

**68 Heath Street,
Hampstead
Heritage Statement**

Client: HYBRID PLANNING &
DEVELOPMENT LIMITED ON BEHALF OF
SKINSMITHS

AB Heritage Project No:60487

Date:07/09/2018

GLHER Data Licence Number: 14308

68 Heath Street, Hampstead

Heritage Statement

Client Hybrid Planning & Development
Limited on behalf of Skinsmiths

Project Number 60487

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CONTENTS

1.	Introduction.....	5
1.1	Project Background	5
1.2	Statutory Designations.....	5
1.3	Site Location & Description.....	5
1.4	Proposed Development	5
2.	Aims & Methodology	7
2.1	Aims.....	7
2.2	Consultation.....	7
2.3	Data Collation	7
2.4	Assessment of the Cultural Heritage Resource	8
2.5	Impact Assessment Criteria.....	9
2.6	Limitations	10
3.	Cultural Heritage Resource Baseline	12
3.1	Known Cultural Heritage Assets	12
4.	Historic Development of Site	13
5.	Site Visit	20
5.1	The Basement	20
5.2	The Ground Floor	23
5.3	The Front Elevation	27
6.	Heritage Review of 68 Heath Street	29
6.1	Current Condition of 68 Heath Street.....	29
6.2	Current Setting of 68 Heath Street	29
6.3	Current Setting of Hampstead Conservation Area, Sub Area One	29
6.4	Heritage Importance of 68 Heath Street	30
6.5	Significance of Hampstead Conservation Area, Sub Area One	30
7.	Impact Assessment & Recommendations.....	31
7.1	Predicted Impact of Proposed Development to 68 Heath Street	31
7.2	Predicted Significance of Effects	32
7.3	Summary & Outline Recommendations.....	32
7.4	Conclusion.....	33
8.	References	34
8.1	Documentary & Cartographic Sources	34
8.2	Online Sources	34

8.3	Correspondence	35
	Introduction	37
	Statutory Protection for Heritage Assets	37
	National Planning Policy	37
	Local Planning Policy	38

FIGURES

Figure 1: Site Location Plan

Figure 2: Cultural Heritage Assets Map

Figure 3: Existing building layout

Figure 4: Current internal design proposal

Figure 5: Proposed front elevation

Figure 6: Signage details

PLATES

Plate 1: 1746 Rocque map of London and surrounds	13
Plate 2: 1870 25" OS map	14
Plate 3: Previous façade of the Horse and Groom	15
Plate 4: Previous ground-floor plan of the Horse and Groom	15
Plate 5: 1898-1900 proposed basement layout	16
Plate 6: 1898-1900 proposed ground floor layout	17
Plate 7: 1915 25" OS map	17
Plate 8: 1938 25" OS map	18
Plate 9: 1955 National Grid map	19

PHOTOS

Photo 1: Large room at west of basement, former beer cellar, view from west	20
Photo 2: Former 'rolling way' at the west end of the basement	21
Photo 3: View of the kitchen area in the basement	22
Photo 4: Exposed brick, southernmost corner of the basement	22
Photo 5: Painted brick walls below the basement stairs	23
Photo 6: Wood panelling, dado rail and original skirting	24
Photo 7: View from front door	25
Photo 8: View to front of property	25
Photo 9: Cupboards and access to very rear of ground floor	26

Photo 10: Door from the bathroom area.....	26
Photo 11: Front elevation of the property	27
Photo 12: View of the property from the south	28
Photo 13: View of the property from the north.....	28

APPENDICES

Appendix 1	Planning Policy	37
Appendix 2	Cultural Heritage Gazetteer	42

1. INTRODUCTION

1.1 Project Background

1.1.1 AB Heritage has been commissioned by Hybrid Planning & Development Limited on behalf of their client Skinsmiths to produce a Heritage Statement to cover a proposed development at the Grade II Listed 'The Horse and Groom Public House' (National Heritage List for England (NHLE) entry 1378828).

1.1.2 This report will form part of a Listed Building Consent Application.

1.2 Statutory Designations

1.2.1 68 Heath Street is a Grade II Listed Building, first listed in January 1999 (NHLE entry 1378828). It is described as:

'No.68 The Horse and Groom Public House:

Public house. 1898-1900. By Keith D Young. Red brick and Portland stone bands. Tiled gabled roof with chimney-stacks. Arts and Crafts style'.

(Abridged from full online listing, NHLE 2018).

1.2.2 The property is also located within the Hampstead Conservation Area (CA), described within Sub Area One in the Hampstead CA statement, which was adopted in October 2001. The statement describes the CA in its introduction as follows:

'Hampstead is a Conservation Area of considerable quality and variety. A range of factors and attributes come together to create its special character. These are principally; its topography; the Heath; the range, excellence and mix of buildings; the street pattern and Hampstead's historical association with clean water and fresh air. The Conservation Area stretches beyond the village itself to include South End Green, Frognal and Rosslyn Hill and offers many fine and interesting examples of the architectural development of London' (Camden Borough Council, 2001).

1.3 Site Location & Description

1.3.1 The proposed development site (hereafter 'the site') comprises the property at 68 Heath Street, Hampstead, London, NW3 1DN; National Grid Reference (NGR) TQ 26389 85874.

1.3.2 The property is located within the centre of Hampstead within the Borough of Camden. The property is located c. 85m north of Hampstead tube station while its east facing façade fronts onto Heath Street.

1.4 Proposed Development

1.4.1 The current design proposal is for the removal of modern additions to the existing building in the ground floor and basement (Figures 3 - 6). This will include:

- removing a group of large cabinets (including a door to the rear of the property) at the north-east of the ground floor;

- removing a single cabinet unit in the south-west part of the main ground-floor space;
- replacing an existing sink unit in a bathroom area on the ground floor;
- removing the current door into a kitchen area in the basement;
- removing and replacing a row of modern kitchen units within the basement kitchen, and;
- removing and replacing the existing A/C unit in the small rear yard area at the rear of the building with two 2 A/C condenser units.

1.4.2 The re-design includes numerous cosmetic changes, such as:

- replacing the carpeted floors with timber vinyl plank floor;
- replacing internal ceiling and wall facings;
- re-painting any elements which remain, such as doors;
- adding partitions for 3 treatments rooms in the current main open plan room on the ground floor;
- inserting a door between the rear of the main open plan room and the angled area to the north-east, and;
- adding kitchen units and facilities in one of the larger basement rooms.

1.4.3 There will also be limited changes to the property front at ground level:

- new double sided externally illuminated projecting sign;
- welcome sign above door in white vinyl;
- Skinsmiths brand message in white vinyl to inside of central windows;
- hours applied to inside of glazing on door;
- door to be repainted to match RAL 5004 Black Blue; and,
- a double-sided framed A-board on the pavement.

2. AIMS & METHODOLOGY

2.1 Aims

- 2.1.1 NPPF paragraph 189 requires local planning authorities to request descriptions on the significance of any heritage assets affected by a proposal, including any contribution made by their setting. This states that:

'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.'

- 2.1.2 The aim of this report is to facilitate such a process by understanding the historical development of the application site and the likely impact upon any surviving heritage assets resulting from the proposed development, devising appropriate mitigation responses where necessary.

2.2 Consultation

- 2.2.1 During the production of this report, Paul Cooke (Assistant Heritage Consultant, AB Heritage) contacted Alfie Stroud (Senior Planner – Conservation, Camden Borough Council) by email on 24th August 2018. Mr Stroud confirmed that the Statutory Designation of the property as a Grade II Listed Building meant any internal or external alteration beyond like-for-like repair would require Listed Building (LB) consent, necessitating a Heritage Statement containing a detailed assessment of any such changes on the significance of the LB, with justification for any harm involved.

2.3 Data Collation

- 2.3.1 The assessment has been carried out, in regard to the collation of baseline information, in line with the Chartered Institute for Archaeologists' Standard and Guidance for Historic Environment Desk-Based Assessment (January 2017) and the Archaeological Investigation and Recording of Standing Buildings and Structures (December 2014).
- 2.3.2 This assessment includes relevant information contained in various statutory requirements, national, regional and local planning policies and professional good practice guidance, including:
- Ancient Monuments and Archaeological Areas Act, 1979
 - Planning (Listed Buildings and Conservation Areas) Act, 1990
 - The National Planning Policy Framework, 2018
- 2.3.3 The Greater London Historic Environment Record is the primary source of information concerning the current state of archaeological and architectural knowledge in this area. The HER Commercial dataset search reference number for this project is 14308. For reporting purposes, the HER information has been re-numbered with AB numbers, which can be viewed in Appendix 1.

2.3.4 This information was supported by examination of data from a wide range of other sources, principally:

- Heritage Gateway for information from the Greater London HER;
- Pastscape and other research resources, including the National Archives;
- The Historic England website professional pages, particularly the National Heritage List for England;
- A site visit was undertaken on 29th July 2018. During the site visit, an inspection of the building was made, and principal areas of the building, significant architectural details, fixtures and fittings were noted and digitally photographed.

2.3.5 Additional relevant documentary resources at the London Metropolitan Archive were accessed on the 29th August 2018, along with online historic sources; Information from these sources was used to understand:

- Information on statutory and non-statutory designated sites
- Readily accessible information on the proposed development site's history from readily available historic maps and photographs
- Any information on the proposed development site contained in published and unpublished archaeological and historical sources, including any previous archaeological investigations undertaken within the study area
- A greater understanding of key cultural heritage issues of the proposed development site and surrounding area, developed through the onsite walkover, including information on areas of past impact within the proposed development site boundary
- The impact of the proposed development on the known and potential cultural heritage resource, resulting in the formulation of a mitigation strategy, where required, which appropriately targets any future works to those required to gain planning consent.

2.4 Assessment of the Cultural Heritage Resource

2.4.1 The importance of identified cultural heritage resources is determined by reference to existing designations (Table 1, below).

Table 1: Assessing the Importance of a Cultural Heritage Site

SCALE OF SITE IMPORTANCE	
NATIONAL	The highest status of site, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance). Grade I and Grade II* Listed Buildings. Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance. Extremely well-preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s).
REGIONAL	Grade II Listed Buildings or other designated or undesignated archaeological sites (in addition to those listed above), or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include areas containing buildings that contribute significantly to its historic character, burial sites, deserted medieval villages, Roman roads and dense scatter of finds.
LOCAL	Evidence of human activity more limited in historic value than the examples above, or compromised by poor preservation and/or survival of context associations, though which still have the potential to contribute to local research objectives. Examples include sites such as 'locally designated' buildings or undesignated structures / buildings of limited historic merit, out-of-situ archaeological findspots / ephemeral archaeological evidence and historic field systems and boundaries etc.
NEGLIGIBLE	Assets with very little or no surviving archaeological interest. Examples include destroyed antiquities, structures of almost no architectural / historic merit, buildings of an intrusive character or relatively modern / common landscape features such as quarries, drains and ponds etc.
UNKNOWN	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

- 2.4.2 For some types of finds or remains there is no consistent value and the importance may vary, for example Grade II Listed Buildings and Conservation Areas. For this reason, adjustments are occasionally made, where appropriate, based on professional judgement.

2.5 Impact Assessment Criteria

- 2.5.1 The magnitude of impact upon the archaeological and heritage resource, which can be considered in terms of direct and indirect impacts, is determined by identifying the level of effect from the proposed development upon the baseline conditions of the site and the cultural heritage resource identified. The criteria for assessing the magnitude of impact are set out in Table 2 (below).
- 2.5.2 In certain cases, it is not possible to confirm the magnitude of impact upon a cultural heritage resource, especially where anticipated buried deposits exist. Where possible a professional judgement as to the scale of such impacts is applied to enable the likely 'Significance of Effects' to be established; however, a magnitude level of 'uncertain' is included for situations where it is simply not appropriate to make such a judgement at this stage of works.

Table 2: Criteria for Determining Magnitude of Impact

IMPACT LEVEL	DEFINITION
HIGH	Changes to most or all of the key archaeological or key heritage baseline elements, or comprehensive changes to the setting of such key features that lead to total or almost complete alteration of a features physical structure, dramatic visual alteration to the setting of a heritage asset, or almost comprehensive variation to aspects such as noise, access, or visual amenity of the historic landscape.
MEDIUM	Changes to many key archaeological materials/historic elements, or their setting, such that the baseline resource is clearly modified. This includes considerable visual change to many key aspects of the historic landscape, noticeable differences in noise or sound quality, and considerable changes to use or access changes to key historic landscape elements
LOW	Detectable impacts which alter the baseline condition of an archaeological or heritage receptor to a slight degree – e.g. a small proportion of the surviving heritage resource is altered; slight alterations to the setting or structure, or limited changes to aspects such as noise levels, use or access that results in limited changes to historic landscape character.
NEGLIGIBLE	Barely distinguishable change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long-term effect on the historic value of a resource.
UNCERTAIN	Extent / nature of the resource is unknown and the magnitude of change cannot be ascertained.

- 2.5.3 The overall Significance of Effects from the proposed development upon the Cultural Heritage Resource is determined by correlating the magnitude of Impact against value of the Cultural Heritage resource. Table 3 highlights the criteria for assessing the overall Significance of Effects. Where effects are moderate or above these are classified as significant.

Table 3: Significance of Effects

IMPORTANCE	MAGNITUDE			
	HIGH	MED	LOW	NEG
NATIONAL	Severe	Major	Mod	Minor
REGIONAL	Major	Mod	Minor	Not Sig.
LOCAL	Mod	Minor	Minor	Not Sig.
NEGLIGIBLE	Minor	Not Sig.	Not Sig.	Nt.

Not Sig. = Not Significant; Nt. = Neutral; Mod = Moderate

2.6 Limitations

- 2.6.1 It should be noted that the report has been prepared under the express instruction and solely for the use of Hybrid Planning & Development Limited and their client Skinsmiths, and any associated parties they elect to share this information with. Measurements and distances

referred to in the report should be taken as approximations only and should not be used for detailed design purposes.

- 2.6.2 All the work carried out in this report is based upon the professional knowledge and understanding of AB Heritage on current (August 2018) and relevant United Kingdom standards and codes, technology and legislation. Changes in these areas may occur in the future and cause changes to the conclusions, advice, recommendations or design given. AB Heritage does not accept responsibility for advising the client's or associated parties of the facts or implications of any such changes in the future.
- 2.6.3 This report has been prepared utilising factual information obtained from third party sources. AB Heritage takes no responsibility for the accuracy of such information. It should also be noted that this report represents an early stage of a phased approach to assessing the archaeological and cultural heritage resource of the application site to allow the development of an appropriate mitigation strategy, should this be required. It does not comprise mitigation of impacts in itself.
- 2.6.4 Access was only provided to the basement and ground floor of the building, which are the only floors where internal work is proposed.

3. CULTURAL HERITAGE RESOURCE BASELINE

3.1 Known Cultural Heritage Assets

Within the Proposed Development Site

- 3.1.1 The site itself comprises the Grade II Listed former Horse and Groom Public House, designed/re-built in 1898-1900.
- 3.1.2 The property is located within the Hampstead Conservation Area (CA).
- 3.1.3 The site is also located within the Hampstead Archaeological Priority Area (APA). No below-ground work is proposed, therefore archaeological potential will not be assessed within this report.

Within the Study Area

- 3.1.4 Within the 100m study radius around the site, there are a total of 43 Statutorily Designated cultural heritage assets (not including the site) (Figure 2). These comprise Grade II Listed Buildings of primarily 18th and 19th construction date.
- 3.1.5 The nine Listed Buildings in the immediate vicinity of the site have been given AB numbers, along with the site itself [**AB 1 - 10**], visible on Figure 2. Details of these buildings can be found in the Cultural Heritage Gazetteer located in the Appendix.
- 3.1.6 Due to the limited extent of the external alterations proposed, predicted impacts to these nine listed buildings will not be assessed separately and can be considered to be equivalent to the predicted impact to the Hampstead CA Sub-Area One (Section 6.2).
- 3.1.7 All other heritage assets within the study area are considered too far removed from the site to be impacted by the design proposals.

4. HISTORIC DEVELOPMENT OF SITE

- 4.1.1 A document in the British Library records the grant of Hampstead by King Ethelred the Unready in AD 986 to the monastery of St Peter's at Westminster. The Domesday Book of 1086 describes *Hamstede* (meaning 'homestead') as centred on a small farm (Burgh House & Hampstead Museum, 2018).
- 4.1.2 The beginning of the growth of Hampstead town likely stems from commercial exploitation of the 'medicinal' Hampstead 'chalybeate' waters (water containing iron) at the start of the 18th century. This led to an increase in the provision of inns, shops, and lodging houses throughout Hampstead town to cater for the influx of visitors (Baker *et al*, 1989).

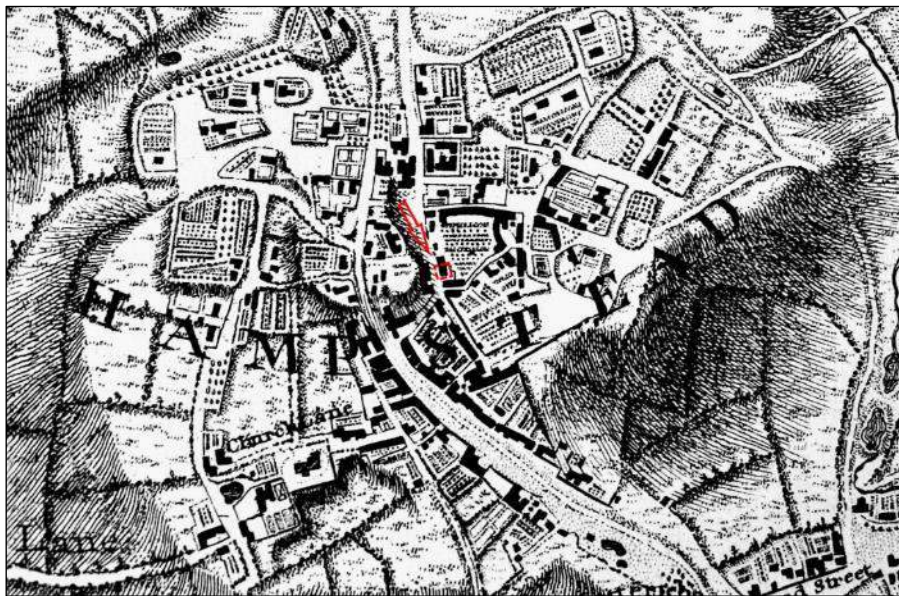


Plate 1: 1746 Rocque map of London and surrounds

- 4.1.3 The 1746 map 'An Exact Survey Of The City's Of London, Westminster Ye Borough Of Southwark And The Country Near Ten Miles Round Begun In 1741 & Ended In 1745' by John Rocque depicts Hampstead. Despite its relatively large scale, Hampstead can be seen to still be relatively open at this stage, with buildings (depicted as black shapes) based around existing roads and lanes, with much land still used for gardens. While some of the layout has changed, Heath Street and the location of the site are visible on Plate 1, (indicated by an arrow). It is impossible to discern whether there is a terrace or single large building occupying the location of the current site.
- 4.1.4 A Royal and Sun Alliance Insurance Group document entry dating to 7th June 1784 details a policy given to a John Innes, baker, 'near the Horse & Groom at Hampstead'. This suggests that the public house was already in existence at this time, although the exact location is not made clear (London Metropolitan Archives, 2018). Most of the other Listed Buildings along Heath Street in the immediate vicinity of the site have 18th century construction dates so it would seem likely that 68 Heath Street was built during the same period.



Plate 2: 1870 25" OS map

- 4.1.5 The 1870 edition of the 25" OS map (Plate 2) shows a Public House occupying the site (*P. H.* on the map). Most of the properties bordering Heath Street are not labelled, although another Public House is indicated c. 12m west of the site.
- 4.1.6 The NHLE listing for 'No. 68 The Horse and Groom Public House' describes the former public house as being constructed in 1898-1900 (by Keith D Young) (NHLE, 2018). Examination of the contemporary planning documents at the London Metropolitan archives shows that the 1898-1900 application was for the re-building of the Horse and Groom Public House, which suggests that it is very likely to be the public house on Plate 2, and the building referred to in the insurance document.
- 4.1.7 The plans and maps depicting the pre-1900 building show it to have comprised a basement, three floors and an attic space. The front (south-west facing) elevation and plans show the existing building to occupy the same footprint as the previous building (Plates 3 & 4). However, the façade depicted in Plate 3 shows that the building incorporated two phases of construction, with the main public house building also incorporating a taller wing on its south-east side.

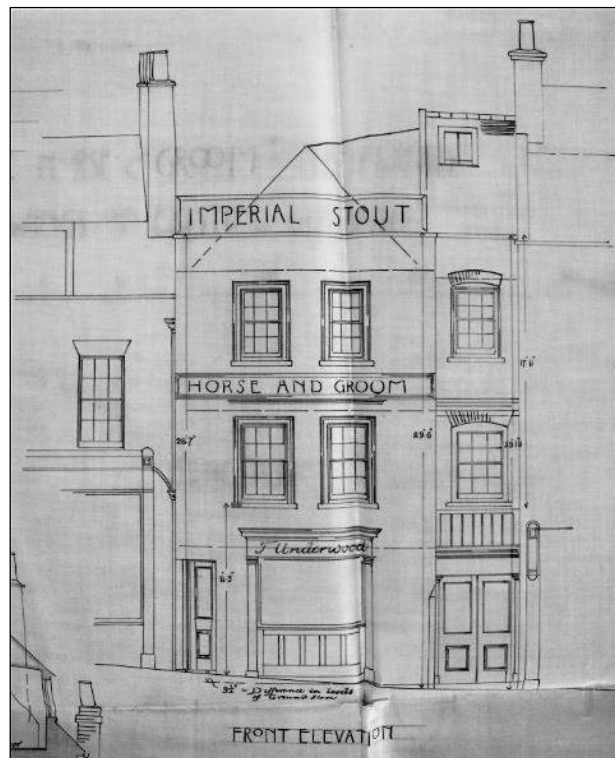


Plate 3: Previous façade of the Horse and Groom

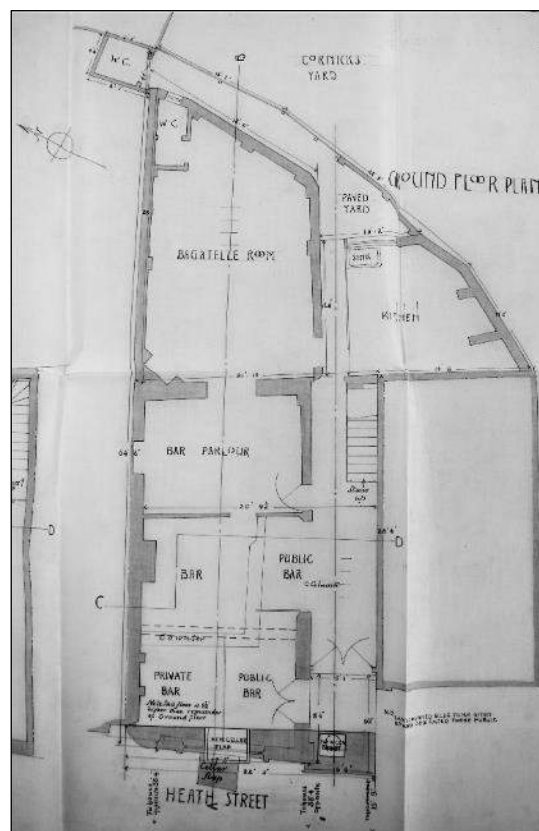


Plate 4: Previous ground-floor plan of the Horse and Groom

- 4.1.8 The proposed plans and sections for the 1900 re-build don't include the re-built façade, but they show all the floor-plans, with the basement and ground floor visible in Plates 5 & 6.

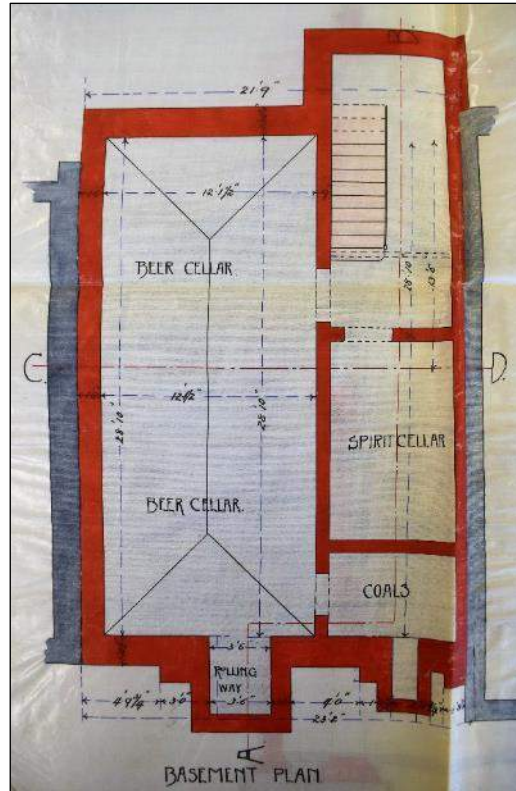


Plate 5: 1898-1900 proposed basement layout

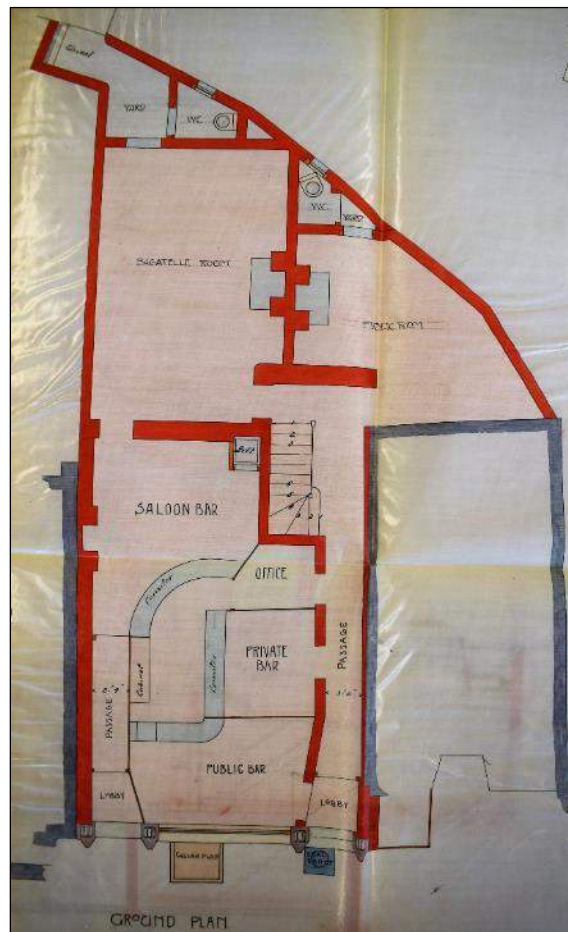


Plate 6: 1898-1900 proposed ground floor layout

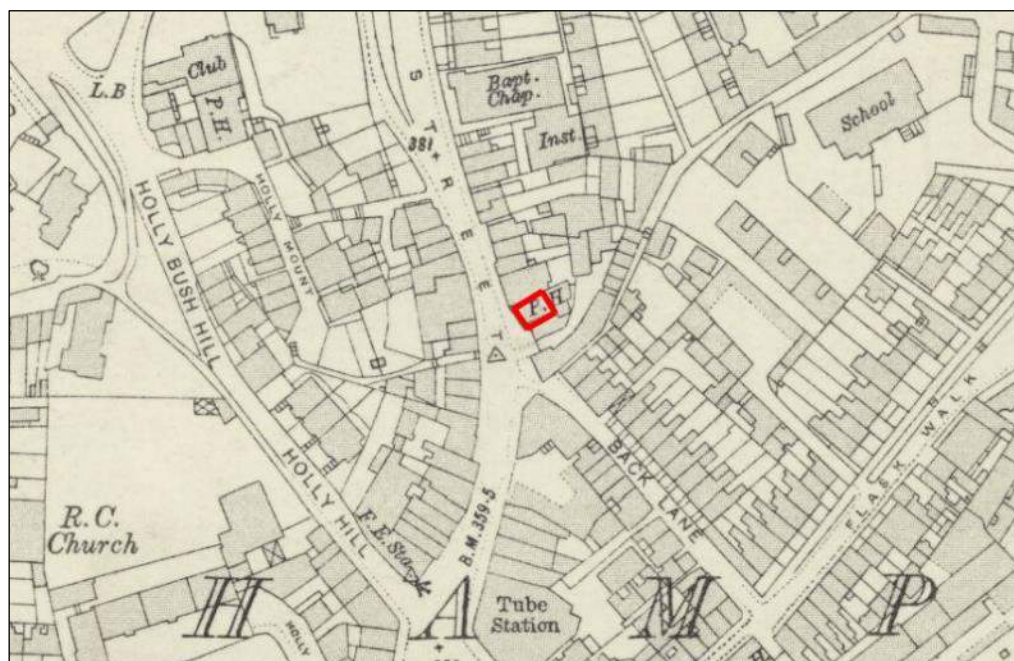


Plate 7: 1915 25" OS map

- 4.1.9 The 1915 edition of the 25" OS map (Plate 7) shows that where there was previously an indent in the façade of the property (at its southern corner on Plate 2), it now has a consistent façade at a changed angle (facing more to the south-west), consistent with the current layout of the plot. This is likely as a result of the 1898-1900 Young works.
- 4.1.10 At the bottom of Plate 7, the new Tube Station is indicated. The station was opened on 22 June 1907 and the name Heath Street was proposed for the station before opening; the original tiled station signs on the southbound platform walls still read Heath Street.
- 4.1.11 Perhaps because of this, development in the wider area can be seen, with open spaces previously visible along the east sides of Back Lane (c. 20 SE of site), or Holly Hill, (c. 70m west of site), being infilled with apparent residential developments. Rear gardens along the rear (east) of Heath Street can also be seen to be in-filled with buildings, such as the *Institute* labelled c. 50m north of site.

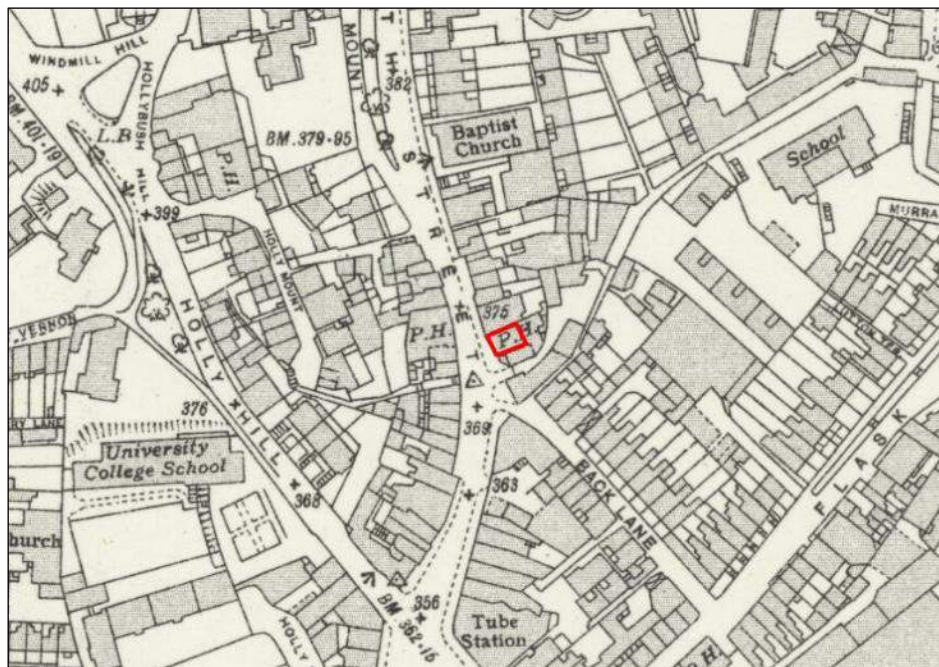


Plate 8: 1938 25" OS map

- 4.1.12 The 1938 edition of the 25" OS map shows only minor changes to the area, and none within the limit of the site (Plate 8).
- 4.1.13 To the west, c. 80m from the site, a *University College School* is constructed on formerly open ground beside Holly Hill. To the east, c. 20m from the site, a terrace of houses visible on Plate 7 has been removed. To the west, across Heath Street, the former Public House indicated on Plate 2 is labelled as such again.

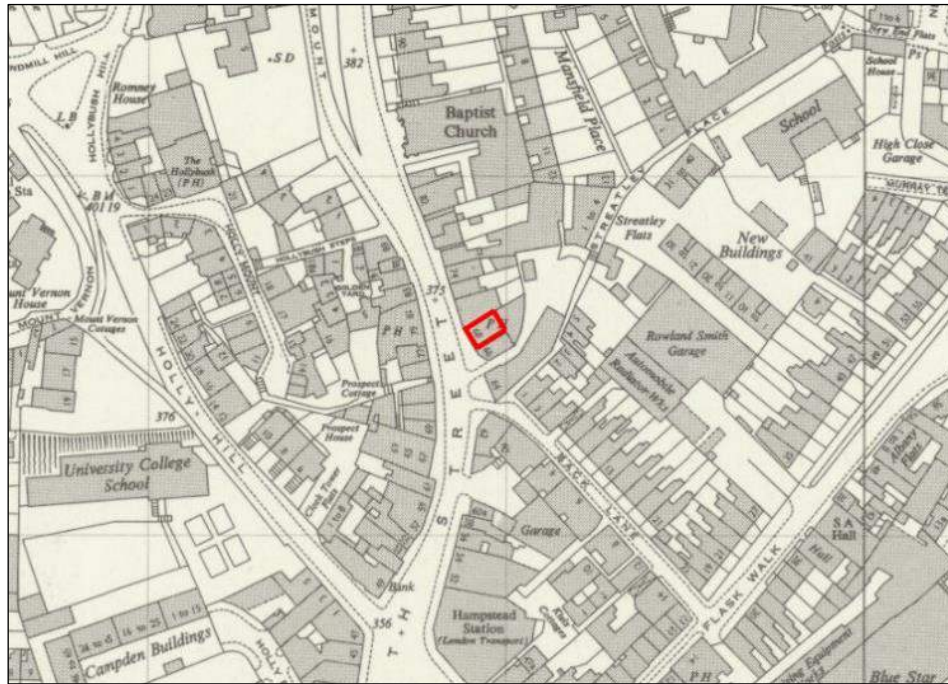


Plate 9: 1955 National Grid map

- 4.1.14 The 1955 National Grid map shows both 68 Heath Street, and the surrounding area, to be nearly unchanged from the late 1930s. The site is still labelled as a Public House, as is the building across Heath Street.
- 4.1.15 Much of the surrounding area can be seen to be residential. An exception and one of the few areas to show a change in layout is the *Automobile Radiator Works* alongside the *Rowland Smith Garage*. The garage building is present (although unlabelled) on Plate 8, but the Radiator Works can be seen to have replaced a collection of smaller buildings. This area, located c. 40m east of site, now appears to consist of residential dwellings.

5. SITE VISIT

A site visit was conducted by Paul Cooke on the 29th August 2018. This was to better understand the current condition of the building and the likely impacts from the proposed works.

5.1 The Basement

- 5.1.1 The basement was found to have been altered from its 1900 layout (as seen on Plate 5). Where the Spirit Cellar was originally located, a small area has been fully enclosed, with no access (visible on Figure 3), and a passage now runs along the south-east wall. The former Beer Cellar has been sub-divided and at the eastern end of the basement there appears to have been an extension to add a pair of rooms behind the stairs, which house a boiler and a toilet (Figure 3).
- 5.1.2 The entire floor has been modernised; the passage and main rooms are carpeted and appear to be plaster-boarded; there is modern lighting, heaters, phone lines and plug-sockets (Photo 1). Skirting board runs around the base of all the carpeted rooms and all the doors are identical and modern. These features probably all derive from an undated modern re-design of this floor (as the skirting board goes around the enclosed area in the passage) and are not considered to have any heritage value.



Photo 1: Large room at west of basement, former beer cellar, view from west

- 5.1.3 The former rooms marked as 'Coals' and 'Rolling Way' on Plate 5, as well as the rooms added behind the stairwell, are fully tiled. The former 'Rolling Way', presumably once providing access for deliveries from the street, has been poorly sealed and patched in the past, and is currently leaking, with the ceiling partially collapsing (Photo 2).



Photo 2: Former 'rolling way' at the west end of the basement

- 5.1.4 The second (eastern) main room, formed from partition of the former beer cellar, has been used as a kitchen space, including modern kitchen units and a sink in the south-western corner (Photo 3).



Photo 3: View of the kitchen area in the basement

- 5.1.5 The only locations in the basement where historic fabric was visible were in the southernmost corner, in the former 'Coal' room, where a modern pipe runs from above in front of exposed brick-work (Photo 4), and beneath the staircase, where painted brick is visible (Photo 5).



Photo 4: Exposed brick, southernmost corner of the basement



Photo 5: Painted brick walls below the basement stairs

- 5.1.6 It is unlikely the current staircase is original, as it is formed of concrete steps with an iron bannister. This is likely however to pre-date the modernisation visible throughout much of the basement and may date to the mid-20th century.

5.2 The Ground Floor

- 5.2.1 The ground floor has been similarly modernised to the basement: plaster-boarded walls, identical modern doors, new skirting boards, all continuing the design aesthetic pursued during this period of renovation.
- 5.2.2 Extensive changes to the layout of this floor are clear from comparison of Plate 5 and Figure 3. These include:
- the front door, lobby and passage formerly along the south-east side of the building are now fully partitioned off from the current property and provide street access to the residents now occupying the first, second and third floors of this building. It is unclear whether the original partition wall was kept or rebuilt;
 - the former bars and partitions in the front part of the building have been completely removed to make the space fully open-plan; this has involved the removal of the previous (presumably brick) wall separating the 'saloon bar' from the 'bagatelle room'. There was no sign of the 'lift' indicated in the corner of the saloon bar;
 - the area at the rear north-east of the property, formerly a yard (with urinals) and WC has seen the windows blocked up and both doorways (from the bagatelle room and to the WC) removed. The former WC had floor tiles exposed underneath carpet tiles;

- the former yard and WC at the north-east of the property (south of the previous yard and WC) have been removed and a small outdoor area houses an A/C unit, accessed through a wooden door;
- the northern area of the former 'public room' has been partitioned and turned into a bathroom area, with two toilet cubicles and a sink. This has also involved the provision of a doorway through the previous wall adjacent to the basement stairs, as well as moving the location of the door to the A/C unit and provision of a window in that external wall; and,
- a doorway (of identical appearance to the other modern doors in the building) to the former south-eastern passage adjacent to the basement staircase has been screwed shut and the handle removed, to separate the ground floor from access to the upper floors. It is unclear whether the staircase is still accessed from the same location in the passage or whether it has been moved; the base of what must be part of the staircase protrudes from the ceiling in front of the blocked door.

5.2.3 The only area within the ground floor where historic features potentially dating to the 1900 re-design were observed was in the small passage at the top of the basement stairs, connecting the former public room, passage and the new bathroom area. The observed features were: a skirting board of different design to the modern one present around the rest of the building; a dado rail between doorways, and; wood panelling alongside the upper half of the basement stairway and surrounding the doorway between this landing area into the previous bagatelle room (Photo 6).



Photo 6: Wood panelling, dado rail and original skirting

- 5.2.4 The main open space occupying the previous bar area had no visible historic features (Photo 7). Small details attest to changes; a drop to the ground level immediately in front of the front door suggests the floor level has been slightly raised, likely a modern floor built directly atop the historic floor level (Photo 8). The partial obscuring of the south-eastern end of the main front window suggests that the partition wall between the room and the access to the upper floors has been moved/widened (Photo 8).



Photo 7: View from front door



Photo 8: View to front of property

- 5.2.5 Cupboards at the rear (north-east) of the main open space on the ground floor provide access to the odd-shaped rear rooms which were formally a yard and WC and create a regular shape and appearance to the main room (Photo 9).



Photo 9: Cupboards and access to very rear of ground floor

- 5.2.6 It is uncertain whether the front door is original or not, but nothing was observed to suggest it had been replaced. The rear door leading to the enclosed outdoor space containing the A/C unit, whilst not an original feature, is clearly much older than the identical modern internal doors. It may date to a similar period as the staircase into the cellar, possibly mid-20th century, and is in slightly poor condition, with paint peeling and potential warping indicated by a poor fit within the weathered door-frame (Photo 10).



Photo 10: Door from the bathroom area

5.3 The Front Elevation

- 5.3.1 The south-west elevation of the building is very striking, with its relatively atypical design, clean white detailing and the prominent gold pub sign surviving (Photo 11). The choice of materials is also unique to the street, specifically the Portland stone bands. The visibility of the building is further enhanced by its height over the buildings around it.



Photo 11: Front elevation of the property

- 5.3.2 The building is highly visible from the south (Photo 12) but tends to blend into the streetscape in views from the north (Photo 13, c. 45m north-west).



Photo 12: View of the property from the south



Photo 13: View of the property from the north

- 5.3.3 Modern features apparent on this elevation of the building were spot lights and a large amount of cables surrounding the top and sides of the ground floor.

6. HERITAGE REVIEW OF 68 HEATH STREET

6.1 Current Condition of 68 Heath Street

- 6.1.1 As described in sections 5.2 and 5.3, the interior of the property is largely unrecognisable from the historic plans provided in section 4.1. This has been caused by the removal of historic walls, partitions and doors, the insertion of new walls, partitions and doors, and the covering of nearly all surviving historic fabric with modern finishes. These changes have fundamentally altered the flow and experience of the property compared with its early 20th century re-build.
- 6.1.2 Exposure of historic fabric is limited to two areas of visible brick in the basement, and the part survival of original skirting board, dado rail and wood panelling around the basement staircase landing on the ground floor.
- 6.1.3 Structurally, those two floors of the property which were accessible appear in largely good condition, although the poor sealing of the previous access between the pavement and cellar is leading to collapse of the ceiling there and the ingress of water into the basement area. Similarly, the rear door to the A/C unit is suffering from neglect, with the adjacent window frame also weathered in appearance.
- 6.1.4 The front elevation is in very good condition, with no obvious damage or depreciation visible. Similarly, the exterior of the windows appears to be well maintained and in good condition.

6.2 Current Setting of 68 Heath Street

- 6.2.1 The current setting of 68 Heath Street is that of mixed commercial and residential properties on the edge of the main retail centre of Hampstead, (centred on the High Street and lower Heath Street, which diverge c. 100m south-west of the property).
- 6.2.2 The street plan retains much of its unplanned layout (which can be seen to survive from the 18th century), including Back Lane, Brewhouse Lane (now a pedestrianised alley) and Heath Street itself, as well as 19th Century additions such as Hollybush Steps and pedestrian access to Holly Mount, adjacent to the site.
- 6.2.3 The historic setting of the current site can be seen to have been relatively well preserved due to Heath Street and High Street surviving as the main thoroughfares through Hampstead. The site itself contributes to this setting as a good quality character building on a relatively historic street.

6.3 Current Setting of Hampstead Conservation Area, Sub Area One

- 6.3.1 Sub Area One of the Hampstead Conservation Area comprises Heath Street and Hampstead High Street.
- 6.3.2 The Character Assessment describes these streets as comprising 'the central spine of Hampstead, the route north from London over the Heath around which the settlement developed. As a major route it has developed as a shopping centre and is defined in the Unitary Development Plan (UDO) as a District Centre – Primary Shopping Frontage'.

- 6.3.3 The setting of the Sub Area is very much that of a busy commercial area developed along the main historic routeways through the town. This perfectly describes the setting of the site and the site can be considered to make a positive contribution to the character of the CA.

6.4 Heritage Importance of 68 Heath Street

- 6.4.1 As a Grade II Listed Building, 68 Heath Street, is considered to be a heritage asset of National Importance (in line with Table 1), as its Arts and Crafts architectural style makes it more unique than a standard Grade II Listed Public House.
- 6.4.2 The position of the historic pub alongside one of Hampstead's main thoroughfares, coupled with the striking façade, would have been important to attract passing trade.
- 6.4.3 It is considered that the survival of the façade of the building and therefore its aesthetic appreciation, contributes to its Heritage Importance to a High degree. This is because the façade represents a distinctive architectural design, coupled with quality materials. Its association with the Arts and Crafts movement makes it a relatively unusual building and is considered to contribute to its Heritage Importance to a High degree.
- 6.4.4 The apparent covering or removal of nearly all of the original internal features and fabrics, coupled with significant changes to the plan form visible on the 1900 rebuild (Plate 5) can be considered to detract from the Heritage Importance of the building, although it should be noted that the upper three stories were not assessed.

6.5 Significance of Hampstead Conservation Area, Sub Area One

- 6.5.1 In line with Table 1, Hampstead Conservation Area is considered to be a heritage asset of National Importance (in line with Table 1).
- 6.5.2 This is due to the significant number of Listed Buildings surviving in good condition within its limits and the survival of much of its original plan form, including the continuation of Hampstead High Street and Heath Street as the main routeways through the town.

7. IMPACT ASSESSMENT & RECOMMENDATIONS

7.1 Predicted Impact of Proposed Development to 68 Heath Street

- 7.1.1 As outlined in Paragraph 1.4, the current design proposals constitute 3 main areas:
- the removal of modern storage, bathroom and kitchen units in the basement and ground floor, as well as an external A/C unit. Some features, such as the bathroom unit or A/C, will be replaced;
 - widescale cosmetic changes to the interior, including new partitioned rooms, changes to the floors, ceilings, walls and doors, and;
 - advertising at the ground floor level to be seen on Heath Street, including vinyl window stickers, an a-frame pavement board and an illuminated projecting sign.
- 7.1.2 The removal of the modern units in the basement and ground floor is considered to have No Impact to the heritage value of the Listed Building, in line with Table 2. These are modern additions which have no heritage value and therefore their removal or replacement is not considered to alter the baseline conditions. This also applies to the replacement of the A/C unit in the small rear yard area.
- 7.1.3 The addition of a door to the angled north-eastern part of the ground floor is considered to have a Negligible Beneficial Magnitude of Impact to the Heritage Importance of the building, in line with Table 2, as this restores an opening indicated on the 1898-1900 design (Plate 5).
- 7.1.4 The addition of partitioned rooms in the ground floor is considered to have No Impact to the heritage value of the Listed Building, assuming new partitions are temporary and removeable.
- 7.1.5 The replacement of ceilings, walls and floors is considered to have No Impact to the heritage value of the Listed Building, assuming that these works will be superficial in nature, will only replace/alter the existing modern walls/floors/ceilings, and will not damage any surviving historic fabrics, fixtures or fittings which may survive below the current surfaces. If historic fabric, fixtures or fittings were encountered, should these be left exposed, this would be considered to have a Low to Medium Beneficial Magnitude of Impact, (in line with Table 2), as this would result in 'Detectable impacts which alter the baseline condition of an archaeological or heritage receptor to a slight degree'.
- 7.1.6 While it is not entirely clear from the current proposal, the internal redesign appears to include the entire ground floor. It is considered that any changes which damage or obscure the surviving historic elements in the small landing area at the top of the basement steps would be considered to have a Low Adverse Magnitude of Impact, in line with Table 2. This is currently the only area where architectural details likely to date to the 1900 redesign are visible.
- 7.1.7 Proposed changes to the façade of the building, include white vinyl signs on the glazing and repainting the door. Repainting the door in classic colours that match the palette of the CA could be considered to be of Negligible Beneficial Magnitude of Impact to the CA, in line with Table 2, whilst the vinyl signs are considered to have No Impact.

- 7.1.8 The addition of a double-sided externally illuminated projecting sign above and to the right of the entrance door is considered to have Negligible Adverse to No Magnitude of Impact to the building (in line with Table 2). This is due to importance of the façade of the building, off-set by the small size of the sign and the fact that a hanging sign would not be considered out of place above a public house, nor in the immediate setting. It is considered to have No Impact to the CA.
- 7.1.9 Removal of the modern spotlights and the mass of cabling would be considered to have a Negligible Beneficial Magnitude of Impact, in line with Table 2, i.e. a 'barely distinguishable change from baseline conditions'.
- 7.1.10 While the current design proposals do not specify any changes to the probable mid-20th century stairs and rear door to the A/C unit, the rear door in particular was in a weathered condition which will likely need addressing. It is considered the retention/repair of both features would be of Negligible Beneficial Magnitude of Impact, as this would result in a 'barely distinguishable change from baseline conditions'. While neither feature is likely to date to the 1900 redesign, they are likely to be surviving features from the 20th century history of the pub which have not been removed during the modern renovations.

7.2 Predicted Significance of Effects

Basement

- 7.2.1 The proposed changes to the basement are considered to have No Impact. This results in a Not Significant result, in line with the Significance of Effects in Table 3.

Ground Floor

- 7.2.2 Assuming that no damage is done to existing historic fabric, features or fixtures, as discussed above, the Magnitude of Impact for the proposed ground floor design is likely to range from No Impact to Negligible Beneficial. This would result in a Not Significant result, in line with the Significance of Effects in Table 3.
- 7.2.3 Should any damage or removal of historic fabric, fixtures or fittings occur, this would result in a Low Adverse Magnitude of Impact, which would result in a Moderate Direct Significance of Effects, in line with Table 3.

Front Elevation

- 7.2.4 The proposed changes to the front elevation of the property range from, at worst, a Negligible Adverse Magnitude of Impact to potentially Negligible Beneficial Magnitude of Impact. These are considered to result in a Not Significant Direct and Indirect Significance of Effects to both the property itself and the setting.

7.3 Summary & Outline Recommendations

- 7.3.1 The current design proposals would result in the following Significance of Effects (in line with Table 3):
- Basement: Not Significant.
 - Ground Floor: Not Significant.

- Front Elevation: Not Significant.
- The removal of what are likely to be modern plasterboard ceilings and walls, as well as replacement of the floor surfaces, has the potential to expose historic surfaces, fixtures and fittings which may survive below. It is recommended that an archaeologist is present during these works to record any historic fabric which is exposed during the development.

7.4 Conclusion

- 7.4.1 68 Heath Street, formerly the Horse and Groom Public House, has been shown to likely be an 18th century public house extensively re-built at the start of the 20th century, surviving as a public house until the second half of the 20th century.
- 7.4.2 A site visit demonstrated that the interior has been extensively modernised, with much of the original ground floor and basement layout altered. Historic features are only visible at the landing at the top of the basement stairs but could potentially survive beneath/behind modern walls, ceilings and floors.
- 7.4.3 It is considered that, as long as no alterations damage the currently exposed historic features, the internal proposals will have No Impact upon the significance of the property.
- 7.4.4 Work to remove and replace modern surfaces has the potential to expose historic surfaces and features and therefore should be monitored by an archaeologist to record any significant traces of the building's past.
- 7.4.5 Changes which will be visible from the front elevation of the building are considered to largely have No Impact upon either the building or the CA and are thought to be in keeping with the current setting of the CA and the building itself.

8. REFERENCES

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- Chartered Institute for Archaeologists Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings and Structures.
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8.3 Correspondence

- Email from Alfie Stroud, 29th August 2018.

Appendices

Appendix 1 Planning Policy

Introduction

The following section highlights the key planning and legislative framework relevant to this project, including legislative framework, national planning policy and relevant sector guidance.

Statutory Protection for Heritage Assets

Current legislation, in the form of the Ancient Monuments and Archaeological Areas Act 1979, provides for the legal protection of important and well-preserved archaeological sites and monuments through their addition to a list, or 'schedule' of archaeological monuments by the Secretary of State for Digital, Culture, Media and Sport. This necessitates the granting of formal Scheduled Monument Consent for any work undertaken within the designated area of a Scheduled Monument.

Likewise, structures are afforded legal protection in the form of their addition to 'lists' of buildings of special architectural or historical interest. The listing of buildings is carried out by the Department of Digital, Culture, Media and Sport under the Planning (Listed Buildings and Conservation Areas) Act, 1990. The main purpose of the legislation is to protect buildings and their surroundings from changes that would materially alter the special historic or architectural value of the building or its setting. This necessitates the granting of formal Listed Building Consent for all works undertaken to or within the designated curtilage of a Listed Building. This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance.

The categories of assets with some form of legal protection have been extended in recent years, and now include Registered Parks and Gardens, and Historic Battlefields. While designation as a UNESCO World Heritage Site is not a statutory designation under English planning law, such a designation is regarded as a material consideration in planning decisions, and World Heritage Sites are in practice protected from development that could affect any aspect of their significance including settings within the Site and a buffer zone around it.

National Planning Policy

The NPPF sets out government policy on the historic environment, which covers all elements, whether designated or not, that are identified as 'having a degree of significance meriting consideration in planning decisions, because of its heritage interest'.

One of the over-arching aims is to 'Conserve heritage assets 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'. To achieve this, local planning authorities can request that the applicant describe 'the significance of any heritage assets affected, including any contribution made by their setting'. The level of detail required in the assessment should be 'proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'. It goes on to say that 'where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.'

A key policy within the NPPF is 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'.

With regard to non-designated heritage assets specific policy is provided in that a balanced judgement will be required having due regard to the scale of any harm or loss and the significance of the heritage asset affected.

Paragraph 194 states that 'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of a Grade II listed building, park or garden should be exceptional, while substantial harm to or loss of designated heritage assets of the highest significance, should be wholly exceptional'.

Paragraphs 195 & 196 explain that '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'.

It also advises that where a proposal involve 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. 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.

Local Planning Policy

The London Plan 2016

The current London Plan was updated in March 2016. It provides a framework for development in the Greater London region and contains the following relevant policy:

POLICY 7.8 HERITAGE ASSETS AND ARCHAEOLOGY

Planning decisions

- C. Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.
- D. Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

Camden Local Plan

The Camden Borough Local Plan was formally adopted on 3rd July 2017. It contains the following policies relevant to this report:

Policy D1 Design

The Council will seek to secure high quality design in development. The

Council will require that development:

- a. respects local context and character;
- b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;
- c. comprises details and materials that are of high quality and complement the local character;
- d. integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;
- e. preserves strategic and local views;

The Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Policy D2 Heritage

The Council will preserve and, where appropriate, enhance 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 and locally listed heritage assets.

Designated heritage assets

Designated heritage assets include conservation areas and listed buildings. The Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and Listed Buildings, 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:

- a. the nature of the heritage asset prevents all reasonable uses of the site;
- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;
- c. conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- d. the harm or loss is outweighed by the benefit of bringing the site back into use.

The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.

Conservation areas

Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas.

The Council will:

- e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;
- f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;
- g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and
- h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.

Listed Buildings

Listed buildings are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. To preserve or enhance the borough's listed buildings, the Council will:

- i. resist the total or substantial demolition of a listed building;
- j. resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and
- k. resist development that would cause harm to significance of a listed building through an effect on its setting.

Other heritage assets and non-designated heritage assets

The Council will seek to protect other heritage assets including non-designated heritage assets (including those on and off the local list), Registered Parks and Gardens and London Squares.

The effect of a proposal on the significance of a non-designated heritage asset will be weighed against the public benefits of the proposal, balancing the scale of any harm or loss and the significance of the heritage asset.

Policy D3 Shopfronts

The Council will expect a high standard of design in new and altered shopfronts, canopies, blinds, security measures and other features.

When determining proposals for shopfront development the Council will consider:

- a. the design of the shopfront or feature, including its details and materials;
- b. the existing character, architectural and historic merit and design of the building and its shopfront;
- c. the relationship between the shopfront and the upper floors of the building and surrounding properties, including the relationship between the shopfront and any forecourt or lightwell; and
- d. the general characteristics of shopfronts in the area.

The Council will resist the removal of shop windows without a suitable replacement and will ensure that where shop, service, food, drink and entertainment uses are lost, a shop window and visual display is maintained.

Where an original shopfront of architectural or historic value survives, in whole or in substantial part, there will be a presumption in favour of its retention. Where a new shopfront forms part of a group where original shop fronts survive, its design should complement their quality and character.

Policy D4 Advertisements

The Council will require advertisements to preserve or enhance the character of their setting and host building. Advertisements must respect the form, fabric, design and scale of their setting and host building and be of the highest standard of design, material and detail.

We will support advertisements that:

- a. preserve the character and amenity of the area; and
- b. preserve or enhance heritage assets and conservation areas.

We will resist advertisements that:

- c. contribute to an unsightly proliferation of signage in the area;
- d. contribute to street clutter in the public realm;
- e. cause light pollution to nearby residential properties or wildlife habitats;
- f. have flashing illuminated elements; or
- g. impact upon public safety.

The Council will resist advertisements on shopfronts that are above fascia level or ground floor level, except in exceptional circumstances.

Appendix 2 Cultural Heritage Gazetteer

This gazetteer incorporates key historical sites identified on the Greater London HER, and other sources within the 100m study area.

Abbreviations

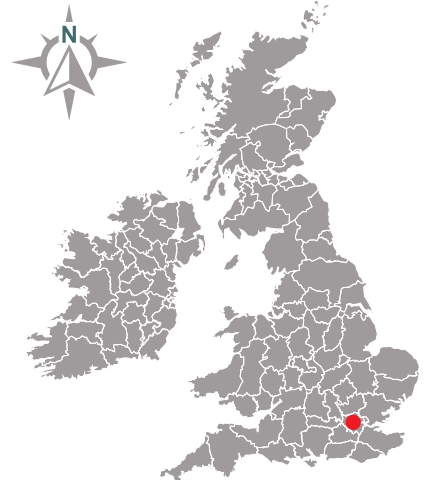
NGR - National Grid Reference

LB – Listed Building

MLO – GLHER monument prefix

AB No.	Period	Description	Status	NGR	Reference No.
1	Post Medieval - 1700 AD to 1732 AD	66 Heath Street - End of terrace house with later restaurant. Early C18, refaced early C19.	GII LB	TQ 26397 85852	MLO80988
2	Post Medieval - 1700 AD to 1732 AD	70 Heath Street - 4 irregular terraced houses with later shops. Nos. 70-76. Nos 70 & 72: c1740-60, originally one house.	GII LB	TQ 26390 85869	MLO80990
3	Post Medieval - 1733 AD to 1766 AD	75 Heath Street - Terraced house with later shop. Mid C18, re-fronted early/mid C19.	GII LB	TQ 26374 85844	MLO80991
4	Post Medieval - 1767 AD to 1799 AD	77 Heath Street - Terraced house with later shop. Probably late C18, re-fronted early C19.	GII LB	TQ 26373 85851	MLO80992
5	Post Medieval - 1700 AD to 1799 AD	83 Heath Street - Terraced house with later shop. Early C19 front to probably C18 house.	GII LB	TQ 26369 85866	MLO80995
6	Post Medieval - 1780 AD to 1820 AD	87 Heath Street - Terraced house with later shop. c1800. Painted stock brick.	GII LB	TQ 26366 85875	MLO80998
7	Post Medieval - 1780 AD to 1820 AD	89 Heath Street - End of terrace house, the right-hand return forming "Kit Kat House", Holly Bush Steps (qv). c1800.	GII LB	TQ 26362 85878	MLO80999
8	Post Medieval - 1833 AD to 1866 AD	Nachos - Formerly Listed as: HEATH STREET Nos. 79 AND 81 Cruel Sea Public House	GII LB	TQ 26369 85854	MLO80994
9	Post Medieval - 1898 AD to 1900 AD	The Horse and Groom Public House. 1898-1900. By Keith D Young. Red brick and Portland stone bands.	GII LB	TQ 26393 85855	MLO80989

AB No.	Period	Description	Status	NGR	Reference No.
10	Post Medieval - 1780 AD to 1820 AD	Goulding House 85 Heath Street - Terraced house with later shop. c1800 front to probably C18 house.	GII LB	TQ 26369 85871	MLO80996



KEY

Site Location

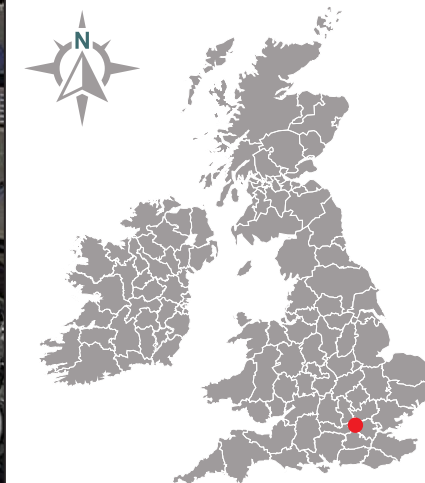
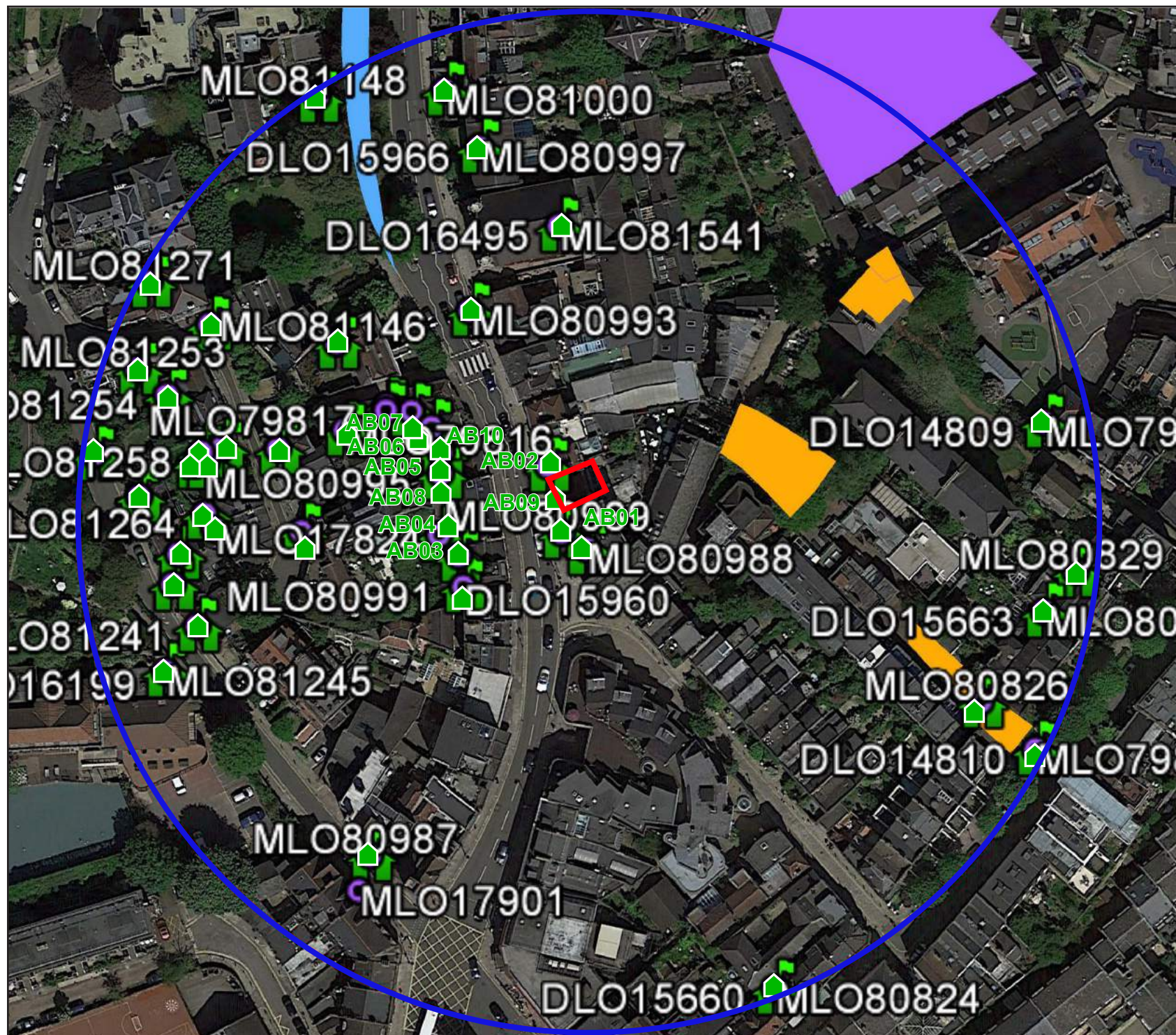
0 500m
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Figure 1: Site Location

Project: 68 Heath Street Hampstead

Date: 29/08/18

Job No: 60487



KEY

- Site Boundary
- Search Area (100m)
- Historic Building



Figure 2: Cultural Heritage Features Map

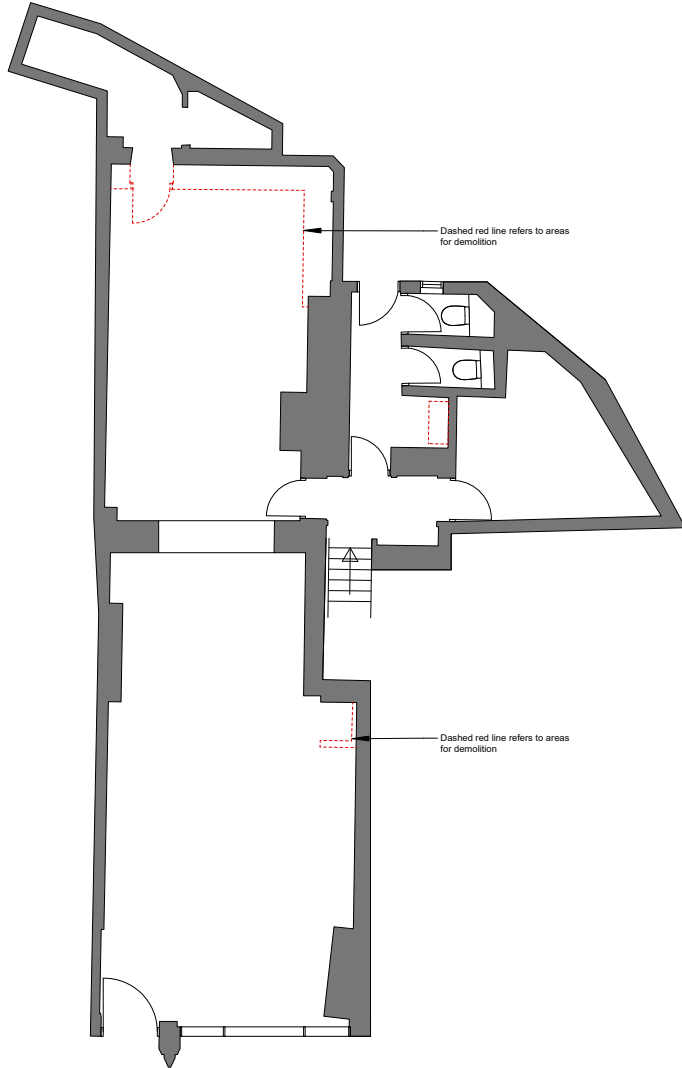
Project: 68 Heath St, Hampstead

Date: 29/08/18

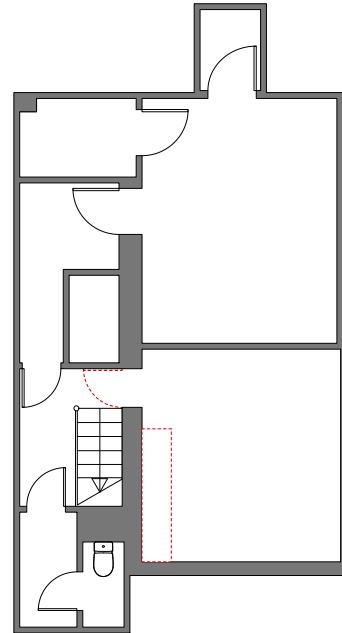
Job No: 60487



3 Site Plan
Scale: 1:1250



1 Ground Floor Existing Plan
Scale: 1:50



2 Basement Existing Plan
Scale: 1:50



Disclaimer:

This drawing is the property of YourStudio. Copyright is reserved by them and the drawing is based on the condition that it is not copied, reproduced or disclosed to any unauthorised person, wholly or in part, without the written consent of YourStudio.

This drawing represents a performance gate upon which the contractor/subcontractor must base their working drawings and details. Whilst it represents a reference guide to construction & installation. Contractor must undertake full survey of the area to establish all dimensions & ensure accurate setting out. Advise on suitability of all details shown to ensure structural stability, ease & economy of construction.

Design Risk Review	
CONSTRUCTION	Care to be taken working in vicinity of ceilings & windows (working at height). No unusual construction requirements indicated. All works can be carried out safely by a competent contractor.
FUTURE USE	Mechanical & Electrical services to be easily accessible for any maintenance works. Flooring to kept dry (slip hazard). Contingency procedure to be in place for incidents of water spillage / escape.
GENERAL	The above hazards and risks have been identified as significant within the design of this building/structure. All risks, including residual risks need to be communicated to contractors, other designers and end users. Common and trivial hazards and risks have not been included in the above. The information provided above is deemed to satisfy the requirements of CDM 2018.

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Rev	Date	Description	Initial

YourStudio

Client: Skinsmiths

Project: Hampstead - Heath Street
Project ref No: SK001

Drawn By: Existing Plan
Drawn By: Existing Plan
Scale: 1:50

Checked By: NC
Checked By: NC
Scale: 1:50

Date: 02.05.18
Date: 02.05.18

Revision: -
Revision: -

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Design Risk Review	
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Rev	Date	Description	Initial

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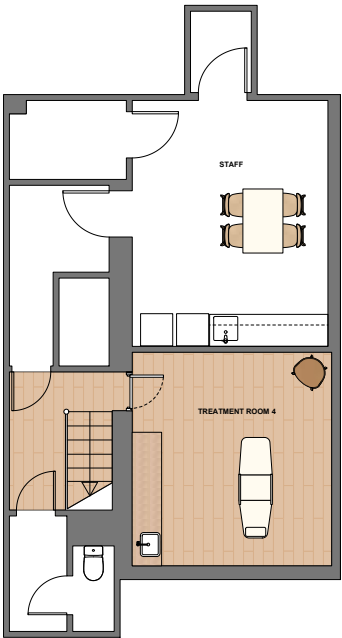
Client: Skinsmiths	Project Ref No: SK101
Project: Hampstead - Heath Street	Drawn By: NC
Draw Title: General Arrangement Plan	Checked By: NC
Scale: 1:50	Date: 02.05.18
Revisions: -	

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WALLS	
NEW WALLS	NEW WALLS
GROUND NOTES:	
1	RETAIL & WELCOME: <ul style="list-style-type: none">- Strip out finishes to shell as shown- Supply welcome desk and feature pendant light over- Supply & install neon 'we're for you' light- New vinyl herringbone flooring to be installed- Entrance matt to be installed- Ceiling removed and sprayed out to match walls- Routed MDF board, painted at low level and paint to walls above- LED datum line- Supply and install integrated retail furniture- Supply treatment blocks and shelf- Supply and install retail shelving
2	CONSULT ROOM: <ul style="list-style-type: none">- New paint finishes high level- New ply lining up to datum- Consult brochure shelves to be fitted- New timber vinyl plank floor- New furniture- Brand mantra vinyl to be applied to wall- New slatted timber wall- New ceiling- New ceiling with perimeter light detail
3	WAITING: <ul style="list-style-type: none">- Supply and install built in banquet seat with rear LED illumination- Pendants over banquet- Supply & install Campaign wall- Build refreshments cupboard- Build in cloakroom- White beading datum
4	TREATMENT ROOM 1: <ul style="list-style-type: none">- New vanity, foresso top, tiled surround- Opaque vinyl applied to inside face of exterior glazing- Ply lined walls to datum, paint above. Colour TBC- New timber vinyl plank floor- New ceiling with cove lighting
5	TREATMENT ROOM 2: <ul style="list-style-type: none">- New vanity, foresso top, tiled surround- Opaque vinyl applied to inside face of exterior glazing- Ply lined walls to datum, paint above. Colour TBC- New timber vinyl plank floor- New ceiling with cove lighting
6	TREATMENT ROOM 3: <ul style="list-style-type: none">- New vanity, foresso top, tiled surround- Opaque vinyl applied to inside face of exterior glazing- Ply lined walls to datum, paint above. Colour TBC- New timber vinyl plank floor- New ceiling with cove lighting
7	WCS & VANITY: <ul style="list-style-type: none">- New sanitary ware with foresso tops to cisterns- New tiling to datum- Walls tiled to datum, paint above- New vanity sink with foresso top, tiled surround and circular mirror over, laminate cupboard below
8	STORE & IT CUPBOARD: <ul style="list-style-type: none">- Make good all surfaces and decorate as necessary
9	CORRIDOR: <ul style="list-style-type: none">- Routed MDF board, painted at low level and paint to walls above- New timber vinyl plank floor- Paint all doors- Allow for room available/busy signs adjacent to each treatment room & consult
BASEMENT NOTES:	
10	TREATMENT ROOM 4: <ul style="list-style-type: none">- New vanity, foresso top, tiled surround- Opaque vinyl applied to inside face of exterior glazing- Ply lined walls to datum, paint above. Colour TBC- New timber vinyl plank floor- New ceiling with cove lighting
11	STAFF ROOM: <ul style="list-style-type: none">- Surfaces to be made good and decorated- New staff furniture- New notice board- New door- New timber vinyl plank floor- Walls to be decorated 1 number colour- New washer and dryer on stacking kit
12	GENERAL AREAS: <ul style="list-style-type: none">- Surfaces to be made good and decorated- Structure to be investigated and reinforced as necessary
13	GENERAL: <ul style="list-style-type: none">- All new 1hr fire rated walls and doors required throughout- New black hardware to all doors- Allow for new heating and cooling system- Allow for new fire alarm system



1 Ground Floor Proposed Plan
Scale: 1:50



2 Basement Proposed Plan
Scale: 1:50



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1 Existing Elevation
Scale: 1:20

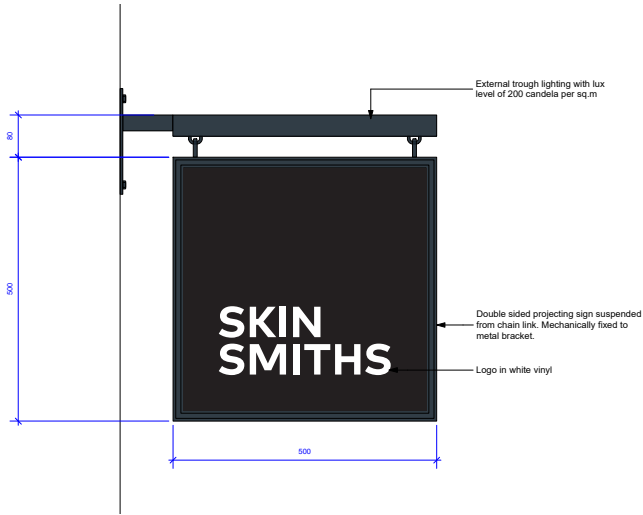
No	Date	Description	Rev

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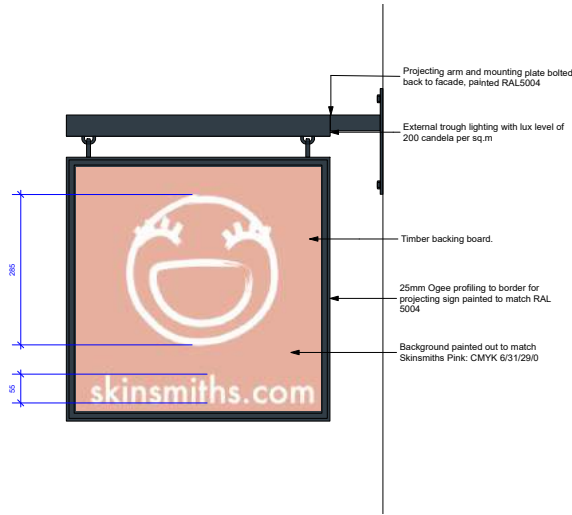
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Client: Skinsmiths	
Project: Hampstead - Heath Street	Project ref No: SK01
Dwg Title: Proposed External Elevation	Dwg No: 201
Scale: 1:20	Drawn By: NC
Checked By: NC	Date: 02.05.18
Revision: -	

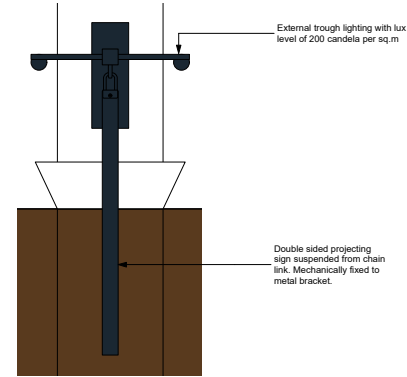




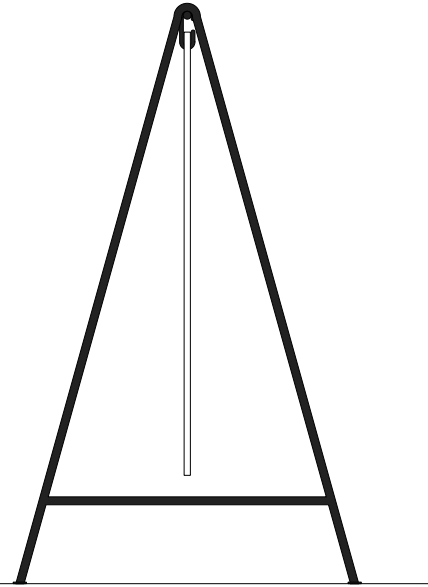
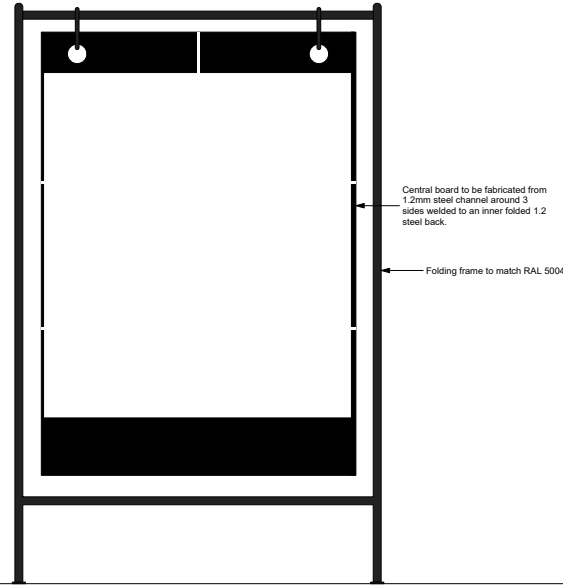
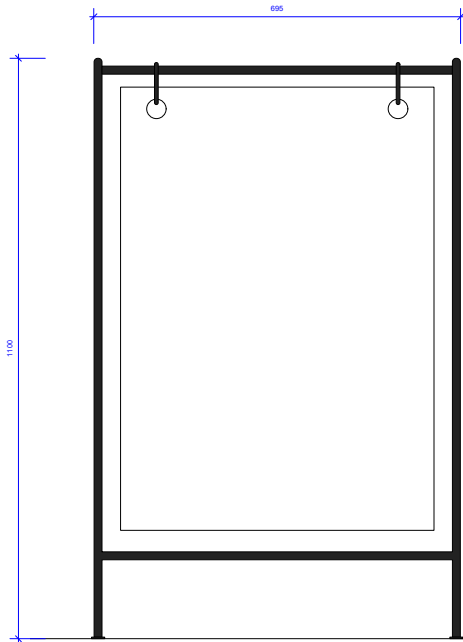
1 Projecting Sign Elevation A
Scale: 1:5



2 Projecting Sign Elevation B
Scale: 1:5



3 Projecting Sign End Elevation
Scale: 1:5



4 A-Frame Board Elevations
Scale: 1:5

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Client:
Skinsmiths

Project: Hampstead - Heath Street	Project Ref No: SK001
Drawn By: Signage Details	Drawn By: 300
Scale: 1:5	Scale: 1:5
Drawn By: NC	Drawn By: NC
Checked By: NC	Checked By: NC
Date: 02.05.18	Date: 02.05.18
Revised: -	Revised: -

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