

**MS A KAYE**

**38 PILGRIM'S LANE, HAMPSTEAD, LONDON  
BOROUGH OF CAMDEN**

**PPS5 HERITAGE STATEMENT**

**OCTOBER 2011**

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no. 38 Pilgrim's Lane

TA Ref: KAYL2000

LPA Ref:

Office Address: 25 Savile Row  
London  
W1S 2ES

Telephone 020 7851 4010

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## Executive Summary

1. The revised application proposals have been informed by a clear understanding and appreciation of the historical development and character of the site and surrounding area, as well as a further round of pre-application discussions with planning officers.
2. The designated heritage asset of the Hampstead Conservation Area has been identified and its significance assessed. The contribution made by no. 38 Pilgrim's Lane to the significance of the designated heritage assets is assessed, as is the significance of the building itself. This statement therefore complies with Policy HE6 of PPS5.
3. The proposals respond positively to their context, and have been carefully considered and well designed to achieve a high quality design and use of materials which complements the original form and character of no. 38, its garden setting and the character and appearance of the townscape. This approach will ensure that the significance of the identified heritage assets will be sustained and enhanced; in line with Policy HE7 of PPS5.
4. As found today, no. 38 is in a poor condition and has suffered from a lack of maintenance over the long term. It is in an uninhabitable state of advanced deterioration. The building as a whole makes a neutral contribution to the significance of the conservation area. However, as part of the wider townscape, the principal street frontage (albeit altered) contributes to the significance of this designated heritage asset.
5. The proposals will bring the site back into use through the restoration and extension of the house. The majority of the existing building will be retained and enhanced and the building will be extended to the rear through limited demolition and rebuilding of the rear elevations and the rear roof slope. As an enhancement the front entrance steps will be rebuilt, and new hard and soft landscape introduced to the front driveway and rear garden. A separate planning application is submitted for a basement level extension.
6. The application proposals are of an appropriate scale, form, design and use of materials which respect the character of the building's original architecture, and that of contemporary and similarly designed houses within this part of the sub-area of the conservation area. The relationship between no. 38 and its neighbours, as appreciated in public views within the conservation area, will be maintained.

7. In summary, the proposals will sustain and enhance the significance of the Hampstead Conservation Area in line with policies HE7 and HE9 of *PPS5* as well as any limited significance of no. 38, in line with policies HE7 and HE8 of *PPS5*. The proposals will also meet the statutory duties under the 1990 Act, policies 4B.11 and 4B.12 of the *London Plan*, policy CS14 of the adopted *Core Strategy* and policies DP24 and DP25 of the *Development Policies Document* for Camden (replacing the existing Camden UDP) and supplementary planning guidance.

## 1. Introduction

1.1 This Heritage Statement has been prepared by Turley Associates on behalf of our client in support of applications for works of demolition, alteration and extension to no. 38 Pilgrim's Lane, which lies within the Hampstead Conservation Area in the London Borough of Camden.

1.2 This statement has been prepared in the light of the national policy in *PPS5: Planning for the Historic Environment*, which outlines that:

*"Local planning authorities should require an applicant to provide a description of the significance of the heritage assets affected and the contribution of their setting to that significance ..."(HE6.1).*

1.3 It should be read as part of the *Design and Access Statement* prepared by Charlton Brown Architects in support of the application proposals.

1.4 *Section 2* identifies the heritage assets within the context of the site. The national and local heritage planning policy context relevant to the site is set out at *Appendix 2*, which provides the proper context for the consideration of the application proposals.

1.5 This statement sets out the significance, in terms of character and appearance, of the designated heritage asset of Hampstead Conservation Area, with particular reference to no. 38 Pilgrim's Lane and its wider context, in *Section 3*. This assessment is informed by the *Hampstead Conservation Area Statement*, adopted by the London Borough of Camden in 2002.

1.6 *Section 4* undertakes an assessment of the contribution of no. 38 Pilgrim's Lane to the significance of the Hampstead Conservation Area. This also includes a discussion of the significance and heritage value of no. 38, identified by the Council as a "positive contributor", which could be considered to be a non-designated heritage asset.

1.7 *Section 5* reviews and provides justification for the application proposals in light of the significance of the identified heritage assets and relevant planning policy context.

## **2. The Heritage Assets**

### **Introduction**

- 2.1 *PPS5* notes that those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest are called heritage assets. Some heritage assets possess a level of interest that justifies designation.

### ***Designated Heritage Assets***

#### **Conservation Area**

- 2.2 No. 38 Pilgrim's Lane falls within the boundary of the Hampstead Conservation Area. The conservation area was first designated in January 1968 as Hampstead Village and has subsequently been extended beyond the original village in 1977, 1978, 1980, twice in 1985, 1988 and again in 1991. The boundary was most recently amended in 2001. Pilgrim's Lane was fully incorporated within the conservation area in 1980.
- 2.3 The *Hampstead Conservation Area Statement* was adopted by the London Borough of Camden in 2002 as supplementary planning guidance. *Appendix 1* includes an extract from the *Hampstead Conservation Area Statement* which clearly shows the boundary of the conservation area.

#### **Listed Buildings**

- 2.4 There are a considerable number of statutory listed buildings within the Hampstead Conservation Area, including the majority of the early 19<sup>th</sup> century villas or terraced houses along Downshire Hill, to the south east of the application site. The application proposals will not impact on the significance of these designated heritage assets.

### ***Non-Designated Heritage Assets***

- 2.5 The audit within the *Hampstead Conservation Area Statement (2002)* identifies those unlisted buildings which are considered to make a positive contribution to the character and appearance of the conservation area. These are described as important local buildings, which are notable because of their value as local landmarks, or as particularly good examples of the local building tradition (p51).

- 2.6 No. 38 Pilgrim's Lane is one of very many unlisted buildings within the Willoughby Road/Downshire Hill sub-area and the wider conservation area which has been identified as a building which makes a positive contribution, as illustrated on p26 and included at *Appendix 1*. No. 38 could, therefore, be considered by the local planning authority to be a non-designated heritage asset.
- 2.7 The application site does not fall with an Archaeological Priority Area, as identified on the *Camden UDP Proposals Map 2006* and within the adopted *Hampstead Conservation Area Statement (2002)*.

### 3. Assessment of Significance: Hampstead Conservation Area

#### Introduction

- 3.1 An assessment of the significance of the designated heritage asset of the Hampstead Conservation Area, in terms of its character and appearance, has been undertaken, informed by the adopted *Hampstead Conservation Area Statement (2002)* and English Heritage's *Conservation Principles: Policies and Guidance (2008)*. Photographs are included at *Appendix 5*.

#### *Historical Development*

- 3.2 The origins of Hampstead are as a village with a parish church located on the northern heights above London recorded from the Medieval period. The village began to attract the wealthy of the city to settle here from the 17<sup>th</sup> century onwards. They were taken by its elevated position, away from the conditions of the city, but still within reaching distance. Hampstead remained a fashionable residential retreat through the 18<sup>th</sup> century, and subsequently its population grew. Elegant houses such as the terrace at Church Row provide evidence of this phase of its development; built in the 1720s. This was encouraged by the establishment of "Hampstead Wells" as a spa in the early 18<sup>th</sup> century. The parish church (St John's) was rebuilt in 1747 to accommodate the expanding population of the village<sup>1</sup>.
- 3.3 The village continued to grow during the 19<sup>th</sup> century, expanding downhill towards West Hampstead and Belsize Park<sup>2</sup>. The high status brick and stuccoed terraces and villas of Downshire Hill provide evidence of the early part of this wide phase of growth in the early 19<sup>th</sup> century. Further built expansion to the north was constrained by the Heath, which was fought for and preserved as open land in the late 19<sup>th</sup> century. The urbanisation of Hampstead progressed through the 19<sup>th</sup> century, catalysed by the arrival of the railways nearby and improvements in road transport. By 1888 the suburban area of Fitzjohns Avenue had been extended north to meet Heath Street and the northern part of the High Street was widened

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<sup>1</sup> Pevsner, N Cherry, B *The Buildings of England: London 4: North*, 2002

<sup>2</sup> Wade, C. *Hampstead Past: A Visual History of Hampstead*, 1989



and its buildings redeveloped<sup>3</sup>. Effectively the former village had become incorporated within the northern suburbs of London by the end of the century.

- 3.4 The building up of Pilgrim's Lane north of its distinctive double bend (formerly Worsley Road) formed part of the very considerable late 19<sup>th</sup> century residential expansion and urbanisation of Hampstead. The Survey of London records that in the 1950s it was estimated that 69% of Hampstead's buildings had been put up between 1870 and 1916, compared with 20% before and 11% after<sup>4</sup>. Its south end was originally only a cul-de-sac from Rosslyn Hill to the kitchen garden of Searscroft Farm<sup>5</sup> and named after the early 19<sup>th</sup> century land owner Charles Pilgrim<sup>6</sup>. This is illustrated in the extract of the 1860 Ordnance Survey map, included at *Appendix 3*.
- 3.5 The estate of Carlisle House, on the north side of the High Street, was sold to the British Land Company in 1875 for residential development<sup>7</sup>. New streets were laid out, including Willoughby Road, Denning Road, Carlingford Road, Kemplay Road and Worsley Road, and similar brick terraces built up speculatively along them. Development was largely complete by the end of the 1880s. Worsley Road was renamed Pilgrim's Lane in 1968 as the northern extension of the earlier lane<sup>8</sup>. Gayton Road and Willow Road nearby had been developed earlier in the 1870s. This development is illustrated in the extract of the 1893 Ordnance Survey map (*Appendix 3*).
- 3.6 The 20<sup>th</sup> century phase of development within the conservation area has been largely characterised by the rebuilding on earlier plots and infill. Unlike many of the surrounding streets, Worsley Road (now Pilgrim's Lane) was not completely built up until the mid 20<sup>th</sup> century, as evidenced by the substantial number of interwar semi-detached and detached houses (including nos. 40-44 replacing the demolished former National School in 1932<sup>9</sup>). As illustrated in the 1909 and subsequent 1934 Ordnance Survey maps (*Appendix 3*). Later infill development is also evident along Pilgrim's Lane, including no. 10, dating from the 1960s and the

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<sup>3</sup> Elrington, C R (Ed.) *A History of the County of Middlesex: Volume 9: Hampstead, Paddington*, 1989

<sup>4</sup> *Ibid*

<sup>5</sup> *Illustrated on the map of the deeds to no. 41 Downshire Hill held at the Camden Local Studies and Archives Centre*

<sup>6</sup> Wade, C. *The Streets of Hampstead*, 2000

<sup>7</sup> Elrington, C R (Ed.) *A History of the County of Middlesex: Volume 9: Hampstead, Paddington*, 1989

<sup>8</sup> *Ibid*

<sup>9</sup> *Ibid*

recent extension to no. 50. *Appendix 4* includes a number of photographs of Worsley Road taken in 1968 showing the diversity of building ages and styles at this time, as today.

### ***Character and Appearance***

- 3.7 The conservation area comprises the historic centre of Hampstead, parts of Frognal and outlying areas of built development within the Heath nearby. It is positioned on the slopes of the hills within this part of North London, extending down from the highpoint of Whitestone Pond up on the Heath at the north, to South End Green and Belsize Park below in the south. Its undulating topography is a distinctive characteristic which adds interest to changing views along the streets within this area.
- 3.8 Although many of the early buildings within the former village have been replaced or rebuilt over time, the pre 19<sup>th</sup> century street pattern remains legible at the heart of the conservation area. Within the historic core of the former village there is a vibrant mix of different uses and a distinctive fine urban grain. As found today, there is a rich diversity in the age, type, form, style and use of materials of buildings across the conservation area; reflecting the gradual development and redevelopment of Hampstead from the 18<sup>th</sup> century until the present day. Beyond the historic boundaries of the 18<sup>th</sup> century village, sub-areas such as Willoughby Road and Downshire Hill are characterised by a mix of less densely developed 19<sup>th</sup> and 20<sup>th</sup> century residential development. These areas are distinct from the former village core, in terms of their use, historical development and building character.
- 3.9 The adopted *Hampstead Conservation Area Statement (2002)* describes the character and appearance of the overall conservation area. It states that:

*'Hampstead has an exceptional combination of characteristics that provide the distinct and special qualities of the Conservation Area. The variety of spaces, quality of the buildings, relationships between areas, all laid upon the dramatic setting of the steep slopes are described below. The contrast between the dense urban heart of Hampstead and the spaciousness of the outer areas is one of its major characteristics. It also demonstrates its historic development with the 18th century village still evident, adjacent to the streets created in the Victorian era, as well as many 20th century contributions. The Conservation Area character is therefore 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.'* (p12)

- 3.10 The Conservation Area Statement defines eight sub-areas within the conservation area. No. 38 Pilgrim's Lane is located within sub-area three 'Willoughby Road/Downshire Hill'. This sub-area is representative of the 19<sup>th</sup> and 20<sup>th</sup> century urbanisation and expansion of the former village of Hampstead. This sub-area is further divided into five character zones. No. 38 is located within the 'Willoughby Road area' character zone. The Willoughby Road area is described as:

*'... one of the most dense and homogenous parts of Hampstead, laid out somewhat like a grid. The houses are mostly of red or gault brick. Few are of high architectural quality, but many have attractive timber porches, ornamental brickwork or other flourishes typical of their period. Denning Road, Carlingford Road, Kemplay Road all run downhill away from Willoughby Road comprising largely four storey terraced Victorian houses with their rooflines stepping downhill to the east. Many of the houses have semi-basements and steps up to the front door with boundary walls to the pavement. Architectural details vary from street to street adding character to the area as a whole. A few smaller, modern houses have been built on gap sites or back gardens. These generally have fewer floors, lower ceilings and smaller windows than the older houses and in some cases the disparity in scale is uncomfortable.'*

- 3.11 Within this area the grid of streets, including Kemplay Road, Carlingford Road and Denning Road, are largely characterised by late 19<sup>th</sup> century brick terraces stepping up the slope of the streets along both sides. These terraces are between three and four storeys in height, mostly raised over semi-basements with front steps up to ground floors. They have pitched roofs presenting eaves to the frontage with dormer windows or the occasional gable end indicating additional accommodation at this level, with brick chimneystacks. Roof lines distinctively step down the slope of these streets.
- 3.12 Buildings provide a well defined and consistent building line and sense of enclosure to these streets, with front facades set back behind modest gardens or sunken yards with brick and railing boundary treatments to the street edge. This is an area with a medium density of development for the Hampstead area, with late 19<sup>th</sup> century terraced houses occupying modest plots with garden areas to the rear.
- 3.13 There is a degree of uniformity within terraced groups and along streets, however overall there exists variation in the use of materials and detailing to these houses.

Brick is the predominant facing material for walls, in red, plum or yellow, alongside elements of painted stonework and brickwork, with slate or tile cladding to roofs. Architectural features and detailing include projecting bays, timber porches and decorative brickwork. Painted timber sliding sash windows are a prevailing characteristic. The predominant building type within this area is the late 19<sup>th</sup> century terraced house, built speculatively by the British Land Company, employing largely standardised domestic designs typical of this period and their status, and using mass produced materials and popular architectural details.

- 3.14 Local views are channelled along the streets within the grid. Views looking east along Kemplay Road, Carlingford Road and Denning Road are terminated by houses on Pilgrim's Lane. There is a longer view looking north east along the northern section of Pilgrim's Lane across Willow Road and out towards the Heath.

### **Pilgrim's Lane**

- 3.15 There is greater variety in the age and style of domestic buildings along Pilgrim's Lane compared with the contemporary grid layout of streets immediately to its west. This is as a result of the more piecemeal approach to the development of this street from the 1880s onwards. Buildings include the typical late 19<sup>th</sup> century terraces found elsewhere within this area, as well as interwar detached or semi-detached houses and late 20<sup>th</sup> century infill development. Architectural influences and features are evident from the Italianate, Gothic, Vernacular Revival, Arts and Crafts or Modernist movements or styles.
- 3.16 Building heights, forms and roofscape are also more diverse; rising up from two to four storeys, and although varied roof lines again tend to step down with the slope of the street. Building materials, architectural features and detailing are similarly varied along Pilgrim's Lane; introducing added elements of render and timber cladding. The diversity of building character is even greater at the south end of Pilgrim's Lane beyond its double bend. This part of the street has an earlier history and includes elements of an earlier late 18<sup>th</sup> or early 19<sup>th</sup> century townscape alongside the mix of late 19<sup>th</sup> and 20<sup>th</sup> century houses.

### **Summary of Significance**

- 3.17 The significance of the designated heritage asset of the Hampstead Conservation Area is derived from its history; which remains legible in the layout and form of development and existing buildings, representing the different phases in this townscape's evolution. Hampstead has Medieval origins as a village on the northern heights above London, which developed and grew through the 18<sup>th</sup>

century as a popular retreat and sometime spa from the city. It continued to expand and evolve in the 19<sup>th</sup> and 20<sup>th</sup> centuries; effectively becoming integrated within the residential suburbs of North London. The gradual development and redevelopment of Hampstead over this period has introduced variety in uses and buildings of different types, styles, forms and use of materials across the conservation area.

- 3.18 The evidential and historical value of the conservation area is invested in the surviving street pattern and varied built fabric of the area, which illustrate the evolution and expansion, shifting economic fortunes and changing uses of this part of London from before the 18<sup>th</sup> century until the present day. The buildings of this area also provide evidence of the establishment and evolution of new trends and tastes in planning and architectural design and use of materials over the period of its development. The rich architectural legacy of buildings and groups within the townscape, including a considerable number of listed buildings, is also of aesthetic value.
- 3.19 The Willoughby Road area character zone is predominantly residential in character and represents part of the late 19<sup>th</sup> century urbanisation and expansion, and 20<sup>th</sup> century infill development, phase in Hampstead's evolution. The predominant building type is the late 19<sup>th</sup> century terraced house built speculatively by the British Land Company, employing largely standardised domestic designs typical of this period and their status and using mass produced materials and popular architectural details. The Conservation Area Statement states that of the buildings within this area *"few are of high architectural quality"*. The principal contribution of the buildings in this area to the significance of the conservation area as a whole is the character and appearance of their principal street frontages and traditional roof forms, which serve to define and enclose this grid of streets.

## 4. Contribution to Significance

### Introduction

- 4.1 This section undertakes an assessment of the contribution no. 38 Pilgrim's Lane makes to the significance, in terms of character and appearance, of the designated heritage asset of the Hampstead Conservation Area in line with policy HE9 of PPS5. It goes on to consider the significance of no. 38 in line with policies HE7 and HE8 of PPS5.

### Contribution to Significance of Hampstead Conservation Area

- 4.2 This assessment is informed by the checklist of questions set out in table 2 of English Heritage's guidance *Understanding Place: Conservation Area Designation, Appraisal and Management (2011)*, which can be used to assess the contribution of unlisted buildings to the character and appearance of a conservation area.
- 4.3 The audit within the *Hampstead Conservation Area Statement (2002)* identifies a very considerable number of unlisted buildings within the Willoughby Road/Downshire Hill sub-area and the wider conservation area, including no. 38 and its neighbours, which are considered to make a positive contribution to its character and appearance. It is the conclusion of this assessment, however, that the contribution of the building as a whole to the significance of the conservation area is much more limited.
- 4.4 The predominant building type within the Willoughby Road area character zone is the three and four storey brick built terraced house developed by the British Land Company in late 19<sup>th</sup> century. These houses employ largely standardised domestic designs and use mass produced materials and popular architectural details (derived from pattern books) which are typical of this period and their status. The Conservation Area Statement states that of the buildings within this area "*few are of high architectural quality*".
- 4.5 No. 38 stands as one example of a considerable number of this building type and style within the conservation area and across London. It is one of many buildings within the area which are representative of the extensive urbanisation and residential expansion of Hampstead in the late 19<sup>th</sup> and early 20<sup>th</sup> century. Within the wider context of the conservation area and London it is commonplace and unremarkable in design. It is not a rare example of the type or style, nor does it demonstrate special interest in terms of its architectural design, decoration or craftsmanship. The scale and detailed design of this building differs from that of the

contemporary or near contemporary terrace of which it forms part. this does not engender the building with any particular special interest in terms of its architecture.

4.6 The house forms part of a terrace but sits lower in the street than its neighbours by virtue of the falling topography and one storey less. It is less visually prominent in views up and down the street than its neighbours. This is not a building which has landmark status within local views.

4.7 An assessment of the contribution no. 38 makes to the special interest of the conservation area has been undertaken using the checklist in table 2 of English Heritage's guidance *Understanding Place*. This is included at *Appendix 6*. English Heritage considers that a positive response to one or more of these questions may indicate that a particular element within a conservation area makes a positive contribution, provided that its historic form and values have not been eroded. A summary of the findings of this assessment are set out below:

- It is not attributable to a particular architect or designer of regional or local note;
- It does not have landmark quality;
- The characteristics of its age, style, materials and form reflect those of a substantial number of other buildings within the sub-area;
- It does not relate to nearby listed buildings on Downshire Hill in a historically significant way;
- It does not contribute positively to the setting of nearby listed buildings;
- It makes no particular contribution to the quality of the streetscene;
- It is not associated with a designed landscape;
- The evidence it provides of the historic development of the conservation area is not of special interest;
- The significance of its historic association with this layout of streets is not of special interest;
- It does not have historic associations with local people or past events of significance;
- Its former use is not of special interest;

- Its use is not of special interest.
- 4.8 As found today, the building shows clear evidence of a lack of maintenance over the long term and is in an uninhabitable state of advanced deterioration.
- 4.9 To conclude, the building at no. 38 as a whole makes at best only a neutral contribution to the significance, in terms of character and appearance, of the Hampstead Conservation Area. The principal street frontage, however, does contribute to the significance of the conservation area, specifically with regards to its role in the townscape in views from the street and the way it serves to define and enclose the street.

### **Significance of no. 38 Pilgrim's Lane**

- 4.10 It has been identified that no. 38 Pilgrim's Lane could be considered by the local planning authority to be a non-designated heritage asset. The significance and heritage value of no. 38 is therefore discussed in light of English Heritage's *Conservation Principles: Policies and Guidance (2008)* and informed by the *Hampstead Conservation Area Statement (2002)*.
- 4.11 The *Hampstead Conservation Area Statement* describes those unlisted buildings which make a positive contribution to the character and appearance of the conservation area as "*notable because of their value as local landmarks, or as particularly good examples of the local building tradition*" (p51).
- 4.12 Within the context of the sub-area, conservation area and London no. 38 Pilgrim's Lane has relatively limited heritage value. The evidential and historical value of the building, in demonstrating the considerable residential expansion of Hampstead in the 19<sup>th</sup> century, can also be derived from the many other near contemporary and similarly designed terraced houses within the area. The architecture of the building is also commonplace with respect to the type, style and use of materials for this period within the area. It is of limited aesthetic value. This is not a building which has landmark status within local views.
- 4.13 To conclude, the building at no. 38 is of limited significance and heritage value in its own right. However, of those elements of the building which may have some, albeit limited, aesthetic value it is the principal street frontage of the building to Pilgrim's Lane which (albeit altered) could be considered to make some contribution to the townscape in helping to define and enclose the street in a traditional manner.



## 5. Assessment of Application Proposals

### Introduction

- 5.1 The application proposals have been informed by a clear understanding and appreciation of the historical development and character of the site and surrounding area. The designated heritage asset of the Hampstead Conservation Area has been identified and its significance assessed. The contribution made by no. 38 Pilgrim's Lane to the significance of the designated heritage assets is also assessed, as has the significance of the building itself. This statement therefore complies with Policy HE6 of PPS5.
- 5.2 The application proposals respond positively to this context, and have been carefully considered and well designed to achieve a high quality design and use of materials which complements the original form and character of no. 38, its garden setting and the character and appearance of its townscape context. This approach will ensure that the significance of the heritage assets will be sustained and enhanced; in line with Policy HE7 of PPS5.
- 5.3 The proposals include the retention of the front and side elevations, extension to the rear (and at basement level) and remodelling the roof form at the rear. A detailed description of the proposals, its design evolution and response to the site constraints and context is set out in the *Design & Access Statement*, prepared by Charlton Brown Architects, and illustrated in the drawings which accompany the application submission.
- 5.4 The proposals have been informed by further pre-application discussions with the local planning authority, which has led to revised design solution that addresses the previously expressed concerns.

### Assessment

- 5.5 No. 38 Pilgrim's Lane is a building which shows clear evidence of a lack of maintenance over the long term. As found today, it is in an uninhabitable state of advanced deterioration. The *Construction Method Statement* (prepared by Heyne Tillet Steel), submitted to accompany the application, states that:

*"The existing building's front, flank and rear masonry walls contain significant number of large cracks and some are out of plumb. This is likely to be due to historical settlement caused by the effect of local*

*trees on existing shallow foundations. Historical alterations to the building appear to have also contributed to this.*

*Generally the building is in a state of significant dilapidation, with evidence of extensive internal damp damage and movement which may have affected the adequacy of the existing structure. This may in turn be detrimental to the stability of the existing building.”*

- 5.6 By bringing an underused site and deteriorating building back into active use as part of a sympathetic new development, the application proposals will importantly make a positive contribution to the established residential use, vitality and appearance of Pilgrim's Lane, and the significance of the Hampstead Conservation Area.
- 5.7 Section 4 assessed that no. 38 as a whole makes at best a neutral contribution to the significance of the designated heritage asset of the conservation area. In its own right the building can also be considered to be of limited significance and heritage value. However, as part of the wider townscape, the principal street frontage and traditional roof form of the building as seen from the street contributes to the significance of the conservation area in helping to define and enclose the street in a traditional manner, as seen in public views.
- 5.8 With these considerations in mind (in relation to the condition of the existing building and its contribution to the significance of the conservation area) a reasoned approach has been taken to retain the front facade, front roof slope, flank walls and key internal elements and rebuild parts of the building to the rear and remodel the rear roof. The amount of demolition involved in undertaking these works is not considered to be substantial. The revised approach will both ensure that any contribution made by the building to the townscape and the significance of the heritage assets will be maintained and the issues associated with its poor condition will be addressed in an appropriate manner.
- 5.9 The existing building envelope will be extended modestly to the rear by approximately one metre. The rear elevations of the building will be removed and rebuilt in high quality matching materials to a traditional design which respects the original architecture of the building and the character of the conservation area. The party wall to the terrace will be retained as existing. This approach will ensure that the rebuilt elements of the enlarged building maintain a cohesive appearance and will integrate successfully with the retained fabric. In order to maintain the character of existing public views of the building from the north, the extended flank elevation will be sensitively altered to accommodate the extension.

- 5.10 To the rear the existing traditional relationship of the full height one bay closet wing to the main house will be reinstated. Window openings will be traditionally detailed with painted timber sash windows and cambered brick heads as existing. The building will be extended at lower ground floor level towards the garden as a single storey element (approximately as far as the existing outdoor shed). The scale and character of this element will appear distinct from, and appropriately subservient to, that of the main body of the house. The flat roof of this element will provide a terrace for the amenity of the occupiers, with appropriate design measures to mitigate the risk of overlooking.
- 5.11 The roof at the front of the house will be retained but will include a new traditional pitch roofed dormer with painted sliding sash window. To the rear a traditional pitched roof form with integral dormer window will be reinstated, in appearance similar to that existing. A small flat roof area will be incorporated atop the extended roof form. This will not be accessible as a terrace and will not be readily visible from the street or rear garden.
- 5.12 The profile of the modestly altered flank wall will allow for the altered roof form. The rear roof slope will be clad in natural slate, in keeping with the original materials of the existing building and the characteristic building materials of the conservation area. The altered roof form at the rear will provide a continuous and cohesive element which respects the character and proportion of the house.
- 5.13 A separate planning application is made for the introduction of a new basement level essentially within the footprint of the extended building (incorporating new foundations). Pavement lights will be discreetly positioned below the bay and integrated within the enhanced hard landscape to the front driveway in order to draw natural light into this element from above. A covered lightwell will be integrated within the new garden terrace to the rear and will not be visible in public views.
- 5.14 As an enhancement, the front entrance steps will be rebuilt, reinstating the lost brick pier, to a design and use of materials matching that original. The existing modern metal gates to the front driveway will be removed and new high quality hard and soft landscape introduced. This will enhance the appearance of the site in views from the street and its contribution to the significance of the heritage assets. To the rear the existing garden will be re-landscaped using high quality materials and new planting.
- 5.15 The appropriate scale, form, design and use of materials of the proposals, together with the retention and enhancement of the street facade will ensure that the existing relationship of the building with the local topography; to its neighbours in

the adjoining terraced group to the south as well as the semi-detached house to the north, will be maintained in public views within the conservation area.

### **Summary**

5.16 In summary, the application proposals are in line with the guidelines set out in the adopted *Hampstead Conservation Area Statement* (pp59-65), as follows:

- The proposed basement will not involve harm to the character of the building or its setting. It will not be appreciable in views from the street (H2)
- The building as a whole makes a neutral contribution to the character and appearance of the conservation area. The extent of the proposed demolition has been greatly reduced since the previous application submission and includes the retention of the front facade, the flank wall and the front roof slope, as well as interior elements, maintaining views of the house from the street as seen today (H4, H5 & H6)
- The original front boundary wall and piers have been lost and the hardstanding area within the front garden is used for parking. The front boundary treatment to the street and front garden planting and landscape will be enhanced (H10)
- The proposed development will not encroach significantly upon the existing garden space to the rear of the house. Rear garden planting and landscape will be enhanced. The existing relationship between the house and its garden will be enhanced (H11)
- Existing/original architectural features and detailing will be retained. Proposed materials will be of a high quality which match those of the original building and retained front facade, including red/yellow brickwork, natural slate roof tiles and painted timber windows (H17 & H18)
- The new development will respect the built form and historic context of the area; including local views, existing building lines, roof lines and elevational design, and architectural features, detailing and materials of buildings within the sub-area of the conservation area (H21)
- The existing residential use will be retained, reflecting the residential character of the sub-area of the conservation area (H23)

- The new development respects the distinctive topography of the conservation area (H24)
- The proposed extension of the building is sensitive in terms of its scale, design and use of materials to those of the host building, its neighbours and the sub-area of the conservation area (H26)
- The proposed extension of the building will be in harmony with the form and character of the host building and the pattern of existing extensions within the terrace nos. 26-36 (H27)
- The building does not form part of a uniform rear elevation to the terrace nos. 26-38. It has a distinct rear elevation (H28)
- The modest remodelling of the roof form at the rear will respect the form and character of the existing building. The existing roof does not form part of a uniform terrace and its roof is not prominent in local views within the conservation area (H31)
- The roof slope of the existing building will be retained. Proposed materials for the dormer will be of a high quality which match those of the original roof form and dormer window (H33)
- The proposals include a high standard of external space (landscape) design to both front and rear gardens, which will enhance the character and appearance of the conservation area (H46).

## 6. Conclusions

- 6.1 The revised application proposals have been informed by a clear understanding and appreciation of the historical development and character of the site and surrounding area, as well as extensive further discussions with officers.
- 6.2 The designated heritage asset of the Hampstead Conservation Area has been identified and its significance assessed (in line with policy HE6 of *PPS5*). The contribution made by no. 38 Pilgrim's Lane to the significance of the designated heritage assets has been assessed, as has the significance of the building itself.
- 6.3 The proposals respond positively to this context, and have been carefully considered and well designed to achieve a high quality design and use of materials which complements the original form and character of no. 38, its garden setting and the character and appearance of the townscape. They will sustain and enhance the significance of the conservation area and do not impact on any significance that may be attributed to no. 38 (in line with policy HE7, HE8 and HE9 of *PPS5*).
- 6.4 As found today, no. 38 is in a poor condition and has suffered from a lack of maintenance over the long term. It is in an uninhabitable state of advanced deterioration. The building as a whole makes a neutral contribution to the significance of the conservation area. However, as part of the wider townscape, the principal frontage of the building (as seen from the street) contributes to the significance of the designated heritage asset.
- 6.5 The application proposals will bring the site back into use. The existing building will be largely retained and enhanced and will be extended to the rear and at basement level by the removal and rebuilding of the rear wing and rear elevation in materials to match existing. As an enhancement the front entrance steps will be rebuilt and new hard and soft landscape introduced to the front driveway and rear garden.
- 6.6 The proposals are of an appropriate scale, form, design and use of materials which respect the character of the building's original architecture, and that of contemporary and similarly designed houses within this part of the sub-area of the conservation area. The relationship between no. 38 and its neighbours, as appreciated in public views within the conservation area, will be maintained.
- 6.7 The proposals will, therefore, enhance the character and appearance of the Hampstead Conservation Area. They will sustain and enhance both the significance of the designated heritage asset and that of no. 38. The proposals will

meet the statutory duties under the *1990 Act*, the objectives and policies HE6, HE7, HE8 and HE9 of *PPS5*, policies 4B.11 and 4B.12 of the *London Plan*, policy CS14 of the adopted *Core Strategy* and policies DP24 and DP25 of the *Development Policies Document* for Camden (replacing the existing *Camden UDP*) and supplementary planning guidance.

## **Appendix 1 – Designated Heritage Asset**





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## Buildings or features which detract from the character of the area and would benefit from enhancement

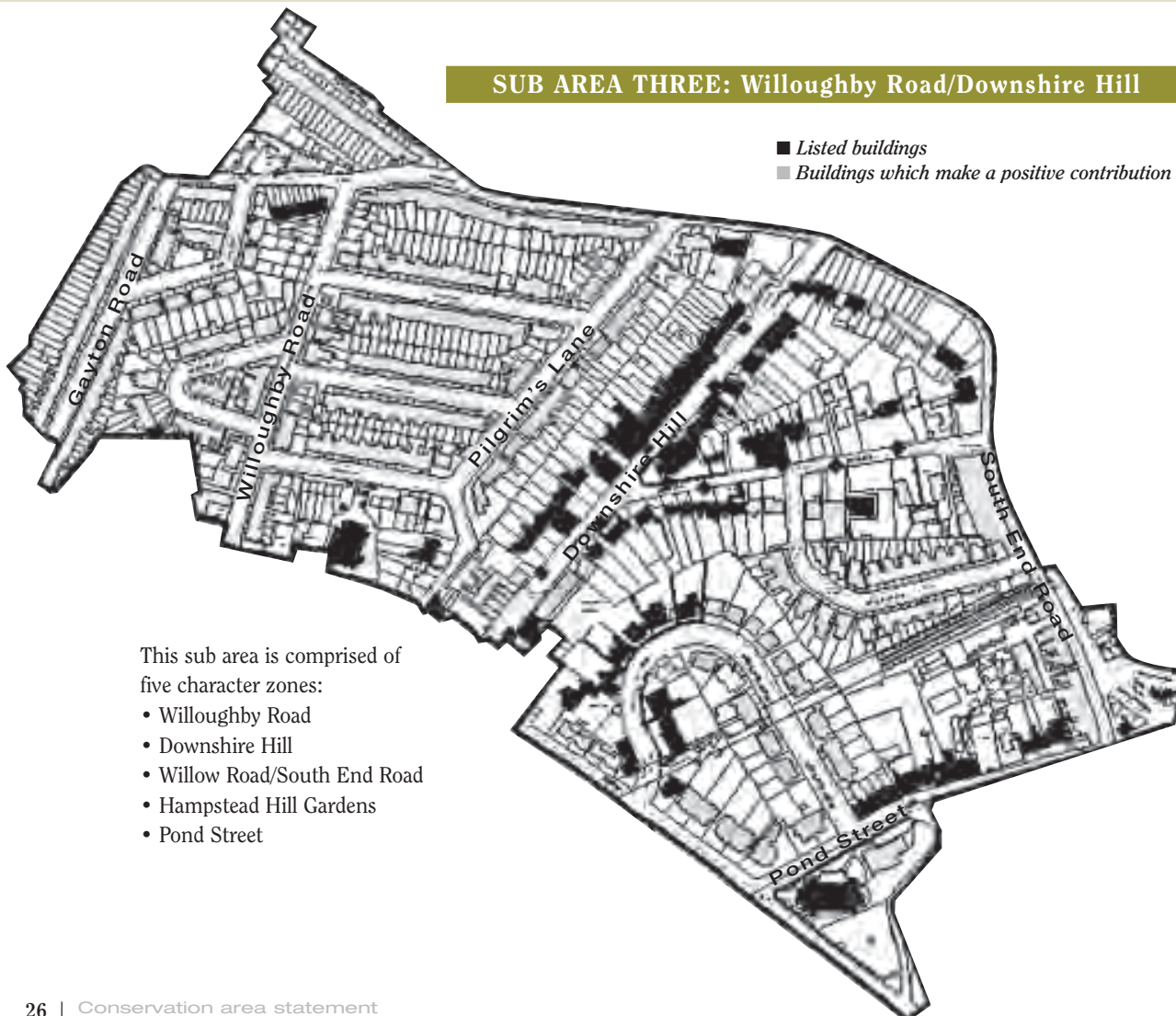
Elm Row: Two garage doors in wall  
 New End: security gates at 2-6 Youngs Court, The Nurses Home  
 New End Square: 34 - large mansard roof extension  
 Hampstead Square: Garages adjacent to No.2  
 Flask Walk: Garages next to 3-7 Flask Cottages, 36&56 garages  
 East Heath Road: Hard standing in front of Nos.4-8.  
 Holford Road: 5 & 6  
 Cannon Place: roof of 23&25, garage at 19  
 Streatley Place: security gates  
 Squires Mount: Conservatory on roof of No.11

## Neutral Buildings

East Heath Road: Ladywell Court  
 Flask Walk: 24-38, 3-7 Flask Cottages  
 New End: 2-6 Youngs Court, Carnegie House,  
 Streatley Place: 14-19  
 Well Road: 15, 15a

### SUB AREA THREE: Willoughby Road/Downshire Hill

- Listed buildings
- Buildings which make a positive contribution



This sub area is comprised of five character zones:

- Willoughby Road
- Downshire Hill
- Willow Road/South End Road
- Hampstead Hill Gardens
- Pond Street

## **Appendix 2 – Heritage Policies and Guidance**



1. The application proposals for the site should be considered in light of policy and guidance in respect of heritage assets. The statutory duties, national policy and guidance, and regional and local plan policies relevant to proposals on the site are summarised below:

## **Statutory Duties**

### **The Planning (Listed Buildings and Conservation Areas) Act 1990**

2. With regard to applications for planning permission within conservation areas, the *Planning (Listed Buildings and Conservation Areas) Act 1990* outlines in Section 72 that:

*'s.72(1) In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.'*

3. With regard to applications for planning permission affecting the setting of statutory listed buildings, the *Act* also outlines in Section 66 that:

*'s.66(1) In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses..'*

## **National Policy and Guidance**

### **PPS5: Planning for the Historic Environment, 2010**

4. *PPS5: Planning for the Historic Environment* was issued in March 2010 and replaces both *PPG15* and *PPG16*. *PPS5* provides a full statement of Government planning policies with regard to the protection of all heritage assets. In this, *PPS5* is supported by an accompanying *Historic Environment Planning Practice Guide*, which provides further information on how the policies set out in the PPS should be implemented.
5. Importantly *PPS5* sets out the level of information that would be required in support of applications affecting heritage assets. Policy HE6 states:

*'Local planning authorities should require an applicant to provide a description of the significance of the heritage assets affected and the contribution of their setting to that significance ... (HE6.1)*

*'This information together with an assessment of the impact of the proposal should be set out in the application ...' (HE6.2)*

6. Policy HE7 sets out the policy principles guiding the determination of applications affecting designated and non-designated heritage assets, and states that:

*'In considering the impact of a proposal on any heritage asset, local planning authorities should take into account the particular nature of the significance of the heritage asset and the value that it holds for this and future generations. This understanding should be used by the local planning authority to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposals.' (HE7.2)*

7. And goes on to say that:

*'Local planning authorities should take into account:*

- the desirability of sustaining and enhancing the significance of heritage assets, and of utilising their positive role in place-shaping; and*
- the positive contribution that conservation of heritage assets and the historic environment generally can make to the establishment and maintenance of sustainable communities and economic vitality by virtue of the factors set out in HE3.1 (HE7.4)*

*Local planning authorities should take into account the desirability of new development making a positive contribution to the character and local distinctiveness of the historic environment. The consideration of design should include scale, height, massing, alignment, materials and use.' (HE7.5)*

8. In addition Policy HE8, in relation to heritage assets that are not covered by policy HE9 (i.e. undesignated heritage assets), states:

*'The effect of an application on the significance of such a heritage asset or its setting is a material consideration in determining the application.' (HE8.1)*

9. With regard to applications affecting designated heritage assets, Policy HE9 states:

*'There should be a presumption in favour of the conservation of designated heritage assets and the more significant the designated heritage asset, the greater the presumption in favour of its conservation should be.'* (HE9.1)

10. Specifically with regard to conservation areas (and world heritage sites), HE9.5 also states that:

*'Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. The policies in HE9.1 to HE9.4 and HE10 apply to those elements that do contribute to its significance. When considering proposals, local planning authorities should take into account the relative significance of the World Heritage Site or Conservation Area as a whole.'*

11. With regard to applications affecting the setting of a designated heritage asset, Policy HE10 states:

*'... local planning authorities should treat favourably applications that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset ...'* (HE10.1)

## **Local Policy and Guidance**

12. The development plan for the London Borough of Camden comprises the *London Plan*, the *Camden Core Strategy and Development Policies Document*, and the 'saved' policies of the *Unitary Development Plan*.

### **The London Plan, 2008**

13. The *London Plan* was adopted by the Greater London Authority in February 2004 and sets out the Spatial Development Strategy for all Boroughs within Greater London. Subsequent review of the Plan led to the Mayor incorporating both the Early and Further Alterations in the London Plan in February 2008. In October 2009 the new Mayor published his draft replacement London Plan for public consultation. This is ongoing.
14. The London Plans sets outs policies regarding the protection of the built heritage in London, it states that:

*'4B.11 London's built heritage*

*The Mayor will work with strategic partners to protect and enhance London's historic environment. DPD policies should seek to maintain and increase the contribution of the built heritage to London's environmental quality, to the economy, both through tourism and the beneficial use of historic assets, and to the well-being of London's people while allowing for London to accommodate growth in a sustainable manner.*

#### **4B.12 Heritage conservation**

*Boroughs should:*

- ensure that the protection and enhancement of historic assets in London are based on an understanding of their special character, and form part of the wider design and urban improvement agenda, including their relationship to adjoining areas, and that policies recognise the multi-cultural nature of heritage issues;*
- identify areas, spaces, historic parks and gardens, and buildings of special quality or character and adopt policies for their protection and the identification of opportunities for their enhancement, taking into account the strategic London context;*
- encourage and facilitate inclusive solutions to providing access for all, to and within the historic environment and the tidal foreshore.'*

#### **Camden Core Strategy and Development Policies Document, 2010**

15. The *Core Strategy and Development Policies Documents*, which form part of the Local Development Framework, were adopted on 8 November 2010. The *Core Strategy*, along with other LDF documents, will now replace the existing UDP. Only the proposals sites in Policy LU1 of the 2006 UDP have been 'saved'.
16. The *Core Strategy* sets out the key elements of the Council's planning vision and strategy for Camden. Policy CS14 seeks to promote high quality places and to conserve the heritage of Camden, which states that:

*'The Council will ensure that Camden's places and buildings are attractive, safe and easy to use by:*

- a) requiring development of the highest standard of design that respects local context and character;*
- b) preserving and enhancing 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;*
- c) promoting high quality landscaping and works to streets and public spaces;*
- d) seeking the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible;*
- e) protecting important views of St Paul's Cathedral and the Palace of Westminster from sites inside and outside the borough and protecting important local views.'*

17. The *Development Policies Document* sets out additional planning policies that the Council will use when making decisions on planning applications. Policy DP24 seeks to secure high quality design in all new development and states that:

*'The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:*

- a) character, setting, context and the form and scale of neighbouring buildings;*
- b) the character and proportions of the existing building, where alterations and extensions are proposed;*
- c) the quality of materials to be used;*
- d) the provision of visually interesting frontages at street level;*
- e) the appropriate location for building services equipment;*
- f) existing natural features, such as topography and trees;*
- g) the provision of appropriate hard and soft landscaping including boundary treatments;*
- h) the provision of appropriate amenity space; and*
- i) accessibility.'*

18. Policy DP25 seeks to conserve the heritage of Camden, and with regard to development affecting conservation areas, it states that:

*'In order to maintain the character of Camden's conservation areas, the Council will:*

- a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;*
- b) only permit development within conservation areas that preserves and enhances the character and appearance of the area;*
- c) prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;*
- d) not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and*
- e) preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden's architectural heritage.'*

### ***Supplementary Planning Documents, Guidance and Other***

19. A number of documents have been adopted or published by the London Borough of Camden, which may be considered as a material consideration to development control decisions. These include:

*Hampstead Conservation Area Statement, 2002*



20. The *Hampstead Conservation Area Statement* was adopted by Camden as supplementary planning guidance to the 2006 UDP in 2002. It describes the character and appearance of the conservation area, and provides guidance for the assessment of development proposals within the area.

*Camden Planning Guidance, 2006*

21. *Camden Planning Guidance* gives additional advice and information on how the Council will apply the planning policies in the 2006 UDP, including those policies relating to development within conservation areas. A review of this guidance document is currently subject to public consultation for the LDF.

*New Basement Development and Extensions to Existing Basement Accommodation Guidance Note, 2009*

22. This *Guidance Note* from 2009 draws together the relevant national and local authority requirements and expectations for sustainable development and good practice. It also sets out the key requirements for applicants of basement developments.

## **Other Relevant Guidance**

***English Heritage Understanding Place: Conservation Area Designation, Appraisal and Management, 2011***

23. This document was published by English Heritage in 2011 as part of a suite of documents advising on historic area assessments, entitled *Understanding Place*. Specifically, this guidance offers detailed advice to those undertaking or commissioning conservation area appraisals and management plans. Table 2 (p15) sets out a checklist of questions to help with the process of identifying unlisted buildings which may contribute positively to the character or appearance of a conservation area. It states that:

*'A positive response to one or more of the following may indicate that a particular element within a conservation area makes a positive contribution provided that its historic form and values have not been eroded:*

### Checklist

- *Is it the work of a particular architect or designer of regional or local note?*
- *Does it have landmark quality?*
- *Does it reflect a substantial number of other elements in the conservation area in age, style, materials, form or other characteristics?*
- *Does it relate to adjacent designated heritage assets in age, materials or in any other historically significant way?*
- *Does it contribute positively to the setting of adjacent designated heritage assets?*
- *Does it contribute to the quality of recognisable spaces including exteriors or open spaces with a complex of public buildings?*
- *Is it associated with a designed landscape e.g. a significant wall, terracing or a garden building?*
- *Does it individually, or as part of a group, illustrate the development of the settlement in which it stands?*
- *Does it have significant historic association with features such as the historic road layout, burgage plots, a town park or a landscape feature?*
- *Does it have historic associations with local people or past events?*
- *Does it reflect the traditional functional character or former uses in the area?*
- *Does its use contribute to the character or appearance of the area?*

### **English Heritage Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment, 2008**

24. This guidance sets out English Heritage's approach to making decisions and offering guidance about all aspects of England's historic environment. The contribution of elements of a heritage asset or within its setting to its significance may be assessed in terms of its heritage values, set out in this guidance:

- *Evidential Value: the potential of a place to yield evidence about past human activity.*
- *Historical Value: the ways in which past people, events and aspects of life can be connected through a place to the present.*
- *Aesthetic Value: the ways in which people draw sensory and intellectual stimulation from a place.*
- *Communal Value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.*

## **Appendix 3 – Historical Maps**



Extract Ordnance Survey  
1860

Source: Camden Local Studies & Archives Centre





Extract Ordnance Survey  
1893

Source: Camden Local Studies & Archives Centre



Extract Ordnance Survey  
1909

Source: Camden Local Studies & Archives Centre





Extract Ordnance Survey  
1934

Source: Camden Local Studies & Archives Centre

## **Appendix 4 - Historical Photographs**





**View out of the area into Pilgrim's Lane**



**Worsley Road (formerly Pilgrim's Lane)  
looking towards Hampstead Heath**

**Source: Camden Local Studies & Archives Centre**

## Appendix 5 – Photographs



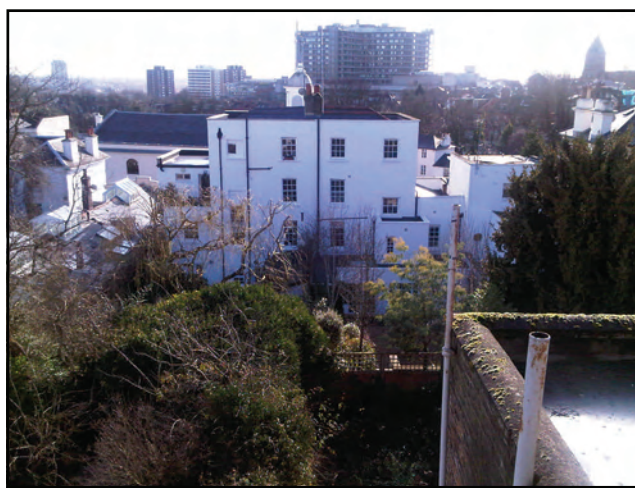
**Front elevation of no. 38 to Pilgrim's Lane**



**Rear elevation of no. 38 to rear garden**



**Rear elevations of nos. 26-36 neighbouring  
viewed from rear garden of no. 38**



**View south east from no. 38 towards  
properties on Downshire Hill and Royal Free  
Hospital**





**View south from Pilgrim's Lane -  
no. 38 and its diverse neighbours**



**View east from Pilgrim's Lane  
contemporary terrace nos. 26-36**



**View west along Denning Road from Pilgrim's  
Lane - variation in style and use of materials**



**View south west along Pilgrim's Lane -  
difference in age and house type**




**Late 20th century infill development on  
Denning Road**



**Late 20th century infill development on  
Pilgrim's Lane**

**Appendix 6 - Assessment of the Contribution of no. 38  
Pilgrim's Lane**

Based on table 2 of English Heritage's guidance document *Understanding Place* (2011)

| Question   | Response  |
|--|---|
| <p><i>Check list to identify elements in a conservation area which may contribute to the special interest.</i></p>                                     |  <p><i>Front façade no. 38 Pilgrim's Lane</i></p>   |
| <p><i>Is it the work of a particular architect or designer of regional or local note?</i></p>  | <p><b>No</b> – Research has not identified an architect or designer of regional or local note for the building. It was originally built by the British Land Company in the late 19<sup>th</sup> century as part of a larger speculative residential development; probably to a design illustrated in one of the many builders' domestic pattern books of the period, using mass produced materials and details.</p> |
| <p><i>Does it have landmark quality?</i></p>   | <p><b>No</b> – The building forms part of a terrace within a varied wider townscape of other terraced, semi-detached and detached houses dating from the 19<sup>th</sup> and 20<sup>th</sup> centuries. Given its scale, design and position within this townscape, no. 38 is not prominent within local views, nor does it have landmark quality.</p>  |
| <p><i>Does it reflect a substantial number of other elements in the conservation area in age, style, materials, form or other characteristics?</i></p> | <p><b>Yes</b> – The building is one of a considerable number of other terraced houses developed within this area in the late 19<sup>th</sup> century. These buildings are related in terms of their architectural style, form and use of materials. There is variety of building character within the wider townscape of the sub-area, in particular along Pilgrim's Lane.</p>                                      |

|   |  |
|---|--|
| <i>Does it relate to adjacent designated heritage assets in age, materials or in any other historically significant way?</i>                            | <b>No</b> – To the south east of Pilgrim's Lane there are a number of early 19th century high status terraces or villas of a late Georgian style on Downshire Hill listed at grade II. These listed buildings are clearly distinct from no. 38 in terms of their age, status, scale, architectural style and use of materials. They do not relate to each other in any historically significant way.   |
| <i>Does it contribute positively to the setting of adjacent designated heritage assets?</i>   | <b>No</b> – The building makes a neutral contribution to the setting of the listed buildings at Downshire Hill. No. 38 is not an element within the setting of a listed building which contributes positively to its significance.   |
| <i>Does it contribute to the quality of recognisable spaces including exteriors or open spaces with a complex of public buildings?</i>                  | <b>No</b> - The building forms one part of a varied townscape of terraced, semi-detached and detached houses within a grid of streets, dating from the 19 <sup>th</sup> and 20 <sup>th</sup> centuries. No. 38 makes no particular contribution to the quality of the streetscene.   |
| <i>Is it associated with a designed landscape e.g. a significant wall, terracing or a garden building?</i>  | <b>No</b> – The building is not associated with a designed landscape.  |
| <i>Does it individually, or as part of a group, illustrate the development of the settlement in which it stands?</i>                                    | <b>Limited</b> – The building is one of a considerable number of other terraced houses built on a grid-like pattern of streets as part of the speculative residential development of this area in the late 19 <sup>th</sup> century, initially undertaken by the British Land Company. These buildings are broadly representative of the wider late 19 <sup>th</sup> and 20 <sup>th</sup> century urbanisation and expansion of Hampstead. The evidence the building provides of the historic development of the conservation area is not of special interest. |
| <i>Does it have significant historic association with features such as the historic road layout, burgage plots, a town park or a landscape feature?</i> | <b>Limited</b> – The building is one of a considerable number of other terraced houses built on a grid-like pattern of streets laid out for the speculative residential development of this area in the late 19 <sup>th</sup> century. The significance of its historic  |

|   |   |
|---|---|
|   | association with this layout of streets is not of special interest.   |
| <i>Does it have historic associations with local people or past events?</i>             | <b>No</b> – Research has not identified any historic associations with local people or past events of significance which are linked to the building.  |
| <i>Does it reflect the traditional functional character or former uses in the area?</i> | <b>Limited</b> – The building is one of a considerable number of other houses built in the late 19 <sup>th</sup> century as part of the wider speculative residential development of this area. Its former use is not of special interest.  |
| <i>Does its use contribute to the character or appearance of the area?</i>              | <b>Limited</b> - The building is one of a considerable number of other houses located within this established residential area. The use of no. 38 is not of special interest.   |
| <i>Degree to which its historic form and values have been eroded?</i>                   | The building has been poorly maintained and is currently in an uninhabitable state of advanced deterioration. It has also experienced external alterations over time which have been unsympathetic to the original design and use of materials. In particular the intervention of a concrete lintel and roller doors to the lower ground floor bay to the street elevation to accommodate a garage in the late 20 <sup>th</sup> century, as seen from the street. |
|   |   |



