

**MRS LYNNE WOOLFSON
3 THE MOUNT
HAMPSTEAD
NW3 6SZ**

**Proposed works to
Grade 2 Listed Building**

SIGNIFICANCE APPRAISAL

Council Refs: 2012/4065 and 4090

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1.0 THE HERITAGE ASSET

1. This Significance Appraisal has been prepared in relation to applications *to demolish existing rear extension (utility room) and erection of new glass rear extension; alteration to rear kitchen extension; associated landscaping alterations; replacement of garage door; and replacement glazing to studio (beneath garage)* at No. 3 The Mount Hampstead.
2. No 3 The Mount is a grade 2 listed building that forms part of a group Nos 1-4 (consecutive) The Mount. It is thus a designated heritage asset. It is also within the Hampstead Conservation Area, a further designated heritage asset.
3. The Conservation Area Statement identifies the townscape importance of the group. *The Mount leads from Heath Street up to Mount Square. At the southern end the houses face Heath Street and form part of its streetscape, particularly Nos.1-4, two pairs of semidetached 18th century stuccoed houses (listed). No.5 (also known as 6 Cloth Hill) is a listed detached house (1694), set back within the garden.*
4. The group looks like this.



5. No 3 is hidden behind the tree and looks like this:



6. The listing description for the group is:

2 pairs of semi-detached houses.

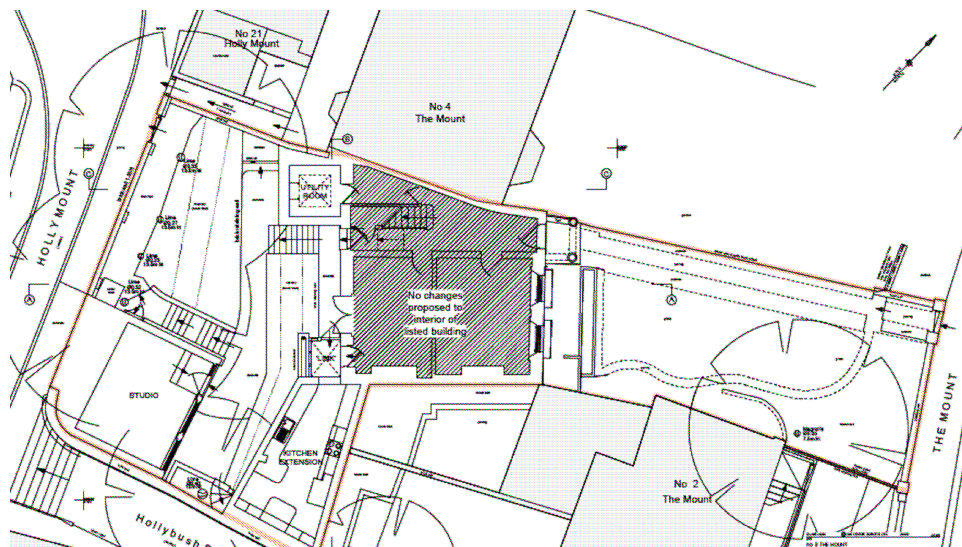
Nos 1 & 2: C18, refaced mid C19 and probably left hand bay added. Stucco with plain stucco bands at floor levels. 3 storeys and semi-basement. 3 and 2 windows. Recessed doorways with overlights and panelled doors; No.1 with C20 tented canopy. Recessed 4-pane sashes; ground floor tri-partite with shutters. Cornice and blocking course. SUBSIDIARY FEATURES: attached cast-iron railings to areas with spike finials.

No.3: mid C19. Stucco with rusticated quoins and ground floor; plain bands at floor levels. Slated roof. 3 storeys and semi-basement [because the site slopes the ground floor level appears as semibasement at rear]. 3 windows. Ionic prostyle portico. Recessed 2-pane sashes. Cornice and blocking course.

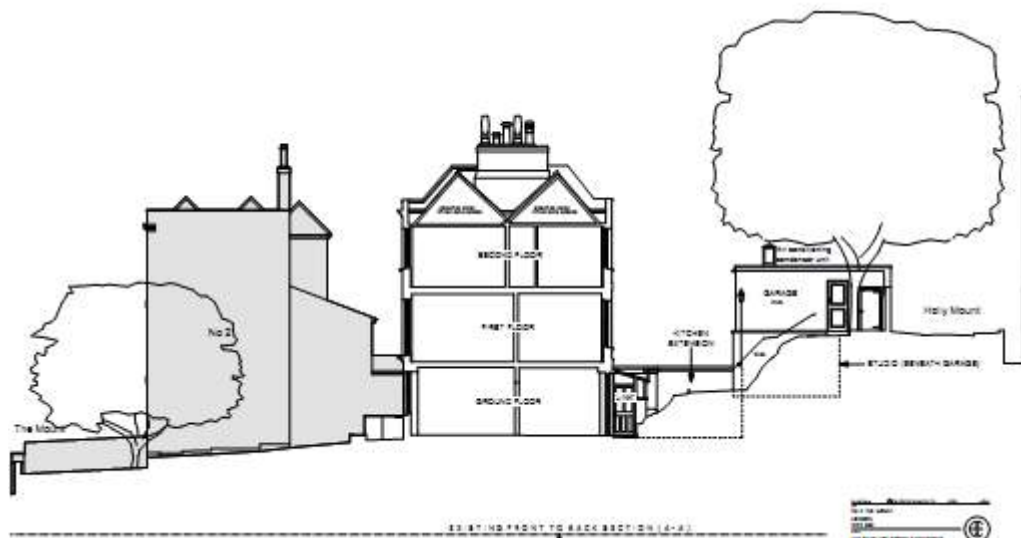
No.4: early C19. Stucco. Slated roof with projecting eaves. 3 storeys. 2 main windows. Round-arched doorway with moulded surround, reeded 1/4 columns and half glazed door. Recessed casements with margin lights; ground floor canted bay windows surmounted by cast-iron balconies to elongated 1st floor windows. 4 smaller windows to 2nd floor.

INTERIORS: not inspected.

7. As the photos show, the group does not present a consistent face to The Mount. No 1 and 2 have front gardens about 5m long, No 3 about 16m and No 4 about 16m.



8. A significant feature of the site is that it rises steeply to Holly Mount at the rear. There is a difference in level of about 5m between the ground floor of No 3 and Holly Mount. The rear ground floor of No 3 is cut into the slope and lit by an area. The slope of the site can be seen on the section below (the existing long section through the site):



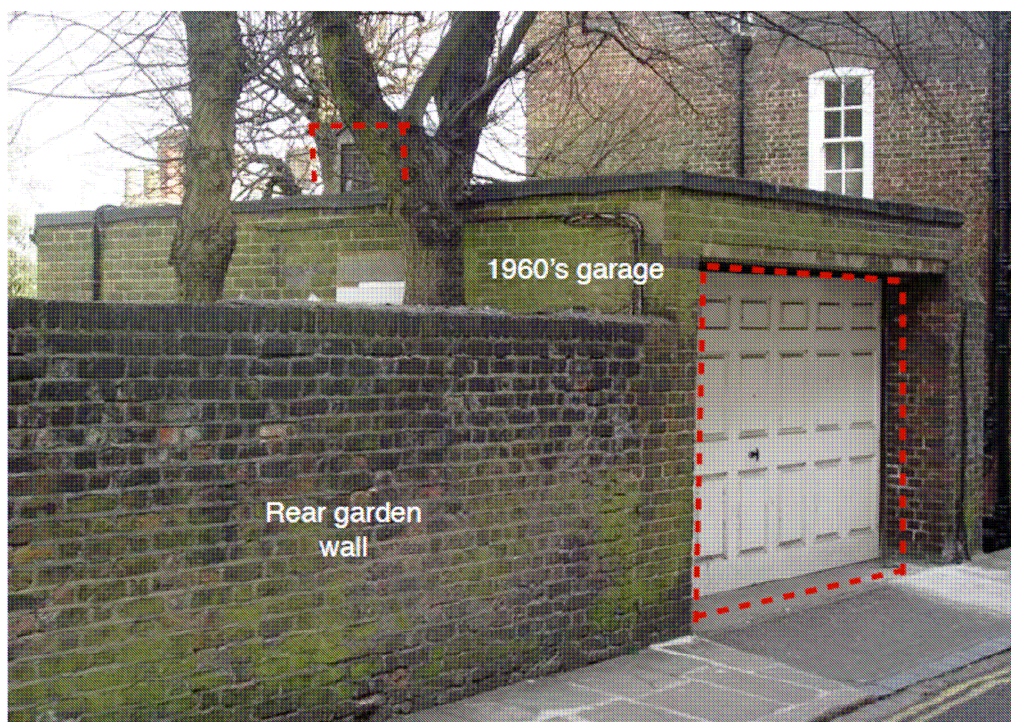
9. As the annotated photograph below shows, the original area has been compromised by unattractive modern extensions.



10. The photos below show that the slope means that the ground and first floor of No 3 are not visible from Holly Mount behind the 1.8m wall that forms its rear boundary.



11. A garage with a studio beneath has been inserted into this wall adjoining the top of Holly Bush Steps.



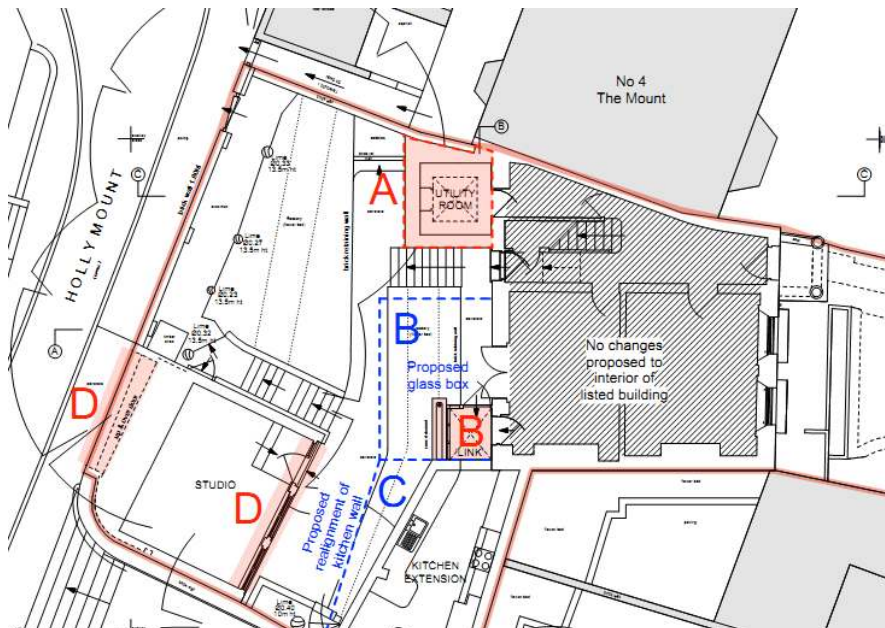
12. The studio is invisible from Holly Mount because of the change of slope. It cannot be seen from Holly Bush Steps because of the 2.5m wall that forms the boundary of the site with it.



2.0 THE PROPOSAL

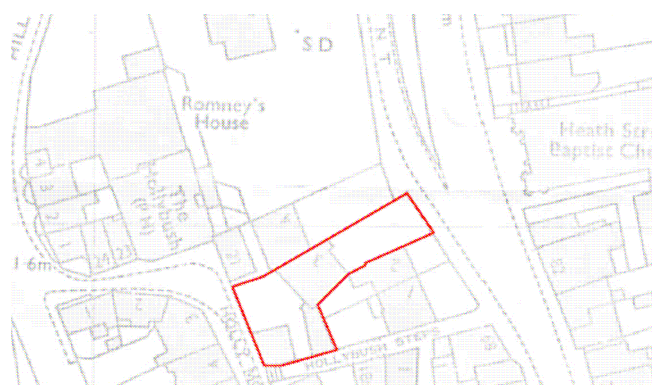
13. The significance of the effect of the five aspects of this proposal on the heritage asset require consideration:

- a. The removal of a rear extension;
- b. The replacement of a link to the kitchen;
- c. The realignment of a wall of the kitchen extension at the rear;
- d. The replacement of doors and windows to the garage and studio;
- e. The replacement of two rear windows with french doors.

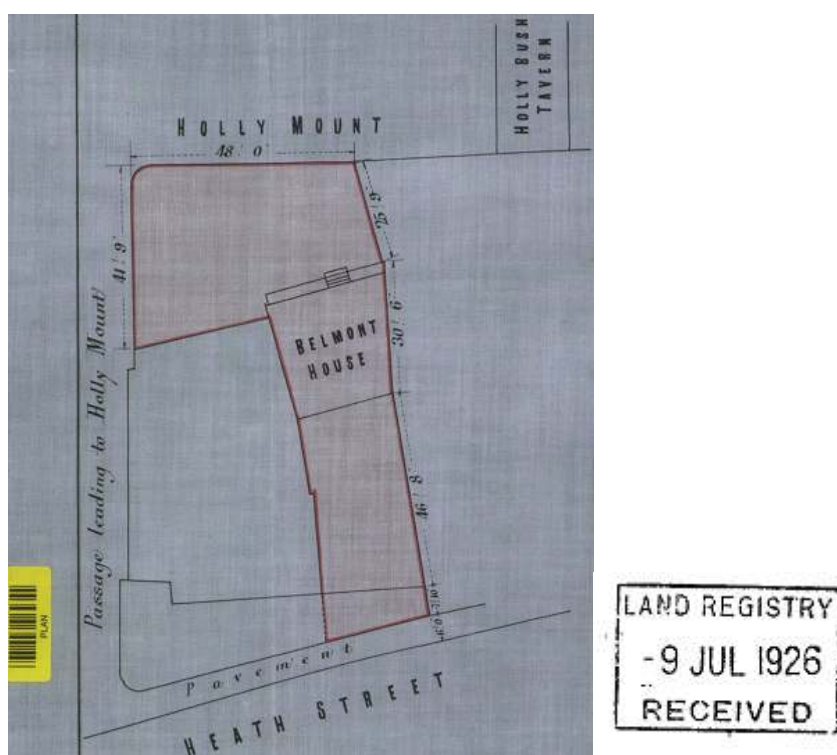


14. It should be noted that all these proposals are at the rear of the house at a level that will not be seen by the public at large. The front of the house and its rear upper floors (that can be seen by the public) are unaffected by the proposals.

15. As far as the impact of the proposal on the Conservation Area as a heritage asset is concerned, the proposal will have a generally neutral effect.
16. The present layout of the ground floor of the building is shown below:



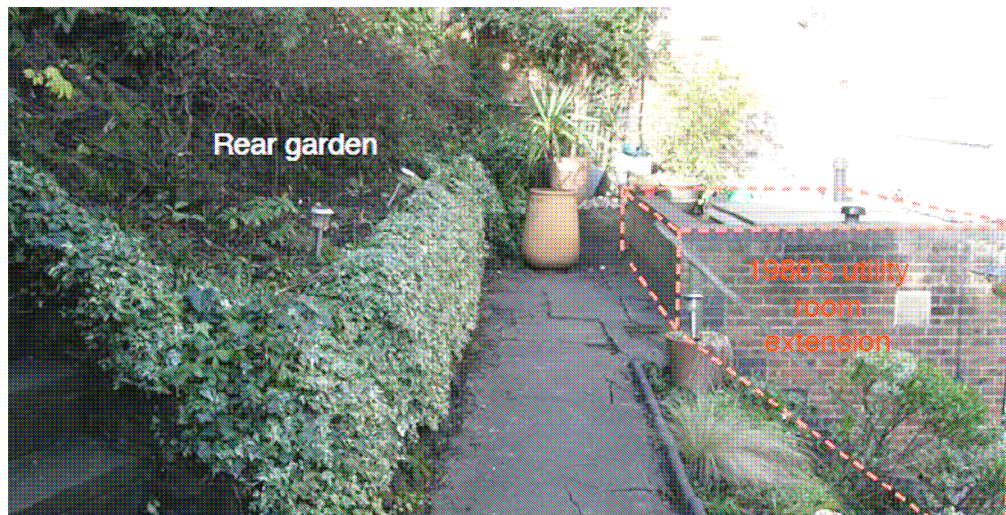
17. The 1926 Land Registry conveyance plan refers to the property as Belmont House. No rear extensions existed at that time.



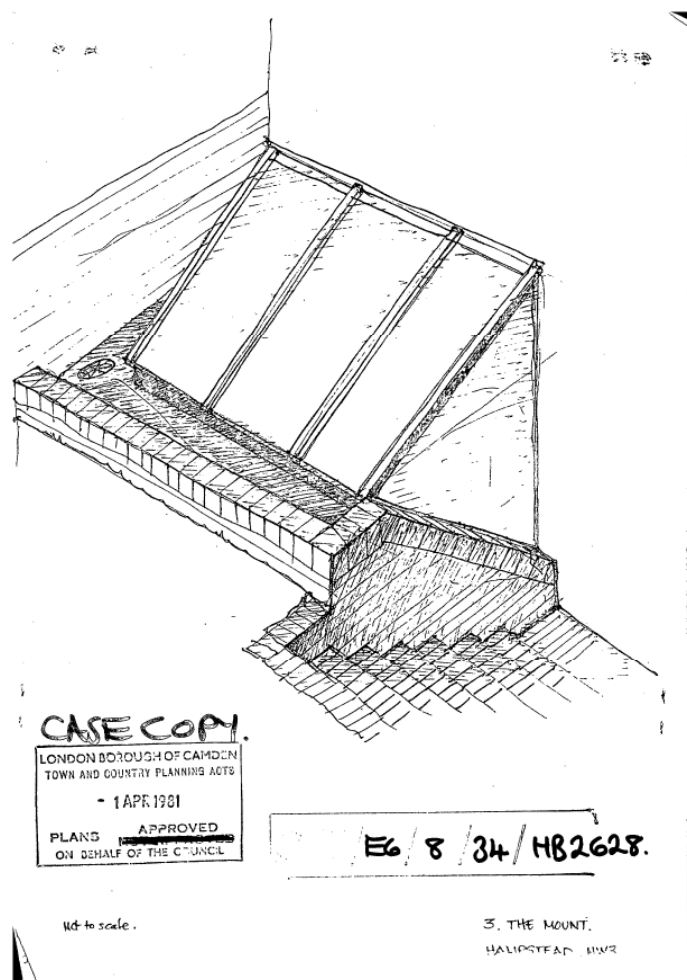
3.0 SIGNIFICANCE ANALYSIS

Removal of the rear extension

18. There is an unattractive existing extension at the northern end of the area that contains the utility room.



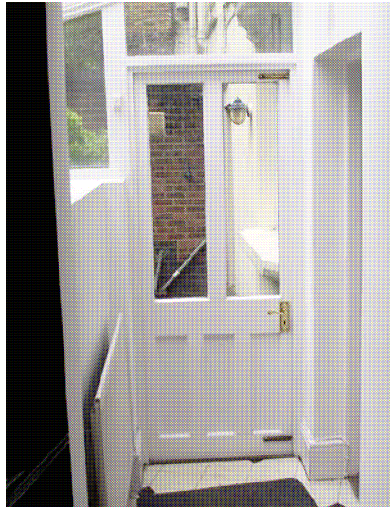
19. Something like this was permitted by the Council in 1981 as a bathroom:



20. Consent is sought to remove this unattractive and unauthorised extension and replace it with an open sitting out area. This will reveal more of the original rear wall of the heritage asset and have a positive effect on its significance.

Replacement of the link to the kitchen extension

21. The link to the kitchen extension is recent as the photo below shows:



22. It is proposed to replace this link with a simple glass box with a similar total footprint to the existing link plus the utility room. This will reveal the rear wall of the heritage asset and will have a positive effect on the significance of the heritage asset.

The realignment of the rear wall of the kitchen extension

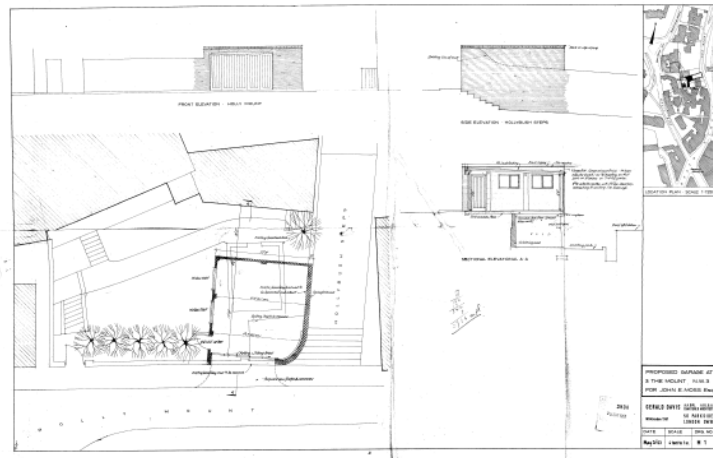
23. The kitchen extension is largely below ground level and can be regarded as a semi-basement. There are no original features in the kitchen.



24. The proposal involves squaring off the oblique rear wall to provide additional space in the kitchen.
25. The rear kitchen extension is not identified in the listing details and while this is far from conclusive, it is evident that it contributes nothing of significance to the heritage status of the building.
26. The effect of this element of the proposal on the significance of the heritage asset is therefore neutral.

Replacement of doors and windows to the garage and studio

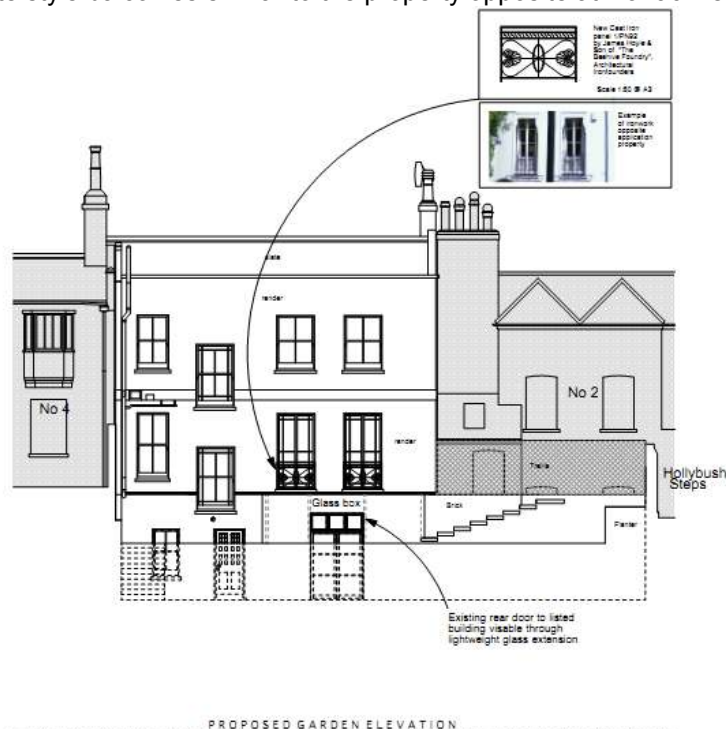
27. It is likely that the present garage was built following consent granted in 1963. It is wholly detached from the listed house.



28. The proposal involves replacing the unattractive 1960s glass reinforced plastic garage door that faces onto Holly Mount with a timber garage door which is more consistent with the character of the Conservation Area.
29. The alteration proposed to the studio beneath the garage involves the replacement of its unattractive 1960s windows and door with a simple modern design (a glazed wall which is suitable for the 1960s addition). This will have a weakly positive effect on the value of the heritage asset.

Replacement of two rear windows with French doors.

30. The application also seeks consent to replace two windows on the rear elevation at first floor level with two French doors. These will be inward opening complete with new cast iron Juliette style balconies similar to the property opposite at No. 96 Heath Street.



4.0 CONCLUSION

31. Two designated heritage assets are engaged by this proposal – the Hampstead Conservation Area and the Grade 2 listed application building.
32. As far as the Conservation Area is concerned, the replacement of the garage door is the only work, which is visible from points of public access.
33. The public face of the building will be unaffected by the proposals. The effect on the significance of the Conservation Area will be positive as the replacement garage door represents an improvement along with the removal of the external air conditioning unit from the garage roof.
34. The proposals will have a weakly positive effect on the listed building. They will expose more of the original rear wall and will remove incongruous additions and will improve the utility and sustainability of the building.
35. The Council is invited to permit the application. It represents a sustainable development adhering to the historic environment policies contained in the NPPF.