

**FIREMEN'S COTTAGES
WEST END LANE FIRE STATION
327B WEST END LANE
WEST HAMPSTEAD
LONDON**

Historic Building Assessment

1 INTRODUCTION

1.1 Project background

- 1.1.1 The Historic Building Advisory Service was commissioned by Dron & Wright on behalf of the London Fire Commissioner to undertake a historic building assessment of a building known as Firemen's Cottages, West End Lane Faire Station, 327B West End Lane, West Hampstead, London.
- 1.1.2 The examination of the building was undertaken generally within the guidelines of good surveying and building archaeology practice. The purpose of the survey was to undertake an assessment of the historic nature and character of the building that is presently used as unoccupied cottages. This was undertaken by means of a visual and physical assessment and analysis of the building to understand its means of construction as well as the way it has been altered and adapted over time.
- 1.1.3 A survey of readily assessable documentary sources was undertaken within the London Metropolitan Archives. Other sources of information were also researched and information gleaned from present and past owners of the site.

1.2 Survey Content

- 1.2.1 The aim of this report is to produce an overall impression of the property and its setting at the time of the inspection. This was undertaken by a visual examination of the elements that make up this facility to identify the means of construction, analyse its construction, and assess its historic significance and what historic character remains.

- 1.2.2 Voids, cupboards, closed spaces, etc. were inspected where these were relevant and ready access could be gained. Areas that we were requested or prevented from entering by the owner / occupant of the facility were also not inspected. Similar considerations apply to surfaces with directly applied coverings such as wall panelling or heavy coverings, fully fitted or stuck down carpets and other sheet floor coverings. In all these cases the general 'feel' of the building has been taken into account to whether there was any historic fabric concealed or there is a need for a further more detailed inspection or opening up of the structure that will involve the client in additional cost.
- 1.2.3 Readily accessible documentary sources were reviewed in an attempt to create an established time and ownership line for the relevant parts of the site and buildings. The results of this research were then applied to the findings from the site survey in an attempt to show the development of the relevant part of the site.
- 1.2.4 This assessment has been compiled in line with good practice to meet the requirements of NPPF.

1.3 Survey Information

- Premises inspected: Firemen's Cottages
- Location: West End Lane Fire Station
327B West End Lane
West Hampstead
London
- Client: London Fire Commissioner
- Property Occupant: London Fire Service
- Current Use: Vacant
- Reason For Inspection: Historic building assessment
- Inspection By: R J Hill MRICS, MCIfA
- Inspection Date: 29 August, 2018
- Listed Building? Grade II
- Registered Park / Garden .No
- Scheduled Monument .No
- Conservation Area? Yes
- AONB / National Park? No

2 GENERAL

2.1 Location

- 2.1.1 The site is on the west side of West End Lane and just south of its junction with Fortune Green Lane and Mill Lane. This all within what is now West Hampstead village, but which used to be a small hamlet known as West End.



Fig 2.1.2: West End Lane Fire Station rear

- 2.1.2 The cottages are directly behind and to the west of West Hampstead fire station and they are accessed by a gated drive, or entrance way, along the south side of the site. The fire station has a wide forecourt that opens directly onto West End Lane.
- 2.1.3 The building sits towards the back of the site with properties adjoin on the south west and north sides. This is in a street frontage where that has predominantly commercial usage on the ground floor and frequently domestic accommodation of the floors above. In more recent times it appears that many of the adjacent sites have been extended towards the rear as back land developments to provide additional residential properties.

- 2.1.4 The cottages are separated from the fire station by car parking and vehicle turning area, and onto which they front. At of this block the area appears to have formerly been garden, but is now somewhat overgrown.

2.2 Description

- 2.2.1 This is a two storey terrace of four cottages that from a general architectural consideration of the front (east) of the building they appear to have been designed to give the impression of being just a pair of cottages with an upstanding parapet dividing wall projecting through the roof. They have been altered with blocks of added bathrooms on the rear as a form of late 20th century modernisation.



Fig 2.2.2: Front elevation of cottages

- 2.2.2 The properties do not seem to have been much altered or adapted over time except for the more modern single flat roof extension that were added on the back. These are in the form of two combined bathroom blocks in the centre of each pair to provide a bathroom to each cottage.
- 2.2.3 The site is enclosed by high brick walls, with those on the north and south side being between 3 – 4.0 m high and a wall approximately 2.0 m high on the west. This creates a single enclosed area to the rear of the fire station where this could