

Heritage Statement

1. The significance of the architectural and historical interest and character of the building or structure.

11 Holly Mount was built in the mid-19th Century. It forms one end of a terrace of three houses which was listed as a Grade II building in 1974. It is situated at the end of Holly Mount and is within the Hampstead Conservation Area. Construction is of yellow stock brick with slated hipped roof having projecting bracketed eaves and a dormer.

The house is double-fronted with a stucco doorcase having pilasters supporting an emblature. There is a panelled front door with two small lights to the top. The windows have red brick cambered arches to sashes with margin lights.

There are two main stories with a semi basement and an additional attic floor which was probably added pre-1939. This attic comprises a living space and a small bathroom. There is a front-facing dormer and four skylights in the slated main roof.

The windows at the two main stories are arranged in the following way: two on the ground floor facing Holly Mount, three on the first floor facing Holly Mount, one on the first floor facing south west and a pair of French doors on the ground floor facing south west.

There is a single-story rear addition under a lean-to timber-framed roof with opening vents.

Outside there is a small patio accessed from a door in the rear addition and from the ground floor via French doors. The existing French doors were installed in 1998 with Listed Building Consent.

2. The principles of and justification for the proposed works

The proposal is to replace the French doors like-for-like with doors that are identical to the existing doors except for the incorporation of slimline toughened glass. Replacement is justified on the grounds that the existing doors are now rotting. The incorporation of slimline toughened glass is justified on the grounds of improving the energy performance of the house.

3. The impact of the proposal on the special interest of the structure, its setting and the setting of adjacent listed buildings

Because the French doors are being replaced with doors of almost identical appearance, the proposal will have no impact on the special interest of the house, its setting or the setting of the adjacent listed building which is set 4 metres below.