

25/991: THE TEA HOUSE, 11 NORTHWAY, LONDON NW11 6PB

HERITAGE, DESIGN AND ACCESS STATEMENT

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1.0 EXISTING HOUSE AND CONTEXT

- 1.1 The Tea House is a 2 storey building on the North side of Northway between the electrical substation at the corner of Northway and Central Square and the Free Church Hall with Henriette Barnet School on the other side of Northway. It was originally designed by the Hampstead Garden Suburb Trust Architect John Soutar in November 1923 as a Tea room and Tennis Pavilion on the ground floor with 2 small one bedroom flats on the east and west ends accessed from their own ground floor entrances and staircases. The complete building is Grade 2 Listed reference No TQ2551588541 with a Grade 2 Listed Giles Gilbert Scott red metal telephone box in the front garden reference no TQ2525588964
- 1.2 The original building has steep pitched clay tiled roofs with hipped ends to the main building and lower gables to the front and rear wings with facing brick walls and steel framed leaded light windows. Chimney stacks in brickwork straddle the roof ridges at each end.
- 1.3 At the front Northway elevation, there are three dormer windows with hipped tiled roofs above three arched double casement windows onto a balcony with painted timber balustrading supported off painted timber columns over a recessed verandah with three recessed double front doors. On each side under the gable roofs are three light casement windows at first floor above 4 light casements at ground floor. At the rear, the original archive drawings showed three flat roofed dormers under the main central cat slide roof down to the ground floor, but there is no evidence that these were installed and there is a large central rooflight, concealed by a later flat roofed rear addition with a prominent lantern light. This marked as being designed in 1948 but the record drawing indicated that this was approved by the Hampstead Garden Suburb Trust in 1982. As at the front there are two light casements under each end gable above four light windows at ground floor level.
- 1.4 Both end elevations show three semi dormer windows with the gutter lining through with sills above a central doorway to each flat and three light windows on each side.
- 1.5 This originally provided a three storey height central space which has not been altered with dressing rooms and toilets on each side below the first floor flats and the kitchen to the rear through a wide opening. Each side of the first floor comprise a living room at the front, a bedroom to the rear with kitchenette and bathroom in the middle on each side of the staircase from ground floor. After the rear building was added, a kitchen was located in the rear extension and at some time external stores were added. The front Verandah had at some time been enclosed with steel framed small pane doors and sidelights.
- 1.6 Planning Permission and Listed Building Consent (reference Nos F/04478/13 and F/04479/13) was granted in 2014 to convert the Tea Room from D2 (assembly and Leisure) to C3 (Dwelling House) with a two storey rear extension on the east side, following demolition of the existing 1948 rear extension together with alterations to the fenestration on both side elevations including new bay windows on each side and alterations to the rear garden and front garden hard standing. The approved drawings from Carden and Godfrey also showed internal alterations incorporating the individual flats into the main building a staircase and gallery in the main hall (Tea Room itself) with the internal staircases and changing rooms

converted to Reception and Drawing Rooms on the West Side and Morning and Dining Rooms on the East side leading to the kitchen in the rear extension and a Utility Room and Servery to the rear of Hall. Four bedrooms and three bathrooms were shown at first floor accessed from the new gallery.

1.7 However, this scheme was never realised with the ground floor left vacant and only partial alterations carried out with the 2 first floor flats left unaltered and occupied with no two storey rear extension added, the old 1948 rear extension retained and only 2 new bathrooms partially created to the rear of the hall. Plasterwork and decorations at ground floor and the hall have been repaired, following Subsidence repairs approved in January 2020 (Listed Building Approval reference No 19/6035/LBC)

1.8 The Hampstead Garden Suburb Character Appraisal states that: "The top of Northway is dominated by the mass of The Institute buildings. It is a relatively busy road, with large numbers of parked cars. There are no grass verges here and the street trees are enclosed in tarmac. There are unsightly green TV cable boxes and large litterbins on both sides of the road, and a curious green metal post at the corner with Bigwood Road. Several neglected small gates provide an insecure barrier to the school, from Northway. Tall trees in Bigwood and the Friends Meeting House are visible behind the Tea House and Free Church Hall.

In Northway, the Teahouse, designed by Soutar (1919) belongs to The HGS Institute, with two maisonettes at either end. It is set well back from the road with a front lawn, paved path, two mature plane trees, picnic benches and a Grade II listed 1935 red telephone box adding curiosity value. The wisteria-clad symmetrical building is constructed from red and yellow brick, with three dormers and chimneys over projecting side wings. Three camber-headed leaded light casements lie behind the first floor wooden veranda, with two large beaten black metal S-shaped wall strengtheners as decoration. Below is a three-bay glazed frontage which forms the entrance."

1.9 The building is Grade II listed and has historically been used as a community facility. The listing record reads as follows:

1. 5004 NORTHWAY NW11 The Tea House TQ 2588 26/90 18.3.65

2. "Dutch" style, 3 windows recessed, hipped roof centre. Two storeys. Recess, as to ground floor, is filled with a 3 bay glazed feature, flat roofed. The first floor has camber headed lead light casements and 3 steep pitch hipped dormers above. Projecting wing at each end with steep pitched gables, with tile creasing and brick on edge coping. Each gable with a 4 light casement to ground floor and a 3 light to first floor.

Listing NGR: TQ2551588541

2.0 PROPOSED SCHEME.

2.1 The following alterations are proposed:

.1 Change of Use for the ground floor from a Dwelling House Class C3 to combined Use Classes F1 (f) Public Worship or Religious Instruction

and F2 (b) Hall or Meeting place for the principle use of the local community. The flats at first floor would be retained. The proposed uses would benefit the local community relocating the local orthodox Jewish community (Central Square Minyan) from their current premises at St Jude's Church Rooms which they rebuilt after structural movement, refurbished and occupied since 2003 and as currently using the building for community use when not in use as a prayer hall on Sabbaths and Jewish Festivals for modest social events such as children's parties, bridge clubs, lectures, meetings and so-on. Currently these communal uses have been most successful with the Church Rooms used during most days of the week by other local groups;

- .2 Externally the addition of rear extensions on each side of the previous rear wing constructed in 1948 (or 1982) with matching facing brick, steel framed leaded light windows and painted timber doors blow a flat roof covered with single ply membrane; The lantern rooflight over the current rear extension would be replaced with flat glazed rooflights.
- .3 Internally, the rear wall of the main hall would be removed to create a larger prayer and meeting hall with existing columns retained similar to the original design of the Tea House. It is no longer proposed to form a recess in the East wall of the Main Hall for the Ark to be located. All other features in the Hall would be retained or restored including the fireplace and decorative features. The current and new rear extensions would be used for a small hall and two kitchens (one Kosher for the Community and the other non-kosher for general use by others). Access corridors would run from the front Verandah to the rear rooms under the first floor flats and these would also provide access to Disabled, Male and Female toilets and stores .
- .4 If budgets allow, the small pane steel framed doors and sidelights enclosing the Verandah would be replaced with matching steel framed double glazed units such as Clements EB20 range with all other widows and French doors renewed with new frames and leaded lights.
- .5 Surroundings – it is not proposed to make any changes to the rear yard, side paths or front area onto Northway with existing pavings restored with random size square Yorkstone and all trees, soft landscaping and perimeter boundary hedges retained and restored. The Listed telephone box would be protected during construction and retained

3.0 PLANNING.

Barnet Council's new Local Plan 2021 – 2036 was adopted in March 2025 and states that the relevant policies with which the proposals should comply are as follows:

3.1 Strategic Policies:

The relevant strategic policies are as follows:

Policy CDH01 – Promoting High Quality Design.

Policy CDH08 – Barnet's Heritage.

Policy CHW01 – Community Infrastructure.

3.2 Detailed Policies:

Policy CHW01 (Community Infrastructure) of Barnets New Local Plan (Reg 25) states *“The Council will work with partners to ensure that community facilities including schools, libraries, medical and dental services, leisure centres and swimming pools, outdoor sports facilities including playing fields and pitches, places of worship, arts and cultural facilities, community meeting places and facilities for younger and older people, are provided for Barnet’s communities.”*

Part B of Policy CHW01 states: *“Development (including change of use) that involves the loss of existing community facilities / services will only be permitted if: a) a replacement facility of equivalent or better quality is provided which continues to serve the needs of the neighbourhood and wider community”.*

In overall assessment of the scheme Barnet Planning has advised in their Pre-Planning Report that they would in principle support the use of the ground floor premisses for a Synagogue as the building has remained vacant for some time, and consent was previously granted for its conversion to a C3 residential use. They reported that the proposed Synagogue use, which would be a continuation of the previous community use of the site, would be a preferred outcome, be compliant with the policy objectives, and the reuse of this Grade II listed building for community purposes is encouraged.

It is confirmed that the proposed use would continue to serve the needs of the neighbourhood and wider community around the site as the Central Square Minyan would be relocating from the St Jude’s Church Rooms (located South of Central Square), which they have occupied for many years as St Jude’s wish to take possession of this building. The members of the synagogue are Orthodox Jewish so there would be no vehicle movements generated on Sabbaths and Jewish festivals the new synagogue needs to be within walking distance of members’ homes, so there are no requirements for car parking. The ancillary uses as described above would continue. The only noise emanating from the new prayer hall would be singing and prayer as organs or amplification are not permitted. As the Tea House is sited between the Free Church Hall, Henrietta Barnet School and the Quaker Meeting Rooms, there are no immediate residential properties. The only external change would be the single storey rear extensions near the Free Church Hall to the East and the Quaker Meeting rooms to the North. There are the garages and electrical sub-station to the west, as demonstrated by the aerial photographs below.

3.3 The Applicants have prepared the following Activities Management Plan which details the range of activities the site would be likely to accommodate, including times and numbers of visitors:

“Central Square Minyan is an orthodox synagogue which has been meeting at St Jude’s Church Rooms on Central Square, since 2003.

Their regular use is on Friday night and Saturday afternoon/evening when typically, there are up to 20 people attending, and Saturday morning when typically, there are up to 80 people attending.

On most religious festivals, numbers will be similar, except on New Year mornings and the evening and all day on the Day of Atonement when there could be double these numbers.

Because they are an orthodox community, attendees walk so there would be no vehicle movement associated with their use.

It was a condition of our use of the current building, that it should be made available for community use, outside of worship times, and the expectation is that this would continue, indeed their proposed alterations are designed to accommodate this.

This has included use by a bridge club several times each week, usually with 10 – 20 people attending. Because of the controlled parking zone, and the lack of dedicated parking space, most attendees have walked or used public transport.

There has been occasional use for birthday parties (mostly for children), almost always on a Sunday when the school is not open.

Any other use of the building would be occasional but unlike in their current building (which they are being forced to vacate), there are no houses close by, and they have consulted neighbours”

4.0 DETAILED DESIGN AND ACCESS.

The following provides an assessment of the proposed scheme:

4.1 Internal Alterations:

It is proposed to create a more open plan arrangement to accommodate the needs of the congregation and enable the functioning of the Synagogue. The site is a listed building in the Hampstead Garden Suburb Conservation Area and was subject of a consented scheme (F/04478/13) for redevelopment and conversion to residential in which some substantial alterations to the fabric and plan form were approved, including a mezzanine and staircase in the main room.

The current proposal is for adaptation of the building for a Synagogue and would involve the loss of the rear walls of the Tea Room, retaining existing columns and beams over the openings and integrating the existing rear rooms into the open space. Due to some unauthorized works, some of the walls proposed to be removed within this current proposal have already been lost, principally where bathrooms have been partially built out.

The works would involve the loss of a substantial amount of wall fabric, with the removal of the majority of the rear wall of the main hall and the two doorways into the rear side rooms. Additionally, every wall along the rear passage would be removed to create an open passage from one side of the property to the other, much in the manner of the verandah at the main entrance to the Tea House.

The archive plans show the existing central rear wall doorway and central wall section of the main hall rear wall do not appear to be original features. Additionally, some of the original walls to the rear appear to have already been demolished. It is argued that as the Tea House has been empty and unused for over 20 years, that any harm caused will be outweighed by the public benefit of the building coming back into use. Clearly, this would prevent further deterioration of the fabric and save the loss through decay, of this striking building. The Planning Officers in the Pre-Application Report acknowledge that various alterations have occurred over the years, including the kitchen extension to the rear and the approved conversion to residential and the approved addition of a two-storey rear extension and a mezzanine floor within the main hall, amongst other alterations.

The Pre-Application Report considered therefore that the removal of some of these walls could be found to be acceptable in principle. Detailed internal sections and elevations clarify the extent of the wall fabric to be removed from the main hall rear wall and the proposed openings would match the openings at the front of the hall and ensure that substantial nibs and down-stands remain to show the original plan form, particularly for the rear side rooms and rooms along the proposed rear terrace, and no demolition should occur higher than the existing height of the door lintels. The Pre-Application Report considered that the limited harm caused by the internal alterations would be outweighed by the benefit of repairing the building and bringing it back into regular communal use.

Following planning officers' advice, it is no longer proposed to create any recesses in the eastern wall to allow for the storage of an Ark, which would stand in front of this section of wall instead. The drawings clearly demonstrate the key features including the false high level windows centred in the East and West walls, the brick fireplace on the West wall and all other features in the Tea Room would be preserved and repaired with matching materials to the original fabric where retained by previous occupants.

The areas beneath the first floor flats would be converted for ancillary use with corridors linking the front Verandah to Disabled, Male and Female toilets and storage rooms (restoring facilities shown as existing on Carden and Godfrey's plans from 2013) and providing access to the rear rooms clear of and leaving the prayer space in the Tea Room hall undisturbed. These areas have retained no historic features or details except for the windows and access to the flats which will not be altered. The kitchens would use the old rear extension described above but with the lantern light replaced with flat vented rooflights.

4.2 External Alterations:

The proposals would add single storey rear extensions on each side of the 1948 (1982) rear kitchen rear wing that extends 3,860 from the rear wall of the original building with 725 mm deep storage areas beyond. On the West side it is proposed to add a 1,400 mm deep extension and on the East side continue the current rear wing by 2,145 and then deepen this by a further 690 m to replicate the extent of the previously approved two storey rear extension granted in 2013. These would continue the flat roof covered in single ply membrane such as Protan over matching facing brick walls and fenestration.

- 4.3 The external alterations will be discreet and will be executed in high quality matching materials. They will therefore respect the integrity of the existing pair of houses and preserve the character and appearance of the Conservation Area. The overall effect of the works is to modestly enhance the external appearance.

The 2013 consented scheme approved the demolition of the existing extension and a new two storey rear extension to the side, where the ground floor measured a width of around 6,500 mm and a depth of 4.800mm. The Pre-Application report advised that there would be scope for an enlargement of the existing extension in principle, though not at the scale previously indicated. Care has been taken to avoid any overdevelopment of the site harmful to its character and appearance. It should be noted that double garage to the West end of the rear site is owned and used by others and is not available.

4.4 **Access**

- 4.5 The building is currently vacant as conversion to a private residence has never been implemented. The existing access to the property and circulation between ground and first floor level is to be retained unaltered and. There will be full and level disabled and wheelchair access to the ground floor with full toilet facilities within the building.
- 4.6 The Activities Management Plan clarifies use and access requirements explaining why no parking would be needed as a result of the proposal. Northway is served by the H2 bus route linking to Golders Green and East Finchley underground stations, plentiful bus routes and shopping centre providing a good level of access to local services and facilities.

4.7 **Biodiversity**

The only extensions would be to the rear of the Tea House replacing stone and concrete paved areas. Existing trees and planting around the site but particularly to the front area facing Northway would be preserved and enhanced

5.0 **CONCLUSION.**

- 5.1 We believe that the proposed internal and external alterations would not adversely affect the historic integrity of the Tea House and are in keeping with the history of changes demonstrated from the existing planning history of these buildings. The planning benefit would restore the historic Community Use after the building being vacant and neglected for decades. We have proposed materials to match the existing building. The rear extensions would not be visible from the street and would be non-invasive. When assessed in the context of the restoration and repair of the existing structure the proposed works will provide a modest enhancement of the Tea House.

BIRDSEYE VIEWS

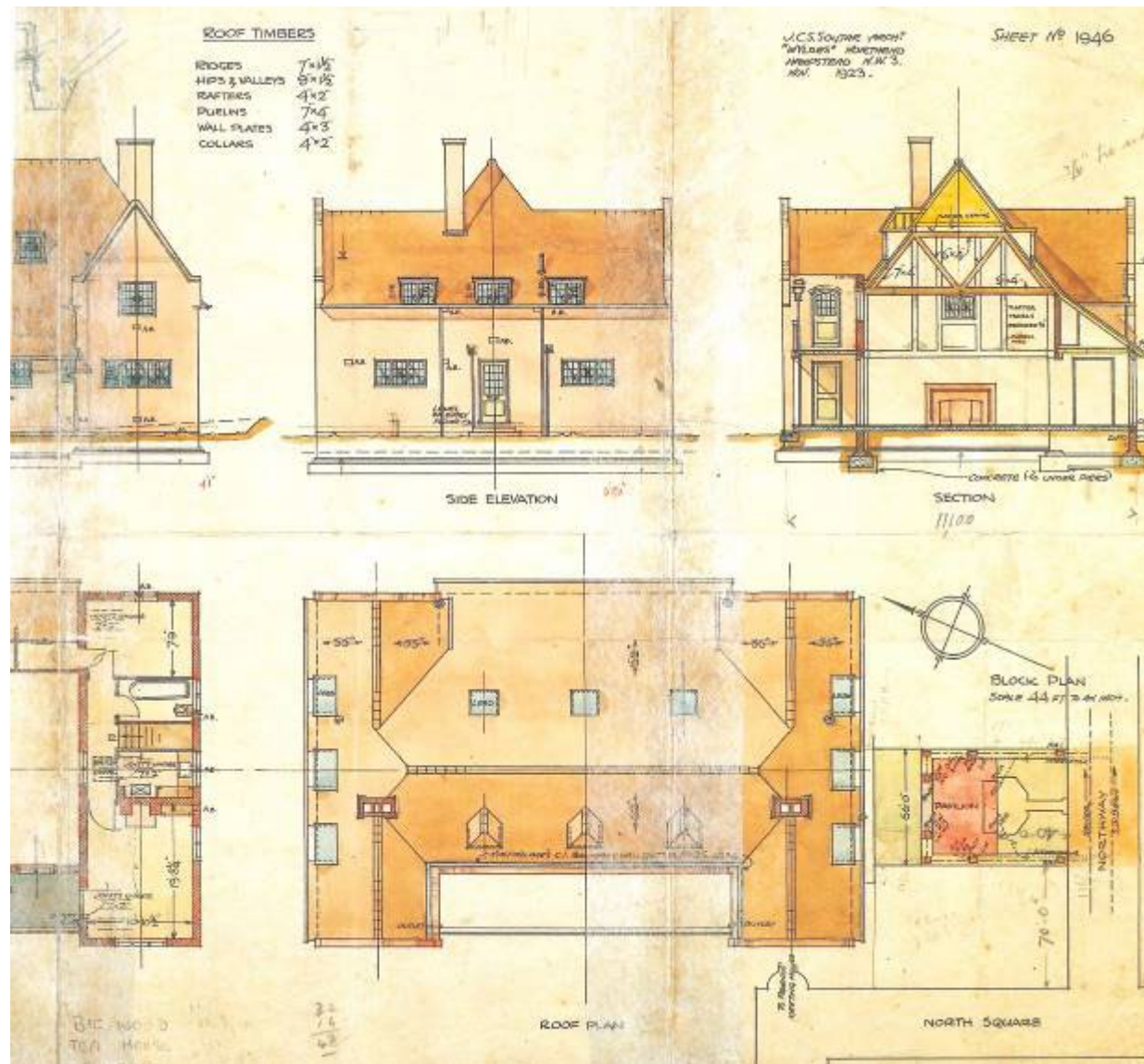
From north



From south



ARCHIVE DRAWINGS



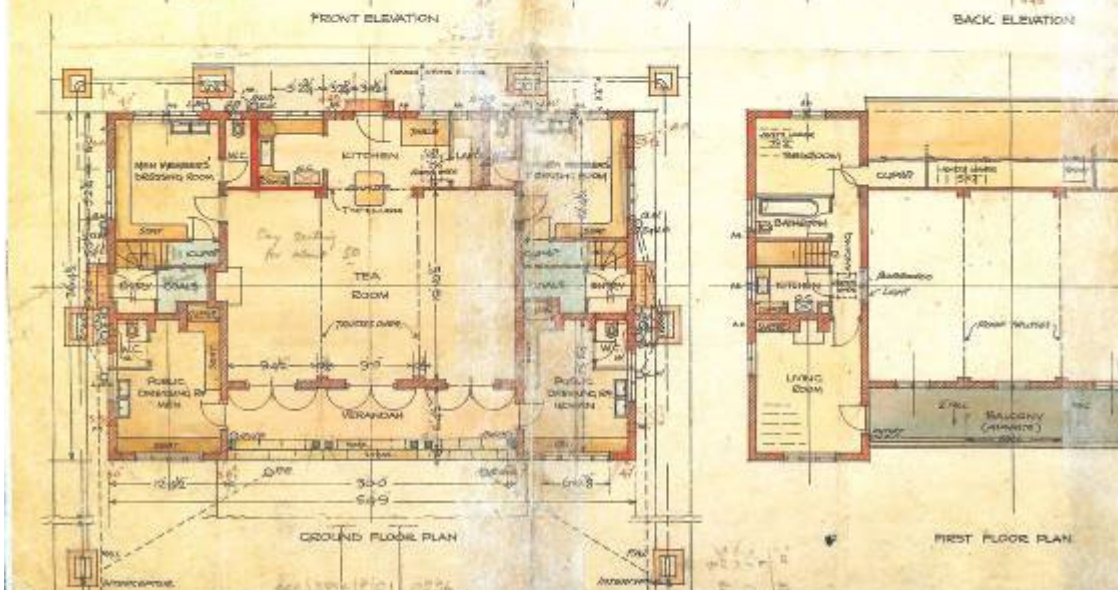
TEA ROOM AND TENNIS PAVILION IN NORTHWAY, HAMPSTEAD GARDEN SUBURB.

SCALE: EIGHT FEET TO AN INCH.



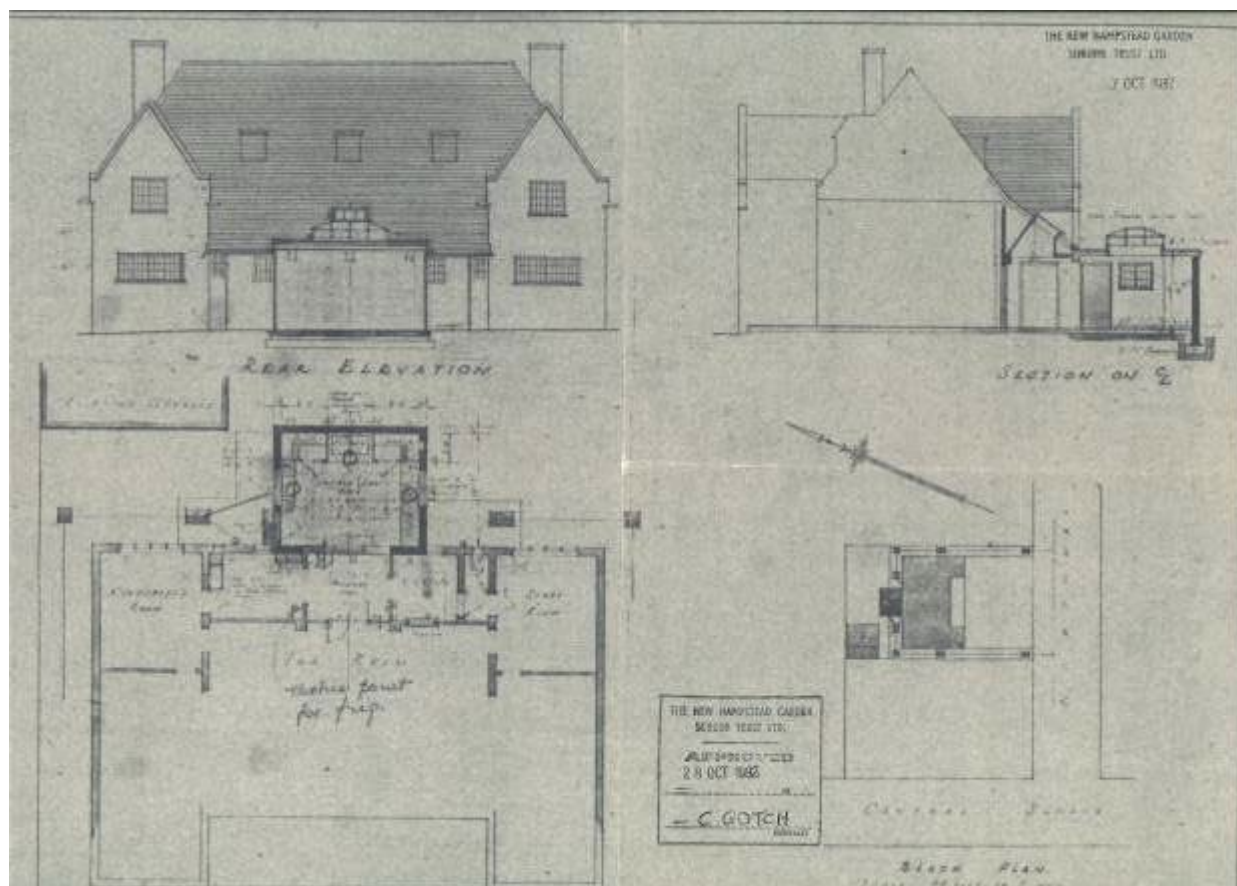
FRONT ELEVATION

BACK ELEVATION



GROUND FLOOR PLAN

FIRST FLOOR PLAN



PHOTOGRAPHS
Taken 18th March 2025

Front (south) Elevation



Rear Elevation and existing extension



Part Rear (north) Elevation



Part Rear (north) Elevation



Main Hall looking South



Main Hall looking North



Lantern Light over existing Extension



Corridor between Main Hall and existing extension showing existing roof light

