

No. 4 Upper Terrace London, NW3 6RH

HERITAGE STATEMENT



April 2013

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1 INTRODUCTION

- 1.1 This heritage statement has been prepared by The Heritage Practice in connection with a basement extension to no. 4 Upper Terrace, Hampstead, London, NW3 6RH (the building) to provide a swimming pool and associated facilities. The proposals are set out briefly at section 4.0 of this report.
- 1.2 The report has been prepared by Kate Graham of The Heritage Practice. Kate Graham has extensive experience in dealing with proposals that affect the historic environment having been in recent years Conservation & Design Manager at the London Borough of Islington and Senior Historic Buildings Areas Adviser at English Heritage. She also has an extensive background in research, in policy analysis and in understanding historic buildings and places. She has trained as a historian and has a specialist qualification in building conservation.

Purpose

- 1.3 The purpose of this report is to set out the historic development and significance of no. 4 Upper Terrace and to consider the proposals for alteration and extension against this significance and the relevant policy context.

Note on Research, Analysis and Sources

- 1.4 It should be noted that in common with many historic buildings, it is not possible to provide a truly comprehensive analysis of the building's historic development. The research and analysis set out in this report is as thorough as possible given the type and number of archival resources and time available. Research has been undertaken at the London Metropolitan Archives, English Heritage, the RIBA drawing collection at the Victoria & Albert Museum and the London Borough of Camden's Local History and Archives Centre. A full list of sources consulted can be found at appendix A.
- 1.5 This desk-based and archival research has been combined with a visual assessment and appraisal of the building. Further sources and evidence that add to our knowledge and understanding of the building and its history may become available at a future date.

Structure

- 1.6 The report is divided into six main sections. The first (section 2.0) describes the building and its immediate context. This is followed by a section setting out the historic development and the significance of the building itself and in the context of its wider setting. A description of the proposals is set out at section 4.0 and the relevant historic environment policy considerations at section 5.0. The impact of the proposals on the significance and special interest of the building is considered in section 6.0.

- 1.7 The report uses the term designated heritage asset to describe various aspects of the site and its setting. The concept of heritage assets appeared with the publication of Planning Policy Statement 5 (PPS5), which has now been superseded by the National Planning Policy Framework (section 6.0). Designated heritage assets are those which have been designated under legislation such as listed buildings or conservation areas. No. 4 Upper Terrace is a listed building and forms an element of the Hampstead Conservation Area, both designated heritage assets.

2. SITE LOCATION AND DESCRIPTION

- 2.1 The following section sets out the location of no. 4 Upper Terrace and provides a description of the building and its immediate context.

Site Location

- 2.2 No. 4 Upper Terrace is situated within the former village of Hampstead, fronting on to Upper Terrace to the south and with Hampstead Heath to the north. The building is situated on the western arm of Upper Terrace, close to the junction with Windmill Hill. Judges Walk runs along the rear of the property to the north. Hampstead is an area of much architectural character and aesthetic and historic interest derived principally from the 18th century street pattern, buildings and pattern of development as well as the local topography, proximity of the heath and the green and verdant gardens and landscape.

Description

- 2.3 The building forms part of a short row of houses that form nos. 1-4 Upper Terrace (figure 1). No. 4 Upper Terrace is situated at the eastern end of the row. The house now consists of two main elements or blocks. The first, running parallel to Upper Terrace and following the building line of the remainder of the row, is built in brick, now painted, and rises to four storeys over a basement. The fourth, or attic, storey is housed within a tiled mansard roof and is lit by three symmetrically arranged dormers (figure 2).



Figure 1: Nos. 1-4 Upper Terrace, Hampstead.



Figure 2: No. 4 Upper Terrace, principal elevation.

- 2.4 The main part of the principal elevation to Upper Terrace is not symmetrically composed. It is six bays wide with an off-centre entrance door within a pedimented door case. The westernmost bay is wider with a generous area of plain brickwork running the full height of the building. The width of the brickwork here could almost allow for an additional window opening at each level, giving seven bays of fenestration to the building and more of an architecturally symmetrical composition. The appearance of the main elevation may indicate that the building was extended slightly to the west at some point and/or refaced. The presence of tie beams across the elevation may also suggest that this was the case. As shown below in the section 3, plans from the 1920s show nibs internally at all levels which suggest that the western flank wall was moved at some point in the building's history.
- 2.5 There are five windows arranged around the main door at ground floor and six windows at first and second floor levels. The windows are not original but are traditionally designed and built. As would be expected in a house of this period, the proportions of the windows diminish at second floor level providing 3x3 sashes; elsewhere the windows are 6x6 sashes.
- 2.6 The building was originally constructed in brown brick and was unpainted. The flank wall is dominated by the large projecting chimney breast that supports a considerable stack at roof level. There are two 6x6 sashes at ground level and a single casement window at first and second floor levels (figure 3).
- 2.7 The second element of the house is a large three-storey extension with multi-coloured brick that joins the older block approximately at its north-eastern corner (figure 4). This was added to the building in c. 1920. The extension is built in neo-Georgian style and is respectful of the main house. The building is five bays wide with an entrance at the join between the original building and the later extension. The third storey is housed within a mansard, lit with three small dormers as with the main house. At ground floor level, there are three 8x12 sash windows with a second door to the north of the elevation. At first floor, there are five segmental headed windows, again with 8x12 sash windows. There are three leaded casement windows to the attic storey. A basement extends beneath the extension.



Figure 3: Flank wall of main house at no. 4 Upper Terrace.



Figure 4: The extension to no. 4 Upper Terrace.

- 2.8 Internally, the plans of the original building and its later extension have been altered. This is based on a consideration of 20th century plans of the building, particularly on those relating to the c.1920 extension. As shown in section 3 below, the extension was conceived as an addition to the house that saw the reconfiguration of the building layout rather than simply providing additional ancillary space.
- 2.9 The property sits within a generous garden which drops in level from the front of the main house to the west. The area in front of the main house is largely given over to paving while the lower level garden is grassed. The change in level between the houses is dealt with by a paved terrace that runs along the line of the extension and is likely to date to the date of the latter's construction (figure 5). Steps provide access from the terrace down to the lawn and these are located on axis with the main entrance door to the extension and a path which

runs through the centre of the lawn (figure 6). There is also a planted and paved area at lawn level which runs along the line of the terrace.



Figure 5: The terrace, no. 4 Upper Terrace.



Figure 6: The steps between the terrace and the lower lawn.

- 2.10 The terrace and steps are in a relatively good condition but the brickwork of the terrace retaining wall is in a poor condition (figure 7). Brickwork repair and repointing is required. The stone coping to the wall has only been relatively recent applied and is not shown in photographs of the site dating to the 1980s. The terrace and terrace wall abut the property boundary wall to the north where there is an access door to Judges Walk.

Designations

- 2.11 No. 4 Upper Terrace was listed at grade II in 1950 together with nos. 2 and 3 Upper Terrace. The list description for the entry is as follows:

Formerly known as: Upper Terrace Lodge UPPER TERRACE. 3 terraced houses. No.2: c1740 with early C20 refacing in facsimile. Brown brick. 4 storeys 3 windows. C20 Doric doorcase with open pediment; panelled door. Gauged red brick flat arches to flush framed C20 sashes. Parapet, mostly rebuilt. INTERIOR: not inspected. Nos 3 & 4: c1740 with C20 Neo-Georgian refacing; alterations by Basil Champneys c1882 and 1888; Lutyens c1925-30 added a rear extension for one of the Brocklebank family. Brown brick and tiled mansard roof with dormers. 3 storeys and attics. 6 windows. Central entrance with pedimented doorcase having

Roman Doric columns and fretted frieze; panelled door. Gauged red brick flat arches to recessed sashes. Parapet. Rear extension in Neo-Georgian style. 2 storeys 5 windows. Pedimented case to French doors. Segmental arched flush framed sashes with exposed boxing to upper floor; flat arched to ground floor. INTERIOR: not inspected.



Figure 7: Poor condition of terrace retaining wall.

- 2.12 As a listed building, no. 4 Upper Terrace is a designated heritage asset along with its neighbours at nos. 2 and 3 Upper Terrace and also no. 1 Upper Terrace which was separately listed at grade II, again in 1950. In 1950, the listings were some of the earliest in Hampstead and probably in London, an indication of the degree of the buildings' special historic and architectural interest.
- 2.13 There are many listed buildings in the area immediately surrounding no. 4 Upper Terrace. However, many of these do not have a direct physical relationship or visual connection with the building. Part of the purpose of this report is to determine and identify the impact of the proposals as set out in section 4 on the significance and setting of any neighbouring listed buildings. It is considered through an assessment of the surrounding buildings that the most relevant listed buildings in this case are those at nos. 1-4 Upper Terrace.

The Hampstead Conservation Area

- 2.14 The Hampstead Conservation Area was first designated in 1968 and later extended in 1977, 1978, 1980, 1985, 1988 and 1991. No. 4 Upper Terrace has been in the conservation area since 1968 along with much of its immediate context. The conservation area now covers a very large and varied area which principally encompasses the best examples of 18th and 19th century development in the Hampstead area.
- 2.15 The Conservation Area Statement for Hampstead summarises the character of the area as follows:

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.

- 2.16 The Conservation Area Statement divides the conservation area into a series of sub-areas. Upper Terrace is included within Sub Area Four or Church Row/Hampstead Grove. This area is described as having ‘the largest concentration of 18th century houses in the Conservation Area and still preserves something of the village character Hampstead must have had before the late Victorian development. The buildings form several distinct groups, gradually reducing in density and formality from the terraces of Church Row to the relaxed sprawl of houses in big gardens around Upper Terrace and Lower Terrace.’
- 2.17 As a listed building within the Hampstead Conservation Area, no. 4 Upper Terrace makes a distinctive and positive contribution to the latter’s wider character and appearance. As with the listed building, the conservation area is also a designated heritage asset.

3. HISTORIC DEVELOPMENT AND SIGNIFICANCE

- 3.1 The following section sets out the historic development of no. 4 Upper Terrace, based on available documentary sources, historic mapping and building analysis, and provides a statement of significance for the building and its immediate setting.

Historic Development

- 3.2 No. 4 Upper Terrace was built in approximately 1740 as part of a short terrace of architecturally varied houses on the edge of Hampstead Village, close to Hampstead Heath. Hampstead was originally settled from the Middle Ages but it was from the 17th century that development began to gather pace as the area attracted wealthy residents from the City of London who were enticed by its elevated position and both its distance and proximity to the city centre.
- 3.3 In the early 18th century, a pump room and assembly room were built in Well Walk and this spa stimulated local growth and various houses and lodgings were constructed to take advantage of Hampstead's fashionable status. Between 1746 and 1801, Hampstead's population grew from 1400 to 4300 residents. It was in this social and economic context that no. 4 Upper Terrace was constructed alongside its immediate neighbours.
- 3.4 As set out above, no. 4 was built as a short row of houses. While, as shown below, the buildings of the row were eventually joined in ownership and laterally converted to form a larger unit(s) before being converted back to individual properties, they were initially constructed as four distinct and separate houses. This is clearly articulated in the form of the row with varying heights, widths, roof forms and fenestration patterns (figure 1). A late 19th century watercolour of the row (figure 8) highlights the visual and architectural distinction between the buildings further.

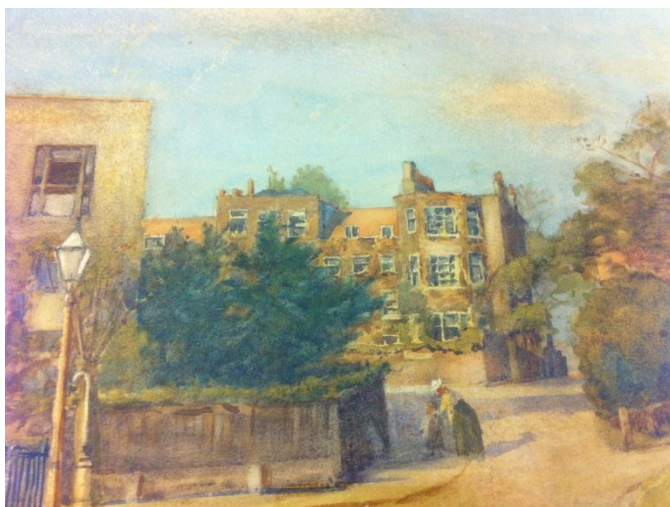


Figure 8: A late 19th century watercolour of Upper Terrace.

- 3.5 Historic plans of the building dating to the 1920s and 1950s provide a sense of the original plan of the house (figures 14-16 and 18). It has since been heavily altered. It is likely that historically, if not originally, the slightly off centre front door led into an entrance lobby with a stair in the north-east corner of the building. This stair would have led to at least the first floor of the building. The stair may then have separated to provide access to the second and third floors of the building. There is little surviving documentary evidence relating to the original internal appearance of the building or to its initial layout.
- 3.6 In terms of its original external appearance and character, the front range of the building that runs parallel to Upper Terrace (figure 2) more or less retains a sense of its original form. That is, a brick building of six bays and over 5 storeys, including a basement and attic storey lit by dormers within a tiled roof space. As indicated in section 2 and as set out below, the building has been subsequently significantly altered and extended.
- 3.7 The earliest clearest mapping evidence for the building dates to 1862 with Stanford's map of London providing a footprint of the row of buildings of which no. 4 Upper Terrace forms part. Figure 9 is an extract from the wider map showing the positioning of the buildings parallel to Upper Terrace. The outline of the building appears to show a wing extending from what is considered to be the original section of the house at its north-west corner. This wing may have provided additional accommodation or housed ancillary buildings and functions such as stables and other outbuildings.



Figure 9: An extract from Stanford's map of London, 1862.

- 3.8 This historic footprint of no. 4 Upper Terrace is confirmed in later Ordnance Survey mapping of 1871, 1876, 1895 and 1915 (figures 10-13). Here the mapping evidence indicates that the extension was relatively modest and in proportion with the main range and included a greenhouse at its northern end at least by 1895. The west elevation of no. 4 appears to

have had a small bay at least at ground level if not above, providing a further indication of its original or more historic appearance (figures 12 and 13).

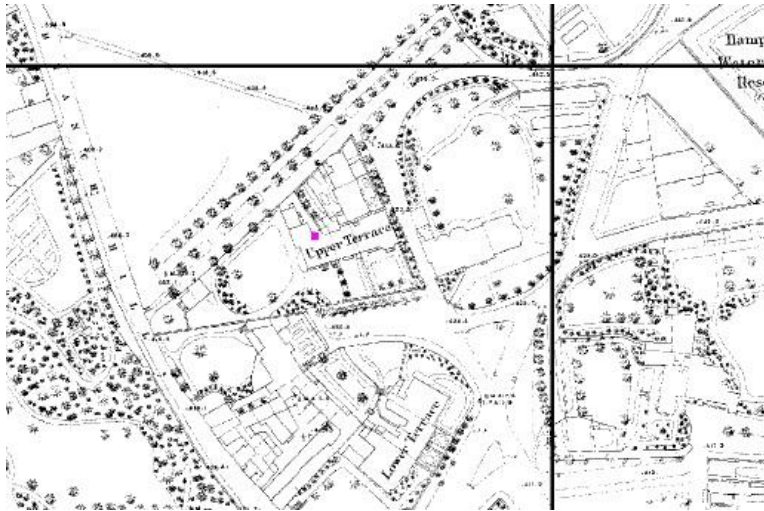


Figure 10: OS map extract of 1871

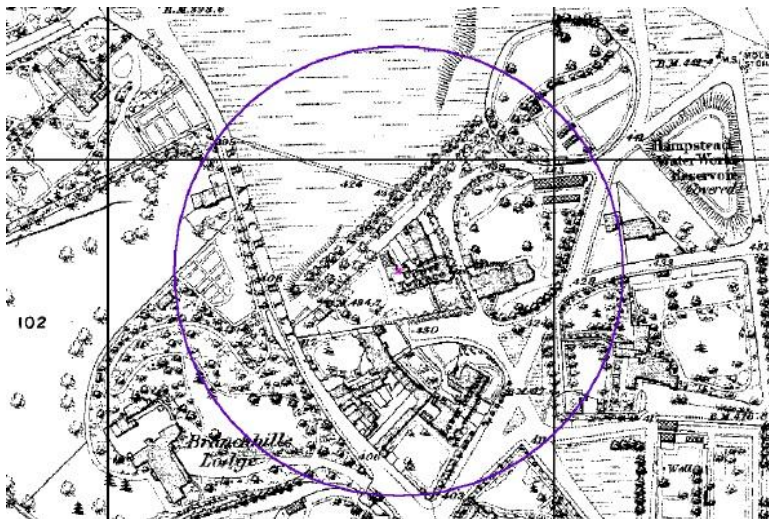


Figure 11: OS map extract of 1876

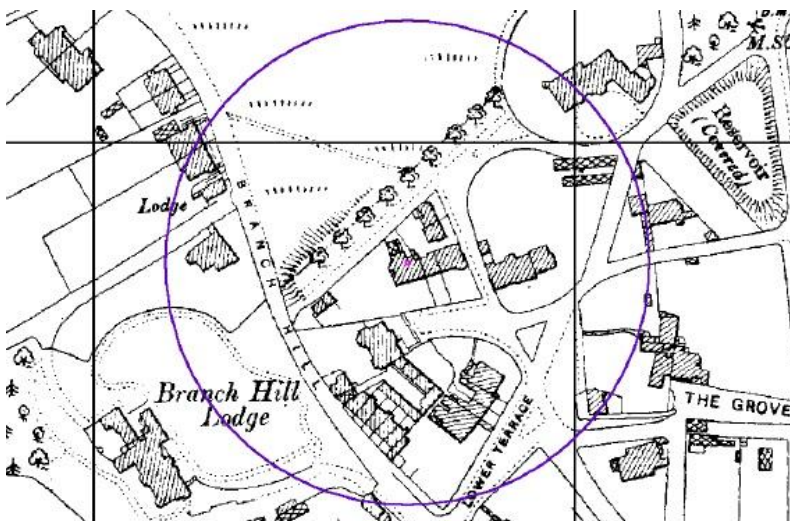


Figure 12: OS map extract of 1896

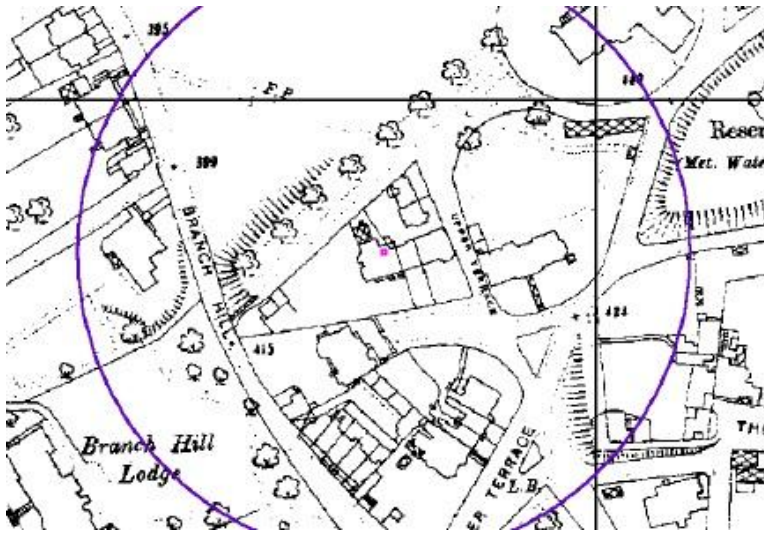


Figure 13: OS map extract, 1915

- 3.9 The earlier maps (1871 and 1876) annotate the row of houses with 'Upper Terrace'. The later maps of 1896 and 1915 show the subdivision of the row into three separate properties. At some point in their history, nos. 3 and 4 Upper Terrace were joined to create Upper Terrace Lodge. The name of Upper Terrace Lodge first appears in the late 19th/early 20th century in census records. In 1901, Upper Terrace Lodge was occupied by William Cracknell Jolly, a Justice of the Peace and retired Draper.
- 3.10 It is more difficult to draw conclusions about the occupants of Upper Terrace Lodge from earlier census records as residents are organised by street rather than by property name or number. While it is possible to discern the type of people who lived on Upper Terrace it is difficult to identify with any certainty the residents of no. 4 Upper Terrace or Upper Terrace Lodge. From the 1850s, Upper Terrace was populated with successful businessmen and professionals: wine merchants, solicitors, manufacturers, civil engineers and architects all had their homes here.
- 3.11 Documentary evidence suggests that the Lodge passed into the hands of a Major Brocklebank and family in c. 1920. It also indicates that the Major also purchased no. 1 Upper Terrace from an Arnold Jones in c. 1919/20. This evidence is largely in the form of drainage plans held by the London Borough of Camden's Local Studies and Archives Centre. In addition, members of the Brocklebank family are first listed at Upper Terrace Lodge in the Electoral Registers from 1921.
- 3.12 The list description for no. 4 Upper Terrace states that an extension was added to the building by Edwin Lutyens in c. 1925 for a member of the Brocklebank family. Drainage plans dating to 1920 for Upper Terrace Lodge detail the planned and built extension to the building and note the building owner as Major Brocklebank (figures 14-16). The name of the architect noted on the drawings is not Lutyens but a firm of architects known as Pine-Coffin, Angell and Imrie. The same firm is also recorded as carrying out work to no. 1 Upper Terrace at the same time and for the same client. While not conclusive, as it is possible that the lesser-known practice built out the original Lutyens's design, it would appear that the list

description is incorrect. The Victoria & Albert Museum holds no record of the work in its archive of Lutyens' drawings.

- 3.13 Pine-Coffin, Angell and Imrie was a small practice of architects seemingly specialising in large domestic properties in London and the home counties. The practice was based at 2 Mitre Court Chambers, Temple in London. Although evidence of their work is limited, they appear to have been operating during the 1910s and early 1920s. It is known that the practice designed and built houses in Weybridge and Chipstead, Surrey.
- 3.14 The list description also records that Basil Champneys undertook work to the building in c. 1882 and 1888. No direct evidence has been identified as to the nature of this work and it would appear from historic mapping that the plan of the building did not significantly alter between 1871 and 1896. Champneys was based locally and it is possible that works were undertaken by him at this time but it is considered that this is likely to have been minor rather than more significant works.
- 3.15 Returning to the work of the 1920s, the plans submitted with the application for new drainage at this time (figures 14-16) show that Upper Terrace Lodge consisted of nos. 3 and 4 Upper Terrace and provide the planned layout of what was effectively a new building. The plans also appear to confirm that the flank wall of no. 4 was moved to the west at this point if not earlier. The nibs of the original wall at each level are indicated. The main range of the house was used for bedrooms, a drawing room and a morning room while the main stair of the building was in the new extension together with the kitchen, dining room, servants' hall and pantry. A lift was also included in the building and there were lateral openings at all levels between no. 3 and no. 4 Upper Terrace.
- 3.16 The work of the 1920s was significant in that it effectively created a new house within the envelope of the existing. Any original rooms dating to the early 18th century construction of the main block such as a kitchen or dining room were removed and relocated in the new wing. As stated above, this was an internal reconfiguration of the building rather than a simple extension. It is likely that at the same time as the extension, the main block was also extended slightly and refaced.
- 3.17 The OS map extract for 1934 shows the marked contrast between the building's new footprint and its previous plan as indicated on earlier OS maps (figure 17). The comparatively small-scale original Georgian house had been transformed into a much larger property. In considering this 1920s scheme from a 21st century perspective, externally the join between the older and newer buildings is seamless and the two work well together. The later extension is not visible when viewing the group of buildings that originally formed part of the terraced row of houses. However, the extension does appear to have dramatically altered the original plan of the house as part of the overall works of accommodation reconfiguration.
- 3.18 In the 1930s and 1940s various small works were undertaken to Upper Terrace Lodge which was then occupied by G A Farmiloe, the husband of the daughter of Major Brocklebank. By 1953, permission was given to divide Upper Terrace Lodge back into two separate units

(planning refs: D6/5/B5385 and TP69582/271). In 1954, the proposal was amended to allow for three separate units.



Figure 14: Basement and ground floor plans of Upper Terrace Lodge, incorporating no. 3 and no. 4 Upper Terrace, 1920.

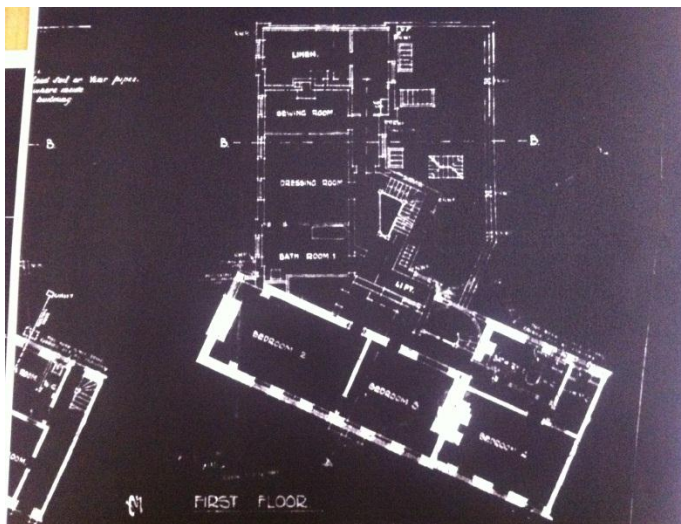


Figure 15: First floor plan, Upper Terrace Lodge, 1920.

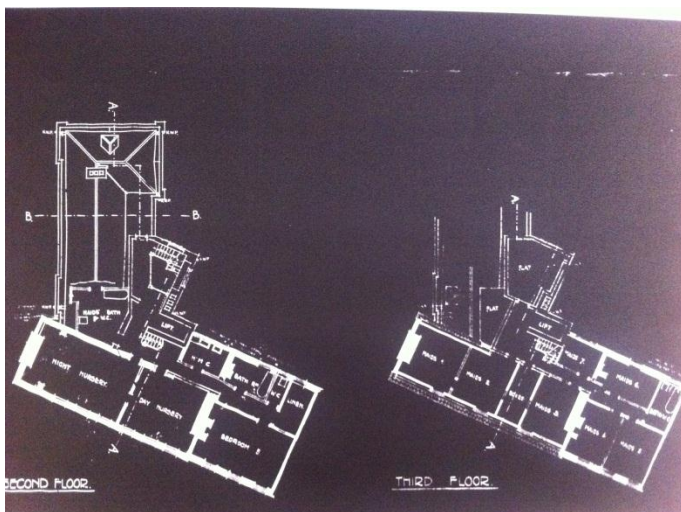


Figure 16: Second and third floor plan, Upper Terrace Lodge, 1920.

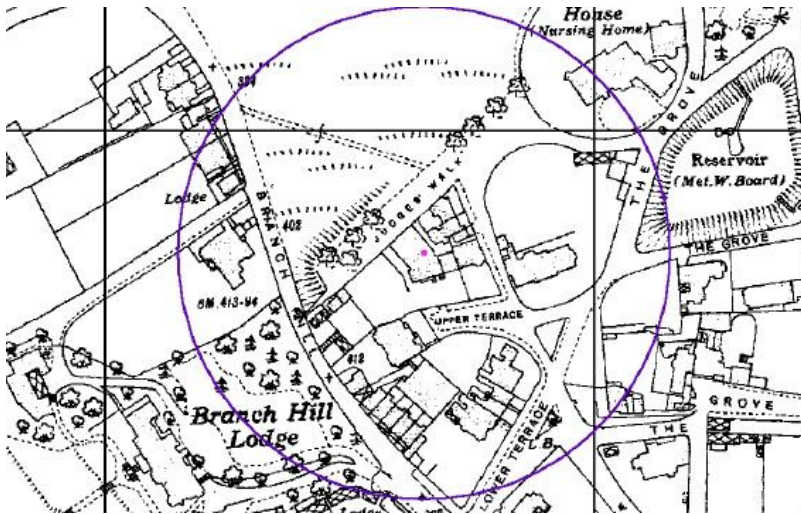


Figure 17: OS Map extract from 1934 showing the new footprint of Upper Terrace Lodge.

- 3.19 The 1953 proposals saw the separation of the house along the original lines while the 1954 proposals saw the extension separated from no. 4 Upper Terrace to create a further unit (figure 18). Given that the extension still forms part of no. 4 Upper Terrace, it is likely that the 1953 scheme was implemented.
- 3.20 In 1985, the house came on the market and the estate agent's details show that there was no coping to the terrace's retaining wall and that the extension originally had French doors to the terrace rather than the door which is currently *in situ* (figure 19).
- 3.21 The next available planning history for which drawings and other evidence are available comes in 2000 (planning refs: PWX0002491 and LWX0002492) when the building was largely reconfigured again and a number of internal walls removed to create a more spacious layout. That this was permissible is an acknowledgement that the building had already changed considerably and that the character of these internal spaces did not make a fundamental contribution to the special architectural and historic interest of the house. Various alterations were made to no. 4 Upper Terrace in 1986 but the extent of these works is unclear as no planning drawings are available.
- 3.22 In 2010 an application was made to replace windows to no. 4 Upper Terrace. The officer's report at this time noted that 'The property has been radically modified in the past including removal of all historical and architectural features internally and replacement of timber sash windows. The existing windows to the Georgian section of the house are poorly built soft wood replica double hung sashes which are in need of replacement.' The result was that all windows were replaced to the main range and *Slimlite* glazing was installed in the existing window frames of the extension.

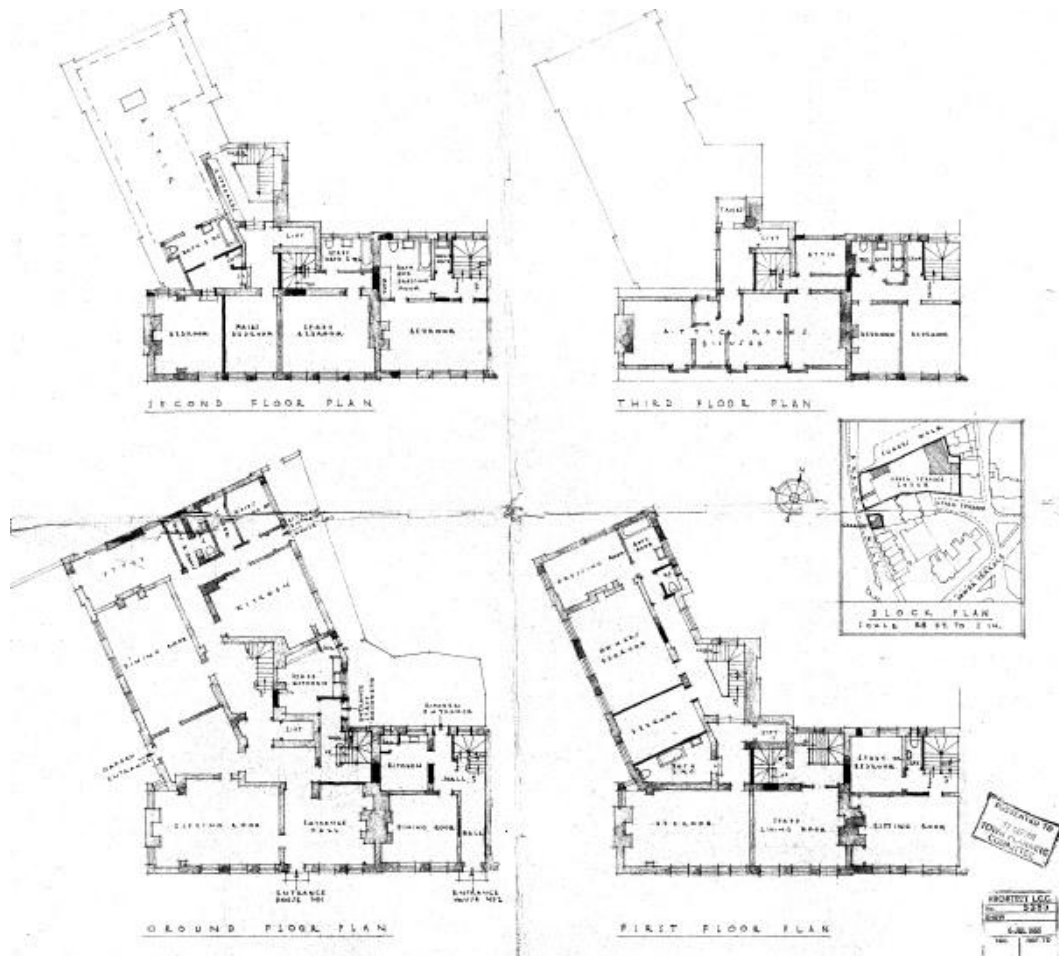


Figure 18: 1953 proposed plans for subdivision into two units.



Figure 19: Extract from Estate Agent details showing the property in 1985.

- 3.23 With regard to the garden setting of no. 4 Upper Terrace, it is clear that the boundary of the garden and its general form has remained unchanged since the later 19th century. The only

exception to this was the likely creation of the terrace when the extension was constructed c. 1920. The terrace serves to manage the drop in levels between the extension and the lawned area of garden and provides an attractive and functional feature within the private garden space.

- 3.24 Today, no. 4 Upper Terrace is an attractive large house that in part exemplifies the Georgian character of the Hampstead area. However, the building has changed considerably over the course of the 20th century and now retains virtually nothing of its internal character and appearance and even its exterior has been significantly altered. Change has been incremental and has resulted from the amalgamation of buildings, their extension, various phases of internal reconfiguration, refacing and new windows. While intrinsically a Georgian building in essence, much of the building is the result of works undertaken during the 20th century.

Significance

- 3.25 As a listed building, no. 4 Upper Terrace is considered to be a building of national importance. The addition of the building to the list in 1950 is early and the list description and the listing itself obviously do not take into account the degree of change and alteration to the building over the following decades. In addition, it is likely that the list description is incorrect given that it was probably not Lutyens who designed the extension to the main house.
- 3.26 The building has evolved considerably over the last 100 years and it is now far from being an intact Georgian house. Indeed, even the 1920s extension has been altered considerably during this time. To all intents and purposes, externally the building retains the essence of a 1740s Georgian house largely derived from the composition of the principal elevation and the detail and pattern of the fenestration. While this does have significance and architectural and historic interest, this significance is inevitably limited. Beyond the principal elevation, there is little tangible evidence to convey any additional sense of a Georgian house.
- 3.27 No. 4 Upper Terrace is of course of interest as a good example of a Hampstead house in an area that is characterised by such. The building is reflective of the early Georgian development of the area together with the other houses in the row and in the surrounding context. The building clearly makes a positive contribution to the surrounding townscape and character and appearance of the wider conservation area.
- 3.28 There is some aesthetic and architectural value in the composition and materiality of the principal elevation of the building and in the role played by no. 4 Upper Terrace as part of the wider group at nos. 1-4. The variation in built form and composition across the terrace is attractive and picturesque, particularly when taking into account the topography and natural feel to the area's landscape.
- 3.29 The c.1920 extension is an attractive and successful addition to the main house. It is large in plan but elevationally subservient to the original house and the two read well together. If designed by Lutyens, the extension would obviously have been significant, having

associational value and with the renowned architect. As this connection is now unlikely, the extension can only be of lesser architectural and historic interest.

- 3.30 The garden setting of the building clearly contributes to the building's special interest and significance. No. 4 Upper Terrace has long enjoyed a garden of this size and form and it is essential in underlining the relationship between the building and the surrounding landscape. The extension to the main house was planned to address the garden and features such as the steps and central path are intended to highlight this relationship. While the garden is important, the terrace is not a fundamental feature in understanding the complex historic development of the house or indeed in understanding its significance. In addition, the retaining wall to the terrace is in a poor condition and brickwork repair is required.
- 3.31 Internally, the building is essentially a modern house at all levels, including basement and therefore the significance of the building is largely limited to its external envelope. Even there, the original building has been extended and refaced and all of the windows have been replaced. Historic fabric has been retained but only in limited areas. The relationship between no. 4 Upper Terrace and its immediate neighbours in the row and those of the wider area is also of significance but again, this is limited to the contribution made by the principal elevation of the main house and its Georgian character and appearance. In comparison with other listed buildings of this type, the significance of no. 4 Upper Terrace as a whole is relatively low. Its significance has been diminished through successive periods of reordering and alteration.

4. OUTLINE OF THE PROPOSALS

- 4.1 The following section sets out a brief outline of the proposed scheme. It should be read in conjunction with the Design and Access Statement prepared by Wolff Architects.

Outline

- 4.2 The basis of the proposed scheme is to provide a basement extension to the existing building to provide a swimming pool and a gym. This will involve the following:
- Dismantling of the existing garden terrace to allow for construction;
 - Opening of the boundary wall to no. 4 Upper Terrace as per permitted scheme (refs: 2011/1300/L and 2011/1301/P);
 - Underpinning of part of no. 4 Upper Terrace;
 - Piling of the proposed basement;
 - Minor internal alterations at basement level in the extension to provide a changing room;
 - Reinstatement of the terrace post-basement construction; and,
 - Provision of a roof light at the existing lower terrace/path level to provide light into the basement area.
- 4.3 The design of the extension has been carefully planned so as to minimise intervention into the existing building as far as possible. The planned extension will utilise the existing line of the terrace so as to minimise any external impact on the garden. The existing basement level utility room will be reconfigured to provide a changing room with a new stepped access down to the pool level.
- 4.4 In reconstructing the terrace, every effort will be made to retain and reuse reclaimed bricks. This may be difficult given the existing condition of the wall. Where reclamation is not possible, new bricks will be chosen to match the existing terrace and property boundary walls.
- 4.5 The method for underpinning and piling for the basement has also been carefully considered with the listed building at the heart of considerations. Its safety and protection during construction and after has been of the uppermost importance in developing underpinning and piling proposals. A full structural statement will be submitted as part of the application.
- 4.6 Following construction, the only discernible difference will be the proposed roof-light within the garden area. This too has been designed so as to mitigate visual impact and will follow the line of an existing paved area so as to keep the impact to a minimum.

5. THE POLICY CONTEXT

- 5.1 This section briefly sets out the range of national and local policy and guidance relevant to the consideration of change in the historic built environment. The relevant statutory provision for the historic environment is the Planning (Listed Buildings and Conservation Areas) Act 1990.

The National Planning Policy Framework (2012)

- 5.2 The National Planning Policy Framework (NPPF) was published in March 2012 and sets out the government's approach to dealing with the historic environment. Section 12 of the NPPF deals specifically with this area of policy. Policies relevant in this particular case are as follows.

- 5.3 Paragraph 126 sets out that local authorities should 'set out in the Local Plan a positive strategy for the conservation and enjoyment of the historic environment'. In doing this, they should take into account:

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

- 5.4 Paragraph 128 states that applicants should describe the significance of any heritage assets affected, including any contribution made by their setting. 'The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.' A history of the site and its context and a statement of significance are presented in this report at sections 3.0.

- 5.5 At paragraph 129, local authorities are asked to identify the particular significance of a site and use this assessment to when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

- 5.6 Paragraph 131 states that in determining planning applications, local authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and,

- The desirability of new development making a positive contribution to local character and distinctiveness.

5.7 Paragraph 132 sets out that ‘when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional.’ Paragraph 133 goes on to say substantial harm or total loss of significance may be acceptable in very exceptional circumstances which are set out in the policy.

5.8 Paragraph 134 deals with cases where a proposal does cause less than substantial harm to the significance of a designated heritage asset such as a listed building. Any such harm should be weighed against the public benefits of the proposals.

London Borough of Camden Local Development Framework (2010)

5.9 There are a number of policies within the London Borough of Camden’s (LB Camden) Core Strategy and Development Policies that seek to preserve and enhance the borough’s historic environment, and protect elements and features of special interest. They guard against inappropriate and insensitive alteration, adaptation and development. The relevant policy from the Core Strategy in relation to the historic environment (CS14) sets out Camden’s overarching strategy and focuses on the need to preserve or enhance heritage assets and their setting and to requirement for new development to be of the highest quality and to respect local context and character.

5.10 DP25 of LB Camden’s *Development Policies* Document provides further guidance on the council’s approach to the historic environment. The main points of this policy in this instance are as follows.

5.11 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.

5.12 In regard to conservation areas, the same policy sets out that 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 or 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 where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;

e) preserve trees and garden spaces which contribute to the character of the conservation area and which provide a setting for Camden's architectural heritage.

- 5.13 In relation to basement extensions, policy DP27 of the *Development Policies* sets out Camden's approach to dealing with such cases. The policy states that 'In determining proposals for basement and other underground development, the Council will require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability, where appropriate. The Council will only permit basement and other underground development that does not cause harm to the built and natural environment and local amenity and does not result in flooding or ground instability.' The relevant issue in the context of this report is whether the basement proposal would cause harm to the built environment.

Hampstead Conservation Area Design Guide and Hampstead Conservation Area Statement

- 5.14 Both of the above documents describe the character and appearance of the Hampstead Conservation Area and are intended to guide and manage change within its boundaries. While no mention of basements is made in the Design Guide, the Conservation Area Statement does note that the provision of new basements can erode the character and appearance of the conservation area (page 57). In addition Guidance H2 sets out that 'The creation of new front basement areas will generally be resisted for traffic and design reasons. Excavation works can have a detrimental effect on the character and appearance of a building and the Conservation Area. Extending into basement areas will only be acceptable where it would not involve harm to the character of the building or its setting.'

6. IMPACT OF THE PROPOSALS

- 6.1 The following section sets out the impact of the proposals against the significance of the building and against national and local planning policy. Conclusions are then drawn on the acceptability of the proposed scheme in historic environment terms.
- 6.2 As set out above, no. 4 Upper Terrace is a building of some intrinsic historic and architectural value as a grade II listed building. Many internal and external alterations have diminished its special interest and significance. Its greatest significance lies in its outward appearance, its contribution to the terrace of which it forms part and the character and appearance of the wider conservation area. The relationship between the 'original' building and its later extension is also of importance.
- 6.3 The scheme proposed has been sensitively designed so as to provide additional facilities for no. 4 Upper Terrace in the most benign manner possible. The proposed basement extension is intended to work with the existing form and lines of the existing building and the garden and its features.
- 6.4 According to the general thrust of national and local policy, the proposals will be judged on whether they cause harm to the special historic or architectural interest of the building and its significance and the degree of harm caused. As a starting point, it has been established that the building does have some historic or architectural interest and significance but this is limited to the building's external envelope and the contribution made by the main block to the character and terrace and wider area. The 1920s wing cannot of course be seen in this relationship and context.
- 6.5 The historic environment policies set out in the National Planning Policy Framework (NPPF) make a distinction between substantial harm and less than substantial harm (paragraphs 132 and 134). Substantial harm usually means unacceptable loss of significance which cannot be outweighed by other circumstances or public benefits. Less than substantial harm may be acceptable subject to other considerations.
- 6.6 The NPPF also emphasises the idea that proportionality should be applied when dealing with designated heritage assets: the more important the asset, the greater the weight to be given to its conservation. This can be extrapolated to apply to the various elements of the building and its fabric: the more important and significant elements of the building should be conserved while there may be flexibility in other areas.

Key Aspects of the Proposals

- 6.7 The main elements of the proposals in terms of their impact on the designated heritage asset of the listed building and its setting are: a basement extension within the garden to the side of no. 4 Upper Terrace to provide a swimming pool; a small area of underpinning to the basement area of the house around the new access point from the existing building to

the proposed extension; dismantling and reinstatement of the existing garden terrace; and, a new flush roof-light within the garden area to provide light to the new basement below.

- 6.8 The principle of a basement extension in the chosen location would not cause harm to the established significance of the building. The basement is intended to be located beneath the terrace and the garden surface and would therefore not be visible in views of the building either from the south or west. It would also therefore have no visual impact on the neighbouring listed buildings that form the remainder of the row. The garden and terrace would be relaid over the basement extension so as to ensure a visual consistency before and after the works and to preserve the garden setting of the designated heritage asset. With the exception of the proposed roof-light, the garden would remain as currently seen ensuring that this space is protected in line with local policy. The proposed roof-light would not be seen in the context of neighbouring listed buildings or from public areas. Only limited private views would be possible.
- 6.9 Basement extensions are often complicated by the fact that they would be housed within the existing footprint of a listed building. This is clearly not the case in this instance, which is a distinct benefit of the proposed scheme. There would however be a necessary join between the proposed new basement and the existing basement in order to allow covered access to the proposed extension. This involves alteration of one existing room at basement level, the provision of a new stair to the new basement and underpinning of areas of the listed building. In this sense, alteration and intervention has been kept to an absolute minimum.
- 6.10 While this does represent a change and an element of new work to the existing listed building, the policy test is whether this work causes harm to its significance and special interest. As set out above, the significance of the building is limited to its external character and appearance and its wider aesthetic and architectural contribution. Whatever its original appearance, no. 4 Upper Terrace has changed dramatically since its construction and a large extension dating to c. 1920 now forms part of the character of the building and its wider site.
- 6.11 The proposed basement is linked to the later wing, rather than the heavily modified original section of the house, and the works involved in creating the new access to the basement are comparatively minor. The planned underpinning has been given careful consideration so as to avoid causing any harm to the building. In these respects, the proposals cannot be considered to cause harm to the special interest and significance of the listed building or its setting.
- 6.12 The proposal also involves the dismantling of the existing terraces and rebuilding it following the construction of the basement beneath. Again, this work would represent a change to the building's setting in the short-term: following construction the terrace would be rebuilt in its existing form. The terrace's retaining wall is in a poor condition and in need of repair and it would be beneficial to do so. While the permanent removal of the terrace would not be recommended, as it is in style and detailing of a similar period to the c.1920 extension

and therefore a harmonious feature, its short term removal, reinstatement and subsequent repair would not cause permanent harm to the listed building and its setting. The terrace would be rebuilt as is, including the main steps, and this aspect of the proposals are also considered not to cause harm to the significance and special interest of the listed building.

- 6.13 In addition to the impact of the proposals on no. 4 Upper Terrace itself, consideration should be given to the impact on the significance of surrounding listed buildings and the Hampstead Conservation Area. As set out in section 2, it is considered that the buildings with the most direct relationship with no. 4 Upper Terrace are the other properties that form part of the wider terrace (i.e. nos. 1-3 Upper Terrace). As with no. 4 Upper Terrace, these properties have also changed since they were originally constructed. The Upper Terrace elevation of the group and the architectural variation that it presents is of aesthetic and historic value and the buildings are important in understanding the character of the wider area. The location of the proposed basement would not impact on these buildings in any way and the group would continue to be read as they are now. The proposals would not harm their significance or their setting.
- 6.14 The same principles apply in considering the impact on the Hampstead Conservation Area. New basement extensions are possible within the conservation area subject to any harm to or erosion of the character and appearance of the conservation area being avoided. It is considered in this case that the visual impact of the proposals in terms of the wider conservation area is almost negligible. The extension and associated external minor changes would not be visible from any public areas and therefore would not be discernible from any point within the conservation area thus preserving its character and appearance.
- 6.15 No. 4 Upper Terrace is a building that has undergone major change since it was first built. The most significant of these changes was the addition of a new wing in the 1920s. While very much working with the existing character of the building and its surroundings, this extension transformed the interior and external appearance of the original house. The proposed basement extension is a relatively minor work in comparison and poses no threat in historic environment terms to the special interest of either the original block or the later wing. The scheme and construction programme has been designed so as to ensure the safety and protection of the existing building and to allow any intervention to be kept to a minimum. As such, the proposed scheme does not cause harm to the significance of no. 4 Upper Terrace and is compliant with national and local policy in historic environment terms.

APPENDIX A

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