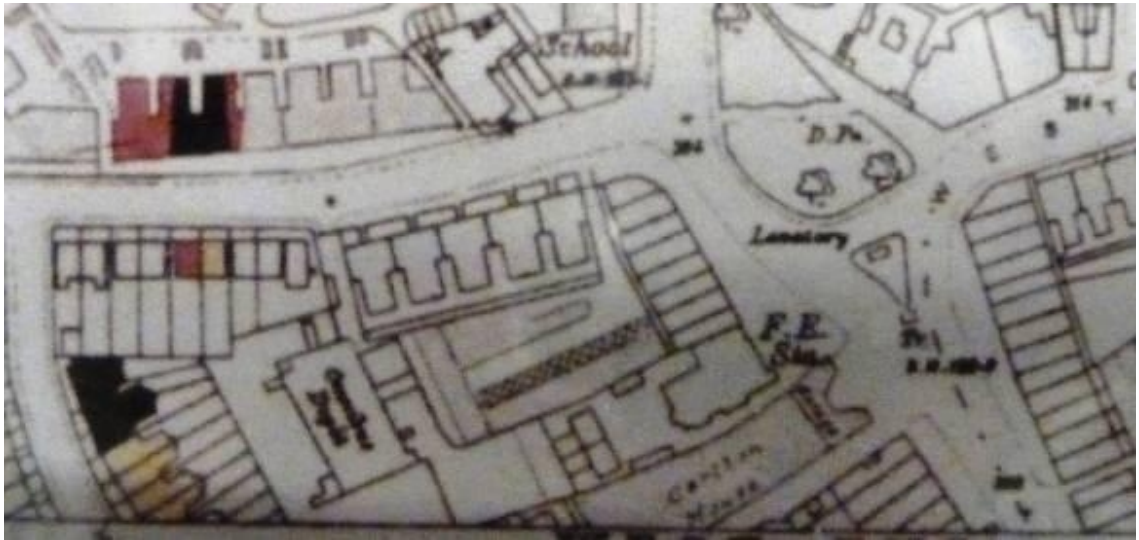


- 7.2.8 Whilst not directly relevant to the cottages, but as an interesting aside is that the same file contains an extract from the [Fire Brigade] Committee minutes, dated 3 July 1902, reporting that a portion of the ceiling in the quarters of first-class fireman J. Stanwell had fallen in. He received 10/- compensation. His quarters were in the main station]
- 7.2.9 Two letters in the same file, from the Valuer to the Fire Brigade Committee, are of later interest:-
- 7.2.9.1 The first, dated October 1928, concerns the supply of electricity to the quarters. Suite No 4, occupied by the Station Officer, was already supplied. He reports that the Sub-Officer and firemen tenants of the other 6 suites and 4 cottages have applied for the installation of electricity. He suggested that the work should be carried out and the cost recouped by charging slightly increased rents over a number of years. Wiring would provide each tenement with light, complete with a pendant and lamp, to the living room, scullery, entrance lobby and bedroom: also one plug to take an iron, kettle or other small appliance. He asked the Committee to authorise the wiring and increases of rent – suites numbers 2,3,5,6,7 by 6d per week, and suite no 8 and the cottages by 7d per week. [no references were found relating to the actual amounts of rent charged]
- 7.2.9.2 The second letter, dated 29 May 1930, concerns the setting back of the fire station frontage to West End Lane. This is not relevant to the cottages, but explains the site change as shown on the OS maps. Hampstead Borough Council asked if the LCC would agree to set back the fire station forecourt to align with the frontages of nos. 319-323 in a rebuilding scheme. The Council recommended that a strip of land be surrendered for an addition to the public way.
- 7.2.10 No later material was found relating to the properties.
- 7.2.11 The World War 2 bomb damage map was investigated and no direct damage was received on the fire station site or immediately neighbouring properties. However, two buildings in Holmdale Road to the west at the back of the site were totally destroyed and the properties adjoining them on the south received 'blast damage, minor in nature'



LCC WAR DAMAGE MAPS (1:2500) KEY

	Black	Total Destruction
	Purple	Damage Beyond Repair
	Dark Red	Seriously Damaged; Doubtful if Repairable
	Light Red	Seriously Damaged; But Repairable at Cost
	Orange	General Blast Damage, Minor in Nature

Fig 7.2.11 War damage map

7.3 Oral History

7.3.1 There was no archived recorded oral history in connection with these cottages

8 LISTING



© Mr Anthony Rau

IoE Number:	47854
Location:	COTTAGES TO THE REAR OF THE FIRE STATION, WEST END LANE (west off)
	HAMPSTEAD, CAMDEN, GREATER LONDON
Photographer:	Mr Anthony Rau
Date Photographed:	04 December 2006
Date listed:	21 May 1990
Date of last amendment:	21 May 1990
Grade	II

CAMDEN TQ2585SW WEST END LANE 798-1/35/1706 (West side (off)) 21/05/90
Cottages to the rear of the Fire Station GV II 4 terraced firemen's cottages. c1901. By the London County Council Architect's Department; job architect WA Scott. Rendered brick; ground floor originally exposed brick. Westmorland slate roofs with deadlights; tall brick stacks at centre and on gable ends. Each cottage 2 rooms deep. 2 storeys. 1 window each at ground floor level; 1st floor continuous strip at eaves level to each pair. Paired panelled and part-glazed entrance doors with overlights (except left hand being C20); wooden bracketed plain hoods. Entrances flanked by 3-light casements (all windows originally with small panes). 1st floors with centrally positioned 6-light casement strips to each pair. Rear with C20 single storey bathroom extensions. INTERIORS: have stairs between party walls and sitting rooms with panelled airing cupboards at 1st floor level. Most panelled doors, moulded window frames and picture rails remain. Some original window furniture. The fire station cottages form a complex with No.325, the Fire Station (qv).



© Mr Steve Kirkland

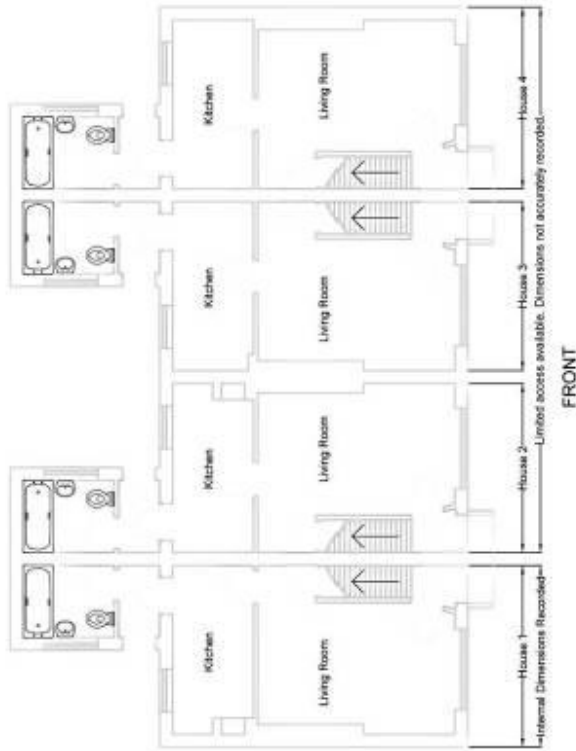
IoE Number: 478544
 Location: FIRE STATION, 325 WEST END LANE (west side)
 HAMPSTEAD, CAMDEN, GREATER LONDON
 Photographer: Mr Steve Kirkland
 Date Photographed: 05 August 2007
 Date listed: 14 May 1974
 Date of last amendment: 14 May 1974
 Grade II

CAMDEN TQ2585SW WEST END LANE 798-1/35/1705 (West side) 14/05/74 No.325 Fire Station GV II Fire station. c1901. By the London County Council Architect's Department, job architect WA Scott. Roughcast walls; glazed brick to part of rear elevation. Hipped Westmorland slated roof with projecting eaves, moulded eaves cornice and tall brick chimney-stacks; double pitched to rear wing having in the angle a tall roughcast former water tower rising from ground floor level to appear above the roof; wooden belvedere with copper pyramidal roof. EXTERIOR: main front with 2 bays of part-glazed engine shed doors to right and to left a polygonal bow window of stone with transom and mullion casements having small leaded panes. 1st and 2nd floor with bands of 5-light casements to outer bays flanking central 3-light bands; all with small leaded panes. Left hand return with similar windows plus a brick 6-light bay window with stone mullions and slated penthouse roof. Rear with cast-iron railings to 1st floor balcony above engine shed. Double gabled wing has similar polygonal bow window to front on right hand bay and 3-light casements to each floor. INTERIOR: mess room has half-height panelling and large segmental arches to window alcoves; segmental-arched panelled door to rear. Similarly panelled fireplace with bracketed mantle. The fire station forms a complex with the firemen's cottages (qv) in the rear yard.

9 HISTORICAL ANALYSIS

9.1 Building Construction

Ground Floor - Existing Layout



First Floor - Existing Layout

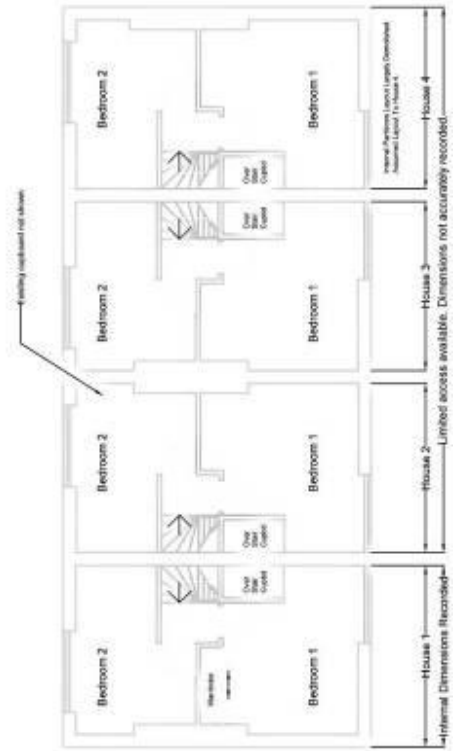


Fig 9.1: Plans as existing

- 9.1.1 These cottages were designed with the architects department of London County Council where the project architect was W A Scott who worked under the direction of the senior architect W E Brookes. Scott was much influenced by the Arts and Crafts movement and a few years later went on to become professor of architecture at Dublin University. This project was one of several other fire stations erected across London at about the same time and is considered an exemplar of such by Historic England.
- 9.1.2 The main structure of the terrace has traditionally built external walls of solid construction being built in one and a half brick thick wall where the bricks are laid in English bond in a traditional lime mortar. The lower half of the external walls, below a horizontal tile creasing course at approximately ground floor level was originally pointed in a hard white lime mortar with a well defined struck joint. The upper part of the walls were finished with pebble dash render from the outset with a bell mouth fillet at the bottom over the tile course.
- 9.1.3 The lower sections of the wall were faced with a hard cement render that was then finished with a spatter-dash or Tyrolean finish that from the form of material used and the style of finish could suggest an application date to the 1960 – 70s. This applied material has resulted in quite detrimental effects on the brickwork underneath largely due to damp related problems. The use of such hard and vapour impermeable material may also have caused problems to the interior in the form of damp.
- 9.1.4 Over the year the pebbledash has become very heavily over painted that has resulted in a visual appearance that is somewhat amorphous with a general loss of surface texture.
- 9.1.5 Around the house the windows have had some alteration and adaptation. The rear window to the north cottage is a different style to that elsewhere and others have had some minor changes. The most significant change is to plain glass in the windows instead of leaded lights as can be seen in an early photograph of the front. It is possible that the two casements seen in one of the houses during this site inspection may be original.
- 9.1.6 The rear extensions are very much features of their apparent age and time of building in terms of style and construction methods and are typical of the 1960 – 70s. This is also reflected in the interior finishes and fittings in the extensions.
- 9.1.7 The internal structure is a mixed of what would have been perceived as traditional and modern when they were built. The roof and first floors are of timber construction of a form and style that was typical for most properties of this age. However, the internal walls are in cast in-situ concrete using what appeared to be a form of Portland cement, which was at that time quite a new material.

- 9.1.8 During the construction of this site it appears that problems were encountered with the foundations under the corner of the watch room in the fire station. A note on the cottage plans show where the foundations and the wall between the two southern cottages were reduced to balance materials and costs for the project.
- 9.1.9 Internally the houses appear to be largely as they were built in respect of layout and fittings, although there has been some amount of dereliction and possibly vandalism. A few changes have been made such as the removal or adaptation of the chimney breasts in the kitchens and the fireplaces elsewhere in the house.
- 9.1.10 Each cottage originally had a toilet with a small larder against the dividing wall adjacent to the original back door. These toilets opened to the outside in the backdoor opening. Ghost lines for these elements were distinguishable on the walls of the kitchen behind the decorations.

9.2 Historic Impact

- 9.2.1 As part of the overall work to the houses the bulk of the alteration work will be to the interior in the form of comparatively minor extent and the beyond that the majority of this can be classed as maintenance and repair. This will include the restoration of the joinery and cupboards on the first floor, particularly those over the head of the stairs in the north cottage. This will generally help to restore the historic character of the interiors.
- 9.2.2 The windows will be fully overhauled and repaired and the kitchen window to the north cottage will be replaced in a form and style to replicate that which was originally fitted in the opening and therefore match those used elsewhere on the rear elevation.
- 9.2.3 The restoration of the flat roof over the modern extensions will return them to their original external appearance as well as their function and performance. Thermal insulation will be upgraded to modern standards. Because of the age of the roofs there will be no loss of historic fabric or character, but restore matters to how they were when built with improved energy efficiency.
- 9.2.4 In stripping and recovering the main roof there should be no loss of historic material apart from those slates there have perished through age related deterioration. However, such slates will be replaced by fully matching colour and sized material from suitable quarries.
- 9.2.5 Rainwater goods around the building are to be overhauled in-situ so will result in any loss of historic character or fabric.

- 9.2.6 Fireplaces are to be closed-up, but at present these are a mixture of forms and styles where they still survive and are mostly lost or severely damaged. The proposed work will not result in any particular loss of historic fabric and only very marginal loss of historic character. However, the result in rooms that will generally be more useable and more energy efficient than they are at present.
- 9.2.7 The eradication of dry rot and the restoration of first floor structures, particularly against the rear wall will be a distinct improvement in the fabric, although in doing so there will be a loss of historic fabric of a now very inferior or deteriorated type. The replacement floor and associated ceiling structures will recreate the original fabric and therefore fully restore the historic character and therefore the utility of all these rooms and the structure in general.
- 9.2.8 Internal doors and linings will be restored to match the existing so as to restore the historic character of the building and preserve much historic fabric.

10 CONCLUSION

- 10.1.1 Over the years, particularly in the last two or three decades these cottages have changed in many ways that vary from fashion to lack of maintenance. In more recent times the cottages have been taken out of use and this has also resulted in further deterioration. When all these factors are combined it has meant that there has been much loss of historic character mostly to the interior, but also to a slightly lesser amount externally. Some historic material has been lost through historical changes and alterations, general wear and tear and age related decay.
- 10.1.2 Overall the proposed works to these buildings are very limited and so there will be very little if any loss of historic fabric and in many areas there will be a positive improvement in historic character. The main objective is to restore these cottages in a manner that preserves as much of their significance as possible whilst creating homes that are acceptable for modern living.