

Proposed Basement

**Hogarth House
North End
NW3 7HL**

Heritage Statement

1.0 Introduction

1. This report has been prepared on behalf of Mrs P Lent in support of a Planning Application for a proposed new Basement.
2. The application site lies within the Hampstead Conservation Area of The London Borough Camden. The house on the site is not listed or identified in the local Conservation Area Statement as being a building that makes a positive contribution to the character and appearance of the area.

2.0 Application Site

1. The application site fronts onto North End and comprises Ground and First floor levels. The external appearance of the property is decorated render with a combination of timber and aluminium framed windows. The main roof is clad in traditional clay tiles. The house is set back from North End within a garden area behind a solid brick wall which forms the front boundary to the site. It is in a residential use and is situated within a predominantly residential area.

3.0 Proposed Works

1. The proposal consists of the construction of a proposed basement within the confines of existing external walls.

4.0 Statement of Significance.

1. The building is not listed nor is it identified as a building which makes a positive contribution to the character and appearance of the Hampstead Conservation Area.
2. However, the following Grade II Listed properties are noted within the surrounding area:

a) Location: (North side) Nos.1 AND 3

Street: North End

Grade: II

Reference No: 798-1-12098

Date of listing: May 14 1974

Pair of terraced houses. Early C18. Multi-coloured stock brick with plain brick bands at floor levels. 3 storeys and semi-basements. 2 windows each. No.1, early C19 wooden doorcase with architraved surround and corner stops with fretted star decoration; patterned overlight and panelled door. No.3, C20 period doorcase; overlight and panelled door. Segmental arches to flush framed sashes with exposed boxing; No.3 ground floor window tripartite.

- b) Location:** (North side) Wildwood Lodge
Street: North End
Grade: II
Reference No: 798-I-12108
Date of listing: May 14 1974

Cottage ornee. Mid C19. Stucco with slated gabled roof with carved bargeboards and bracketed eaves cornice. 2 storeys. Irregular gabled frontage with 3 windows. Gothick style. Doorway with bracketed hood and half glazed door. Casement windows with mullions and labels. C20 rear extensions.

- c) Location:** (North side) Wildwood and Lesser Wildwood
Street: North End
Grade: II
Reference No: 798-I-12121
Date of listing: May 14 1974

Farmhouse, now 2 residences. Mid C18. Brick, completely hung with red machine tiles. Double hipped slated roofs. Irregular fenestration. Lesser Wildwood with canted bay rising through ground and 1st floors with dentil cornice. 3rd floor has tripartite sash. Modillion cornice with blocking course across front. Former main entrance in stucco portico at east end. C20 extensions at rear.

- d) Location:** (North side) Wildwood and Lesser Wildwood
Street: North End
Grade: II
Reference No: 798-I-12121
Date of listing: May 14 1974

Farmhouse, now 2 residences. Mid C18. Brick, completely hung with red machine tiles. Double hipped slated roofs. Irregular fenestration. Lesser Wildwood with canted bay rising through ground and 1st floors with dentil cornice. 3rd floor has tripartite sash. Modillion cornice with blocking course across front. Former main entrance in stucco portico at east end. C20 extensions at rear.

- e) Location:** (North side) Former coach house to Wildwood
Street: North End
Grade: II
Reference No: 798-I-121391
Date of listing: May 14 1974

Coach house, now in domestic use. Mid C19. Stock brick. Tiled gabled roof with wooden cupola. 2 storeys 1 window. Oculus over segmental-arched entrance.

5.0 Characteristics of the Application Site

- I. The application site itself is considered to have limited significance to the character and appearance of the conservation area and does not make a positive aesthetic contribution to the Conservation Area, and at best it makes a neutral contribution.

5.0 Site Photographs

- I. Applicant Property



Front Elevation



Rear Elevation

7.0 Conclusion

- I. We have undertaken a detailed assessment of the significance of the heritage assets and of the quality of the proposed development, and it is our opinion the Hampstead Conservation Area and the nearby listed buildings, will not be adversely affected by the proposed development.