

# Heritage Statement

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Flat 1, Giles Building, Former New End Hospital, Hampstead

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## CONTENTS

- 1.0 Introduction
- 2.0 Heritage Designations
- 3.0 Heritage Legislation and Planning Policy
- 4.0 Statement of Significance
- 5.0 Heritage Impact Assessment
- 6.0 Conclusions

## **1.0 Introduction**

- 1.1. This Heritage Statement has been prepared to support a planning and listed building consent application to the London Borough of Camden for alterations to Flat 1, Giles Building, Hampstead.
- 1.2. The flat forms part of the former Infirmary Building which served the wider New End Hospital complex. This closed in the 1980s and was subsequently redeveloped in the 1990s for housing. Flat 1 is located on the current ground floor within a late 19th century extension at the southern end of the infirmary block; the flat has a partial basement level. The block was Grade II listed in 1999.
- 1.3. This application seeks consent for mostly internal alterations to the apartment to create improved and enlarged internal living arrangements. Principally it seeks to make use of a currently inaccessible existing basement area located beneath the ground floor level to create an enlarged floor plate.
- 1.4. The purpose of this report is to appraise the significance of any heritage assets potentially affected by the proposed development, and to consider the potential impact of the proposed works on that significance. In doing so it seeks to address the requirement at paragraph 200 of the National Planning Policy Framework (NPPF) (2023) which requires applicants to describe the heritage significance of any heritage assets potentially affected by the proposed development. This should be proportionate to the assets' significance and sufficient to understand the nature of any potential impact.
- 1.5. The scope of this report deals with above-ground considerations only. It has been informed by desk-top research as well as archival research in the Camden Local Studies and Archives Centre, the London Metropolitan Archives and the Historic England Archive. It has also been informed by a site visit.

## 2.0 Heritage Designations

### Designated heritage assets

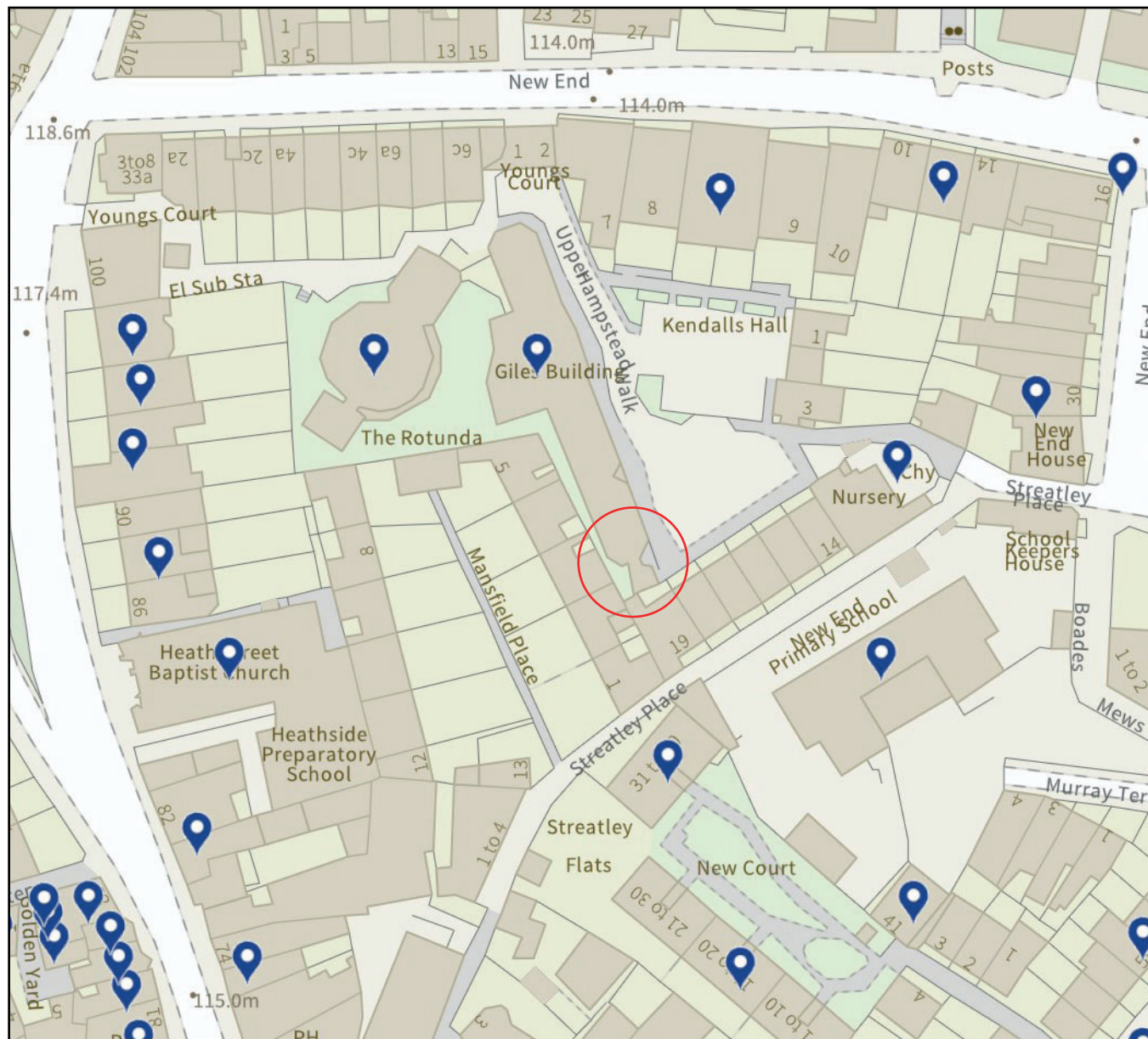


Fig. 1. Designated Heritage Assets (excluding conservation areas). Source: National Heritage List for England

- 2.1. The site is located at the southern end of the Giles Building. This is Grade II listed as 'Infirmary Block and Linking Corridors at Former New End Hospital' (NHLE ref. 1322109). The list entry reads as follows:

GV II

*Hampstead parish workhouse infirmary block. 1869-71, extended in similar style 1878; all designed by John Giles of Messrs Giles & Bevan. Converted for residential use 1996-98, John Thompson Associates, architects. Yellow stock brick with brick bands at floor levels. Hipped, low pitched slated roof. 4 storeys and basement. A long, single depth range with attached tower to the south end and linking corridors to the north. Segmental brick arches with stuccoed keystones to recessed sashes. Tower has cast-iron balcony to top floor. Linking corridors formed on a cast-iron frame of Tuscan columns, each floor corridor of separate timber construction and continuously glazed with 6-pane sliding sashes. INTERIORS: plain and functional. HISTORICAL NOTE: following a damning report on the state of*

*workhouses in The Lancet of July 1865 the Workhouse Infirmary Act of 1867 insisted on the provision of separate accommodation for sick and able-bodied paupers. A visit by the inspecting Medical Officer to Hampstead in July 1868 had found the available accommodation totally inadequate with some male paupers sleeping in straw in an open shed. Steps to provide further accommodation were immediately put in hand, that at Hampstead one of the first and oldest surviving: the infirmary also housed a separation ward and a lying-in ward. It was designed in response to Florence Nightingale's reforms in nursing and hospital design giving high, light wards which were narrow enough to allow cross-ventilation. The former infirmary block forms a linked group with the New End Hospital former Workhouse Block (qv), the Circular Ward & attached Water Tower (qv), and the Boilerhouse Chimney (qv). It has exceptional townscape value existing building on the site is not subject to any individual heritage designation.*

- 2.2. To the west of the Giles Building is the Rotunda. This is listed at Grade II\* as 'Circular Ward and attached ablution and water tank tower at Former New End Hospital' (NHLE ref. 1322108).
- 2.3. To the north-east is Kendalls Hall. This is Grade II listed as 'Original workhouse block at Former New End Hospital and attached railings' (NHLE ref. 1113159).
- 2.4. To the east is the chimney, Grade II listed as 'Boilerhouse chimney at Former New End Hospital' (NHLE ref. 1322107).
- 2.5. Other listed buildings are located within the immediate surrounding area.
- 2.6. Due to the modest nature of the proposals, these nearby listed buildings will not be affected by the proposed development and are therefore excluded from the scope of this assessment.
- 2.7. The site is also located within the Hampstead Conservation Area.

**Non-designated heritage assets**

- 2.8. There are no structures on Camden's Local List in proximity to the site.
- 2.9. An online search of the Greater London Historic Environment Record did not yield any results additional to the listed building entries already reviewed above.

### 3.0 Heritage Legislation and Planning Policy

#### **Legislation**

- 3.1. The Planning (Listed Buildings and Conservation Areas) Act 1990 establishes powers to designate listed buildings and conservation areas together with a statutory duty to consider the impacts of proposed development in the determination of planning applications.
- 3.2. Section 1 makes provision for the Secretary of State to compile lists of buildings of special architectural or historic interest. Section 5 defines a 'listed building' to include any object or structure fixed to the building, and any object or structure within the curtilage of the building which forms part of the land and has done so since before 1st July 1948.
- 3.3. Section 7 of the Act requires listed building consent for the demolition of a listed building or any works of alteration or extension in any manner which would affect its character as a building of special architectural or historic interest.
- 3.4. Section 16 requires local planning authorities to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses when considering whether to grant applications for listed building consent.
- 3.5. Section 66 establishes a similar duty with respect to the determination of planning applications. In considering whether to grant planning permission which affects a listed building or its setting, local planning authorities shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses
- 3.6. Section 69 of the Act establishes powers for local planning authorities to designate areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance as conservation areas.
- 3.7. Section 72 establishes a general duty in the exercise of planning functions with respect to any buildings or other land within a conservation area to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

#### **Local Plan**

##### **Camden Local Plan (2017)**

- 3.1. The **Camden Local Plan** sets out the policy provision against which planning applications in Camden are determined. It was adopted in July 2017 and replaced the Core Strategy and Camden Development Policies documents.
- 3.2. The primary heritage policy reads as follows:

##### *Policy D2 Heritage*

*The Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.*

##### *Designated heritage assets*

*Designated heritage assets include conservation areas and listed buildings. The Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and Listed Buildings, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

- a. the nature of the heritage asset prevents all reasonable uses of the site;*
- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;*
- c. conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
- d. the harm or loss is outweighed by the benefit of bringing the site back into use.*

*The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.*

#### *Conservation areas*

*Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas.*

*The Council will:*

- e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;*
- f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;*
- g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and*
- h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.*

#### *Listed Buildings*

*Listed buildings are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. To preserve or enhance the borough's listed buildings, the Council will:*

- i. resist the total or substantial demolition of a listed building;*
- j. resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and*
- k. resist development that would cause harm to significance of a listed building through an effect on its setting.*

#### *Archaeology*

*The Council will protect remains of archaeological importance by ensuring acceptable measures are taken proportionate to the significance of the heritage asset to preserve them and their setting, including physical preservation, where appropriate.*

#### *Other heritage assets and non-designated heritage assets*

*The Council will seek to protect other heritage assets including non designated heritage assets (including*



those on and off the local list),

*Registered Parks and Gardens and London Squares.*

*The effect of a proposal on the significance of a non-designated heritage asset will be weighed against the public benefits of the proposal, balancing the scale of any harm or loss and the significance of the heritage asset.*

- 3.3. The implementation of Local Plan Policy D2 is supported by the **Hampstead Conservation Area Appraisal and Management Strategy** (2001).
- 3.4. Other relevant policy documents include '**Camden Planning Guidance: Basements**' (2021) and '**Camden Planning Guidance: Design**' (2021)

#### **London Plan 2021**

- 3.5. The **London Plan 2021** sets out policies to guide development across the London boroughs. 'Policy HC1 Heritage conservation and growth' is the principal historic environment policy. It establishes the following policies for decision-making:

*C Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.*

*D Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets.*

*E Where heritage assets have been identified as being At Risk, boroughs should identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and re-use.*

#### **National Planning Policy**

- 3.6. National planning policy is established in the **National Planning Policy Framework** (NPPF) (2023). Chapter 16 (paragraphs 195-214) sets out guidance for development affecting the historic environment.
- 3.7. Paragraph 195 recognises that heritage assets are an irreplaceable resource and should be conserved in a manner that is appropriate to their significance such that they can be enjoyed by existing and future generations.
- 3.8. Paragraph 200 requires applicants to describe the heritage significance of any heritage assets affected by a proposed development, including the contribution made by their setting. This should be proportionate to the assets' importance, and no more than is required to understand the potential nature of the impact on that significance.
- 3.9. Paragraph 203 states that in determining planning applications, local planning authorities should take account of: the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities; and the desirability of new development making a positive contribution to local character and distinctiveness.
- 3.10. Paragraphs 205 onwards provide guidance for considering the potential impacts. Paragraph 205 states

that when considering the impact of a proposal on the significance of a designated heritage asset, great weight should be given to the asset's conservation. This should be proportionate to its significance, the more important the asset, the greater the weight should be. This is irrespective of whether the harm is substantial, total loss, or less than substantial.

- 3.11. Paragraph 206 goes on to state that any harm to, or loss of, the significance of a designated heritage asset, including through development within its setting, should require clear and convincing justification.
- 3.12. Paragraph 206 and 207 deal with instances of substantial harm to a designated heritage asset. Development causing substantial harm should be refused unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh the harm or loss, or other criteria are met.
- 3.13. Paragraph 208 guides that where a development would lead to less than substantial harm to a designated heritage asset, the harm should be weighed against the public benefits of the proposal, including where appropriate, securing its optimum viable use.
- 3.14. The tests at 207 and 208 deal with designated heritage assets. Paragraph 209 provides guidance on development affecting non-designated heritage assets, stating that a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the asset.
- 3.15. Paragraph 212 encourages local planning authorities to look for opportunities for new development within conservation areas and the setting of heritage assets to enhance or better reveal their significance. Those proposals that preserve elements of the setting that make a positive contribution to the asset should be treated favourably.

### **Guidance and Best Practice**

- 3.16. Interpretation of the NPPF is provided by the **Planning Practice Guidance** (PPG). This is a digital guidance note divided into a series of chapters which is subject to regular review; the historic environment chapter was last updated in July 2019.
- 3.17. Paragraph 18 provides guidance on assessing harm. It is clear that proposed development may have no impact or may enhance an asset's significance such that no harm is caused. Where development would be harmful to a designated heritage asset, this needs to be categorised as either 'less than substantial' or 'substantial' harm. The level of harm can vary within these two categories. It goes on to elaborate that substantial harm is a 'high test' and therefore is unlikely to arise in many cases. This harm may arise from works to the asset or from development within its setting.
- 3.18. Paragraph 19 provides guidance on assessing harm to a conservation area. It states that an unlisted building that makes a positive contribution is individually of lesser importance than a listed building. The justification for a building's proposed demolition will need to be proportionate to its relative significance and its contribution to the significance of the conservation area as a whole.
- 3.19. Historic England has produced a series of best practice guidance notes to assist in the identification of assets, assessing significance and managing change. Those of particular relevance include:
  - Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (2008);
  - Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning: 2 (2015);
  - Statements of Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12 (2019);

- The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning: Note 3 (Second Edition) (2017)
- Listed Building Consent: Historic England Advice Note 16 (2021).

#### **4.0 Statement of Significance**

- 4.1. The NPPF defines heritage significance as 'The value of a heritage asset to this and future generations because of its heritage interest'. It goes on to state that heritage interest can be 'archaeological, architectural, artistic or historic' (NPPF Annex 2).
- 4.2. The 'Historic environment' chapter of the PPG provides a definition for these interests as follows (Paragraph: 006):
- *archaeological interest: As defined in the Glossary to the National Planning Policy Framework, 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 skill, 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.*
- 4.3. Significance derives not only from the heritage interests of the asset itself, but also from the contribution made by its setting. The setting of a heritage asset is defined in Annex 2 of the NPPF as:

*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.*

#### **Brief history of the site**

- 4.4. What became New End Hospital was originally founded in 1800 for the unemployed, the destitute, and unmarried mothers and their children. A suitable house in New End with outhouses, yards and large garden was purchased and accordingly altered and extended to accommodate its new use, opening in 1801.
- 4.5. In 1834, in response to rising costs, the Poor Law Amendment Act was passed. This reformed the provision of welfare: each parish was to have a workhouse providing 'indoor' relief with the former method of giving 'outdoor' relief (relief within the community) much reduced. Small parishes could combine to create a union. Hampstead was one of the parishes administered by the Edmonton Poor Law Union. A new workhouse was constructed in Edmonton in the early 1840s and the occupants of New End were accordingly relocated.
- 4.6. In 1848, Hampstead became an independent Poor Law parish. The former buildings on the site were demolished and replaced with a purpose-built workhouse. This was to a design by H. E. Kendall, hence the building is now known as Kendall's Hall. These buildings are the earliest surviving structures on the site. The workhouse is recorded on the 1868 Ordnance Survey plan as 'St. John Hampstead Workhouse', surveyed in 1866 (Fig. 2).
- 4.7. In 1865, a damning report on the state of workhouses was published in The Lancet. This prompted the passing of the Workhouse Infirmary Act of 1867 requiring the provision of separate accommodation for sick and able-bodied paupers. In 1868, a visiting Medical Officer inspecting the workhouse at Hampstead



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Fig. 2. 1866 Ordnance Survey Plan. Red line boundary approximated.

condemned the accommodation and steps were immediately put in place for improvements.

- 4.8. This led to the construction of the infirmary block in 1869-71 which was soon extended to the south in 1878, making this example one of the first and oldest surviving. The architect for both phases was John Giles of Messrs Giles & Bevan, and the design made use of principles advocated by Florence Nightingale's reforms such as high, light wards with narrow plans to allow cross-ventilation.
- 4.9. In 1884, a second hospital ward was constructed with attached ablution and water tank tower to the west of the earlier infirmary block. This ward had a circular plan and is the first free-standing example of a circular 'ward tower' in the country. The plan enabled improved air, light and ventilation with the advantage of only requiring a small site.
- 4.10. In the 1890s, a boiler house and laundry complex was constructed along the southern boundary prompted by the passing of the Cleansing of Persons Act in 1897.





Fig. 3. 1912 Ordnance Survey Plan

- 4.11. The effects of this building campaign is evident on the 1912 OS plan (published in 1915) (Fig. 3). This shows the 1840s original workhouse block fronting New End, with the linear 1860s infirmary addition and later extension on a broadly north-south axis, and distinctive footprint of the rotunda to the west. In the south-west corner was the laundry, with boiler house and chimney to the east. Another wing had also been built to the east of the infirmary.
- 4.12. The site is located on a natural slope. The buildings are terraced into the slope, and the plans identify a series of terraces within the courtyard to negotiate the change in levels of the outdoor spaces.
- 4.13. The 1934-36 OS plan records much the same arrangement (Fig. 4). A photograph taken in 1948 records the site as seen from the south (Fig. 5).



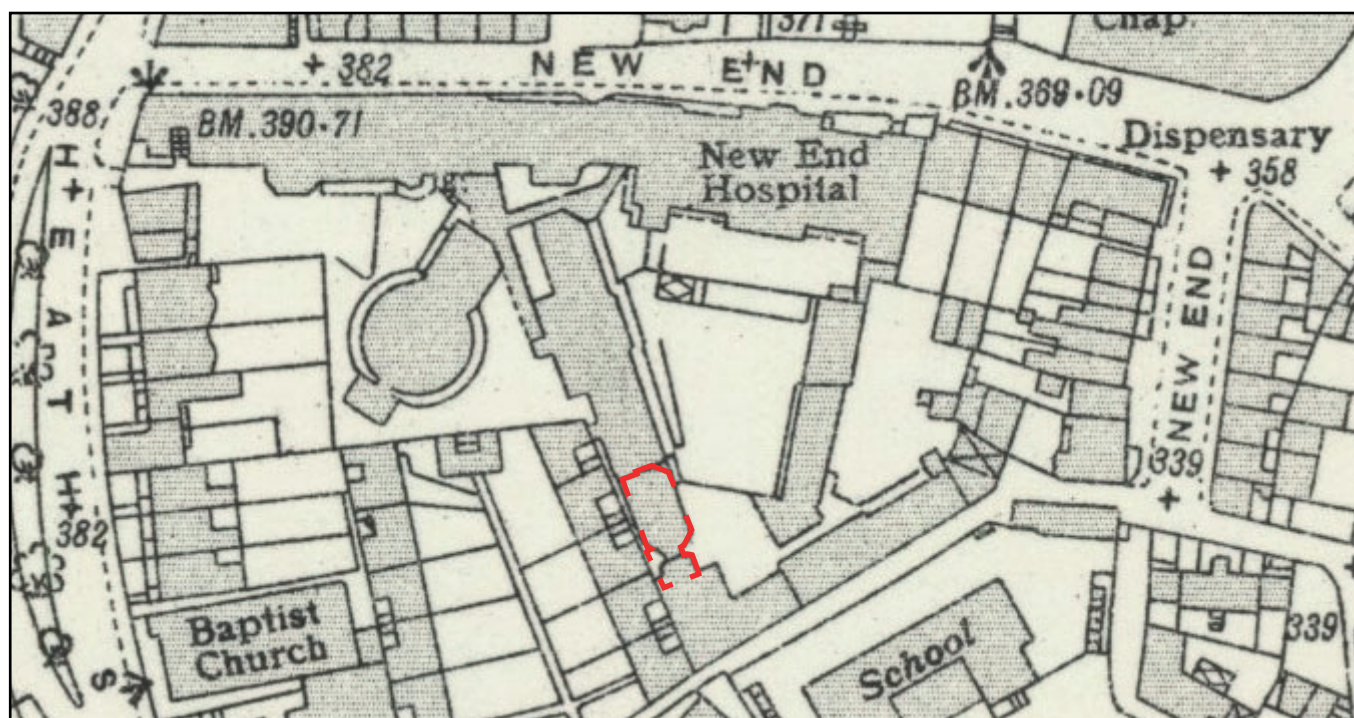


Fig. 4. 1934-36 Ordnance Survey Plan

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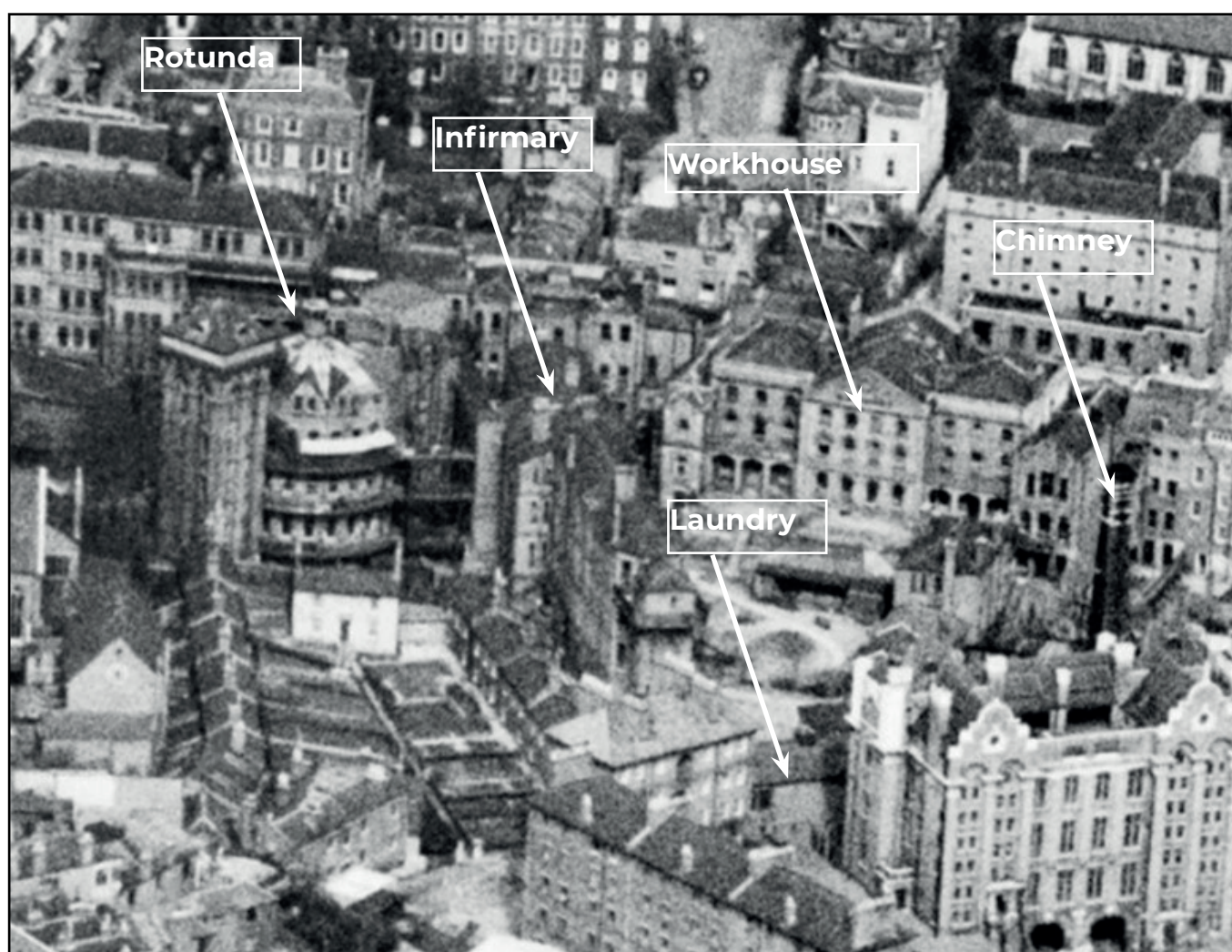


Fig. 5. EAW014551 ENGLAND (1948). The Vale of Health, Hampstead, 1948. © Historic England



4.14. The basement floor plan was recorded in 1975 to be as follows:



Fig. 6. Basement Floor Plan, 1975, with levels indicated (extract from Design and Access Statement). Source: Camden Local Studies and Archives Centre reference A/01329



- 4.15. In the 1980s, the last patients were moved out and the hospital closed. Plans seen in the archives show various schemes were drawn up in response to a brief set by the Council's Planning Department. This included proposals for widespread demolition of the unlisted buildings, which included the former infirmary at that time. A scheme for residential conversion was approved in the 1990s and the infirmary and other buildings were converted to apartments. The laundry and boilerhouse block was largely demolished, with the exception of the chimney which was retained and is now separately listed.

### **Statement of significance**



*Fig. 7. Giles Building, east elevation*

- 4.16. The Giles Building as it is now known is a four storey structure with a basement at the southern end. It is built in yellow stock brick to a broadly linear plan with canted bay ends. The infirmary has distinctive tall windows and a narrow plan on a broadly north-south orientation allowing for cross-ventilation and good daylighting. This reflects the influence of Florence Nightingale's recommendations for hospital planning set out in her 'Notes on Hospitals' (1863). Nightingale had been a prominent advocate for better poor-law facilities and was in part responsible for the passing of the 1867 Act which prompted the infirmary construction.
- 4.17. The four-storey pavilion block had wards on the uppermost three floors set to either side of a central section which housed the kitchens, pantries and stairs. Sanitary facilities were provided in projecting spurs attached to the main central section and at the southern end (Fig. 8). The infirmary was connected into the workhouse via an external walkway at ground level only to prevent cross-infection. These external walkways have since been removed.
- 4.18. The architectural and historic interest of the building and an ability to understand and appreciate these attributes is principally derived from the external elevations which, although altered, illustrate the hospital planning which is a key part of its significance. Views to the east elevation allow the best appreciation.



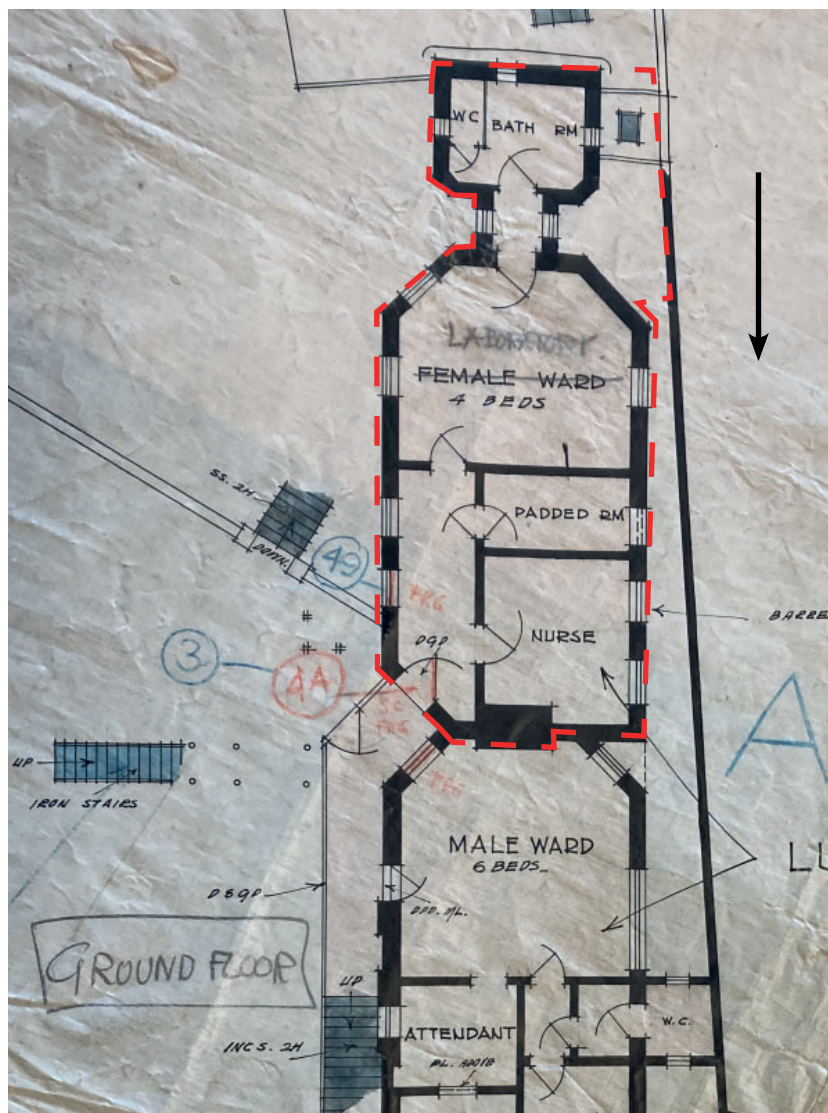


Fig. 8. Undated historic plan. Source: London Metropolitan Archives

and attached to the west elevation is also recorded, suggesting these structures were at a lower level and, by extension, that what is recorded as the ground floor was not at ground level. This is supported by the stairs and retaining wall recorded on the plan to the north which clearly indicates the ground level to be lower in the southern part of the hospital site.

- 4.22. The 1975 floor plan (Fig. 6) shows this same floor plan of the infirmary, but the southernmost end labelled as a 'STORE' is recorded as being unconnected to the infirmary wing and connecting instead to the laundry to the south and with an external door on the east elevation. On this plan, the laundry and WC are shown in plan form rather than roof form, indicating this is recording the floor level below what is recorded on the undated plan (Fig. 8). This suggests that this southernmost end of the infirmary wing historically had a proper basement level.

4.19. A fourth floor level was provided across the southern end building reflecting the changing levels across the site. An undated plan shows this to have been used as the 'Lunacy Wards', with barred windows on the west elevation, separate female and male wards, bathroom, rooms for a nurse and attendant, and even two padded rooms (Fig. 8). This is labelled 'Ground Floor' on the undated plan; comparison with other plans including a 1975 plan labelled 'Basement' confirms this to be the same floor level (Fig. 6). It is at the level of the current ground floor of Flat 1.

4.20. Beneath this floor level at the southern end is a further partial basement level. This extends beneath what is labelled 'BATH RM' on the undated plan (Fig. 8) and today is accessed via an internal spiral staircase assumed to have been inserted as part of the 1990s conversion.

4.21. On the historic floor plan (Fig. 8), the southernmost end recorded as a bathroom is shown with windows to the three external elevations and connected through to the room labelled Female Ward/Laboratory. The roof profile of the laundry wing and WC to the south



Fig. 9. Blocked basement doorway





Fig. 10. South elevation



Fig. 11 West elevation

- 4.23. This conclusion is supported by evidence of an external door visible on the eastern elevation (Fig. 9); this is in the location of the door shown on the 1975 plan (Fig. 6). This door would have provided the access into the basement level. This conclusion is supported further by ventilation grilles (Fig. 9).
- 4.24. There is also the remains of paint on the lower section of the south elevation which is further evidence that this once abutted the laundry set at a lower floor level (Fig. 10). A new window with concrete lintel has been inserted, and the former door connection blocked up. There is evidence in the brickwork of a second blocked opening. The laundry has since been entirely demolished. The evidence in the fabric of the south elevation further supports the interpretation of the historic plan drawings.
- 4.25. A small courtyard serving the flat is located at this lower level, part of which was occupied by the former WC that wrapped around the west elevation (Fig. 6). This part of the wall is rendered, most likely to hide damage to the brickwork when the WC was removed (Fig. 11). This is



Fig. 12 Lower basement



further evidence of structures at this lower ground level that supports the historic existence of the basement level.

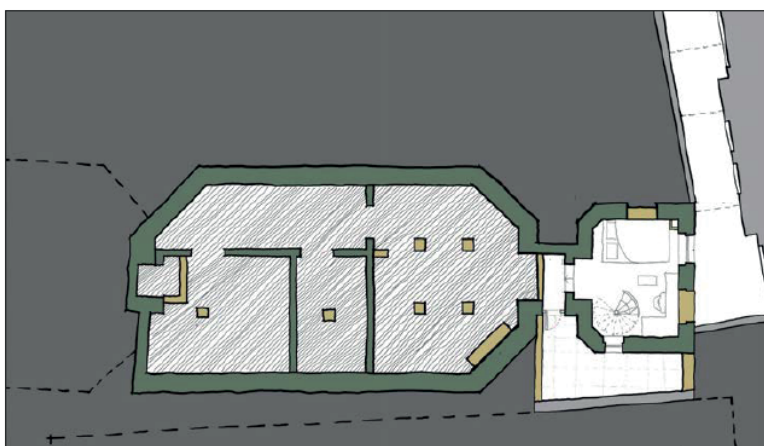
4.26. The leasehold to Flat 1 makes reference to the basement level beneath the remainder of the flat. Further exploration has revealed a void, infilled to varying levels with building rubble and made ground. The floor to the ground floor of the flat above has been entirely renewed, presumably at the time of the 1990s conversion, and is a modern timber construction (Fig. 12). This sits on brick piers which also appear to be later additions. Trial pits have ascertained that the walls extend considerably deeper, with the made ground varying across the five trial pits between 1600mm and 750mm in depth. This strongly indicates that this space once formed part of the demise of the usable footprint, hence its inclusion within the leasehold.

4.27. This conclusion is further supported by the surviving brick walls which create a series of internal rooms; there otherwise would have been no functional requirement for these walls (Fig. 20). Advice has been sought from a structural engineer and building surveyor who have confirmed that the evidence strongly indicates this area was part of the original footprint.

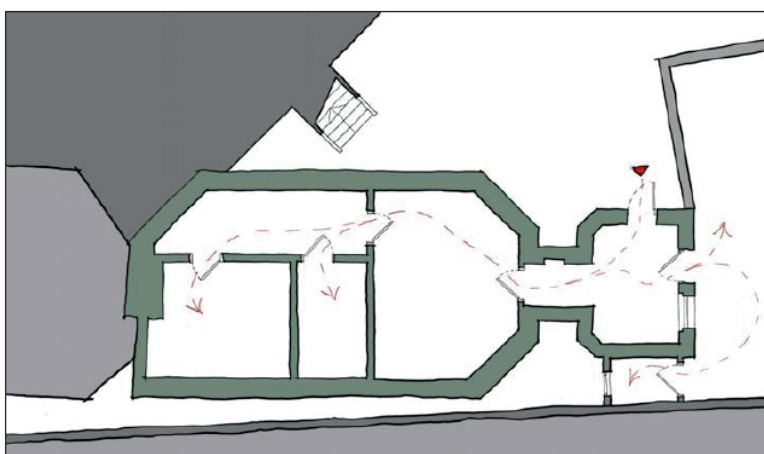
4.28. Furthermore, there is clear evidence of later brickwork infilling the 'bottleneck' where the void would have connected into the area occupied by the current basement. This strongly indicates the infilling of an opening providing access into the basement area from the existing basement which we know from the above was accessed via an external doorway, now blocked (Fig. 9). This access was presumably blocked up at the time the void was partially backfilled.



Fig. 13 Basement



Current Lower Ground Floor Plan



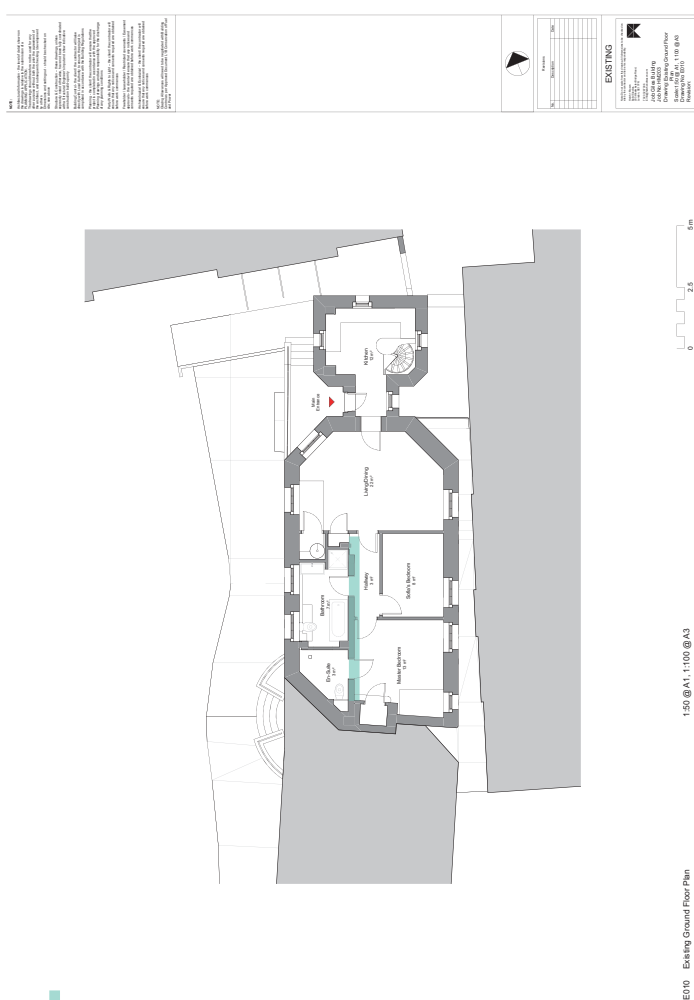
Historical Lower Ground Floor Plan

- Existing Fabric
- Historical Fabric

Fig. 14 Lower basement historical floor plan, extract from Design and Access Statement



Fig. 15a and 15b Typical interior



Possible historic partition, ground floor

Fig. 16. Historic plan form

4.29. The basement level today is of limited significance (Fig. 13). The southern end of the basement currently in use has undergone a significant degree of change. The original access on the eastern elevation has been blocked up, and the window on the south elevation is a later replacement/insertion as indicated by the concrete lintel (Fig. 10) and evidence in the plans which record this as a door (Fig. 6). It is accessed via a modern spiral stair from the room directly above which is a change to the original circulation patterns. It has a modern residential character with no surviving historic fixtures or fittings pertaining to its hospital use (Fig. 13).

4.30. The remainder of the void at basement level is also of limited significance. Its volume, proportions and layout is currently partially obscured by the infilling, and investigations to date have not revealed any surviving fixtures or fittings. The use of these spaces is no longer able to be appreciated or interpreted from what survives of the plan form and fabric. Brick piers have been added to support an entirely renewed modern timber floor structure, and historic openings including the main access point have been blocked. It is generally therefore a space of very modest historic interest, and no material architectural interest.

- 4.31. At ground floor, the flat has been comprehensively re-planned and altered as a result of its conversion to residential use. No fixtures or fittings relating to its former infirmary use survive, and it now takes the appearance of a contemporary apartment (Figs. 15 a and b). The plan form has been altered, with comparison against the historic plans suggesting that the only potential original partition is the wall dividing the bathroom from the corridor (Fig. 16). Elements of the hospital planning principles visible externally can still be appreciated, including the large windows for cross ventilation and daylighting, and the generous floor to ceiling heights. Nevertheless, its internal character as a former infirmary building has been significantly eroded.

### **Summary**

- 4.32. The heritage interest of the building is chiefly derived from its architectural and historic interest as an early example of a purpose-built infirmary constructed in response to the passing of the 1867 Act and informed by emerging ideas of hospital planning best practice advocated by renowned nurse and reformer Florence Nightingale. It survives as part of a wider hospital complex which together illustrates changing ideas and attitudes towards welfare and health care provision over the course of the 19th century and into the 20th.
- 4.33. This interest is concentrated within the external elevations of the building and its footprint which continue to give evidence for hospital planning and design and have retained much of their historic character. The interior has been comprehensively altered to facilitate the residential conversion which has significantly eroded its contribution to the heritage interest of the building.
- 4.34. The void below Flat 1 is a much altered space such that its original function is not readily appreciable. This has eroded its contribution to the special interest of the building; the restoration of this space has

potential to reveal lost significance.

## **5.0 Heritage Impact Assessment**

### **Proposed works**

- 5.1. The proposed development is detailed in the accompanying drawings and Design and Access Statement. In brief, it includes the following:
- Minor changes to the plan form at the ground floor and introduction of stairs to the basement level;
  - Removal of the existing basement spiral staircase;
  - Reinstatement of the full basement level as habitable space;
  - Reinstatement of blocked window on the south elevation at basement level; and
  - Introduction of new window on the west elevation and replacement external door at basement level.

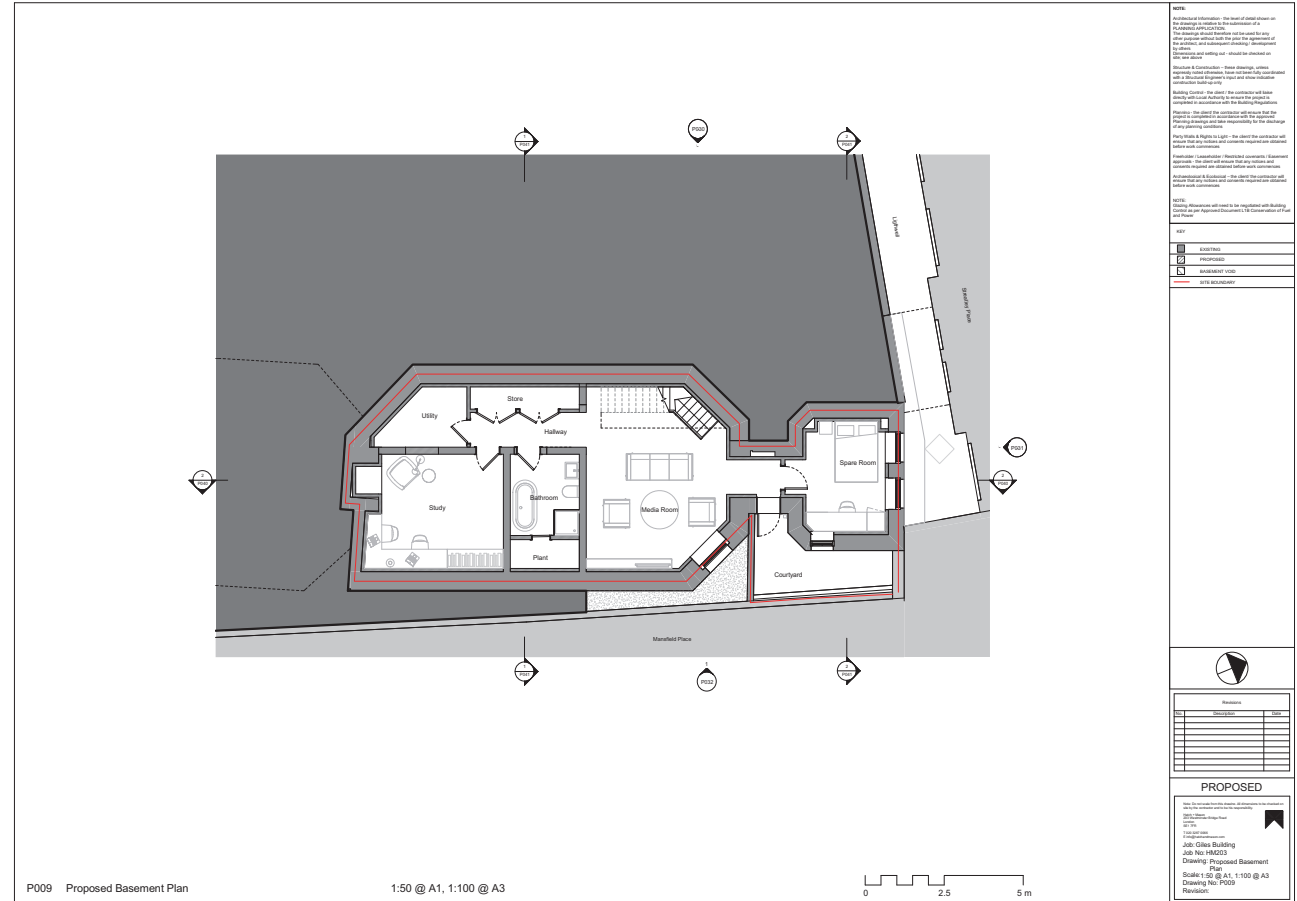
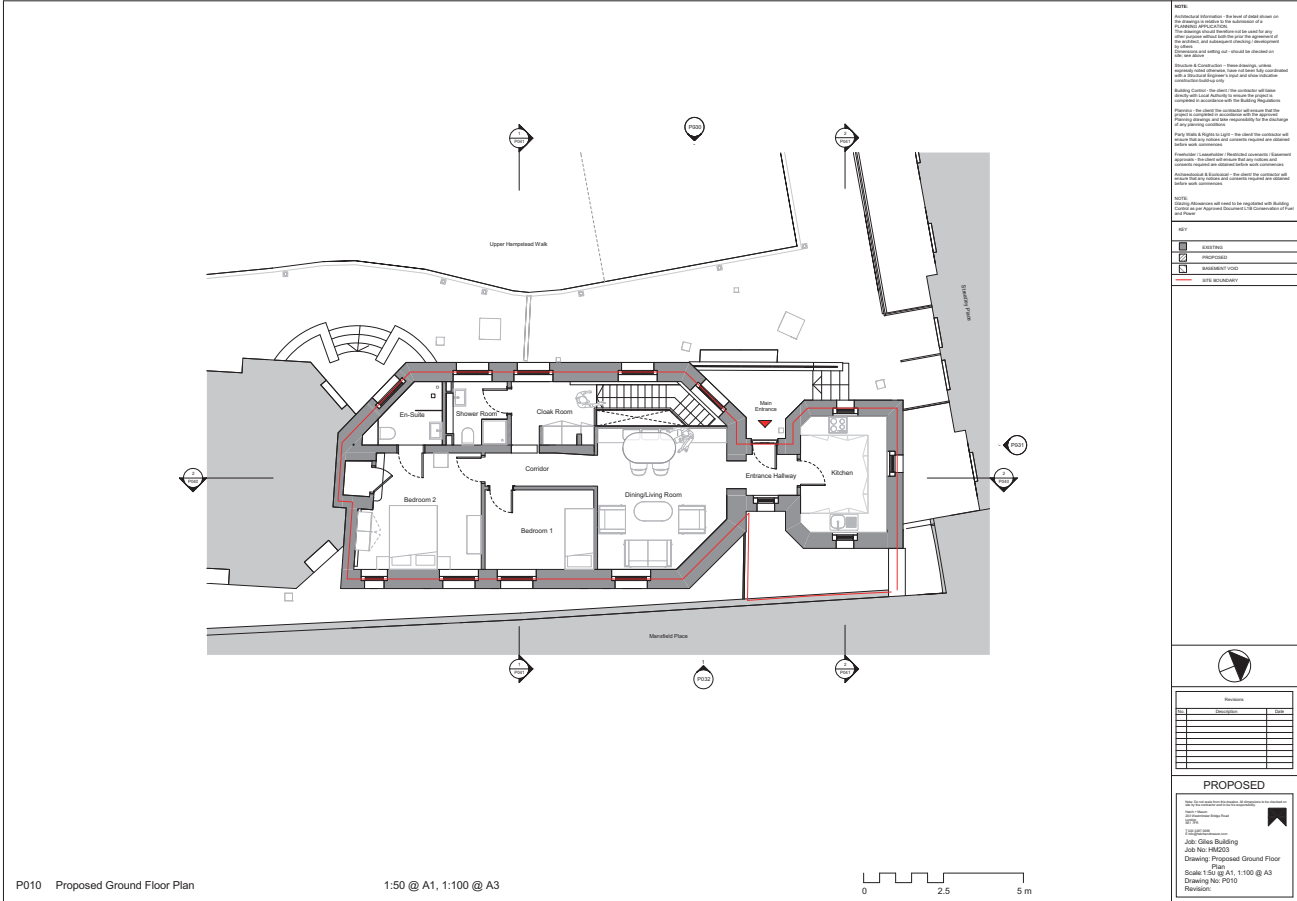
### **Heritage impact assessment**

#### ***Exterior***

- 5.2. There are no proposed changes to the east elevation, which is the elevation that best allows for an appreciation of the architectural and historic interest of the building design, form and footprint. This element of the building's special interest will thus be entirely sustained.
- 5.3. The west elevation will be largely unchanged with the exception of the proposed addition of a single window to increase the natural daylighting levels at the reinstated basement level. The window to be inserted will be profiled to reflect the character of the existing windows above. This is a modest change in a discreet location at lower ground floor level and well screened from view. It is not considered to materially alter the special interest of the listed building in the context of other openings having been altered and/or inserted to facilitate the residential conversion.
- 5.4. The window on the south elevation at basement level will be re-opened where patched brickwork indicates an opening has been infilled. This will be a sash to match the existing with a brick arched header. The concrete lintel to the existing window will be replaced with a brick arched header to match. This will enhance the levels of natural daylight within the basement level and reverses a later change, reinstating a former arrangement. The reintroduction of the brick headers will deliver enhancement. This element of the proposal is not considered to result in any loss of heritage significance.
- 5.5. The existing modern door to the external courtyard will be replaced with a glazed door. This will not result in the loss of any historic fabric, and the introduction of a glazed door will permit more natural light at basement level. Located in a discreet location this proposal is not considered to result in any harm.
- 5.6. No changes to the elevations are proposed at ground floor level.

#### ***Interior***

- 5.7. The proposed changes are mostly internal. The interior is less sensitive by virtue of the extent of alteration the building has already undergone.
- 5.8. Minor changes to the plan form are proposed at ground floor to convert the existing bathroom to a shower room and cloakroom, within the existing bathroom. This is a modest change to an element of the plan form that dates to the residential conversion; the wall considered likely to be historic is retained within the proposal. These works will not affect the special interest of the listed building.





5.9. The principal change at ground floor is the removal of the spiral staircase and introduction of a new stair serving the reinstated basement level. The removal of the spiral staircase will remove a modern element relating to the residential conversion; its removal will not cause any harm and reverse a later change.

5.10. Access to the basement level will be via a re-provided stair positioned against the eastern elevation. This will require some loss of the floor plate however investigation has proven this to be entirely modern fabric. The relocation of the stair will therefore not result in the loss of any historic fabric.

5.11. The introduction of the stair will result in a change to the plan form, however there is precedent already for internal vertical circulation within the flat with the existing spiral staircase, and the provision of a straight stair as proposed will deliver improved access over the existing spiral stair which will better facilitate the reinstatement of the basement. In the context of the extent of change and existing loss of internal historic character, this proposal is not considered to affect the special architectural or historic interest of the listed building.



*Fig. 16. West elevation*

5.12. The stair will lead into the reinstated basement providing a study, media room, bathroom, and utility space in addition to the already existing spare bedroom. The enlarged basement makes use of an existing void; bringing this area into the demise of the habitable accommodation will make the flat more sustainable as a family home. There is good evidence to support the supposition that this area was formerly in use as part of the wider site. Its reinstatement therefore has potential to reveal lost significance and deliver heritage benefit.

5.13. Notwithstanding the above, the area has clearly been significantly disturbed through its partial infilling and the construction of the replacement floor above. As a result, its original form, use and any features are difficult to understand or appreciate. It is also an area of the building that currently cannot easily be accessed. It therefore presents an opportunity to create enlarged living space by utilising an existing void that is much altered and therefore less sensitive to further change. Better access will allow for its ongoing management and maintenance that will support the long-term conservation of the building.

5.14. The floor plan has been carefully proposed to minimise loss of historic fabric, thereby sustaining what survives of the historic plan form in this location notwithstanding the loss of other historic features, fixtures and fittings.

### **Other heritage assets**

5.15. The modest nature of the external changes are such that the proposed development will not have any impact on the character or appearance of the Hampstead Conservation Area or significance of other nearby listed buildings.

### **Summary**

5.16. In summary, the proposed development is considered capable of delivery whilst sustaining the special interest of the building. It has been carefully designed to sustain the attributes of the site that make the greatest contribution to special interest, whilst making sympathetic use of an existing under-utilised void to deliver enlarged habitable accommodation. The changes are concentrated in areas of the building that

have already undergone extensive alteration and are therefore less sensitive to further change as a result.

## **6.0 Conclusions**

- 6.1. In summary, the heritage interest of the building is concentrated in its historic and architectural interest derived chiefly from the surviving external elevations; the interior of the building is much altered as a result of its late 20th century conversion to residential use and makes a lesser contribution.
- 6.2. The development proposes minimal alterations to the elevations, and the alterations that are proposed are considered entirely appropriate. The focus of the development is internal which is of far less significance given the extent of alteration. The ground floor alterations will not result in the loss of any historic partitions, and the reinstated basement makes use of an existing under-utilised and inaccessible void.
- 6.3. Given the existing baseline, it is considered that the proposed development can be delivered whilst sustaining the special interest of the listed building. Due to the modest nature of the proposals, no other heritage assets are considered likely to be impacted.
- 6.4. For these reasons, the proposed development is in accordance with London Plan Policy HC1, Local Plan Policy D2 and the objectives of Chapter 16 of the NPPF. The statutory duties at sections 16, 66 and 72 of the 1990 Act are considered capable of being satisfactorily discharged.