

HERITAGE STATEMENT

APPLICATION REFERENCE: 2014/5251

ASSOCIATED REFERENCE: 2014/5482

ADDRESS: 107 SOUTH END ROAD, LONDON NW3 2RJ

THE NATURE OF THE ASSET

The Grade II listing is dated as 14 May 1974.

The house is one of a Georgian terrace (nos. 103, 105 and 107) of 3 stucco-fronted houses, built in the early 19th Century, located within the Hampstead Conservation Area.

Terrace of 3 houses. Early C19. Stucco. 3 storeys and semi-basements. 5-window range. Nos 103 & 105 with C20 prostyle porticoes; round-arched doorways with patterned fanlights and panelled doors approached by steps with cast-iron railings. No.107 entrance in C20 single storey extension to north side in Downshire Hill. Recessed sashes. 1st floor with casements having cast-iron balconies. Parapet.

INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings having torch flambe finials to front gardens.

Listing NGR: TQ2707585813



No 107 is the end of terrace (West side) of the three listed houses.

The entrance to no. 107 is via the garden, through a timber gate in the garden boundary wall to Downshire Hill, with a flight of steps up to the front entrance door and a flight of steps down to the basement level.

Of particular note are the recessed sashes, the first floor casements with cast-iron balconies and parapets.

Externally, the front gardens have attached cast-iron railings with torch flambé finials to the gardens.

THE EXTENT OF THE ASSET

No 107 is on the West end of the short terrace.

The long front gardens from South End Road are to the North-north East of the terrace, with the shorter rear gardens having a South-south West aspect.

No. 107 has additional landscaped land with its entrance and side additions extending along Devonshire Hill on the West side.

THE SIGNIFICANCE OF THE ASSET

The terrace forms a pleasing group of Georgian houses on the corner of South End Road and Devonshire Hill within the Hampstead Conservation Area.

No 107 has an articulated form with the side and rear additions at semi-basement, upper ground and first floor levels.

Various alterations and additions have occurred to the house, namely:-

1965 - Erection of a garden shelter at garden level and a garage over at street level.

1967 - Alterations to an existing ground floor rear addition and the construction of a new first floor rear addition.

1974 - Erection of a second floor side extension and formation of a rear patio.

1988 - Alterations at the rear ground floor level and the erection of a ground floor conservatory.

2009 - Internal alterations to create an opening between two rooms at basement level.



THE PROPOSED WORKS

The existing single glazed timber casement windows to the kitchen at upper ground floor level to the rear extension are to be removed.

The windows are to be replaced by timber sliding double glazed windows with the same fenestration. The windows are manufactured and supplied factory painted white (RAL 9016).

The existing windows are not original historic fabric, as they date from the 1960's construction of a first floor rear addition, see above.

No other works are involved with this window replacement.

IMPACT ON THE ASSET

The external and internal appearance of the replacement windows is considered not to have any negative visual impact on the building in that its appearance is that of the current single glazed windows.

There will be no loss or concealment of key features or historic fabric. There will be no impact on relationships between this and the rear of the terrace or other buildings.

The rear location of the 1960's rear extension is secluded from the adjoining public highway, Devonshire Hill.

Hilary Dunford Architect
20th November 2014