

ROGER MEARS ARCHITECTS

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85 HEATH STREET, Hampstead, London

Heritage Statement

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Revision 03



ROGER MEARS ARCHITECTS

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1. Introduction / Purpose of Report

This report has been commissioned by the owners of 85 Heath Street, Hampstead, as part of planning and listed building consent submissions for the refurbishment of the property.

85 Heath Street is a Grade II listed building; it is also located within the Hampstead Conservation Area, although it is not mentioned specifically in the Conservation Area Appraisal. The listing description is included in Appendix 1.

This report provides some historical background for the property in section 2, with a description of the existing configuration and condition in Section 3. Section 4 describes the proposals, with Section 5 assessing the impact of the proposals and mitigating measures on the historic fabric of the building, with responses to officer comments on the pre-application submission in Section 6, followed by a conclusion in Section 7.

2. Historical Development

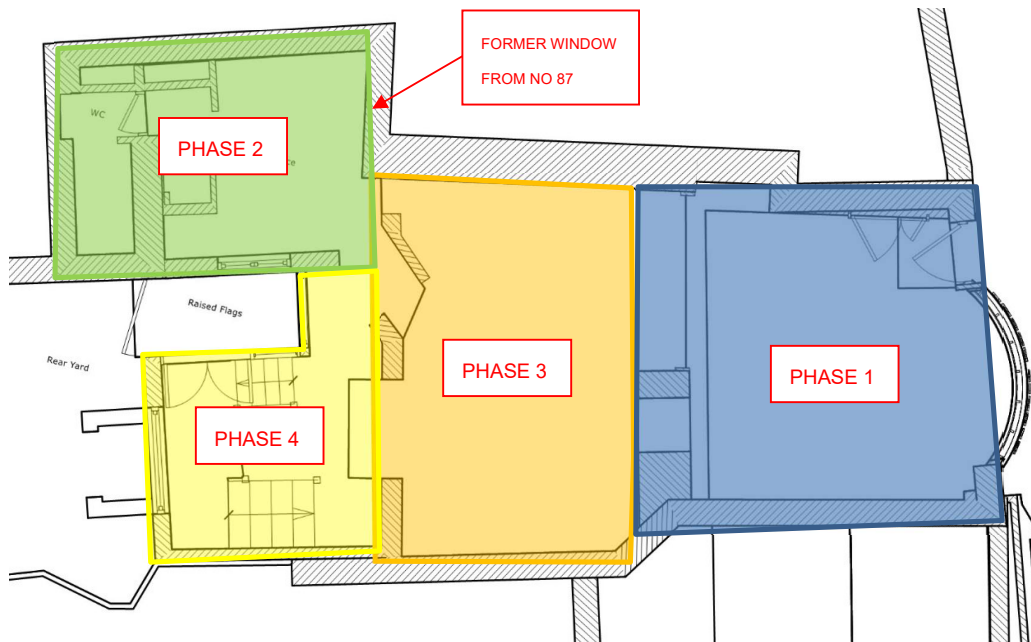
The provenance of 85 Heath Street is unclear, however the form of the building provides some indication of the historical development of the site. A plaque in Golden Yard to the rear states that

'Other residences were erected here by the Goulding family in the late 17th century and early 18th centuries, but which time this was called Goulding's yard...The properties were sold in 1779 by Sarah Goulding...

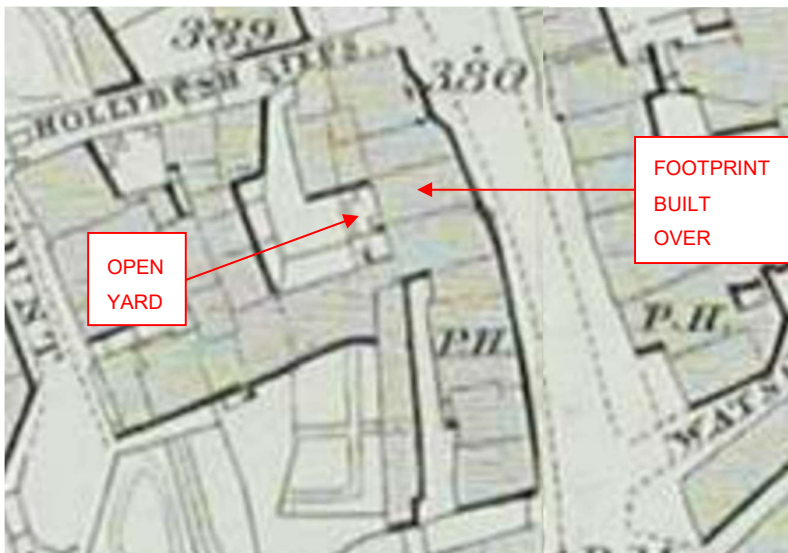
It seems likely that the building in its present form is the product of four main phases of building:

1. There is a two-storey of building to the front facing the road which is probably the earliest structure on the site, dating from the eighteenth century.
2. To the north-west there is a further building element. This may have been an earlier open yard that was subsequently covered over as evidenced by a blocked window to the property to no 87 to the north that once overlooked the space. This may also date from the eighteenth century.
3. Behind the front section there is another 2-storey section which appears to be, at least in part, an extension over a former open rear yard. This is evidenced by the weatherboarding to the north wall at first floor level. The date of this is unclear, although it may originate from the mid / late nineteenth century.
4. A modern glazed extension was added to the rear in the late twentieth century.

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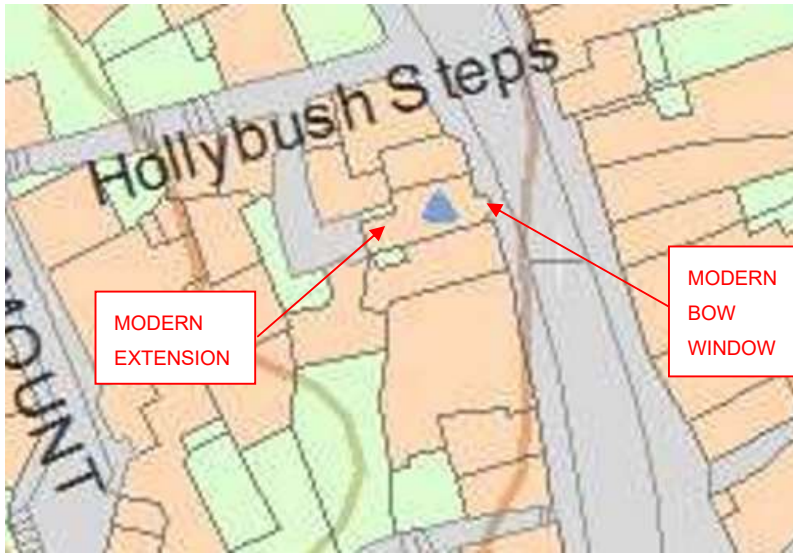


By the first edition of the Ordnance Survey in 1871 the building footprint appears to have been built over with the exception of the space to the rear, which followed in the late twentieth century.



1871 Ordnance Survey map showing the footprint built over with an open yard to the rear

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Modern plan showing modern extension to rear and bow window to shopfront

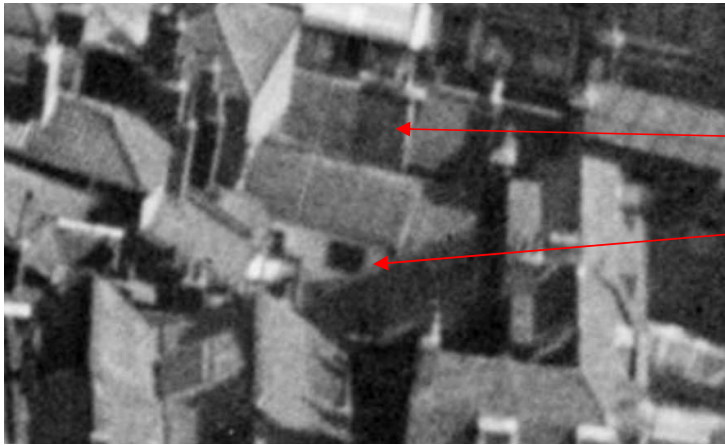
A photograph of 1957 shows the building in much the same form, as today, albeit with white-painted brickwork to the front elevation and an earlier shopfront. The timber boarding to the north gable remains, the large chimneystack to the centre also appears to be intact,



Photograph of 1957

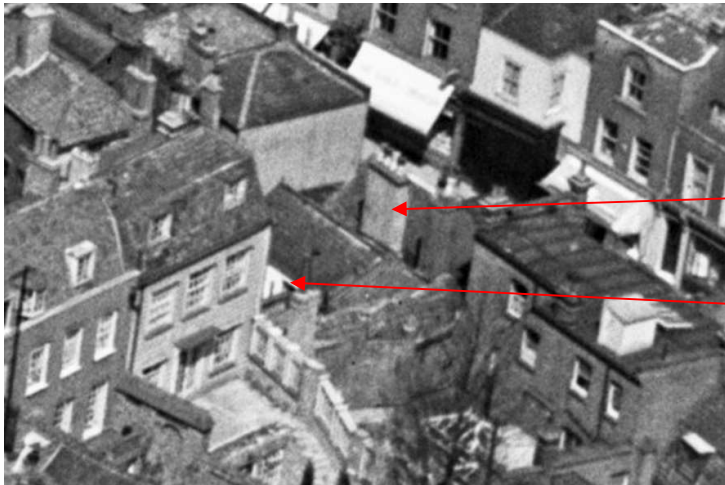
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Other photographs of 1938 show the building prior to alterations to the rear, with the earlier rear elevation with window openings and the large chimneystack intact.



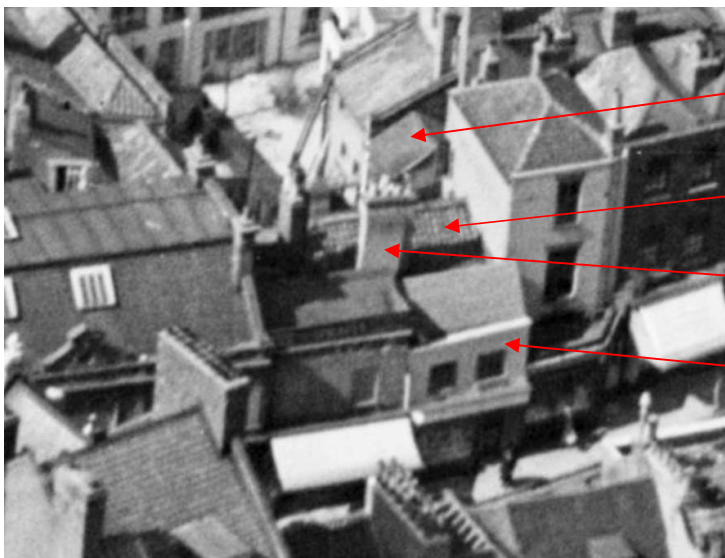
CHIMNEYSTACK

REAR ELEVATION
WITH WINDOWS



CHIMNEYSTACK

REAR ELEVATION
WITH WINDOWS



BUILDING TO
NORTH WEST

PANTILED ROOF TO
CENTRAL BUILDING

CHIMNEYSTACK

FRONT
ELEVATION
PAINTED WHITE

3. Description & Existing Condition

The square was listed Grade II in May 1974; the listing description is as follows:

TQ2685NW HEATH STREET 798-1/26/807 (West side) 14/05/74 No.85

GV II

Terraced house with later shop. c1800 front to probably C18 house. Painted brick with weatherboarded gable to right hand return. Tiled roof. 2 storeys 2 windows. C20 Regency style shopfront. Gauged brick flat arches to C20 flush frame sashes with exposed boxing and louvred shutters. Parapet. INTERIOR: not inspected.



Aerial view showing location of no 85 (within red outline)

Exterior

Front elevation



Front elevation

The front elevation faces east and is of 2 storeys consisting of ground and first floors. Walls are of in yellow / orange / pink stock brick, with a parapet with concrete copings. The parapet shows signs of some rebuilding to the top 3 courses.

Windows feature red gauged brick arches with timber sliding sashes painted dark grey, 3 over 3 panes. The shopfront is modern (c 1960), consisting of a bow front with door to the entrance door to the north.

A historic image from 1957 shows that the brickwork was once painted white, which has subsequently been removed to reveal the brickwork beneath.

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There is a dark grey-painted cast iron hopper and rainwater pipe on the line of the party wall to the south.

The north elevation is clad with rustic timber weatherboarding painted dark grey, with a timber sliding sash window painted white, 3 over 3 panes.

The roof is of concrete plain tiles with semi-circular concrete ridge tiles. The front gutter is dressed in lead (see below).



North elevation with weatherboarding and concrete tiled roof.

Roof

The roof consists of the following discrete elements:



Elements 1 & 2 : This is a double-pitched roof over the original front section of the building. Roof coverings are concrete plain tiles with semi-circular concrete ridge tiles. There is a lead parapet gutter to the front elevation.

Element 3: this is a section of flat roof connecting the front and rear roofs. It is covered with bituminous felt, potentially over earlier asphalt or lead.

Element 4: this is an earlier chimneystack which has been reduced in height to just above the adjacent flat roof. It has been covered with modern bituminous felt with solar reflective paint applied.

Element 5: this is the front slope of the double-pitched roof over the later rear addition. This is covered with natural slates which appear modern.

Element 6: this is a modern Velux-style rooflight within the front slope.

Element 7: this is the rear slope of the double-pitched roof over the later rear addition. It is clad with green coloured glazed pantiles with corresponding green coloured glazed ridge tiles.

Element 8: this is one slope of a double pitched roof over the outbuilding to the rear; only the slope indicated is within the demise of no 85. Coverings are green pantiles as element 7, with an adjacent small area of flat roof covered with bituminous felt .

Element 9: this is an open well onto the rear passageway with a small section of glazed monopitched roof adjoining element 7.

Element 10: this is a modern monopitched glazed roof with aluminium glazing bars.



View through rooflight showing elements 2,3,4 & 5



View through showing elements 7,8,9 & 10; note the section of felt roof adjacent to element 8 and the section of glazed monopitched roof over part of element 9 open passageway.

Rear elevation

The rear elevation such as it exists faces west and comprises of a white-painted modern brick wall approximately 2.5 m high laid in Flemish bond with a cut-out with rounded corners and a glazed infill. The wall is partially obscured by a modern timber planter. The wall is surmounted by the modern glazed monopitched roof.

To the north of the wall is a modern timber gate with a raised and fielded panel detail providing rear access to the property via the passageway beyond.

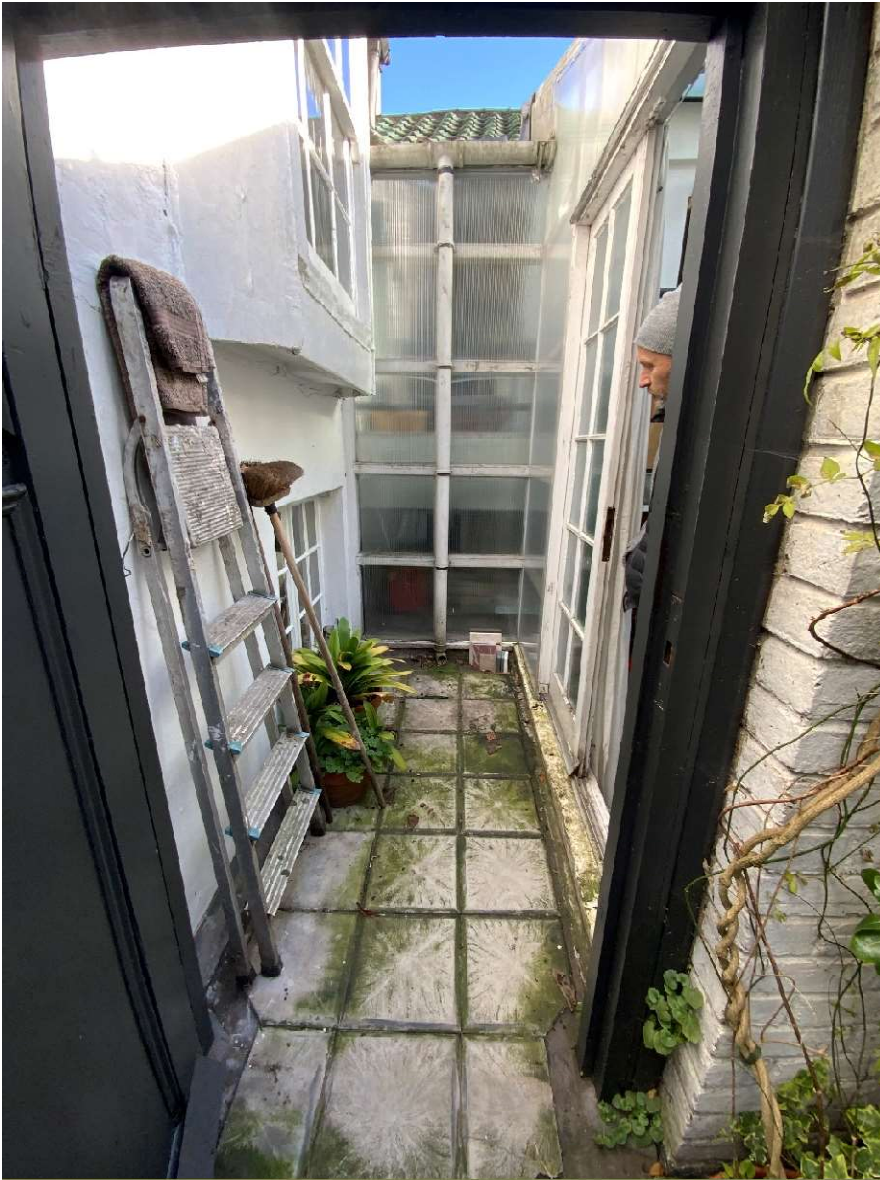


Rear elevation with entrance gate (left), white-painted brick wall with planter in front and modern glazed roof over. The window adjacent to the gate serves the ground floor WC. The gate to the right is the entrance to the adjacent property.

Within the passageway the north wall is of brick with a 12-pane steel Crittal-style double casement window at low level serving the adjacent ground floor room. Above this there is a 6-over-6 timber vertical sliding sash oriel window onto the first floor room above. The window is a modern replacement. The oriel roof is of lead.

The east and south walls are of modern timber-framed glazing overlaid with polycarbonate sheet. The south wall features a pair of timber French doors of 10 panes each. Rainwater goods are of modern plastic.

The ground surface is of modern concrete paving slabs with a small planter adjacent to the north wall. Due to the slope of the site raising up from front to rear there is a step-down of approximately 1 metre from the level of the passageway to the level of the ground floor.



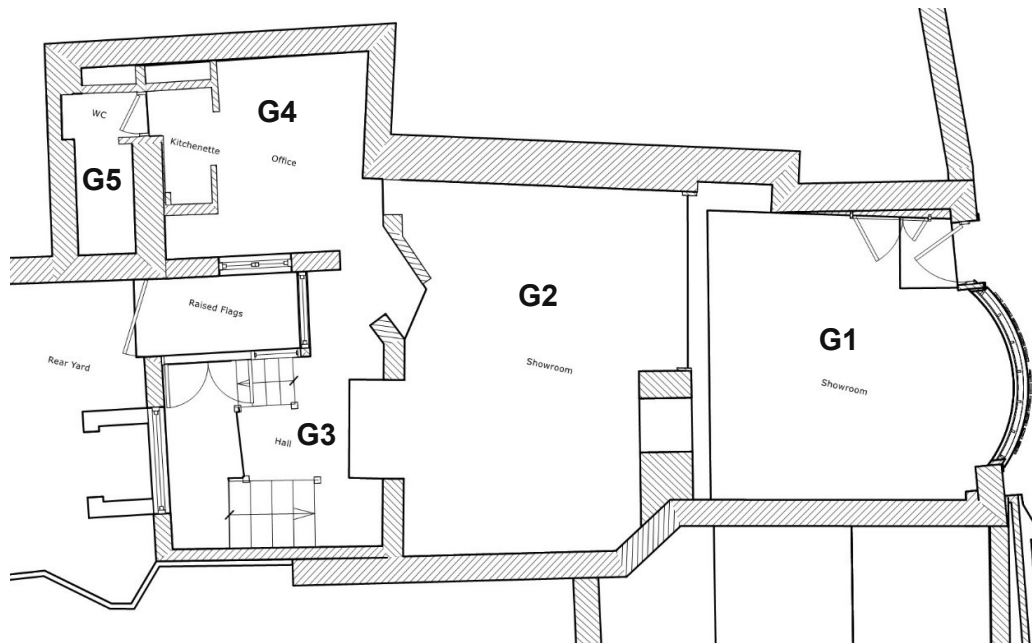
Rear passageway with brick wall to north (left) with low-level steel window and timber oriel window over, timber framed glazed walls to the east and south with French doors to the south (left); the ground is of concrete paving slabs.

Interior

General

Internally the building follows a pattern of front rooms relating to the original building, with a room to the rear relating to the extension and another volume to the north-east with the adjacent structure. Specific information on each floor is as follows:

Ground Floor

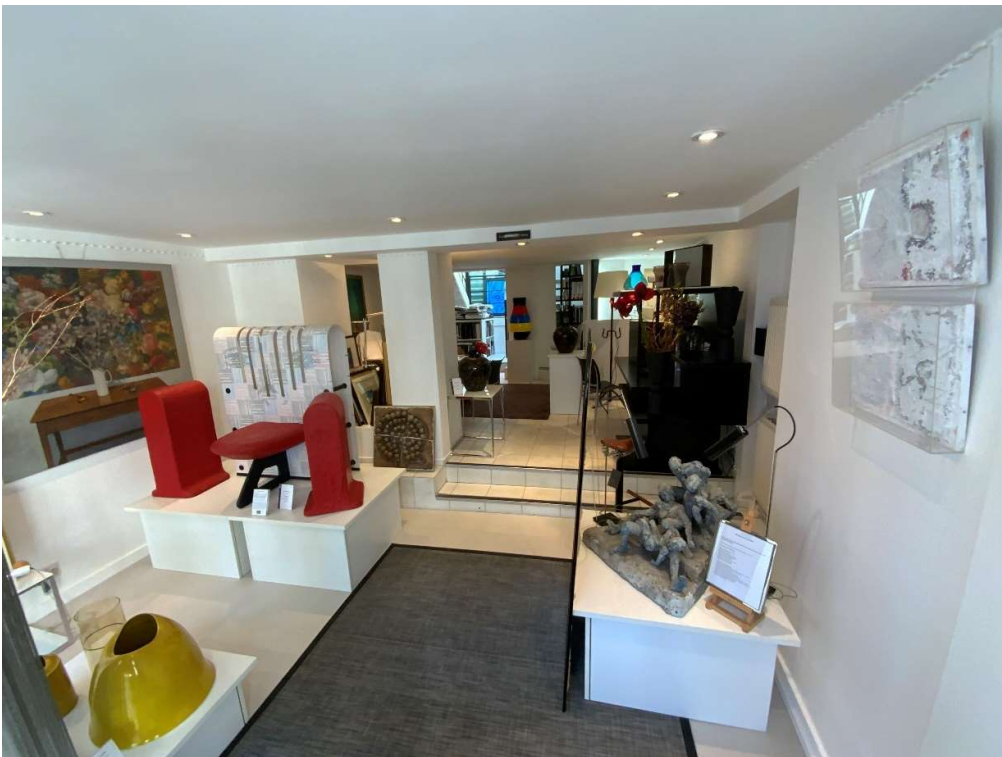


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Front (east) Room G1



Ground floor front room facing east



Ground floor front room facing west

This corresponds to the original front section of building, roughly square in plan. There is a step-up of approximately 300 mm to the room to the rear.

Walls:

- north / south: brickwork with modern plasterboard dry lining
- east (front): modern timber bow-fronted shop window with adjacent entrance door
- west: openings with brick piers with modern plasterboard dry lining

Floor:

- timber joists with modern porcelain tiles on plywood

Ceiling:

- modern plasterboard

Joinery:

- Modern timber skirting
- Modern timber pegs for picture hanging

Fixtures / fittings:

- None

Services:

- Modern switches / sockets
- Modern recessed downlights

The space is generally in good condition.

Rear (west) Room G2



Ground floor rear room facing north

This corresponds to the later infill section of building, rectangular in plan. There is a step-up of approximately 200 mm to the room to the rear.

Walls:

- north / south: brickwork with modern plasterboard dry lining
- east : openings with brick piers with modern plasterboard dry lining
- west: open to adjacent room G3 (see below)

Floor:

- Modern concrete with tiled finish; tiles skirtings

Ceiling:

- modern plasterboard

Joinery:

- Modern steel screws for picture hanging

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Fixtures / fittings:

- None

Services:

- Modern switches / sockets
- Modern recessed downlights

The space is generally in good condition.

Stair Enclosure G3



Ground floor rear stair enclosure facing west



Ground floor rear stair enclosure facing north-west

This is a modern addition, effectively a double-height space containing the staircase to the first floor, with the first-floor landing acting as a mezzanine over part of the footprint. The half landing at approximately 1 metre height provides external access to the rear yard. The space also provides a link through to the room to the north-west G4 (see below).

Walls:

- east (rear) / south: plastered brickwork
- west: open to adjacent room G2 (see above)
- north: open to adjacent room G4 (see below)

Floor:

- Modern concrete with tiled finish

Ceiling:

- modern plasterboard to underside of landing (timber joisted floor)
- Modern glazed roof over

Joinery:

- Modern timber skirting
- Modern timber window frames & French doors
- Fitted shelving to south wall

Fixtures / fittings:

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- Timber & steel stair with hardwood handrail, steel balustrading & square timber newels

Services:

- Modern switches / sockets
- Modern recessed downlights

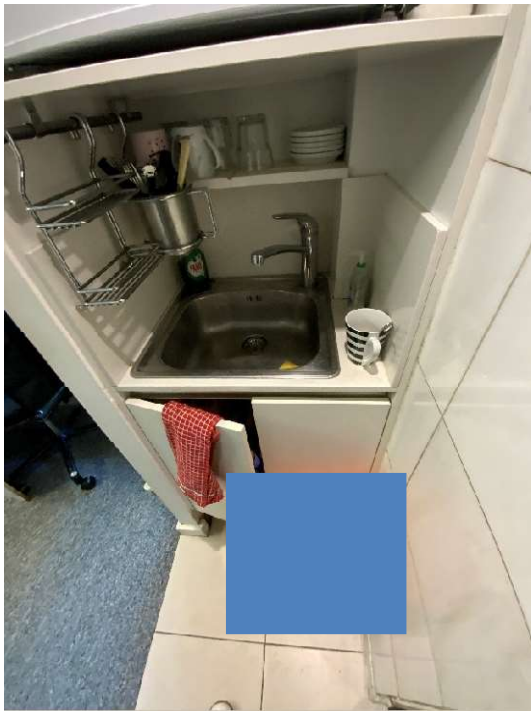
The space is generally in good condition.

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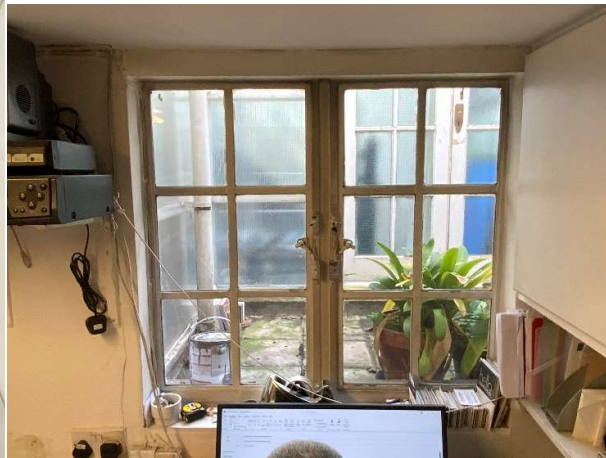
Rear (north-west) Room G4



View facing north-west (left) and south (right)



Modern kitchenette



Steel window to south wall

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This is contained within the section of building to the north-west. This may once have been an open yard area as evidenced by the infilled window to the east wall (obscured by modern shelving).

Walls:

- North / south / east / west: plastered brickwork; modern finishes

Floor:

- Concrete with modern carpet finishes

Ceiling:

- Modern plasterboard with modern exposed timber beams

Joinery:

- Modern timber skirting
- Modern fitted cupboards

Fixtures / fittings:

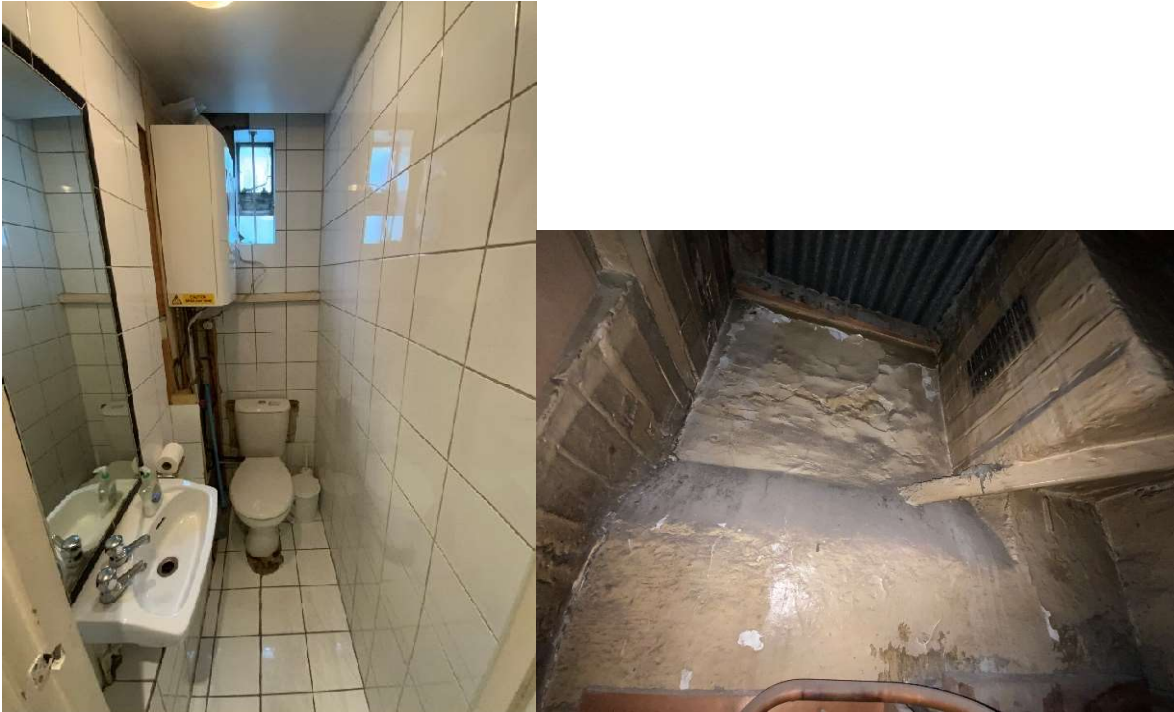
- Modern kitchenette in enclosure
- Steel window to south wall

Services:

- Modern switches / sockets
- Modern surface mounted striplight

The space is generally in good condition.

Rear (north-west) Room G5



Space containing WC (left); roofspace with corrugated steel soffit and flue (right)

This is a small space containing a WC. In terms of footprint it is annexed from the adjacent property, the roofspace over containing a corrugated metal lining to the soffit, presumably as fire protection to the floor of the property above, together with the base of a flue with a vent.

Walls:

- North / south / east / west: plastered brickwork; modern tiled finishes

Floor:

- Concrete with modern tiled finishes

Ceiling:

- Modern plasterboard

Joinery:

- Modern flush door cupboards

Fixtures / fittings:

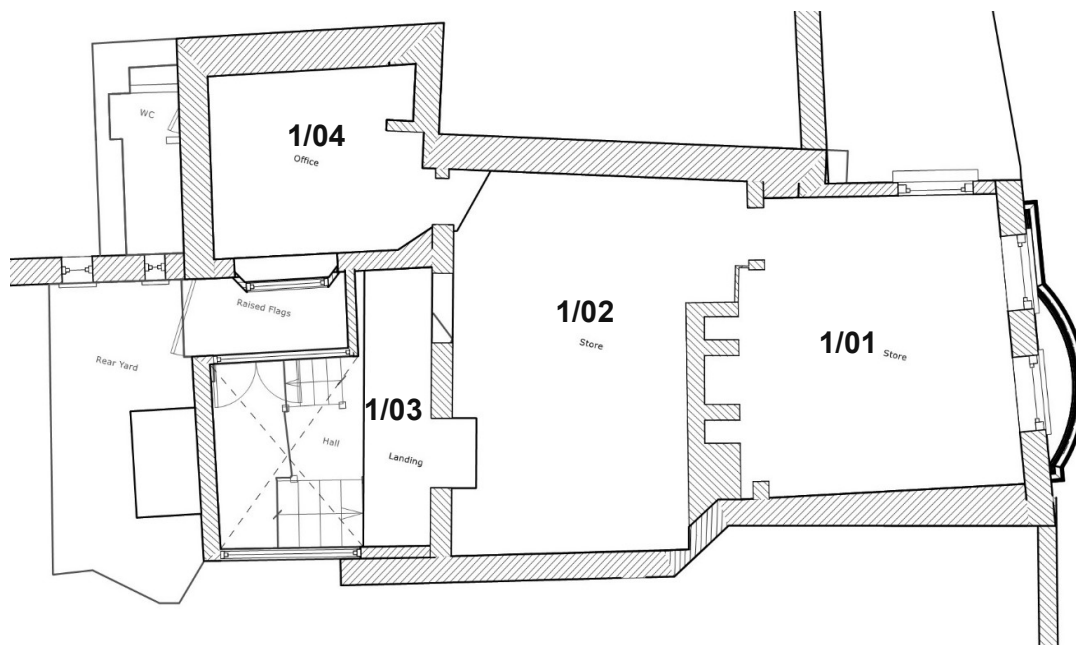
- Modern sanitary fittings
- Steel window to south wall

Services:

- Modern switches / sockets
- Modern surface mounted lighting
- Modern gas boiler

The space is generally in good condition.

First Floor



Front (east) Room 1/01



View facing east



View facing north

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This corresponds to the original front section of building, roughly square in plan. This room contains the highest number of surviving historic features within the property.

Walls:

- North / east: Brickwork with timber panelling
- South: brickwork with plaster at high level over timber panelling
- West: Brickwork with plaster finishes with 3 no. recesses

Floor:

- Timber boards – (not inspected); modern carpet finishes

Ceiling:

- Modern plasterboard with raking skimming to perimeter of north / east / west walls

Joinery:

- North / south / east walls: timber panelling with plain skirting and moulded cornice
- East: Timber vertical sliding sash windows x 2; 3 over 3 configuration; moulded architrave with modern shutters
- North: Timber vertical sliding sash window; 3 over 3 configuration; moulded architrave with original 2-part vertical sliding shutters with fixed panelled apron

Fixtures / fittings:

- Fireplace to west wall – 3 no. plain recesses with plain mantel over
- West wall: dark-stained timber frame with carved timber consoles; architectural salvage installed by then owners in c 1960
- West wall: decorative panel with foliage design – architectural salvage installed by owner (anecdotally originally from Camden Stables)

Services:

- Surface mounted conduits & switches / sockets
- Surface mounted wall lights
- Modern radiators to east wall

The space is generally in good condition.

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Stone panel with foliage design (left); window with modern shutters (right)



Timber vertical sliding sash window; 3 over 3 configuration; moulded architrave with original 2-part vertical sliding shutters with fixed panelled apron

Roofspace over 1/01

The roof structure is of timber rafters supported on purlins with timber ceiling joists. Timbers are generally modern; there are some historic timbers present as evidenced by the surface patina and carpenters' marks, however these are notched into modern timbers indicating that the roof has been rebuilt, probably during the mid / late twentieth century, this is further evidenced by the concrete tiles, of which the hanging lugs are visible, modern battens and bituminous felt underlay.

The gable to the north is clad with modern fibreboard; behind this there are vertical timber studs with timber laths with a rendered finish (this is clad externally with weatherboarding – see front elevation). The remains of a purlin is also visible, which has been cut through.

The south gable is of timber framing covered with render on a modern metal lath.



North gable with fibreboard covering; behind there are vertical timber studs with timber laths with a rendered finish The remains of a purlin is also visible, which has been cut through (right).



Historic timber notched into modern timber roof construction



Modern rafters with saw marks and ceiling joists with render on modern metal lath to south gable



south gable with modern sawn timbers with render on modern metal lath



Modern rafters and bituminous felt with modern battens over supporting modern concrete tiles

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Rear (west) Room 1/02



View facing north



View facing north

This corresponds to the later infill section of building, rectangular in plan. It is likely that the space was originally an open yard and later roofed over as evidenced by the surviving timber weatherboarding top the north all and the flat pitch of the roof with simple tie beams.

Walls:

- east / south /: plastered brickwork; modern finishes
- north: timber weatherboarding painted white
- west: plastered brickwork; it is likely that the two openings to the wall were originally window openings, with the southern opening having had the cill dropped to form the entrance into the rear stair enclosure. The cill height of the north opening is potentially the original window cill height.

Floor:

- Timber boards – (not inspected); modern coir mat finishes
- Step up of approximately 125 mm to 1/03
- Step up of approximately 250 mm to 1/04

Ceiling:

- Plasterboard with Velux-style roof light to south east corner
- Exposed timber tie beam

Joinery:

- Timber weatherboarding to north wall
- Modern timber skirting

Fixtures / fittings:

- 2 no. fitted cupboards to south wall recess to sides of the chimney breast with 4-panel doors and shelves & bullnose profile to exposed corners – original
- Fireplace to south wall – original surround; hearth original may survive behind C20 panelling – to be investigated

Services:

- Surface mounted conduits & switches / sockets
- Surface mounted spotlights to tie beam
- Modern radiators

The space is generally in good condition.

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Rear (west) Room 1/03



View facing south



View facing north

This is a modern addition, the upper part of space G/03 containing the staircase to the first floor, with the first-floor landing acting as a mezzanine over part of the footprint.

Walls:

- east: plastered brickwork with openings (see 1/02)
- west: plastered brickwork with cut-out and glazed infill (see G/03)
- north: plastered brickwork
- south: plastered brickwork with timber framing with solid panel infill over

Floor:

- Modern timber joists with carpet finish

Ceiling:

- Modern glazed roof over with aluminium glazing bars

Joinery:

- Modern timber skirting

Fixtures / fittings:

- Timber & steel stair with hardwood handrail, steel balustrading & square timber newels

Services:

- Modern switches / sockets
- Modern surface mounted spotlights

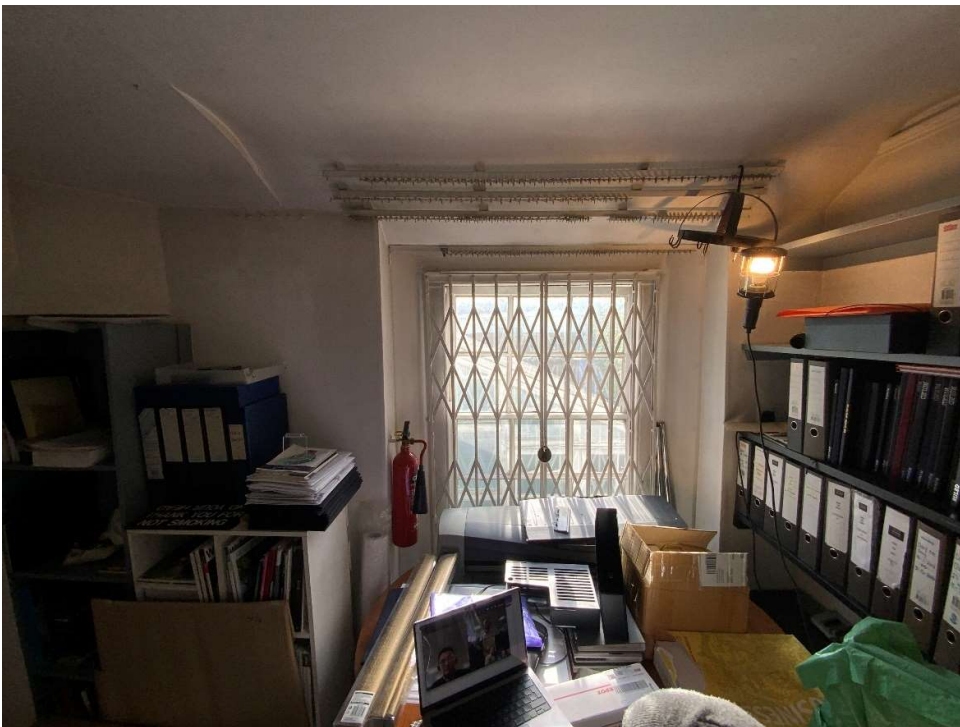
The space is generally in good condition.

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Rear (north-west) Room G4



View facing west (left); view facing east with former chimney breast (right)



Oriel window to south wall

This is contained within the section of building to the north-west.

Walls:

- North / south / east / west: plastered brickwork; modern finishes

Floor:

- Timber with modern coir mat finishes

Ceiling:

- Lath & plaster

Joinery:

- Modern timber skirting
- Modern fitted cupboards
- Timber vertical sliding ash window (modern); 6 over 6 panes

Fixtures / fittings:

- Former fireplace / chimneybreast to north-east corner; plaster finishes

Services:

- Modern switches / sockets
- Modern surface mounted lighting

The space is generally in good condition.

4. Proposals

Overview

The proposals comprise refurbishment of the building to maintain the retail accommodation at street level, with the remainder of the property converted to residential use. This is considered to be the optimum viable use; the existing configuration with commercial use throughout is unsuitable, with poor access to upper floors without a lift. There are residential properties to all sides at the rear, which impacts on the commercial use, presenting noise and privacy issues that are absent with residential use. This is therefore considered most in-keeping, and is also the original intended use.

Proposals have been formulated following the on-site investigations and have been carefully considered to preserve and enhance the remaining original features and elements of original fabric whilst using later interventions as the starting point for proposed interventions.

Exterior

Front Elevation

The front elevation remains unchanged. The shopfront, entrance door, windows, rainwater goods and brick front wall are all to be retained as existing and refurbished using like-for-like materials where required. Brickwork is to be repointed using lime mortar.

The roof is to remain, with the existing concrete tiles replaced with hand-made clay plain tiles, which reflects what would probably have been used on the roof originally.

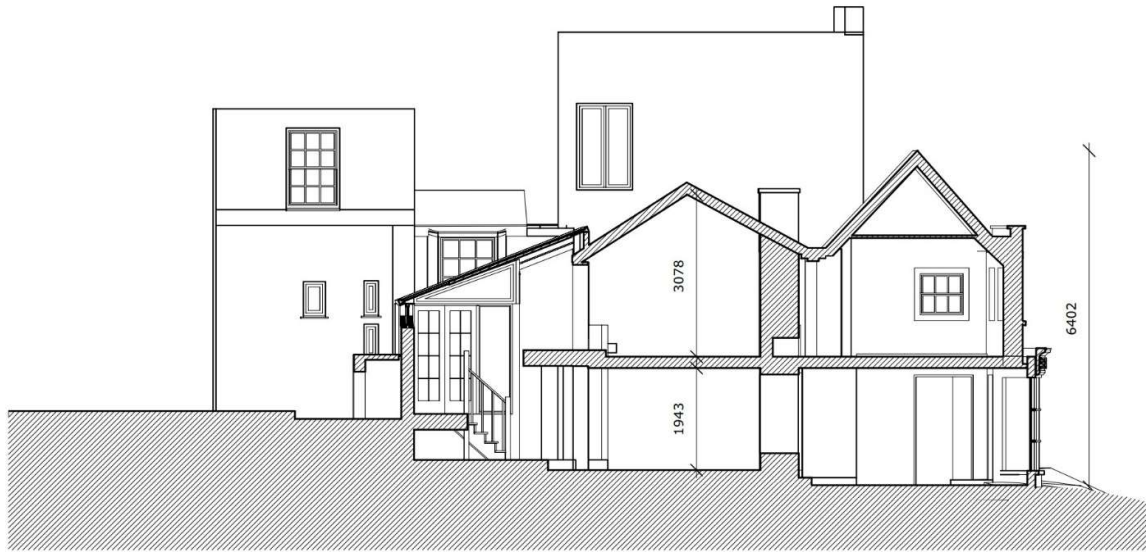
The north elevation that protrudes from the front elevation of the adjacent building remains as existing, with the timber cladding and existing sliding sash window retained and refurbished.



1 Proposed Eastern Elevation
1:100

Rear Elevation

The rear elevation is to be remodelled. The modern glazed extension, which impacts negatively on the historic character of the building, is to be removed. The historic window opening at first floor level that is visible in the 1938 aerial photographs that has been converted into a doorway is to be reinstated, with a new timber vertical sliding sash window inserted. A further new window is to be inserted into the adjacent opening to the north, which was made internal by the glazed extension. The existing original brickwork to the rear wall that will be exposed again through removal of the glazing will be painted white, corresponding with its appearance in the 1938 photographs.



2 Existing Section AA
1:100



1 Proposed Section AA
1:100

Existing (top) and proposed (bottom) sections showing removal of the modern rear extension and revealing and reinstatement of the arrangement of original openings to the rear wall.

The roof with the green coloured glazed pantiles; although non-original (they do not appear to be present in the 1938 images) is to be retained and repaired where required using new tiles to match the originals.

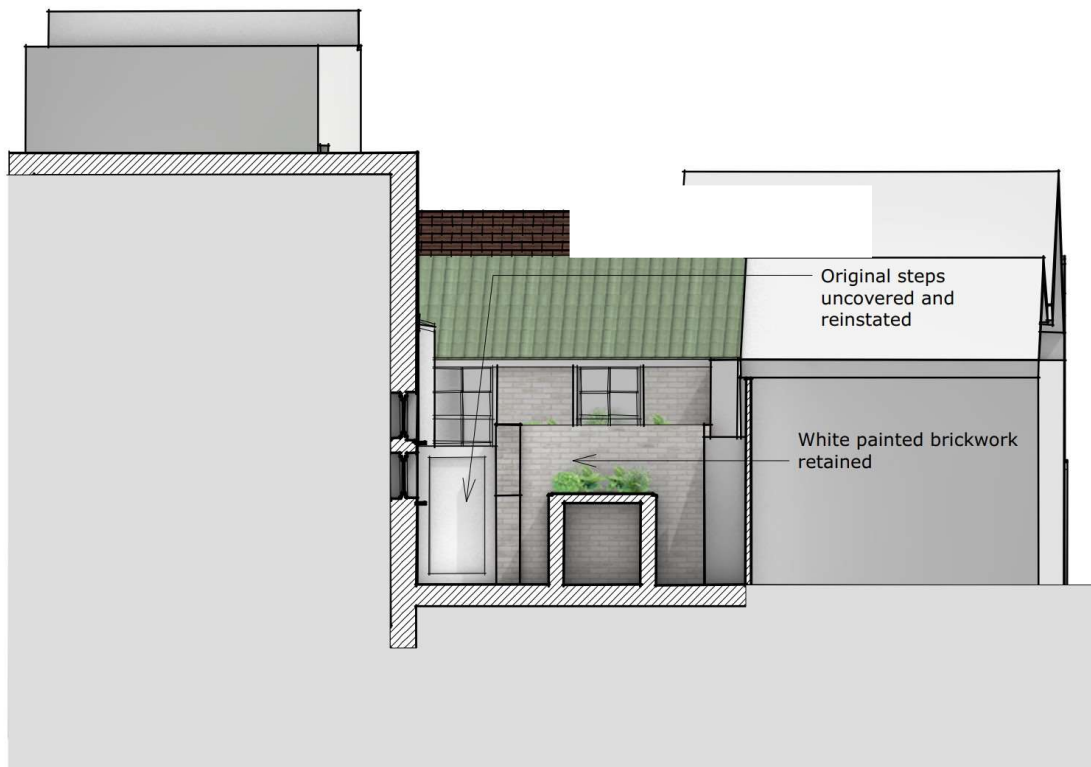
The tiles to the adjacent roof to the north-west are also to be maintained as existing.

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The rear screen wall approximately 2.5 m tall is to be retained, maintaining the existing low-rise character to the rear yard which is further enhanced through the removal of the glazed extension and reinstatement of the building line to the original rear wall.

The existing rear gateway is to be retained, and the existing steps down which connect to the ground floor level of the rear section of the house, which are currently covered over, are to be exposed, reinstating a further original feature. To the flanking wall to the north the existing oriel window is to be retained and refurbished, enhancing this important historic feature.

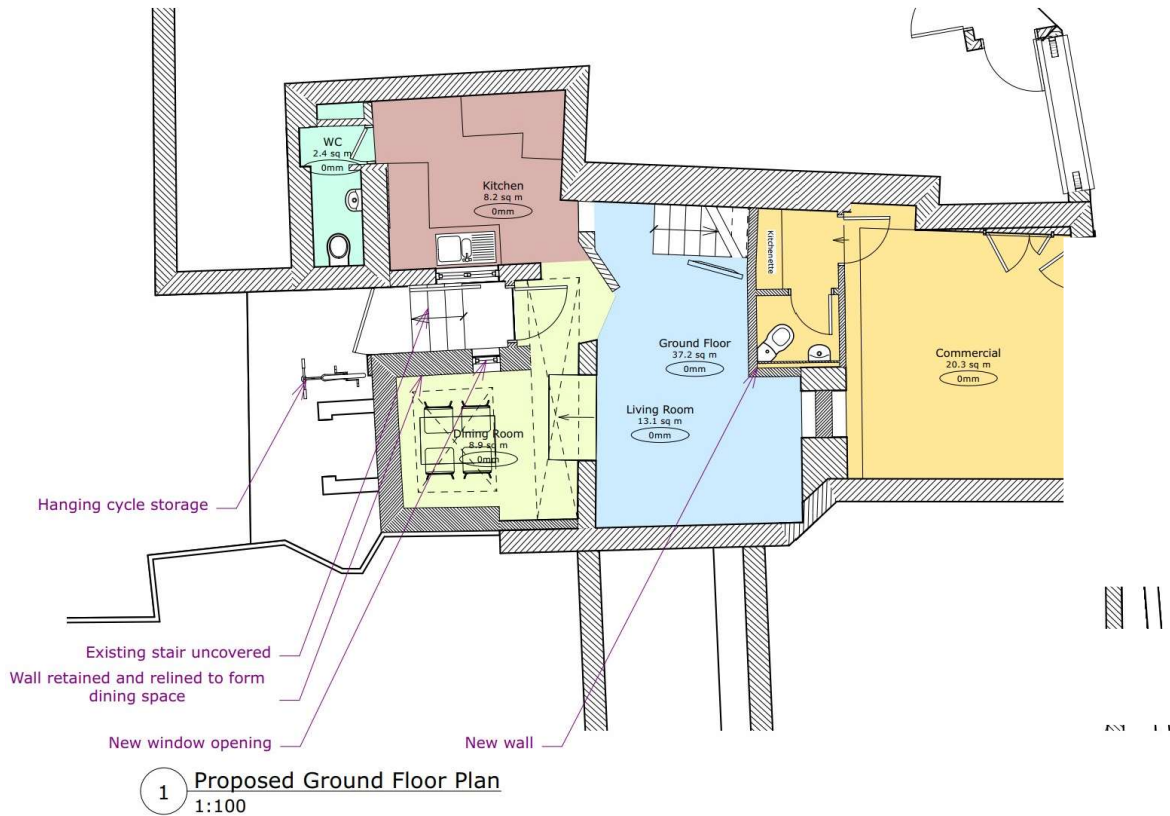
Behind the screen wall a new flat roof is proposed to the area currently occupied by the modern staircase. This will not be visible from the public realm to the rear yard. This will be a green roof, improving the environmental performance of the property whilst making a positive contribution to the leafy character of Golden Yard, with its many planting beds and trees. The roof will have a central glazed rooflight to bring natural light into the new dining space below. Between the roof and the rear elevation a further glazed link with a flat roof is proposed, acting as a transitional space between the new extension and the original building. As a result of the level change of approximately 1 m between the rear yard and the internal floor level the roof, rooflight and glazed link will be invisible from Golden Yard.



2 Proposed Western Elevation
1:100

Interior

Ground Floor



Front Room G1

The front (eastern) section of the ground floor is to be retained in the current retail use, maintaining the active frontage onto Heath Street. The space is to be separated from the rear through the insertion of a separating wall on the line between the front and rear buildings. Given the likely development of the building it is likely that this is in the location of the original rear wall of the front building prior to the addition of the rear extension and subsequent opening up between the two. The addition of the wall therefore reinstates the original building footprint in this location. The wall has been located to express the chimney breast adjacent to the south wall, maintaining and expressing it as a surviving original feature within the space. The aperture that was presumably once the hearth is also to be infilled on the centre line of the stack so that it is visible in both the front and rear rooms.

The existing plasterboard ceiling is to be upgraded to provide the required sound and fire separation to the proposed residential space above.

Rear Rooms G2 and G3

This space is to remain as existing, becoming the living room of the proposed residential unit. A new staircase to the north-east corner provides access to the first floor accommodation. This is to be entirely freestanding to avoid any fixings to the north party wall and any potential damage to the historic fabric. This is the location of the original staircase as evidenced by new infill joists and timber flooring to the first floor above (the ceiling throughout is modern plasterboard) where the original stairwell has been infilled. The modern infills are to be removed and the new stair inserted, reinstating the original plan form and arrangement, representing a heritage benefit. Further evidence of the original stairwell can be provided if required.

The only other intervention is the addition of a new WC and storage space, required in order to create a self-contained shop unit in the adjacent front room. This is to be in lightweight plasterboard, entirely reversible and located adjacent to the new separating wall.

The existing modern staircase within G3 is to be removed in its entirety along with the glazed extension, with a new dining room formed within the existing enclosing walls. The proposed glazed link between the two (see above) provides natural light to the living room, permeating through the existing large openings in this location.

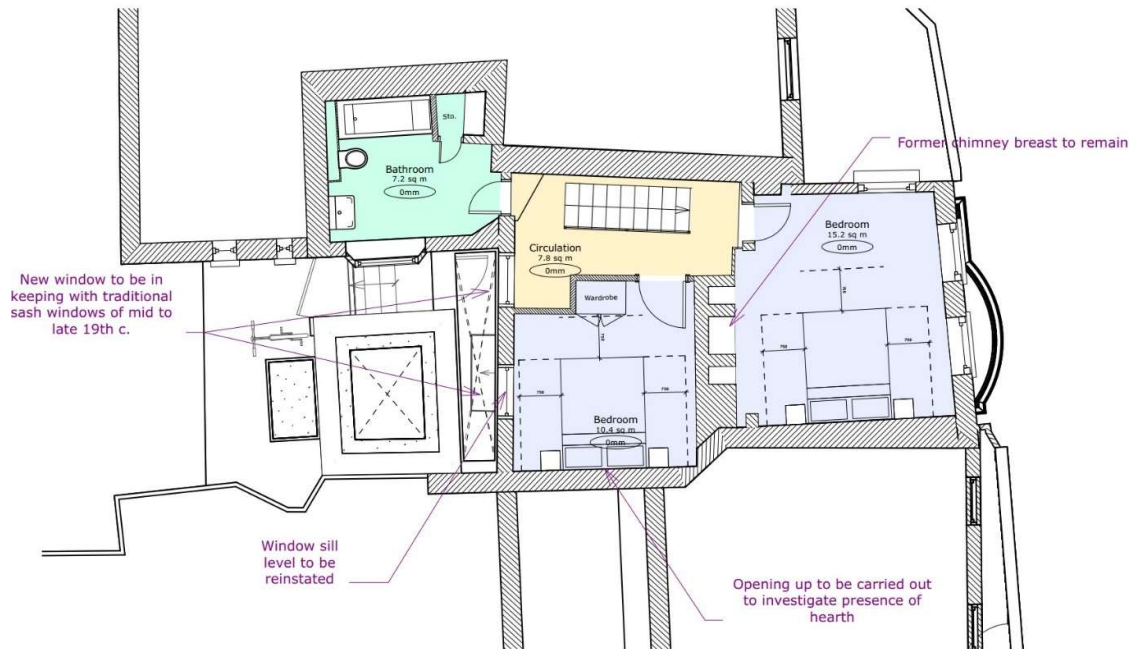
Rear Rooms G4 & G5

G4 is to remain as the existing footprint, with later walls forming the kitchenette space and storage cupboard removed to reinstate the original plan form. Kitchen units are to be installed against the north and south walls.

G5 is to remain in the existing use as a WC, maintaining the existing plan form.

Externally, as mentioned above the original steps down from Golden Yard are to be exposed and refurbished, with the entrance to the residential accommodation provided within the new glazed link.

First Floor



2 Proposed First Floor Plan
1:100

Room 1/01

The room with the highest level of surviving original fabric, this room is to be maintained as existing and used as the master bedroom. The surviving timber panelling and shutters to the north window are to be preserved and enhanced. The existing plasterboard ceiling is to be upgraded to provide the necessary fire and acoustic separation to the floor above.

Room 1/02

The new staircase rises through the floor in the north-east corner. This utilised the original stairwell, which is to be re-opened (see notes on Rear Rooms G2 and G3 above). Further evidence of the original stairwell can be provided if required. The new stair is entirely freestanding and reversible, maintaining the existing timber weatherboarding to the north wall untouched.

The single tie beam to the roof in the centre of the space is to be retained, with the modern plasterboard ceiling and rafters removed and a new joisted floor inserted with a flat ceiling below, exposing the tie beam. The space is to be sub-divided to create a new bedroom space to the south, with the northern area used as a landing. A further stair to the south-east corner of this space provides access to the second floor.

Room 1/03

This is retained in its existing configuration and converted to bathrooms use with a freestanding bath and other sanitaryware. Plumbing and drainage will be accommodated above floor level, connecting through to existing ground floor services in the location of the existing WC. Floor and ceiling construction in this area are modern as noted in section 3 of this report (Rear (north-west) Room G4 & Rear (north-west) Room G5) above.

5. Impact Assessment

Overall the proposals are considered to be of low impact, with many beneficial features that either preserve and enhance surviving historic features or remove unsympathetic modern interventions and replaces them with well-considered proposals that reinstate the original building form wherever possible.

The main beneficial intervention is the removal of the rear glazed extension. This reduces the scale and massing in this area, improving the aspect onto the public realm in Golden Yard and removes an overbearing and incongruous feature. Removal of the extension also reinstates the building line to the original rear wall and enables the reinstatement of the first floor windows, representing a major heritage benefit, effectively reinstating the original rear elevation.

The replacement accommodation in the location of the glazed extension is a well-considered and thoughtful piece of contemporary design that is not visible from outside, and skilfully modulates between the more modern accommodation to the rear and the original building.

The roof is maintained as existing throughout. The front roof slope is to be replaced with new hand-made clay plain tiles, representing a heritage benefit by replacing the existing modern concrete tiles.

Internally the changes are minor in nature. At ground floor the front space is maintained in retail use, with interventions in the form of the new WC and store occupying minimal space and therefore minimum impact whilst providing enough space to operate the retail unit. The new separating wall is in the location of the original wall, with the result that the original building footprint is reinstated in this area.

The rear rooms are maintained to the existing footprint, lending themselves easily to living, dining, kitchen and WC accommodation.

At first floor level the most significant space to the front room is maintained as existing, with all existing historic features preserved and enhanced.

The less significant rear room is subdivided to form further bedroom accommodation, with the remainder of the space providing circulation that maintains the existing (formerly external) timber weatherboarding untouched.

The room to the north-west is maintained as a single space with minimal interventions necessary to create bathroom accommodation, with freestanding fixtures and fittings. Any penetrations for services are limited to a single location connecting through the modern floor and ground floor ceiling construction to existing services provisions on the ground floor.

The proposals maintaining the retail accommodation at street level, with the remainder of the property converted to residential use. This is considered to be the optimum viable use; the existing configuration with commercial use throughout is unsuitable, with poor access to upper floors without a lift. There are residential properties to all sides at the rear, which further impacts on the commercial use, presenting noise and privacy issues that are absent with residential use. This is therefore considered most in-keeping, and is also the original intended use.

Paragraph 202 of the NPPF states that:

202. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

On balance, it is considered that any harm caused by the proposals is less than substantial and is mitigated by securing the optimum viable use and by the considerable heritage benefits represented by the removal of unsympathetic modern alterations, such as the rear glazed extension, and the sensitive conservation of existing fabric and reinstatement of lost historic features, such as the clay tiles to the front roof slope.

The retained commercial use to the front ground floor maintains the active frontage in this part of the street. Public benefits are further delivered by the improvements to the public realm and public amenity to Golden Yard to the rear through the removal of the glazed staircase enclosure. The streetscape to the front facing Heath Street is maintained by the proposals and is enhanced through the use of traditional materials in the conservation and restoration of the facade.

6. Responses to Pre-Application Comments

The responses to the pre-application submission have been incorporated into the revised scheme. A commentary on these is as follows, with officer comments provided in italics:

The interior of the front roof appears to be largely original, although some members have been reinforced. It takes its original form and scale, having a somewhat twisted ridge. The loss of this material, form (with its palpable antiquity) and scale, and its replacement with a larger roof, would be strongly resisted

The proposal to occupy the roofspace and create a second floor level has been removed in the revised proposals.

The substantial plumbing necessary for the insertion of a WC in the retained shop unit to the front of the property at ground floor level would likely be harmful to fabric, depending on what the floor is made of. It would also be deleterious to the plan form of what would originally have been a very humble all-purpose living room.

The floor construction throughout the ground floor areas are of modern concrete, meaning that no historic fabric will be impacted through insertion of the WC. The plan form has been altered so that the WC has been relocated to the later part of the build behind the 'living room', enabling the original plan form of the 'humble all-purpose living room' to remain recognisable.

The insertion of a WC on the first floor to the rear in the Kit Cat House section of the building would also probably need to interfere with underfloor structures, such as joists.

Plumbing and drainage will be accommodated above floor level, connecting through to existing ground floor services in the location of the existing WC. Floor and ceiling construction in this area is modern as noted in section 3 of this report (Rear (north-west) Room G4 & Rear (north-west) Room G5)

The creation of a new internal staircase is likely to require loss of historic fabric and harm to plan form. It is possible that the original structure had a staircase (rather than a ladder and hatch); if the site of this can be found, that might provide a solution.

The proposed staircase is to be inserted in the original stair location. This can be recognised through a difference in floor finishes in this location. Further evidence of this can be provided should this be required.

The proposed works to the lean-to structure are likely to be acceptable. The exposure of the original steps would be welcome. The removal of the kitchenette would be acceptable. The insertion of correct new windows would be acceptable, although the stairs might need to remain in their current location.

We note the acceptability of the lean-to, exposure of steps, removal of the kitchenette and insertion of new windows. The insertion of the stair in the original location is mentioned above, and it is considered that this will be less harmful to the historic building than the modern stair in the current location, which obscures the rear elevation and makes harmful alterations to the arrangement of openings.

The proposed alterations would be harmful to the architectural and historic significance of the listed building and the character and appearance of the Hampstead Conservation Area contrary to policies D1 and D2 of the Local Plan and policies DH1 and DH2 of the Hampstead Neighbourhood Plan. The level of harm is considered to be "less than substantial" in line with NPPF guidance.

In accordance with paragraph 202 of the NPPF, the harm to the Grade II listed building and the Hampstead Conservation Area should be weighed against the public benefits of the proposed development. The proposal would provide a new self-contained dwellinghouse, which is the Council's priority land use. However, the sub-division of the site to create a new dwelling could potentially be achieved without harmful alterations to the roof and internal plan form. The public benefits of the scheme would therefore not outweigh the less than substantial harm identified. If an application for these proposals were to be made, it would not be supported by officers. You are therefore advised against submitting a formal application.

In response to the officer's assessment, we have made alterations to the scheme as outlined above and have used the following table to describe and assess the impact of the proposed works on the significance of the Listed Building:

Major Beneficial	The scheme would be in keeping with and would provide a major improvement.
Moderate Beneficial	The scheme would be in keeping with and would provide a noticeable improvement.
Minor Beneficial	The scheme would be in keeping with and would provide a slight improvement.
Neutral	The scheme would have no effect
Minor Adverse	The scheme would have a minor negative effect
Moderate Adverse	The scheme would cause a noticeable deterioration in significance
Major Adverse	The scheme would cause a major deterioration in significance

Following revision of the internal layouts and removal of the proposed second floor, leaving the roof form as existing, it is our contention that the perceived level of harm is considerably reduced, and that any residual “less than substantial” harm is outweighed by the public benefit of bringing the currently under-occupied and underused building back into beneficial use, maintaining a retail presence onto the commercial area of Heath Street whilst providing residential accommodation above in what is predominantly a residential location. This is considered to be the optimal use of the building and is considered to be a public benefit in line with NPPF paragraph 202 which states that

202. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

The removal of the proposals to create a second floor mean that the outward appearance of the building remain unchanged to the front and centre elements of the site. These will be further improved by the carrying out of appropriate repairs carried out according to best conservation practice, and by the removal of modern unsympathetic materials, such as the concrete roof tiles to the front roof, which are to be replaced with traditional hand-made clay tiles. This, when combined with the removal of the modern lean-to structure containing the stair and the reinstatement of the original windows and rear elevation means that the proposals to the exterior of the building are considered to be MAJOR BENEFICIAL in terms of impact.

The internal alterations, following changes outlined above and made in response to officers’ advice, are considered to be MINOR ADVERSE.

Therefore the overall heritage balance when the internal and external impact are combined is considered to be MINOR BENEFICIAL. The heritage harm would be outweighed by the heritage benefits of the scheme.

Paragraph 202 of the NPPF states that “where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use”. However in this case, overall the harm has been outweighed by other heritage benefits associated with the scheme and it is therefore our contention that paragraph 202 is not engaged.

7. Conclusion

85 Heath Street is a Grade II listed building within the Hampstead Conservation Area, although it is not specifically mentioned in the Conservation Area Appraisal.

Although some historic features survive, the building has been subject to considerable intervention and alteration. The proposals seek to reverse this wherever possible, securing the optimum viable use with new well-considered interventions giving the building a new lease of life and bringing it back into beneficial use, maintaining and enhancing its contribution to the local area.

Appendix 1 – Listing Description

85, HEATH STREET

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1378836**

Date first listed: **14-May-1974**

List Entry Name: **85, HEATH STREET**

Statutory Address 1: **85, HEATH STREET**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **85, HEATH STREET**

The building or site itself may lie within the boundary of more than one authority.

County: **Greater London Authority**

District: **Camden (London Borough)**

Parish: **Non Civil Parish**

National Grid Reference: **TQ 26369 85871**

Details

CAMDEN

TQ2685NW HEATH STREET 798-1/26/807 (West side) 14/05/74 No.85

GV II

Terraced house with later shop. c1800 front to probably C18 house. Painted brick with weatherboarded gable to right hand return. Tiled roof. 2 storeys 2 windows. C20 Regency style shopfront. Gauged brick flat arches to C20 flush frame sashes with exposed boxing and louvred shutters. Parapet. INTERIOR: not inspected.

Listing NGR: TQ2636985871

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **478194**

Legacy System: LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

