



Planning • Heritage
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Heritage Statement

10 Rosslyn Hill

London

NW3 1PH

Mert Alas

May 2015

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10 Rosslyn Hill

1.0 INTRODUCTION

The following Heritage Statement has been prepared by CgMs Consulting on behalf of Mert Alas in support of the formation of a new sympathetic vehicular entrance and associated landscaping at No. 10 Rosslyn Hill, London.

The property at No. 10 Rosslyn Hill comprises a semi-detached stuccoed villa constructed between 1895 and 1896. Nos. 4-10 form a characterful group of large semi-detached stuccoed properties which hold repeated detailing such as rustication at ground floor level with pedimented porches and overhanging eaves. Each property has a front garden which is bounded by a stuccoed brick wall which runs parallel to the frontages, and interrupted at regular intervals to provide modest residential timber access gates.

The properties and wall are not statutorily listed, however they are located within the Hampstead Conservation Area, within sub area three Willoughby Road/Downshire Hill'. The Hampstead Conservation Area Statement adopted by Camden Council in October 2001 also includes Nos 4-10 and their boundary wall within a list of buildings that make a positive contribution to the character of the conservation area.

Therefore, the proposed opening has been designed in a sympathetic style which will preserve the character and appearance of the wall and in turn the surrounding conservation area and host properties. Furthermore, the proposals respond to the reasons for refusal in relation to an earlier scheme of this kind in 2008 (2007/6411/P).

The following report will provide a descriptive summary of relevant legislation and guidance, as well as a historic appraisal of the locality, No. 10 and the wall. This will inform a detailed assessment of the likely impact that the proposals may have upon the character and appearance of the conservation area, No. 12 Rosslyn Hill (Grade II) and No. 10 itself.



Figure 1: Image of boundary wall prior to construction works on the Site. Source: Design and Access Statement (2010).



Figure 2: Location of the Site. Source: BingMaps (2015).



Figure 3: Image of the Site, highlighted in red. Source: BingMaps (2015).



Figure 4: Hampstead Conservation Area (sub area three), Site highlighted in red. Source: Hampstead Conservation Area Statement (October 2002).

2.0 LEGISLATIVE AND PLANNING POLICY FRAMEWORK

2.1 LEGISLATION AND NATIONAL PLANNING POLICY

The current policy regime identifies, through the National Planning Policy Framework (NPPF), that applications should consider the potential impact of development on Heritage Assets. This term includes both designated heritage assets, which possess a statutory designation (for example listed buildings, conservation areas, and registered parks and gardens), as well as undesignated heritage assets.

Legislation

Legislation regarding buildings and areas of special architectural and historic interest is contained within the Planning (Listed Buildings and Conservation Areas) Act 1990.

The relevant legislation in this case extends from Section 16 of the 1990 Act which states that in considering applications for listed building consent, the local planning authority shall have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses.

Section 66 further states that special regard must be given by the authority in the exercise of planning functions to the desirability of preserving or enhancing Listed Buildings and their setting.

National Planning Policy

National Planning Policy Framework (NPPF), (March 2012)

The National Planning Policy Framework (NPPF) was published on 27 March 2012 and sets out the Government's planning policies for England and how these are expected to be applied. It has purposefully been created to provide a framework within which local people and Local Planning Authorities (LPAs) can produce their own distinctive Local and Neighbourhood Plans which reflect the needs and priorities of their communities.

When determining Planning Applications the NPPF directs LPAs to apply the approach of presumption in favour of sustainable development; the 'golden thread' which is expected to run through the plan-making and decision-taking activities. It should be noted however, that this is expected to apply except where this conflicts with other policies combined within the NPPF, inclusive of those covering the protection of designated heritage assets, as set out in paragraph 14 of the NPPF.

Within section 7 of the NPPF, 'Requiring Good Design', Paragraphs 56 to 68, reinforce the importance of good design in achieving sustainable development by ensuring the creation of inclusive and high quality places. This section of the NPPF affirms, in paragraph 58, the need for new design to

function well and add to the quality of the area in which it is built; establish a strong sense of place; and respond to local character and history, reflecting the built identity of the surrounding area.

Section 12, 'Conserving and Enhancing the Historic Environment', Paragraphs 126-141, relate to developments that have an effect upon the historic environment. These paragraphs provide the guidance to which local authorities need to refer when setting out a strategy for the conservation and enjoyment of the historic environment in their Local Plans. This should be a positive strategy for the conservation and enjoyment of the historic environment and should include heritage assets which are most at risk through neglect, decay or other threats. It is also noted that heritage assets should be conserved in a manner appropriate to their significance. The NPPF further provides definitions of terms which relate to the historic environment in order to clarify the policy guidance given. For the purposes of this report, the following are important to note:

- Heritage asset. This is 'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions'. These include designated heritage assets and assets identified by the local planning authority.
- Significance. The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. Template for

The NPPF advises local authorities to take into account the following points when drawing up strategies for the conservation and enjoyment of the historic environment. These considerations should be taken into account when determining planning applications:

- The desirability of sustaining and enhancing the significance of heritage assets and preserving them in a viable use consistent with their conservation;
- The wider social, cultural, economic and environmental benefits that the conservation of the historic environment can bring;
- The desirability of new development in making a positive contribution to local character and distinctiveness;
- Opportunities to draw on the contribution made by the historic environment to the character of a place.

In order to determine applications for development, Paragraph 128 of the NPPF states that LPAs should require applicants to describe the significance of the heritage

assets affected and the contribution made by their setting. Adding that the level of detail provided should be proportionate to the significance of the asset and sufficient to understand the impact of the proposal on this significance.

According to Paragraph 129, LPAs should also identify and assess the significance of a heritage asset that may be affected by a proposal and should take this assessment into account when considering the impact upon the heritage asset.

Paragraphs 132 to 136 consider the impact of a proposed development upon the significance of a heritage asset. Paragraph 132 emphasises that when a new development is proposed, great weight should be given to the asset's conservation and that the more important the asset, the greater this weight should be. It is noted within this paragraph that significance can be harmed or lost through the alteration or destruction of the heritage asset or by development within its setting.

Paragraph 134 advises that where a development will cause 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 securing its optimum viable use.

Paragraph 135 notes that 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 affect directly or indirectly 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 NPPF therefore continues the philosophy of that upheld in PPS5 in moving away from narrow or prescriptive attitudes towards development within the historic environment, towards intelligent, imaginative and sustainable approaches to managing change. English Heritage defined this new approach, now reflected in the NPPF, as 'constructive conservation'. This is defined as 'a positive and collaborative approach to conservation that focuses on actively managing change...the aim is to recognise and reinforce the historic significance of places, while accommodating the changes necessary to ensure their continued use and enjoyment.' (Constructive Conservation in Practice, English Heritage, 2009).

2.2 NATIONAL AND STRATEGIC PLANNING POLICY AND GUIDANCE

National Guidance

The London Plan (Adopted July 2011, revised October 2013)

On 22 July 2011 the Mayor of London published the London Plan which replaced the amended version of 2004. This sets out the strategic Development Plan for London, and Policy 7.8 ‘Heritage Assets and Archaeology’ seeks to record, maintain and protect the city’s heritage assets in order to utilise their potential within the community.

Further to this it provides the relevant policy with regard to development within the historic environment. It requires that development which have an affect upon heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail, whilst encouraging development to make the most of heritage assets.

Policy 7.8 (Heritage Assets and Archaeology)

Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.

Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

Policy 7.9 (Heritage-led Regeneration)

Regeneration schemes should identify and make use of heritage assets and reinforce the qualities that make them significant so they can help stimulate environmental, economic and community regeneration. This includes buildings, landscape features, views, Blue Ribbon Network and public realm.

Policy 7.4 (Local Character)

New developments require to give regard to the local architectural character in terms of form, massing, function and orientation. This is supported by Policy 7.8 in its requiring local authorities in their policies, to seek to maintain and enhance the contribution of built, landscaped and buried heritage to London’s environmental quality, cultural identity and economy, as part of managing London’s ability to accommodate change and regeneration.

National Planning Practice Guidance, (NPPG), (2014)

This guidance has recently been adopted in order to support the NPPF. It does not supersede PPS 5: Historic Environment Planning Practice Guide (DCLG, DCMS, English Heritage, 2010). It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle.

It also states, conservation is an active process of maintenance and managing change, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation.

Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset’s significance, and make the interpretation publically available.

Key elements of the guidance relate to assessing harm. It states, an important consideration should be whether the proposed works adversely affect a key element of the heritage asset’s special architectural or historic interest. Adding, it is the degree of harm, rather than the scale of development that is to be assessed. The level of ‘substantial harm’ is stated to be a high bar, that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF.

Importantly, it is stated harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced, and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

In particular, the Practice Guide identifies the issues which ought be considered to achieve successful good design with new development in sensitive areas:

The significance of nearby assets and the contribution of their setting;

The general character and distinctiveness of the local buildings, spaces, public realm and landscape;

Landmarks and other features that are key to a sense of place;

The diversity or uniformity in style, construction, materials, detailing, decoration and period of existing buildings and spaces;

The topography;

Views into and from the site and its surroundings;

The current and historic uses in the area and the urban grain.

Conservation Principles, Policies and Guidance (English Heritage, 2008)

Conservation Principles outlines English Heritage's approach to the sustainable management of the historic environment. While primarily intended to ensure consistency in English Heritage’s own advice and guidance through the planning

process, the document is commended to local authorities to ensure that all decisions about change affecting the historic environment are informed and sustainable.

This document was published in line with the philosophy of PPS5, yet remains relevant with that of the current policy regime in the emphasis placed upon the importance of understanding significance as a means to properly assess the effects of change to heritage assets. The guidance describes a range of heritage values which enable the significance of assets to be established systematically, with the four main 'heritage values' being: evidential, historical, aesthetic and communal. The Principles emphasise that ‘considered change offers the potential to enhance and add value to places... it is the means by which each generation aspires to enrich the historic environment’ (paragraph 25).

Overview: Historic Environment Good Practice Advice in Planning

The PPS5 Practice Guide was withdrawn on 25 March and has been replaced with three separate Good Practice Advice in Planning Notes (GPA’s) published by English Heritage (now Historic England). Historic Environment Good Practice Advice in Planning Note 1 (GPA1): The Historic Environment in Local Plans provides guidance to local planning authorities to help them make well informed and effective local plans. This was published on 25 March 2015. Good Practice Advice in Planning Note 2 (GPA2): Managing Significance in Decision-Making was published on 27 March 2015. This document includes technical advice on the repair and restoration of historic buildings and alterations to heritage assets to guide local planning authorities, owners and practitioners and other interested parties. Published on the 25 March 2015, Good Practice Advice in Planning Note 3 (GPA 3): The Setting of Heritage Assets replaces English Heritage’s previous guidance which was published in 2011. The Good Practice Advice in Planning Notes are intended to assist councils, owners, applicants and practitioners implement the historic environment policies in the NPPF and the related guidance in the Planning Practice Guidance.

In accordance with the NPPF, the first three adopted GPA’s emphasise that the information and assessment work required in support of plan-making, heritage protection, applications for planning permission and listed building consent should be proportionate to the significance of the heritage assets affected and the impact on the significance of those heritage assets.

At present, there are some gaps in the guidance formally provided by the PPS5 Practice Guide. It is hoped that these gaps will be filled by the emerging Good Practice Advice in Planning: Note 4: Enabling Development and Heritage Assets, and the two Historic Environment Advice Notes entitled Conservation

2.2 NATIONAL AND STRATEGIC PLANNING POLICY AND GUIDANCE

Area Designation, Appraisal and Management (HEA 1) and Making Changes to Heritage Assets (HEA 2), for which the consultation process finished on 17 April 2015. If, as predicted, these documents are adopted in 2015, the resultant suite of advice notes will completely replace the guidance set out in the former PPS5 Practice Guide. Each of the adopted Good Practice Advice in Planning Notes outlined above are detailed further below.

Historic Environment Good Practice Advice in Planning: Note 1 (GPA1): The Historic Environment in Local Plans

This advice note focuses on the importance of identifying heritage policies within Local Plans. The advice stresses the importance of formulating Local Plans that are based on up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area, including the historic environment, as set out by the NPPF. The document provides advice on how information about the local historic environment can be gathered, emphasising the importance of not only setting out known sites, but in understanding their value (i.e. significance). This evidence should be used to define a positive strategy for the historic environment and the formulation of a plan for the maintenance and use of heritage assets and for the delivery of development including within their setting that will afford appropriate protection for the asset(s) and make a positive contribution to local character and distinctiveness.

The document gives advice on how the heritage policies within Local Plans should identify areas that are inappropriate for development as well as defining specific Development Management Policies for the historic environment. It also suggests that a heritage Supplementary Planning Document (SPD) in line with paragraph 153 of the NPPF can be a useful tool to amplify and elaborate on the delivery of the positive heritage strategy in the Local Plan.

Historic Environment Good Practice Advice in Planning: Note 2 (GPA2): Managing Significance in Decision-Taking in the Historic Environment

This document provides advice on numerous ways in which decision-taking in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to its significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured staged approach to the assembly and analysis of relevant information and is as follows:

1. Understand the significance of the affected assets;

2. Understand the impact of the proposal on that significance;
3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
4. Look for opportunities to better reveal or enhance significance;
5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change;
6. Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

The advice reiterates that heritage assets may be affected by direct physical change or by change in their setting. Assessment of the nature, extent and importance of the significance of a heritage asset and the contribution of its setting at an early stage can assist the planning process in informed decision-taking. The document sets out the recommended steps for assessing significance and the impact of development proposals upon it, including examining the asset and its setting and analysing local policies and information sources. In assessing the impact of a development proposal on the significance of a heritage asset the document emphasises that the cumulative impact of incremental small-scale changes may have as great an effect on the significance of a heritage asset as a larger scale change. Crucially, the nature and importance of the significance that is affected will dictate the proportionate response to assessing that change, its justification, mitigation and any recording which may be necessary.

Historic Environment Good Practice Advice in Planning: Note 3 (GPA3): The Setting of Heritage Assets

This advice note focuses on the management of change within the setting of heritage assets. This document is an update to guidance previously published by English Heritage (The Setting of Heritage Assets 2011) in order to ensure that it is fully compliant with the NPPF and is designed in order to aid practitioners with the implementation of national policies and guidance relating to the historic environment found within the NPPF and PPG. The guidance is largely a continuation of the philosophy and approach of the 2011 document and does not present a divergence in either the definition of setting or the way in which it should be assessed.

As with the NPPF the document defines setting as ‘the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve’. Setting is also described as being a separate term to curtilage, character and context. The guidance emphasises that setting is not a heritage asset nor a heritage designation and that its importance lies in what it contributes to the significance of the heritage asset. It also states that elements of

setting may make a positive, negative or neutral contribution to the significance of the heritage asset.

While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, setting, and thus the way in which an asset is experienced, can also be affected by other environmental factors including noise, vibration and odour, while setting may also incorporate perceptual and associational attributes pertaining to the asset’s surroundings.

This document provides guidance on practical and proportionate decision making with regards to the management of proposed development and the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may have positive or neutral effects. It is stated that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting and that different heritage assets may have different abilities to accommodate change within their settings without harming the significance of the asset and therefore setting should be assessed on a case-by-case basis. Although not prescriptive in setting out how this assessment should be carried out, noting that any approach should be demonstrably compliant with legislation, national policies and objectives, English Heritage recommend using the ‘5-step process’ in order to assess the potential affects of a proposed development on the setting and significance of a heritage asset, with this 5-step process continued from the 2011 guidance:

1. Identification of heritage assets which are likely to be affected by proposals.
2. Assessment of whether and what contribution the setting makes to the significance of a heritage asset.
3. Assessing the effects of proposed development on the significance of a heritage asset.
4. Maximising enhancement and reduction of harm on the setting of heritage assets.
5. The final decision about the acceptability of proposals.

The guidance reiterates the NPPF in stating that where developments affecting the setting results in ‘substantial’ harm to significance, this harm can

2.2 NATIONAL AND STRATEGIC PLANNING POLICY AND GUIDANCE

only be justified if the developments delivers substantial public benefit and that there is no other alternative (i.e. redesign or relocation).

Emerging Guidance

As noted previously, a number of key emerging documents are yet to be adopted to fill the guidance gaps left by the withdrawal of the PPS5 Practice Guide. Until these documents have been formally adopted, they are not considered to carry any weight. However, the consultation process for the two Historic Environment Advice Notes highlighted beneath finished on 17 April 2015 and the additional GPA entitled Enabling Development and Heritage Assets is listed as forthcoming by Historic England.

In line with the NPPF, HEA 1: Conservation Area Designation, Appraisal and Management emphasises that work in designating, appraising and managing conservation areas should be proportionate to the significance of the heritage assets affected and to the potential impacts on them. HEA 2: Making Changes to Heritage Assets seeks to promote well-informed and collaborative conservation, in recognition that change to heritage assets and their settings is only unacceptable where it harms significance without the balance of public benefit, as set out in the NPPF. As aforementioned, once adopted HEA1 and HEA2, together with the three adopted Good Practice Advice Notes set out above and the additional forthcoming Good Practice Advice Note entitled Enabling Development and Heritage Assets, will provide a complete replacement of the PPS5 Practice Guide .

2.3 LOCAL PLANNING POLICY AND GUIDANCE

Local Policy

Many local planning policies (not only those for design and conservation) can affect development with regard to heritage assets. For instance policies on sustainable development, meeting housing needs, affordable housing, landscape, biodiversity, energy efficiency, transport, people with disabilities, employment and town centres can all have an influence on development and the quality of the environment. However, policies concerned with design quality and character generally take greater importance in areas concerning heritage assets. These policies, along with other matters, will figure in the on-going management of development in the area. The following adopted documents and policies are relevant in this case:

Camden Core Strategy 2010—2025 (November 2010)

The Camden Core Strategy was published in November 2010 and comprises a central document to the Local Development Framework Plan (LDF). It sets out the council's planning vision and strategy. This document presents an overview of key issues and options for the borough's future, these are then addressed in further detail within 'Development Policies', 'Camden Planning Guidance' and Conservation Area Statements, Appraisals and Management Plans.

CS14—Promoting High Quality Places and Conserving our Heritage

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.

Camden Development Policies 2010-2025 (November 2010)

DP25—Conserving Camden's Heritage

Conservation areas

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.

Listed buildings

To preserve or enhance the borough's listed buildings, the Council will:

- e) prevent the total or substantial demolition of a listed building unless exceptional circumstances are shown that outweigh the case for retention;
- f) only grant consent for a change of use or alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building; and
- g) not permit development that it considers would cause harm to the setting of a listed building.

Archaeology

The Council will protect remains of archaeological importance by ensuring acceptable measures are taken to preserve them and their setting, including physical preservation, where appropriate.

Other heritage assets

The Council will seek to protect other heritage assets including Parks and Gardens of Special Historic Interest and London Squares.

Camden Planning Guidance (September 2014)

Camden Planning Guidance has been produced in support of policies outlined within the Local Development Framework (LDF), forming a supplementary planning document considered as an additional 'material consideration' on planning decision and offer guidance for proposed development within the borough. CPG1 presents relevant guidance regarding the treatment of boundary walls, hedges and railings.

CPG1—Design

CPG1 offers guidance regarding suitable design relating to boundary treatments within Camden Borough. The document states that *in the streetscene the council will expect the design, detailing and materials used to provide a strong positive contribution to the character and distinctiveness of the area and integrate the site into the streetscene*. Furthermore, boundaries located within a conservation area or around a listed building are expected to conform to the following;

- the elements are repaired or replaced to replicate the original design and detailing and comprise the same materials as the original features; and
- the works preserve and enhance the existing qualities and context of the site and surrounding area.

3.0 HISTORIC APPRAISAL

3.1 HISTORIC DEVELOPMENT: HAMPSTEAD

Hampstead

By the start of the 17th century Hampstead began to attract wealthy residents from London in search of cleaner air and open space and by the 1740s the village had a population of over 1400.

Between 1800 and 1875 a number of large houses and workers cottages were built adjacent to the village centre and High Street. During the 19th century the village spread downhill towards Chalk Farm, resulting in the development of stuccoed terraces and villas in Downshire Hill and Keats Grove (formerly John street). As a consequence, by 1862 the Unitarian Chapel at Rosslyn Hill had been completed.

In 1837 the London and Birmingham Railway cut the first Primrose Hill Tunnel through the southern slopes of Hampstead, this was followed by the introduction of the Hampstead Junction Railway (North London Line) opened stations at Edgware Road, Finchley Road and Hampstead Heath in 1860. The

introduction of trams and horse drawn omnibuses greatly contributed to the expansion of this area, providing convenient communication links with the City and surrounding areas.

Throughout the remainder of the 19th century and 20th century much residential development took place, mostly in an established Arts and Crafts style, mainly known as Neo-Georgian. Following the Second World War modern housing attempted to be designed in a sensitive manner to sit well within the surroundings.

Rosslyn Hill

Properties at Rosslyn Hill were constructed during the 1880s and mainly comprise a number of four storey terraces with detailing of stone dressings, Gable roofs and bay windows at first floor level. Nos. 4-10 were completed during the 1890s and comprise large semi-detached stuccoed properties in the neo-Georgian style that had become popular within the borough by this time. During the same period properties at Hampstead Hill Gardens were built to designs of Batterbury and Huxley.

Batterbury and Huxley

Hampstead Hill Gardens road provides a looped connection between Rosslyn Hill and Pond Street. Works began during the 1870s comprising a group of neo-Georgian houses at Nos. 14-20 and 25 –33. During the 1880s Nos.1, 1a, 1b, 2, 2a, 3, 3a, 4, 5, 5a, 5b, 7, 9 and 11 were built to the designs of Batterbury and Huxley. Their group of properties were designed to an Arts and Crafts Queen Anne style, with characteristics of Red Fareham bricks, terracotta detailing, bow windows and pediments. These properties became popular with artists, with Studio House becoming the headquarters of the Hampstead Artists Council during the 1940s, as a result the architects were often called upon to design later studio spaces at the rear.



Figure 5: 1940s HiRes Aerial Photograph. Source: GetMapping (2015).



Figure 6: 2013 Aerial photograph. Source: GetMapping (2015).



Figure 7: A. Front Elevation for No. 12 Rosslyn Hill, produced 1877. Source: Archiseek (2015). B. Aerial view of Hampstead Hill Gardens. Source: GoogleMaps (2015). C. View of Hampstead Hill Gardens from Rosslyn Hill. Source: GoogleMaps (2015).

3.0 HISTORIC APPRAISAL

3.1 HISTORIC DEVELOPMENT: 10 ROSSLYN HILL

No. 10 Rosslyn Hill

No. 10 Rosslyn Hill was built during the 1890s and comprises part of a pair of semi-detached neo-Georgian Victorian stuccoed villas. Nos. 4 to 10 comprise a group of uniformed properties, each rusticated at ground floor level with pedimented porches, bay windows and central dormers. A number of properties received side extensions; No.4 in 1986, No. 6 in 1958, and No 10 in 2011.

Each property has both a rear and front garden, the latter of which is bounded by a brick stuccoed wall at the frontage, which runs continuously, parallel to the facades of Nos. 4 to 10. This wall has seen a number of alterations in the past decade. Figure 10 provides an image of the wall shortly after it was built in 1898. This image shows two entrances to No. 8 and one entrance to No. 10. The main entrances to each property were located at the end of a path to the front door and were announced by, what would appear to be, full height rusticated archways. A secondary access appears to provide access to the side of the buildings, and appear to have no rusticated pillars either side. Furthermore, there appears to be no secondary entrance at No. 6, which currently shares a pillar with the gate at No. 8. Figure 10 shows that these gated archways had been lost by 1925.

Little archival information has been found relating to No. 10 Rosslyn Hill, save the 1950s drainage plan. Figure 9 shows the main entrance to the number 10 with a secondary entrance at the side in 2007 as it exists today, the drainage plan provides support for this being a modern opening of modern fabric, it may have been introduced when the house had been previously divided into two dwellings.



Figure 8: Image of Nos. 4 and 6 Rosslyn Hill, c1925. Source: Camden Local Studies and Archives Centre (2015).

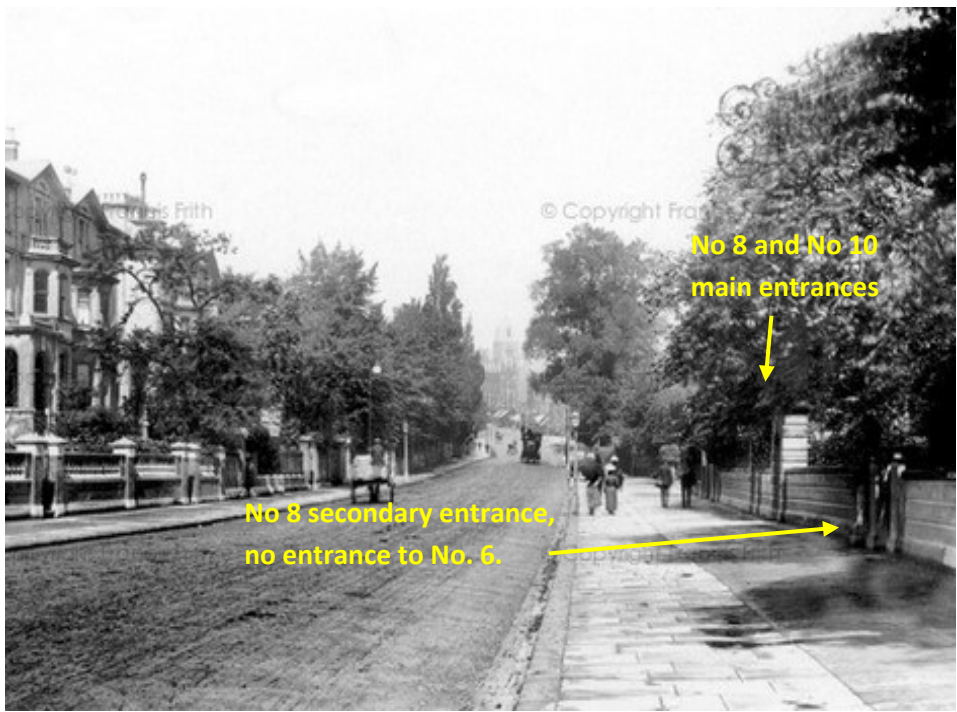


Figure 10: Image of boundary wall at Rosslyn Hill, 1898. Source: Francis Frith (2015).

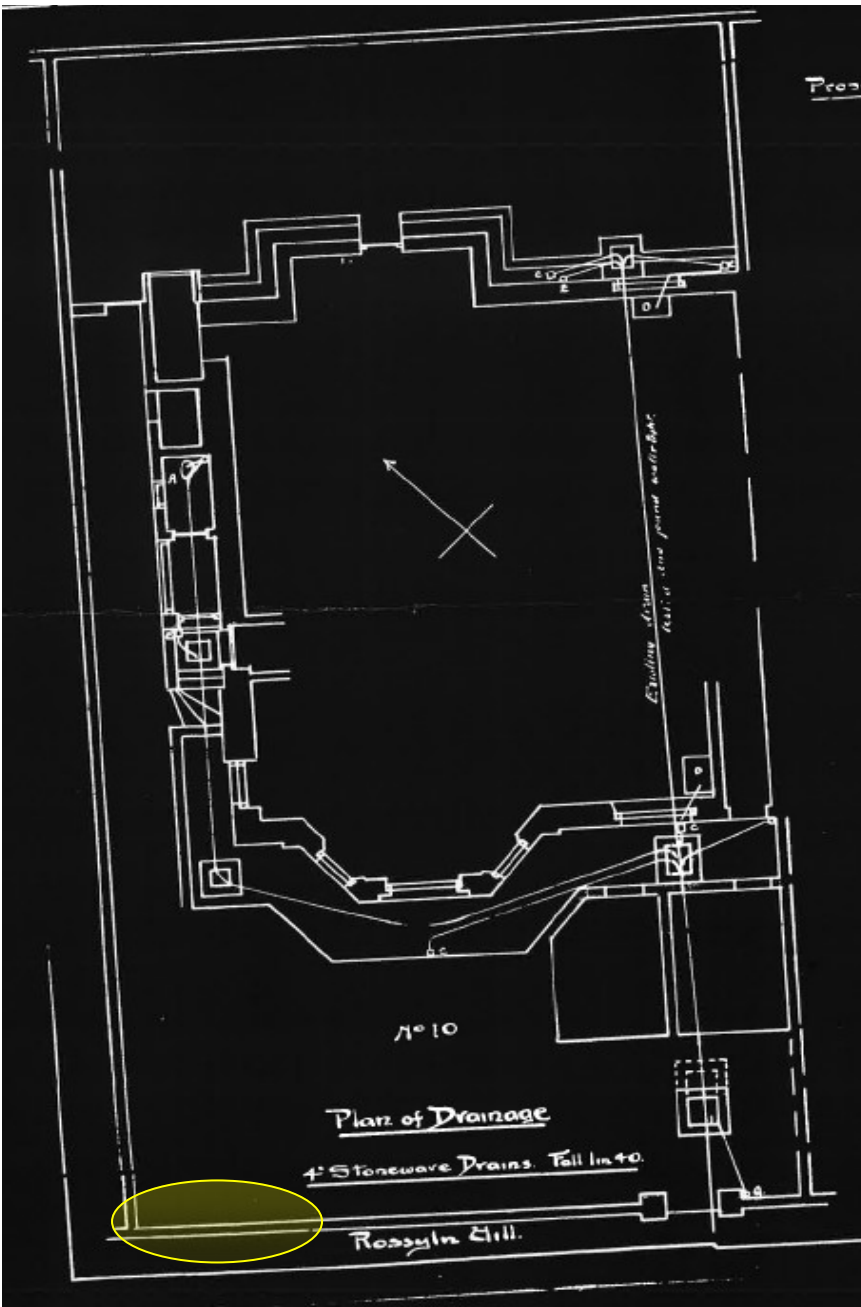


Figure 9: Drainage plans, 1955, the location of the new opening is outlined in yellow. Source: Camden Local Studies and Archives Centre (2015).



Figure 11: Drawing of wall as existing 2007. Source: 2007/6411/P (2015).

3.3 HISTORICAL MAP PROGRESSION

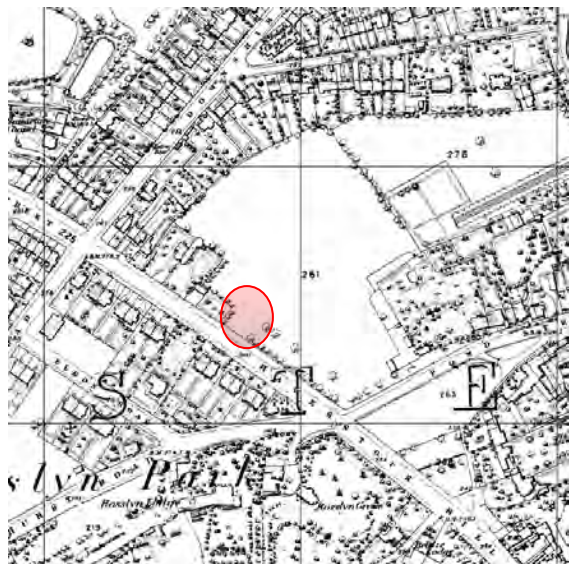


Figure 12: 1871-89 map of Site. Source: ProMaps (2015).



Figure 13: 1896 map of Site. Source: ProMaps (2015).



Figure 14: 1915 map of Site. Source: ProMaps (2015).



Figure 15: 1934-5 map of Site. Source: ProMaps (2015).



Figure 16: 1954-55 map of Site. Source: ProMaps (2015).

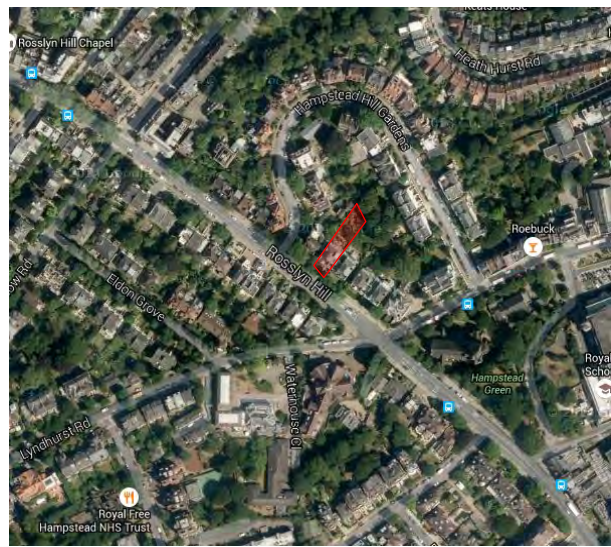


Figure 17: 2014 map of Site. Source: GoogleMaps (2015).

3.4 SITE ASSESSMENT



Figure 18: Images of boundary wall. Source: Site visit (2015).

These images presents heave caused by mature tree roots, which has created a characterful unevenness to the wall.



Figure 19: Gate and piers to Nos. 8A, 8B, and 6A . Source: Site visit (2015).

These images present further support for the later age of the side gates. No. 8's main gate sits between rusticated pillars, whilst the second gate to No. 6B has no such detail. The latter of the two also shares a pillar with the secondary gate at No. 6, further suggesting its later addition.



Figure 20: Images of the boundary wall at No. 10. Source: Site visit (2015).

These images present the current condition of the wall as a result of building works on Site.



Figure 21: Gate and piers to Nos. 6 and 4. source: Site visit (2015).

These images show that the main gates at No. 6 and No. 4 remain with rusticated pillars, unlike the later addition of No 4's secondary gate which does not have rusticated pillars. This provides further information for a number of later openings in the wall, suggesting that it does not survive completely and has been altered with the changing uses of the houses.

3.5 ASSESSMENT OF HERITAGE ASSETS: LISTED BUILDINGS

The following provides an assessment of the heritage assets surrounding the No. 10 and any contribution that its front boundary wall may make to their setting and significance.

Torrington Hall and Attached Wall, Gate Piers and Gate (Grade II)

Torrington Hall and attached wall, gate piers and gate were first listed Grade II in May 1974. It was built between 1876 and 1877 to designs by Batterbury and Huxley in a Queen Anne style, for a Dr Andrew Miller and benefited from a later rear extension designed by the same architects.

Its significance lies in its historical value as a building designed by Batterbury and Huxley, aesthetic value as an attractive Queen Anne Arts and Crafts building faced in Red Fareham brick and terracotta, with tiled hipped roof and segmental pediments.

Further significance is its group value with Batterbury and Huxley houses at Hampstead Hill Gardens, which are also statutorily listed.

Setting

The building at No. 12 has strong associations with Hampstead Hill Gardens to the north, and serves to mark a change in architectural style, as one approaches the road from Rosslyn Hill, alongside No. 14. It’s setting, therefore, relates to the conformity of design traits to the north. The character of the setting to the south is that of a charming contrast between the brick façade of the listed building and the neighbouring white stuccoed elevation of No 10. This is furthered by the contrasting boundary treatments, comprising ornate brick and railings listed building, which is abruptly replaced by the stuccoed wall to the front of the stuccoed villas.



Figure 22: Image of No. 12 Rosslyn Hill. Source: Site visit (2015).



Figure 24: Aerial view of No. 12 Rosslyn Hill in its context. Source: BingMaps (2015).



Figure 23: Image of the gates at No. 12 Rosslyn Hill. Source: Site visit (2015).



Figure 25: Image presenting contrasting boundary treatments at Nos. 4-10 and No. 12 Rosslyn Hill. Source: Newman ZJeglmeier (2015).

3.6 ASSESSMENT OF HERITAGE ASSETS: CONSERVATION AREAS

Hampstead Conservation Area

Hampstead Conservation Area was first designated in February 1968 recognising it to be an area of special architectural and historic interest of which the character is to be protected. In October 2001 the Hampstead Conservation Area Statement was adopted. This document establishes the characteristics and historic associations that make the area special through identifying features and buildings that positively contribute, and those which do not. This is accompanied by a set of design guidance that offers property owners and developers direction in sympathetic alterations to the exterior of properties and their curtilage.

Hampstead Conservation Area’s character is formed by the Heath, mix of building types and architectural styles and the historical street pattern and its association with clean water and fresh air. The centre of the conservation area lies at sub area 1: Heath street/High Street and sub area 4: Church Row/ Hampstead grove.

Nos. 4-10 Rosslyn Hill are located within sub area three ‘Willoughby Road/ Downshire Hill’ and have been identified as buildings which make a positive contribution to the conservation area. Rosslyn Hill is described as a broad road that form a part of the main road from central London to Hampstead lined by a number of large properties. Nos. 4 to 10 are described as ‘semi-detached stuccoed properties, rusticated at ground floor with rusticated quoins, pedimented porches, and overhanging eaves with dentil cornice’.

Guidelines

A series of guidelines are included in the Statement for the purpose of providing a framework for development proposals, aiming to preserve Hampstead’s character and sense of place. H10 of the framework relates to front boundary treatments;

H10: Proposals should respect the original style of boundary and these should be retained and reinstated where they have been lost...Furthermore, the loss of front boundary walls facilitates the parking of vehicles in part of the property, which would adversely affect the setting of the building and the general street scene. The Council will resist any further loss of front boundary walls and conversion of front gardens into hardstanding parking areas.

H10 has been adopted for the purpose of resisting the loss of large parts of boundary walls and complete loss of landscaped garden at the front of properties, which, on a large scale, would see a detrimental impact upon the character in most cases.

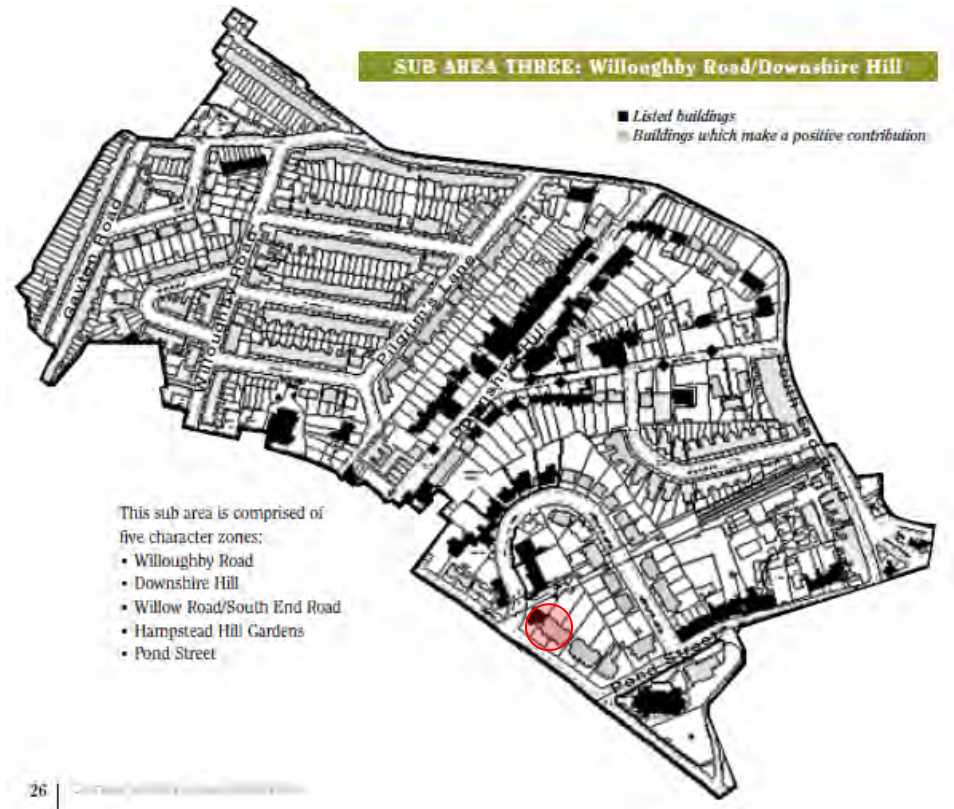


Figure 26: A. Map of sub area 3 of Hampstead Conservation Area. Source: Hampstead Conservation Area Statement (2015). B. Rosslyn Hill. Source: Site visit (May 2015).



Figure 27: A. Map of Hampstead Conservation Areas. Source: Hampstead Conservation Area Statement (2015). B. Rosslyn Hill. Source: Site visit (May 2015).

4.0 PROPOSALS AND ASSESSMENT OF IMPACT

4.1 PROPOSALS

The proposals designed by Michael Seiersen have been drawn up with the intention of preserving the character and integrity of the boundary wall and Hampstead Conservation Area.

The proposals seek to widen a later opening to the west, from 1170mm to 2100mm, and installing a dropped curb to provide vehicular access and subtle storage of waste disposal bins to the western side of the front garden of No. 10.

The proposals would rebuild the stuccoed gate posts to match the existing and repair the existing walls and posts which have suffered from poor maintenance and currently show signs of the destabilising action of trees planted in close proximity undermining the existing foundations.

Furthermore, the gates to both openings are intended to be of a style and colour taken from existing gates at other properties within this grouping, offering to preserve the character of the wall and conservation area, whilst repairing the fabric of the boundary wall, considered to be an improvement upon the conservation area.



Figure 28: Existing Elevation to Rosslyn Hill. Source: Michael Seiersen (June 2015)



Figure 29: Proposed Elevation to Rosslyn Street. Source: Michael Seiersen (June 2015).

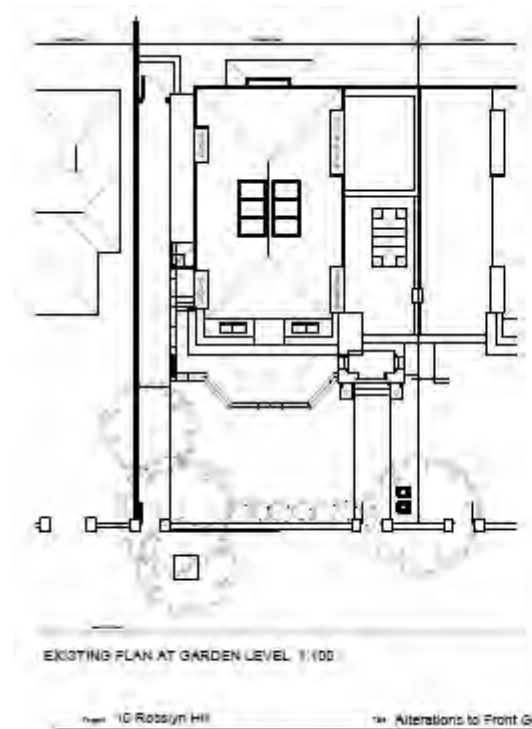


Figure 30: Existing plan at Garden Level. Source: Michael Seiersen (June 2015)

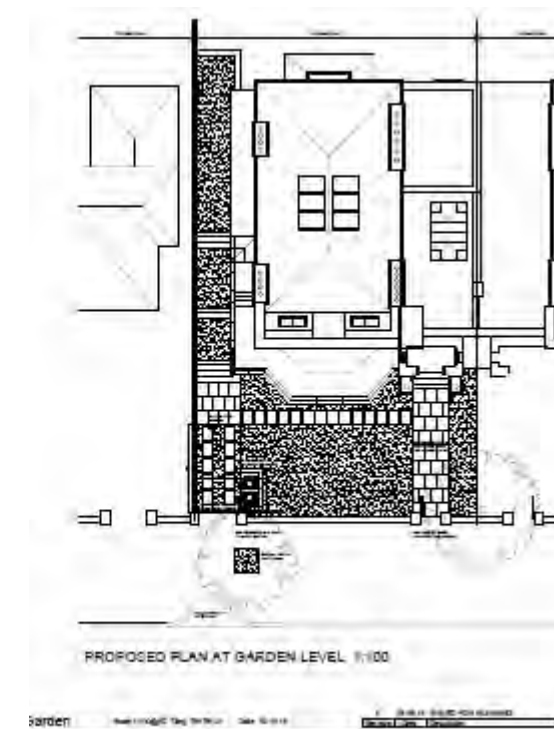


Figure 31: Proposed Plan at Garden Level. Source: Michael Seiersen (June 2015)

4.2 ASSESSMENT OF IMPACT AND SUMMARY

The proposals have been developed with the intention of avoiding any harmful impact on the character and appearance of Nos. 4-10 Rosslyn Hill, No. 12 Rosslyn Hill (Grade II) and the contribution that they make to the Hampstead Conservation Area.

In 2008 a planning application regarding the introduction of a vehicular access to No. 10 was refused for the following reason regarding the potential impact upon the conservation area:

1) The proposed forecourt hardstanding and associated vehicular entrance, by reason of the introduction of a new gated opening and of the partial loss of landscaped garden space and of historical front wall (both characteristic of the streetscene), would erode the character of the streetscape and would harm the setting of the row of properties at nos. 4 - 10 and the character and appearance of the conservation area, contrary to policies S1, S2, B1, B3, B7 and T9 of the London Borough of Camden Replacement Unitary Development Plan 2006 and advice contained in the Camden Planning Guidance 2006.

As such, the proposals have been altered to conform with this issues. The works now intend to widen a much later opening in the western part of the front boundary wall at No. 10 to allow for vehicular access, in a sympathetic position. This will be accompanied by a *small* area of hard standing in appropriate material.

No. 12 Rosslyn Hill (Grade II)

These proposals will offer no impact upon the setting of No. 12 Rosslyn Hill which relates to the properties at Hampstead Hill Gardens rather than those at Rosslyn Hill. Furthermore, the proposals seek to simply widen an existing later opening, causing no change to the listed property's boundary wall and railings, which were clearly designed to contrast against the low stuccoed wall.

Hampstead Conservation Area

It is clear that Nos. 4 to 10 Rosslyn Hill make a positive contribution to the conservation area, offering an attractive group of stuccoed villas with a continuous front boundary wall. The proposals offer to preserve this appearance by widening the opening at the termination of the wall, rather than at the centre, and inserting a sympathetic gate in accordance to those along the wall. This will preserve the continuity, pattern and visual integrity of the wall, thus preserving the character of the streetscene and Conservation Area.

The proposals also seek to preserve the character of the front garden by introducing hard landscaping over less than 50% of the area and providing an

attractive front garden which will preserve the character of this portion of the Conservation Area.

Overall, the proposals have been informed by the character of the conservation area, surrounding heritage assets and response from Camden Council regarding a previous scheme. As such, the slight expansion of this opening will offer to preserve the integrity of the wall and significance of the conservation area. Crucially the proposals have been informed by Camden policies and guidance found within the Hampstead Conservation Area Statement.

APPENDICIES

APPENDIX A: STATUTORY LIST DESCRIPTIONS

Name: TORRINGTON AND ATTACHED WALL, GATE PIERS AND GATE

List entry Number: 1330380

Grade: II

Date first listed: 14-May-1974

Detached house on corner plot. 1876-7. By Batterbury and Huxley. For Dr Andrew Miller. Later rear extension. Red Fareham bricks with some terracotta detailing; plain brick floor bands. Tiled hipped roof with 3 tall slab chimney-stacks with segmental pediments above panels with rubbed brick festoons, those on left return to Hampstead Hill Gardens rising from full height chimney breasts; dentil eaves cornice. 3 storeys, attic and semi-basement. Round-arched rubbed brick entrance having Ionic pilasters supporting segmental pediment; C20 panelled door. Gauged brick flat arches to flush frame sashes; to left, a 3-window bowed bay rising from basement through 1st and 2nd floors. Central pediment with oculus flanked by rubbed brick festoons. Left hand return has rubbed brick pedimented plaque with cartouche on right hand chimney breast. INTERIOR: not inspected. SUBSIDIARY FEATURES: attached plum coloured brick wall with gate piers inscribed "Torrington" and surmounted by ball finials; cast and wrought-iron gate. HISTORICAL NOTE: No.12 forms part of a development by Batterbury and Huxley including all the listed buildings in Hampstead Hill Gardens (qqv).

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