

Leigh House, Hampstead Heritage Statement



Client:
Upspace

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Essex County Council



Leigh House, Hampstead

Heritage Statement

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1. Introduction

- 1.1. This Heritage Statement has been prepared by Place Services on behalf of Upspace. This document will accompany the submission of a Planning/Listed Building Consent application for a rear extension to the listed building and a proposed garden room. The proposal is located at Leigh House, 73 South End Road, Hampstead (hereafter referred to as “the Site”). The location and extent of the Site is shown in **Figure 1**.
- 1.2. The building is grade II listed and located in the Hampstead Conservation Area. This report provides an assessment of the Site and its significance, based on information derived from documentary research and analysis of the Site. The understanding of significance is used to assess the potential impact of the proposed development on the heritage significance of the designated heritage assets.
- 1.3. This assessment follows best practice procedures produced by Historic England¹ and the Chartered Institute for Archaeologists², and is intended to meet the information requirements of national heritage planning policy contained in Paragraph 200 of the National Planning Policy Framework (NPPF), *Conserving and Enhancing the Historic Environment*³.

The Site

- 1.4. The Site, located in Hampstead Town, is approximately centred on Ordnance Survey Grid Reference TQ 27167 85742.
- 1.5. The Site is occupied by Leigh House (Number 73), the northern dwelling of the semi-detached (with Number 71 Russell House) grade II listed building (List Entry No. 1378672), and by its surrounding garden. The proposed development site is located at the rear of Number 73 and in its garden.
- 1.6. The Site is adjacent to another listed building at the north, grade II listed 77 and 79, South End Road.

The Proposed Development

- 1.7. The proposal includes extension and internal alterations to ground floor / lower ground floor flat, a new ancillary outbuilding in the garden and associated works.

¹ Historic England, April 2008. *Conservation Principles, Policies and Guidance for the sustainable management of the historic environment*

² Chartered Institute for Archaeologists, November 2012. *Standard and Guidance: Desk Based Assessments*

³ Department for Communities and Local Government, 2023. *National Planning Policy Framework*

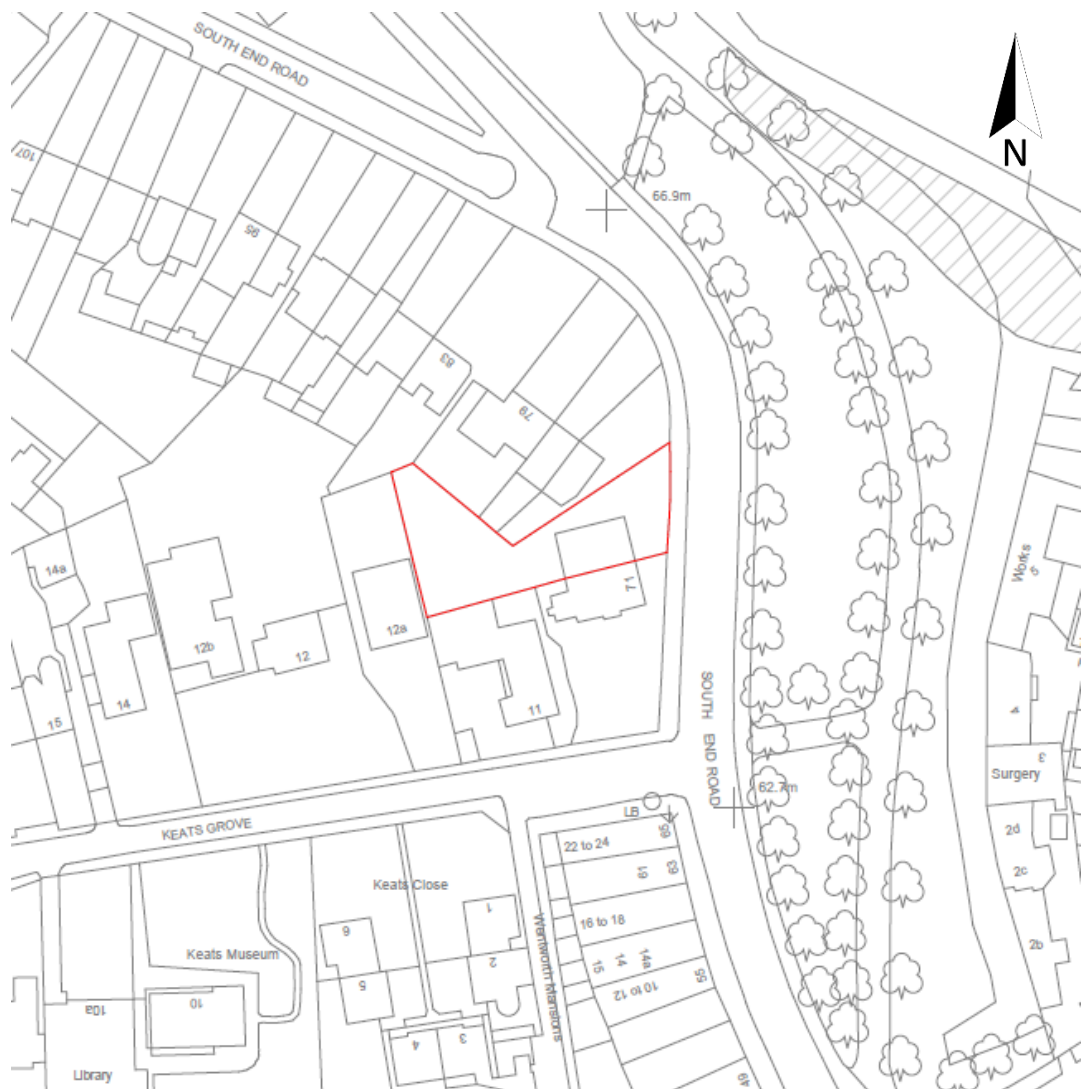


Figure 1 Site Location Plan

2. Methodology

2.1. This assessment has included the following:

- Identification of any designated or non-designated built heritage assets potentially affected by the proposed development;
- Desk-top research. Online resources and relevant archives were consulted. For this assessment the London Metropolitan Archives were visited to obtain information from historic maps, documents and secondary sources. Historic maps and images are reproduced where appropriate in this report;
- A walk-over survey of the Site;
- Assessment of heritage significance of the Site;
- Assessment of the impact that the proposals (as known) will have on the significance of the heritage asset (s); and
- Consultation of local and national planning policy and guidance pertaining to heritage.

2.2. The Site was visited as part of this assessment. The aim of the visit was to identify and understand any heritage assets that may be affected by the proposals. Some of the resultant images from this inspection are reproduced in this report.

2.3. With regard to the setting of heritage assets; The Historic England guidance document '*Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets*' (2019) sets out a methodology for assessing the effect of proposals on the significance of heritage assets as part of the planning process, comprising a five step process that applies proportionally to complex or more straightforward cases as follows:

- Step One: identifies which heritage assets and their settings are affected;
- Step Two: assesses whether, how and to what degree these settings make a contribution to the significance of the heritage assets;
- Step Three: assesses the effects of the proposed development on that significance;
- Step Four: explores ways to maximise enhancement and minimise harm;
- Step Five: is the making and documenting of the decision.

2.4. Steps One-Three of this assessment process have been considered to assess the potential impact on the setting and significance of the identified heritage assets, which is likely to result from the proposed development.

Report Structure

2.5. Section 3 identifies any heritage assets potentially affected by the proposal, and provides an overview of the historical development of the Site and its surroundings.

2.6. Section 4 provides an overview Site analysis based on the Site inspection.

2.7. Section 5 provides an assessment of significance of any heritage assets potentially affected by the proposed development.

2.8. Section 6 provides an assessment of the impact of the proposed development on the significance of identified heritage assets.

2.9. Section 7 concludes with a summary of the assessment

3. Heritage Baseline

Heritage Assets

- 3.1. The Site is located at Leigh House (Number 73), which is part a grade II (List Entry No. 1378672) listed semi-detached pair with Russell House (Number 71). The list entry for this building, as published on the National Heritage List for England, can be found in **Appendix A**. The list entry names Leigh House as 'Leighton House'.
- 3.2. Grade II listed Numbers 77 and 79 South End Road (List Entry No. 1378673) are located adjacent to the Site. The list entry for this building, as published on the National Heritage List for England, can be found in **Appendix A**.
- 3.3. The Site is located within the Hampstead Conservation Area, in the Willoughby Road / South End Road sub area. South End is described as:

The road curves from the bottom of Willow Road to South End Green. In this sub-area the west side forms an elegant frontage, largely made up of Regency (early 19th century) properties facing onto the very southern edge of Hampstead Heath. Long front gardens and mature landscaping define the character. The houses are two or three storey some with semi-basements. Some have long driveways sloping down to the lower ground level and these break up the verdant nature of the frontage . Ten of the buildings are listed. No.71 has a veranda extension by CFA Voysey. The South End Triangle at the junction of Downshire Hill, South End Road, Willow Road and East Heath Road is defined as a Public Open Space in the UDP.⁴
- 3.4. No other heritage assets are considered further in this report.

Historical Development of the Site

- 3.5. The Site is located in Hampstead, in the London Borough of Camden. Hampstead developed as a settlement along hills known as the 'Northern Heights' of London, parts of which are visible from the city centre. Historically, the name Hampstead derives from the Anglo-Saxon 'Hamestede' (meaning homestead), and there is evidence of early settlement in Palaeolithic finds in the south of the area and west heath Mesolithic site.
- 3.6. The development of Hampstead is linked with its topography, proximity to the open heath in the east, and historic association as a place of health. These 'three recurring aspirations – its hill, its heath and its healthiness'⁵, have played a role in its expansion during the Black Death, and later allowed it to attract affluent residents seeking to move away from the polluted city centre including lawyers, merchants, bankers, and politicians. It has also attracted creative minds, with writers visiting and settling in Hampstead from the early eighteenth century, attracted by the 'air and rural peace or by the company and entertainments' associated with the wells and Belsize, notably with Keats' House located on the adjacent street to the Site.⁶

⁴ <https://www.camden.gov.uk/documents/20142/7549418/Hampstead+CA+appraisal.pdf/11b738f9-02be-b84b-f66d-e19e0218daf8>

⁵ C Wade, Hampstead Past (Historical Publications) 1989

⁶ T F T Baker, Diane K Bolton and Patricia E C Croot, 'Hampstead: Settlement and Growth', in A History of the County of Middlesex: Volume 9, Hampstead, Paddington, ed. C R Elrington (London, 1989), pp. 8-15. British History Online <http://www.british-history.ac.uk/vch/middx/vol9/pp8-15> [accessed 3 October 2018].

- 3.7. By the mid-seventeenth century, Hampstead's reputation as a source of health further grew with the addition of its wells. Popularity grew again in the late-seventeenth century with the discovery of chalybeate springs, known as Hampstead Wells.⁷ Now advertised for its 'Air and Hill and Well',⁸ the commercial exploitation of the wells led to an increase in visitors to Hampstead. As a response to its increasing desirability, settlement spread during the seventeenth century from Hampstead town across the heath, to the north, east and west.⁹
- 3.8. In the early-eighteenth century, Hampstead appeared as a large village, which contained a number of gentleman's lodgings; by 1724 it had 'increased to that degree, that the town almost spreads the whole side of the hill'.¹⁰
- 3.9. The first detailed map of the area, by John Roque, depicts the core of the village to the south west of the Heath (**Figure 3**) at a time when Hampstead village had a population of over 1400 compared with 600 a century before. Notably, the predominant street pattern that exists in Hampstead today is recognisable in Roque's map below.



Figure 2 John Roque's Map of London (1766)

- 3.10. Throughout the eighteenth century, the wealthy continued to move into newer areas of settlement around Hampstead village, including Upper Terrace, Littleworth, Frogna, and North End. Due to this influx, the total number of dwellings declined, as larger lodges replaced denser cottages.

⁷ B. Cherry, and N. Pevsner, *The Buildings of England, London 4: North* (Yale University Press) 1998

⁸ 'Hampstead: Settlement and Growth', *op. cit.*

⁹ *Ibid*

¹⁰ *Ibid*

During the late-eighteenth and early-nineteenth century, villas including Bartrams, Belsize, and West End, and on the demesne at Frognal were erected.¹¹

- 3.11. The early-nineteenth century spread of Hampstead down the hill in 'neat stuccoed cottages and terraces is best preserved at and near Downshire Hill'.¹² In contrast to the development of these dwellings, Hampstead town was still the area with some of the highest proportion of families in poverty at this time. Historically, the occupants of Hampstead consisted of labourers and washerwomen who served demand in the city. In 1890 the percentage of families living in poverty in Hampstead was recorded at 28 per cent, despite prior clearance of some areas of slum.¹³
- 3.12. The introduction of the railway stations in the 1860s resulted in the urbanisation of Hampstead, and a further wave of development took place to accommodate this expansion. In 1860 the Hampstead Junction Railway (now the North London Line), highlighted in **Figure 3**, opened stations at Edgware Road, Finchley Road and Hampstead Heath, which allowed for Bank Holidays and weekend crowds of visitors to South End Green and the Heath. Throughout the nineteenth century, Hampstead's reputation increased, and as London became more polluted visitors flocked to the heath and open air.



Figure 3 London Parish Map, Late Nineteenth-century Hampstead

- 3.13. Development in the nineteenth century was also influenced by the lifting of restrictions of Sir Thomas Maryon Wilson's will, after the death of his son in 1869.¹⁴ Sir Thomas Maryon Wilson had inherited Hampstead Manor from his father in 1821, and after failing to gain the rights to sell the land or grant building leases had resolved to develop the manor himself until his death, and the sale of the lands by

¹¹ 'Hampstead: Settlement and Growth', *op. cit.*

¹² Pevsner, *op. cit.*

¹³ 'Hampstead: Settlement and Growth', *op. cit.*

¹⁴ *Ibid*

his heir. This sale was confirmed by the Hampstead Heath Act in 1871, which provided that 'the Board shall forever keep the Heath open unenclosed and unbuilt on'.¹⁵

- 3.14. New development expanded northward throughout the remainder of the nineteenth century, including that of Leigh House which first appeared on the 1870 OS Map (**Figure 5**), and early-twentieth century. This development occurred to such a degree that in the mid-1950s it was estimated that 69 per cent of Hampstead's buildings were constructed between 1870 and 1916, compared with 20 per cent before 1870 and 11 per cent after 1916.¹⁶ The density of this development can be seen in the Ordnance Survey maps in Figures 5, 8 and 9.



Figure 4 South End Road in 1870

- 3.15. **Figure 4** depicts a view over South End Road and Keats Grove in 1870, Russel House and Leigh House (The Site) are visible in the foreground. The popularity of the area is clearly visible in this view, with people lining South End Road. The ponds, in the foreground, are also visible in the first edition Ordnance Survey (**Figure 5**), but were filled in during 1892 over growing concerns about its pollution.

¹⁵ City of London, The Fight to Save the Heath <https://www.cityoflondon.gov.uk/things-to-do/green-spaces/hampstead-heath/heritage/Pages/the-fight-to-save-the-heath.aspx> [accessed 4 October 2018]

¹⁶ L.C.C. Lond. Statistics, N.S. i. 161.

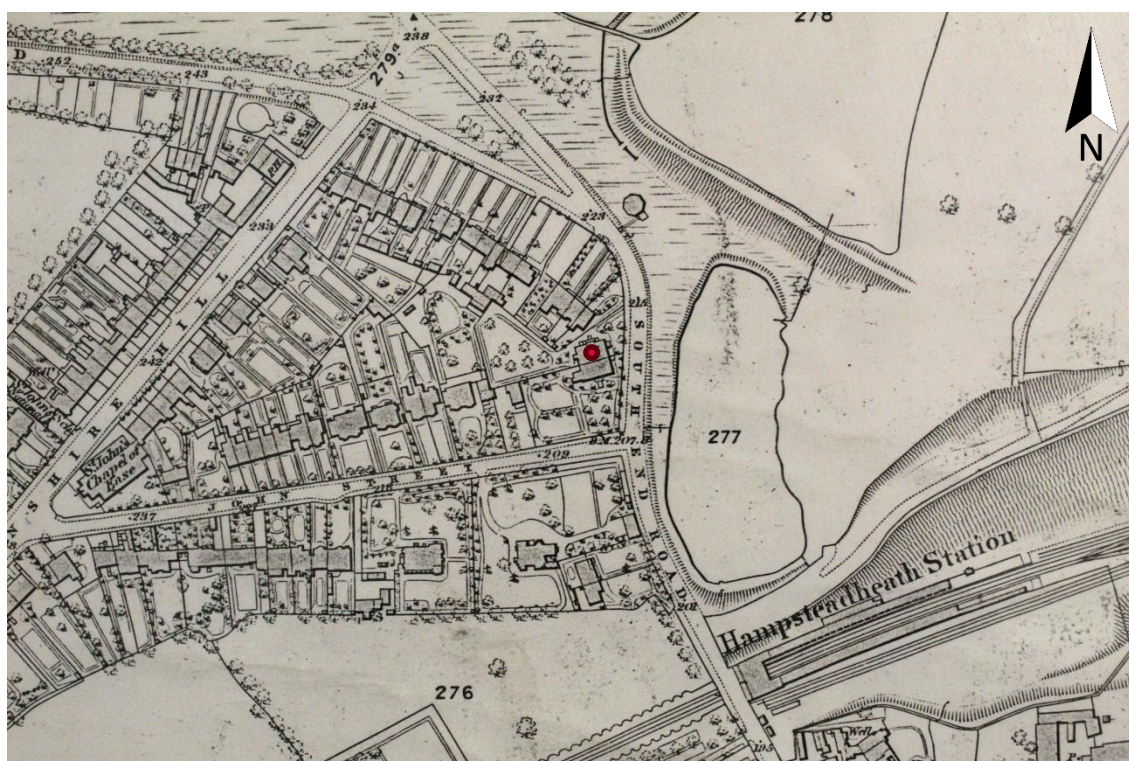


Figure 5 Ordnance Survey Map, 1870

- 3.16. The 1870 OS Map (**Figure 5**) is the first to depict the Site in detail. Leigh House is shown overlooking the open Heath and Hampstead Pond to the east, adjacent to a substantial corner plot to its south, and set within an L-shaped garden. The map highlights that gardens were densely planted at this time, with the Site including a number of trees within the front and rear gardens.
- 3.17. During the late-nineteenth century, development surrounding the Station grew and brought a commercial element to the area, accommodating the increasing numbers of visitors.
- 3.18. The 1915 OS Map (**Figure 6**) shows the addition of the terraced buildings on the southern end of South End Road, and the tree lined walks that replaced the Hampstead Pond. The 1915 Map also highlights an alteration to the boundary of the Site, with the noticeable reduction of the rear garden to the west. The additional rectangular boundary wall extends along the western boundary of the Site, leaving a small triangular section on its northern point.

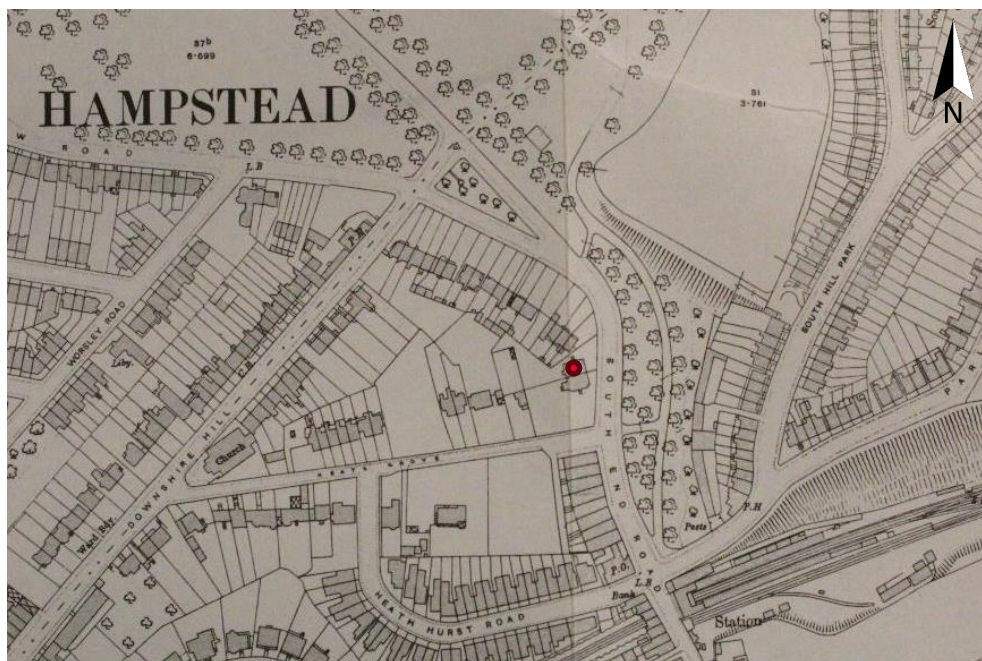


Figure 6 Ordnance Survey Map, 1915

- 3.19. While the Site remains unchanged by the 1937 OS Map, its setting had undergone some development as the dwelling to the south west of the Site boundary had extended north, beginning to form the built boundary to the western garden wall.



Figure 7 Ordnance Survey Map, 1937

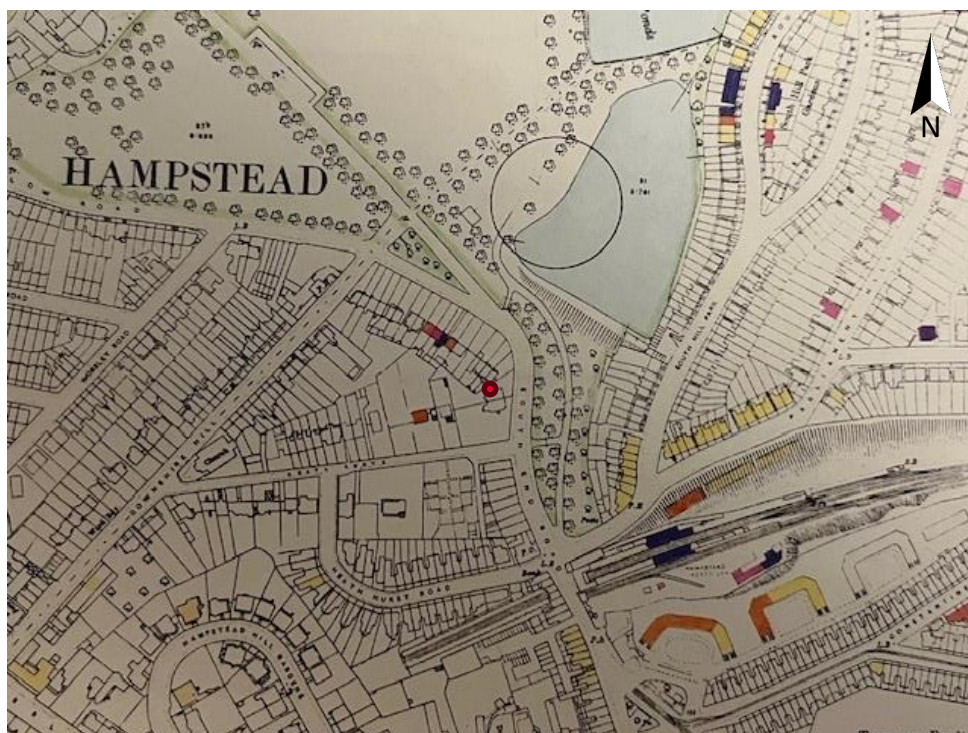


Figure 8 London Bomb Damage Map, 1939-1945 (Site location highlighted)

- 3.20. During the Second World War, air raids over Hampstead killed 200 people, destroyed 407 houses, and damaged another 13,000.¹⁷ **Figure 8** highlights the few dwellings that were affected within the vicinity of the Site, with Leigh house itself unaffected.
- 3.21. The historic images of Number 71 South End Road in the mid-twentieth century show Russell House, which forms a semi-detached pair with Leigh House, in 1943 (Collage Record No. 69065)¹⁸ and again in 1977, highlighting Voysey's rear extension to Number 71 (Collage Record No. 69016)¹⁹.

¹⁷ 'Hampstead: Settlement and Growth', *op. cit.*

¹⁸ <https://collage.cityoflondon.gov.uk/view-item?key=SXsiUCI6eyJ2YWx1ZSI6lnNvdXRolGVuZCByb2FkIiwib3BlcmF0b3liOjEslmZ1enp5UHJIZml4TG VuZ3RoljozLCJmdXp6eU1pblNpbWlsYXJpdHkiOjAuNzUsIm1heFN1Z2dlc3Rpb25zlj0zLCJhbHdheXNTdWdnZXN0ljpudWxsX0&pg=29&WINID=1539272536485#EX2DMI0Wj4cAAAFmY8royQ/71310>

¹⁹ <https://collage.cityoflondon.gov.uk/view-item?key=SXsiUCI6eyJ2YWx1ZSI6lnNvdXRolGVuZCByb2FkIiwib3BlcmF0b3liOjEslmZ1enp5UHJIZml4TG VuZ3RoljozLCJmdXp6eU1pblNpbWlsYXJpdHkiOjAuNzUsIm1heFN1Z2dlc3Rpb25zlj0zLCJhbHdheXNTdWdnZXN0ljpudWxsX0&pg=30&WINID=1539272536485#EX2DMI0Wj4cAAAFmY8royQ/71261>

4. Description of the Site

- 4.1. A site visit was undertaken as part of this assessment. The inspection sought to assess the Site and its significance.
- 4.2. The Hampstead Conservation Area describes the Site and its surroundings as follows:

“... an elegant frontage, largely made up of Regency (early 19th century) properties facing onto the very southern edge of Hampstead Heath. Long front gardens and mature landscaping define the character. The houses are two or three storey some with semi-basements. Some have long driveways sloping down to the lower ground level and these break up the verdant nature of the frontage. Ten of the buildings are listed. No.71 has a veranda extension by CFA Voysey.”²⁰
- 4.3. The Site comprises Leigh House (Number 73), the northern dwelling of the semi-detached grade II listed building (List Entry No. 1378672), and its surrounding front rear gardens. The Site is accessed from the east on South End Road, and is entered through a gate.



Figure 9 Site access from South End Road

- 4.4. The Site is located within a row of early nineteenth-century Regency terraced housing, its garden enclosed by buildings on South End Road to the east and Keats Grove to the south.

Leigh House

- 4.5. Leigh House is a semi-detached dwelling. The early nineteenth-century building comprises of 3 storeys over basement level, with projecting bays on the eastern façade and cast iron balconies at first floor level. The second floor outer bay apertures contain rounded arch windows with radial fanlight heads. The eastern façade forms a symmetrical pair with Russell House.

²⁰ London Borough of Camden, Hampstead Conservation Area (2001)



Figure 10 Eastern facade of building

- 4.6. The building is accessed via the northern elevation through a square-headed doorway accessed by stone stairs with wrought iron bannisters leading to the ground level of the building (**Figure 10**).

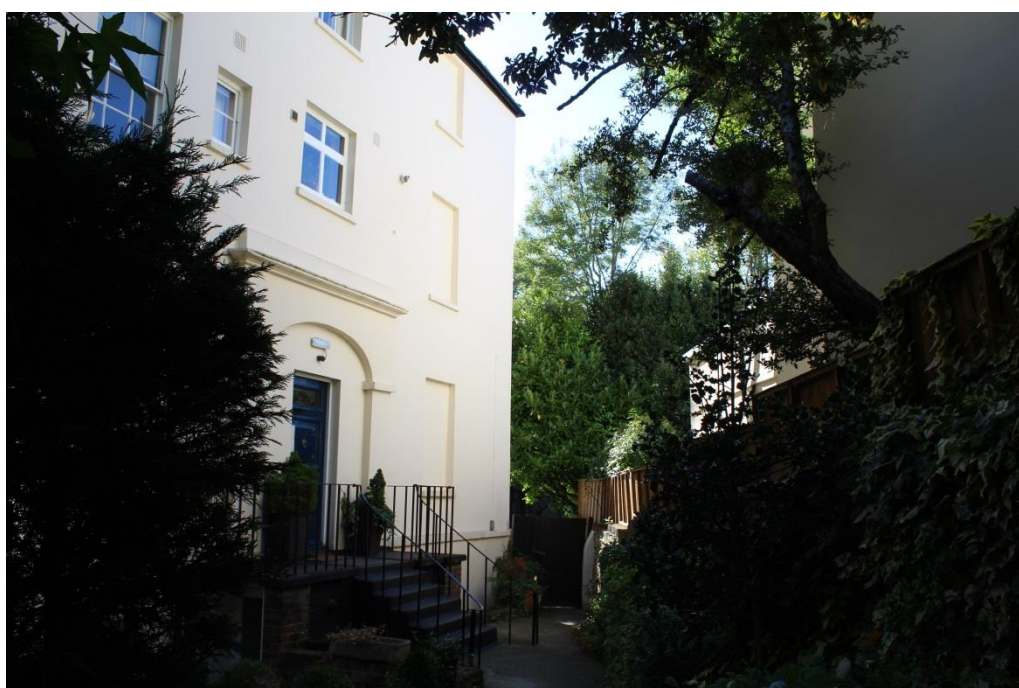


Figure 11 Northern facade of Leigh House

- 4.7. The western elevation (**Figure 12**), largely obscured by mature planting, is of a simpler architectural style than the principal eastern façade. It retains symmetry across the semi-detached pair, with regular and consistent apertures and basement level access. Early or original windows are noted in the elevation with exception of lower ground floor level where modern doors are located in openings.



Figure 12 Western (rear) elevation of building

- 4.8. The building is separated into flats with the unit subject of this application being the ground and lower ground floor.
- 4.9. The ground floor would have been the principal floor of the original house with the grandest rooms. As a result of previous alteration and sub-division, this area retains few fixtures and fittings and has undergone intrusive alterations. However, the original plan form is very much discernible as are the fireplace locations. There are some examples of features such as cornice surviving.
- 4.10. The lower ground floor would have historically been the service area of the building and as such more utilitarian with little or no ornate fixtures and fittings. The lower ground floor has been subject to significant alteration which has detracted from the significance of the heritage asset. With exception of a fireplace and historic windows to the front elevation, no historic feature was noted in this area. The plan form has been previously altered, presumably to accommodate the existing flat arrangement. The rear doors (**Figure 13**) are of modern derivation and investigations of the floor suggest this is poured concrete (**Figure 14**).



Figure 13 Detail of modern doors in rear elevation



Figure 14 Detail of poured concrete floor

Garden

- 4.11. The proposed outbuilding is located in the rear garden. The garden contains a sunken paved patio adjacent to the rear of the building, with a turfed area and some mature planting stretching west. The northern area contains further planting, and the turf has been removed in places, with a paved path leading to the end of the garden. With the exception of some historic boundary wall, no historic features or landscaping were noted in the rear garden. Modern development has also changed the shape of the garden to how it would have been originally laid out.



Figure 15 View north over north west section of garden over proposed development site



Figure 16 View east from north west section of garden

- 4.12. The garden is enclosed by high brick and timber boundaries, as well as established planting, which further creates a sense of enclosure from the surrounding buildings and a visual barrier particularly in the summer months as shown in **Figure 16**.



Figure 11 View east from north west section of garden towards Leigh House

- 4.13. The western end of the garden is partially overlooked by a modern development which forms the south western boundary to the Site (**Figure 18**).



Figure 18 View west over garden

5. Assessment of Significance

Significance Criteria

- 5.1. The intrinsic significance unique to each heritage asset can be defined as the sum of tangible and intangible values which make it important to society. The significance of an asset or place may reflect its age, aesthetic, architectural quality or fabric, as well as intangible qualities such as associations with historic people or events.
- 5.2. To assess the heritage significance of Leigh House guidance was drawn from Historic England²¹ which recommends making assessments under the categories of: Archaeological, Architectural and Artistic, and Historic interests. These interests together contribute to the overall Significance of a place or site²².
- 5.3. These attributes of significance are described as:
 - **Archaeological interest**
 - There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
 - **Architectural and artistic interest**
 - These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.
 - **Historic Interest**
 - An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.
- 5.4. The significance of the Site will be assessed using a number of significance ratings:
 - **High:** A feature, space or theme which is significant at national or international level. These will tend to have a high cultural value and form an important element of a building or site.
 - **Medium:** A feature, space or theme which is significant at a regional or national level. These will tend to have some cultural merit and form a significant part of the building or site.
 - **Low:** A feature, space or theme which is of local or regional significance.

²¹ Historic England, 2019 *Statements of Heritage Significance*

²² Ibid, p38

- **Neutral:** A feature, space or theme which has no cultural significance but is also not considered intrusive to heritage value.
 - **Intrusive:** A feature, space or theme which detracts from heritage value.
- 5.5. Setting also contributes to the significance of a heritage asset. The NPPF notes that setting is: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 5.6. As outlined in Section 2 of this report, this assessment has followed the steps set out in the Historic England Guidance document *The Setting of Heritage Assets*²³.

Statement of Significance

Russell House (Number 71) and Leigh House (Number 73) (Grade II Listed)

Significance of Heritage Asset

- 5.7. The semi-detached pair of dwellings, Russell House and Leigh House, was built in the early-nineteenth century, with a later extension by Voysey to Russell House completed in 1890. The building is constructed of brick and render with ground floor plinth, first floor iron balconies, and outer projecting bays. It forms part of the early-nineteenth century settlement of Hampstead and is illustrative of the historic development of the area.
- 5.8. Leigh House is considered to be of architectural and artistic interest which is drawn from the discernible nineteenth-century design of its elevations, particularly the front facade. The design of the building is of historic interest as it enhances our understanding how Hampstead developed in this period of the nineteenth century and the residential typologies which were constructed.
- 5.9. There have however been a number of intrusive alterations which have detracted from the property and which are relevant to this proposal. The ground floor and lower ground floor contained very little historic or significant fixtures and fittings and the architectural interest in these areas is drawn mostly from plan form and how this informs an understanding of how the building was used, although layouts of this typology are standard. The lower ground rear elevation has been altered with modern openings and doors. These factors have detracted from the significance of the property.

Contribution of Setting and Site to Significance of Asset

- 5.10. Russell House and Leigh House form the southern end to the row of similar Regency terraced housing along South End Road. The building is significant as an example of high-quality architecture within the Hampstead Conservation Area. The southern façade is fairly prominent in views north along the street from the station. The setting to the front of the building makes a positive contribution in a street scene which architecturally represents the nineteenth and twentieth century development of Hampstead.
- 5.11. The rear of the property makes a limited contribution to significance with the exception of the fact that it has retained its use as a garden. Modern development to the west of the Site has eroded the setting the heritage asset through encroachment of large built form and the truncation of original/early boundaries. The sense of formal gardens to the rear of the listed building has been largely lost. However, the use of the space as a garden makes a positive contribution to the verdant character of this location.

²³ Historic England, 2019 *Statements of Heritage Significance*

6. Impact of Proposals on Heritage Significance

- 6.1. This section assesses the potential impact of the proposed Development upon the heritage significance of the identified heritage assets. The proposal comprises a new garden room, works to the lower ground floor of Leigh House and an extension to the rear of Leigh House. These have been considered separately below.

Lower Ground Floor:

Lowering of the ground floor in the two rear rooms:

- 6.2. Preapplication advice suggested:

The acceptability of lowering the floor will depend on the presence of historic flooring and the impact on any historic joinery. If the historic fabric is not harmed the principal is acceptable, as long as the hierarchy of the building is maintained. The floor to ceiling height of the lower ground floor should be lower than the floor to ceiling heights on the upper floors.

- 6.3. Following pre-application advice, investigations have been undertaken by the owner to uncover the floor finishes. All areas observed were poured concrete, and confirmed the floor fabric is of no significance.

Installation of a new WC and reinstatement of historic door and blocking of modern door.

- 6.4. Pre-application advice suggested:

The internal alterations include the repositioning of a bathroom. The internal plan form has been altered in the past, however the overall sense of the space and circulation has been retained. The relocation of the bathroom reinstates the route to the side entrance and will have minimal impact on the reading of the building. The stairs should remain intact and unaltered.

The reinstatement of the doorway between the kitchen and sitting room is welcome.

- 6.5. This element of the scheme is considered to have a beneficial impact and will reinstate the historic plan form of the lower ground floor.

Widening of existing modern openings

- 6.6. The existing doors in the lower ground floor rear elevation are of modern derivation and of no significance. The widening of one of these openings is not considered to have any adverse impact on the significance of the building. The widening will include dropping the cill of the modern windows which flank the door.

Extension:

- 6.7. The proposed extension will be located at lower ground floor level to the rear (west) elevation of Leigh House. Preapplication advice stated:

The reduced size of the revised extension is acceptable. The extension roughly aligns with the neighbouring extension and is subservient to the host building in terms of its external appearance and the internal spaces. From the information submitted it's difficult to provide detailed design comments, however the solid to void ratio appears to be acceptable. It could be helpful to see if the proposed pitched roof or a flat roof is most appropriate. The materiality should match the host building as much as possible, however some modern glazing could be acceptable.

- 6.8. The footprint and mass of the extension has been designed to be sympathetic and subservient to the host building. The structure is set in from the side elevation and below ground floor cill levels. The footprint has been designed to be in keeping with the rhythm of development of neighbouring

properties. The design and materiality of the extension has been chosen to reference the host building whilst using new materials to create a legible new addition which is in keeping.

Garden Room

6.9. Preapplication advice for the proposed garden room stated:

The garden building is positioned to the rear of the garden and to the north. It is single storey and in the revised drawings has been reduced in height to 2.9m at its highest. Ideally the extension would be reduced in size and potentially in height where possible. The building should also be designed to ensure it blends in with the garden context by incorporating a green roof and natural materials. The existing trees should also be retained to maintain the verdant qualities of the garden and the conservation area.

- 6.10. The proposed garden room has been designed as a discrete addition to the garden. The location, in the north corner, limits any intervisibility with Leigh House. The design, using timber cladding and low flat roof limits its visibility beyond the property, and is in keeping with the verdant character of this part of the Conservation Area.
- 6.11. The existing garden boundary walls, which are altered in places and of little significance, will be retained by the proposed outbuilding. Where build up is required, this will be completed sympathetically using matching bricks (London Stock).

Summary

- 6.12. Considering the assessment of the property above, and the pre-application advice from the local planning authority, the proposal will have no harm to the significance of listed buildings and will preserve the character and appearance of the Conservation Area. Elements of the scheme will have a beneficial impact, such as the reinstatement of some historic ground floor plan form.

7. Summary & Conclusions

- 7.1. This Heritage Statement has been prepared by Place Services on behalf of Upspace. This document will accompany the submission of a Planning and Listed Building Consent application for a rear extension to the listed building and a proposed garden room. The proposal is located at Leigh House, 73 South End Road, Hampstead.
- 7.2. The building is grade II listed and located in the Hampstead Conservation Area.
- 7.3. Leigh House is considered to be of architectural and artistic interest which is drawn from the discernible nineteenth-century design of its elevations, particularly the front facade. The design of the existing building is of historic interest as it enhances our understanding of how Hampstead developed in this period of the nineteenth century and the residential typologies which were constructed. There have, however, been a number of intrusive alterations which have detracted from the significance of the property including loss of features and modern development encroaching in the setting at the rear.
- 7.4. Considering the assessment of the property, and the pre-application advice from the local planning authority, the proposal will have no harm to the significance of listed buildings and will preserve the character and appearance of the Conservation Area. Elements of the scheme will have a beneficial impact, such as the reinstatement of some historic ground floor plan form.
- 7.5. The proposals have been assessed to have no impact on the significance of the heritage assets. With regard to the heritage policies contained in the NPPF, this development is considered acceptable. Particularly with regard to paragraph 212 which states 'Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.'
- 7.6. All statements and recommendations made in this assessment are subject to consultation and approval of the local planning authority.

References and Sources

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Policy and Guidance

- London Borough of Camden, Hampstead Conservation Area (2001)
- Department for Communities and Local Government, 2018. *National Planning Policy Framework*
- Historic England, April 2008. *Conservation Principles, Policies and Guidance for the sustainable management of the historic environment*
- Institute for Archaeologists, November 2012. *Standard and Guidance: Desk Based Assessments*
- International Council on Monuments and Sites (ICOMOS), 2010. *Guidance on Heritage Impact Assessments for Cultural World Heritage Properties*
- Planning (Listed Buildings and Conservation Areas) Act 1990
- Department for Communities and Local Government, 2023. *National Planning Policy Framework*

Appendices A

List Description

Entry Name: Russell House (Number 71) And Leighton House (Number 73)
Address: South End Road, Camden, London
List Entry No. 1378672
Grade II
Date of Listing 14-May-1974
Details: Pair of semi-detached houses. Early C19, No.71 with 1890 verandah extension by CFA Voysey. Stucco with slate roofs having tall brick chimney-stacks. 3 storeys and basements. 2 windows each and 3 window returns. Outer bays projecting and gabled with architraving to appear as broken pediments. Entrances on returns: No.71 elliptical arched entrance in verandah extension having casements with small panes; No.73, square-headed doorway in arched recess with cornice. Recessed sashes to central bays, No.73 camber arched; ground and 1st floor out bays, casements with margin glazing, 1st floor with cast-iron balconies; 2nd floor outerbays have round arched windows with margin glazing and radial fanlight heads. INTERIORS: not inspected. HISTORICAL NOTE: Voysey's verandah extension said by Pevsner to be his earliest surviving work. (The Buildings of England: Pevsner N: London 2, Except the Cities of London & Westminster: London: -1952: 197).

Entry Name: 77 and 79, South End Road
Address: South End Road, Camden, London
List Entry No. 1378673
Grade II
Date of Listing 14-May-1974
Details: Pair of semi-detached houses, designed to appear as one house. Early C19 with later extension. Stucco with plain bands at floor levels. Slated pitched roof having squat brick chimney-stacks at gables. 3 storeys and basements. 1 window each plus central blind window; 3-storey 1-window extension (ground floor garage). Central entrances linked by C20 tented canopy porch; panelled doors. Ground floor square-headed casements in shallow elliptical arched recesses with cast-iron balconies. 2nd floor casements camber arched with cast-iron balconies; camber arched 3rd floor windows. INTERIORS: not inspected.

Appendices B

Legislation Policy and Guidance

LEGISLATION/POLICY/GUIDANCE	DOCUMENT	SECTION/POLICY
Primary Legislation	Planning (Listed Buildings and Conservation Areas) Act 1990	66: General duty as respects listed buildings in exercise of planning functions. 72: General duty as respects conservation areas in exercise of planning functions.
Local Development Plan	London Borough of Camden – Local Plan (July 2017)	Policy D2 Heritage
National Planning Policy	National Planning Policy Framework (2023) DCLG	Section 16; Annex 2
Guidance	National Planning Practice Guidance (2019) DCLG	ID: 18a
Guidance	Historic England (2019) Statements of Heritage Significance	

Appendices C

Glossary (National Planning Policy Framework) ²⁴

Archaeological interest	There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
Conservation (for heritage policy)	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
Designated heritage asset	A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
Heritage asset	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
Historic environment	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
Historic environment record	Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.
Setting of a heritage asset	The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
Significance (for heritage policy)	The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

²⁴ Department for Communities and Local Government, 2018. *National Planning Policy Framework*

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