



# **26 Rosslyn Hill, Hampstead, NW3 1PD**

## **Heritage Statement**

**Version 2**

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**of**

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## 1.0. INTRODUCTION

- 1.1. The subject site is No. 26 Rosslyn Hill, Hampstead, NW3 1PD, a Victorian house of the later 19<sup>th</sup> Century, adjoining the early 20<sup>th</sup> Century Grade II listed former Hampstead Police Station. The subject site comprises three storeys, lower ground floor, ground floor and first floor. The building is constructed of stock brick which has been rendered on the front elevation and side (south) elevation, with decorative features in contrasting rubbed red brick on the front elevation. There is a front garden area, with steps down to the original entrance door at lower ground floor level. The subject site is not listed locally or statutorily but is within the Hampstead Conservation Area and is identified in the area appraisal as being a positive contributor to the Conservation Area.
- 1.2. This Heritage Statement has been produced as part of a planning application to retain the front façade of the building, and demolish the remaining fabric, to build a new three-flat development behind the original façade. There will also be a ramped accessible side path along the edge of the front garden to new entrances on the south side elevation. The front garden will be retained with the current landscaping, with a slight sloping upward towards the ramped accessible side path. The front boundary wall will be rebuilt and the front boundary railings will be replaced with a more historically appropriate option to increase views of the front façade from the public realm and in order to provide added interest to the streetscape and Conservation Area. This report should be read with reference to the set of existing and proposed architectural drawings of the subject site, provided by Square Feet Architects.
- 1.3. This Heritage Statement complies with the requirements of the National Planning Policy Framework, December 2024 (NPPF) and the online Planning Practice Guidance (PPG) in respect of Heritage issues.
- 1.4. This Heritage Statement has been written in accordance with Historic England Advice Note 12: “Statements of Heritage Significance” (October 2019), and has adopted the following structure:
  - An appraisal of the heritage and townscape context.
  - An appraisal of the significance of the site.
  - An assessment of the potential or actual impact of the works upon the settings of nearby heritage assets;
  - How the works comply with relevant policies in the NPPF and the PPG, and how the works are in accordance with local and regional policies.
- 1.5. **Summary**
  - The subject site is unlisted and it is a positive contributor to the Conservation Area (principally from its front elevation). It is a three-storey house within the Hampstead Conservation Area.
  - The subject site is considered to possess low archaeological interest, low to medium architectural and artistic interest, and low historic interest. The value of the setting is considered to be medium. The architectural and historic interest of the building is almost exclusively derived from its front elevation through its style and materials, and its group value with neighbouring heritage assets as experienced within

the Conservation Area - the rear elevation is considered to possess very little interest and is considered to make an at best neutral contribution given its poor-quality alterations.

- An assessment of the impact of proposals concludes there will be a **minimal and neutral to positive impact on the character and appearance of the Hampstead Conservation Area. There is considered to be no harm caused to the significance of any heritage assets.**

Overall, the proposals are considered to have a minimal and neutral to positive impact on the character and appearance of the Hampstead Conservation Area. The proposals have a predominantly minimal and neutral to positive impact on the setting of statutorily listed buildings. The proposals are considered to sit comfortably with the architectural language, detailing and style of the building and the Conservation Area; and the increase in bulk, scale and mass will be barely perceptible from the public realm - particularly not from Rosslyn Hill from where the character and appearance of the Conservation Area and the architectural and historic interest of the subject site is best appreciated and understood. From the public realm on Rosslyn Hill, any glimpsed views of the roof of the new scheme would be minimal and do not harm the Conservation Area. There is therefore considered to be no harm caused to any heritage assets.

## 1.6. Authorship

**Dorian A T A Crone** BA BArch DipTP RIBA MRTPI IHBC - Heritage and Design Consultant. Dorian has been a Chartered Architect and Chartered Town Planner for over 30 years. He has also been a member of the Institute of Historic Building Conservation for 25 years. Until recently Dorian was a committee member of The Society for the Protection of Ancient Buildings, the International Committee on Monuments and Sites (ICOMOS), ICOMOS UK and is currently a committee member of the Institute of Historic Building Conservation. He has been a court member with the Worshipful Company of Chartered Architects and a trustee of the Hampstead Garden Suburb. He is a member of the City Conservation Area Advisory Committee. Dorian is also chairman and a trustee of the Drake and Dance Trusts, and a Scholar of the Society for the Protection of Ancient Buildings.

Dorian has worked for over 30 years as Historic Buildings and Areas Inspector with English Heritage/Historic England, responsible for providing advice to all the London Boroughs and both the City Councils. Dorian has also worked as a consultant and expert witness for over 20 years advising a wide variety of clients on heritage and design matters involving development work, alterations, extensions and new build projects associated with listed buildings and conservation areas in design and heritage sensitive locations. He has been a panel member of the City of London Heritage Award. He is a past chairman of the City Heritage Society and currently vice chairman, and is a Design Review Panel member of the Design: South West and Design: South East, and the London Boroughs of Richmond upon Thames, Lewisham, Wandsworth and Croydon. Dorian has also been a member of the Design Council and Islington Design Review Panel and has also been involved with the Royal Academy Summer Exhibition Architectural Awards, the Philip Webb Award and the John Betjeman Design Award along with a number other public sector and commercial design awards.

**Dr Daniel Cummins** MA (Oxon) MSc PhD IHBC – Historic Environment Consultant. Daniel is an historian with a BA and Master's in History from Oriel College, Oxford and a doctorate from the University of Reading. Daniel has a Master's degree in the Conservation of the Historic Environment and is a member of the Institute of Historic Building Conservation. He has over 10 years' experience in providing

independent professional heritage advice and guidance to leading architectural practices and planning consultancies, as well as for private clients and local planning authorities. He has an excellent working knowledge of the legislative and policy framework relating to the historic environment. Daniel has extensive experience in projects involving interventions to listed buildings and buildings in conservation areas, providing detailed assessments of significance and impact assessments required for Listed Building Consent and Planning Permission, as well as expert witness statements for all types of appeal. Daniel is also secretary and a trustee of the Drake Trust (a conservation education charity).

**Ellen Abbi** MA Hons. MA Law MSc – Heritage Consultant. After graduating from her MA Hons. degree in French and German at the University of Edinburgh, Ellen pursued a career in the law whilst developing her keen interest in history and historic buildings, acting as a conservation volunteer and tour guide for the National Trust at Hughenden Manor and West Wycombe Park, in Buckinghamshire. Her legal background helps inform her understanding of the regulations and policies affecting the management of the historic environment and she keeps abreast of current developments. She completed her Master's degree in Historic Conservation at Oxford Brookes University in conjunction with the University of Oxford in 2023, gaining a distinction in her dissertation on wartime uses of country estates.

## **1.7. Methodology**

This assessment has been carried out gathering desk-based and fieldwork data. The documentary research was based upon primary and secondary sources of local history and architecture, including maps, newspaper archival research and aerial photographs to identify the key periods of development. Camden Local Studies and Archives Centre, RIBA Archives and the London Metropolitan Archive were also consulted. Site visits to the subject site and surrounding conservation area were conducted on 16<sup>th</sup> October and 14<sup>th</sup> November 2023 when consideration was given to the historical evolution of the building within the Conservation Area and the key points of significance were identified and analysed.



## 2.0. LOCATION AND CONTEXT

2.1. The subject site at No. 26 Rosslyn Hill is located in Hampstead in the London Borough of Camden, within the Hampstead Conservation Area. The subject site is in a mixed residential and retail area, to the south-east of Hampstead High Street also on the historic road leading towards London. The area consists of a variety of different building types and eras, with three to five storey buildings being common, and some buildings to the north of the subject site situated on the northernmost end of Rosslyn Hill have retail space on the ground floor, with office space or residential space above. This forms the end of the continuation of the retail area on Hampstead High Street. To the south of the subject site, the area is predominantly residential. There are Victorian townhouses, semi-detached pairs of houses to the south-west and terraces to the west on the opposite side of Rosslyn Hill. There are also some mid-19<sup>th</sup> century stucco townhouses to the north of the subject site, such as the Grade II listed No. 50 & 51 Downshire Hill, and later brick terraces to the north-west on Downshire Hill. To the south-east, there are several Grade II listed late Victorian red-brick Queen Anne style detached houses on Hampstead Hill Gardens, constructed for eminent artists by Batterbury & Huxley in the 1870s and 1880s. To the immediate north is the red-brick Grade II listed former Hampstead Police Station, constructed in 1912-13, which adjoins the subject site's north wall. To the immediate south is the Grade II listed No.22/24 Rosslyn Hill, a large, detached brick house from the mid-19<sup>th</sup> Century based on a mid-18<sup>th</sup> Century house.

2.1.1 The subject site is a unique survivor, as the other houses which were likely coeval with it were demolished to make way for the police station and court in 1912. As such, the subject site is set back slightly from the building line of the police station, having a front garden with some mature trees and steps leading to the original entrance at lower ground level. The predominant architectural character of this part of the street dates from the mid-Victorian era to the early 20<sup>th</sup> Century, with red brick, stock brick and some stucco defining the materials used. The street is defined by different architectural styles, with some variation in scale and mass. No. 26 Rosslyn Hill is built on land with a steep downwards gradient in the direction of the rear of the site from the street.



Figure 1: Aerial view (Google Maps; 2023) of the subject site outlined approximately in red.



Figure 2: The location of immediately surrounding listed buildings within the Hampstead Conservation Area, indicated by blue markers, with subject site outlined in red. (Historic England; 2023).

2.2. There are several statutorily listed buildings proximate to the subject site as seen in Figure 2. The 1910-13 brick-built former Police Station and Court is Grade II listed, adjoining the subject site to the north on the corner of Rosslyn Hill and Downshire Hill. It was constructed by John Dixon Butler, surveyor to the Metropolitan Police. There is also a Grade II listed K6 telephone kiosk outside the front of the police station. In the car park behind the subject site, there is also a stable building which is listed under the Police Station list entry. Adjacent to the subject site is Grade II listed No22/24 Rosslyn Hill, a large detached mid-19<sup>th</sup> Century brick house converted into two houses, built from a mid-18<sup>th</sup> Century house. On Downshire Hill, proximate to the site is the Grade II listed mid-19<sup>th</sup> Century stucco terrace Nos. 50/51 Downshire Hill, including its low area wall and balustrade. Finally, in the immediate vicinity are also several houses on Hampstead Hill Gardens, in particular, Grade II listed Nos. 3 & 3A and 5, 5 A and 5B Hampstead Hill Gardens are particularly close to the subject site. There are no locally listed buildings in the immediate vicinity of the subject site. It is important to consider the impact which any proposals may have not only on the subject site, but also surrounding heritage assets. Furthermore, the site is within the Hampstead Conservation Area (Figure 3). It should also be noted that the western side of the street, Rosslyn Hill, is in the Fitzjohns/Netherhall Conservation Area. The following appraisal follows the policies and guidance set out by Historic England in its *Good Practice Advice in Planning Note 3 (2017)* on the setting of heritage assets and the National Planning Policy Framework [Appendix 4].

2.3. **The Hampstead Conservation Area** comprises a large area, which encompasses outlying areas within portions of Hampstead Heath, such as North End, the Elms, and the Vale of Health to the north of the principal Hampstead area, as seen in Figure 3. The largest area is centred around Hampstead High Street, the historic village of Hampstead, but also includes South End Green, Frognaal and Rosslyn Hill. The Conservation Area was originally designated in 1968, which included Downshire Hill and also the location of the subject site. The areas of North End, the Elms, Vale of Health were also designated at the same



time. The Conservation Area has been extended several times, in 1977, 1980 to include the area around Willoughby Road and Pilgrim's Lane, and the southern end of the area being extended between 1978-1991 to include Pond Street and Hampstead Green. In the north and east, Hampstead Heath provides a natural border to the area, aside from the outlying areas, such as North End, The Elms and Vale of Health within it which are included in the Conservation Area. In the west, adjoining the Oak Hill portion of the CA, the area is bordered by Redington Frogna Conservation Area. In the south, Rosslyn Hill and Hampstead Green form the boundary of the area, with Rosslyn Hill being split between two Conservation Areas. The eastern side of Rosslyn Hill, where the subject site is located, is within the Hampstead Conservation Area. The western side of Rosslyn Hill is part of the Fitzjohns Netherhall Conservation Area, forming part of the south-west border of the Hampstead Conservation Area. The south-western corner of the Conservation Area encompasses Frogna. There are two Archaeological Priority Areas within the Hampstead Conservation Area, however, the subject site is not within either of them.

- 2.3.1. The Conservation Area's character is described as being 'derived from the wide range of areas within it, each of which makes an important and valuable contribution to the Conservation Area as a whole' with particularly the 'variety of spaces, quality of buildings, relationships between areas, all laid upon the dramatic setting of the steep slopes' and the 'dense urban heart' of Hampstead contrasted with the outlying areas' spaciousness being significant according to the local authority Conservation Area appraisal. The area has several factors contributing to its special character, namely 'its topography; the Heath; the range, excellence and mix of buildings; the street pattern and Hampstead's historical association with clean water and fresh air' according to the Conservation Area Appraisal. Its reasons for designation include the historic and architectural interest of the large number of listed buildings, and their association with eminent former residents, the history of the village in relation to London and retention of the original street pattern, the topography, and the proximity of Hampstead Heath. The topography in particular is noted as being important, with the hilly nature and range of levels being noted within the appraisal. The diversity of the urban grain of the area is also noted, being at its most dense in the areas 'around the High Street and the grid of the Willoughby Road area' but with the open expanse of Hampstead Heath and the outlying areas providing a backdrop for them.
- 2.3.2 There is some pre-historic evidence from Paleolithic and Mesolithic eras, however principal development of the area of Hampstead village began in medieval times, developing from a small farm, with 'Hamestede' appearing in the Domesday book. There was further development in the 1600s, when professional lawyers and bankers from London sought the views and benefits of the lack of residing aristocracy. The 18<sup>th</sup> century saw increasing popularity of the area, and development of larger houses in and around the medieval village, which continued into the 19<sup>th</sup> century, when the spread of the railways in 1860 saw more sub-urbanisation. The 1870s saw development in the south of the area in the form of Queen-Anne style large house designs by famous architects for fashionable artists. There is also some 20<sup>th</sup> century development in the arts-and-crafts styles, neo-Georgian and more avant-garde architecture in the 1930s. Post-war, there has been some development such as seen on the north-east side of the southern end High Street, as well as some later 20<sup>th</sup> Century developments.
- 2.3.3 The subject site is located in sub-area 1: Heath Street/Hampstead High Street, appearing at the edge of this sub-area [Figure 3b], being addressed to the south-east by the Grade II listed No22/24 Rosslyn Hill, a large brick house of the mid 19<sup>th</sup> Century, based on an earlier 18<sup>th</sup> Century house, and the north-east by the mid- 19<sup>th</sup> Century stuccoed terrace Grade II listed No50/51 Downshire Hill, both located in sub-area 3

of Willoughby Road/Downshire Hill, specifically in the Hampstead Hill Gardens character zone and the Downshire Hill character zone, respectively. Additionally, on the opposite side of the road, the houses facing the subject site are in the Fitzjohns/Netherhall Conservation Area. Downshire Hill, Rosslyn Hill and Hampstead Hill Gardens are important context for the unique position of the subject site despite not being in the same sub-area as the subject site. It is also important to consider the impact of the proposals on the settings of any nearby listed buildings.

- 2.3.4 However, within sub-area 1 generally, the buildings vary significantly in age and style, with older albeit altered 18<sup>th</sup> century buildings varying in height, many being of 2-3 storeys on the streets leading from the High Street, such as Flask Walk and Perrin's Court. On the High Street, 4 storeys are common particularly on the later Victorian northern end of the street, with older, albeit altered Georgian buildings towards the centre of the street being generally 2-3 storeys, returning to 3-4 storeys on the upper part of Rosslyn Hill. Along the High Street and the upper part of Rosslyn Hill, and its tributaries, many buildings have shop fronts at ground level, some of which are historic. The common traditional building materials in the area are generally red brick for the later Victorian buildings, brown brick and yellow London stock brick for those of the Georgian era, and some stucco. Detailing is provided in contrasting brick colours or stone. Much of the Georgian and particularly the Victorian character of the area has been retained, with some historic shop fronts remaining. There is a variety of architectural styles and ages within this sub-area but generally are classically proportioned Georgian and Victorian terraces with paned sash windows of varying types, predominantly tripartite or single-paned. However, these buildings do not strongly relate to the subject site architecturally or historically which will be discussed below.
- 2.3.5 On the north-east side of Rosslyn Hill [Figure 4], between Willoughby Road and Downshire Hill, buildings are predominantly red brick, 4 storey buildings from the 1880s with embellishments 'stone dressings, gable roofs, bay windows at first floor level.' There are also 'original features still intact including pilasters, dentil cornice, fascia, console brackets' at Nos. 28-36 Rosslyn Hill, continuing the shop frontage, according to the area appraisal [Figure 5]. The Conservation Area Appraisal also identifies shopfronts of Nos. 28, 30 and 36 as being shop fronts of merit. The roof is also tiled and visible. The Grade II listed 1913 Police Station is described as 'red brick... with stone dressings by J Dixon Butler' adjoining the subject site [Figure 6 and 7]. However, the architecture of the subject site's front elevation is unique [Figure 8], being comparatively smaller scale three storeys, domestic mid-Victorian rendered front with decorative rubbed red brick lintels around box bay windows at ground and lower ground level, with paned upper sashes and single pane lower sashes, surviving alone due to the demolition of the neighbouring houses to make way for the Police Station in the 1910s. As such, it does not relate particularly closely to the grander scale and architectural styles found in the sub-area, as a residential house rather than retail terrace.
- 2.3.6 There are no front gardens predominant in sub-area 1, and the subject site's front garden is unique [Figure 9]. The boundary treatment of wall and railings in this sub-area is also unique, given it is set back from the principal building line at the edge of the pavement. There is also a wooden double gate for access. The land use of the sub-area is considered to be part of the primary retail area by the Conservation Area Appraisal, but the area around the subject site, to the immediate south, west and east is primarily residential housing. The subject site's external appearance is domestic, and the historic use of the site is that of a residential house. The subject-site exists at the edge of the sub-area 1 and given the above information, can be viewed as somewhat of an outlier in the sub-area.



Figure 3a: The location of the subject site in relation to the Hampstead Conservation Area, indicated by the red icon.  
Figure 3b: Location of subject site in relation to sub-area 1: Heath Street/Hampstead High Street.

- 2.4. The subject site is considered to make a **positive** contribution to the character and appearance of the Hampstead Conservation Area according to the Conservation Area Appraisal sub-area 1 map (LB Camden, 2001). The front elevation of the subject site [Figure 8] is visible from the public realm during the winter, however is significantly shrouded by vegetation and trees at other times of year. The yellow stock brick rear elevation is not visible from the public realm, due to the gated rear parking area between the former Police Station and No. 52 Downshire Hill [Figure 10], but does not make a positive contribution, being neutral at best. The side south elevation makes a neutral contribution. The overall building style is not particularly characteristic of the sub-area, as discussed above, being less grand, and domestic in design and scale, although the materials are found within the area. The front elevations's red-brick lintel decoration and console brackets, and portico ornamentation are somewhat similar to some of the architectural detailing at Nos. 28-36 Rosslyn Hill. Similarly, it is not particularly architecturally comparable in style to the adjacent buildings in sub-area 3 such as the grander No. 22/24 Rosslyn Hill and stuccoed classical terrace at No. 50/51 Downshire Hill, nor on the opposite site of Rosslyn Hill. Nonetheless, the site represents a positive contribution to the Conservation Area through its location on the main road from London towards the centre of Hampstead, through its use of traditional styles and materials, albeit on a smaller scale than those found in the rest of the sub-area. The contrasting red brick detailing on a white rendered front elevation contributes positively and is architecturally interesting. The garden has been retained and there is no off-street parking. Thus the subject site overall preserves the character of the Conservation Area and in particular makes a positive and unique contribution to the sub-area in which it is located. A further assessment of the contribution of the subject site will be made in Section 5.
- 2.5. The following appraisal identifies the key elements of significance of the heritage assets and their settings, in the vicinity of the subject site and assesses the contribution the subject site as existing makes to them. As seen at Figure 2, there are several statutorily listed buildings in the immediate vicinity of No.26 Rosslyn

Hill. Although adjoining the Police Station, the subject site itself is not statutorily listed. There are no locally listed buildings in the immediate area of the subject site.

- 2.6.1 There are several statutorily listed buildings in the vicinity of the subject site, the settings of which include the subject site. Overall, the subject site makes a neutral to positive contribution towards the settings of the Grade II former Police Station and Court [Figures 6 and 7] due their historic association and contribution to the front elevation, and also the Grade II K6 Telephone Box [Figure 12] which is listed for group value with the police station, forming a small-scale civic ensemble. The subject site abuts the Grade II listed Police Station on the north wall [Figure 18]. The significance of the Police Station lies in its designed architectural merits as a civic presence, with 'strict uniformity of the pedimented principal elevation offset by the picturesque elements of the entranceway and courthouse, built to a high standard in good quality materials' with the internal layout and detailing also identified as being important. From a historic interest standpoint, the former Police Station is significant as a combined police station and courthouse, and one of the first to have facilities for juvenile suspects, and the association with highly accomplished Metropolitan Police architect John Dixon Butler. Given the above, it is clear that the setting of the police station is affected by the abutting subject site's front elevation, as its domestic character contributes to the more picturesque elements such as the entranceway and the courthouse. It should be noted also that the stable room which is detached in the rear courtyard which is also part of the listing for the Police Station [Figure 11]. Therefore given the rear of the subject site is visible from the stable room, the subject site makes a neutral contribution to the setting of the stable room specifically. The rear of the subject site, as well as the rear of the Grade II listed former Police Station and Court face onto the courtyard accessed from Downshire Hill. The rear of the subject site possesses low architectural merit, and the rear of the police station has also seen significant alteration and accumulation of additions in the later 20<sup>th</sup> Century but has some interest, with the rear elevations being 'more utilitarian, and are obscured by later-C20 additions'. The subject site therefore also contributes neutrally to the setting of the rear of the Police Station, including its stable room. **Overall, the positive contribution to the setting of the police station is derived from the front elevation and the group value within the street scene with the telephone kiosk, whereas the rear elevation is considered to make a more neutral contribution given its low architectural merit.**
- 2.6.2 The subject site's rear elevation also contributes to the **setting of the Grade II listed No. 50/51 Downshire Hill, however this is a neutral contribution**. No. 50/51 Downshire Hill is listed for their group value as a pair, and primarily for the architectural merits of their classical stucco front elevations [Figure 15]. The rear elevation [Figure 16] is not mentioned as being of interest in the listing, although the rear elevation of the subject site is visible from Nos.50/51 which look onto the rear courtyard. The contribution to the setting of Nos. 50/51 Downshire Hill is therefore neutral at best.
- 2.6.3 The subject site also contributes to the **setting of the Grade II listed No.22/24 Rosslyn Hill and neutrally to positively**. No. 22/24 are listed for their group value, and it should be noted that they are set well back from the front boundary, and the roof and chimneys only can be glimpsed from the public realm due to their being shrouded by trees and vegetation, as noted in the Conservation Area Appraisal [Figure 13]. The front elevation of the subject site contributes positively to the conservation area through its architectural interest. The south side elevation also contributes neutrally to the setting of No. 24 as despite the boundary wall, the subject site's south elevation may be glimpsed from No.24 Rosslyn Hill, although there is significant vegetation and trees obscuring this view [Figure 21]. It should also be noted that the

20<sup>th</sup> century garage of No.24 contributes neutrally to its own setting and the conservation area. Therefore, the contribution of the subject site to the **setting of No.22/24 Rosslyn Hill is neutral to positive.**

- 2.6.4. The subject site also makes a **neutral contribution to the setting of No.3 and 3A Hampstead Hill Gardens**, as the rear/side elevation may be glimpsed from No.3, however this is unlikely as there is significant vegetation and trees which obscure this view [Figure 19].
- 2.6.5. Otherwise within the Conservation Area, the subject site's front elevation makes a positive contribution to the settings of the other buildings along the eastern side of Rosslyn Hill, from No.2 at the junction with Pond Street up to Nos. 28-36 Rosslyn Hill [Figures 4, 5], which of those which are not listed are all considered to be positive contributors to the Conservation Area in the Appraisal. The front elevation makes a positive contribution to the Conservation Area [Figure 8], and the side south elevation a neutral contribution and the rear and north side, a neutral contribution at best. The subject site's side south elevation is barely visible due to the presence of trees and vegetation from the public realm of the Conservation Area and therefore makes a neutral contribution to the Conservation Area [Figure 22]. The rear elevation makes a neutral contribution to the conservation area, as it cannot be perceived from the public realm without entering the gated rear courtyard carpark on Downshire Hill but possesses minimal architectural and historic interest. Otherwise, the subject site makes a neutral contribution to the settings of the other buildings in its immediate vicinity such as the listed buildings and positive contributors along Downshire Hill [Figure 15], and it cannot be perceived from the public realm on this street.
- 2.6.6. The subject site's front elevation also directly faces the Fitzjohns/Netherhall Conservation Area, with the houses on the western side of Rosslyn Hill, such as Nos. 35- 41 Rosslyn Hill (odd) being positive contributors to that Conservation Area [Figure 23]. The subject site's front elevation therefore also contributes positively to the setting of the Fitzjohns Netherhall Conservation Area.
- 2.6.7. It should be noted that the Grade II listed former Police Station, has had a scheme to extensively extend and alter the rear of the former police station consented in 2024 [2024/1078/P and 2024/1078/L], which will affect the subject site significantly, dwarfing the existing subject site building. That scheme proposed a change in use from police to being largely residential. The council's committee report provided the following commentary in support of the consented scheme, which is of relevance to the subject site proposals:

*'Para 7.3 – Despite there being a number of listed buildings in the area, due to the scale, visibility and nature of the proposals, the proposed development would not visually impact on the setting or special character of these surrounding listed buildings .*

***Para 7.4 – Therefore the two designated heritage assets are assessed are the Hampstead Police Station itself and the Hampstead Conservation Area.***

***Para 7.19 – The infill extension that is south of the closet wing occupies a small gap between the building and the flank wall of 26 Rosslyn Hill. This is only legible from mostly oblique, private views and contributes little to the overall setting and special character of the police station. Therefore the scale and massing in this area is accepted.***



**Para 7.23** – It is clear that the area is defined by the material palette and design features typical of the period of these buildings. The proposal will be retaining and refurbishing original external elements which supports this with the only external impact being the infill extension being read from Downshire Hill as most of the other works are only viewed privately and therefore have a limited impact on the conservation area.

**Para 7.24** – It is considered that the presence of this extension will not harm the character and appearance of the conservation but preserve it considering the scale and massing and the same material palette as is demonstrated in the area.

**Para 8.4** – The current design now includes sympathetic additions that respect the existing massing and form of the building reducing to a suitable point whereby they are now not competing in terms of dominance. The depth of the infill extension is such that it still supports the overall form of the building and creates an interesting architectural piece right at the centre of the building. The move to provide most of the massing to the south of the closet wing is welcomed as this is the least visible location. The overall design has taken a cascaded approach to the massing decreasing as it gets further to the listed building and closer to publically viewable locations which is supported this ensures subordination and creates different levels which replicates the slightly unordered rear form of the existing building. This also provides opportunity for terraces and balconies and green roofs which is supported.'



Rear elevation of consented police station scheme indicating four storey infill extension adjacent to subject site (left side)

- 2.7. Overall, the subject site at **No. 26 Rosslyn Hill** is considered to make a:
- neutral to positive contribution to the character and appearance of the Hampstead Conservation Area
  - positive contribution to the setting of the neighbouring Fitzjohns/Netherhall Conservation Area
  - neutral to positive contribution to the setting of the Grade II listed former Police Station and Court
  - neutral to positive contribution to the Grade II listed K6 Telephone Kiosk
  - neutral contribution to the setting of Grade II listed No.50/51 Downshire Hill
  - neutral to positive contribution to Grade II listed No.22/24 Rosslyn Hill
  - neutral contribution to the setting of No.3/3A Hampstead Hill Gardens

The subject site preserves the traditional materials found to be characteristic of the sub-area of the Conservation Area in which it is found, and is identified by the local authority as a positive contributor to the area. The subject site does not sit within any views identified as important in the Conservation Area Appraisal. This will be discussed further in the checklist found at Section 5.9 of this report.



Figure 4: View looking north-east up Rosslyn Hill from corner of Rosslyn Hill and Thurlow Road, with shop fronts of Nos. 34 - 48 (even) Rosslyn Hill visible on the right, and part of the grey-brick terrace on the left, not part of the Hampstead Conservation Area.



Figure 5: No. 28 Rosslyn Hill





Figure 6: Front Elevation of Grade II listed former Police Station on Rosslyn Hill with subject site hidden by vegetation to right hand side. Red arrow indicates location of subject site.



Figure 7: View looking south-east towards Grade II listed former Police Station and Court on Rosslyn Hill and Downshire Hill, with Grade II Telephone Kiosk in front of the the Police Station. Red arrow indicates location of subject site.





Figure 8: Front Elevation of subject site at No. 26 Rosslyn Hill.



Figure 9: Front boundary wall, gates and railings, and front garden of subject site.





Figure 10: Gated entrance to rear of subject site and Grade II listed former Police Station and Court, between Court and No. 52 Downshire Hill, looking south. Note the gates are open but the rear yard is not a publicly accessible area.



Figure 11: Rear of subject site indicated by red arrow, with Grade II listed stable building and rear of former Police Station also visible. Taken from within rear courtyard, not publicly accessible.





Figure 12: Grade II listed K6 Telephone Box outside Grade II listed Former Police Station looking north on Rosslyn Hill



Figure 13: View of front boundary of No.24 Rosslyn Hill looking east, with only chimneys and roof visible. Location of subject site's front/south side elevations indicated by red arrow.





Figure 14: Rear courtyard looking south, showing side elevation of Grade II listed No 24 Rosslyn Hill largely obscured by trees, Grade II listed stable building in courtyard, and in left hand background, rear elevation of Grade II listed No. 3 Hampstead Hill Gardens.



Figure 15: Front elevation of Grade II listed No. 50/51 Downshire Hill looking south.





Figure 16: Rear elevation of Grade II listed No. 50/51 Downshire Hill (stucco) looking north-east, from rear courtyard not publicly accessible. Note Grade II listed police stable block also visible on right hand side.



Figure 17: View looking north of 1 Hampstead Hill Gardens (Grade II listed) with Nos 3-7 Hampstead Hill Gardens (Grade II listed) visible in background



Figure 18: Rear west elevation of subject site, side north elevation and north boundary wall of subject site adjoining the Grade II listed former Police Station, from rear courtyard, not publicly accessible.



Figure 19: Rear of Grade II listed No. 3 Hampstead Hill Gardens and side elevation of Grade II listed No. 24 Rosslyn Hill, with boundary wall, from rear courtyard.





Figure 20: View looking south-east down Rosslyn Hill, with Nos. 14-20 Rosslyn Hill and Grade II listed No. 1 Hampstead Hill Gardens visible.



Figure 21: View looking north-east up Rosslyn Hill, with subject site indicated by red arrow, boundary fence of Grade II listed No. 24 Rosslyn Hill, and Grade II listed former Police Station and Grade II K6 Telephone Kiosk visible.





Figure 22: View looking north-east of subject site indicated by red arrow, with garage and boundary fence of Grade II listed No. 24 Rosslyn Hill, and Grade II listed former Police Station visible. Note the view is partially obscured by the trees and wooden gate of the subject site.



Figure 23: View looking down western side of Rosslyn Hill in Fitzjohns/Netherhall Conservation Area opposite the subject site, with up to No. 35 Rosslyn Hill visible.

### 3.0. HISTORICAL BACKGROUND

- 3.1. Historically, Paleolithic and Mesolithic remains have been found in the Hampstead area, and there may well have been Roman road within the area across the heath, although there is no confirmation of this. The Domesday Book lists 'Hamestede' as a small farm, before the manor was granted to the monastery, with the area developing in the middle ages into a village with parish church. Following the dissolution of the monasteries, the manor passed into the ownership of several different families, none of whom lived in Hampstead. By the beginning of the 1600s, the wealthy mercantile professions were drawn to the area, with its good prospect and absence of resident aristocrats. The area was further principally developed in the 1700s, when a Pump Room and Assembly Room were built and the spa attracted temporary popularity but declined. By 1801, the area had developed further, seeing an increase in population to 4,300 from 600 in the 1640s.
- 3.1.1 The early 19<sup>th</sup> century saw the development of larger houses in and around the medieval core of the Hampstead village, with the hamlets of North End and the Vale of Health developing. The Downshire Hill area was also set out during this time, with stuccoed villas and terraces emerging. The Heath was saved from development and remains protected by the Heath and Hampstead Society. By the 1870s, the contract for Fitzjohns Avenue was let, leading to eminent architects such as Norman Shaw building houses for prominent artists in the Queen Anne style, emulated at Hampstead Hill Gardens. It should be noted that the railways had arrived by this point, with the opening of the Hampstead Junction Railway in 1860 prompting further urbanisation, and day trippers. A tunnel was cut at this time which lies under Hampstead Hill Gardens. St Stephen's Church on Rosslyn Hill opened in 1871. Development in other areas of Hampstead such as South End Road and Willoughby Road and Pilgrim's Lane continued until the end of the 1800s. The 20<sup>th</sup> Century saw more arts-and-crafts prestigious houses and then neo-Georgian houses being built prior to the Second World War. Some avant-garde buildings were built around Froggnal in the 1930s continuing a tradition of unconventional architecture set by Norman Shaw and his ilk in the 1870s within the area.
- 3.2 More specifically, the subject site's location can be found on Rocque's map of 1746 [Figure 24] illustrating the agricultural nature of the subject site on the edge of the village of Hampstead developing to the north-west, with Pound (Pond) Street developing to the south. The shading on this map also shows the sloping topography of the subject site. Pond Street was known in 1800 for housing doctors, known as the 'Harley Street of Hampstead'.
- 3.3. The shape of the area on which Downshire Hill and Rosslyn Hill developed can be seen beginning to take place in Newton's 1814 map [Figure 25], the Downshire Hill development flourished during the Regency era. Prior to the naming of some of the area after Lord Chancellors of Georgian era, including Rosslyn Hill after the Earl of Rosslyn, the street was known as Red Lion Hill after the ancient public house which had been near the top of the hill but is no longer extant. Rosslyn Hill was first then known after as Rosslyn Street. By 1814, there also appears to be some development of the area around the subject site, perhaps earlier cottages or houses alongside what is presumably the earlier iteration of No. 22/24 Rosslyn Hill.





Figure 24: Rocque's London 10 Miles Round Map (1746) showing the agricultural land and approximate location of the subject site indicated by the red marker, with the already established Po(u)nd Street to the south, and the developed village of Hampstead to the north-west. It is possible that the original house at No. 22/24 Rosslyn Hill is extant by this time and appears on the map next to the red marker.



Figure 25: Approximate location of the subject site on Newton's 1814 Map, showing development of Rosslyn (Red Lion) Hill starting to take place near No 22/24 Rosslyn Hill. ©Camden Local Studies and Archive Centre.



**Figure 26: 1866 OS Town Plan Map showing the subject site in existence, along with the later demolished adaject semi-detached houses which made way for the Police Station. No. 50/51 Downshire Hill and No. 22/24 Rosslyn Hill are in existence at this time.**

- 3.4. By 1866, the development of the area can be seen, including the subject site in a plan very similar to the current building [Figure 26 and 27]. The development shows semi-detached houses along the south-west side of Rosslyn Hill (Street) opposite the subject site, as well as along Thurlow Road and Downshire Hill. Hampstead Hill Gardens has yet to be developed, although the railway tunnel underneath the area is shown on the map. The houses to the immediate north-west of the subject site have yet to be demolished to make way for the Police Station. There are cottages where Nos. 28-36 Rosslyn Hill currently exist, with their redbrick terraced shopfronts. No 22/24 Rosslyn Hill also are extant in their current plan at this date.

The subject site at this time has a large rear garden, as well as a front garden with a different landscaping treatment and pathways to the current front garden, although a side path towards the south side of the house is apparent [Figure 27]. There is a small outbuilding near to the rear elevation which is no longer extant, and the angular middle portion of the house may have been rebuilt at a later date to be built out to its current plan form.



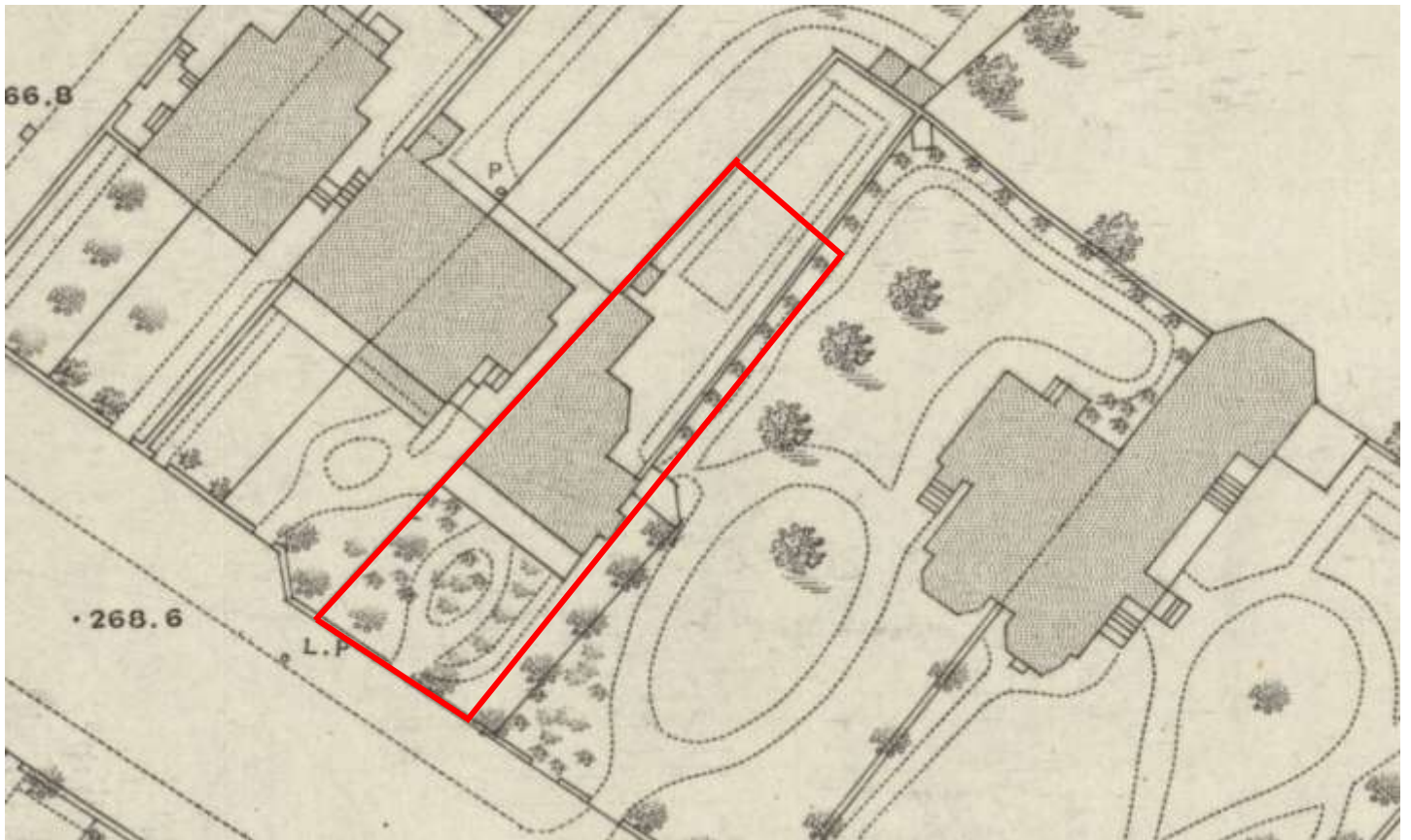


Figure 27: 1866 OS Town Plan showing approximate current subject site outlined in red.



Figure 28: 1893 OS Town Plan showing development of Hampstead Hill Gardens, and redevelopment of Nos. 28-26 Rosslyn Hill, and Post Office behind. Approximate subject site outlined in red.

- 3.5. By 1887, Rosslyn Street had become known as Rosslyn Hill [Figure 28]. There does not appear to have been significant changes to the existing buildings generally, aside from what are now Nos. 28-36 Rosslyn Hill which are now in existence in their current iteration, with the terraced shops replacing the cottages in the late 1880s. A Post Office has also developed behind these on Downshire Hill. Furthermore, it seems likely that at this time, the subject site was still known as No. 18 Rosslyn Hill, prior to the demolition of the neighbouring houses to make way for the new Police Station, although this cannot be proven beyond doubt, due to incomplete records. However, the wider area has seen the development of Hampstead Hill Gardens between 1875-1880s. These were completed by Batterbury and Huxley, and emulated the Queen Anne style which was favoured by noted architects such as Norman Shaw. These were built for eminent artists, with No. 3 being built for Charles Green, illustrator of Charles Dicken's works, as well as No. 9 for watercolour artist Thomas Collier.
- 3.5.1. The subject site had seen some changes since 1866, with possible rebuilding of part of the rear middle portion of the building, the demolition of the original outbuilding to the rear, and the construction of a separate new outbuilding to the side south elevation [Figure 29]. It should be noted that the current front elevation's architectural style indicates a late 19<sup>th</sup> Century or Edwardian façade, which may have been remodelled on an earlier house. This will be discussed further in Sections 4 and 5. The landscaping at this time is unclear.



Figure 29: 1893 OS Town Plan Map showing subject site's current approximate location outlined in red.





Figure 30: Photograph of part of front elevation of subject site as existing in 1903. © Camden Local Studies and Archive Centre

- 3.5.1 The 1903 photograph [Figure 30] of part of the subject site shows the front elevation appearing much the same as it does today, with the original windows, red brick and rubbed red brick ornamentation, clay tiled roof with ornamental clay ridge tiles (although the roof does appear to have been re-roofed since this date due to the change in placement of the ridge tiles). The render has been incised to resemble ashlar, which is no longer present, indicating later re-rendering. This was the sole historic photograph which could be found of the subject site in the archives.

- 3.6. By 1912, the demolition of the four semi-detached houses, originally Nos. 20-26, adjacent to the subject site had taken place, to make way for J. Dixon Butler's Police Station [Figure 31]. At this time, the subject site had been known as No. 18 Rosslyn Hill.



Figure 31: 1920 OS Map surveyed in 1912, after the demolition of the semi-detached houses to the north-west of the subject site but prior to the construction of the Police Station.

- 3.7. By 1936, little had changed in the intervening years as demonstrated by the 1936 OS Town Plan Map, aside from the development of the Police Station and Court House by Dixon Butler, the stable buildings and Hampstead Hill Mansions and No. 52 Downshire Hill adjacent to Nos. 50/51 Downshire Hill [Figure 32]. At this time, it appears that the subject site retained its rear garden, and no other changes to it since 1893 seem apparent.



Figure 32: OS Map 1936 showing Police Station and Court adjacent to subject site.



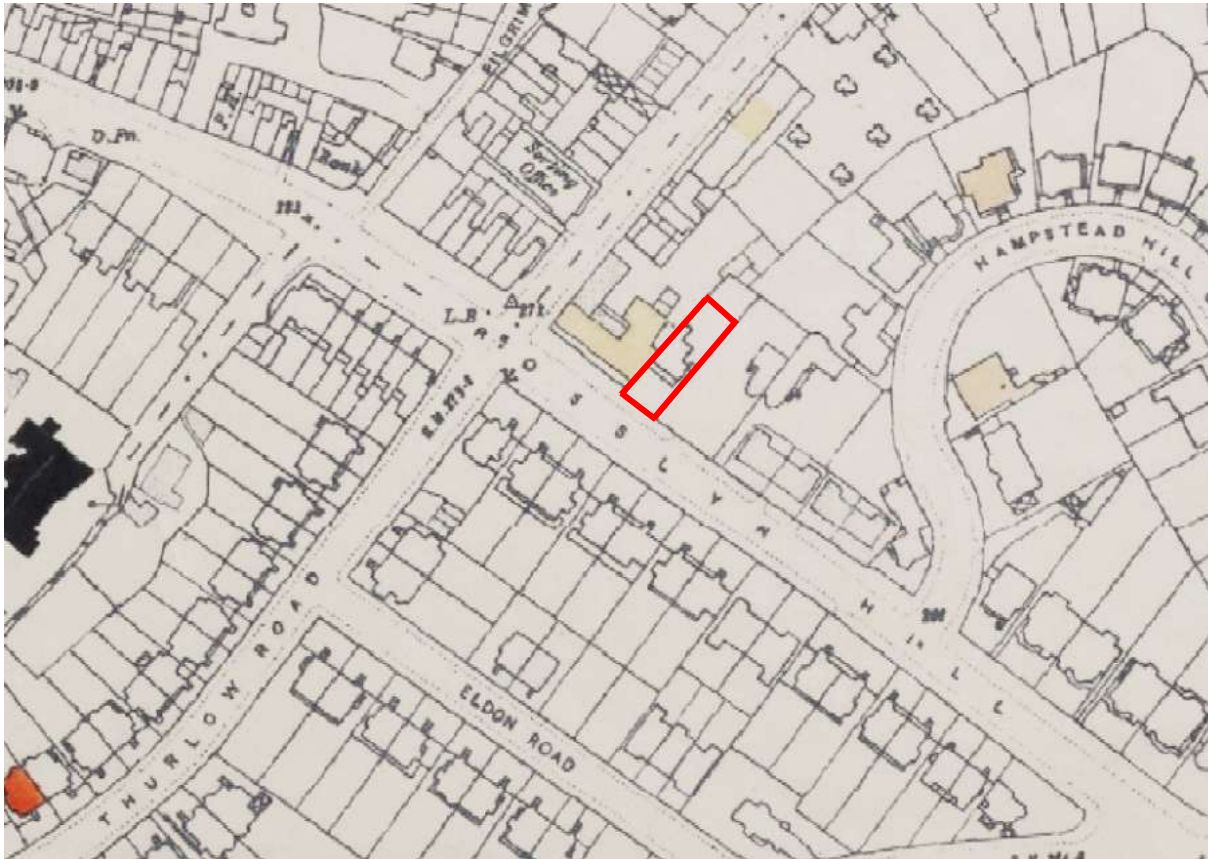


Figure 33: 1945 Bomb Damage Map showing no damage to subject site but some minor damage to the adjacent Police Station, subject site indicated in red.

- 3.8. By the time of the Second World War, the area had seen relatively few changes, however there had been some minor bomb damage to the Police Station adjacent to the subject site [Figure 33]. Note that the subject site has retained its rear garden at this point, and the roof and front garden landscaping appears similar in form to today [Figures 1 and 34].



Figure 34: Aerial Photo from 1946 showing the subject site outlined in red. Note that the top of this photo is east. ©Historic England.

- 3.9. The subject site does not appear to have significantly altered immediately following the Second World War as seen in the 1954 National Grid Map [Figure 35] although the south side outbuilding has been demolished, with the possibility that the corner on which it was located having been either extended or rebuilt, however this is unclear. The surrounding area is similarly largely unchanged, save the introduction of the garage at No. 24 Rosslyn Hill to the south west of the subject site boundary, for which temporary permission was granted in 1931, and the conversion of the Post Office on Downshire Hill to a Women's Voluntary Service Store. The 1968 National Grid Map [Figure 36] demonstrates a relative lack of change within the area, although the subject site has lost its rear garden by this time.



Figure 35: 1954 National Grid map showing the subject site indicated in red.



Figure 36: 1968 National Grid map, with approximate subject site indicated in red, having lost its rear garden.





Figure 37: Historic photo of Grade II listed Police Station in 1969, with glimpse of subject site to right hand side, appearing much as it does today. © Camden Local Studies and Archive Centre.

- 3.10. It has been exceedingly difficult to identify any information about the history of the residents of the house, due to the changes in streetnames and numbering. The site was known as 18 Rosslyn [Street]/Hill prior to the demolition of the other houses of Nos. 20-26 to make way for the Police Station. Research indicates an owner to be an Alfred. W. Yeo in 1895, who was a Superintendent of an Insurance Company. In 1954, the owner appears to have been a Dr James B Jessiman.

### 3.11. Planning History

After consulting the archive at Camden Local Studies and Archive Centre, some drainage plans for the subject site were available. For technical reasons, it has not been possible to recreate all of these within this report. The only other information on the relevant planning history appears to be three historic applications for planning permission. The first was in 1956 (AR/TP.79329/453/NW) requesting new access to the highway for No. 26 Rosslyn Hill be granted, which would appear to be when the double gates were accessed. The 1984 decision notice letter referring to application (E7 19 15 PL 8401111) shows that by this time the Police wished to change No.26 Rosslyn Hill from residential to Police purposes, and potentially requesting redevelopment of the site provided it retained the character of the Conservation Area. The 1988 decision notice (PL 8703050) for the provision of parking an enlarged police yard and the rebuilding of a boundary wall.

- 3.11.1 The subject site has drainage plans, dating from 1935 [Figure 38], 1939 [Figures 39 and 40] and 1954. All the plans indicate a general domestic layout of the house. Original microfilm can of these plans can be consulted on request at the Camden Local Studies and Archive Centre.

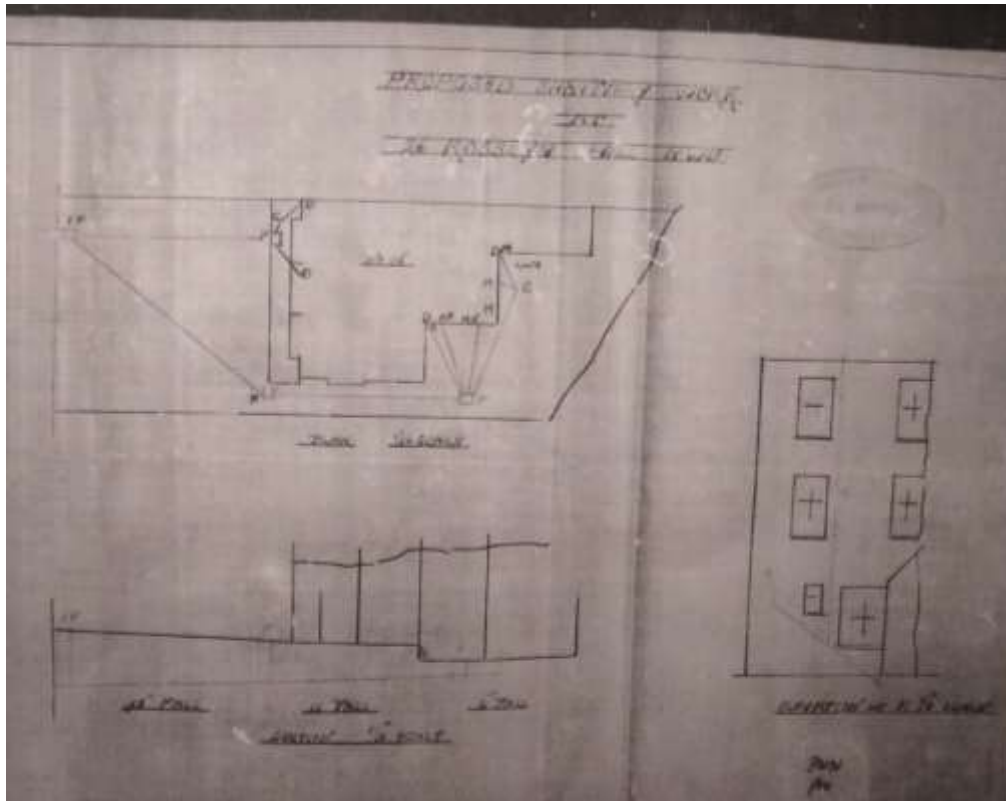
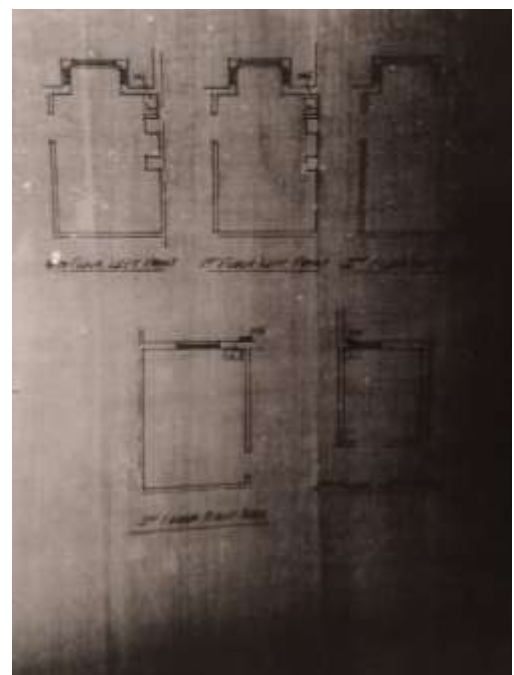
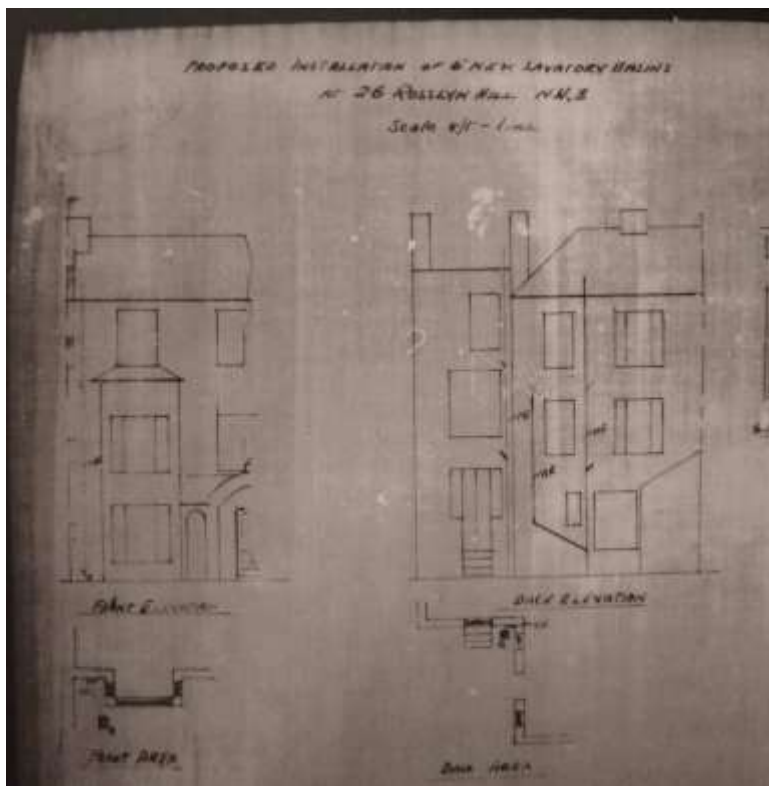


Figure 38: Part of the 1935 Drainage Plans for the subject site.



Figures 39 and 40: Parts of the 1939 Drainage Plans for the subject site to introduce new basins in some of the rooms, suggesting possible multiple occupancy, also well as showing possible change to door/window at rear ground floor elevation.

## 4.0. DESCRIPTION OF THE SUBJECT SITE AS EXISTING

- 4.1. **Front Elevation (west) [Figure 41]:** The front elevation is three storeys and rendered with contrasting red brick and rubbed red brick ornamental detail around windows, including lintel, and portico of red brick. Lower ground and upper ground floor windows within the two bays, one to either side of the front door, are double timber sashes with fixed sidelights the arrangement of the glazing with plain glass at the bottom and panes above, and horns, is a typically late 19th century/Edwardian arrangement. There is apron detailing under the first floor windows. The front face of the roof is pitched and clay tiled with ornamental ridge tiles. The roof has been re-roofed which can be seen with reference to the 1903 photograph, and the apparent lowering of the front parapet. There is also evidence of new steel, rafters and roofing felt within the roof which supports this. The red-brick portico consists of three rounded arches, with one primary arch and two side arches, all with keystone details. The front door may be historic and has steps down to it from the front garden.



Figure 41: Front (east) elevation of subject site, as described above.

- 4.2. **Rear Elevation (east) [Figure 42]:** The rear elevation is also of principally three storeys and appears to be somewhat architecturally bland and largely utilitarian in design. It is constructed of yellow London stock brick, with brick arches above all of the windows. The sash windows which remain visible, and not boarded up at 'lower' ground floor level, are of the same style as those on the front elevation. There is a single storey protrusion from the main body of the house, with a pitched roof, with a single window opening boarded up. The main body of the house is three storeys. It has one blocked up window at upper ground floor level, which appears to have been bricked up. The rest of the windows appear to be historic, and of a similar or slightly smaller size to those on the front elevation. The roof of this elevation is seemingly slate and does not appear to be historic, however the three visible chimney stacks do appear to be historic.





Figure 42: Rear (west) elevation as existing, described above.

- 4.3. **Side (south) Elevation** [Figure 43]: The south side elevation is rendered in one part, with a chimney stack but otherwise a blank elevation. On the other part of the south side elevation, there are windows similar to those found on the rear elevation, at first and upper ground floor level. At 'lower' ground floor level, there are two windows in the protruding single-storey part of the building, and a side entrance door in the main body of the unrendered part of the side south elevation, with two small windows either side. These are boarded currently.



Figure 43: South side rendered blank elevation with chimney stack.

- 4.4 **Side Elevation (North)** [Figure 44]: The north side elevation is largely blank and built of yellow London stock brick, aside from a small area of rendering going from three storeys to one storey. The Grade II listed former Police Station abuts the north wall directly. There is a chimney stack at this side of the building which appears to be historic.



Figure 44: Blank wall of north elevation.

- 4.5. **Garden and front boundary** [Figure 45]: There is a small formerly landscaped front garden area with steps down to the entrance door at lower ground floor level and a path leading from the gate at the boundary. There is a wooden side gate at the south side of the house for access to the side passage of the house. The boundary treatment does not appear to be historic, and is a low red brick wall with functional metal gate and railings supported by red brick piers. There is also a wooden double gate to the side adjoining the wooden fencing boundary with No. 24 Rosslyn Hill. To the north side, the former Police Station and its railings forms the other front garden side boundary. The front boundary treatment is plain and modern, and somewhat in keeping with the rest of the boundary treatments on the eastern side of Rosslyn Hill, and maintains the boundary line of the southern part of the street, as well as the subject site's historic front boundary location.





Figure 45 : Front garden area showing boundary treatment

- 4.5.1. **Rear/side boundary walls** [Figure 46]: The subject site does not have a rear garden any longer, and there is a low red brick wall and steps to access the south side elevation of the house. To the north side, there is a higher red brick boundary wall abutting the side of the house. To the south side is another high red brick wall which forms the rear boundary wall with No. 24 Rosslyn Hill.



Figure 46: Side rear boundary walls of red brick abutting north elevation and along south side beside car park.



## 5.0. ASSESSMENT OF SIGNIFICANCE

5.1. Significance is defined by Historic England as “The sum of the cultural and natural heritage values of a place, often set out in a statement of significance”.

5.2. The aim of a Significance Assessment is, in the terms required by Paragraphs 194-195 of the NPPF, a “*description of the significance of a heritage asset*”. In the context of a historic building which has been the subject of a series of alterations throughout its lifetime, it is also a useful tool for determining which of its constituent parts holds a particular value and to what extent. *Good Practice Advice in Planning Note 2* (March 2015) states that understanding the nature of significance is important for understanding the need for and best means of conservation. Understanding the extent of that significance leads to a better understanding of how adaptable a heritage asset may be. Understanding the level of significance provides the essential guide as to how policies should be applied.

5.3. Historic England’s ‘Advice Note 12: Statements of Heritage Significance’ (October 2019), which partially overlap with the Statutory Criteria, have been considered to evaluate the significance of the buildings. Historic England identifies three potential points of interest that can be held by heritage assets; artistic and architectural, historical and archaeological:

- **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 level of significance for each value will be assessed using the following grading:

- **High** – values of *exceptional or considerable* interest;
- **Medium** – values of *some* interest;
- **Low** – values of *limited* interest.

### 5.5. Archaeological Interest

5.5.1. The subject site is not located within an Archaeological Priority Area, and is not likely to possess archaeological remains worthy of evaluation to reveal evidence of past human activity. It is, however, possible there may be archaeological evidence of a previous structure on the site from the 18<sup>th</sup> Century or prior or of agricultural use. **Archaeological interest is therefore considered to be low.**

## 5.6. Architectural and Artistic Interest

- 5.6.1. The subject site is unlisted, either statutorily or locally. However, it does contribute positively to the character and appearance of the Hampstead Conservation Area, primarily due to its front elevation, which has architectural interest and remains largely unaltered with original features such as rubbed brick decoration and horned sash windows. The rear and sides of the building have low architectural and artistic interest, being largely utilitarian in appearance, aside from the windows.

The historic plan form remains entirely legible, and there does appear to be historic fabric remaining externally, albeit the principal interest is the architectural detailing on the front elevation visible from the public realm. The subject site also contributes to the group value within the streetscene. It is a good example of its type and period, but unexceptional in this context given the number of high-quality late 19th and early 20th century buildings in this part of the Conservation Area. **Overall, architectural and artistic interest is considered to be low to medium.**

## 5.7. Historic Interest

- 5.7.1. The subject site was likely developed at the same time as the other houses on the eastern side of Rosslyn Hill, likely around 1860, as it appears on the 1866 OS Map, however the other houses have since been demolished to make way for the Grade II listed former Police Station and Court. Therefore, it is of some historic interest, as it may have been partially remodelled or re-faced to suit later fashions, as the front elevation appears to be late 19th Century or early Edwardian, which may be a reason for the awkward proportions of the parapet. Indeed, the plan form altered slightly between the 1860s OS Map and the 1890s OS Map as discussed above. The 1903 historic photograph shows the front elevation to be much the same as today, except for the re-roofing which has changed the proportions and position of the parapet slightly. The retention of the external design intention of the house's front elevation in particular has preserved some historic interest of the building in terms of an appreciation and understanding of its architectural interest and historic uses as a residential dwelling, and some historic features, such as the portico, tiling, historic sash windows and contrasting brick detailing remain visible externally. It is unclear from the rear the extent to which it has been altered, except for the bricking up of one of the windows. No architect or builder for the original house is evident. It is understood that at some point during the 20th Century, the Police began to use the house as a residence and then as offices. There is no apparent evidence the building itself is associated with any persons or events of national or local interest. **Historic interest is therefore considered to be low.**

## 5.8. Setting

- 5.8.1. The context of the building is set out in detail in Section 2 of this Heritage Statement. The building is within the Hampstead Conservation Area, and faces the Fitzjohns Netherhall Conservation Area. The subject site's setting benefits from the many surrounding listed buildings. The subject site abuts the Grade II listed former Police Station and Court on its north side, with which it has a historic association as it was later temporarily acquired by the Police, and which also contributes to its setting through this association. It also contributes neutrally to the settings of Grade II listed No. 50/51 Downshire Hill, No. 22/24 Rosslyn Hill and No. 3 Hampstead Hill Gardens by virtue of its rear and side elevations. The subject site's front elevation and front garden contributes positively to the experience of the Conservation Area's architectural and historic interest. The rear elevation cannot be seen from the public realm of the Conservation Area and is

contained within a gated rear courtyard which is used as a car park. As described above, the sub-area of the Conservation Area in which the subject site is situated largely consists of buildings with shopfronts on Hampstead High Street and the upper part of Rosslyn Hill, and does not align with the uses within this area, or conform to the retail shopfronts with storeys above, found within this sub-area, with it being comparatively of smaller scale and mass as it was designed as a residential dwelling. **The value of the setting is therefore considered to be medium.**

## 5.9 Contribution to the Hampstead Conservation Area

- 5.9.1. The following questions contained in the document *Conservation Area Designation, Appraisal and Management* (Historic England Advice Note 1, February 2019) might be asked when considering the contribution made by unlisted buildings to the special architectural or historic interest of a Conservation Area. A positive response to one or more of the following may indicate that the site makes a positive contribution provided that its historic form and values have not been eroded.

### **Is the building the work of a particular architect of regional or local note?**

Response: No, there is no evidence to suggest the subject site was the work of a particular architect.

### **Does it have landmark quality?**

Response: No, the site does not possess landmark quality, as it is largely not visible from the street due to its set back, boundary treatment and the presence of trees and vegetation.

### **Does it reflect a substantial number of other elements in the conservation area in age, style, materials, form or other characteristics?**

Response: Somewhat. The subject site was constructed around the same time as some of the late Victorian in the Conservation Area as outlined above. The form has not seemingly changed substantially over the years, but does not generally reflect others in the Conservation Area due to it being a unique survivor, in terms of form, massing and scale from those that appear to have been coeval with it. The traditional materials such as stock brick, red brick, and some render however, are found within the area. It is set back from the front boundary like many other detached or semi-detached houses in the area.

### **Does it relate to adjacent designated heritage assets in age, materials or in any other historically significant way?**

Response: Yes, it relates to the Grade II listed former Police Station, not in age or even particularly materials, but through association of use by the police in part of the 20<sup>th</sup> Century. It does not appear to be of the same age as other designated heritage assets, such as Nos. 22/24 Rosslyn Hill or Nos. 50/51 Downshire Hill, as they seem to pre-date the subject site.

### **Does it contribute positively to the setting of adjacent designated heritage assets?**



Response: Yes, it contributes positively to the setting of the Grade II listed former Police Station by virtue of the architectural and historic interest of the largely unaltered front elevation. The rear and side elevations do not contribute positively, but rather neutrally at best, to any adjacent designated heritage assets, such as the Police Station, the rear of No. 50/51 Downshire Hill and No. 22/24 Rosslyn Hill.

**Is it associated with a designed landscape eg. a significant wall, terracing or a garden building?**

Response: No.

**Does it individually, or as part of a group, illustrate the development of the settlement in which it stands?**

Response: Yes, individually it represents the development of the houses on the corner of Rosslyn Hill and Downshire Hill, but is a lone survivor due to the demolition of the neighbouring semi-detached houses in the 1910s to make way for the Police Station.

**Does it have significant historic association with features such as the historic road layout, burgage plots, a town park or a landscape feature?**

Response: Somewhat, the subject site is located on the historic 'London Road' leading from London to Hampstead, which became known on this section as Rosslyn Hill.

**Does it have historic associations with local people or past events?**

Response: No, it does not appear to, aside from its 20<sup>th</sup> Century use by the Police at the adjoining Police Station.

**Does it reflect the traditional functional character or former uses in the area?**

Response: The subject site reflects the fact that there were other houses on the corner of Rosslyn Hill and Downshire Hill which have been demolished in the century and a half since they were first built to make way for the former Police Station.

## 5.9.2 Conclusion

Based on the above assessment of an unlisted building within a Conservation Area, the existing building on the site, principally its front elevation (rather than its side and rear elevations which are somewhat bland and utilitarian in design) is considered to make a **minimal/moderate and positive contribution to the character and appearance of the Hampstead Conservation Area, with its interest deriving from the front elevation and the group value within the streetscene.**

## 6.0. IMPACT ASSESSMENT

- 6.1. The proposal scheme, as seen in the bundle of drawings created by Square Feet Architects, involves the retention of the front elevation, including the rebuilding of the front tiled roof face and chimneys, and the partial demolition of the current building, and a new building behind the retained front elevation which will accommodate three apartments. The new building behind the retained front elevation will be of four storeys, lower ground, upper ground, first and second floors with a rear terrace at upper ground floor level and small rear terrace at second floor level. The new development proposes reusing the London stock ground brick from the existing building and uses contextual design approach. The roof will be rebuilt, with a mansard roof added which will project slightly higher than the existing roofline. A new ramped accessible side path along the south side of the front garden and south elevation to two side entrances will be introduced. A rear garden will be re-introduced. The front garden will be landscaped in a similar fashion to the existing garden, and the front boundary railings and gate will be replaced with a more historically appropriate option, adding additional detailing and architectural interest to the streetscape and conservation area, and allowing more of the front elevation to be visible from the public realm. Drawings relating to the scheme can be found at Appendix 3.
- 6.2. These proposals may have an impact on:
- The settings of nearby designated heritage assets; and
  - The character and appearance of the Hampstead Conservation Area.
- 6.3. Based on the above detailed assessments in Sections 2 to 5 and in accordance with the Historic England guidance *Setting of Heritage Assets* [Appendix 4] (December 2017), the following Impact Assessment appraises the effects of the proposed development, whether beneficial or harmful, on the significance of the identified heritage assets or on the ability to appreciate it (Step 3) and explores ways to maximise enhancement and avoid or minimise harm (Step 4).
- 6.4. For the purposes of assessing the likely impact to result from the proposals and the subsequent impact on the settings of the identified heritage assets, established criteria have been employed. If the proposed development will enhance heritage values or the ability to appreciate them, then the impact on heritage significance within the view will be deemed **positive**; however, if they fail to sustain heritage values or impair their appreciation then the impact will be deemed **negative**. If the proposals preserve the heritage values then the impact will be deemed **neutral**.
- 6.5. Within the three categories there are four different levels that can be given to identify the intensity of impact:
- **"negligible"** – impacts considered to cause no material change.
  - **"minimal"** - impacts considered to make a small difference to one's ability to understand and appreciate the heritage value of an asset. A minor impact may also be defined as involving receptors of low sensitivity exposed to intrusion, obstruction or change of low to medium magnitudes for short periods of time.
  - **"moderate"** - impacts considered to make an appreciable difference to the ability to understand or appreciate the heritage value of an asset.
  - **"substantial"** - impacts considered to cause a fundamental change in the appreciation of the resource.

- 6.5.1. Pre-application advice (June 2024)** – A previous scheme was proposed in March 2024, and advice received from the local authority in June 2024. It should be noted that this advice related to a previous scheme, although some may relate the current proposals. Advice was given in relation to the works to the roof, the works to the rear and the access ramp which will be discussed below.
- 6.6. The impact on the settings of the nearby listed buildings and the Hampstead Conservation Area will be minimised due to the retention of the front façade which is where the principal historic and architectural interest in the subject site lies and what makes a positive contribution to the Conservation Area and the settings of the nearby listed buildings.
- 6.6.1 Impact on settings of nearby heritage assets: There are several Grade II listed buildings in the vicinity of the subject site. The proposals do not harm the significance or appreciation of the settings and heritage values of the designated heritage assets.
- 6.6.2 **Retention of front elevation, minimal increase in front face roof height:** The front elevation will be retained as it is, aside from a minimal increase in the front face roof height and the slight raising of the front parapet, more akin to the original roof design, to improve the overall proportions. The chimneys and front roof slope will be rebuilt. The changes made to the subject site's front roof slope and ridge rise are unlikely to be perceived from the public realm of Rosslyn Hill, with the only small change being a possible slight increase in height to the subject site's roofscape and essentially imperceptible from street level and the slight raising of the parapet improving the overall composition and proportions of the front elevation. Therefore the retention of the front elevation and minimal increase to the roof height will have a minimal and neutral impact on the setting of the Grade II listed former Police Station and Court, Grade II listed K6 Telephone Box, and a negligible and neutral impact on the Grade II listed Nos. 50/51 Downshire Hill, Nos 22/24 Rosslyn Hill, and No. 3 Hampstead Hill Gardens. The settings of these listed buildings will be sustained. The retention of the front elevation and minimum increase in the roof ridge height will have a minimal and neutral to positive impact on the character and appearance of the Conservation Area.
- 6.6.3 **Increase in roof height, and mass and bulk of new build scheme behind retained façade:** The new scheme will be of a slightly taller height than the existing house, behind the retained front façade. The new mansard roof behind the front roof slope will be of a shallow pitch so as to be largely concealed from street level. The height of the scheme will conceal some of the windows on the police station's south side elevation. However, these are not visible from the public realm and make little or no contribution to an appreciation of the architectural composition and interest of the listed building. The Police Station's consented scheme proposes a significant amount of development which will dominate over the subject site, even with the additional bulk and mass, and will largely conceal it from the rear, particularly in oblique views from Nos 50/51 Downshire Hill. The pre-application advice for the previous scheme considered that the proposed roof changes would result in the loss of the existing 'm' shape of the roof, and there would be some visibility of the roof from Rosslyn Hill. The loss of the 'm' shaped roof has relatively little impact on the significance of the building, 'm' shape roofs are commonly found where an increase in building depth is desired, and are not particularly unusual or rare, or characteristic of the conservation area. Furthermore, two of the three existing chimneys will be rebuilt, with the loss of only a single, secondary chimney to the rear which is of little architectural or historic interest. The height of the scheme will have a minimal impact on the significance of the setting of the Grade II listed No. 22/24 Rosslyn Hill, given there is a large boundary wall and mature vegetation between the listed building and the subject site which will



likely obscure any change in height for much of the year. The increase in mass and bulk at the rear will have a neutral impact on the setting of No.22/24, as the lower ground floor will be behind the boundary wall with the upper floors set back, so they will not be overbearing No. 22/24. The Police Station behind will still be the dominant feature in views across from No. 22/24. The increase in roof height will have a minimal and neutral effect on the Grade II listed K6 Telephone Box, Nos. 50/51 Downshire Hill and No. 3 Hampstead Hill Gardens. The increase in height of the replacement new development's mansard roof will have a minimal to moderate and neutral impact on the character and appearance of the Conservation Area. The bulk, scale and mass of the building including the mansard is not disproportionate contextually, particularly in relation to the consented scheme for the Police Station, which will dwarf the subject site when it has been completed.

**6.6.4 New South Side Elevation, including accessible side path:** The new scheme rationalises the south elevation, bringing the apartments onto level floors. This scheme will introduce two entrance doors at upper ground floor level for the upper flats and two small windows at first floor level into the new south side elevation, replacing the multiple windows on the existing fenestration. This elevation will be rendered to reflect the existing elevation, with two modern timber doors with side light, and the first floor windows will be timber, with small four-over one pane timber sash windows which are reflective of those on the front elevation. The first floor windows will have a brick header and this elevation will have minimal detailing. This ensures that the side elevation remains subservient to the front elevation. The scheme will have a minimal/moderate and neutral impact on the setting of Nos. 22/24 Rosslyn Hill, with the bulk of the building sited closer to the Rosslyn Hill side of the site rather than the rear courtyard elevation which is closer to the Grade II listed Nos. 22/24 Rosslyn Hill. The windows at first floor level will have obscured glass, and wooden fencing will be introduced on the boundary wall to ensure privacy. It will have a minimal and neutral impact on the setting of the other Grade II listed buildings as they do not face onto this elevation. The accessible side path will have a negligible to minimal and neutral impact on the setting of all of the nearby listed buildings, as it is set behind the fence with No. 24 Rosslyn Hill. It will have a minimal and neutral impact on the Conservation Area's character and appearance as this elevation is shielded from the public realm through the boundary wall, garage at No. 24 Rosslyn Hill, and mature trees and vegetation. The pre-app advice, for the previous scheme which proposed a single dwelling, raised concerns about the spatial qualities of the house and its setting, proposing instead access at lower ground floor level due to the downward sloping topography. However, as per the current proposals, three apartments are being created, and therefore as the lower ground floor is accessed from the front door which is existing, the upper floor apartments require access from the upper ground floor. The landscaping of the front garden will be enhanced. The replacement double gate with railings instead of wood as is currently present may allow a glimpse of the south side elevation from Rosslyn Hill. The accessible side path will have a negligible to minimal and neutral impact on the setting of all of the nearby listed buildings, as it is set behind the fence with No. 24 Rosslyn Hill.

**6.6.5 New North Side Elevation:** The new scheme will have a very similar north elevation to that which is currently there, in that it will also be a blank wall which will abut the Grade II listed Police Station, whose consented scheme will dwarf this side of the subject site as existing. Therefore, the proposed increased bulk scale and mass of the subject site will sit contextually next to the police station. There will be a minimal to moderate and neutral impact on the setting of the Grade II listed Police Station. It will have a minimal and neutral impact on the stable building, and Grade II listed Nos. 50/51 Downshire Hill. It will have a negligible impact on the setting of the other nearby designated heritage assets. The impact on the

character and appearance of the Conservation Area will be minimal and neutral. The materials used will be in keeping with the current existing building.

- 6.6.6 **New East Rear Elevation:** The new scheme's east rear elevation proposes a design which will encompass two Velux rooflights in the new mansard roof and also French doors with a small terrace area at second floor level set behind the parapet. The new mansard roof will be of slate. The elevation will be of stock brick which has been reused from the demolition, thereby sustaining the historic character and patina of the rear elevation. The first floor will have three windows unevenly spaced, with similar Edwardian style to those on the front elevation, made of timber, eight panes over one. There will be flat brick arches over in the same brick, as with all of the windows, which continue to provide greater architectural coherence to the building as a whole. On the upper ground floor, there will be four French doors with fanlights, and each window subdivided into three horizontally. The terrace proposes metal balustrading. The lower ground floor will have a brick on edge detail within the wall below the terrace above, and brick piers in between the four French doors which will be subdivided into ten. The proposals will have a minimal and neutral to positive impact on the settings of the stable building which forms part of the Grade II listed Police Station, as it will improve the setting of the rear courtyard to which both the subject site and the Police Station belong. The proposed elevation adds interest with its design and detailing. It will have a minimal and neutral impact on the setting of the Grade II listed Nos 50/51 Downshire Hill whose principal interest is in the front elevations as they are listed partly for their group value. It will have a neutral and minimal impact on the setting of No 22/24 Rosslyn Hill as there is a boundary wall and mature trees which obscures much of the impact the proposals would have on this heritage asset. The same can be said of No. 3 Hampstead Hill Gardens, any impact on its setting would be negligible to minimal and neutral. The proposal will add architectural and visual interest within the settings of these buildings, which draws on the architectural language, materials and detailing of the existing building and the local context to ensure it is a comfortable addition.

The new scheme's east rear elevation will not be perceived from anywhere in the public realm of the Conservation Area due it being located in the rear yard which is not publicly accessible from Downshire Hill, as it is gated. Even when the gates are open, only part of the rear garden wall may be glimpsed, due to the angle and location of the former Police Station. However, the introduction of the rear garden will offer some enhancement to the Conservation Area given the existing is all hard landscaping and car parking. Therefore any impact on the Conservation Area's character and appearance will be negligible to minimal and neutral to positive. The pre-application advice advised that the rear elevation previously proposed would result in the unacceptable increase in the width and size of the rear extension, and the rebuilding would lose the existing informal rear elevation. The design, although slightly larger than the existing house, is nonetheless proportional within its context, and is not wider than the front elevation at any point. Although more regularised than the existing building, the design for the rear elevation now has been further simplified. The pre-app advice states that the front elevation has a 'quieter more modest façade' however this is not true, as the front elevation has significant decorative rubbed brickwork which contrasts with the white render, as well as architectural ornamentation around the windows and the doors. The pre-app advice stated that the 'proposal would alter the scale and proportions of the house making it a vastly different building when viewed from the rear and out of proportion when considered within the context of the front elevation'. It is not considered that the proposal would alter the scale and proportions of the house to make it a 'vastly different building' - indeed, the design, although slightly larger than the existing house, is nonetheless proportional within its context, and is not wider than the front elevation at

any point. Although more regularised than the existing building, the design for the rear elevation now has been further simplified to take into account the concerns raised in the pre-app advice.

- 6.6.7 **Front Garden:** The front garden will remain largely as it currently is, but there will be enhanced planting aside from a slight change, to introduce the accessible side path as described above, which will incorporate guarding to comply with regulations. Therefore, this will have a minimal and neutral impact on the character and appearance of the Conservation Area and a negligible to minimal and neutral impact on the appreciation of the settings of the nearby Grade II listed heritage assets. The introduction of the new gates, railings and piers for the front boundary treatment are more historically appropriate than those which are currently there (which are somewhat bland and modern in appearance) providing added interest to the streetscape and conservation area, and indeed the replacement of the wooden double gate for one with metal railings provides the opportunity for greater appreciation of the character and appearance of the Conservation Area from the public realm on Rosslyn Hill.
- 6.6.8 **Rear Garden:** A rear garden is proposed, which will be walled, with a door in the north side. This will have a minimal and neutral to positive impact on the setting of the Grade II listed Police Station and courtyard generally, as the heritage value of the Police Station lies primarily with its front and side elevations in the public realm, and the internal layout and detailing. This in particular is true considering the large consented extension to the Police Station, indeed the rear elevation of the Police Station is of less architectural interest, and thus its setting is less impacted. It will have a minimal and neutral impact on the setting of Grade II listed Nos. 50/51 Downshire Hill as these are again principally of interest for their front elevations and group value, and this proposal will only impact the rear elevation. There is a negligible to minimal and neutral impact on the other nearby heritage assets, such as No. 24 Rosslyn Hill due to the presence of the high boundary wall and mature trees. Overall, there will be a positive impact as the scheme reinstates a garden with landscape interest over the existing hard landscaping and car parking.

Therefore, overall, the proposals for the subject site have a **minimal and neutral impact on the settings of the Grade II listed former Police Station and Court, Grade II listed Nos. 50/51 Downshire Hill and Nos 22/24 Rosslyn Hill, and a minimal and neutral impact on the Grade II K6 Telephone Kiosk and Grade II listed No. 3 Hampstead Hill Gardens.** Overall, the proposals have a **minimal and neutral to positive impact on the character and appearance of the Hampstead Conservation Area.**

## 6.8. Guidance

- 6.8.1 **National Design Guide, Ministry of Housing, Communities and Local Government (2019)** [Appendix 5]: The NDG is the national planning practice guidance for “beautiful, enduring and successful places”. It states that the components for good design are: the layout (or masterplan); the form and scale of buildings; their appearance; landscape; materials; and their detailing. The NDG focuses on what it terms the “ten characteristics”: Context, Identity, Built Form, Movement, Nature, Public Spaces, Uses, Homes and Buildings, Resources, and Lifespan. Four of these characteristics are especially pertinent to the proposed scheme:
- Context: The proposals have been designed according to a thorough understanding and appreciation of the context, history and cultural characteristics of the subject site and the surrounding area. The subject site is located in the Hampstead Conservation Area. The subject site is unique as a survivor and more specifically located in a transitional area from residential towards retail and residential further up Rosslyn



Hill towards the High Street. The design of the scheme blends modern architectural language with elements of the existing traditional architecture which preserves the character and appearance of the CA, and takes the settings of other nearby heritage assets into consideration. The design of the proposed scheme is at an appropriate scale ensures that the impact on the setting of the conservation area and nearby heritage assets is minimal.

- **Identity:** The identity of the subject site (as a mid-late 19th century house) is retained by the proposals by retaining the front façade and building a single dwelling behind it.
- **Built Form:** The architecturally significant elements of the existing built form of the subject site have mostly been retained. The scheme has been designed carefully so as to be sensitive to the bulk, mass and scale of the surrounding buildings in the Conservation Area and nearby heritage assets. The scheme takes inspiration from the traditional building materials, principally brick, already found in the existing building and the conservation area.
- **Nature:** The scheme preserves the green space of its front garden and re-introduces a rear garden, presenting the opportunity for landscaping to both front and rear gardens.

6.8.2. **Building in Context Toolkit, English Heritage and CABE (now the Design Council) (2001)** [Appendix 6]: This was formulated to encourage a high standard of design for development taking place in historically sensitive contexts. The founding and enduring principle is that all successful design solutions depend on allowing time for a thorough site analysis and character appraisal to fully understand context. The application of the principles of good design is considered to reduce or remove potential harm and provide enhancement. It is considered that the proposals have taken full account of the Toolkit's eight principles, as follows:

- *Principle 1: A successful project will start with an assessment of the value of retaining what is there.* The existing subject site comprises an unlisted building (with a small front garden) located on Rosslyn Hill. The house is considered to have an overall positive impact on the character and appearance of the Hampstead Conservation Area, principally by virtue of its architectural merits, meaning the front elevation is of significance, being the only elevation which is currently visible from the public realm. The proposals on the subject site retain this front elevation, making only very minor adjustments to its design, such as to improve the overall composition by raising the parapet. The design of the scheme behind the façade has been based upon a blend of the modern design and the architecture of the currently existing house, introducing windows which match the current design on the rear elevation and being built out of brick. It is sensitive to nearby heritage assets in bulk, scale and massing. As such it is considered that this scheme sustains the settings of other nearby heritage assets and the character and appearance of the conservation area.
- *Principle 2: A successful project will relate to the geography and history of the place and lie of the land.* This Heritage Statement has assessed the history, landscape and use of the local area, and more specifically that of the subject site. The proposed development has thus been informed by an understanding of the history, character and identity of the subject site, the streetscape, and the surrounding area.
- *Principle 3: A successful project will be informed by its own significance so that its character and identity will be appropriate to its use and context.* The scheme has primarily been designed according to understanding of the heritage significance, the character and the identity of the subject site, and also that of the surrounding area. The subject site is located within a part of the conservation area which comprises

a number of mid-late 19<sup>th</sup> and early 20<sup>th</sup> century houses but also civic and retail buildings, and is a lone survivor of those of its type. The subject site's positive contribution to the character and appearance of the conservation area and the settings of nearby buildings is principally by virtue of its architectural interest of its front elevation. The bulk, scale and massing of proposed scheme is sensitive to the surrounding heritage assets and Conservation Area and the proposed architectural detailing, proportions and materials are considered to be appropriate in a blended traditional/modern idiom whilst relating back to the original building— thereby sustaining the Conservation Area's historic and architectural interest.

- *Principle 4: A successful project will sit happily in the pattern of existing development and the routes through and around it. The new scheme is sensitive to the pattern of existing development and does not affect routes.*

- *Principles 5, 6 & 8: A successful project will respect important views. A successful project will respect the scale of neighbouring buildings. A successful project will create new views and juxtapositions which add to the variety and texture of the setting. The proposals do not affect any views within the conservation area which are considered by the local planning authority as being important, as the view both up and down Rosslyn Hill will not be significantly affected by the proposals. The proposals provide variety to the rear courtyard. The proposals have been designed to sustain the positive contribution which the subject site makes to the surrounding conservation area.*

- *Principle 7: A successful project will use materials and building methods which are as high quality as those used in existing buildings. The proposals use materials and appropriate building methods which are as high quality as those in the existing building. The principal materials used will be timber and reused brick from the demolition of the existing building.*

- 6.9. **Overall, the proposals are considered to have a minimal and neutral to positive impact on the character and appearance of the Hampstead Conservation Area.** The proposals have a predominantly **minimal and neutral to positive** impact on the setting of statutorily listed buildings, as discussed above. The proposals are considered to sit comfortably with the architectural language, detailing and style of the building and the Conservation Area; and the increase in bulk, scale and mass will be barely perceptible from the public realm - particularly not from Rosslyn Hill from where the character and appearance of the CA and the architectural and historic interest of the subject site is best appreciated and understood. From the public realm on Rosslyn Hill, any glimpsed views of the roof of the new scheme would be minimal and do not harm the CA. The rear proposed is proportional with a simplified design and the proposed garden space offering enhancement to the character and appearance of the conservation area. The revised proposals have taken account of elements of the pre-application advice for the previous scheme. The proposed scheme reflects the contextual use of materials and detailing to provide enhanced architectural coherence to the building, still respecting and reflecting its hierarchy. **There is therefore considered to be no harm caused to any heritage assets.**

## 7.0. POLICY COMPLIANCE AND JUSTIFICATION STATEMENT

### 7.1. Camden Local Plan (2017)

#### 7.1.1. Policy D1 deals with Design. It requires that development:

- a. respects local context and character;
- b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;
- c. is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;
- d. is of sustainable and durable construction and adaptable to different activities and land uses;
- e. comprises details and materials that are of high quality and complement the local character;
- f. integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;
- g. is inclusive and accessible for all;
- h. promotes health;
- i. is secure and designed to minimise crime and antisocial behaviour;
- j. responds to natural features and preserves gardens and other open space;
- k. incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping,
- l. incorporates outdoor amenity space;
- m. preserves strategic and local views;
- n. for housing, provides a high standard of accommodation; and
- o. carefully integrates building services equipment.

*The Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.*

The proposed scheme has been developed with consideration for the local historic environment, having assessed the impact of the proposals in the contents of this report, and preserves the character of the Conservation Area. Consideration of the settings of the heritage assets both in the Conservation Area and in the vicinity have also been taken into account. The side ramp has been designed to be inclusive and accessible. The scheme provides a new outdoor garden space in the rear, maximizing opportunities for greening, and provides a high standard of accommodation. The materials used will be of a high quality, and durable and sustainable, and will complement the local character.

#### 7.1.2 Policy D2 deals with Heritage. It essentially echoes Section 16 of the National Planning Policy Framework ("NPPF"), stating:

*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**

*Designed 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...*

##### **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;*
- *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.*

The proposed scheme preserves the character and appearance of the Hampstead Conservation Area and the positive contribution the subject site's front elevation makes to the CA is preserved in particular, with the impact assessment above concluding that there are generally minimal and neutral impacts to the conservation area. The proposals provide added architectural interest that draws on the local context, including the subject site. Although there is substantial demolition of the subject site, which is an unlisted building recorded as making a positive contribution to the character and appearance of the conservation area, it is the front elevation, which is being retained, which provides this positive contribution, as the rear elevation cannot be seen from the public realm and does not possess as much architectural or historic interest. The existing side and rear elevations are bland and utilitarian, and the proposals add architectural interest taking inspiration from the existing building and the Conservation Area to the otherwise bland elevations.

This Heritage Statement concludes that the front façade is the principal means by which the subject site forms a positive contribution to the Conservation Area, which has been retained by the proposals and the partial demolition of the rear part of the subject site is not a part which forms a positive contribution, but a neutral contribution at best. The proposed partial demolition of the existing building will constitute neither substantial nor less than substantial harm. Indeed, the redesigned back and side elevation provide the opportunity for the enhancement of the Conservation Area.

## 7.2. Hampstead Neighbourhood Plan 2018

### 7.2.1. Policy DH1: Design

- 1. Development proposals should demonstrate how they respond and contribute positively to the distinctiveness and history of the character areas identified in Map 2 and Appendix 2 through their design and landscaping.*
- 2. Development proposals should demonstrate how they respect and enhance the character and local context of the relevant character area(s) by:*
  - a. Ensuring that design is sympathetic to established building lines and arrangements of front gardens, walls, railings or hedges.*
  - b. Incorporating and enhancing permeability in and around new developments to secure safe and convenient access for pedestrians and cyclists, and avoiding lockable gates and fencing that restricts through access.*
  - c. Responding positively and sympathetically to the existing rhythm, proportion, height, scale, massing, materials and storey heights of surrounding buildings.*
  - d. Protecting the amenity and privacy of neighbouring properties.*
  - e. Demonstrating how the proposal protects and enhances the views as shown on Map 4.*
- 3. All development proposals which are required to produce a design and access statement will need to produce additional information on how the proposal conserves and / or enhances the relevant character area(s) relating to that proposal.*
- 4. Development proposals that fail to respect and enhance the character of the area and the way it functions will not be supported.*

The design proposals have been informed by the assessment of significance within this Heritage Statement by virtue of desktop research, archive visits and visual inspection of the site in person, they respond to the local character and appearance of the Hampstead Conservation Area and specifically contextually around the building. The positive contribution made by the front elevation will be retained. The

landscaping of the front garden will remain. The rear garden will add more greenery into the area. The front boundary railings and gate propose a more sensitively designed historically appropriate option. The additional bulk and mass will respond sympathetically to the surrounding buildings particularly the adjoining Grade II listed Police Station which has a consented increase in bulk and mass itself which is considerable. The materials will be sympathetic to the building's existing materials, by using reused brick, render and timber windows.

### 7.2.2. Policy DH2: Conservation areas and listed buildings

*1. Planning applications within a Conservation Area must have regard to the guidelines in the relevant Conservation Area Appraisal(s) and Management Strategies.*

*2. In reference to NPPF paragraphs 131 to 136, the Plan provides further guidance on the application of these policies below.*

*3. New development should take advantage of opportunities to enhance the Conservation Areas by protecting and, where appropriate, restoring original architectural features, including walls, windows, doors, etc., that would make a positive contribution to the Conservation Areas.*

*4. Development proposals must seek to protect and/or enhance buildings (or other elements) which make a positive contribution to the Conservation area, as identified in the relevant Conservation Area Appraisals and Management Strategies (see Appendix 3).*

The design proposals have been informed by the Hampstead Conservation Area Appraisal and has taken into account the surrounding buildings and the character of the area. See below for the NPPF justification. The positive contribution of the front elevation of the unlisted building of merit is being retained and improved.

## 7.3 Camden Planning Guidance Documents

### 7.3.1 Design (2021)

#### KEY MESSAGES

- Camden has a rich architectural heritage and we have a responsibility to preserve, and where possible, enhance these areas and buildings.
- The Council will only permit development within conservation areas that preserves and where possible enhances the character and appearance of the area.
- Our conservation area statements, appraisals and management plans contain further information and guidance on all the conservation areas.
- Most works to alter a listed building are likely to require listed building consent.
- The significance of 'Non-Designated Heritage Assets' (NDHAs) will be taken into account in decision-making.
- Historic buildings can and should address sustainability and accessibility.
- Heritage assets play an important role in the health and wellbeing of communities.

#### Demolition in conservation areas

*3.11 When determining an application the Council will consider Policy D2 Heritage, the NPPF and our conservation area statements, appraisals and management plans (see below). It is an offence to totally or substantially demolish a building or structure in a conservation area without first getting consent from the Council and we would not normally allow their demolition without substantial justification, in accordance with criteria set out in government policy and guidance including the NPPF, in particular paragraphs 195-196 and 201.*

This Heritage Statement has been produced prior to the seeking of pre-application advice. No demolition has yet taken place at time of writing, and consent for the scheme is being sought by the owners. The case has been made to support the demolition of the rear and façade retention in this heritage statement.

#### Integrating new development with heritage assets

3.45 It is important that all development proposed to a heritage asset or in close proximity to a heritage asset is informed by a thorough understanding of its sensitive context, the historic environment and the significance of the heritage asset and its setting.

3.46 The Council expects that development not only conserves and avoids harm but also takes opportunities to enhance or better reveal the significance of heritage assets and their settings. Development must respect local character and context and seek to enhance the character of an area where possible.

3.47 The Council has published a series of conservation area statements, appraisals, management plans and character studies that provide useful information and guidance on heritage assets, local context and how to achieve appropriate development in a historic context.

The proposals have taken full account of the heritage significance of all relevant heritage assets including Non-Designated Heritage Assets in the vicinity of the subject site. The proposals have consulted local archives, maps, online resources and the conservation area appraisal to inform the contents of this report, as well as conducting a site visit to ensure the preservation of the positive contribution to the Conservation Area. The report has been produced consulting relevant heritage guidance and policies at local and national level.

#### Gardens and Forecourt areas

4.38 Front, side and rear gardens make an important contribution to the townscape of the Borough and contribute to the distinctive character and appearance of individual buildings and their surroundings. Gardens can be prone to development pressure and their loss can result in the erosion of local character, amenity and biodiversity and affect their function in reducing local storm water run-off. More guidance on the design and retention of gardens can be found in CPG Altering and Extending your home.

4.39 The design of front gardens and forecourt spaces should: • consider the relative amounts of hard and soft landscaping., Schemes should seek to minimise the amount of hard landscaping and no more than 50% of the frontage area should become hard landscape. Where parking areas form part of the forecourt enough of the front boundary enclosure should be retained to maintain the spatial definition of the forecourt to the street and provide screening; • retain trees and vegetation which contribute to the character of the site and surrounding area; • retain or re-introduce original surface materials and boundary features, such as walls, railings and hedges, where they have been removed, especially in Conservation Areas. If new materials are to be introduced they should be complementary to the setting; • prevent the excavation of lightwells as a means of providing access to basements where this does not form part of the historical means of access to these areas. For more information see CPG Basements. • The potential detrimental effects of new structures in gardens can be reduced by: • carefully siting structures away from vegetation and trees • designing foundations to minimise damage to the root protection zones of adjacent trees, • including green roofs, green walls on new development and vegetation screens.

The proposals ensure that the front garden is predominantly retained in its current form, aside from the introduction of the side accessible ramp/path. The proposals also introduce more appropriate boundary treatment for the garden enhancing the Conservation Area's appearance and character by making the front elevation more visible from the public realm. A rear garden has also been re-introduced.

### **7.3.2 Hampstead Conservation Area Design Guide**

*"Most properties have traditional low brick walls with gate piers and occasional details picked out in stone or render. Often the simple, low boundary walls would originally have had dark-painted railings to cap them, so where historic railings survive they are very rare indeed and should never be removed, but sensitivity repaired, and reinstated where lost... Where boundary walls or railings have been lost or replaced in non-original materials or to a different design we encourage residents to restore them to their original form. Weatherstruck or bucket-handle pointing is unlikely to be original and is rarely appropriate."*

The original boundary treatment of the house is unknown, however, the proposals will re-introduce a more historically appropriate railing, and gate.



### 7.3.3. Hampstead Conservation Area Appraisal (2001)

#### NEW DEVELOPMENT

*H21 The UDP provides the context and guidance for proposals for new development with regard to appropriate land uses. New development should be seen as an opportunity to enhance the Conservation Area and should respect the built form and historic context of the area, local views as well as existing features such as building lines, roof lines, elevational design, and where appropriate, architectural characteristics, detailing, profile, and materials of adjoining buildings.*

*H22 Hampstead has a variety of building types, ages and styles. There are striking examples of modern architecture and design, however modern development has not always taken account of the area's history and its context. Modern architectural design will not be resisted per se, but it should be considerate to its context.*

*H23 Hampstead contains a range of land uses. In essence, this comprises its high density core of Heath Street/ High Street which has a mixed use character, and a lower density fringe made up of individual dwellings, gardens and open spaces. New development and changes of use should reflect the mixed use and residential character of these areas.*

*H24 The topography of the area gives Hampstead a distinctive character and street pattern. It has created small building plots, a range of building forms, a dense built up urban character with only small amounts of associated open space. In contrast to this, the gentler slopes afford more space and more spacious layout. This contrast is a major characteristic and new development should respect it.*

The proposals have been designed to take into account of the context of the existing building and the historic built form of the surrounding area. The front elevation which is considered to make the principal contribution to the conservation area from the public realm. The rear elevation takes from the front elevation whilst not intending to replicate the formality. The former rear garden is being reinstated.

### 7.3. London Plan (2021)

7.3.1. The London Plan 2021 is the Spatial Development Strategy for Greater London. It sets out a framework for how London will develop over the next 20-25 years and the Mayor's vision for Good Growth.

7.3.2. **Policy HC1** deals with heritage, conservation and growth.

*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.*

The proposals have been designed to be sympathetic to the significance and appreciation of the conservation area, and preserves its special character by retaining the front elevation and front garden area much as they are currently in existence. The settings of the surrounding heritage assets have also been taken into account, managing the design and scale of the new scheme appropriately to minimise any impact on the other nearby heritage assets, as analysed above.

7.3.3. **Policy D3** deals with optimising capacity through the design-led approach:

*D Development proposals should:*

*Form and Layout:*

- 1) *enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions*

*Quality and character :*

*11) respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character*

*12) be of high quality, with architecture that pays attention to detail, and gives thorough consideration to the practicality of use, flexibility, safety and building lifespan through appropriate construction methods and the use of attractive, robust materials which weather and mature well*

The proposals have been sensitively designed by Square Feet Architects and respond to the features found within the subject site already and the Hampstead Conservation Area, and emulates key elements of rear and side elevations' architectural design such as the replacement windows. The form of the replacement scheme takes inspiration from the current house. The materials used will respect conservation standards. The materials and design are high-quality and well-considered taking into account the architectural language of the subject site and preserving its character and appearance.

#### **7.4. The National Planning Policy Framework (December 2024)**

- 7.3.1. The National Planning Policy Framework (NPPF) was updated in December 2024 and provides a full statement of the Government's planning policies.
- 7.3.2. The NPPF contains a presumption in favour of sustainable development sympathetic to the conservation of designated heritage. The government's definition of sustainable development is one that incorporates all the relevant policies of the Framework, including the protection and enhancement of the historic environment.
- 7.3.3. Relevant NPPF Policies are found in Section 12 "Achieving Well-Designed Places" and Section 16 "Conserving and Enhancing the Historic Environment".
- 7.3.4. Paragraph 131 states that "*Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities*". Section 12 goes on to outline the core expectations for good design and the importance of engagement between stakeholders relating to design:

*Paragraph 135. Planning policies and decisions should ensure that developments:*

- *a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- *b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- *c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- *d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*

*Paragraph 139. Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:*

## 26 Rosslyn Hill - Heritage Statement (February 2025)

- a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or
- b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

The tenets of these paragraphs support the importance of good design in relation to conserving and enhancing the historic environment in Section 16:

*Paragraph 203. In determining applications, local planning authorities should take account of:*

- (a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

The proposals reflect local design policies and government guidance, as well as Camden's supplementary planning documents. The design is sympathetic to the local character and history of the Hampstead Area, preserving the character of Rosslyn Hill and includes the sensitive use of traditional materials and design to minimize the impact. The appearance, scale, mass and height of the scheme respect the surrounding buildings and local area as outlined above.

- 7.3.5. Section 16 deals with Conserving and Enhancing the Historic Environment. Paragraph 202 states that heritage assets “*irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations*”.

*Paragraph 213. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:*

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

*Paragraph 215. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*

*Paragraph 216. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*

The proposals do not harm any designated heritage assets, as has been analysed in the above report. The subject site itself is unlisted but a positive contributor to the CA, and no negative impact on the significance or setting of any heritage asset in the vicinity is apparent from the proposals having been designed sensitively. The scheme preserves the character of the conservation area, having been assessed during this Heritage Statement.

This Heritage Statement concludes that the front façade is the principal means by which the subject site forms a positive contribution to the Conservation Area, which has been retained by the proposals and the



partial demolition of the rear part of the subject site is not a part which forms a positive contribution, but a neutral contribution at best. By definition therefore, the proposed partial demolition of the existing building will constitute neither substantial nor less than substantial harm.

## 8.0. CONCLUSION

- 8.1. An assessment of the impact of the proposals to the subject site concludes there would be **a minimal and neutral to positive impact on the character and appearance of the Hampstead Conservation Area**. The proposals have a predominantly **minimal and neutral to positive** impact on the setting of statutorily listed buildings, as discussed above. The proposals are considered to sit comfortably with the architectural language, detailing and style of the building and the Conservation Area; and the increase in bulk, scale and mass will be barely perceptible from the public realm - particularly not from Rosslyn Hill from where the character and appearance of the CA and the architectural and historic interest of the subject site is best appreciated and understood. From the public realm on Rosslyn Hill, any glimpsed views of the roof of the new scheme would be minimal and do not harm the CA. **There is therefore considered to be no harm caused to any heritage assets.**
- 8.2. This Heritage Statement has been written in accordance with the latest guidance and policies. The proposals are considered to sustain the architectural and historic interest of **Hampstead Conservation Area** and thereby cause **no harm** to its significance.
- 8.3. The applicant has recognised the importance of performing investigations and analysis necessary for the assessment of the effects of the proposed works on the special interest of the identified heritage assets. This approach has been beneficial with regard to the process of acknowledging the best practice guidance as outlined in the NPPF and in local policies. It is considered that the information provided in this Heritage Statement is proportionate to the significance of the subject site. It sets out an appropriate level of detail sufficient to understand the potential heritage implications of the proposals in accordance with the proportionate approach advocated by Paragraph 194 of the NPPF.
- 8.4. The proposals are considered to sustain an appreciation and understanding of the historic and architectural interest of the subject site by sustaining those elements that have been identified as contributing positively to its special interest. It is therefore concluded that the proposed works satisfy the relevant clauses of the NPPF. These are consistent with the spirit of local, regional and national planning policies and conservation principles.

## APPENDIX 1: LIST DESCRIPTIONS

### 1 Official list entry

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1130397

Date first listed:

13-Aug-1998

Date of most recent amendment:

14-Feb-2018

List Entry Name:

Former Police Station and Courthouse, including stable and harness room, railings and lamps

Statutory Address 1:

Rosslyn Hill & Downshire Hill, Hampstead, London, NW3 1PD

#### Location

Statutory Address:

Rosslyn Hill & Downshire Hill, Hampstead, London, NW3 1PD

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

County:

Greater London Authority

District:

Camden (London Borough)

Parish:

Non Civil Parish

National Grid Reference:

TQ2686585549

#### Summary

Former Police Station and Courthouse, including stable and harness room, railings and lamps, 1913, by John Dixon Butler, surveyor to the Metropolitan Police.

#### Reasons for Designation

The former Hampstead Police Station and Courthouse, including stable and harness room, railings and lamps, is listed at Grade II, for the following principal reasons:

Architectural interest:

\* A bold and assured composition of considerable civic presence, the strict uniformity of the pedimented principal elevation offset by the picturesque elements of the entranceway and courthouse, built to a high standard in good quality materials; \* Intricately planned to provide separate areas for the different primary functions of the building, with careful consideration of the requirements of the various parts; \* The hierarchy of spaces is expressed in the internal detailing, and the stairs, in particular, reflect the status and character of the different areas; \* The high-status of the courthouse is manifest in the internal joinery and plasterwork, and the courtroom has an extensive scheme of panelling and furniture; \* The police station is plainly detailed internally, but has architectural features,



such as the rounded angles of the walls, and its plan form, which reflect its function.

Historic interest:

\* An early example of a combined police station and courthouse, and possibly the first to provide facilities for dealing with juvenile suspects; \* An excellent example of the design capabilities of John Dixon Butler, one of the most accomplished Metropolitan Police architects

Group value:

\* With the listed K6 telephone box which stands in front of the building, forming a small-scale civic ensemble.

### **History**

The Hampstead Police Station and Magistrates' Court was designed in 1912 by John Dixon Butler, Architect and Surveyor to the Metropolitan Police, and opened in December the following year. It was an early example of a combined police station and petty sessions court, and was one of the first courts to include facilities for juvenile offenders. It remained in its original use for just short of a century, closing in 2013.

The police station was the third iteration of such in Hampstead following the Metropolitan Police Act of 1829, providing a large, multi-purpose facility. The freehold for the site on the corner of Rosslyn Hill and Downshire Hill was acquired for £6250 in 1909, and two pairs of semi-detached buildings were demolished to create the large plot. There is an incomplete set of plans of the building at the Metropolitan Police Heritage Centre, which specify the accommodation to be provided in the station and court. The former comprised administrative offices, men's and women's cells, detention room, surgeon and matron's room, a parade room for 60 men, four-stall stable loose box and harness room (detached), quarters for a married inspector and constable, and quarters for 30 single men. There was also bicycle parking, an ambulance shelter, and facilities for cleaning and drying uniforms, storage and dining. Within the courthouse, in addition to the courtroom, there was a juvenile offender's examination room – believed to be the first example of its kind, magistrate's room, clerk and solicitor's rooms, and public waiting rooms.

From the plans it is clear that the functions of the building were physically separated internally, and were accessed from separate external entrances. The Rosslyn Hill range was largely dedicated to use by the police, holding the main police station facilities on the ground floor, the two sets of lodging quarters and dining facilities on the ground and first floors, and ancillary accommodation in the basement. The Downshire Hill range held the courthouse and associated facilities on the ground and first floors; it also had private store rooms in the basement, separate from the police accommodation. There was an external covered stair, enabling prisoners to be moved directly from the charge room to the court. The second floor, also in police use, held the large staff dormitory. The routes of circulation were carefully considered and cleverly laid out, and the success of the scheme is evidenced by the fact that many of the principal functions remained in their original spaces, despite the repeated renovation of the building.

Changes in the operation and organisation of police stations resulted in a number of alterations to the building, the greatest of which is the insertion of internal doorways to unify, and enable passage between, the separate areas of the building. Although the original layout remains discernible, particularly given the existence of Dixon Butler's plans of the basement and ground floor, the alterations have lessened its clarity. As part of the reconfiguration, a stair has been inserted to connect the courtroom lobby and the former flat on the ground floor,

and the stair to the first-floor flat has been removed. Other changes to the plan include the reconfiguration of the police station lobby and CID office, the subdivision of wide corridors to form separate passages, the reconfiguration of the large association cell into two, and the insertion of additional cells in the former basement parade room. The external covered walkway, part of the original scheme, has been reconfigured and reclad in modern materials.

John Dixon Butler (1861-1920) was appointed Architect and Surveyor to the Metropolitan Police in 1895, following the retirement of his father, who had held the post since 1881. Dixon Butler was articled to his father, John Butler, and hence had an excellent education in the design and planning of police-related buildings; he also studied at University College London and the Architectural Association, and was elected a fellow of the RIBA in 1906. He began his tenure with the police assisting Richard Norman Shaw with buildings at Scotland Yard and Cannon Row, and the Arts and Crafts influence of the older architect resonates in Dixon Butler's oeuvre. He designed over 200 police stations and courts, of which only 58 are known to have survived; 21 of those are listed.

### **Details**

Former Police Station and Courthouse, including stable and harness room, railings and lamps, 1913, by John Dixon Butler, surveyor to the Metropolitan Police.

**MATERIALS:** constructed from red brick laid in Flemish bond, with glazed brick to the basement and plinth, with limestone dressings, slate roofs and brick chimneystacks.

**PLAN:** the building is roughly U-shaped and stands on a corner plot, with the principal elevation facing south-west onto Rosslyn Hill, and the return wings facing north-west onto Downshire Hill, and projecting into the rear courtyard. The building abuts 26 Rosslyn Hill on the south-east, and has been linked to it internally.

The building's functions were originally separate from each other internally, though in the period since, openings have been inserted to allow passage across the building. The ground floor of the Rosslyn Hill range was the core functional area of the police station, containing the main offices and charge room, with cells in the rear wing. The basement contains rooms originally for maintenance of uniforms, fuel storage and the police mess and parade rooms (subdivided). There were two sets of living quarters within the building, intended for the married inspector and a married constable; these are at the southern corner of the ground and first floors, each have three main rooms and were originally accessed separately from Downshire Hill. The first floor contains the main dining room and kitchens, which have been extended above the cell wing. A large dormitory, intended to sleep 30 men, is on the second floor, and appears to have been partially subdivided. The Downshire Hill range is largely occupied by the courthouse and related accommodation; the public entrance leads to various waiting rooms and offices on the ground floor, and the courtroom itself is on the first floor. A covered corridor links the charge room directly to the courthouse.

There is a detached block within the rear courtyard which is understood to have originated as a stable and harness room, later converted to offices.

**EXTERIOR:** the principal elevation faces south-west onto Rosslyn Hill, and is two storeys plus attic and basement. It is symmetrical in its general form, though on the right-hand side a picturesquely grouped set of features offset the otherwise rhythmical elevation; a short flight of steps leads to the double panelled front doors, which stand within a richly moulded architrave with an open pediment supported on elongated console brackets, with a large keystone beneath the inscription 'POLICE'. Above, there is an oculus lined in moulded stone, and to

the right, a canted bay window rises from the basement. To the left of the door, the ground and first floors have five closely-spaced windows beneath a large central pediment, with two wider window bays to the far side. Windows, generally, are six-over-six-pane sashes, which, on the ground floor have moulded, eared architraves. There is a wide entablature with a dentil cornice above. The central pediment has three pairs of four-over-four sashes with a keyed oculus above. To either side, projecting from the pitched roof, are dormers with paired sashes in moulded, pedimented architraves. The basement has an open light void running the length of the elevation, with iron railings supported on tapering square piers; those piers to either side of the front door hold iron lanterns.

Elements of the principal elevation are continued on the return: the dentil cornice, stone banding, dormers, and architraves, though the composition itself is less regular, with large areas of blind brickwork. On the left is a single doorway in a moulded architrave with a keystone and over-light, giving access to the two sets of lodgings for married staff; on the first floor are two narrow windows, and paired windows in the attic gable. To the left is the doorway to the courthouse, which forms the centrepiece of the Downshire Hill façade. Double doors stand within a moulded architrave with a cornice above and a label before the pulvinated frieze stating 'COURT'. The doorway has a semi-circular hood-mould with an exaggerated keystone, breaking into nine-light mullioned and transomed window above, with leaded glazing. Left of the main entrance are two single and one tripartite windows in stone surrounds, and to the extreme left, at basement level due to the falling ground level, is the staff entrance to the court: a single panelled door in a moulded architrave with a keystone. The roofline drops above the courthouse, and the pitched roof has a large lantern lighting the first-floor courtroom. To the left of the elevation is the vehicle entrance to the rear yard; gates are supported on piers of glazed bricks with stone bands and caps.

The courtyard-facing elevations are more utilitarian, and are obscured by later-C20 additions, including the rebuilt covered stair between the charge room and court, a brick lean-to, caged walkways, and fire escape stairs. Window openings have gauged brick lintels and are varied in size, with many original sashes remaining. The series of cells in the rear wing has distinctive narrow horizontal windows; above, the first floor has been extended. Various window openings and doorways have been blocked; these are evident in the brickwork.

INTERIOR: the interiors have been modified on a number of occasions over the course of the life of the building, and although the general planning has survived, original interior fixtures and fittings have survived less well, particularly in those parts of the building intended for police use.

There is a legible difference between the interior treatment of the police-occupied parts of the building, and the courthouse. The police station is largely devoid of historic internal fixtures, though is likely to have begun as a relatively utilitarian space, perhaps with the exception of the entrance lobby. Moulded window architraves survive throughout, as do simple internal doorway architraves. Within the areas where suspects were held, that is, the charge room, cells and detention rooms, and matron's and surgeon's room, the angles of the internal walls are rounded. The cells retain heavy metal doors with hatches, possibly dating from the mid-C20. The stair, which rises the height of the building, is a simple iron construction with a modern handrail and is tiled to dado height with white tiles with green borders; these have been painted over. The entrance lobby and CID office have been reconfigured, and the original 'association cell' divided into two single cells.

In the basement, the plan form is largely intact, notwithstanding the late-C20 subdivision of the parade room to create additional cells. The former bicycle store and ambulance shelter, originally accessed from the rear yard, have been incorporated into the general accommodation, and there has been the subdivision of a corridor and

the former mess and drying room. These are utilitarian spaces without notable fixtures or decorative finishes.

The two sets of lodgings on the ground and first floor, originally accessed only from Downshire Hill, each had three principal rooms and a scullery and coal store. The short stair to the ground-floor flat has a heavy moulded timber newel, stick balusters and a moulded handrail. The flats do not contain features related to their domestic use, besides an arched niche to one side of a chimneybreast on the ground floor. Their plan forms remain legible, though the stair to the upper flat has been removed, and access routes created into the courthouse and police station. Also on the first floor are the main dining room and kitchens; this area has modern fittings, finishes and subdivisions, and has been extended over the cell wing.

The courthouse received a greater level of internal treatment and detailing, signifying its high status. The public entrance lobby and waiting rooms feature high-quality moulded plasterwork, joinery, and parquet and terrazzo floor coverings. Dentil cornices and coving survive above suspended ceilings. The stair between the lobby and public waiting room has a moulded handrail and decorative cast iron balusters; a second stair in the same style, providing a private route of circulation for magistrates and staff, rises from a separate entrance further north on Downshire Hill, leading to the back of the courtroom. The public waiting area has fixed benches and is lit by the nine-light mullioned and transomed window. The courtroom itself has timber panelled walls, a deep cornice with dentils, and is open to the roof, where it is lit by a pitched lantern supported on a steel framework. The jury stand, clerk seating and public gallery are also panelled, and the dock is raised on a dais and bounded by cast iron railings.

SUBSIDIARY FEATURES: the former stable block and harness room stand at the north-east corner of the rear courtyard, facing north-west. On the ground floor are a series of doors and windows under slightly cambered, gauged-brick lintels; the left-hand side of the elevation is obscured by a late-C20 extension. Above, on the first floor, are two dormers with pairs of sash windows, and a third dormer the left with an inserted sash, possibly replacing an opening to a hayloft. The building had been converted to offices by 1986, and is not believed to contain any features related to its original use.

## **2 Official list entry**

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1130398

Date first listed:

10-Jun-1987

List Entry Name:

K6 TELEPHONE KIOSK OUTSIDE THE POLICE STATION

Statutory Address 1:

K6 TELEPHONE KIOSK OUTSIDE THE POLICE STATION, ROSSLYN HILL

Location

Statutory Address:

K6 TELEPHONE KIOSK OUTSIDE THE POLICE STATION, ROSSLYN HILL

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



County:  
Greater London Authority  
District:  
Camden (London Borough)  
Parish:  
Non Civil Parish  
National Grid Reference:  
TQ 26852 85541  
Details  
CAMDEN

TQ2685NE ROSSLYN HILL 798-1/27/1398 K6 Telephone kiosk outside the 10/06/87 Police Station

GV II

Telephone kiosk, type K6. 1935. Designed by Sir Giles Gilbert Scott. Made by MacFarlane of Glasgow. Cast-iron. Square kiosk with domed roof, unperforated crowns to top panels and margin glazing to windows and door.

### **3 Official list entry**

Heritage Category:  
Listed Building  
Grade:  
II  
List Entry Number:  
1078269  
Date first listed:  
14-May-1974  
List Entry Name:  
NUMBERS 50 AND 51 AND ATTACHED AREA WALLS AND BALUSTRADE  
Statutory Address 1:  
NUMBERS 50 AND 51 AND ATTACHED AREA WALLS AND BALUSTRADE, 50 AND 51, DOWNSHIRE HILL

### **Location**

Statutory Address:  
NUMBERS 50 AND 51 AND ATTACHED AREA WALLS AND BALUSTRADE, 50 AND 51, DOWNSHIRE HILL  
The building or site itself may lie within the boundary of more than one authority.

County:  
Greater London Authority  
District:  
Camden (London Borough)  
Parish:  
Non Civil Parish  
National Grid Reference:  
TQ 26881 85581

### **Details**

CAMDEN

TQ2685NE DOWNSHIRE HILL 798-1/27/340 (South side) 14/05/74 Nos.50 AND 51 and attached area walls & balustrade

GV

II

Pair of terraced houses. Mid C19 with later alterations. Stucco. 3 storeys, attics and basements. No.50: 4 windows. Central prostyle portico; doorway with pilaster-jambs, cornice-head, patterned fanlight and panelled door approached by steps with attached cast-iron railings. Architraved casements; 4-light to left of porch, 2-light with margin glazing and cast-iron balcony to right. 1st floor architraved casements with console bracketed pediments, margin glazing and continuous cast-iron balcony; right hand pediment replaced by later architraved 4-pane sash. Cornice and blocking course with C20 dormer. No.51: 1 window plus 1 window 2 storey recessed entrance extension. Doorway with pilasters, bracketed hood, fanlight and panelled door. Casements similar to No.50; 1st floor with 2-light window above pediment. Cornice and blocking course. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached to both houses, a stucco balustrade on dwarf brick wall to areas.

#### **4 Official list entry**

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1330383

Date first listed:

11-Aug-1950

List Entry Name:

22 AND 24, ROSSLYN HILL

Statutory Address 1:

22 AND 24, ROSSLYN HILL

#### **Location**

Statutory Address:

22 AND 24, ROSSLYN HILL

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

County:

Greater London Authority

District:

Camden (London Borough)

Parish:

Non Civil Parish

National Grid Reference:

TQ 26911 85534

#### **Details**

CAMDEN

TQ2685NE ROSSLYN HILL 798-1/27/1392 (North East side) 11/08/50 Nos.22 AND 24

GV II

Detached house, now 2 residences. Mid C19 rebuilding of a mid C18 house. Multi-coloured stock brick with bands at floor levels. Tiled hipped roof with central slab chimney-stack and modillion eaves cornice. No.22: main south-west front 3 storeys and basement. 5 windows. Central entrance with carved console-bracketed hood, panelled door and patterned overlight. Segmental arches to flush framed sashes with exposed boxing. Left hand south-east return of 6 windows, all but 2 blind, which now form part of No.24; ground floor bowed bay, having gauged red brick flat arches to sashes, and rear extension added later C19. Above bay window a tablet inscribed "MZR 1702" which may have been reused from elsewhere. No.24: main south-east front formed from 2 windows of No.22 left hand return. At ground floor, a matching bowed bay. All in similar style. Entrance in recessed 1914 (plaque) extension; gauged red brick segmental arch with keystone, recessed part-glazed panelled door with overlight approached by steps. Above bay window a stucco tablet inscribed "WRS May 7th 1702" but thought to be a fake. INTERIORS: not inspected but both noted to have a panelled hall and staircase with closed string and turned balusters.

### 5 Official list entry

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1378699

Date first listed:

14-May-1974

Date of most recent amendment:

11-Jan-1999

List Entry Name:

3 AND 3A, HAMPSTEAD HILL GARDENS

Statutory Address 1:

3 AND 3A, HAMPSTEAD HILL GARDENS

#### Location

Statutory Address:

3 AND 3A, HAMPSTEAD HILL GARDENS

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

County:

Greater London Authority

District:

Camden (London Borough)

Parish:

Non Civil Parish

National Grid Reference:

TQ 26937 85548

#### Details

CAMDEN

TQ2685NE HAMPSTEAD HILL GARDENS 798-1/27/763 Nos.3 AND 3A 14/05/74 (Formerly Listed as: HAMPSTEAD HILL GARDENS Nos.1 & 2, Nos.3-5 (consec), Nos.7-11 (odd))

GV

II

Detached studio house, now sub-divided. 1877-8 right hand portion, extended 1881 to left. All by Batterbury & Huxley. For the illustrator Charles Green. Red brick with plain 1st floor band. Tiled hipped roofs with segmental pedimented dormers, very tall slab chimney-stacks and coved eaves cornice. EXTERIOR: 2 storeys and attics. Irregular front 2 windows to each portion. Right hand portion built as a studio with chambers beneath. Round-arched rubbed brick entrance with Ionic pilasters supporting a pediment; panelled door with fanlight. To right, slightly projecting bay with Venetian type transom and mullion windows in rubbed brick cases to ground and 1st floor; 1st floor window having a festooned frieze and pediment; to right a narrow window. Pedimented dormer with oculus supported by scrolled consoles. Above entrance, a rubbed brick plaque dated 1877. Left hand bay projects, base of right hand bay converted to a garage. Gauged brick flat arches to transom and mullion casements, those to 1st floor with undulating brick aprons. All windows with small leaded panes. INTERIOR: not inspected at time of survey but noted to have a fine contemporary staircase. HISTORICAL NOTE: Charles Green was an illustrator for 'The Graphic' and 'Once a Week'.

## APPENDIX 2: RELEVANT PLANNING HISTORY

1956 AR/TP.79329/453/NW — The request for formation of a new means of access to the highway at No.26 Rosslyn Hill, Hampstead

1984 E7 19 15 PL 8401111 – The request to change No.26 Rosslyn Hill from residential to Police purposes, and potentially requesting redevelopment of the site provided it retained the character of the Conservation Area.

1988 PL 8703050 - The provision of parking an enlarged police yard and the rebuilding of a boundary wall.



## APPENDIX 3: EXISTING AND PROPOSED DRAWINGS

As prepared by Square Feet Architects, these drawings show the drawings of the subject site as existing and as proposed. Please note these may not be to scale. The full bundle of drawings by Square Feet Architects which accompany this Heritage Statement should be consulted.



Figures 47 and 48: Existing (above) and Proposed (below) Front (west) elevations of subject site.





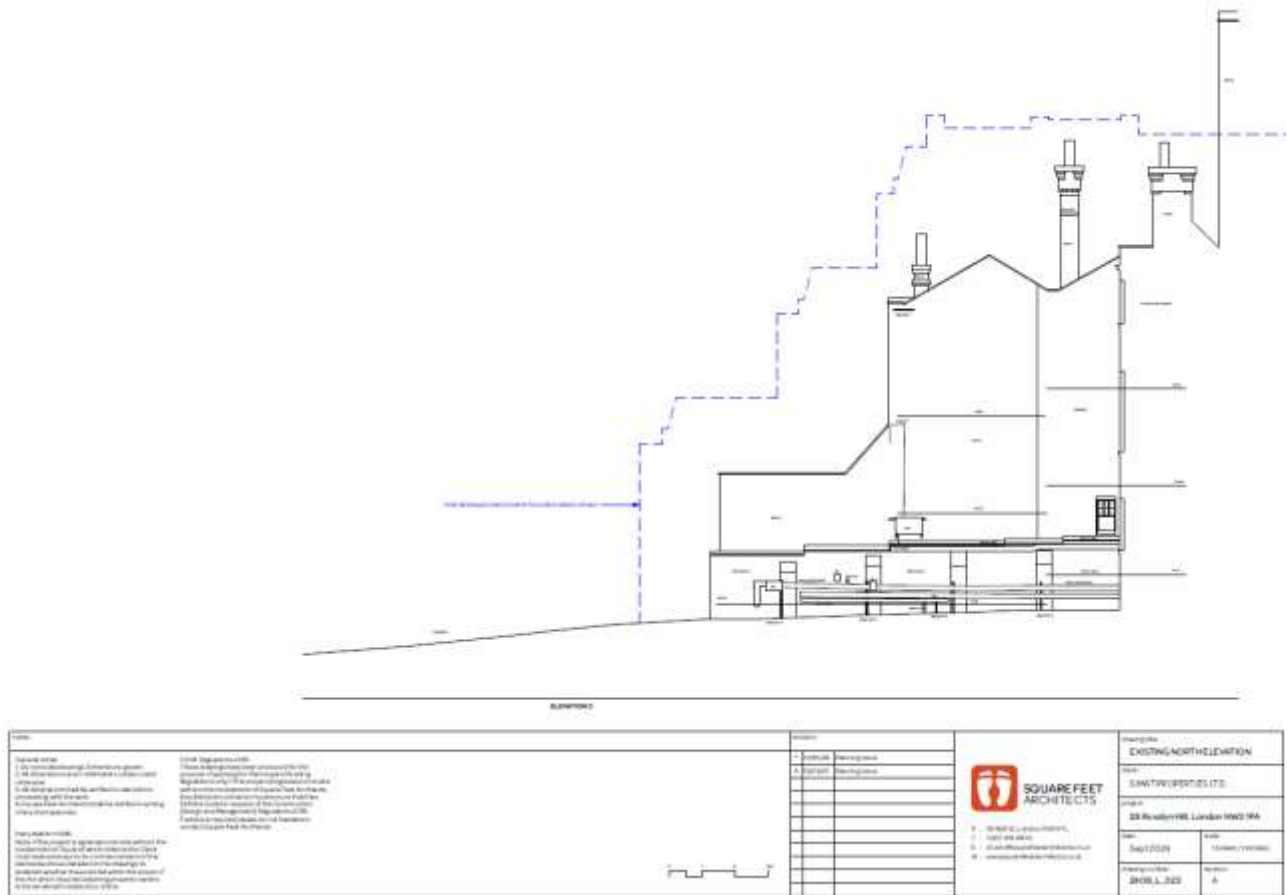
Figures 49 and 50: Existing (above) and Proposed (below) Rear (east) elevations of subject site



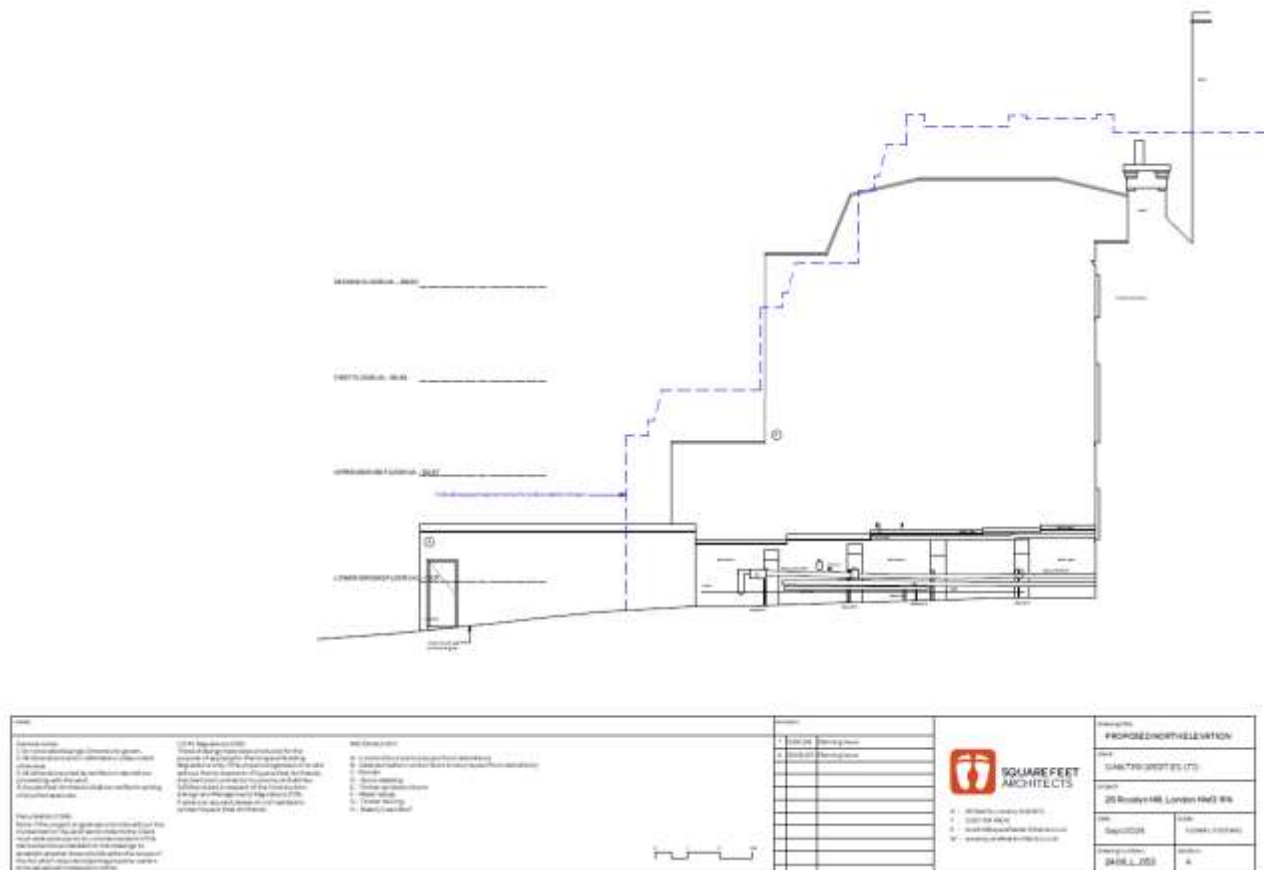


Figures 51 and 52: Existing (above) and Proposed (below) Side (south) elevations of subject site



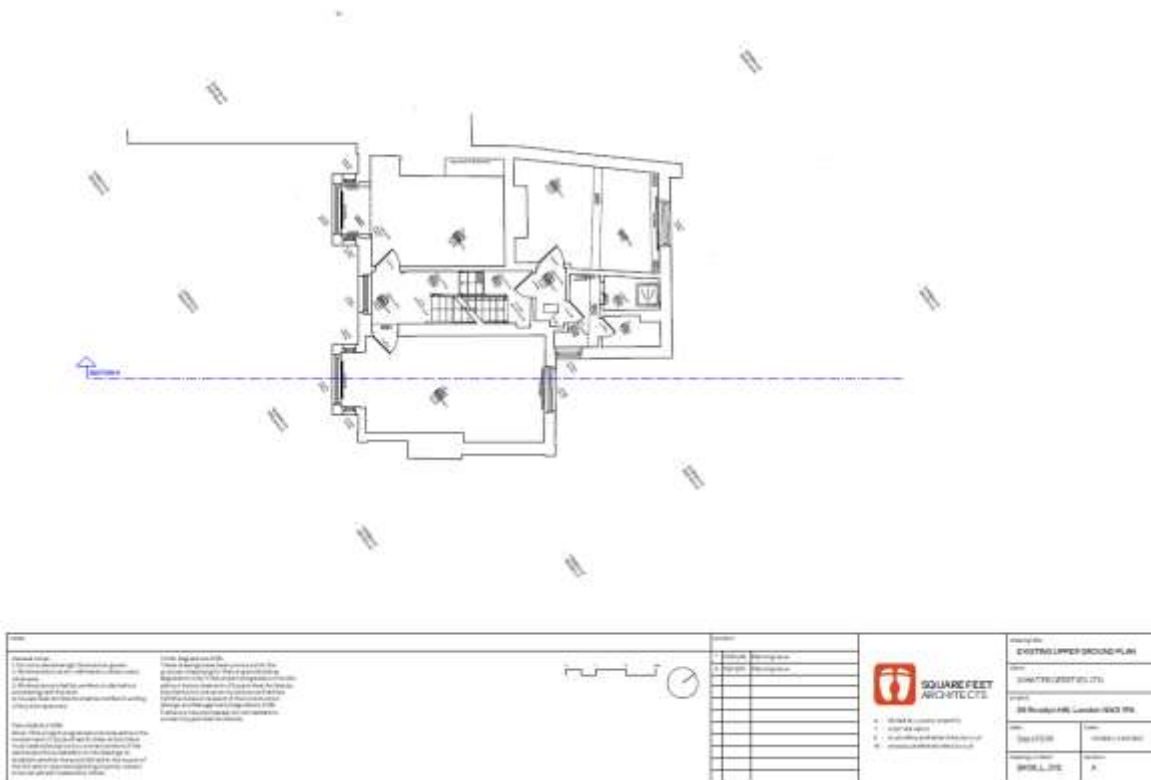


Figures 53 and 54: Existing (above) and Proposed (below) Side (north) elevations of subject site

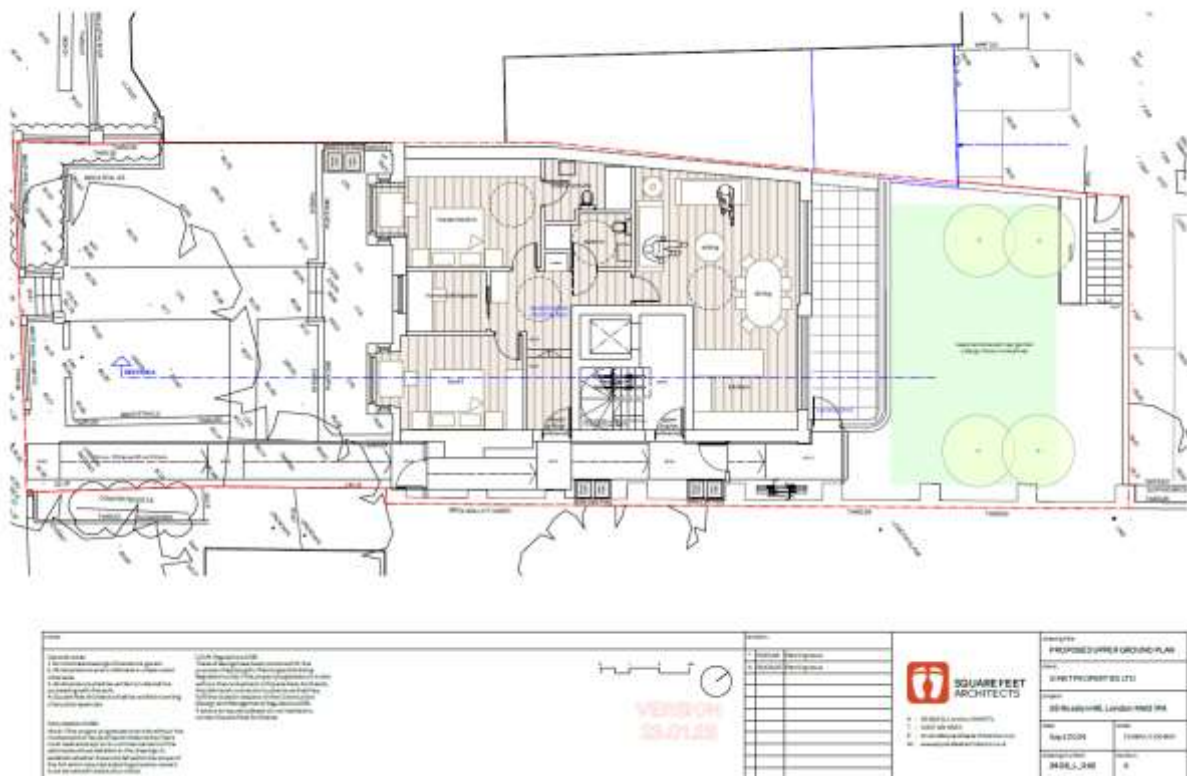


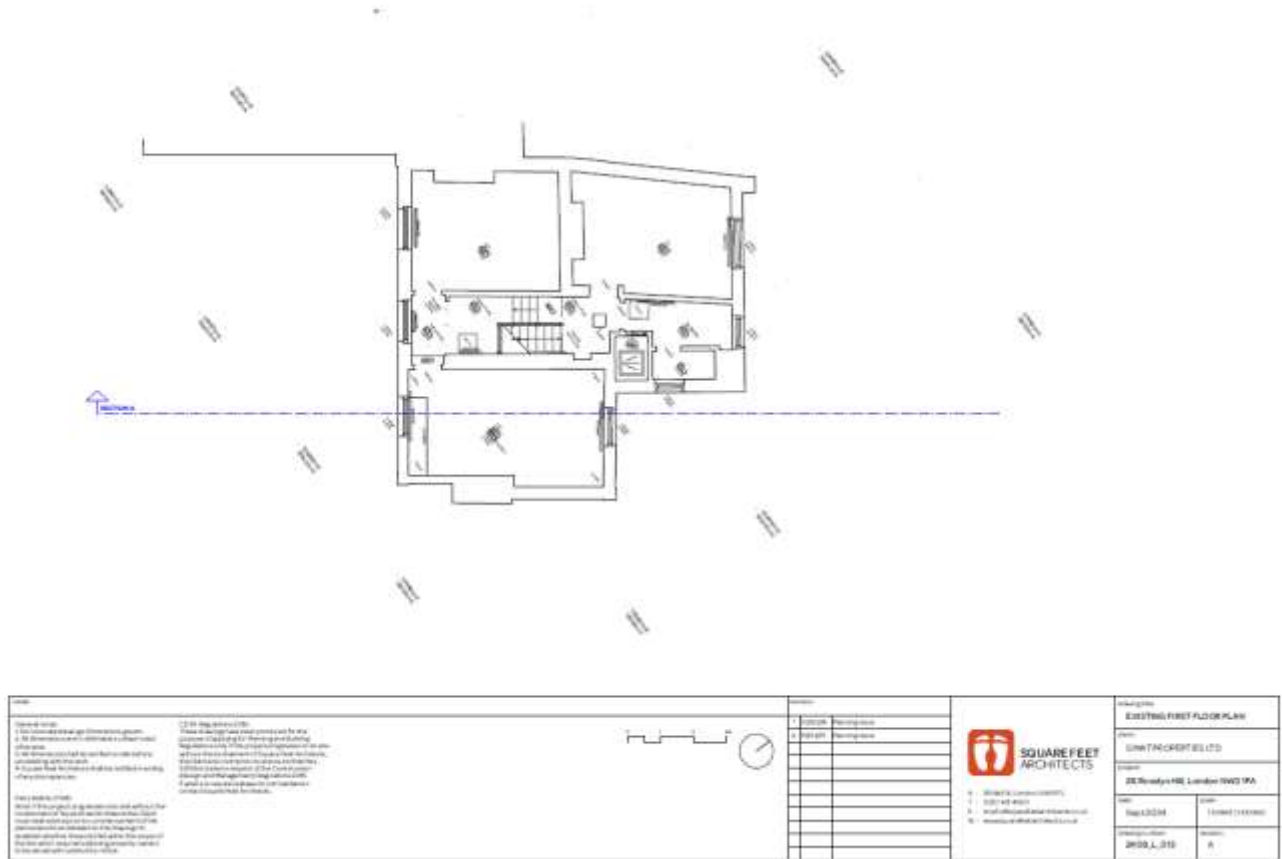


**and Proposed (below**



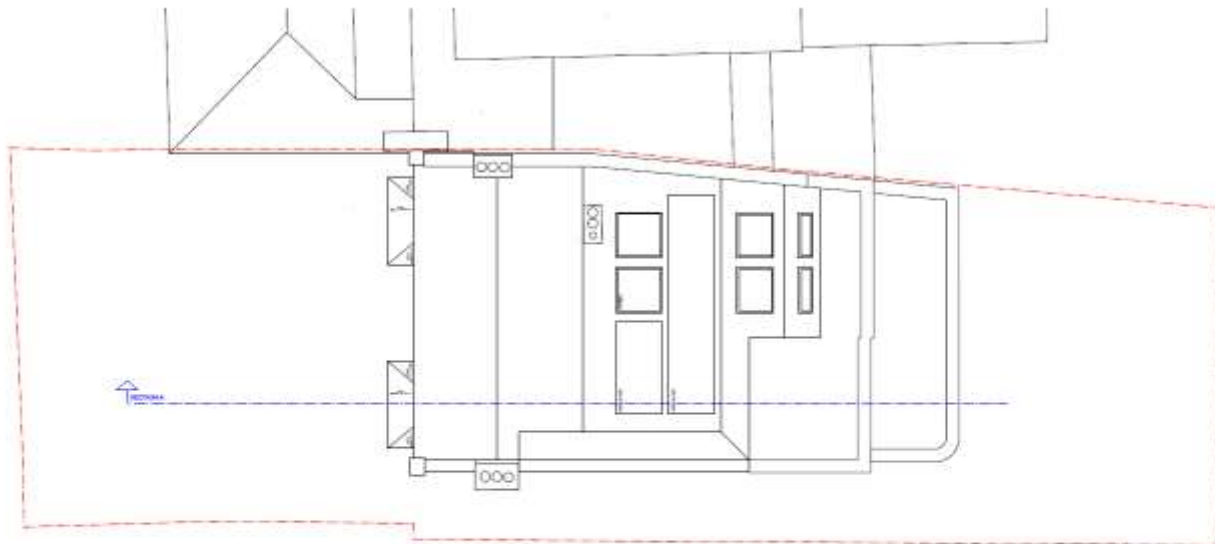
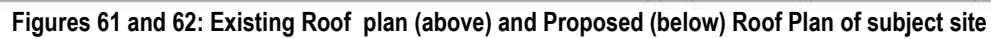
Figures 57 and 58: Existing plan (above) and Proposed (below) Upper Ground Floor Plan of subject site





Figures 59 and 60: Existing plan (above) and Proposed (below) First Floor Plan of subject site







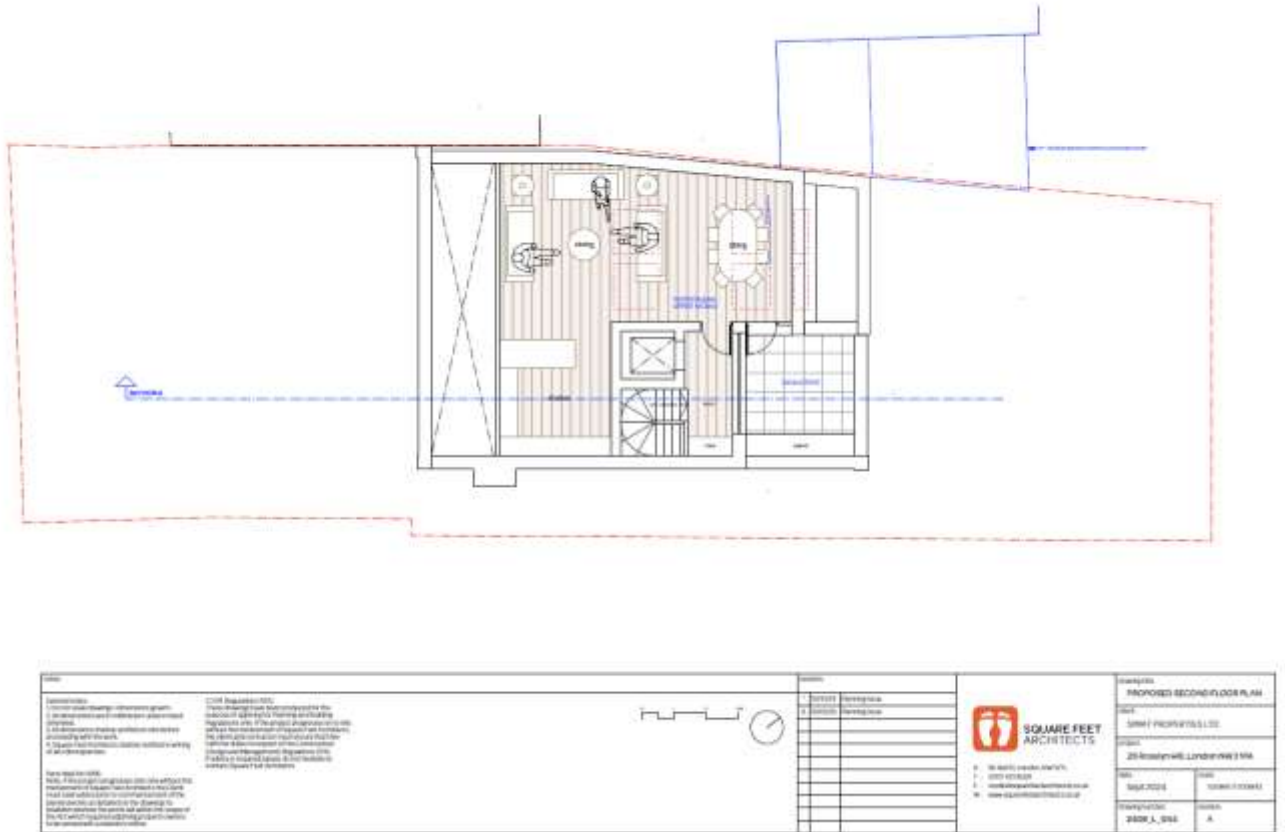
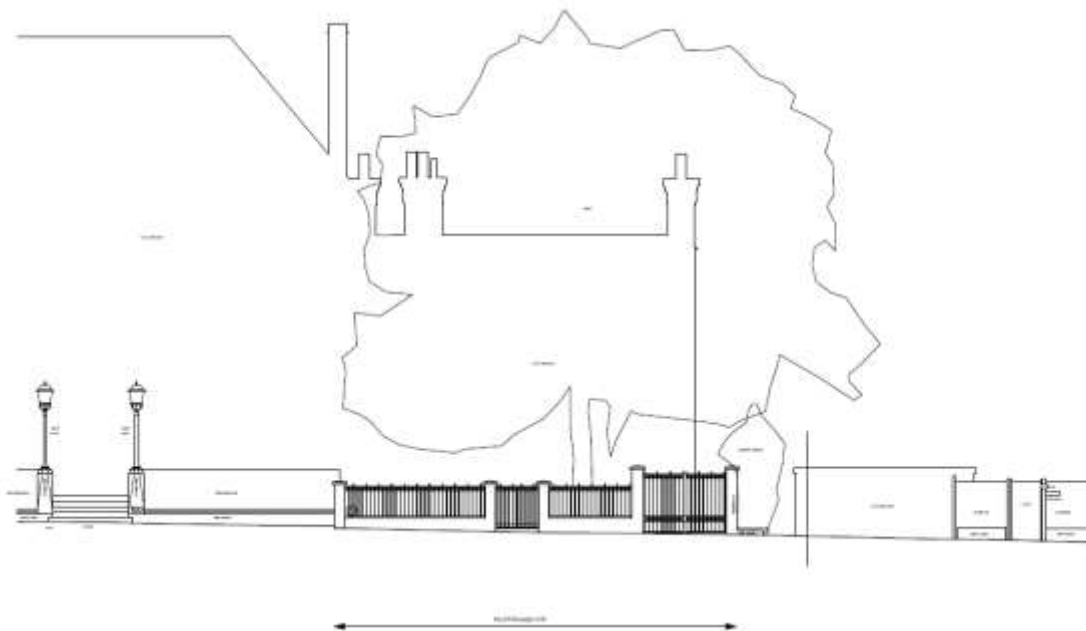


Figure 63: Proposed Second Floor Plan of subject site

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[illegible][illegible]

## **APPENDIX 4: HISTORIC ENGLAND'S PLANNING NOTE 3: "THE SETTING OF HERITAGE ASSETS", DEC 2017**

This note gives assistance concerning the assessment of the setting of heritage assets. Historic England recommends the following broad approach to assessment, undertaken as a series of steps that apply proportionately to the complexity of the case, from straightforward to complex:

### **Step 1: Identify which heritage assets and their settings are affected.**

The setting of a heritage asset is 'the surroundings in which a heritage asset is experienced'. Where that experience is capable of being affected by a proposed development (in any way) then the proposed development can be said to affect the setting of that asset. The starting point of the analysis is to identify those heritage assets likely to be affected by the development proposal.

### **Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.**

This assessment of the contribution to significance made by setting will provide the baseline for establishing the effects of a proposed development on significance. We recommend that this assessment should first address the key attributes of the heritage asset itself and then consider:

- the physical surroundings of the asset, including its relationship with other heritage assets
- the asset's intangible associations with its surroundings, and patterns of use
- the contribution made by noises, smells, etc to significance, and
- the way views allow the significance of the asset to be appreciated

### **Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it.**

The wide range of circumstances in which setting may be affected and the range of heritage assets that may be involved precludes a single approach for assessing effects. Different approaches will be required for different circumstances. In general, however, the assessment should address the attributes of the proposed development in terms of its:

- location and siting
- form and appearance
- wider effects
- permanence

**Step 4: Explore ways to maximise enhancement and avoid or minimise harm.**

Enhancement may be achieved by actions including:

- removing or re-modelling an intrusive building or feature
- replacement of a detrimental feature by a new and more harmonious one
- restoring or revealing a lost historic feature or view
- introducing a wholly new feature that adds to the public appreciation of the asset
- introducing new views (including glimpses or better framed views) that add to the public experience of the asset, or
- improving public access to, or interpretation of, the asset including its setting

Options for reducing the harm arising from development may include the repositioning of a development or its elements, changes to its design, the creation of effective long-term visual or acoustic screening, or management measures secured by planning conditions or legal agreements. For some developments affecting setting, the design of a development may not be capable of sufficient adjustment to avoid or significantly reduce the harm, for example where impacts are caused by fundamental issues such as the proximity, location, scale, prominence or noisiness of a development. In other cases, good design may reduce or remove the harm, or provide enhancement. Here the design quality may be an important consideration in determining the balance of harm and benefit.

**Step 5: Make and document the decision and monitor outcomes.**

It is good practice to document each stage of the decision-making process in a non-technical and proportionate way, accessible to non-specialists. This should set out clearly how the setting of each heritage asset affected contributes to its significance or to the appreciation of its significance, as well as what the anticipated effect of the development will be, including of any mitigation proposals.



## Assessment Step 2 Checklist

The starting point for this stage of the assessment is to consider the significance of the heritage asset itself and then establish the contribution made by its setting. The following is a (non-exhaustive) check-list of potential attributes of a setting that may help to elucidate its contribution to significance. It may be the case that only a limited selection of the attributes listed is likely to be particularly important in terms of any single asset.

### **The asset's physical surroundings**

- Topography
- Aspect
- Other heritage assets (including buildings, structures, landscapes, areas or archaeological remains)
- Definition, scale and "grain" of surrounding streetscape, landscape and spaces
- Formal design (eg. hierarchy, layout)
- Orientation and aspect
- Historic materials and surfaces
- Green space, trees and vegetation
- Openness, enclosure and boundaries
- Functional relationships and communications
- History and degree of change over time

### **Experience of the asset**

- Surrounding landscape or townscape character
- Views from, towards, through, across and including the asset
- Intentional intervisibility with other historic and natural features
- Visual dominance, prominence or role as focal point
- Noise, vibration and other nuisances
- Tranquillity, remoteness, "wildness"
- Busyness, bustle, movement and activity
- Scents and smells
- Diurnal changes
- Sense of enclosure, seclusion, intimacy or privacy
- Land use
- Accessibility, permeability and patterns of movement
- Degree of interpretation or promotion to the public
- Rarity of comparable survivals of setting
- Cultural associations
- Celebrated artistic representations
- Traditions

## Assessment Step 3 Checklist

The following is a (non-exhaustive) check-list of the potential attributes of a development affecting setting that may help to elucidate its implications for the significance of the heritage asset. It may be that only a limited selection of these is likely to be particularly importance in terms of any particular development.

### Location and siting of development

- Proximity to asset
- Position in relation to relative topography and watercourses
- Position in relation to key views to, from and across
- Orientation
- Degree to which location will physically or visually isolate asset

### Form and appearance of development

- Prominence, dominance, or conspicuousness
- Competition with or distraction from the asset
- Dimensions, scale and massing
- Proportions
- Visual permeability (i.e. extent to which it can be seen through), reflectivity
- Materials (texture, colour, reflectiveness, etc)
- Architectural and landscape style and/or design
- Introduction of movement or activity
- Diurnal or seasonal change

### Wider effects of the development

- Change to built surroundings and spaces
- Change to skyline, silhouette
- Noise, odour, vibration, dust, etc.
- Lighting effects and “light spill”
- Change to general character (eg. urbanising or industrialising)
- Changes to public access use or amenity
- Changes to land use, land cover, tree cover
- Changes to communications/ accessibility/ permeability, including traffic, road junctions and car-parking, etc
- Changes to ownership arrangements (fragmentation/ permitted development/ etc)
- Economic viability

### Permanence of the development

- Anticipated lifetime/ temporariness
- Recurrence
- Reversibility

## APPENDIX 5: THE NATIONAL DESIGN GUIDE, MINISTRY OF HOUSING, COMMUNITIES & LOCAL GOVERNMENT

The Ministry of Housing, Communities and Local Government's **National Design Guide** ("NDG") is the national planning practice guidance for "beautiful, enduring and successful places", published in October 2019. Its stated components for good design are: the layout (or masterplan); the form and scale of buildings; their appearance; landscape; materials; and their detailing. It focuses on what it terms the "ten characteristics": Context, Identity, Built Form, Movement, Nature, Public Spaces, Uses, Homes and Buildings, Resources, and Lifespan. Below are extracts which are relevant to heritage/conservation, design, and townscapes.

### Context:

**para 38:** *An understanding of the context, history and the cultural characteristics of a site, neighbourhood and region influences the location, siting and design of new developments.*

**para 40:** *Well-designed new development responds positively to the features of the site itself and the surrounding context beyond the site boundary. It enhances positive qualities and improves negative ones. Some features are physical, including:*

- *the existing built development, including layout, form, scale, appearance, details, and materials;*
- *local heritage... and local character...*
- *views inwards and outwards;*

**para 42:** *Well-designed new development is integrated into its wider surroundings, physically, socially and visually. It is carefully sited and designed, and is demonstrably based on an understanding of the existing situation, including:*

- *the landscape character and how places or developments sit within the landscape, to influence the siting of new development and how natural features are retained or incorporated into it;*
- *patterns of built form, including local precedents for routes and spaces and the built form around them, to inform the layout, form and scale...*
- *the architecture prevalent in the area, including the local vernacular and other precedents that contribute to local character, to inform the form, scale, appearance, details and materials of new development...*
- *public spaces, including their characteristic landscape design and details, both hard and soft.*

**para 43:** *However, well-designed places do not need to copy their surroundings in every way. It is appropriate to introduce elements that reflect how we live today, to include innovation or change such as increased densities, and to incorporate new sustainable features or systems.*

**para 45:** *When determining how a site may be developed, it is important to understand the history of how a place has evolved. The local sense of place and identity are shaped by local history, culture and heritage, and how these have influenced the built environment and wider landscape.*

**para 46:** *Sensitive re-use or adaptation adds to the richness and variety of a scheme...*

**para 47:** *Well-designed places and buildings are influenced positively by:*

- *the history and heritage of the site, its surroundings and the wider area, including cultural influences;*
- *the significance and setting of heritage assets and any other specific features that merit conserving and enhancing;*
- *the local vernacular, including historical building typologies such as the terrace, town house, mews, villa or mansion block, the treatment of façades, characteristic materials and details...*

**Identity:**

**para 52:** *Well-designed new development is influenced by:*

- *an appreciation and understanding of vernacular, local or regional character, including existing built form, landscape and local architectural precedents;*
- *the characteristics of the existing built form...*
- *the elements of a place or local places that make it distinctive; and*
- *other features of the context that are particular to the area...*

*This includes considering:*

- *the composition of street scenes, individual buildings and their elements;*
- *the height, scale, massing and relationships between buildings;*
- *views, vistas and landmarks;*
- *roofscapes;*
- *the scale and proportions of buildings;*
- *façade design, such as the degrees of symmetry, variety, the pattern and proportions and windows and doors, and their details;*
- *the scale and proportions of streets and spaces;*
- *hard landscape and street furniture;*
- *soft landscape, landscape setting and backdrop;*
- *colours, textures, shapes and patterns.*

**para 55:** *Well-designed places contribute to local distinctiveness. This may include:*

- *adopting typical building forms, features, materials and details of an area;*
- *drawing upon the architectural precedents that are prevalent in the local area, including the proportions of buildings and their openings;*
- *using local building, landscape or topographical features, materials or planting types;*
- *introducing built form and appearance that adds new character and difference to places;*
- *creating a positive and coherent identity that residents and local communities can identify with.*

**para 56:** *Materials, construction details and planting are selected with care for their context. ... They contribute to visual appeal and local distinctiveness.*

**para 57:** *Design decisions at all levels and scales shape the character of a new place or building. Character starts to be determined by the siting of a development in the wider landscape, then by the layout – the pattern of streets, landscape and spaces, the movement network and the arrangement of development blocks. It continues to be created by the form, scale, design, materials and details of buildings and landscape.*

**para 58:** *Where the scale or density of new development is very different to the existing place, it may be more appropriate to create a new identity rather than to scale up the character of an existing place in its context. New character may also arise from a response to how today's lifestyles could evolve in the future, or to the proposed method of development and construction.*

**para 59:** *Where the character of an existing place has limited or few positive qualities, then a new and positive character will enhance its identity.*



## **Built Form:**

**para 64:** *Well-designed new development makes efficient use of land with an amount and mix of development and open space that optimises density. It also relates well to and enhances the existing character and context.*

**para 65:** *Built form is determined by good urban design principles that combine layout, form and scale in a way that responds positively to the context.*

**para 66:** *Well-designed places also use the right mix of building types, forms and scale of buildings and public spaces to create a coherent form of development that people enjoy.*

**para 68:** *Built form defines a pattern of streets and development blocks. ... Street types will depend on:*

- *their width, relating to use;*
- *the height of buildings around them, the relationship with street width, and the sense of enclosure that results;*
- *how built up they are along their length, and the structure of blocks and routes that this creates;*
- *the relationship between building fronts and backs, with successful streets characterised by buildings facing the street to provide interest, overlooking the active frontages at ground level...*
- *establishing an appropriate relationship with the pattern, sizes and proportions of existing streets in the local area.*

**para 69:** *Well-designed tall buildings play a positive urban design role in the built form. They act as landmarks, emphasising important places and making a positive contribution to views and the skyline.*

**para 70:** *Proposals for tall buildings (and other buildings with a significantly larger scale or bulk than their surroundings) require special consideration. This includes their location and siting; relationship to context; impact on local character, views and sight lines; composition – how they meet the ground and the sky... These need to be resolved satisfactorily in relation to the context and local character.*

## **Movement:**

**para 81:** *A clear layout and hierarchy of streets and other routes helps people to find their way around...*

**para 82:** *Wider, more generous spaces are well-suited to busier streets... Narrower streets are more suitable where there is limited vehicle movement and speeds are low.*

**para 83:** *Well-designed streets create attractive public spaces with character, through their layout, landscape, including street trees, lighting, street furniture and materials.*

**para 86:** *Well-designed parking is attractive, well-landscaped and sensitively integrated into the built form so that it does not dominate the development or the street scene.*

## **Nature:**

**para 92:** *Well-designed places provide usable green spaces, taking into account:*

- *the wider and local context...*
- *how spaces are connected;*
- *the balance between public and private open spaces...*

## **Public Spaces:**

**para 105:** *Careful planning and design create the right conditions for people to feel safe and secure... These include:*

- *buildings around the edges of a space;*

## 26 Rosslyn Hill - Heritage Statement (February 2025)

- *active frontages along its edges, provided by entrances onto the space and windows overlooking it, so that people come and go at different times;*

**para 107:** *A well-designed public space that encourages social interaction is sited so that it is open and accessible to all local communities. It is connected into the movement network, preferable so that people naturally pass through it as they move around.*

## APPENDIX 6: THE BUILDING IN CONTEXT TOOLKIT

The Building in Context Toolkit grew out of the publication **Building in Context** published by English Heritage and CABI (now the Design Council) in 2001. The purpose of that publication was to stimulate a high standard of design for development taking place in historically sensitive contexts. The founding and enduring principle is that all successful design solutions depend on allowing time for a thorough site analysis and character appraisal to fully understand context.

**The eight Building in Context principles are:**

**Principle 1**

A successful project will start with an assessment of the value of retaining what is there.

**Principle 2**

A successful project will relate to the geography and history of the place and lie of the land.

**Principle 3**

A successful project will be informed by its own significance so that its character and identity will be appropriate to its use and context.

**Principle 4**

A successful project will sit happily in the pattern of existing development and the routes through and around it.

**Principle 5**

A successful project will respect important views.

**Principle 6**

A successful project will respect the scale of neighbouring buildings.

**Principle 7**

A successful project will use materials and building methods which are as high quality as those used in existing buildings.

**Principle 8**

A successful project will create new views and juxtapositions which add to the variety and texture of the setting.