

DESIGN AND ACCESS AND HERITAGE STATEMENT



CLIENT
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PROJECT
2 Villas on the Heath
London
NW3 1BA

JOB NO.
952

ISSUE DATE

27/09/24

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1. Context

The planning application concerns 2 Villas on the Heath which is a three-storey terraced house. The property is located in Hampstead Heath Conservation Area. The property is a Grade II listed first designated in 1974. It's list description, one of the older types for identification purposes only, reads:

Pair of semi-detached villas. c1863. Stucco. Tiled roofs with projecting eaves having carved bargeboards to gabled front elevations. Gothic style. 3 storeys and attics. 1 window each. Recessed pointed arch doorways with hoodmoulds; fanlights and panelled doors, No.1 part glazed. Recessed casements with hoodmoulds; ground floor and 2nd floor, 2 lights; 1st floor 3 lights; attics, single light paired to the neighbouring house by the hoodmould.

1.1 Context – Locality

The property is bounded by residential properties on either side.

The neighbouring properties are of similar heights and share similar design features.

The street frontage of these terraces is mostly untouched and have retained a uniformity.

1.2 Context – surrounding streets

The property is located in the Vale of Heath There are other buildings in close proximity to the site, but these shall not be affected by the proposal.

2. Planning history

2024/2402/L

Proposal: Installation of an air source heat pump (ASHP) with associated enclosure on three storey rear wing. Replacement of skylight on rear extension with a flat rooflight. Internal alterations and refurbishment work.

Granted (20-06-2024)

2024/2382/L

Proposal: Replace glazing to all windows by using Histoglass Mono to front elevation windows and new slimlite Histoglass to rear and side elevation windows.

Granted (20-06-2024)

2024/1591/P

Proposal: Installation of an air source heat pump (ASHP) with associated enclosure on three storey rear wing. Replacement of skylight on rear extension with a flat rooflight. (See also 2024/2402/L for associated Listed Building Consent application)

Granted (20-06-2024)

2024/1590/P

Proposal: Replace glazing to all windows by using Histoglass Mono to front elevation windows and new slimlite Histoglass to rear and side elevation windows.

Granted (20-06-2024)

2020/1026/P

Proposal: conversion of attic to habitable space and installation of 3 roof lights

Granted (Jul 14 2021) – Householder application

2020/1595/L

Proposal: Internal and external alterations in association with conversion of attic to habitable space and installation of 3 new roof lights

Granted (Jul 14 2021)- Listed Building Consent

2021/3792/L

Proposal: Discharge of condition 4 of listed building consent application 2020/1595/L regarding windows and staircase.

Granted (Sept 6 2021)- Approval of Details (Listed Building)

3. Conservation Area- History

Hampstead stands on London's 'Northern Heights' which were formed in the last Ice Age. The Heights, sand and pebble-capped hills, stretch from West Hampstead to beyond Highgate. The hill at Hampstead offered natural advantages to early settlers and the subsequent history of Hampstead's development is permeated throughout by three recurring factors - its topography, the Heath and the attraction of its clean air and water. Palaeolithic remains have been found in the southern part of the area and West Heath has been identified as an important Mesolithic site. The Romans may have built a road across the Heath to St Albans, but there is no firm evidence for this despite the discovery in 1774 of Roman pottery in Well Walk.

From the beginning of the 17th century Hampstead began to attract wealthy people from London, especially lawyers, merchants and bankers, who were drawn by the advantages of its elevated position, and the absence of resident landed aristocracy.

In 1698 the Gainsborough family gave six swampy acres east of the High Street to 'the poor of Hampstead' and The Wells Trust was established to develop the chalybeate springs as a spa. The spa enjoyed a brief revival in the 1730s, with a new Long Room and Ball Room built beside Burgh House. But the spa's proximity to London attracted too many 8 Conservation area statement 1746 Roques map Hampstead 9 lower-class visitors and Hampstead Wells did not remain fashionable for long.

By the early 19th century, a number of large houses had been built in and adjacent to the centre of the village and on either side of the High Street there were also dense areas of working-class cottages.

The area developed gradually first as a village around the first roman catholic church in Hampstead, then the congregation grew steadily and moved to the present Gothic chapel in Heath Street in 1861.

The development of the village created a warren of alleyways, tenements and cottages that lay between Church Row and the High Street. After several years argument it was decided to demolish these slums, extend Heath Street to meet Fitzjohns Avenue, and widen the northern part of the High Street.

Around New End a number of Victorian municipal buildings were constructed.

The parade of shops along South End Road was built in the 1880s and 1890s.

More prestigious houses continued to be built on the western slopes around Froggnal and Fitzjohns Avenue in a variety of inventive arts-and crafts styles, gradually becoming more conventionally neo-Georgian as the 20th century progressed.

After the Second World War both private and public housing attempted to fit sensitively into Hampstead. During the 1960's the Borough of Camden's housing programme affected the periphery,

at Dunboyne Road, Alexandra Road and Branch Hill. In the 1970's the south of the village became a favoured location for famous architect's houses, and on a smaller scale in-fill development occurred within the village. Finally West Heath saw the encroachment of a number of large houses during the 1980's and 1990's.

No. 2 Villas on the Heath is a Grade II listed, Gothic style, three-storey, semidetached property off the Vale of Heath in Hampstead Heath, in the London borough of Camden. It is dated back to c1863.

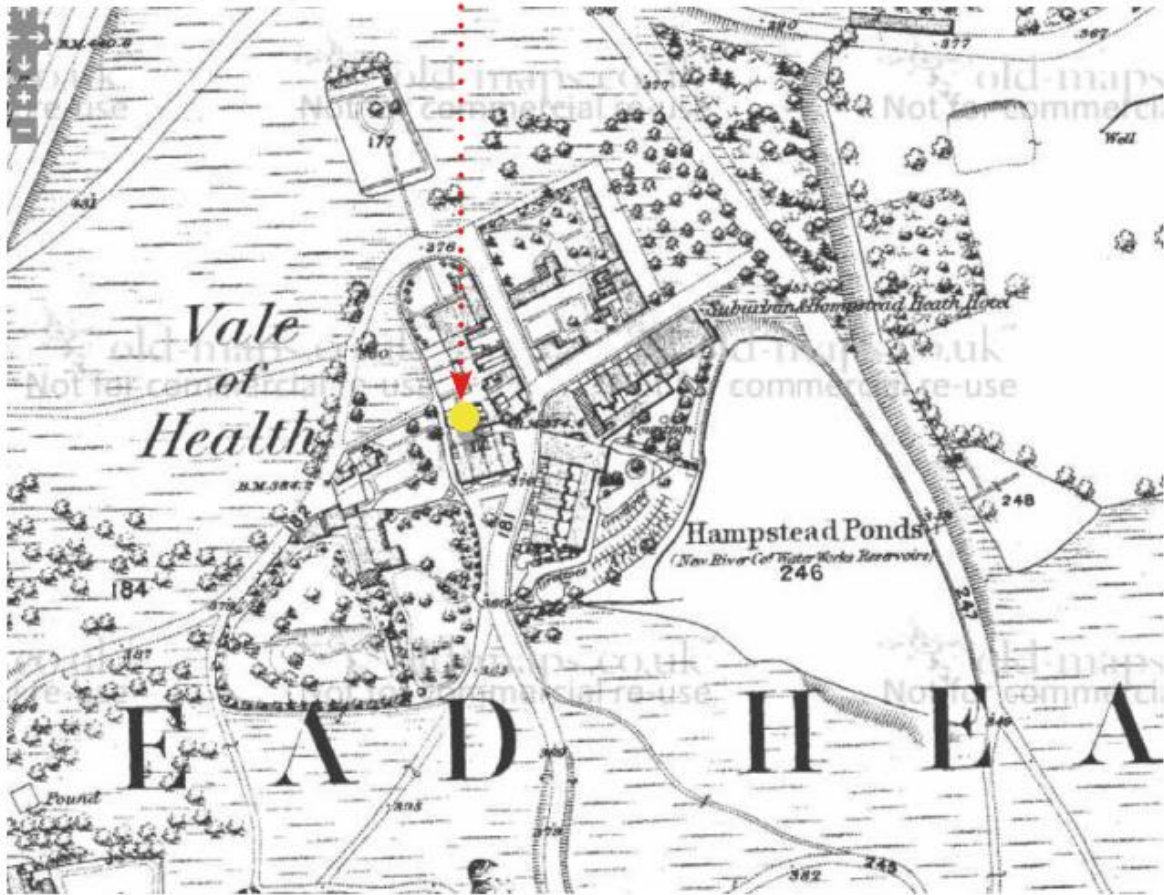
The Vale of Heath is part of the Hampstead Conservation Area, so designated in 1968.

This part of Hampstead Heath was originally known as Gangmoor.

The transformation of Gangmoor into Hatches Bottom, thanks to the efforts of the Hampstead Water Company in creating a pond in 1777, exemplifies the shift from marshland to habitable space. Initially viewed as an unwelcome intrusion on Hampstead Heath, the development of the houses in this area marked a significant change in its perception and utility, reflecting the evolving relationship between nature and settlement in the region.

The rebranding of the area as the 'Vale of Heath' in 1801, as a strategy to draw in visitors and residents, showcases the power of marketing and perception in shaping a place's identity. Over time, this new name gradually replaced the older designations, eventually becoming the predominant moniker by the mid-20th century. This shift highlights the importance of storytelling and image building in moulding the narrative and appeal of a locality.

Site Location



1870

Site Location



1976

4. Existing Building Conditions

4.1 Exterior conditions

2 Villas on the Heath is one of 6 three-storey grade II listed semi-detached villa built in the 19th century in the Vale of Health.

The pair of semi's meets on the party wall with a raised parapet with a single pitch roof either side. To the rear a two-storey outrigger exists with non-original hipped roof. No 2 Villas has a mansard roof extension on the outrigger.

The house is accessed from a small footpath. The front elevation is not visible from any neighbouring streets.

Originally, the property had a small courtyard at the rear of the property which has been converted at a later stage into a habitable part of the house on the ground floor. Most of the roof space above the previous courtyard is taken by a skylight which is obviously a modern feature and not of any particular architectural quality.

The exterior of the property is generally intact, the symmetry at the front is important to maintain. The rear is not symmetrical anymore and was not originally designed to be as strictly symmetrical as the front.

Generally, the exterior of the house is in an acceptable condition. Notable additions made to the house are the extension on the ground floor including the previous courtyard into habitable space, replacement of fascias (likely ply or OSB).

Stuccoed front elevation



Cracks in the stucco finish on front elevation



Non-original dormer window extension (existing)



De-laminated non-original fascia to be replaced to match the original feature





4. Existing Building Conditions

4.2 Internal condition

The interior has undergone a number of modifications over the past, but the house retains its principal rooms.

Works have been carried out to include a new ground floor wc (placed under the stairs area) and a dining area where the courtyard used to be, layout and creation of en-suite and dressing area to the second floor plus an additional bedroom by converting the outrigger roof.

Several fireplaces have been removed and blocked up and several rooms have had cornices, roses and skirting boards removed and/or replaced with non-original styles

Cornices: Cornices present in the building's main rooms at ground and first floor appear to be modern though they do visually match those present in nos.1, 3, 4 and 5 suggesting that they may be original (and have just survived very well) or, perhaps more likely, is that they are later replacements which have been specifically designed to replace the original features present. Either way they are suitable for the building's period and status and clearly reflect the historic arrangements present both in this building and in the row of matching buildings. Cornices in the closet wing and second floor are obviously modern and too decorative given that either only a very basic or no cornice would have been historically present.



Ceiling roses: all ceiling roses in the building are modern and some are located in non-traditional locations (closet wings).



Fire surrounds: the existing fire surrounds in the building are modern

FIRE PLACES- NEW- no heritage value



Floors: Floor surfaces (timber, tiles and carpet) are modern
Ground floor level appears to be raised, while the upper levels were kept as original levels with added modern finishes.

FLOORS NEW- no heritage value



Joineries: Appear to be new with no heritage value.

JOINERIES NEW- no heritage value

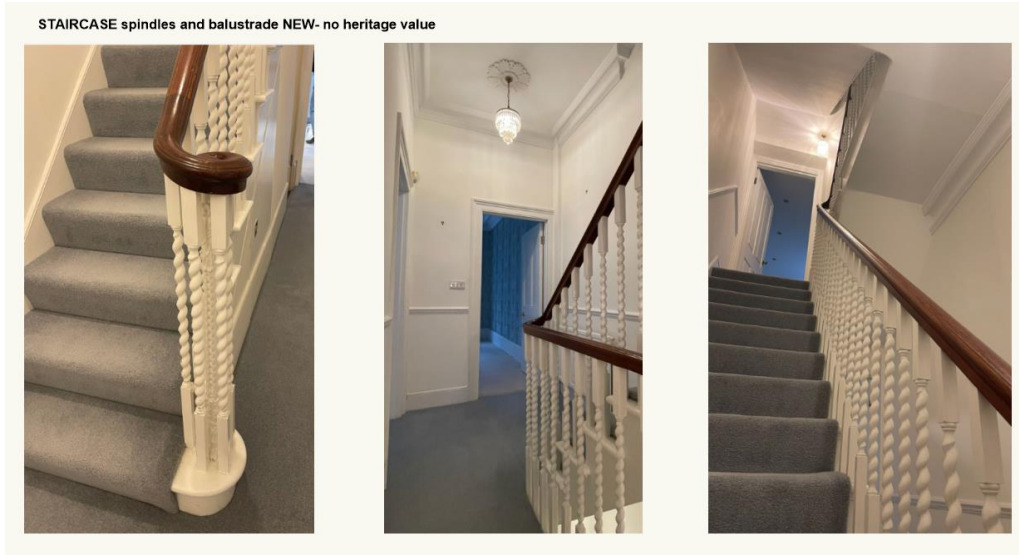


Doors: Doors appear to be mostly modern apart from a four-panel door to the front room at second floor level. Historically it is likely that more decorative four panel doors (matching those surviving in the attic) would have been present at ground and first floor level with the simpler four panel doors to the second floor and above.

DOORS that might be original



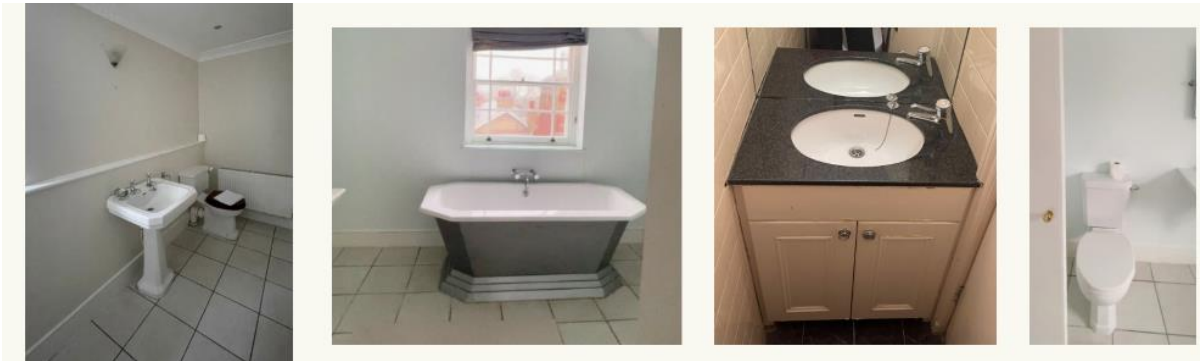
Staircase balustrade: The existing staircase appears to have been either partly or totally replaced and it does not appear as though the existing turned balusters are original. A photograph of stick balusters can be seen in photographs of no.5 Villas on the Heath, so we believe going to a plain square profile baluster at no.2 Villas would be appropriate for the building bearing in mind the existing modern nature of the balusters and the age and status of the building.



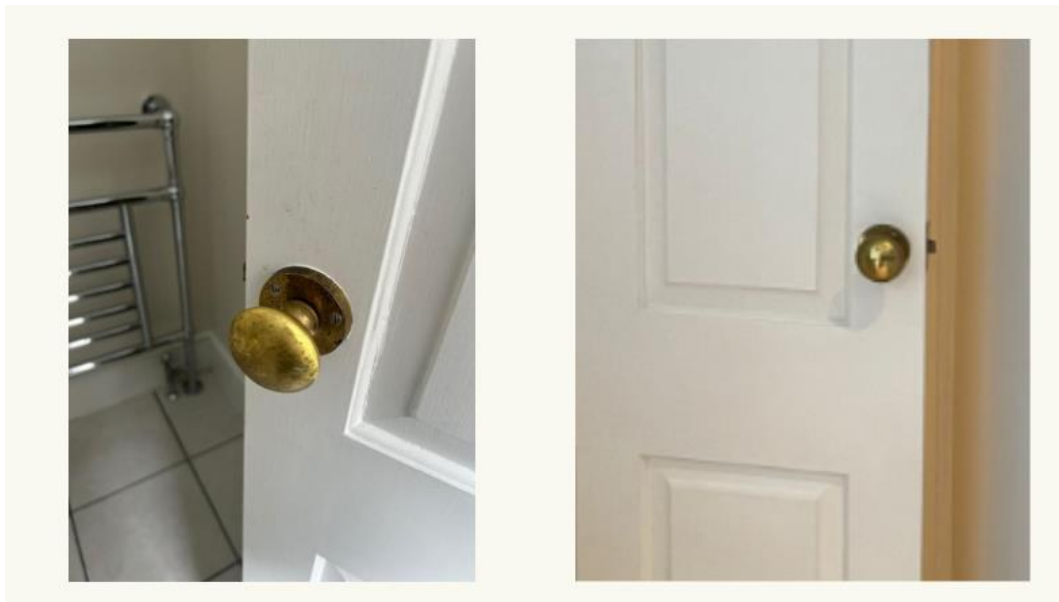
Shutters on the ground floor front window and internal doors between reception rooms ground floor appear to be original features, these will be retained and refurbished.



Bathroom furniture throughout the house is new, no original features were kept.



Ironmongery throughout the house seems to be new, no original features were kept.

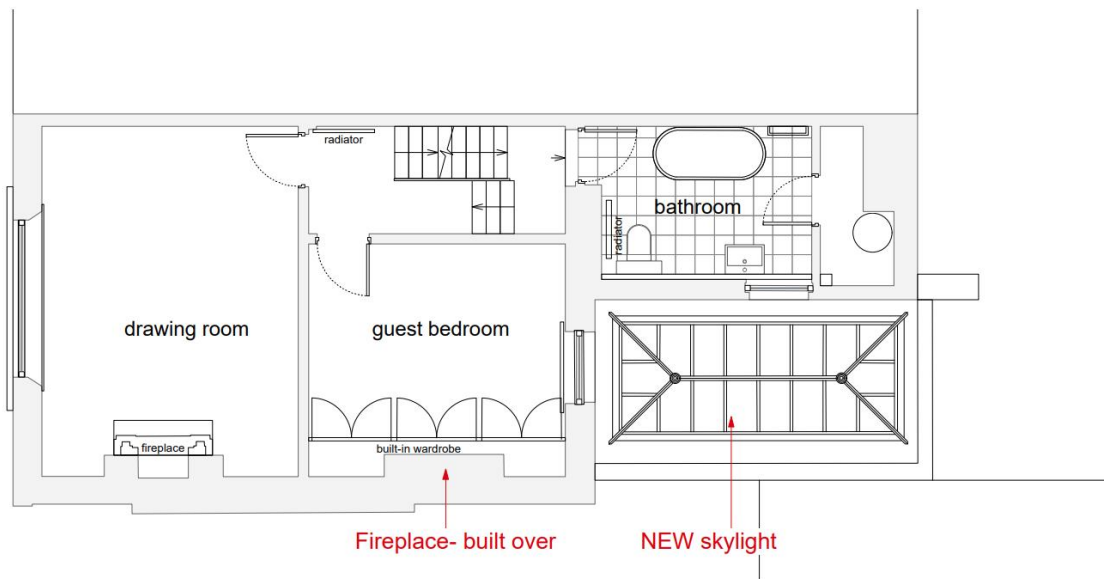
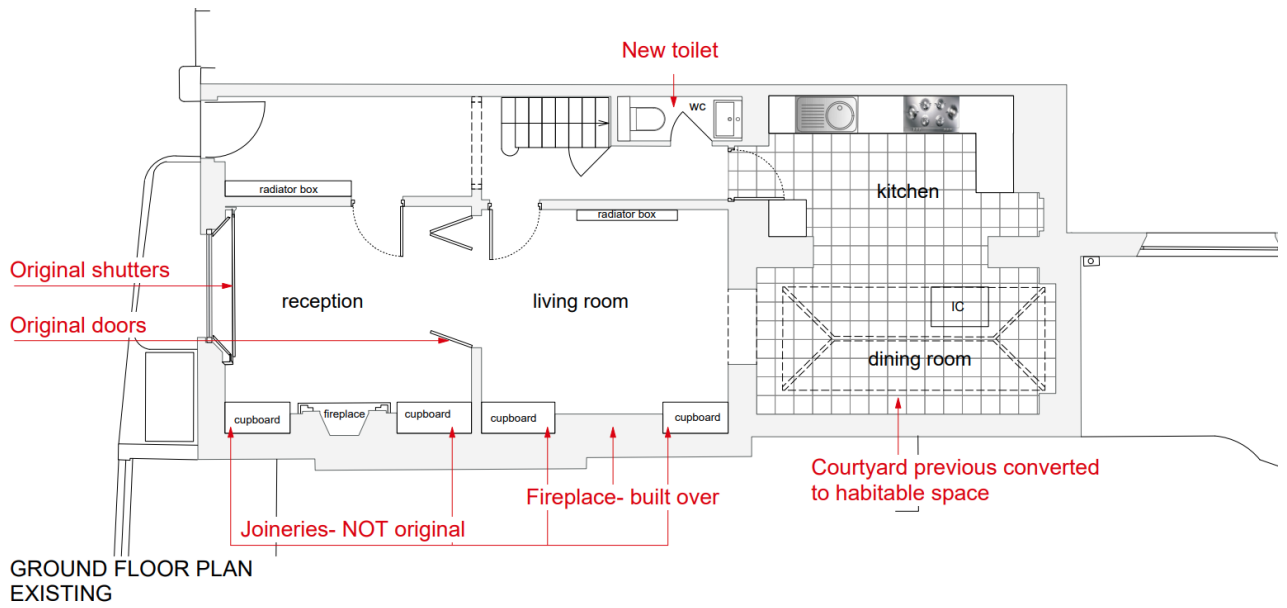


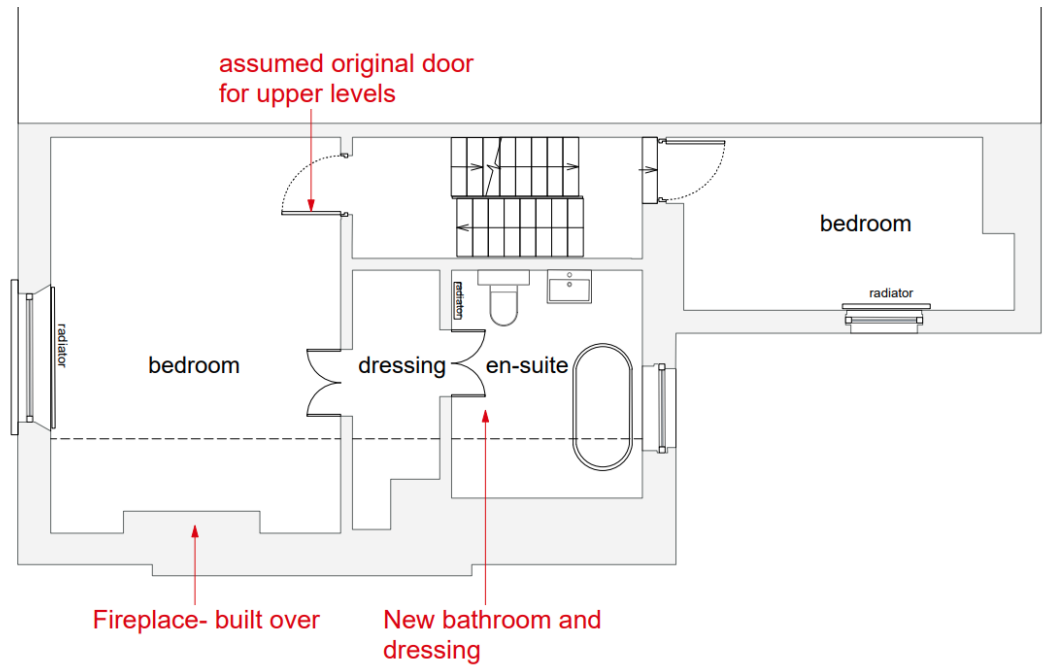
Radiators all of them are new and with no historical value,



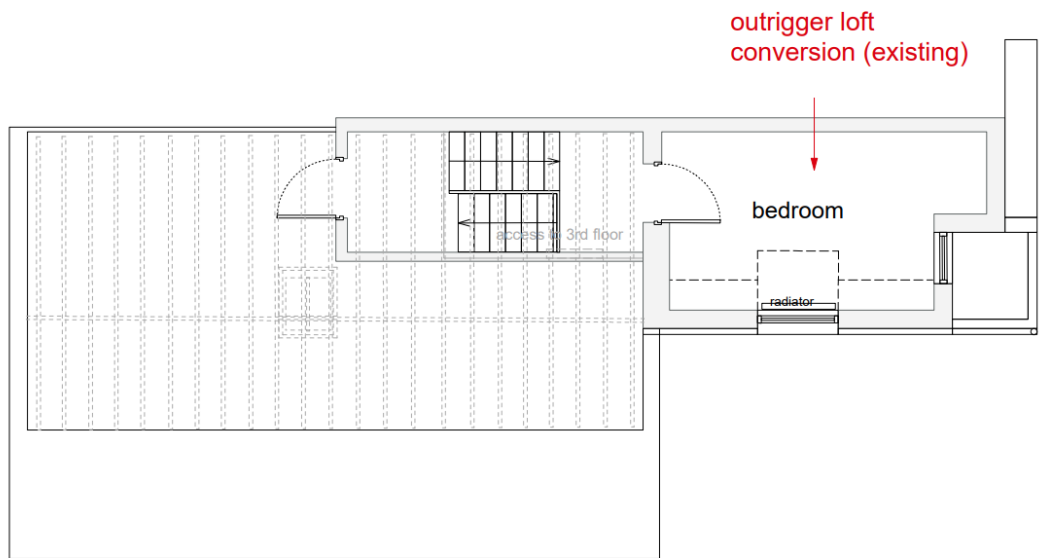
4. Existing Building Conditions

4.3 Internal condition plans





SECOND FLOOR PLAN
EXISTING



THIRD PLAN
EXISTING

5. Background

2 Villas on the Heath is a historically significant property along the southern fringe of Hampstead Heath, featuring Gothic- Revival architecture dating back to 1863. The property, part of a group of six, was granted Grade II status in 1974, highlighting its cultural and architectural importance.

It seems that the property has been updated and renovated in some areas, but not all changes may align with the original character of the dwelling. However, overall, the condition of the property is deemed acceptable in terms of repair.

6. Schedule of proposed works:

Ground Floor Plan

- blocking of existing door to reception room, recessed from the plane of the wall door surround to be retained in situ

7. Proposals design approach

We are proposing to block the door to the reception room from the hallway to increase the functionality of the entrance hallway and ensure better flow between reception and living room.

INTERNAL DOORS

It appears that most of the internal doors throughout the house have been replaced except for the doors between existing living room and reception room on ground floor and the door to the front bedroom on the second floor. We have also found in the attic some doors stored which we presumed were original for the ground and first floor.

8. Design intent and justification

It is important to prioritize restoring and enhancing the original period features of a historic building rather than removing them or making drastic changes. By carefully considering the historic fabric and adding back these features, the significance of the building can be preserved and even enhanced. The proposed cosmetic works seem to have minimal impact in comparison to previous alterations and are intended to contribute positively to the listed and historic nature of the house.

9. Sustainability

All new internal works and finishes will match the existing or re-instate original features with regards to the methods used and to material, colour, texture and profile, in order to safeguard the special architectural and historic interest of the heritage asset.

10. Access

Access requirements and provisions to the property are not affected by this application.