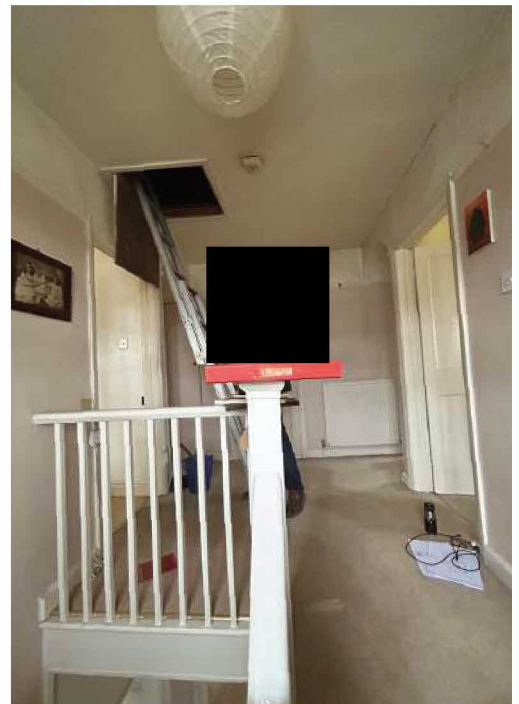
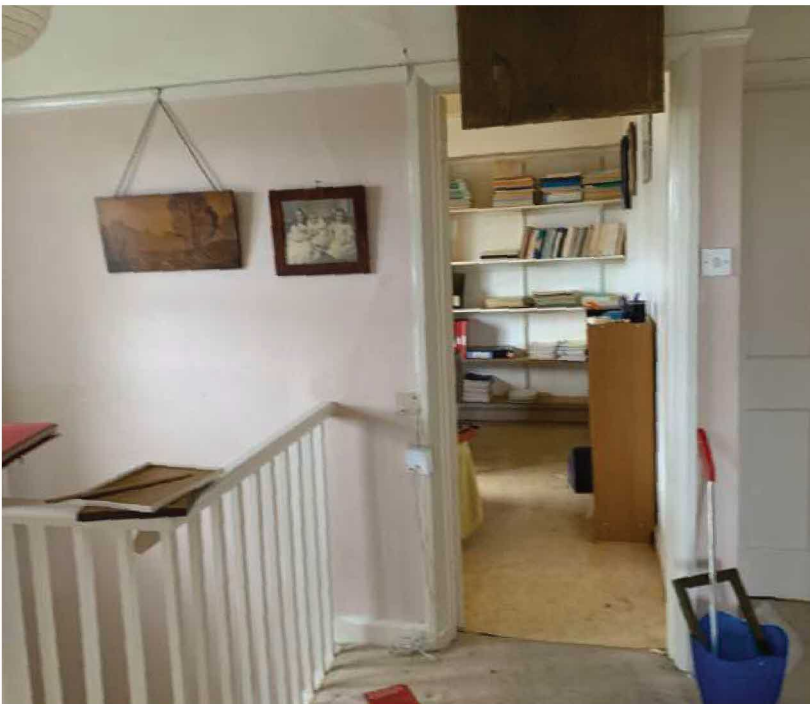
Views to the first floor bedroom 3 showing the wide half dormer window.

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.