

Heritage Statement



153-163 Broadhurst Gardens, West Hampstead

On behalf of Kilburn and District Houses Limited

April 2016

Project Ref: 0875A

Project Number:	0875A
Authored by:	Liz Stephen
Reviewed by:	Jen Coates
Date:	April 2016
Document version	M:\HC\Projects\Projects 501- 1000\Projects 801-900\13.0875 - Broadhurst Gardens, Camden\Reports\2016.04.22 Broadhurst Gardens_Heritage Statement_v1.docx

CONTENTS		PAGE NO.
1.0	INTRODUCTION	4
2.0	HERITAGE SIGNIFICACNE	6
3.0	LEGISLATIVE AND POLICY FRAMEWORK	12
4.0	IMPACTS ON HERITAGE SIGINIFICANCE	16
5.0	SUMMARY AND CONCLUSIONS	22

APPENDICES

Appendix 1:	Historic Maps
Appendix 2:	Photographs 2013

1.0 INTRODUCTION

- 1.1 This report has been written by Heritage Collective on behalf of the owners of No.153-163 Broadhurst Gardens, West Hampstead, within the London Borough of Camden (LB Camden). The buildings form a late 19th century terrace on the southern side of the road and the site extends to the western side of West Hampstead Mews, to include a mews property. They are not listed but are located within the South Hampstead Conservation Area and considered to be positive contributors to the conservation area by the council.
- 1.2 It is proposed to redevelop the site with a new building, fronting onto Broadhurst Gardens and West Hampstead Mews. Replacing it with a part four, part three storey building with roof accommodation above, divided into five bays in red brick with slate roofs. The building will provide residential floor space on the upper floors and retail floor space at ground floor.

Relevant Background

- 1.3 The proposed development has been designed through a number of stages, set out in full within the accompanying Design and Access Statement. Pre-Application advice received from LB Camden in a letter dated 1st March 2013 stated they perceived the existing buildings to be of value in heritage terms due to the fact that they had been identified as making a positive contribution to the character and appearance of the conservation area.
- 1.4 A second round of public consultation and pre-application advice was conducted in September 2013. At this time the council accepted that the principal of demolition could be justified but that the Mews House in West Hampstead Mews should be retained (which has been included in the new proposals). The number of residential units and the overall bulk, scale and appearance of the scheme has been altered to reflect the detailed design points put forward by the LB Camden.
- 1.5 This report should be read in conjunction with the Design and Access Statement and the Structural report prepared by Fluid Structures which sets out the condition of the buildings as poor in structural terms, and the work that would be required to bring them up to modern standards.

Scope of this report

- 1.6 This report provides an assessment of the architectural and historical interest of the terrace¹ and the wider conservation area, a designated heritage asset, in order to understand the potential effect of the proposed demolition.

- 1.7 This assessment identifies the character and appearance of South Hampstead Conservation Area and analyses the effect the proposed development on its significance. In doing so the statement enables LB Camden to understand and determine the effect of the works and their compliance with policy. Particular regard has been given to the duty in Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 and paragraphs 132-134 of NPPF.

¹ Classed as a non designated heritage asset by virtue of the fact that it has been identified by the local authority in the planning process as requiring consideration.

2.0 HERITAGE SIGNIFICANCE

- 2.1 This chapter identifies and assesses the contribution that 153-163 Broadhurst Gardens makes to the character and appearance and thus significance of South Hampstead Conservation Area. It also considers the significance of the application site building as a non-designated heritage.

The Application Site

- 2.2 Broadhurst Gardens forms the northern boundary of the South Hampstead Conservation Area with the application site forming the north-west corner of the designated area. The conservation area is a series of streets laid out on a regular pattern largely developed between 1875 and 1900.
- 2.3 The map regression at Appendix 1 illustrates the historical development of the application site and the wider suburb, which was primarily agricultural land until the last two decades of the 19th century, following the construction of the railway line into London.
- 2.4 The application site lies within the Colonel Cotton character zone defined by the Conservation Area Appraisal, west of Priory Road. Defined by a variety of mixed built form the area around West Hampstead Mews and the western end of Broadhurst Gardens is noticeably different in terms of urban grain than the planned streets to the south and south-east (see map at Appendix 3). The western end of Broadhurst Gardens formed part of a commercial element of South Hampstead densely packed with a tight urban grain which is associated with the nearby West Hampstead Underground Station and the main thoroughfare of West End Lane. This is in contrast to the leafy suburban character of the main part of the area, where higher quality residential buildings are situated.

Contribution of the application site to the South Hampstead Conservation Area

- 2.5 The terrace which forms the application site has been identified within the appraisal as making a positive contribution to the area due to its age and townscape presence. In considering the application site this assessment concludes that the late 19th century terrace does not have the same architectural or historical interest as the vast majority of the buildings in the

central part of the South Hampstead Conservation Area also identified as positive contributors. Photographs at Appendix 2 demonstrate the variety of built form in the immediate area and the quality of the architectural detailing found on the other buildings on Broadhurst Gardens, West End Lane and other street within the area.

- 2.6 These comparisons can be found on the opposite side of the road at Nos.180-188 Broadhurst Gardens, adjacent to the site at Lillian Baylis House, and nearby at No.102 West End Lane and the Railway Public House.
- 2.7 No.180-188 Broadhurst Gardens as a terrace forms a more architecturally interesting and intact set piece in gault brick with stucco window surrounds and variation in the fenestration through the use of round headed windows at second floor level and square headed windows at first floor. The roof form of this terrace with pairs of dormer windows also reflects the overall character and style of the suburb which it serves.
- 2.8 Lillian Baylis House, adjacent to the application site on Broadhurst Gardens is locally listed and occupied by the English National Opera. It displays architectural interest and contributes to the streetscape of the area although the extensions to this building have harmed the character of West Hampstead Mews
- 2.9 Likewise the two book ends to Broadhurst Gardens No.102 West End Lane and The Railway Public House form important minor landmarks in the area. Both display architectural quality through the detailing and form of the elevations and the use of brick and stucco in combination. The Railway PH uses Italianate styling to great affect and ties in with the terrace fronting West End Lane to the south-west of the application site that, although simple, has a grandiose balustraded parapet line and stucco half moon panels above the windows.
- 2.10 In contrast to the above examples, the buildings forming the terrace at No.153-163 have limited heritage value over and above their age and general conformity with the surrounding area. Nevertheless they are defined as non-designated heritage assets by virtue of the age of the buildings and the identification within the conservation area as a positive contributor.

2.11 Historic England² in its guidance *Measuring and Assessing Change in Conservation Areas*, poses a twelve questions (below in bold) to be considered when assessing the contribution made by unlisted buildings to the character and appearance of conservation areas. The answers (below, in italics), in respect of 153-163 Broadhurst Gardens is as follows:

- **Is it the work of a particular architect or designer of regional or local note?** *No.*
- **Does it have landmark quality?** *No.*
- **Does it reflect a substantial number of other elements in the conservation area in age, style materials, form or other characteristics?** *It has some similar characteristics in its age and materials to other buildings.*
- **Does it relate to adjacent heritage assets in age, materials or in any other historically significant way?** *No, there are no historically significant relationships.*
- **Does it contribute significantly to the setting of adjacent designated heritage assets?** *No.*
- **Does it contribute to the quality of recognisable spaces, including exteriors or open spaces with a complex of public buildings?** *No.*
- **Is it associated with a designed landscape?** *No.*
- **Does it, individually or as part of a group, illustrate the development of the settlement in which it stands?** *The terrace is one part of a number of later Victorian buildings in this part of the conservation area.*
- **Does it have significant historic association with features such as the historic road layout, burgage plots, a town park or a landscaped feature?** *No.*
- **Does it have associations with local people or past events?** *No.*

² Formerly English Heritage

- **Does it reflect the traditional functional character or former uses in the area?** *Yes, obviously so (this applies almost universally, both inside and outside conservation areas).*
- **Does it contribute to the character or appearance of the area?** *Not to any great degree, other than by its age and general similarity to other buildings within the area.*

Shop fronts of interest

- 2.12 The conservation area audit states that Nos. 153, 159-161 Broadhurst Gardens have partly surviving historic shop fronts. No.153 forms half of the **Mario's Restaurant, which has a white plastic sign and yellow retractable awning** which have been in place, unused for a number of years, and detracts significantly from the elevation of the building and the wider street scene. To the side are glazed green tiles with the number of the property in a contrasting gold. These are not a feature of the other shop fronts and are likely to be applied later (c.1930s).
- 2.13 No.159 and No.163 Broadhurst Gardens have been altered by relocating the door in the shop front to the centre of the display from its former position adjacent to the residential access doors on the side, as at No.161 and No.149. All the shop fronts have been altered in some way, either with new signage that is overly large for the fascia or the reconfiguration of the arrangement. This results in a mixed arrangement of low quality shop fronts that do not read as a coherent group of preserved historic features of interest.
- 2.14 It should be noted that the audit also identified the tiled street signs on West Hampstead Mews (on the elevations of No.153 and 151) as being of interest. These signs form part of the character of the area and add, in a small way to the appearance of the street scene, they are easily salvageable and can be retained for use on a future building.

West Hampstead Mews

- 2.15 With regard to the modern mews house, this building plays a role within the conservation area insofar as it has been designed to conform to the general townscape of the mews. That is as a two storey property with two large

openings (indicating stable doors) and a central door in gault brick. This building does not detract from the street, it blends in, but it is of no particular merit and of no heritage significance.

- 2.16 All of the application site buildings provide a very limited contribution to the area. Any perceived contribution is in the most general terms and is not on a par with those comparative commercial terraces that make up the context of the application site. Examples of which are provided within Appendix 2.

South Hampstead Conservation Area

- 2.17 The South Hampstead Conservation Area (designated in 1988) includes a series of streets laid out on a regular pattern largely developed between 1875 and 1900.
- 2.18 Four different character zones are identified within the character appraisal, broadly divided according to the type of development in each area. The focus of the conservation area is the central section of semi-detached and detached houses of a high architectural quality and one that historically attracted the wealthiest residents to the area. This area sits between two less well appointed sets of streets closer to the two main roads of West End Lane and Finchley Road.
- 2.19 The character appraisal focuses on the residential character of the area summarising it as a well preserved example of a leafy Victorian suburb, largely homogenous in scale and character with large semi-detached and terraced late-Victorian properties in red or gault brick and a particularly attractive roof scape. It also emphasis the importance of the vegetation within the area, occupying the private open spaces associated with the houses.
- 2.20 The appraisal comments on key views and vistas but does not specifically mention views within the vicinity of the application site. There are a multitude of views possible along streets and within the area that are not explicitly set out within the appraisal. Views down Broadhurst Gardens looking east from West End Lane and views looking south down West Hampstead Mews from Broadhurst Gardens are of the most relevance to this application site. They are not particularly fine views within the area due to the lack of trees lining

the street, which is an important character trait of the designated area. All these views serve to demonstrate is the 19th century commercial street pattern of the area.

- 2.21 An active street frontage to commercial properties is important. This is lacking in the terrace fronting the application site due to the buildings being underused. Changes in the public realm in front of the buildings, especially the enclosure of the front seated area outside No.153 harm the street scene and present a cluttered and unattractive appearance within the conservation area.

3.0 LEGISLATIVE AND POLICY FRAMEWORK

Legislation

- 3.1 The Planning (Listed Building and Conservation Areas) Act 1990 forms the legislative backdrop to development affecting conservation areas in England. Section 72 of the Act states that special regard is to be had to the desirability of preserving or enhancing the character and appearance of a conservation area.

National Policy

- 3.2 The National Planning Policy Framework (NPPF) is a material consideration in planning decisions. Paragraphs 132, 133 and 134 deal with the issue of harm to designated heritage assets, in this case the South Hampstead Conservation Area. Harm is defined as change that erodes the significance of an asset, not just change in itself.
- 3.3 Paragraph 133 deals with substantial harm or total loss of significance and has been cited by LB Camden in pre-application feedback with regard to the effect on the conservation area through the loss of the buildings on the application site, which are identified as making a positive contribution to the area.
- 3.4 Paragraph 134 deals with less than substantial harm, stating that the level of harm should be weighed against the public benefits of the proposed development, like securing the long term future of a heritage asset (this may also include other planning benefits in connection with land use, employment, regeneration etc.).
- 3.5 Paragraph 135 deals with applications affecting non-designated heritage assets, which can be taken as building with some heritage significance to warrant consideration within the planning process. Again a balanced judgement is recommended as to the effect of changes and the benefits brought about by them and the overall proposed development.
- 3.6 In relation to conservation areas Paragraph 138 states that not all elements necessarily contribute to significance and that loss of a building that makes a

positive contribution should be treated 'either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the elements affected and its contribution to the significance of the conservation area'....

London Plan (2015)

3.7 The London Plan (March 2015) provides city wide context within which individual boroughs must set their local planning policies. Policies of relevance to the historic environment include:

- Policy 7.4 – Local Character: Buildings, streets and open spaces should provide a high quality design response that (i) has regard to pattern and grain of existing spaces, (ii) contributes to positive relationships between urban and natural landscapes, (iii) is human in scale, (iv) allows positively contributing buildings to influence the future character, (v) is informed by surrounding historic environment.
- Policy 7.8 – Heritage Assets and Archaeology: This policy seeks to safeguard heritage assets. The policy encourages development that (i) identifies, values, conserves, restores, re-uses and incorporates heritage assets, where appropriate, and (ii) that conserves heritage assets and their setting.
- Policy 7.9 – Heritage Led Regeneration: Regeneration schemes should identify and make use of heritage assets and reinforce the qualities that make them significant. The significance of heritage assets should be assessed and schemes designed so that the heritage significance is recognised

London Borough of Camden's Local Development Framework (LDF)

3.8 The Local Development Framework is made up of a number of documents. The Core Strategy (2010), and the Development Policies (2011) being of most relevance.

3.9 The Core Strategy aims to conserve the historic environment through the promotion of high quality development. CS14 - Promoting high quality places and conserving our heritage states:

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.

3.10 Development Policy 25 deals with Heritage, stating that In order to maintain the character of Camden's conservation areas, the Council will:

a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;

b) only permit development within conservation areas that preserves and enhances the character and appearance of the area;

c) prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;

d) not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and

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

Supplementary Planning Guidance

3.11 There is a Character Appraisal and Management Strategy for the South Hampstead Conservation Area (February 2011) which is relevant to an assessment of the development proposals.

4.0 IMPACTS ON HERITAGE SIGNIFICANCE

Proposed Development

- 4.1 It is proposed to demolish the existing buildings at 153-163 Broadhurst Gardens and replace them with a new four storey building that reduces to three storeys next to the Lillian Bayliss House. Commentary, from LB Camden and local residents at pre-application stage, on the proposed design of the replacement buildings has been taken on board resulting in the final design.

Principal of demolition

- 4.2 Pre-Application Advice was sought in relation to the demolition of buildings on the entire application site. In response to the proposed demolition LB Camden stated;

The buildings fronting onto Broadhurst Gardens make up an attractive parade of shops with residential above. They have common features with the buildings on the other side of West Hampstead Mews, and the suggestion is that they were constructed at a similar time.

- 4.3 This observation regarding the connection between the application site and Nos.149 and 151 is correct, but that does not elevate the importance of the buildings on the application site. There are differences in the fenestration of the buildings and Nos. 149 and 151 stand alone in a more isolated location due to the height of the surrounding buildings.

The height broadly matches those buildings around it. The character appraisal and management strategy for the South Hampstead Conservation Area identifies the buildings as making a positive contribution to the Conservation Area, as part of the wider run of buildings from 151-165. Historic shop fronts of value were also identified at 153, and 159-161. The building on West Hampstead Mews proposed to be demolished is more recent.

- 4.4 This is dealt with in section 2 of this report. The shop fronts have been altered and the buildings as a whole are not of particular quality. This is exacerbated

by the condition of the terrace fronting Broadhurst Gardens, and the cluttered appearance of the street scape on this side of the road.

Dealing with the demolition the NPPF acknowledges that heritage assets are irreplaceable, and that any loss should require clear and convincing justification (paragraph 132).

- 4.5 This paragraph specifically relates to 'substantial harm or total loss' of significance to a designated heritage asset. The loss of this terrace would not come close to causing the total loss of the significance of the conservation area given the very minor role of this terrace within the designated area. The use of this policy test is therefore inappropriate for the development proposal.

Although not containing listed buildings the site does make a positive contribution and so it is important to ensure that demolition is justified.

- 4.6 This is correct, any harm or loss does need to be justified. Taking into account the low value of the buildings, their condition and the quality of the proposed replacements, the loss is justified.

When determining applications for demolition the advice is that they should be refused unless it can be demonstrated that substantial public benefits would result which would outweigh the loss, or that all of the following criteria apply:

- *The nature of the heritage asset prevents all reasonable uses of the site; and*
- *No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- *Conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
- *The harm or loss is outweighed by the benefit of bringing the site back into use. (Paragraph 133).*

- 3.12 Paragraph 138 of the NPPF states that in relation to conservation areas not all elements necessarily contribute to significance and that loss of a building that

makes a positive contribution should be **treated 'either as substantial harm** under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the conservation area [or **World Heritage Site] as a whole'...**

- 4.7 The relative significance of the buildings on the application site in relation to the rest of the conservation area has been assessed and it is concluded that the buildings make a weak contribution, forming part of a general historic townscape rather than actively contributing to the key characteristics that are identified within the conservation area appraisal. They also compare poorly with other shop terraces in the area.

This applies to all buildings on site. The guidance by English Heritage provides further advice at paragraph 91 onwards. The reason you put forward for the demolition is that the buildings are structurally damaged, and that to repair them would not be viable. This is not specifically mentioned in the points above, and in my view it is difficult to argue that there are substantial public benefits to accrue from the development you propose.

- 4.8 Substantial public benefits are not required in this case and it is the case that **there are not 'substantial' public benefits associated with the redevelopment** of the site, a policy test very difficult to achieve and reserved for development that will result in total loss of significance to a designated asset, which is not the case here.

- 4.9 Benefits associated with the development would include the provision of a new building that makes full use of the site and provides a net increase to the housing stock and is of better architectural quality than the exiting buildings, thus preserving and enhancing the character and appearance of the conservation area.

This is not to say that the buildings being structurally unsafe and beyond reasonable repair is not a legitimate argument, but it will require a convincing and robust case to be made as there is a strong preference for the buildings to remain in place. You have submitted a structural assessment, and from our site visit it was possible to see that there are

issues with the buildings, and the degree of movement was visible both internally and externally. The first stage is to show that the cost of repairing them is not viable. Following this an exploration of whether the façades can be retained is required, even if the rest of the buildings cannot. I would also advise you to contact English Heritage as they will need to be satisfied that demolition is the only option. Please consider that justification will be required for the loss of the building on West Hampstead Mews as well, and although it is appreciated that this is more modern it has still been designed with reference to the Conservation Area.

- 4.10 The structural statement makes it clear that the majority of the building fabric would need to be rebuilt in order to make these buildings structurally sound in the long term (the underpinning alone would require the removal of the entire ground floor at least). Further work has been done to consider the retention of the façades of the terrace, but from an on site inspection it seems clear that works to retain them would be very difficult to achieve in practical terms. The façades have some serious defects and retaining them would not solve the issues of windows being totally out of kilter with the openings in which they were originally designed. An elevation drawing of the terrace demonstrates how much they have settled, and to different extents.
- 4.11 LB Camden Policy 25 (c) specifically states that buildings identified as making a positive contribution should be preserved in whole or part. It is the conclusion of this assessment that the buildings do not make a meaningful positive contribution and that provided the replacement buildings play a neutral or positive role within the area, its character and appearance would be preserved.

Replacement Building

- 4.12 The new building will be comprised of red brick similar to the existing building. Decorative detailing to the front elevation will include red terracotta pier capitals, indented brick details to piers and red terracotta string course. The roof will be comprised of slate in a mansard design. Windows for the building will be powder coated aluminium. Fully glazed shop fronts with signage will replace the existing shop fronts.

- 4.13 In designing a building with a more traditional appearance, that takes influence from the existing buildings its role within the conservation area serves to preserve and enhance the townscape. This form of development will blend in, rather than drawing the eye and will form a sympathetic modern take on the existing buildings which are beyond viable repair.
- 4.14 A four storey plus basement and mansard building is being proposed, stepping down to three storeys adjacent to Lillian Bayliss House. This is two storeys higher than the existing buildings but has been designed to respond to the surrounding context in terms of heights.

Height/Bulk/Scale

The Terrace

- 4.15 It is proposed to construct a four storey plus basement and mansard building. Although with the roof accommodation the building is two storeys higher than the existing, the overall increase in height is equivalent to one storey. In designing the building, particular regard has been paid to the existing parapet and ridge heights of the surrounding buildings on Broadhurst Gardens. The drawings show how these heights relate to the surrounding buildings and how the proposed building will be in keeping with the terraces around it and the wider conservation area.
- 4.16 The building is stepped, divided into two to reflect the topography of the road, just as the existing buildings do. This provides interest in the facade and breaks up the bulk of it. In articulating the facade through the use of strong vertical bands, to delineate individual plots, the bulk and scale of the building is also reduced on both elevations. By setting back the mansard storey it becomes subservient to the main facades of the building and sits comfortably within the street scene.
- 4.17 A traditional approach to the architecture of the new building has been taken, with the use of brick bands delineating the floor levels and vertical brick bands dividing up the building into plots.

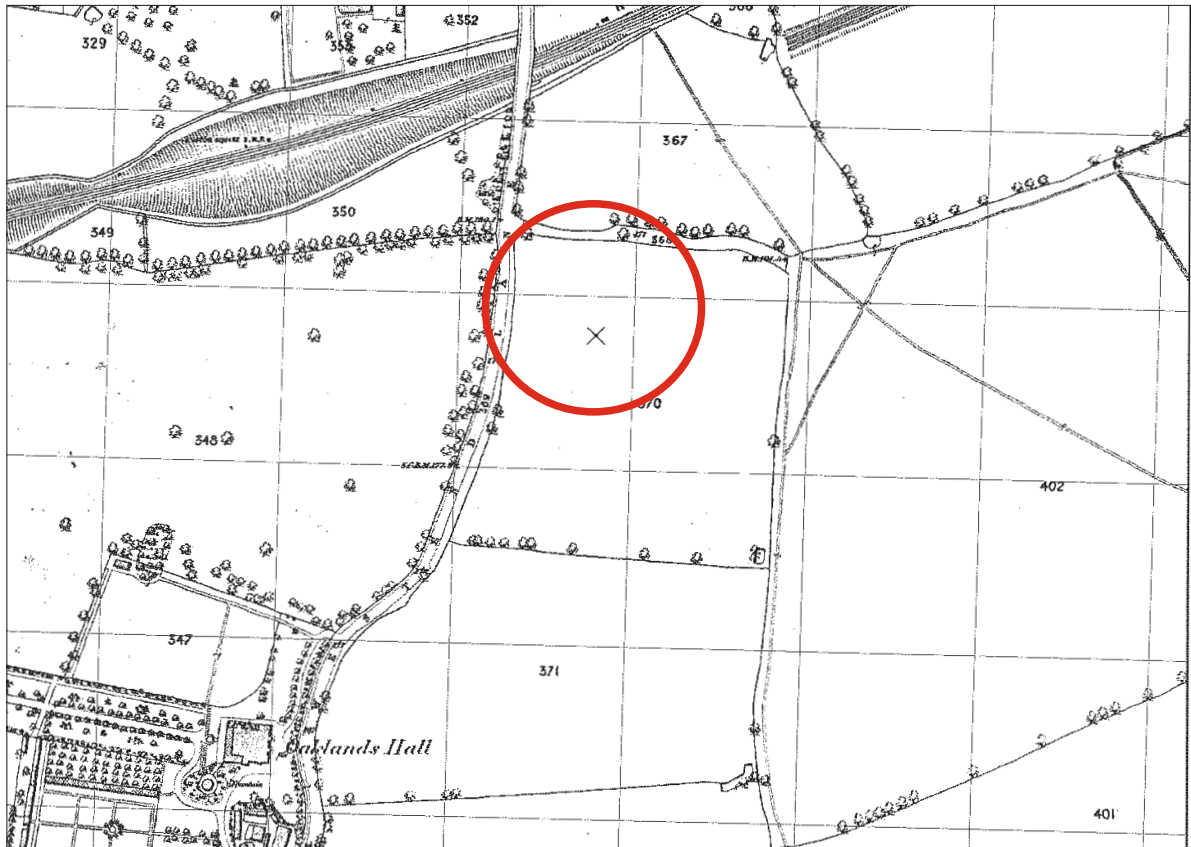
HeritageCollective

- 4.18 Windows are recessed and grouped with strong horizontal and vertical delineation on the facades. This pattern of fenestration is broken up into a hierarchy through the use of a band at third floor level.
- 4.19 The poor state of the existing buildings and the structural issues with the fabric in combination with the high quality of the architectural finish that is proposed provides sufficient justification for the removal of the existing buildings. The proposals provide a good rhythm to the street scene and accords with the brick context of the surrounding townscape.

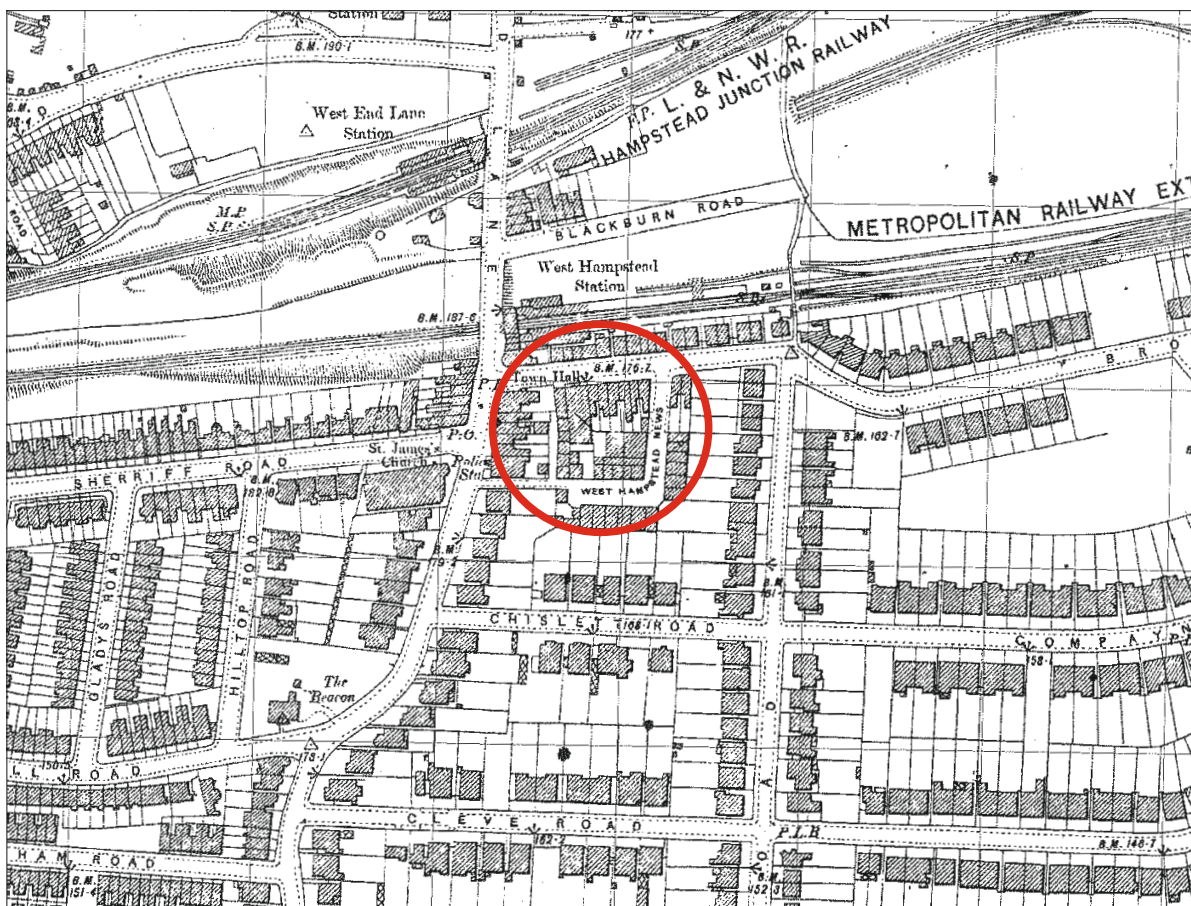
5.0 SUMMARY AND CONCLUSIONS

- 5.1 LB Camden has identified Nos. 153-163 Broadhurst Gardens as buildings which make a positive contribution to the character and appearance of the South Hampstead Conservation Area. Pre-Application advice from LB Camden states there is a presumption in favour of the retention of the late Victorian terrace and that any removal will need to be justified as part of the tests set out in paragraph 133 of the NPPF.
- 5.2 This policy test relates to proposed development that would result in substantial or total loss of significance to a designated heritage asset, which in this case is the conservation area. The existing buildings on the site have been assessed and their contribution is not considered to be important to the character and appearance of the conservation such that their loss would result in substantial harm or total loss of significance. Paragraph 134 of the NPPF should be engaged in relation to the proposed development.
- 5.3 The benefits of the proposed development, that need to be weighed against the loss to the conservation area, include the provision of an increase in the number of residential units providing new housing in the borough. The fact that a redundant building will be replaced with buildings in active use is also a consideration.
- 5.4 In revising the proposed development design the proposed building conforms to a historic form of facade pattern, preserves and enhancing the character and appearance of the conservation area. It would be a suitable replacement building in terms of height/bulk and detailed design and represent a sustainable and efficient use of the site.
- 5.5 On balance the existing buildings are not of particular interest and the removal of them, and their replacement with a high quality development, would not cause significant harm to the conservation area. The overall effect of the development would result in less than substantial harm as described in the NPPF paragraph 134.

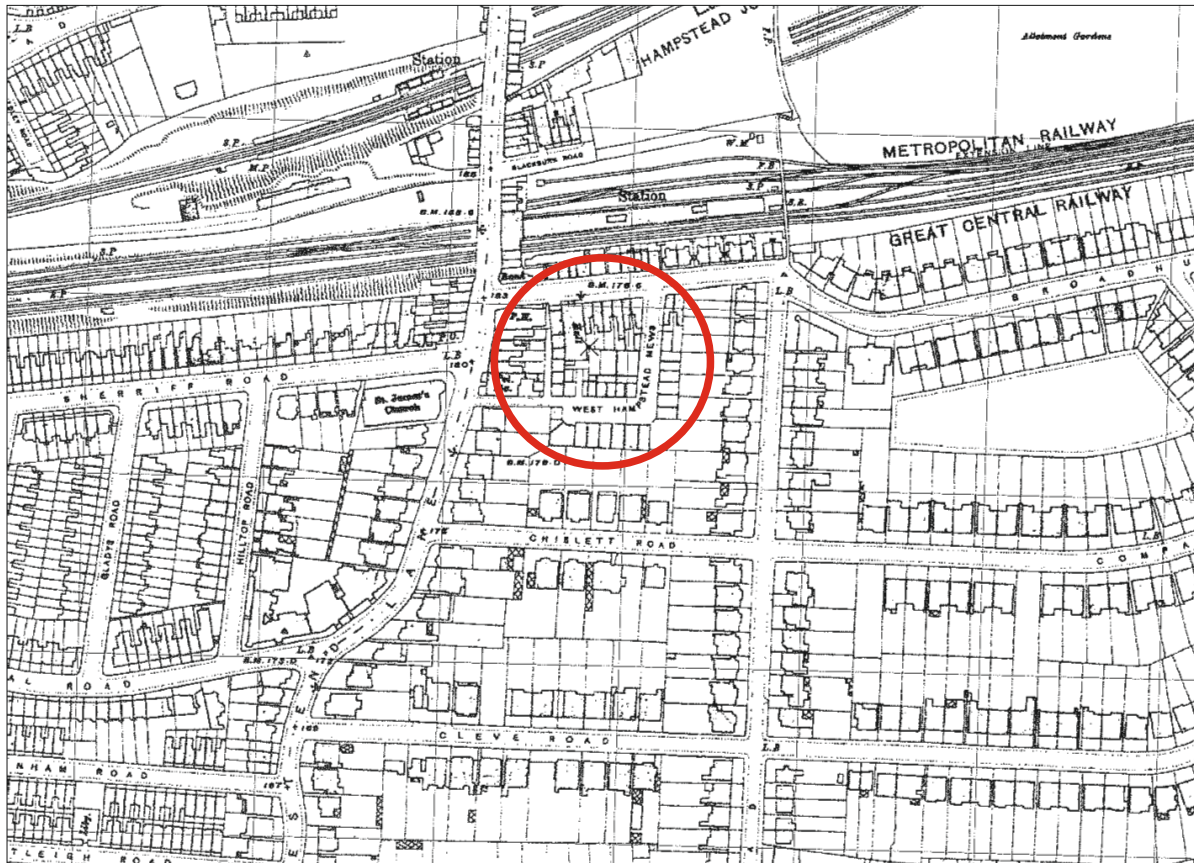
APPENDIX 1: Historic Maps



Appendix 1.1: 1871 Ordnance Survey Map



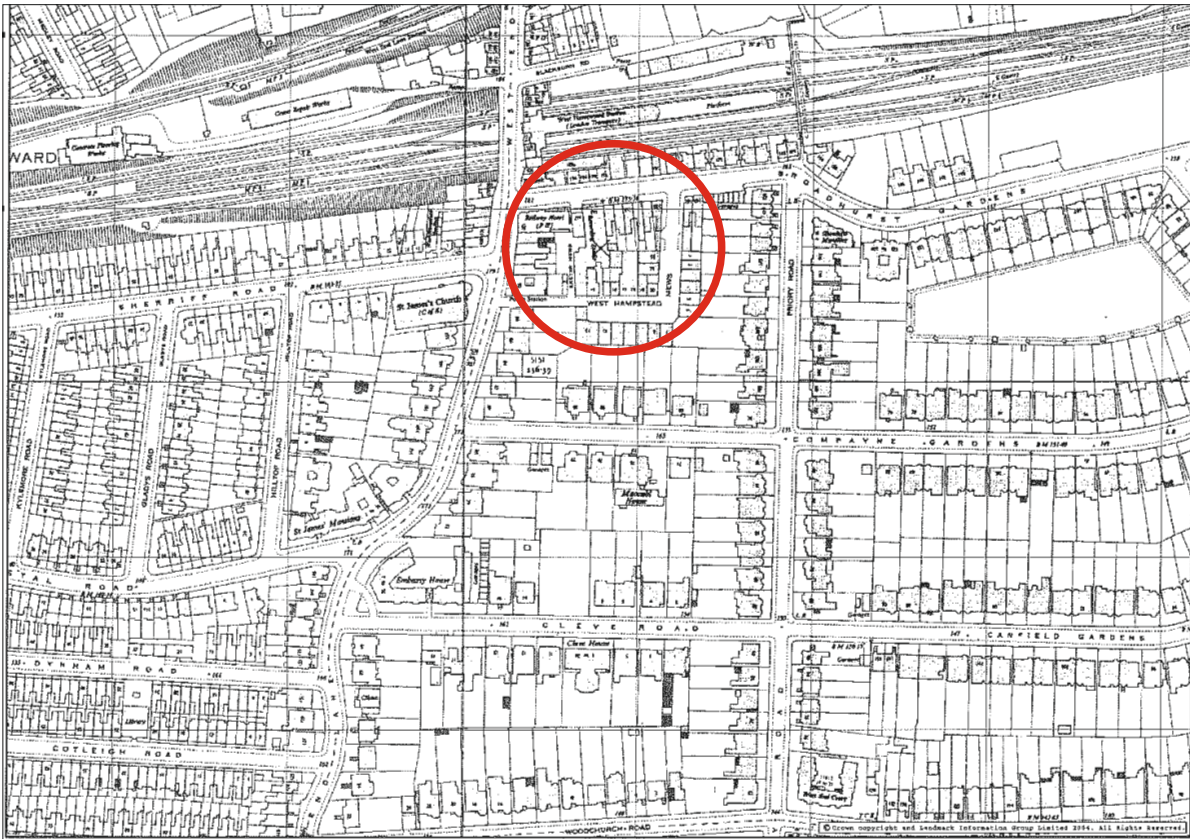
Appendix 1.2: 1896 Ordnance Survey Map



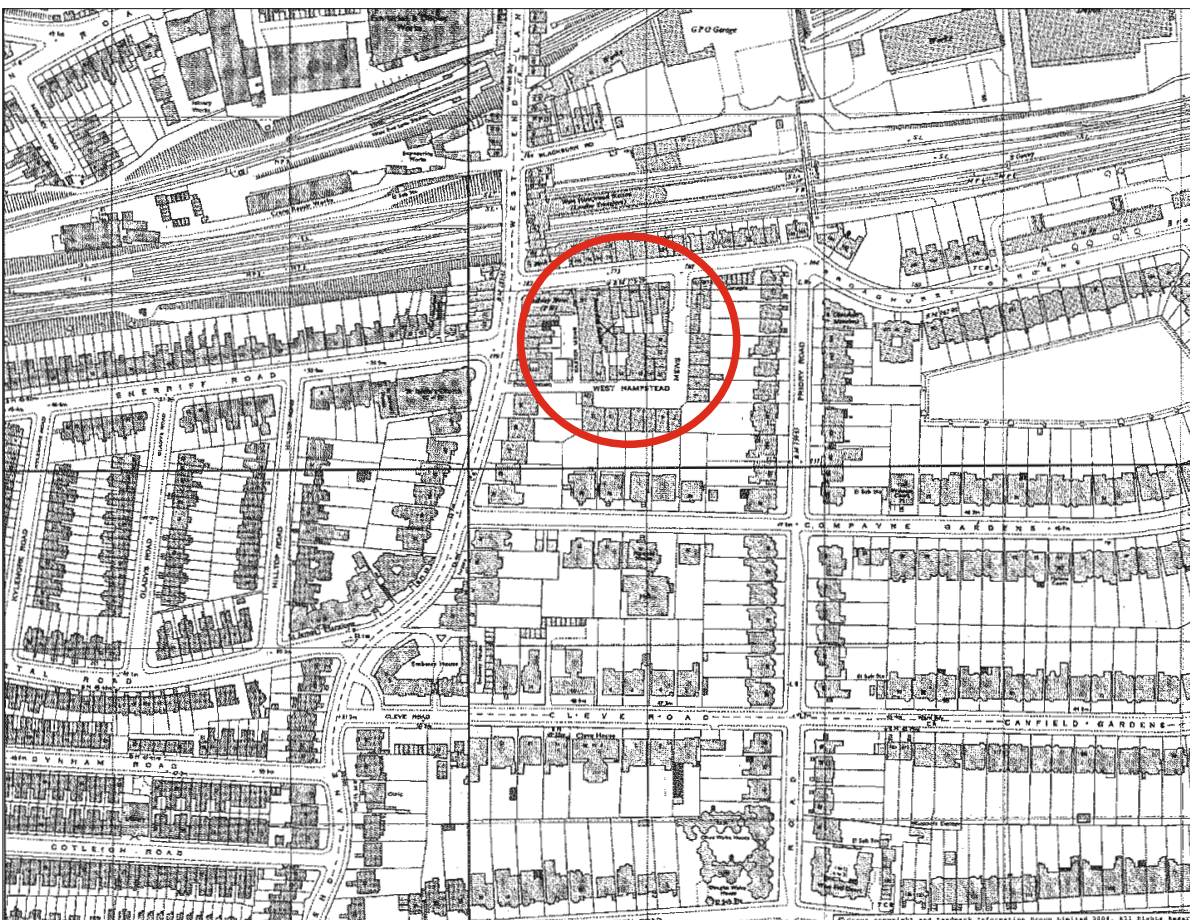
Appendix 1.3: 1915 Ordnance Survey Map



Appendix 1.4: 1935 Ordnance Survey Map



Appendix 1.3: 1955 Ordnance Survey Map



Appendix 1.4: 1960-1974 Ordnance Survey Map

APPENDIX 2: Photographs 2013



Appendix 2.1: View eastwards along Broadhurst Gardens from West End Lane



Appendix 2.2: View of Application Site from Broadhurst Gardens looking south-east



Appendix 2.3: No.153 Broadhurst Gardens looking south



Appendix 2.4: Nos. 158,161 and 163 Broadhurst Gardens



Appendix 2.5: No.153 Broadhurst Gardens, side elevation from West Hampstead Mews



Appendix 2.6: Lillian Baylis House, Broadhurst Gardens



Appendix 2.7: View northwards from West Hampstead Mews



Appendix 2.8: View westwards from West Hampstead Mews into the Application Site



Appendix 2.9: View of 1980s mews house on West Hampstead Mews



Appendix 2.10: The Railway Inn, West End Lane



Appendix 2.11: Shops on the west side of West End Lane, opposite the Railway Inn



Appendix 2.12: St James Parish Church on the corner of West End Lane and Sherriff Road, looking south-west



Appendix 2.13: View of properties on eastern side of West End Lane, looking south-east



Appendix 2.14: No.102 West End Lane, on the corner of Broadhurst Gardens.



Appendix 2.15: No.186-182 Broadhurst Gardens.



Appendix 2.16: View of properties on eastern side of West Hampstead Mews, looking south-west.



Appendix 2.16: Mansion Blocks on Fairhazel Gardens, South Hampstead Conservation Area



Appendix 2.17: Mansion Block within the South Hampstead Conservation Area



Appendix 2.18: Detached house, South Hampstead Conservation Area



Appendix 2.19: Detached House within South Hampstead Conservation Area