

29 New End
London NW3 1JD

**Heritage Impact Assessment
Replacement Buttresses**

August 2016

Consultancy for the
Historic Built Environment

KMIHeritage

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1.0 Introduction

- 1.1 This report has been prepared by KMHeritage for The Linton Group. It relates specifically to the boundary wall and buttresses adjacent to Lawn House, 12 Hampstead Square.

Purpose

- 1.2 The purpose of the report is to assess the impact of the proposals on the boundary wall. It should be read in conjunction with scheme design drawings and Design & Access Statement.

Organisation

- 1.3 This introduction is followed by a brief description of the site and its context. The next section contains a description of national and local policy and guidance that deals with design and change in conservation areas. Section 4 assesses the proposed works and their effect. There are appendices containing maps, and selected photographs of the site and its surroundings.

Author

- 1.4 The author of this report is Kevin Murphy B.Arch MUBC RIBA IHBC. He was an Inspector of Historic Buildings in the London Region of English Heritage and dealt with a range of major projects involving listed buildings and conservation areas. Prior to this, he had been a conservation officer with the London Borough of Southwark, and Head of Conservation and Design at Hackney Council between 1997 and 1999. He trained and worked as an architect, and has a specialist qualification in urban and building conservation. As an architect, he worked in London, Dublin, Paris and Glasgow, on a broad range of projects in a variety of contexts, and was also the head of the Historic Buildings Unit at John McAslan and Partners. Kevin Murphy was included for a number of years on the Heritage Lottery Fund's Directory of Expert Advisers.

2.0 The site and its context

29 New End

- 2.1 The site of 29 New End is located on the north side of the street. It runs from New End to Christchurch to the north. Bounding the site to the east is Christchurch Passage, with Christchurch Primary School at its northern end opposite Christchurch. On the opposite side of Christchurch Passage at its southern end is Carnegie House, a mid-20th century residential block. Immediately to the west on New End is New End Theatre, which was formerly the mortuary to New End Hospital. Beyond this is the Duke of Hamilton pub.
- 2.2 The existing building on the site of 29 New End is a former nurses' home, associated with the nearby former New End Hospital. It appears to have been built in the early 1950s. The building is T-shaped, with a block facing New End and a block running back northwards into the site. The site rises steeply from New End towards Christchurch. The front block is set back from New End and sits above the street. It has four storeys of nurses' accommodation above a ground floor of communal facilities that projects forward of the principal façade. This is raised, in turn, above one and a half to two storeys of accommodation at the level of New End that effectively forms a podium for the building. The rear part of the building has four storeys. The rest of the site is landscaped.
- 2.3 The building has a large mansard roof with tall chimneys (the ground floor projection is flat-roofed) and is made of a reddish-brown stock brick. The fenestration is in a regular pattern, and windows are in uPVC, replacing earlier Crittall or timber windows.
- 2.4 The building is no longer in use, and has been vacant for some time.

Lawn House

- 2.5 Lawn House sits adjacent to the site and was listed Grade II on 11 August 1950. It shares a boundary with the site.
- 2.6 The list description is as follows:

Detached house. c1800 with late C18 alterations [sic]. Brown brick with red brick dressings and aprons below 1st floor windows. 3 storeys and basement. 4 windows. Plus 3 storey 1 window extension at west end. Doorway with good early C19 prostyle portico with modified, fluted Doric columns and pilasters, and fluted frieze with roundels below dentil cornice; half-glazed door with overlight. Gauged red brick flat arches to flush framed sashes with C20 glazing. Parapet. INTERIOR: not inspected.

- 2.7 The building is, in all likelihood, earlier than 'c1800', which is evidently a misprint – the Victoria County History suggests that Lawn House was built 'probably before 1709'.
- 2.8 Clearly, as is the case with all list descriptions, the description serves to identify the listed building and not to provide an exhaustive account of its special architectural and historic interest. However, the special architectural and historic interest of the house can be summarised as deriving from its age and architectural design in an early 18th century style, from the survival of its early or original building fabric, from some later changes of inherent quality such as the portico, and from whatever early or original architectural or decorative features that may survive internally.

Boundary Wall

- 2.9 The curtilage of Lawn House, which had originally been significantly larger, extended, until the late 19th century to what is now Christ Church Passage, and south to New End. By 1934, however, a new boundary had appeared, running south from the south-east corner of Lawn House.

The OS map of that year suggests that the southern part of the curtilage of Lawn House had been reduced to a roughly square area of land, immediately to the south of the house.

- 2.10 As has been previously described, the present building on the site of 29 New End appears to have been built in the early 1950s. The construction of the Nurses' Home would have involved major excavation works on the site. The central section of the boundary wall between 29 New End and Lawn House is supported by three large buttresses. These are all clearly of the same date, and made of the same type of brickwork, brickwork which matches that of the Nurses' Home.
- 2.11 The southernmost buttress is at the south-east corner of Lawn House, and is vertically above and immediately in line with the retaining wall, at right angles to the boundary, constructed when the Nurses' Home was built in the 1950s. It is not physically possible for the southernmost buttress to have been built before the retaining wall upon which it sits.

The evolution of the local area

- 2.12 In the middle of the 19th century, New End was, according to Pevsner, a ‘poor corner of the village’. Christ Church was built in 1851-2. The parish workhouse was founded in 1800 and rebuilt in 1845, serving also as an infirmary and offices for the vestry, and later becoming New End Hospital.

The nature of the context

- 2.13 The architectural character of Hampstead reflects this history of development and change, and its transformation from isolated village to fashionable spa to leafy suburb. These changes are evident not just in the huge variety of residential building styles, but also in the other buildings types found – churches, schools, hospitals, and so on.
- 2.14 This is clear when the area around New End is examined. In a very small radius of just a couple of hundred metres, from Heath Street in the west to Well Walk in the east, and from New Court in the south to Christchurch in the north, there is an extraordinary variety of building types, sizes, styles and age. Unlike other parts of London, where the development of land and estates by single builders resulted in the Georgian squares or Victorian terraces, there is no single architectural style that characterises the area around New End or indeed across Hampstead.
- 2.15 In that small area, there are: the artisan tenements of New Court; New End School; the cottages of Mansfield Place; the former workhouse and New End Hospital with its tall chimney and classical frontage to New End; the early 18th century Georgian terrace at Nos 10-14 New End; the 1990s reproduction Georgian housing further west on the south side of New End; the 19th century cottages opposite; the pub and theatre; the 20th century nurses’ home and Carnegie House; the magnificent Christchurch and the school beneath it; further east, the 19th century ‘improved dwellings’ in Grove Place; the wide range of

houses in the north-south section of New End, in Well Road and in Well Mount; and finally the 20th century social housing on Well Walk, surrounding one of Hampstead's singular monuments, Burgh House.

- 2.16 This is a varied and eclectic family of highly individual buildings, set on a hill, in an organic and winding set of streets, alleys and courtyards. The urban grain of this part of Hampstead is of buildings and streets from various periods laid over each other to create a patchwork of spaces and levels. Later buildings –such as the large blocks on New End and Well Walk – have transformed the sense of enclosure by amalgamating plots and widening streets.

The Hampstead Conservation Area and listed buildings

- 2.17 29 New End is within the Hampstead Conservation Area. The boundary of the conservation area runs along East Heath Road to the north.
- 2.18 Lawn House, 12 Hampstead Square, is listed Grade II.
- 2.19 There are a number of other listed buildings in close proximity to the site. 10-14 New End are listed Grade II, as are three lamp posts on the northern pavement of New End. Three lampposts on Christchurch Passage are also listed Grade II. The classical frontage to New End of the former hospital is listed Grade II. The circular ward and attached ablution and water tank tower within the hospital site is listed Grade II*, the boiler house chimney is listed Grade II, and the infirmary block is listed Grade II.
- 2.20 In that part of New End that turns south, opposite the site, Nos. 12 and 30 is listed Grade II. To the west of the site, 10, 12 And 14, Elm Row are listed Grade II and to the north, Christchurch and Christchurch Primary School are listed Grade II.

Heritage significance

- 2.21 ‘Significance’ is defined in the NPPF as ‘the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic’. The Historic England ‘Planning for the Historic Environment Practice Guide’ puts it slightly differently – as ‘the sum of its architectural, historic, artistic or archaeological interest’
- 2.22 ‘Conservation Principles, Policies and Guidance for the sustainable management of the historic environment’ (Historic England, April 2008) describes a number of ‘heritage values’ that may be present in a ‘significant place’. These are evidential, historical, aesthetic and communal value.
- 2.23 The listed and unlisted buildings nearby, and their relationship to one another and the Hampstead Conservation Area, collectively illustrate the development of this part of London. Historical value is described as being illustrative or associative. The story of Hampstead illustrates a good deal about how suburban London evolved over the period from the middle of the 19th century onwards, and about the nature of life and social change in the capital.
- 2.24 In terms of Historic England’s ‘Conservation Principles’, buildings can provide us with ‘evidence about past human activity’ and by means of their fabric, design and appearance communicate information about its past. In the context of Hampstead, 29 New End plays a negligible part in providing that evidence or in communicating about the area – in contrast to say, the distinctive buildings of the former New End Hospital and other characterful older buildings in the area. The older buildings to its north, south and elsewhere in the conservation area exude the essential character of the conservation area, and immediately communicate their nature and past to us. In contrast, 29 New End is a generic and anonymous building.

- 2.25 The building does not have any associations with individuals, nor a discernible connection with any particular historical event or occurrences.
- 2.26 For the reasons given earlier it would simply be unrealistic to ascribe ‘architectural interest’, ‘artistic interest’ or ‘aesthetic value’ to 29 New End – the building plainly does not possess these qualities in any way.
- 2.27 In respect of design, ‘Conservation Principles’ says that ‘design value... embraces composition (form, proportions, massing, silhouette, views and vistas, circulation) and usually materials or planting, decoration or detailing, and craftsmanship’. 29 New End does not coincide with this description of what might have design value.
- 2.28 As set out above, the buttresses to the boundary wall with Lawn House have nothing to do with the special architectural and historic interest of Lawn House, and the fact that they are technically listed by virtue of their attachment to the listed building does not alter this. The buttresses are modern in construction and materials, and were probably erected sometime after the Second World war in connection with the development of 29 New End. They have no connection to what caused Lawn House to be listed or what is now of special interest at the house, nor can their design, purpose or materiality be linked to anything that can now be analysed as comprising that special interest.

3.0 The policy context

3.1 This section of the report briefly sets out the range of national and local policy and guidance relevant to the consideration of change in the historic built environment

The National Planning Policy Framework

3.2 The legislation governing listed buildings and conservation areas is the Planning (Listed Buildings and Conservation Areas) Act 1990.

3.3 In March 2012, the Government published the new National Planning Policy Framework (NPPF).

3.4 Section 12 of the NPPF deals with ‘Conserving and enhancing the historic environment’. It says at Paragraph 126 that ‘Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment’, and that

‘In developing this strategy, local planning authorities 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’.*

3.5 The NPPF says at Paragraph 128 that:

In determining applications, local planning authorities should require an applicant to 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.

- 3.6 A detailed description and analysis of the heritage significance of 29 New End and the boundary wall and its context is provided earlier in this report.
- 3.7 The NPPF also requires local planning authorities to ‘identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account 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’.
- 3.8 At Paragraph 131, the NPPF says that:
- In determining planning applications, local planning 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.*
- 3.9 Paragraph 132 advises local planning authorities 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’.
- 3.10 The NPPF says at Paragraph 133 ‘Good design ensures attractive, usable, durable and adaptable places and is a

key element in achieving sustainable development. Good design is indivisible from good planning.’ Paragraph 133 says:

Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following 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.*

- 3.11 Paragraph 134 says that ‘Where a development proposal will lead to 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.
- 3.12 Further advice within Section 12 of the NPPF urges local planning authorities to take into account the effect of an application on the significance of a non-designated heritage asset when determining the application. It says that ‘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’.
- 3.13 Paragraph 137 of the NPPF advises local planning authorities to ‘look for opportunities for new development within Conservation Areas and World

Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably’.

3.14 Paragraph 138 says that:

Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site 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.

Camden Council’s Local Development Framework

3.15 Camden Council adopted its Core Strategy and Development Policies on 8 November 2010. Core Strategy Policy CS14 deals with ‘Promoting high quality places and conserving our heritage’.

3.16 Regarding Camden’s heritage, the Core Strategy refers to Policy DP25 in Camden’s Development Policies as providing more detailed guidance on the Council’s approach to protecting and enriching the range of features that make up the built heritage of the borough

3.17 Policy DP25 is as follows:

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.

4.0 The proposed development and its effect

The scheme

- 4.1 The proposed development is described in the scheme design drawings and Method Statement that accompanies the application.
- 4.2 It is proposed to remove the two garden wall buttresses adjacent to the north East corner of Lawn House, on the New End site, and replace these with new.
- 4.3 The existing buttresses are 18” brickwork, believed to date from the construction of the Nurses Home (1950’s) whilst the new will be of reinforced concrete with a brick facing, requiring a smaller footprint on the New End site.
- 4.4 The shallow lightwell to Lawn House, adjacent to the wall, will be temporarily dismantled during the construction period and thereafter re-instated like for like.
- 4.5 The work will be carried out in a way that protects any existing historic structures whilst the work is being carried out.
- 4.6 As has been described in the previous sections, the buttresses are not regarded as being of any particular special architectural or historical importance other than their physical association to the boundary wall around Lawn House – which has, itself, been re-positioned and re-built over time.

5.0 Compliance with policy and guidance

- 5.1 The proposal fully complies with local and national planning policy and guidance for the historic built environment.

The National Planning Policy Framework

- 5.2 This report has provided a detailed description and analysis of the significance of both the specific wall and buttresses as well as its heritage context, as required by Paragraph 128 of the National Planning Policy Framework.
- 5.3 In respect of Paragraph 131 of the NPPF, the proposal can certainly be described as ‘sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation’. The proposals will have no impact on Lawn House itself, and merely require the part re-building of the existing 1950s buttresses which are of no intrinsic historical or architectural importance.
- 5.4 The proposed works comply with Paragraph 133 of the NPPF. It does not lead to ‘substantial harm to or total loss of significance of a designated heritage asset’. It also complies with Paragraph 134 for the reasons given in detail earlier – no ‘less than substantial harm to the significance of a designated heritage asset’ will be caused by the proposal.

Camden Council’s Local Development Framework

- 5.5 For the reasons given in respect of the NPPF, the proposed works are also consistent with Camden’s Local Development Framework in respect of design and the built heritage.
- 5.6 They will certainly be ‘of the highest standard of design that respects local context and character’ as required by Policy CS14, and it will undoubtedly preserve ‘Camden’s

rich and diverse heritage assets and their settings, including conservation areas, listed buildings...’.

- 5.7 In respect of Policy DP25, the proposal clearly ‘preserves and enhances the character and appearance of the area’ - it involves the partial re-construction of existing buttresses to a relatively modern wall . Similarly, the proposal would not ‘cause harm to the setting of a listed building’.

Appendix A: Location



Current Ordnance Survey (not to scale)



Aerial photograph (not to scale)

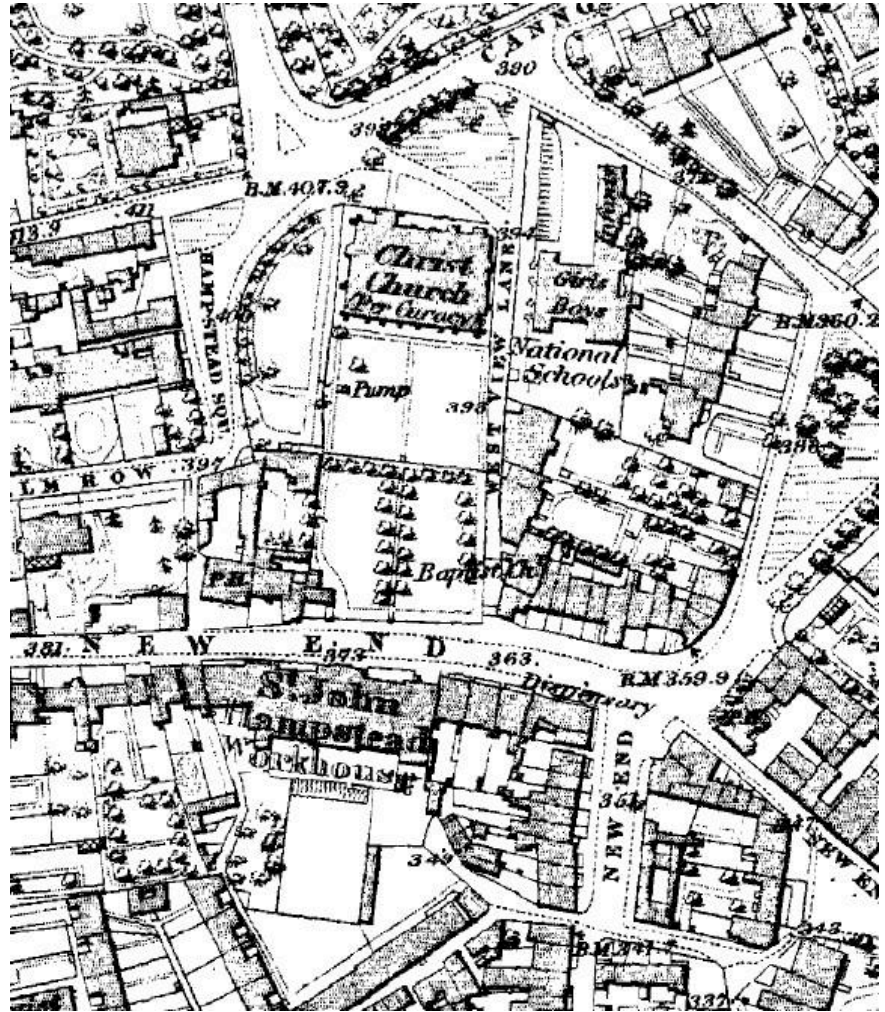
Appendix B: Aerial Photograph & Historical Maps



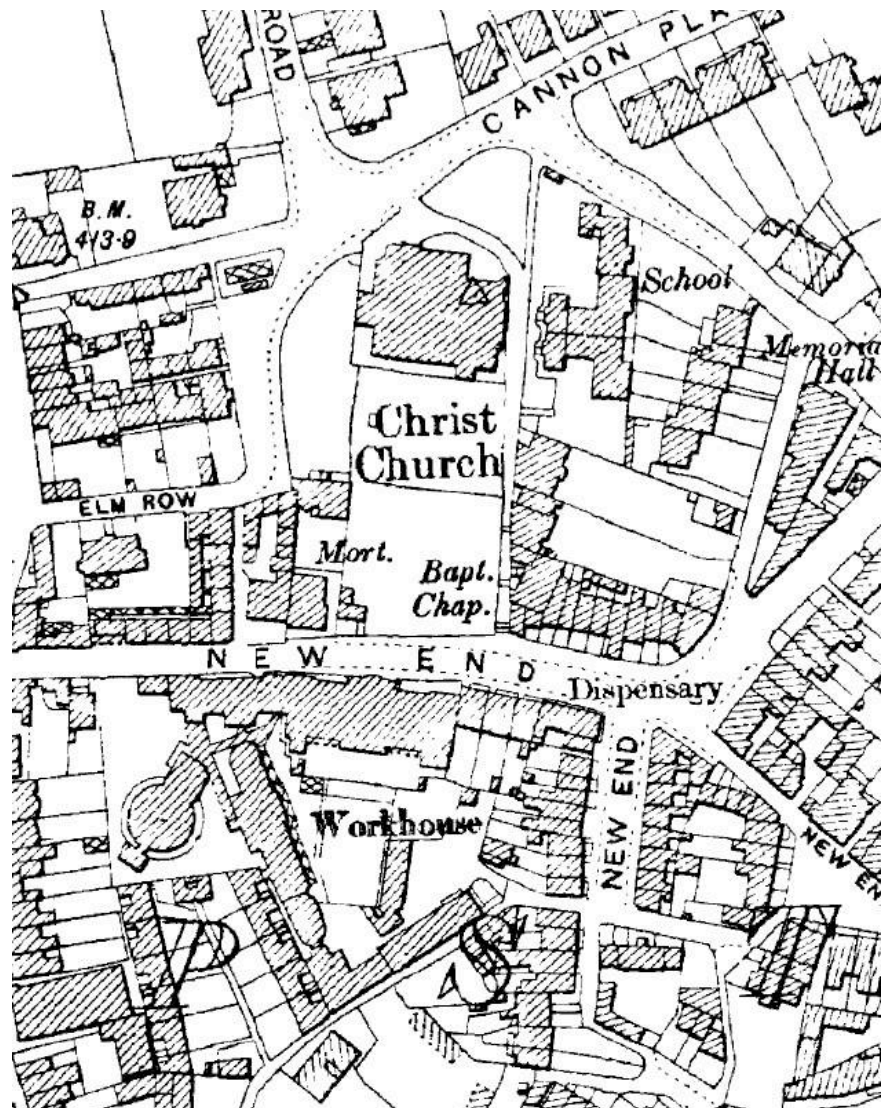
From the south

Appendix C: Historical maps

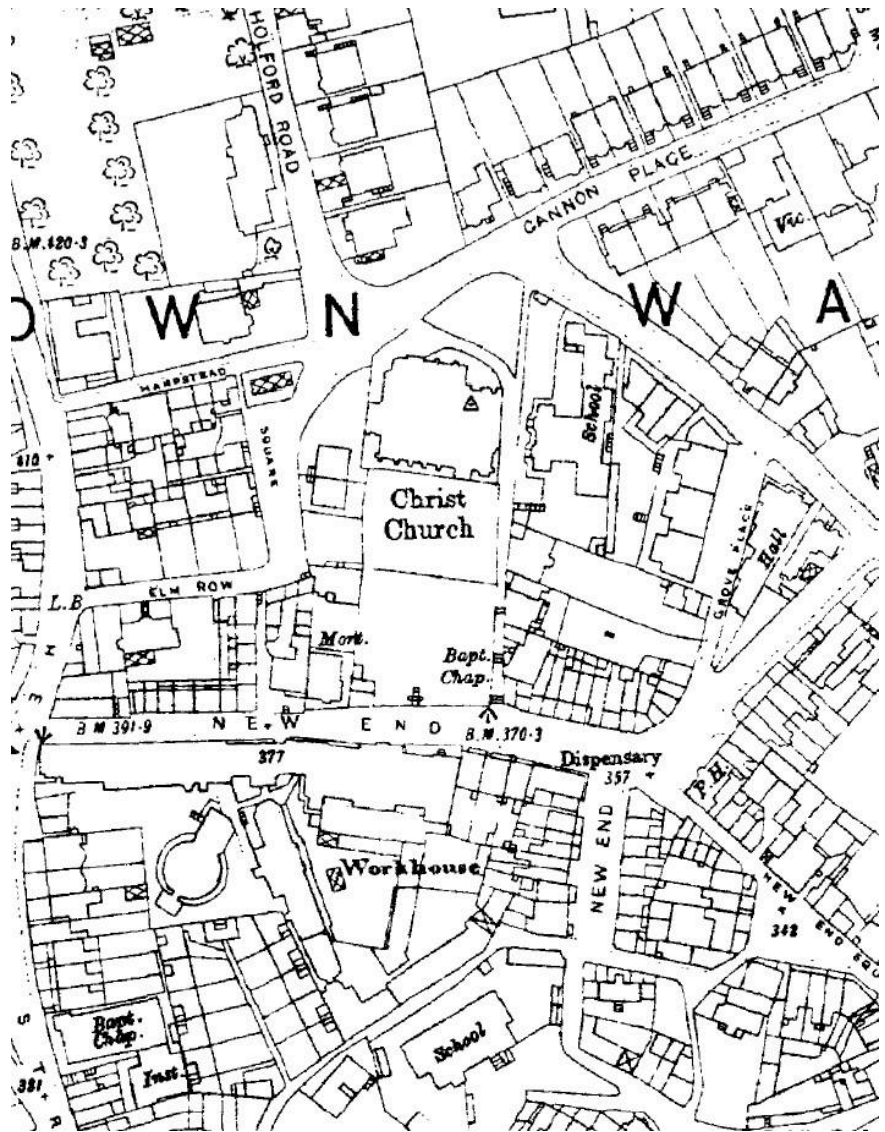
Maps are not to scale



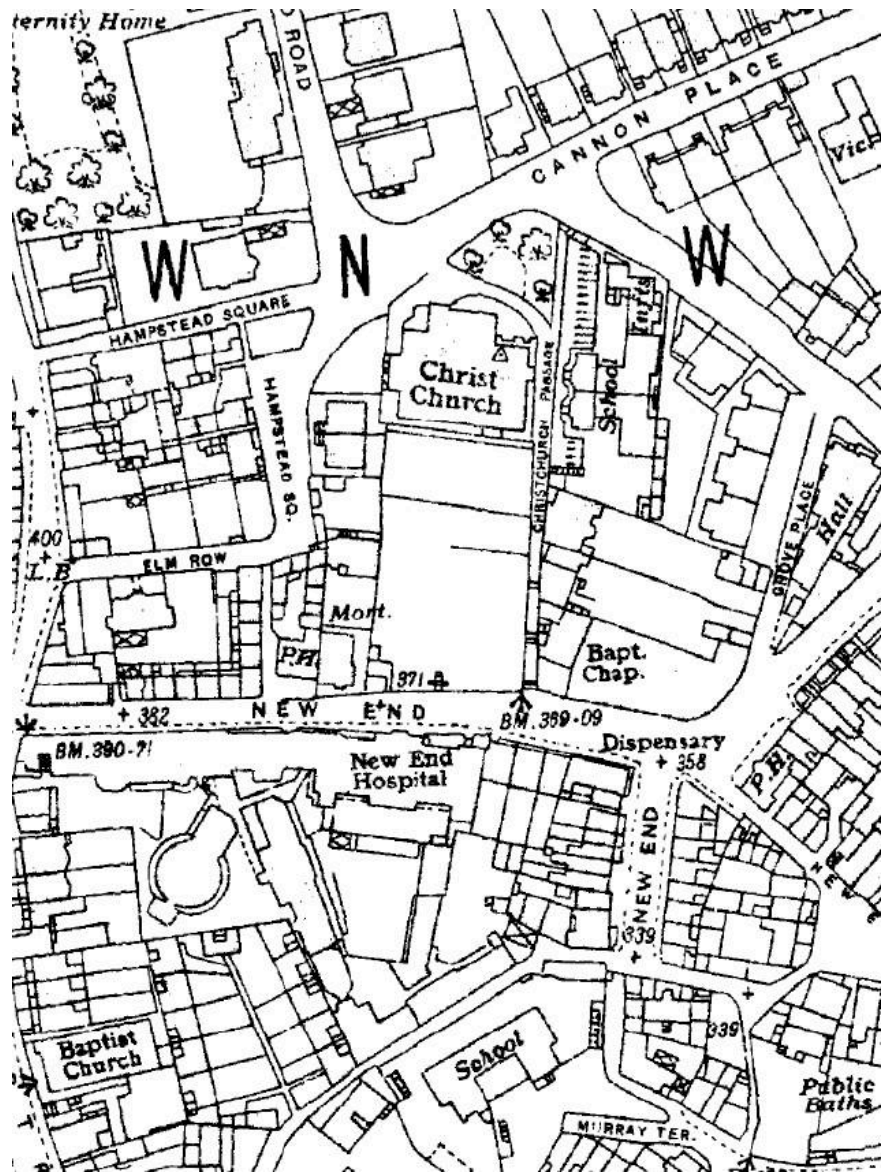
1879



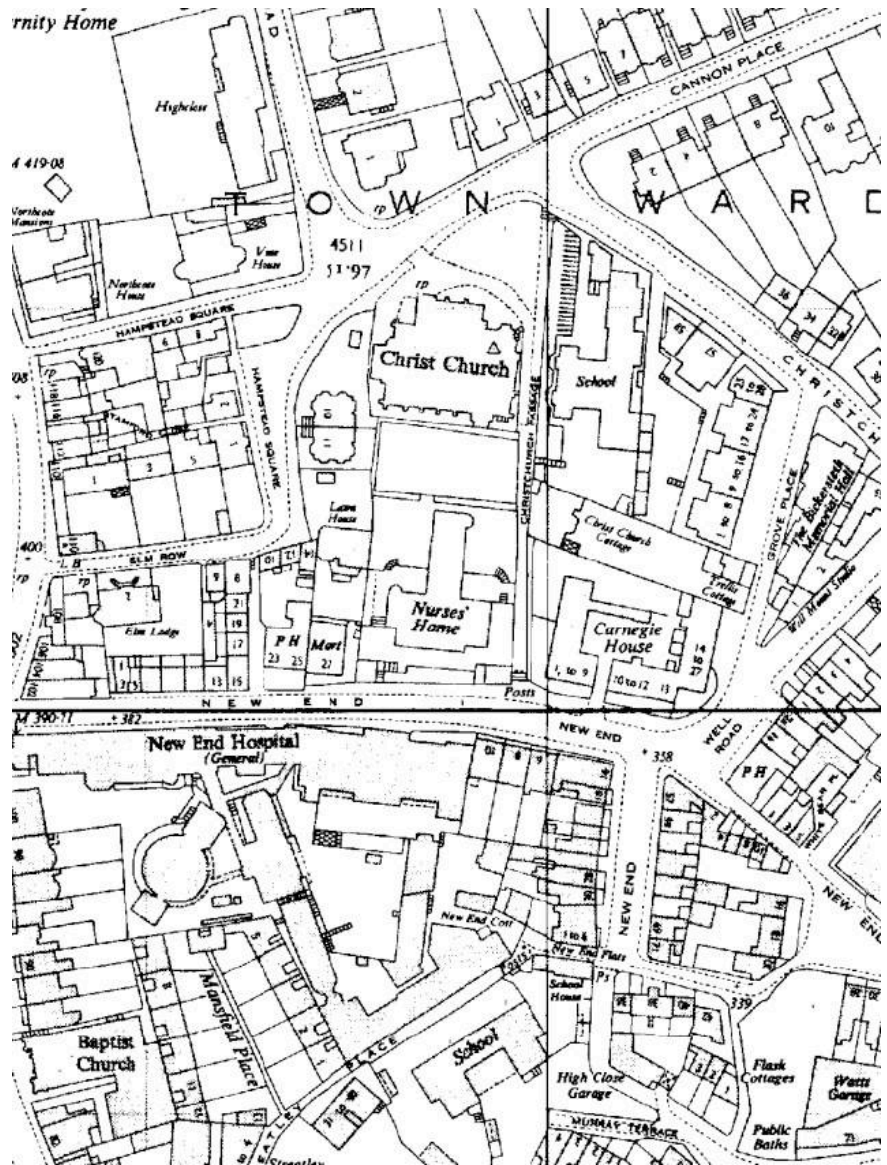
1896



1915



1934



1954-55

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