



MAY 2018

Heritage Statement

20 Well Road, London NW3 1LH

Iceni Projects Limited on behalf of
Mr Lior Shiff

May 2018

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1. INTRODUCTION

- 1.1 This Heritage Statement report is supplied to the full planning application regarding the proposed works to 20 Well Road, London NW3 1LH (henceforth 'the Site'). The application follows the grant of consent for a series of internal and external works to the property, under application reference 2017/1426/P, a renewal of 2014/2114/P; some of the consented works are included within this application. The works proposed here comprise a series of further internal and external alterations, including that of a basement and conservatory extension.
- 1.2 The Site is Grade II listed, forming part of the statutory designation for, and being within the listing description for, the group at 1, 2 and 3 Cannon Lane, The Logs and attached wall and archway, 17-20 Well Road and sits within the London Borough of Camden's Hampstead Conservation Area, see Appendix 3.
- 1.3 The report will:
- Set out the relevant legislative and policy framework within which to understand the proposed works to the Site;
 - Provide a proportionate and robust analysis of the Site and surrounding area's historic development;
 - Describe the site and identify the relevant designated heritage assets;
 - Appraise the heritage significance of the Site and identify the contribution it makes to the Hampstead Conservation Area; and,
 - Provide a detailed assessment of impact for the proposals on the Site's special character and significance, and on the character and appearance of the Hampstead Conservation Area.
- 1.4 The existing Site and surrounding area was appraised during site visit (March 2018), and a desk-based study of primary and secondary sources was also undertaken to inform report findings. This includes review of British History Online sources, an Ordnance Survey Map regression, and review of adopted local plan guidance documents, particularly the Hampstead Conservation Area Character Appraisal. Other sources consulted include the British Newspaper Archive (online), London Metropolitan Archives and Camden Local Studies and Archives Centre.
- 1.5 The report is produced by Icen Projects. Specifically, it is authored by Ailish Killilea BA (Hons) MSc, Senior Heritage Consultant, and Edwina Coward BA (Hons) MSc, Heritage Consultant, with review by Laurie Handcock MA (Cantab.) MSc IHBC, Director - Heritage.

2. RELEVANT LEGISLATION, POLICY, AND GUIDANCE

2.1 Where any development may have a direct or indirect effect on designated heritage assets, there is a legislative framework to ensure the proposals are considered with due regard for their impact on the historic environment.

2.2 Primary legislation under Section 66 (1) of the Planning (Listed Buildings and Conservation Areas Act) 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority or Secretary of State, as relevant, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest that it possesses.

2.3 Section 72(1) of the Act, meanwhile, states that:

'In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.'

National Planning Policy

National Planning Policy Framework

2.4 The National Planning Policy Framework (NPPF) was adopted in 2012 as the planning policy framework for England, superseding the previous framework, including the design and heritage policies set out in Planning Policy Statement 1: Delivering Sustainable Development (PPS1), and Planning Policy Statement 5: Planning for the Historic Environment (PPS5).

2.5 The NPPF promotes sustainable development as a fundamental theme in planning and sets out a series of 'Core Planning Principles' (Paragraph 17). These core principles of sustainable development highlight that planning should be a creative exercise in finding ways to enhance and improve the places in which people live their lives; that it should secure high quality design and a good standard of amenity; and that heritage assets should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.

2.6 The NPPF Glossary defines a 'heritage asset' as:

'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes

designated heritage assets and assets identified by the local planning authority (including local listing).'

- 2.7 Chapter 12: Conserving and enhancing the historic environment contains the relevant Heritage policies, replacing PPS 5 Planning for the Historic Environment. It sets out the need to assess the significance of a heritage asset and any contribution made by its setting in a manner proportionate to the asset's importance (Paragraph 128). Once significance has been established, the impact of any proposals on the asset's identified significance should then be considered (Paragraph 129), with 'great weight [...] given to the asset's conservation' (Paragraph 132)
- 2.8 Case Law has established that Paragraphs 132 to 134 form a 'sequential test' in determining how the level of harm, where identified, should be weighed against any wider public benefits of a proposed scheme.¹ Where harm is identified as being substantial, which equates to 'very much, if not all, of the significance [being] drained away', the test of Paragraph 133 should be applied.² This is not considered to be relevant to this case and will not be addressed further here.
- 2.9 Where harm is judged to be less than substantial, as is likely to be the case here, the test of Paragraph 134 should be applied. This stresses the need to weigh harm 'against the public benefits of the proposal, including securing its optimum viable use.'
- 2.10 Heritage public benefits are defined in the Planning Practice Guidance (addressed below) as follows:

'Public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework (Paragraph 7). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.'

Public benefits may include heritage benefits, such as:

- *sustaining or enhancing the significance of a heritage asset and the contribution of its setting*
- *reducing or removing risks to a heritage asset*
- *securing the optimum viable use of a heritage asset in support of its long term conservation'*

¹ *R (Pugh) v Secretary of State for Communities and Local Government*, 2015

² *Bedford Borough Council v Secretary of State for CLG*, 2013

2.11 Wider public benefits are defined in Paragraphs 7 and 9 of the NPPF as follows:

'7. There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;*
- a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and*
- an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy. [...]*

Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including (but not limited to):

- Making it easier for jobs to be created in cities, towns and villages;*
- Moving from a net loss of bio-diversity to achieving net gains for nature;*
- Replacing poor design with better design;*
- Improving the conditions in which people live, work, travel and take leisure; and widening the choice of high quality homes.'*

Planning Practice Guidance

2.12 Noted above, the Planning Practice Guidance (PPG) was published in 2014 to supplement the policies set out in the NPPF. Of particular note is the additional clarification on heritage public benefits, reproduced above, but the guidance chapter on Conserving and enhancing the historic environment also sets out guidance points on heritage issues, including an expanded definition of significance as it relates to decision-taking.

2.13 The significance of a heritage asset is defined in the NPPF Glossary 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. Significance derives not only from a heritage asset's physical presence, but also from its setting.'

2.14 Paragraph 008 of the PPG adds:

'In legislation and designation criteria, the terms 'special architectural or historic interest' of a listed building and the 'national importance' of a scheduled monument are used to describe all or part of the identified heritage asset's significance. Some of the more recent designation records are more helpful as they contain a fuller, although not exhaustive, explanation of the significance of the asset.'

Strategic Planning Policy

The London Plan

2.1 Regional policy for the London area is defined by the London Plan (Greater London Authority/ Mayor of London 2011), Revised Early Minor Alterations to the London Plan (Greater London Authority/ Mayor of London 2013) and Further Alterations to the London Plan 2014 Consultation Draft (Greater London Authority/ Mayor of London 2014), and defined by the London Plan Consolidated with Alterations since 2011 (2016).

2.2 The current 2016 London Plan Consolidated with Alterations since 2011 remains the formally adopted Development Plan for London. However, as stated by the GLA, the Draft London Plan (2017) currently undergoing consultation, *'is a material consideration in planning decisions'*. The Draft London Plan gains more weight as it moves through the process to adoption, however the weight given to it is a matter for the decision maker. The relevant proposed changes to strategic planning policy dealt with in this Heritage Statement concern those on Design and Heritage, but whose Core Principles remain largely the same. For the purposes of this report and considering the absence of response to consultation on this to date, the formally adopted London Plan policies will be applied here, unless otherwise requested by the Local Planning Authority.

London Plan Consolidated with Alterations since 2011 (2016)

2.3 The Consolidated London Plan (GLA 2016) incorporates the changes made in the Revised Early Minor Alterations to the London Plan (GLA 2013) and Further Alterations to the London Plan (GLA 2015). The Revised Early Minor Alterations to the London Plan (REMA) set out minor alterations in relation to the London Plan and changes to UK legislation including the Localism Act (2011) and the NPPF. The revisions amend and split paragraph 7.31 supporting Policy 7.8 Heritage Assets and Archaeology with regard to developments affecting the setting of heritage assets, the need to weigh developments causing less than substantial harm on heritage assets against the public benefit and the reuse or refurbishment of heritage assets to secure sustainable development. The Glossary for the REMA also contains definitions for 'Heritage Assets' and 'Substantial Harm'. The Further

Alterations to the London Plan (GLA 2015) updated policy in relation to World Heritage Sites in London and the assessment of their setting.

2.4 The Consolidated London Plan deals with heritage issues in Chapter 7, London's Living Spaces and Places – Historic environment and landscapes.

2.5 Policy 7.8 'Heritage assets and archaeology' establishes the following clauses regarding heritage assets in London:

'Strategic: London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.'

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

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

Local Development Plan

2.6 Camden Development Policies forms part of the Council's Local Development Framework, which sets out the planning strategy and policies. The lead document of the LDF is the Core Strategy, which sets out the key elements of the Council's planning vision and strategy for the borough and contains strategic policies. The Core Strategy contributes to achieving the vision and objectives of Camden's Community Strategy and helps the Council's partners and other organisations deliver relevant parts of their programmes.

2.7 Camden Development Policies contributes towards delivering the Core Strategy by setting out detailed planning policies that the Council will use when determining applications for planning permission in the borough, in order to achieve the vision and objectives of the Core Strategy.

Camden Development Policies 2010

2.8 DP24 – Securing high quality design - The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

- a) character, setting, context and the form and scale of neighbouring buildings;

- b) the character and proportions of the existing building, where alterations and extensions are proposed;
- c) the quality of materials to be used;
- d) the provision of visually interesting frontages at street level;
- e) the appropriate location for building services equipment;
- f) existing natural features, such as topography and trees;
- g) the provision of appropriate hard and soft landscaping including boundary treatments;
- h) the provision of appropriate amenity space; and
- i) accessibility.

2.9 DP25 – Conserving Camden’s heritage

Conservation areas - In order to maintain the character of Camden’s conservation areas, the Council will:

- a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;
- b) only permit development within conservation areas that preserves and enhances the character and appearance of the area;
- c) prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;
- d) not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and
- e) preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden’s architectural heritage.

Core Strategy 2010

- 2.10 CS5 - Managing the impact of growth and development - The Council will manage the impact of growth and development in Camden. We will ensure that development meets the full range of objectives of the Core Strategy and other Local

Development Framework documents, with particular consideration given to:

- a) providing uses that meet the needs of Camden's population and contribute to the borough's London-wide role;
- b) providing the infrastructure and facilities needed to support Camden's population and those who work in and visit the borough;
- c) providing sustainable buildings and spaces of the highest quality; and
- d) protecting and enhancing our environment and heritage and the amenity and quality of life of local communities.
- e) The Council will protect the amenity of Camden's residents and those working in and visiting the borough by:
- f) making sure that the impact of developments on their occupiers and neighbours is fully considered;
- g) seeking to ensure development contributes towards strong and successful communities by balancing the needs of development with the needs and characteristics of local areas and communities; and
- h) requiring mitigation measures where necessary.

- 2.11 CS14 - Promoting high quality places and conserving our heritage - The Council will ensure that Camden's places and buildings are attractive, safe and easy to use by:

- a) requiring development of the highest standard of design that respects local context and character;
- b) preserving and enhancing Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens;

- c) promoting high quality landscaping and works to streets and public spaces;
- d) seeking the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible;
- e) protecting important views of St Paul's Cathedral and the Palace of Westminster from sites inside and outside the borough and protecting important local views.

Guidance

Camden Planning Guidance 4 - Basements and lightwells (2015)

- 2.12 The Planning Guidance is a document which supports the policies in our Local Development Framework (LDF). This guidance is therefore consistent with the Core Strategy and the Development Policies, and forms a Supplementary Planning Document (SPD) which is an additional "material consideration" in planning decisions.
- 2.13 The document states that, in the case of listed buildings, applicants will be required to consider whether basement and underground development preserves the existing fabric, structural integrity, layout, interrelationships and hierarchy of spaces, and any features that are architecturally or historically important. The acceptability of a basement extension to a listed building will be assessed on a case-by-case basis, taking into account the individual features of the building and its special interest.

3. HISTORIC DEVELOPMENT OF THE SITE AND SURROUNDINGS

Hampstead

- 3.1 The parish of Hampstead began as a Saxon village, originally known as Hamestede as the ancient way of spelling Homestead, signifying the site of a house with its appurtenances inferring that the land was built around a manor. The manor in question was the manor of Hampstead itself which was given to the Church of Westminster from King Ethelred in anno 986, confirmed by Edward the Confessor. Hampstead was first referred to in the Domesday Book in 1086 as being in the hundred of Ossulstone where it was shown as a small farm.
- 3.2 In the middle ages the manor was owned by the Knights Templar and the Knights Hospitaller and sat within the village which was built around the parish church. After the dissolution of the monasteries, which took place between 1536 and 1541, the manor of Hampstead was settled upon the Bishop of Westminster who surrendered it in to the King's hands in 1550 and the Estate was passed into the family of Sir Thomas Wroth until 1620 and, thereafter, the Earl of Gainsborough in 1690, Sir William Langhorne in 1707 and then, Rev. John Maryon.
- 3.3 The land remained largely rural and undeveloped, predominantly used for agriculture until the late seventeenth century. Alike many villages to the vicinity of the City of London at that time, Hampstead began to develop as people fled the city to escape the plague of 1665 and the Great Fire in 1666. However, besides this, during the seventeenth century, Hampstead attracted the wealthy people from London who were drawn by its advantages of its elevated position and close proximity to the City of London as a commuter town.
- 3.4 In 1698, the Gainsborough family gave six swampy acres to the east of the High Street to the 'poor of Hampstead' and soon after The Wells Trust was established which developed the chalybeate springs and introduced a spa. Thereafter, the Trustee of the Well started advertising the medicinal qualities of the chalybeate waters in 1700 which attracted many visitors to the area and naturally stimulated development. However, as competition grew with other spas in the neighbouring boroughs of London, Hampstead's popularity declined and the spa was demolished in 1882.
- 3.5 By the early nineteenth century, Hampstead had a population of 3,343 and a number of large houses had been constructed to the centre of the settlement. The High Street had also been built up with working class cottages and the surrounding area of the Hamlets of North End and Vale of Heath had expanded with Froggnal and New End becoming part of the Hampstead settlement. The development continued to grow down Downshire Hill and Keats Grove and a number of Italianate villas and large houses constructed in West Hampstead.

- 3.6 This significant development was feared to be a threat to the Heath and called for the establishment of The Hampstead Heath Protection Society which was founded in 1897. The body acknowledged the growth in population and, therefore, housing development and was responsible for the control of such expansion with the preservation of the Heath as its main focus. As a result, the boundary of the Heath expanded to include eight hundred acres, in comparison its original two hundred acres.
- 3.7 Further development of the area took place in response to the introduction of the railway which was most prominent to the south west of the village. In 1837, the London and Birmingham Railway constructed the Primrose Hill Tunnel through the southern slopes and by 1860 the Hampstead Junction railway opened stations at Edgware Road, Finchley Road and Hampstead Heath and, in turn, stimulated the urbanisation of Hampstead.
- 3.8 Hampstead became part of the county of London in 1889 during a time when the presence of community and commercial requirements was evident. The parade of shops along South End Road was built and in the same period streets of modest terraced houses filled in the undeveloped land between South End Green and Hampstead.
- 3.9 The twentieth century saw further large houses being constructed on the western slopes around Froggnal and Fitzjohns Avenue in a variety of inventive arts and crafts style to neo-Georgian as the twentieth century progressed. The Hampstead tradition of avante-garde architecture which was established in the 1870s continued through to the twentieth century.

The Logs

- 3.10 Located to the north of Hampstead, in close proximity to the southern boundary of Hampstead Heath on Well Road, is The Logs. The building was designed by JS Nightingale and constructed by a well-known civil engineer and developer, Edward Gotto, in 1868 at a cost of £9000. Up until this time, the land has remained undeveloped, as illustrated on OS map progression.
- 3.11 As described at the time of construction, the building was faced with double-pressed Burham bricks with Portland stone dressings. Red brick was sparingly used in panels, under the eaves and strings, with the eaves themselves projecting considerably from the face of the wall with a panelled soffit of Portland Stone, supported on carved cantilevers. Polished granite and red Mansfield stone was used externally with serpentine and Plymouth rock used internally, in decoration. The roofs were covered with the Broomhall Company's patent tiles. Portland stone had also been used internally for the principal staircase, hall window and screen between the hall and vestibule and Minton's tiles were used in the hall, vestibule, and conservatory. The joiner's work was generally of pitch pine, and carved work was introduced to the doors and other parts of the ground floor. The drawing room and dining room ceilings had pitch pine ribs and cornices, and the library ceiling was wholly pitch pine. Arrowsmith's parquet was used for the floors within the principal rooms. Written accounts and

descriptions of 'The Logs' have been somewhat critical of its composition and architecture, with the British Scholar of art history, Sir Nikolaus Pevsner, describing it as "a formidable atrocity, with red, yellow and black bricks, excrescences in all directions, arches pointed and round, motifs Gothic and Frenchified."

- 3.12 According to a book written by Service in his book titled *Victorian and Edwardian Hampstead*, two wing extensions to either side of the building were added by c.1876, North-west and South-east and altered to provide a Billiard Room, additional service areas and a substantial glazed entrance lobby.³ The areas extended at this time are annotated on the illustrative dating map at A2.8. Also, it would appear that the site of The Logs was extended to the north, following the change in street layout of Cannon Lane between 1871 and 1896, see OS mapping at A2.1 and A2.2.

J.S. Nightingale

There is little information to be found on the architect, J S Nightingale, of Westminster, most likely as a result of the short period which he practised, between 1869 and 1873, and possibly the small number of buildings he designed. However, it has been discovered that JS Nightingale was responsible for the design of the Brighton Aquarium, Marine Parade where he worked alongside the engineer, Eugenius Birch. The construction of the aquarium commenced in 1869 and the building opened in 1872. The project cost £133,000, equivalent to £5.5 million today.

- 3.15 Archived records of 1898 held at the Museum of English Rural Life in Reading, includes reference to work carried out by Messenger and Co Ltd to The Logs, East Heath Road, as it was then known.
- 3.16 Messenger and Co. Ltd was set up by Thomas Goode Messenger in Loughborough in 1855. By 1877, the firm was described as "horticultural builders and hot water apparatus manufacturers". The firm was famous, particularly in the Victorian and Edwardian period, for making greenhouses, verandas, and summer houses. As the demand declined from the 1930s, the company began to concentrate more on the manufacture of heating equipment and became an engineering firm. Further, additional records held by the Records Office of Leicestershire, Leicester and Rutland includes the contract files for their work and specifically mentions work carried out at The Logs, East Heath Road. Described as 'glasshouses; Heating apparatus', the work carried out concerned the glasshouses and heating apparatus for The Logs. The records state that the work was carried out

³ Service, Alistair; *Victorian and Edwardian Hampstead (Historical Publications, 1989)*

for the client and owner of the property at this time, F. Pusinelli, who had occupied the house since Gotto's death in 1897.

- 3.17 The first OS map which captures The Logs is dated 1896 (A2.2). The structure is presented as an irregular plan of solid hatching (representing solid construction) as well as two structures adjoined either side of the southern end of the building with criss-cross hatching (demonstrating that the structures in these locations are glazed, being either glasshouses, or glazed canopies). To the north of the site boundary, additional glazed structures most likely to be green houses are also shown with a solid building to the southern boundary.
- 3.18 This plan form shown on the 1896 OS map largely reflects the original plans which were reproduced in *The Builder* at the time of its construction in 1868 (A1.1). The plan shows the principal rooms of the ground floor to include the drawing room, dining room, library, kitchen, hallway and, the original form of the Site, the Conservatory, mentioned to have Minton tile paving "...and conservatory are paved with Minton's tiles"⁴. Here, the architectural plan shows the extensive glazing to the north and west elevations of the Conservatory itself with an opening leading externally to the north. The glazed structure to the south of the Site, evident on the OS maps, is not shown however, inferring that this was a later addition post 1868 as an afterthought to Nightingale's original design.
- 3.19 According to the bomb damage map 1939-1945, The Logs was not subject to any bomb damage during the Second World War (A2.4). It should be noted to avoid any speculation in the annotation of the Site on OS mapping, that the bomb damage maps were carried out during 1939-1945 by London City Council (LCC) based on 1916 OS mapping. LCC updated these base sheets in 1940, verifying the information presented in OS mapping that the Site was a semi-permanent structure prior to its redevelopment in the 1950s. Furthermore, in the 1944 Sales Catalogue for The Logs the Site is still indicated as a conservatory (A2.5).
- 3.20 The footprint and construction material of the principal Logs building remained unchanged throughout the verified OS map progression until 1953 with both glazed structures present to the south of the building (A2.6). However, by 1953, the full extent of The Logs building was represented in a solid grey hatch, indicating that the glazed structures were removed and the Conservatory to the south was reconstructed in solid material, following the footprint of the removed glazed structure. Further, the OS map of 1953 also indicates the division of the building with numbers at this time which reflects the written documentation relating to the division of this building during this period. These works were most likely just before 1953, according to the plans to convert the building into 6 maisonettes from

⁴ November 1868, *The Builder*, "The Logs", Hampstead. P876-877.

Camden Planning Records, dated 1950, and the description of this same redevelopment plan for the Site which appeared in *The Architect's Journal* in 1952.

- 3.21 In the early 1950s, through the assessment of historic planning applications, published Journal articles, books and site assessment, we learn that The Logs was subject to significant intervention.
- 3.22 According to the writings of Adam Federman, the building had been abandoned for some time prior to this redevelopment and was acquired by Maud Murdoch, a cookery writer, and her husband, Stanley. Stanley originally intended for the building to be divided in to eight apartments to be sold on a 99-year lease, but due to legal difficulties, the subdivision was changed to six separate maisonettes. The architect who carried out with works was Alexander Gibson of the Design Research Unit.⁵
- 3.23 By 1952, the subdivision of the building to form six maisonettes was completed and the addresses 1, 2, and 3 Cannon Lane and 17-20 Well Road were attributed to the building. 20 Well Road being located to the south of the building. With this, alterations and much new fabric was introduced internally and externally to provide sufficient living facilities for the division of the larger house to smaller residential units, including: cross walls; stairwells; and fenestration.
- 3.24 An article in the Architects Journal published in January 1952⁶ with associated plans (A1.4) demonstrates this division of the original built fabric to provide additional accommodation. Here, it is evident that the original conservatory had been removed and reconstructed in solid masonry, reflective of the OS map dated 1953 which corresponds to the reproduced architectural plans in the sourced journal articles. Following the footprint of the demolished Conservatory, the new construction is shown to reflect the existing fabric with a number of window openings to the south and west elevations. The space is divided up into three principal areas; the living room, hallway and the kitchen with a lobby which informs a circulation space between the external terrace space to the west and indoors. The plan greatly contrasts to that depicted in *The Builder* published in 1868, however, it is clear that the owner had an interest in architecture, carrying out the works which were carried out in a somewhat pastiche approach to the main building, The Logs. This historicist approach to the architecture of the Site in its new construction from a conservatory to a newly constructed masonry single dwelling could in fact be considered to fog the understandings of the original building, being previously a preliminary room to a larger house.

⁵ Fasting and Feasting: The Life of the Visionary Food Writer Patience Gray, Adam Federman

⁶ January 10 1952, *The Architect's Journal*, 'Conversion of house into six maisonettes, "Logs", East Heath Road, Hampstead; Designer: Alex Gibson of Design Research Unit. P38-39.

- 3.25 In 1955, Gibson also added a two-storey house in the former kitchen garden and, thereafter, the adjacent properties within The Logs also underwent alterations.
- 3.26 It is also evident that, since construction, a basement was introduced to 1, Cannon Road. Having been subject to an application in 2007 for the extension of a basement (albeit withdrawn), we learn that, via the design and access statement, a basement was introduced to the property in the 1990s. The basement was later converted and in 1996, permission was granted for a new front door and new porch with new paving and reduced ground level to accommodate windows to the existing basement of this property.
- 3.27 The Logs and attached wall and archway' was grade II listed in May 1974 for its special historic and architectural interest.

The Site - 20 Well Road

- 3.28 Alterations have also been carried out to number 20, Well Road since The Logs was divided in the 1950s into 6 maisonettes. Permission was granted in the 1980s for the introduction of a large single dormer on the west elevation to help enhance the living accommodation to the second floor. The Camden Local Studies holds evidence that confirms that an application was submitted in 1983 for a single storey side extension which was approved in 1987 and works were carried out, delivering an octagonal hall with symmetrical sash windows. Externally this is clearly evident with the change of brickwork present at the junction of the extension. The modern masonry is much lighter in appearance and the mortar joints fall in between the mortar joints of the original building. The building was also subject to further alterations with additional staircases being introduced. In 2004/05 a new conservatory was approved and added to the side extension.
- 3.29 It would appear that the wider property, known collectively as The Logs which No.20 is attached to, remains 6 separate dwellings, but unlike how it is listed by HE as 1-3 Cannon Lane and 17-20 Well Road, it is most likely 1-2 Cannon Lane and 17-20 Well Road. This conclusion is based on the review of sales particulars for the individual neighbouring properties and survey of the Site and wider area.
- 3.30 The most recent planning approval concerning number 20 includes the demolition to the conservatory, replacing it with a new single storey side extension, including increased height and other associated works (2014/2114/P and 2014/2438/L). The application was approved by the London Borough of Camden (LBC) with standard Listed Building Consent conditions. The 2014 approval was renewed in 2017.
- 3.31 Additional planning history can be found below.

Planning History

- 3.32 The most recent planning approval, reference no. 2014/2114/P and 2014/2438/L, for demolition of the conservatory, replacing with a new single storey side extension, including increased height, and other associated works, was approved by the London Borough of Camden (LBC) with standard Listed Building Consent conditions. In the Officer's Delegated Report the proposed replacement dormers would 'improve considerably the character and appearance of the host building' and generally that the proposed roof alterations 'would not harm the appearance or historic fabric of the host building or the character and appearance of the conservation area'. Internal alterations are considered satisfactory. This planning approval was extended with conditions discharged in 2017.

2017/6659/L 2017/5998/P	Construction of a basement extension including light wells to the garden area and internal and external works in association with the demolition of the existing side extension and replacement with a single storey side extension, including increased height of boundary wall; erection of new smaller dormer windows (on east, west and north roof slopes), replacement roof lights and repositioning of entrance; installation of window and removal of French Doors.	Withdrawn
2017/4063/P 2017/2134/P 2017/1848/L	Internal and external works in association with demolition of existing side extension and replacement with new single storey side extension, including increased height of boundary wall; erection of new smaller dormer windows (on east, west and north roof slopes), replacement roof lights and repositioning of entrance; installation of window and removal of French Doors and staircase. Including discharge of Conditions 3 and 4.	Granted
2014/2114/P 2014/2438/L	Demolition of existing side extension and replacement with new single storey side extension, including increase height of boundary wall, erection of new smaller dormer windows (east, west and north roof slopes), replacement roof lights and repositioning of entrance; installation of window and removal of French Doors.	Granted
2011/5031/L	Works in association with erection of a single storey side extension following demolition of existing side extension and increase in height of adjacent boundary wall to dwelling house (Class C3)	Granted

2011/4959/P	Erection of a single storey side extension following demolition of existing side extension and increase in height of adjacent boundary wall to dwelling house (Class C3)	Granted
2011/0521/P	Enlargement of existing underground garage and alterations including new garage doors, paved path with railings, steps plus landscaping to dwelling (Class C3)	Granted
2010/6370/L	Enlargement of existing underground garage and alterations including new garage doors, paved path with railings, steps plus landscaping to dwelling (Class C3)	Granted
2004/3505/P	The demolition of the existing rear conservatory and the erection of a new conservatory, together with the replacement of rear windows at garden level with French doors and insertion of 2 x lantern roof lights to the existing flat roof as an alteration and extension of an existing single family dwelling house	Granted
LWX0202309	External and internal alterations to house including new room layouts, lowered second floor level, enlargement of conservatory extension and new windows; new garage and entrance doors in boundary wall; and excavations in garden to create new courtyard, underground garage, and entrance path arrangement	Granted LBC
8770395	Erection of a single storey side extension	Granted
HB2559 31526	Alterations to roof space, including side dormer window to the side elevation, to form additional living accommodation Alterations to roof space, including formation of dormer window to the side elevation, to form additional living accommodation	Conditional Conditional

4. SITE DESCRIPTION AND IDENTIFICATION OF ASSETS

Site Location

- 4.1 The village of Hampstead is situated in North London and sits on the sand and pebble-capped hills that extend from Finchley to Highgate. The Site, 20 Well Road, sits within the south wing of a much larger building, The Logs, and is therefore adjoined and bounded by neighbouring properties, specifically number 18 and 19, Well Road. The Site is also bounded by Well Road to the south, East Heath Road to the east, Cannon Lane to the north and the land associated with number 21, Well Road to the west.

The Site

- 4.2 The Site, 20 Well Road, comprises of a two storey maisonette with a converted attic space with dormer window. It comprises of living accommodation to the ground floor and four bedrooms to the upper storeys and sits adjoined to numbers 18 and 19 Well Road as part of the original Logs building.
- 4.3 The Site predominantly comprises of yellow stock brick with red brick and stone dressings and diaper work. The wider building is mainly of 2 storeys with a 4 storey central tower with garden space to the front and side which is substantially (approx. 2m) above the level of Well Road. There is also an existing garage which is accessed from Well Road and is buried beneath a concrete slab within the garden. The building echoes the characteristics of the original Logs building which presents an eccentric mixture of Gothic, Italianate and other styles, but was fully reconstructed in the 1950s and does not date from the late-19th century construction of The Logs.
- 4.4 The Site sits within the grade II listed building, The Logs, and is included within the boundary of the Hampstead Conservation Area, see listed building description at Appendix 4.

Surrounding Heritage Assets

Hampstead Conservation Area

- 4.5 The Conservation Area was first designated in January 1968. Originally named the Hampstead Village Conservation Area, its designation acknowledged the large number of buildings of historic and architectural interest and the historical association of these buildings in terms of former residents. The Area was also recognized for the retention of its historic street pattern which outlines the original village and comprises of clusters of older buildings. Since its first designation, its boundary has since been extended beyond the original village, hence its renaming to Hampstead Conservation Area.
- 4.6 Due to its topography, the Conservation Area is also a contributor to the wider landscape being visible when viewed from other parts of London. The designation stretches beyond the village itself

to include South End Green, Frognaal and Rosslyn Hill. The designated area comprises of the dense urban cluster of streets and alleys around the High Street to the grid of Willoughby Road area, contrasting to the expansive open spaces of Oakhill to the north.

- 4.7 The character and appearance of the area demonstrates its historic development with the eighteenth century village still evident, adjacent to the streets created in the Victorian era, as well as many twentieth century buildings. Due to the large area included within the Conservation Area, and considering the contrasting spatial quality the designation obtains, the Appraisal divides Hampstead into eight sub areas which are as follows; Heath Street/High Street, Christ Church/Well Walk, Willoughby Road/Downshire Hill, Church Row/Hampstead Grove, Frognaal, Branch Hill/Oak Hill, Whitestone Pong and the outlying areas which includes North End, Vale of Heath and The Elms.
- 4.8 20, Well Road sits within the Well Walk/Well Road Area and as established in the Conservation Area Appraisal, Well Road can be architecturally divided in to two sections. The strip between Christchurch Hill and East Heath Road is a quiet residential street with mainly 1880s red brick houses as well as two early eighteenth century cottages on the north-west side of the junction of Christchurch Hill. Well Road is connected to Well Walk by Well Passage that has the Chalybeate Well to its southern end. On the north-west side, a sine brick wall runs much of the street's length which has since been listed between Christchurch Hill and Cannon Lane. The Conservation Area Appraisal describes also mentions the development Site as: "*Further towards the Heath is The Logs, Nos. 17-20, a bizarre pile of turrets, chimneys, gables and bay windows in heavily modelled grey brick built in 1868, by JS Nightingale.*"

Surrounding Listed Buildings

Foley House with front wall and entrance porch to number 11

- 4.9 To the east of The Logs, on a site bounded by Well Road to the west and Eastheath Road to the north, is Foley House. Foley House was grade II listed in August 1950 for possess historic and architectural interest having been built in c.1771 by Edward Helling; reputed to be 1698, built for J Duffield, the first Spa manager. The building was subject to later extensions.
- 4.10 The brown bricked building comprises of three storeys and basement. Its principal elevation is three windows wide with a projecting centre bay flanked by early eighteenth century single window wings. The north-west wing is two storeys and gable ended whilst the south-east wing is three storeys. The top storey was added in the nineteenth century.
- 4.11 The building is entered through a round-arched central doorway with patterned fanlight and an open dentilled pediment and Roman Doric columns with dentil capitals. The ground floor wings are punctured with Venetian windows whilst the upper floors have red brick flat arches to slightly

recessed sashes with exposed boxing. To the first floor, a cast iron balcony present ornamentation to its façade whilst the second floor remains plain.

Length of garden wall to south east of Foley house

- 4.12 The garden wall was grade II listed in May 1974. The fabric comprises of brown brick with a brick coping with gate piers surmounted by urns.

Stables to the south east of Foley House

- 4.13 The stables to the south east of Foley House were grade II listed in May 1974. The built fabric consists of stables with a coach house which was constructed in the late eighteenth century. The building comprises of a weather boarded front and lean-to extension with a pantile roof. The principal elevation is gabled and is punctured by the stable entrance and small windows.

Other Listed Buildings within the wider area

- 4.14 There are also a number of listed buildings and structures within the vicinity which includes numbers 21, 23, 25 and 27 Well Walk with associated wall and gate piers to the south east which remain as pairs of semi-detached houses built in the 1880s. To the west of 'The Logs' is Cheshunt Lodge and Squires Mount which is grade II* as well as nine cannon bollards and two lamp posts to the west which are grade II listed.
- 4.15 Due to the nature of the highly privatised residential dwellings, high level of vegetation, distance from the Site and the nature of the proposed works, being of minimal change to the exterior and mostly internal changes, it is judged that these listed buildings would not be impacted upon and are therefore not assessed in the following sections.

5. ASSESSMENT OF SIGNIFICANCE

Assessment Methodology

- 5.1 The assessment methodology used here for assessing the significance of the identified heritage assets and their settings is the framework set out in Historic England's best-practice guidance document *Conservation Principles, Policies, and Guidance* (2008).⁷ Broadly, this proposes the use of four key heritage values – evidential, historical, aesthetic, and communal – in assessing what makes a place and its wider context special.

The four values are defined summarily as follows:

Evidential value derives from the potential of a place to yield evidence about past human activity.

Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.

Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place.

Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional and specific aspects.

- 5.2 As a guide in quantifying the hierarchy of significance value held by designated heritage assets of varying status, Icen Heritage 'measure' the level of significance in accordance with the hierarchy set out within the Design Manual for Roads and Bridges (DMRB; HA208/07, Volume 11, Section 3, Part 2, Table 6.1), jointly published by the highways Agency, Transport Scotland, the Welsh Assembly Government, and the Department for Regional Development Northern Ireland.

⁷ <https://content.historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/conservationprinciplespoliciesguidanceapr08web.pdf/>

The Site

The Logs: Overall Significance

- 5.3 The evolution of the Site as part of The Logs and the beginnings of its establishment at this location is evident in the existing fabric, showing signs of a once overall composition of a single grand dwelling but now broken up into 6 separate dwellings. The original design of The Logs has been described as a mixture of styles, which has aided the division of the building into separate dwellings, in that each individual dwelling holds a particular character, slightly differing from one another, but all the while contributing to the overall significance of the configuration.
- 5.4 A medium level of aesthetic value is attributed to The Logs, found in the level of surviving original exterior fabric and sympathetic alterations which have been carried out over the years, respecting and complementing the character and architecture of The Logs. However, and as identified by critics in the past, the 'eccentric' mixture of styles has resulted in a less harmonious composition and has been deemed in the Hampstead Conservation Area Appraisal as: "*Further towards the Heath is The Logs, Nos.17-20, a bizarre pile of turrets, chimneys, gables and bay windows in heavily modelled grey brick built in 1868, by JS Nightingale.*"
- 5.5 The property has evolved through pastiche interventions in maintaining it as residential accommodation and has been adapted to meet the needs of the market over time. Prior to the division of the property to 6 maisonettes in the 1950s, we have learnt that it had remained vacant for some time. A contributing factor to the division of this property may well have been the low level of demand for this property to be kept as one large residence, not considered to hold the outstanding merits of late-Victorian and early-Edwardian architecture to warrant such hefty investment to remain one single dwelling, as the neighbouring Foley House has been maintained. Such interventions detract from the structural integrity, layout, interrelationships and hierarchy of spaces which was once experienced as a single residential dwelling.
- 5.6 The Logs and Attached Wall and Attached Archway were listed following survey by English Heritage (now known as Historic England) in 1974. From the research carried out and the information available on Camden's planning records, the property would have in fact been divided at the point of listing, leading to the conclusion that the layout and hierarchy of spaces is now acknowledged as the 6 maisonettes which stand here today.
- 5.7 Overall and as is reflected in the Grade II statutory listing of The Logs and Attached Wall and Attached Archway, it is considered to hold a medium level of significance.

20 Well Road

- 5.8 As outlined in the overall significance of The Logs and Attached Wall and Attached Archway, the Site contributes to this significance largely through its original inclusion as the conservatory of the original

single dwelling built for the civil engineer, Edward Gotto. However and as discussed, the subsequent redevelopment as a single dwelling during the 1950s would appear to have resulted in full demolition of the conservatory with a replacement pastiche construction of a single dwelling, and any significance which The Logs therefore derives from 20 Well Road is largely historic, and perceived in historic archival evidence, rather than in the fabric of the building itself. It is considered that the works carried out during the redevelopment of 20 Well Road in its establishment as a single dwelling in the 1950s, extension to the living accommodation on ground floor in the 1980s and further modifications to this extension in 2004, have been done so in a sympathetic manner and with a great understanding of Victorian architecture, considered an historic approach.

- 5.9 Although the eastern portion of the Site would have formed part of the original single dwelling, it was of a much different construction. This is evident in the plan of 1868 (A1.1), where the conservatory walls are not filled in, unlike the more primary living accommodation, and is hatched to indicate a semi-permanent structure in the OS mapping dating prior to 1953. It was only when The Logs were redeveloped into 6 maisonettes in the 1950s that it would seem to have been constructed as a solid building, evidence of such can be found in the 1950s plans for redevelopment at A1.3 and A1.4 and supported by the Bomb Damage map of 1939-45 (A2.4) and the Sales Catalogue of 1944 (A2.5), somewhat depreciating the historical value held by the Site, but on the other hand contributing to its evidential value in how the overall area and associated buildings have been developed over time.
- 5.10 20 Well Road clearly forms part of the Grade II listed building of The Logs, pre-dating as it does the 1974 time of listing. However, when considered within the overall evolution of the Site, and given the emphasis placed (rightly, in our view) on the late-19th century construction in the listed building description, none of which survives on the Site, the Site can be considered of very low contributing value to the special architectural interest of the overall building which it forms part of. Overall and in consideration of the associative relationship with The Logs, the Site is considered to be of low significance, which is also reflected in the Grade II listing it forms part of and the understanding of the evolution of the site which has been set out in this section.
- 5.11 In conclusion, the History of 20 Well Road, within the wider context of the development of 'The Logs' has been outlined in full at 3.10-3.32 above. But to summarise, it is strongly our view that the evidence indicates the following conclusion can be reached about the development of 20 Well Road:
- The building appears to date, in its earliest form, to the early 1950s, when the current historicist dwelling was constructed, as a replacement for the original Conservatory that existed on the Site;
 - Since its construction, this addition to the overall built form of the much-extended house of 'The Logs' has been altered further, particularly in the 1980s and 2000s. Although these alterations have been introduced in an appropriate manner in design and materiality terms,

they have further modernised 20 Well Road, and have not generated an increase in its contribution to the significance of 'The Logs';

- It is certainly the case that the historic evidence up to 1935 is conclusive, and that 20 Well Road does not pre-date the 1920s. Although we note the 1935 OS Map (A3.1), it is our strong view, that the 1935 OS Map should be treated as an anomaly, which is not consistent with the wider, clear pattern of historic development that is legible through the cartographic and archival evidence. If one accepts the 1935 Map, one has to disregard a whole series of further evidence as being anomalous, supporting evidence at A1.3-A1.4 and A2.4-A2.6. It therefore remains our strong view that the building dates to the 1950s in its majority form, with later alterations perceptible; the fabric of the building, being historicist in form, is difficult to date from the fabric alone;
- However, even if it were to be concluded that the building was, in origin, of the 1920s or 1930s, this should not change the overall conclusion as to the significance of 20 Well Road, and its contribution, moreover to the significance of 'The Logs' as a Grade II listed building. It is clear that this is a much later addition to the original property, being fully redeveloped under the 1950s planning application, see plans at A1.3. While possessing some external architectural features that seek to reflect the original form of the house, these are not of outstanding value in their own right, and serve only to avoid harm to the property as a whole; and
- The contribution of 20 Well Road to the significance of the listed building as a whole is therefore extremely limited, and it does not possess any fabric, plan form or spatial hierarchy, that allows the significance of The Logs as an idiosyncratic nineteenth century villa to be understood. Any significance can be derived from non-fabric, perceptual and historic evidence which allows the Site to be understood as that of The Logs' Victorian conservatory.

Foley House, Front Wall, Entrance Hall, Garden Wall and Stables

- 5.12 The significance of Foley House and associated structures is found in the high level of surviving original fabric of the brown bricked late-18th century residential dwelling and high level of architecture quality found here, leading to and reflected in the statutory listings of Grade II, considered to be of medium significance.

Hampstead Conservation Area

- 5.13 The special interest of the Hampstead Conservation Area is outlined in the appraisal by LBC as being principally found in its topography, the Heath, the range and mix of high quality buildings, the street pattern and the contrast found between the sense urban places and vast outdoor spaces. The Site has not been identified to contribute to this character and appearance, but has also not been indicated as a detracting feature of the character and appearance, leading to the conclusion that the

Site is a neutral or non-contributing feature within the conservation area. However, any development occurring within this designated area should be of an enhancing quality or preserving of this identified character and appearance.

6. ASSESSMENT OF IMPACT

Summary of Proposals

- 6.1 The proposed works to this listed building involves the construction of a basement extension including light wells to the garden area, to be constructed below the principal building and proposed extension to the western side of 20 Well Road. Also, there are proposed internal and external works in association with the demolition of the existing side extension and replacement with a single storey side extension, including increased height of boundary wall; erection of new smaller dormer windows (on east, west and north roof slopes), replacement roof lights and repositioning of entrance; installation of window and removal of French Doors.
- 6.2 The majority of these proposed works have already been consented by LBC under the planning applications and listed building consent of 2014 which were renewed under the 2017 planning applications, excluding the basement extension.

Assessment Methodology

- 6.3 The impact assessment uses as its basis the assessment methodology set out in paragraphs 132 to 134 of the NPPF, and is applied in line with the interpretation established in current case law.

Impact Assessment

20 Well Road

- 6.4 As discussed, the proposed works to the listed building have been largely granted consent by LBC under the 2017 renewal of the 2014 consented works, except for the proposed basement extension and associated works. The Officer considered the proposals, which included the replacement of the dormers, to 'improve considerably the character and appearance of the host building' and generally thought that the proposed roof alterations 'would not harm the appearance or historic fabric of the host building or the character and appearance of the Conservation Area'. Internal alterations were also considered satisfactory.
- 6.5 It is the opinion of Iceni Heritage that the additional changes to the property as a result of the above, the proposed basement and associated internal stairway access and lightwells will not cause harm to the special historic interest held by the Site. The hierarchy of the house has changed over the years, the Site being fully redeveloped in the 1950s and none of the 1868 original construction, or even any element of The Logs which is referred to within Historic England's listed building description, survive on the Site and the 3rd floor and roof accommodation being added in the 1980s. However, with the redevelopment of the Site as a single dwelling a new spatial hierarchy was

established here, the dominant feature of this property of having the principal reception rooms on the ground floor, which will be preserved as part of the proposed works.

- 6.6 The proposed basement will be a subservient feature of the house, hosting service and entertainment space mainly. The subservience of the basement would also be read in the floor to ceiling height, the proposed basement being 2.8m and the ground floor level remaining 4.24m. The access to the basement level has been located at a less sensitive part of the Site, located to the rear of the kitchen which is part of the more modern extension and avoids prominent visibility of this element.
- 6.7 The approach to lightwells to the proposed basement accommodation is considered to adhere to best practice guidance to basements, as set out in *Camden Planning Guidance 4 - Basements and lightwells (2015)*. The lightwell openings are proposed as discreet openings with ample soft landscape screening and have been kept to a functional minimum so as to provide adequate natural light into the basement while respecting the architectural character of the host building. Overall, the approach to the basement would not result in any loss of existing fabric and would preserve the spatial hierarchy of the existing dwelling.
- 6.8 In all elements of the proposed works, it is proposed that where possible the existing architecture is either replicated or a sympathetic approach is taken in the design and materiality. The new window openings introduced at dormer, ground floor and basement are proposed as timber sash windows, complementing the existing windows. New brickwork that would be introduced as part of these proposed works is also proposed to use a brick to match that of the existing, London Stock Brick. The two new rooflights which are proposed within the dormer level have been described as being acceptable in size and location. The overall proposed changes to the roofscape have been deemed by LBC in their Delegated Report associated with the 2014 application: *“to improve considerably the appearance of the host building as it is seen from the street and from other surrounding buildings.”*
- 6.9 There has also been a precedent of basements introduced at this collection of properties, which all form part of the listed building description, over time, including 1 and 2 Cannon Lane and the neighbouring 19 Well Road. These basements are not original features of The Logs, there being no evidence of a lower ground floor in any of the planning files at Camden Planning Records or journal articles on the property. The ground floor plan of 1868 (A1.1) show no staircases leading to a lower level and the service areas are indicated on the ground floor level, which one would ordinarily establish on a lower ground floor. In fact, on the 1950s ground floor plan sourced from Camden Planning Records (A1.3), there is no indication of a lower ground floor or evidence of such within the associated planning file. Although it has not been possible to source exact dates as to when these basements were introduced from Camden Planning Records, from the evidence outlined, it is clear that the basements would have been added post 1950s.

- 6.10 As shown in the site photographs as A5.7, there are structural issues becoming physically apparent at the western part of the building, this being the area extended in 1988 and altered once again in 2004. There are large and numerous cracks present and further forming on the tiled floor area and some cracks becoming visible within the walls. The proposed works present an opportunity to fix these structural issues and ensure that the building will continue to be utilised to its optimal level. As outlined within the architect's Design and Access Statement, where possible and mostly in the eastern part of the building (the oldest surviving fabric), the floor will not require reinforcement and replacement and will be carried out to retain as much of the existing fabric where possible.
- 6.11 It is proposed by 5D Architects that the underpinning of the main load bearing wall will be carried out only by the use of hand tools, thereby avoiding any vibration to the existing walls during the excavation process for the proposed basement. The underpinning sections are proposed to be carried out in small sections of 1,000mm wide and will, on completion, make the building more structurally sound.

Impact on Surrounding Designated Heritage Assets

Hampstead Conservation Area

- 6.12 Of any of the proposed works within the conservation area, it would only be the elements changed on the upper floors which would be visible, see site photographs of along Well Road and Cannon Lane at A5.7. Within the previous planning application, the existing dormer window was considered to be a detracting feature within the conservation area, being a very large dormer window which is a dominating feature within the roofscape of the property. The replacement smaller dormer windows and rooflights were considered not to cause harm to the character and appearance of the conservation area and were found acceptable.

Foley House, Front Wall, Entrance Hall, Garden Wall and Stables

- 6.13 The Site is not experienced in conjunction with these listed elements nor is it experienced within its immediate setting and therefore have no direct impact on these designated heritage assets. The Site would form part of the wider setting of these listed elements, being part of the residential and streetscape character, but like the impact on the conservation area, the upper levels would be the parts of the Site visible and are considered to be an enhancement of the existing, therefore an enhancement to the wider setting of these designated heritage assets.

Summary

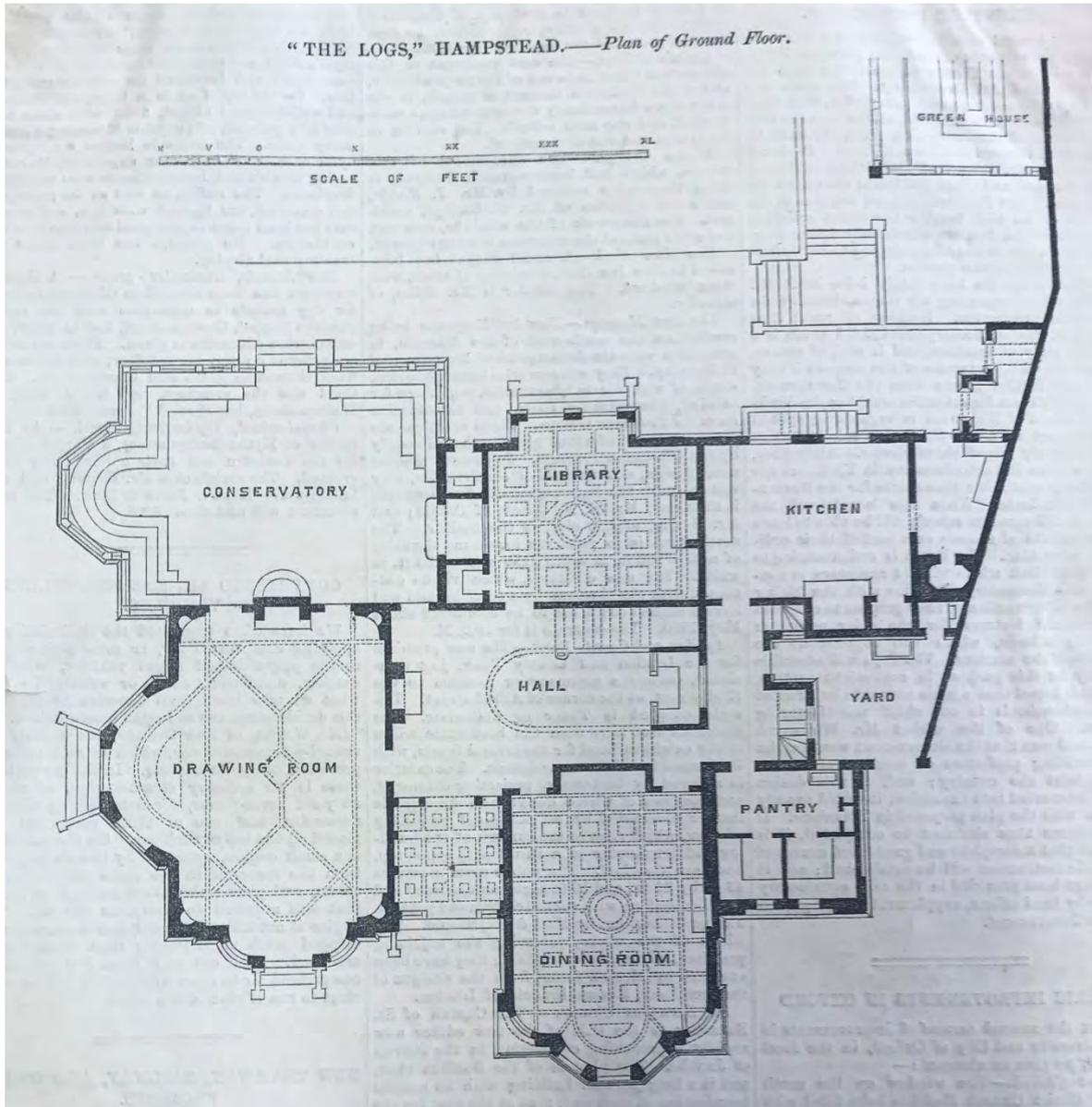
- 6.14 Overall, it is our view that the proposed development will allow the significance of the listed building to be read as it is in its existing form, causing no harm due to the works being carried out on built form dating from the early 1950s and would in fact result in an enhancement overall through the improvements made. The proposed works will also cause no harm to the character and appearance of the Hampstead Conservation Area and is considered to be an enhancement to the wider setting of the closest listed buildings and structures.

7. CONCLUSION

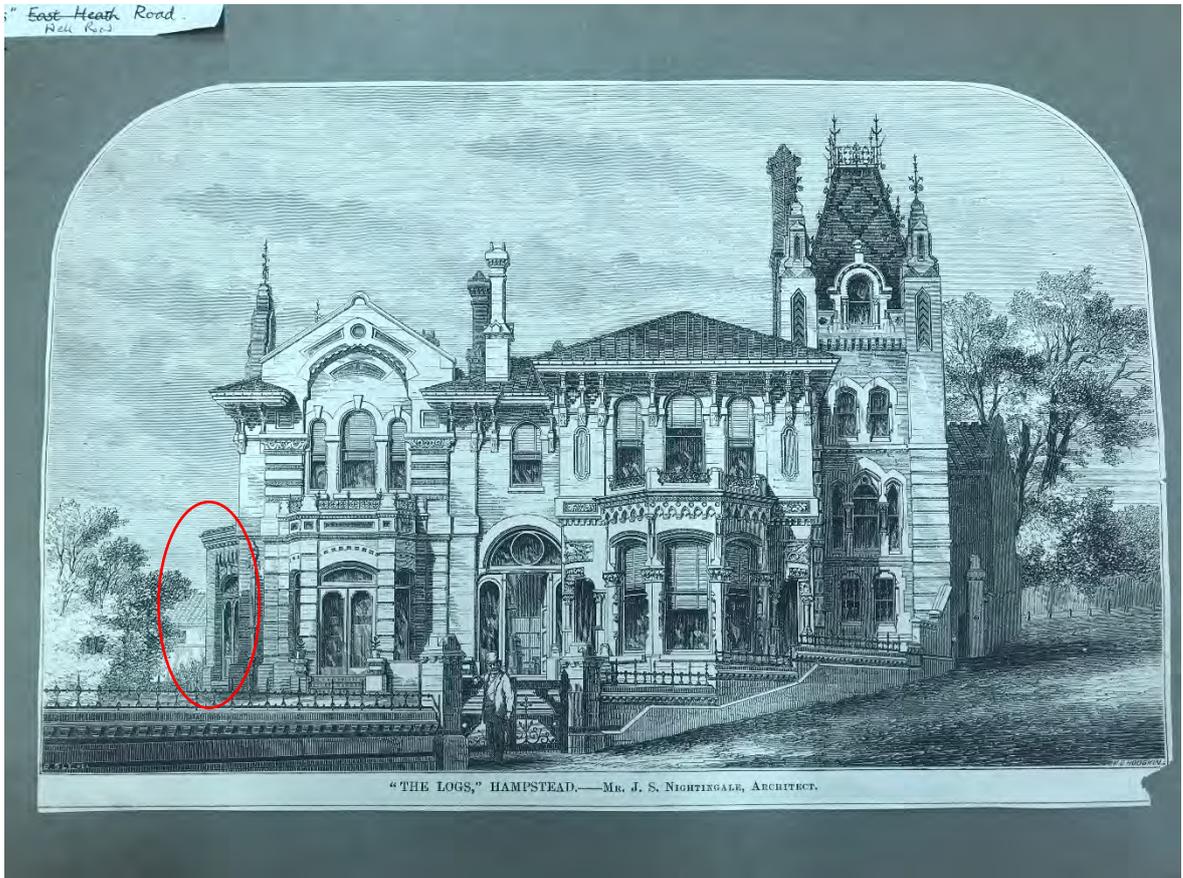
- 7.1 The above has set out the Site's background, describing the Site and its surrounding context, outlining its historic development, significance and special character, and the present contribution of the Site to the character and appearance of the Conservation Area, and identifying the relevant heritage legislative and policy context within which the proposals must be placed.
- 7.2 Overall, this assessment has established that the Site, being considered of low heritage significance overall, largely due to its historical connection with a Grade II listed building, the Site appearing to have been redeveloped in almost its entirety in the 1950s and therefore retaining none of the late-19th century fabric that developed within the Site prior to the removal of the Conservatory, and its subsequent rebuilding in brick. It is also clear that the Site has undergone significant alterations and extensions since then.
- 7.3 The assessment has identified that the proposed internal and external works are mostly minor in their extent and have been based on a thorough understanding of the building's history, development and significance, including significant assessment of its historic fabric on site, and in consideration of the properties adjoining the Site which form a historical relationship with the Site. It is concluded that the sensitive works, whilst securing a more efficient structure and layout for this rather compromised property, are viewed to generate an overall enhancement to the listed building and will not harm its setting.
- 7.4 It is our view that overall, even if individual elements are considered by the authority to generate some harm to the listed building, any loss of historic fabric can be entirely avoided, and given that new insertions are also focused on parts of the Site which have seen considerable alteration, the existing spatial hierarchy and composition would be preserved. Further to this, the proposed works are not considered to cause any harm to the Hampstead Conservation Area, but in fact would result in an enhancement. Although the conclusion of the assessment is that the proposed works would result in no harm, to the listed building or any surrounding designated heritage assets, the clear heritage benefits of the wider scheme ensure that it could absorb some harm, whilst still allowing a cumulative conclusion of enhancement to be reached.
- 7.5 It is therefore judged that the proposals would preserve to the significance of the locally listed building, and therefore NPPF paragraph 134 does not apply. Given the above, we are of the view that the emerging proposal meets the statutory and policy requirements of Section 66 and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, relevant NPPF heritage policies, and identified local plan policies. We are therefore of the view that there are no heritage reasons to withhold consent in this case and the proposed works should found wholly acceptable.

A1. HISTORICAL PLANS AND PHOTOGRAPHS

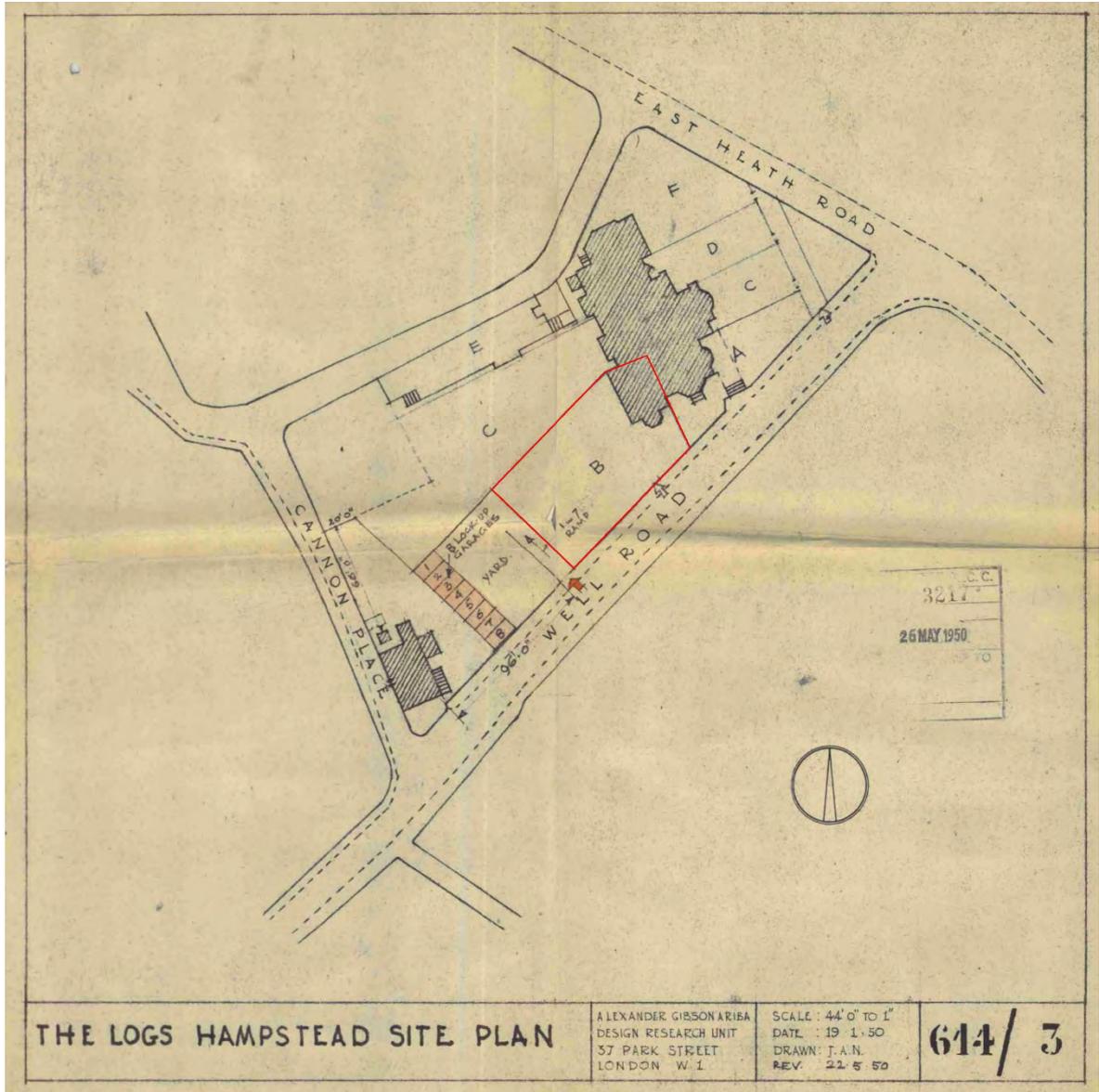
A1.1 The Builder Nov. 28th, 1868. Pg. 876 – Source: Camden Local Studies and Archives Centre. The Site is located on the footprint of the conservatory and extends to the west.

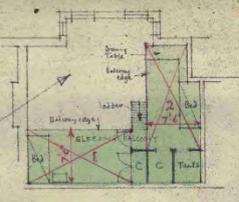
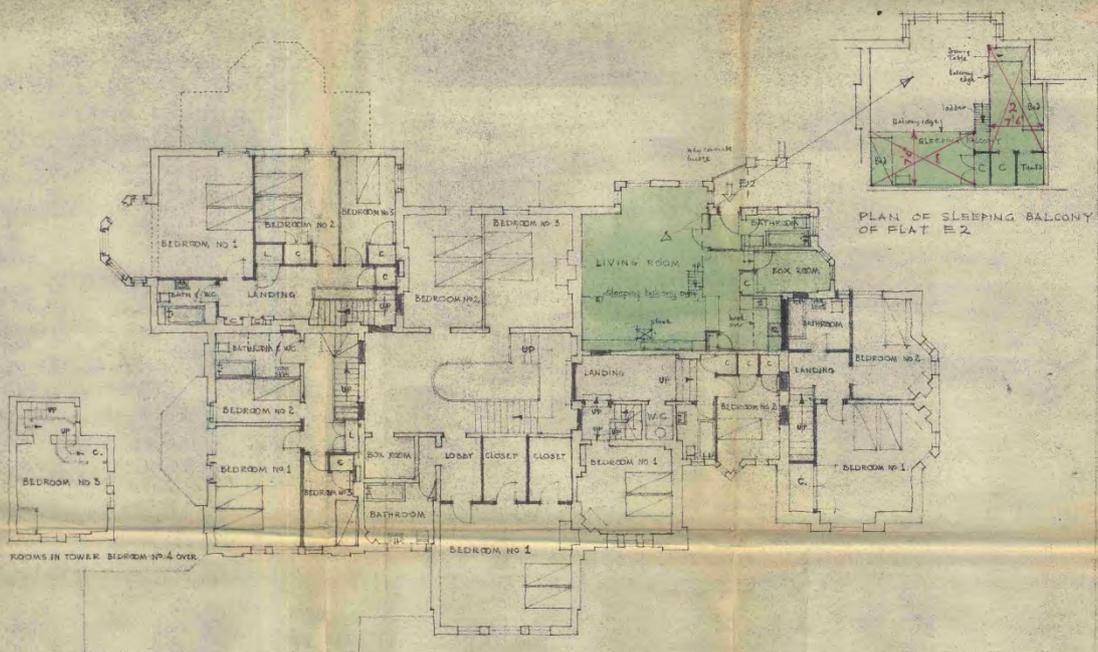


A1.2 The Builder Nov. 28th, 1868. Pg. 877 – Source: Camden Local Studies and Archives Centre.

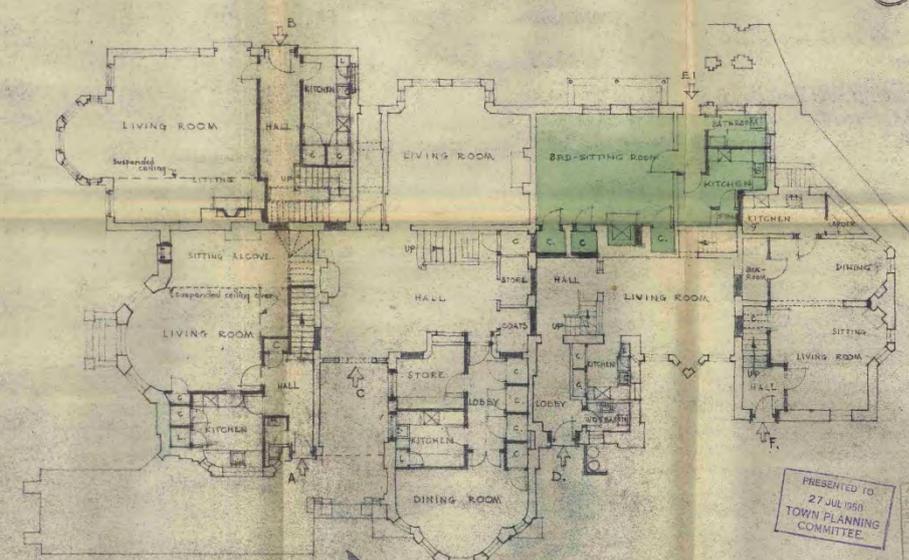


A1.3 Location plan, First floor plan and Ground floor plan from 1950 illustrating that the Conservatory is now part of the built form under the redevelopment of the wider site into 6 maisonettes. Source: Camden Planning Records via E-mail.





FIRST FLOOR PLAN



GROUND FLOOR PLAN

PRESENTED TO
27 JUL 1960
TOWN PLANNING
COMMITTEE

APPLICANT
NO. 2583
DATE - 16 MAY 1960

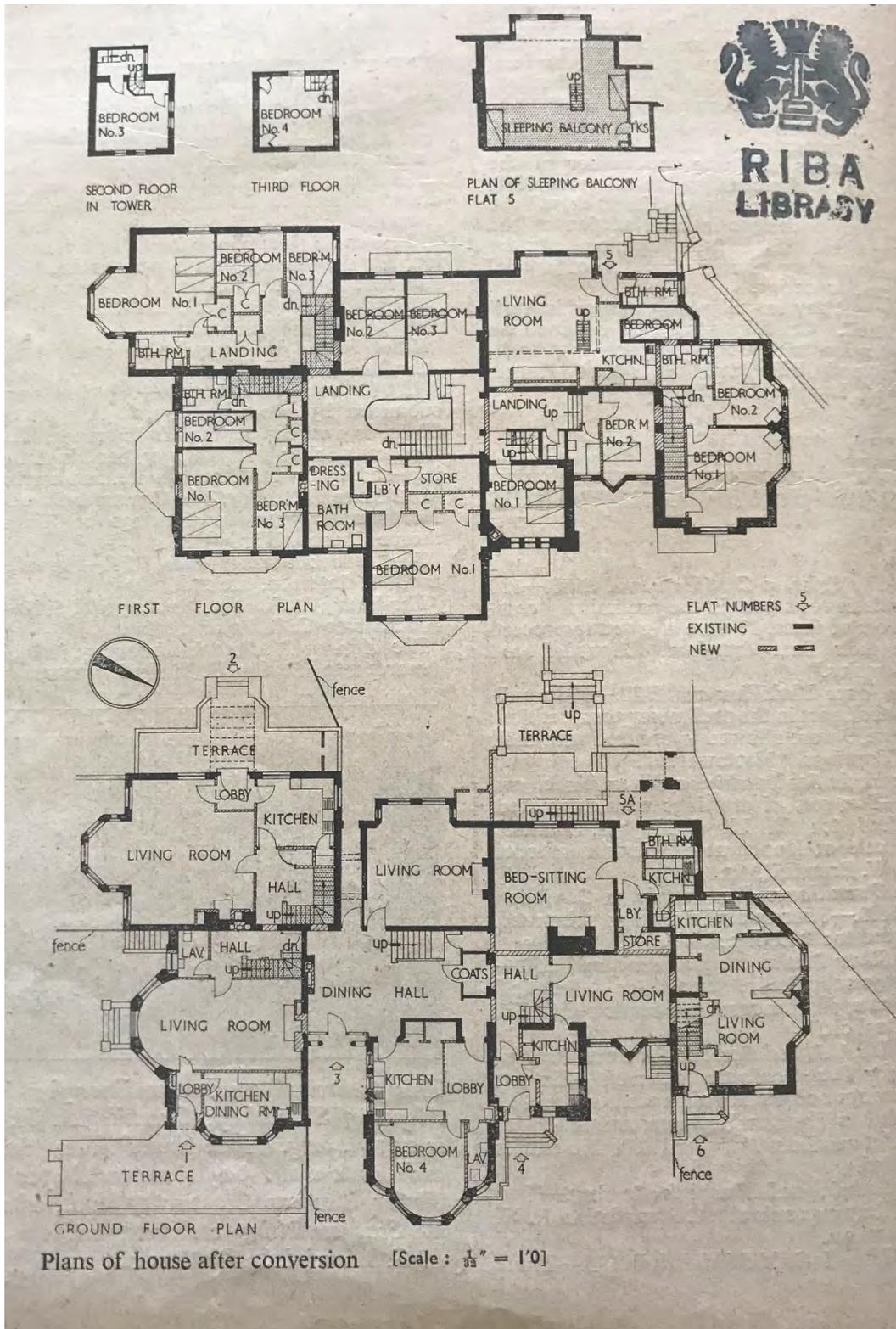
THE LOGS LAST HEATH RD HAMPSTEAD

DESIGN RESEARCH UNIT
25 FARE STREET
LONDON W1

SCALE W 1/8"
DATE - 22 FEBRUARY 1960
REVISED 12 MAY 1960

614/5A

A1.4 Article from *The Architects Journal*, 1952, illustrating the floorplans after conversion into 6 maisonnettes.



A1.5 Drawings from 1983 application illustrating the introduction of dormer window - Source: Camden Local Studies and Archives Centre.



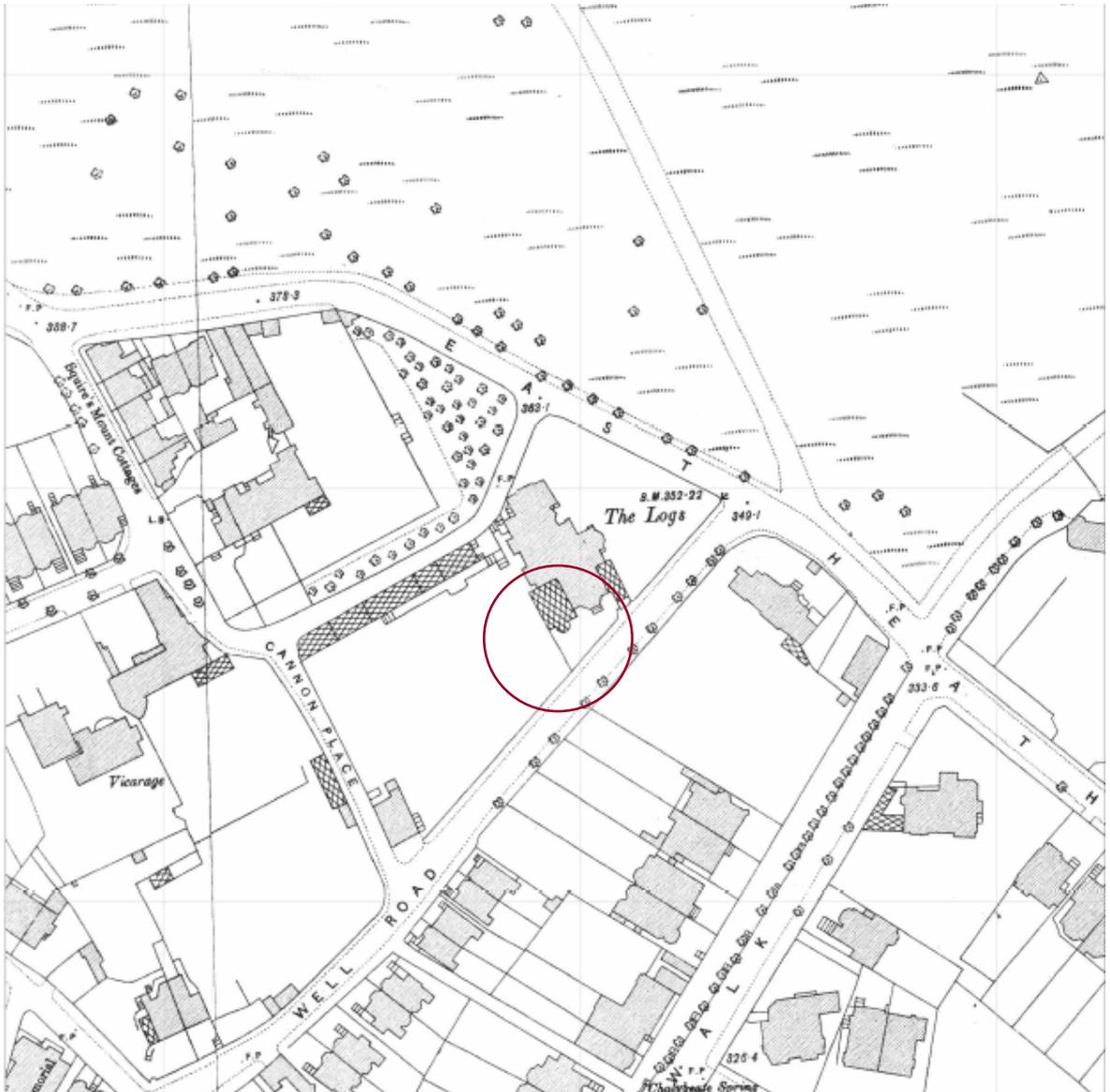
A1.6 View of the Site from Cannon Lane, prior to the introduction of the roof extension and dormer. 1975
Source: Camden Local Studies and Archives Centre.

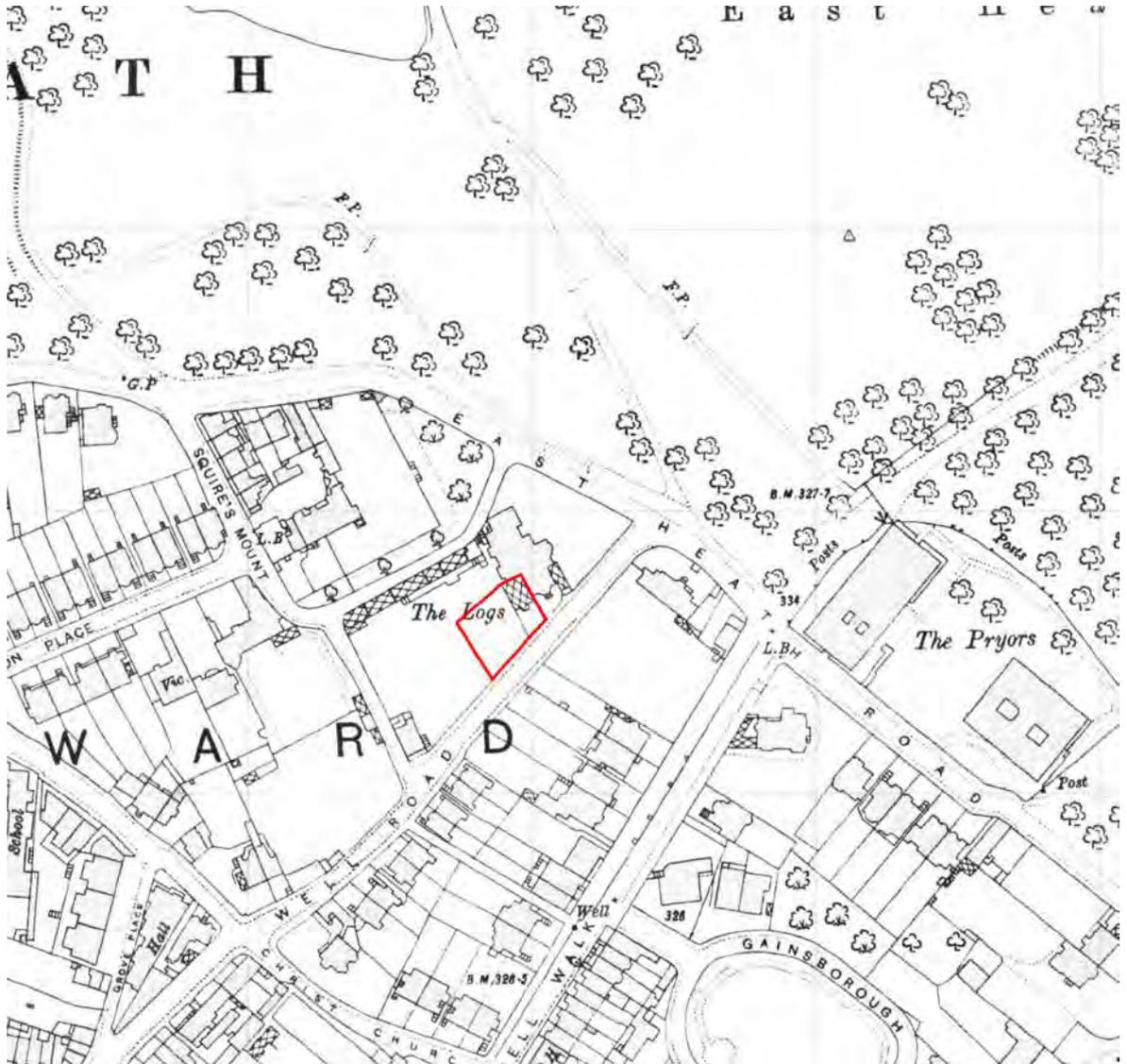


A2. HISTORIC MAPPING

A2.1 OS Map 1871 ©100035207



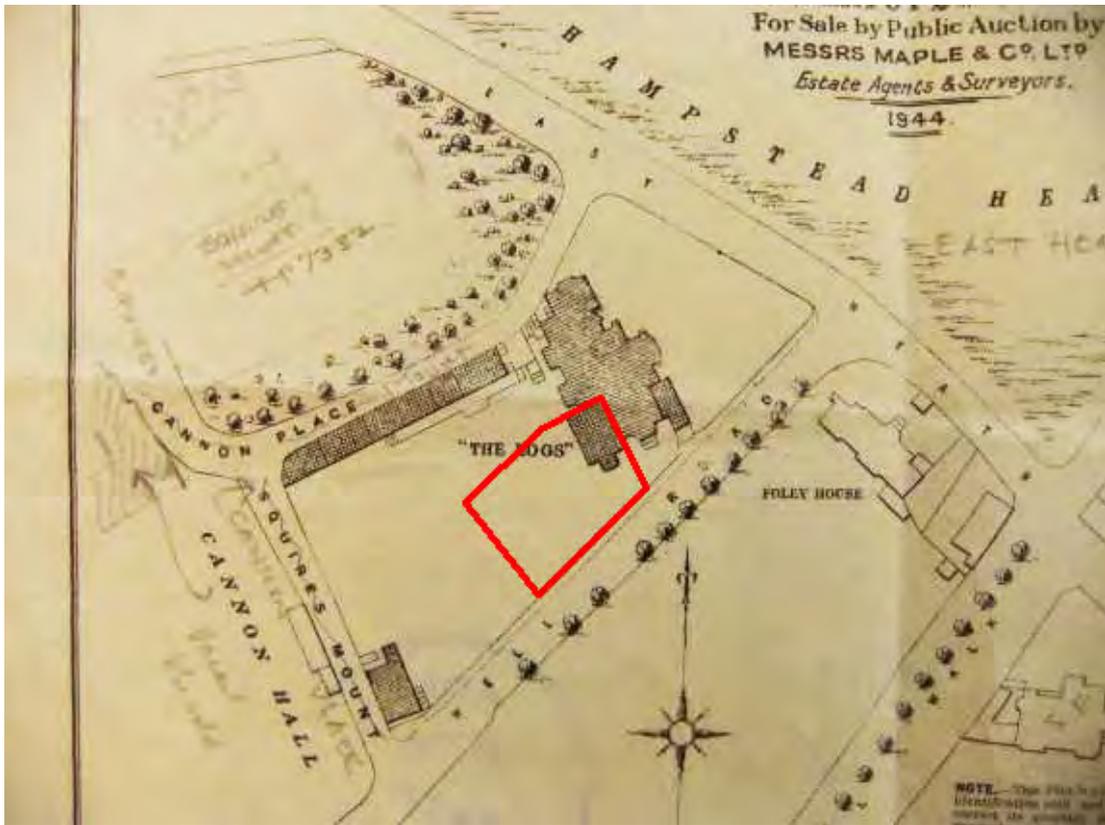




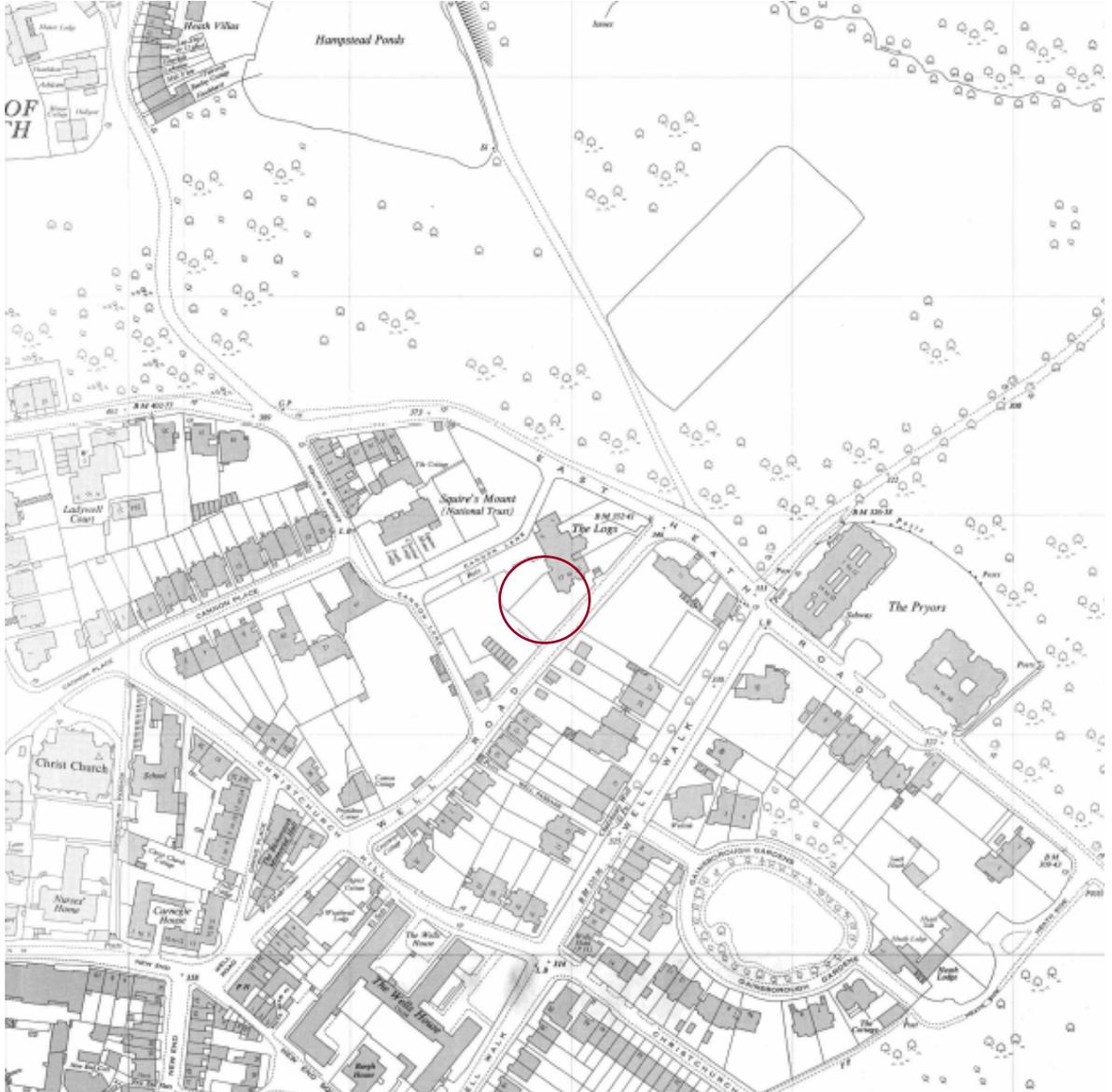
A2.4 Bomb Damage Map 1938-1945



A2.5 1944 Sales catalogue for The Logs, the Site remains annotated as a conservatory structure. Source: RIBA catalogue.



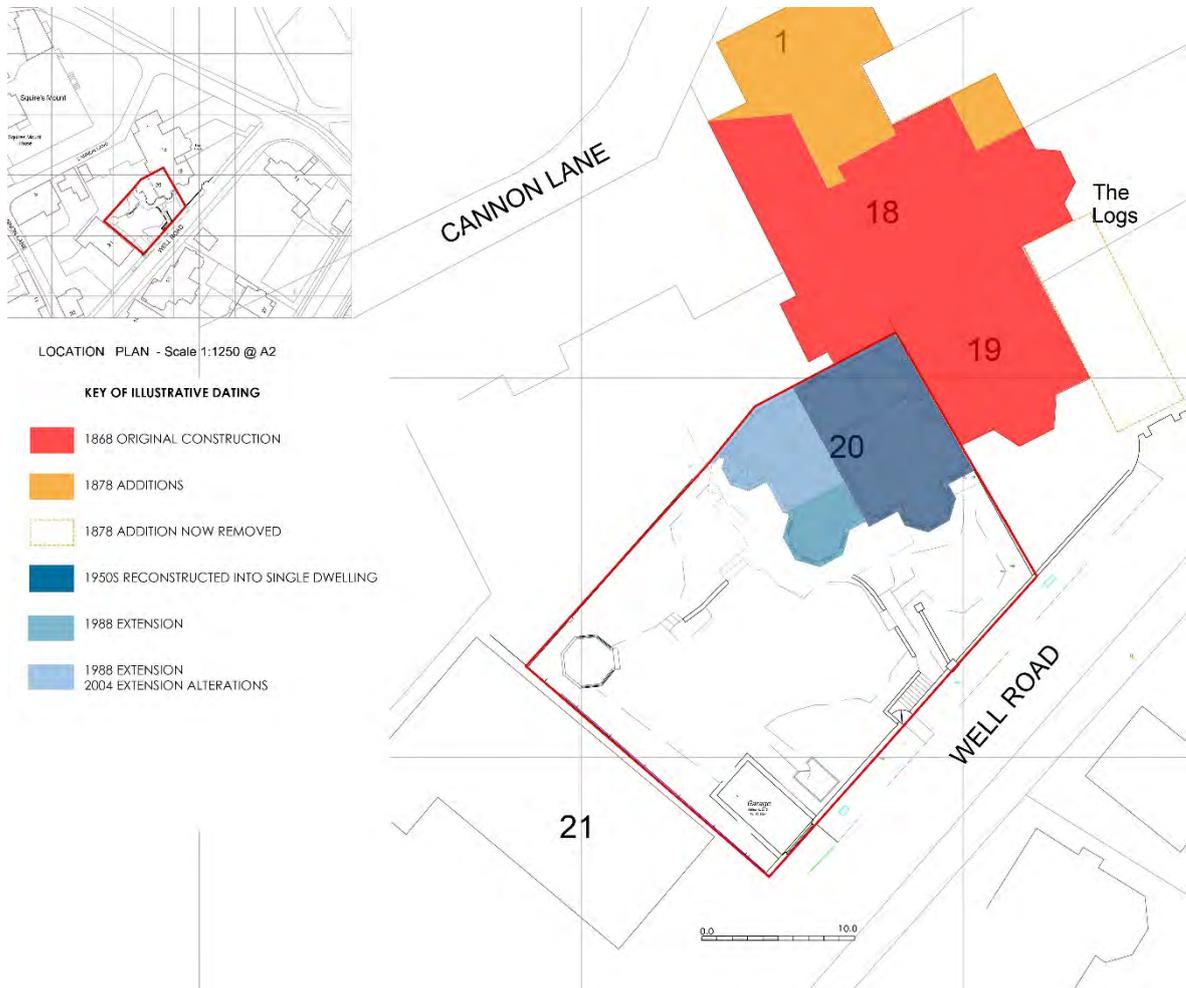
A2.6 OS Map 1953 ©100035207



A2.7 OS Map 1991 ©100035207

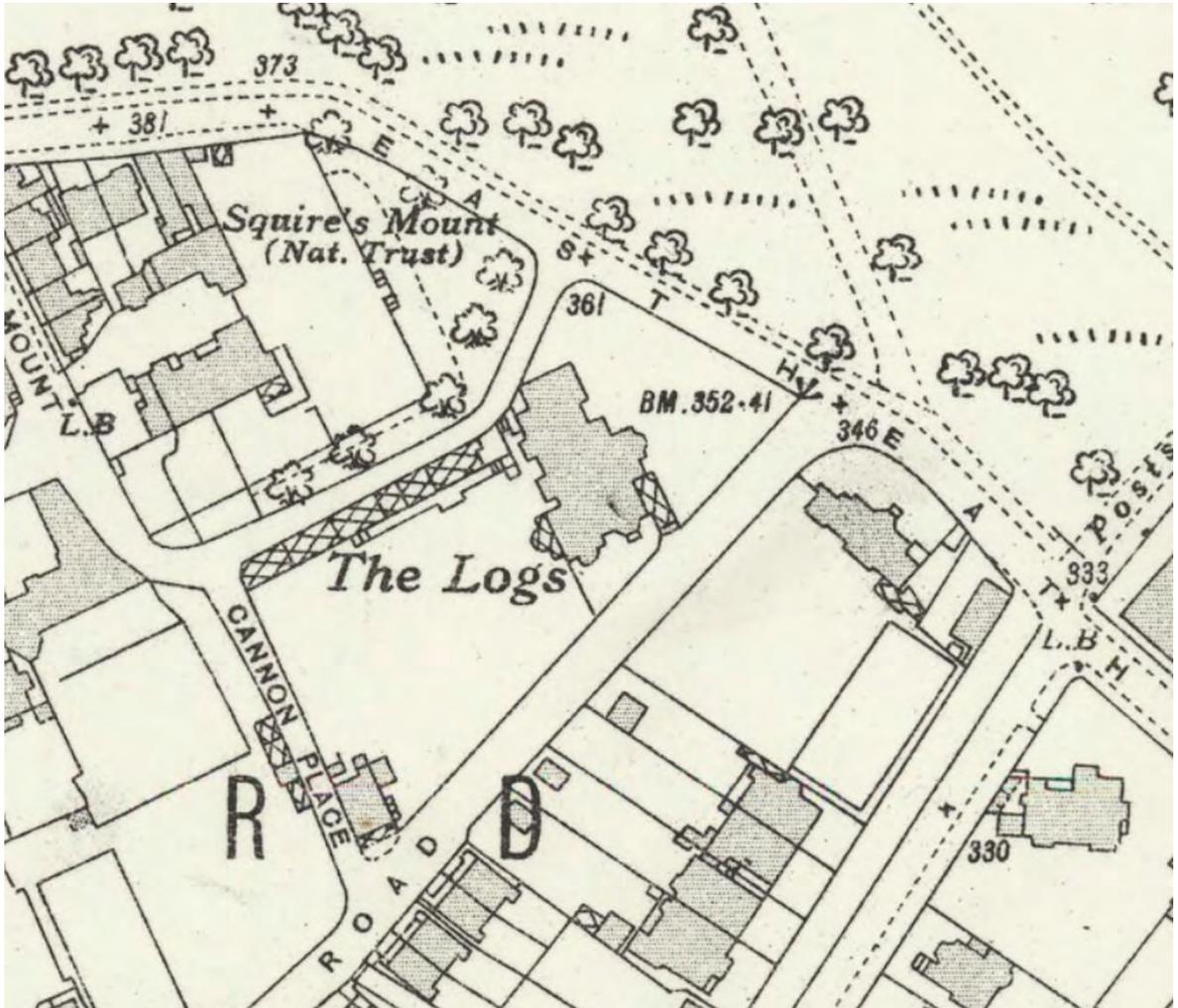


A2.8 Location plan showing the illustrative buildings dates of the Site and The Logs. The dating relates to the oldest origin of the built fabric remaining on the Site.



A3. ANOMALOUS INFORMATION

A3.1 '1935' OS map based on 1915 OS map, revised 1934-36. Source: National Library of Scotland.



A4. LISTED BUILDING DESCRIPTION

A4.1 The Logs and Attached Wall and Attached Archway

1, 2 and 3 Cannon Lane, The Logs and attached wall and attached archway, 17-20 Well Road

Grade: II

Date first listed: 14-May-1974

Large detached villa now subdivided. c1868. By JS Nightingale. For Edward Gotto who added the wings each side c1876. Built by Charles Till. 1951, divided into maisonettes. Yellow stock brick with red brick and stone dressings and diaper work. Hipped tiled and slated roofs with ornate projecting bracketed eaves and tall, thin ornate chimney-stacks; tower with truncated pyramidal roof (originally with cresting) and round-arched dormer; elaborate masonry finials on corners. Irregular plan. An eccentric mixture of Gothic, Italianate and other styles. Mainly 2 storeys with 4 storey central tower. Irregular fenestration. Entrances mostly altered. Ground floor windows stone canted bays; upper floors round-arched. Elaborate plaque with initials EG on north side of house. INTERIOR: not inspected but some features noted to survive, eg Minton tiles, serpentine and Plymouth rock. Interior of tower with good oval staircase. SUBSIDIARY FEATURES: attached stone capped brick garden wall with dentil cornice (originally surmounted by cast-iron cresting); gabled gateway to No.19 on Well Road with pointed arch opening having keystone inscribed "Lion House" and carved stone lion-like creatures, 2 to each side of gable; base of gateway with paired inset colonnettes and enriched corbels; panelled double doors. HISTORICAL NOTE: Gotto was a successful civil engineer and developer of land in this part of Hampstead.

Listing NGR: TQ2669486185

A5. SITE PHOTOGRAPHS

A5.1 Looking towards the Site from East Heath Road



A5.2 The Site and The Logs visible along Well Road



A5.3 The Site visible from Cannon Lane



A5.4 20 Well Road from within the garden boundary of the Site



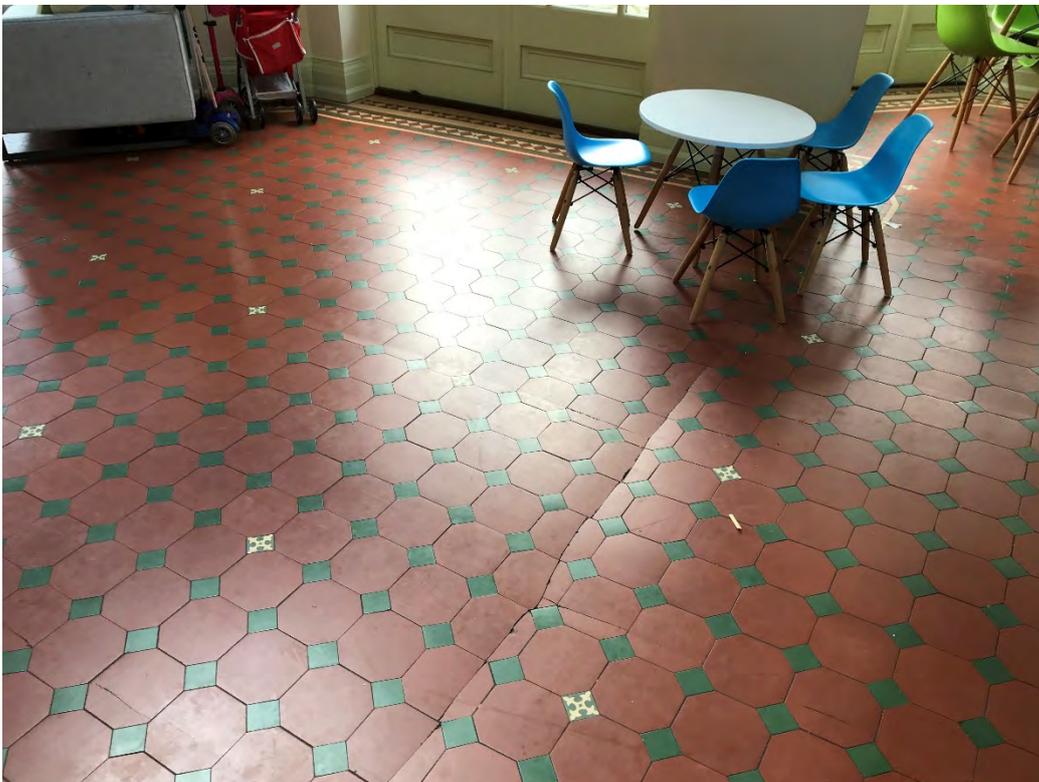
A5.5 The entrance door to 20 Well Road. The difference in brickwork from the 1950s reconstruction and 1980s side extension is evident



A5.6 19 and 20 Well Road. The differing styles of architecture, window openings and brickwork is evident



A5.7 Structural and foundation issues are evident from within the property, for instance there are many cracks in the kitchen and conservatory tiling



8. REFERENCES

Ordnance Survey historic map series.

Camden Local Studies & Archives

Royal Institute of British Architects Library

Camden Planning Records

Museum of English Rural Life, Reading

Hampstead Conservation Area Appraisal,

<file:///C:/Users/akillilea/Downloads/4279%20Hampstead%20.pdf>

National Heritage List for England, <https://historicengland.org.uk/listing/the-list/>