

## HERITAGE STATEMENT rev. 00

### Heritage Asset and its Setting:

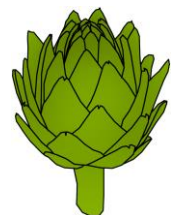
Project Address: 2 Heath Villas, Vale of Health, London, NW3 1AW  
Conservation Area: Hampstead Conservation Area

### Project Overview:

Single storey rear extension (lower ground) and loft conversion/ extension works to an existing non Listed terrace house which encloses the northern end of Hampstead Pond. There is no change to the front elevation.



Photo 1 Front elevation

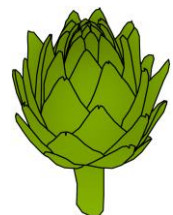




*Photo 2 View from the heath access looking up Vale of Health Road*



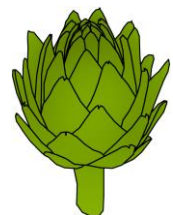
*Photo 3 View of rear elevation from Hampstead Ponds*







*Photo 4 and 5 view towards the rear elevation form the opposite side of Hampstead Ponds*





*Photo 6 view towards the rear elevation form the opposite side of Hampstead Ponds*

In order to achieve the external landscaping, the following alterations/ interventions will be required:

Front elevation and front landscaping:

- No change

Rear elevation:

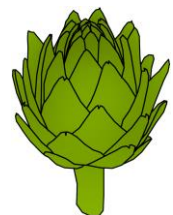
- Removal of existing rear basement level window.
- Form new opening for basement level
- New single storey rear extension at lower ground floor level.
- Removal of rear part of existing roof.
- New loft conversion/ extension.
- Existing chimney retained.

Internal alterations:

- Not reviewed due to non Listed status of building.

Rear Landscaping:

- Remove existing courtyard hard landscaping.
- New courtyard landscaping around new extension.
- No change to the rear brick wall addressing the pond. No change to the landscaping viewable from Hampstead ponds.



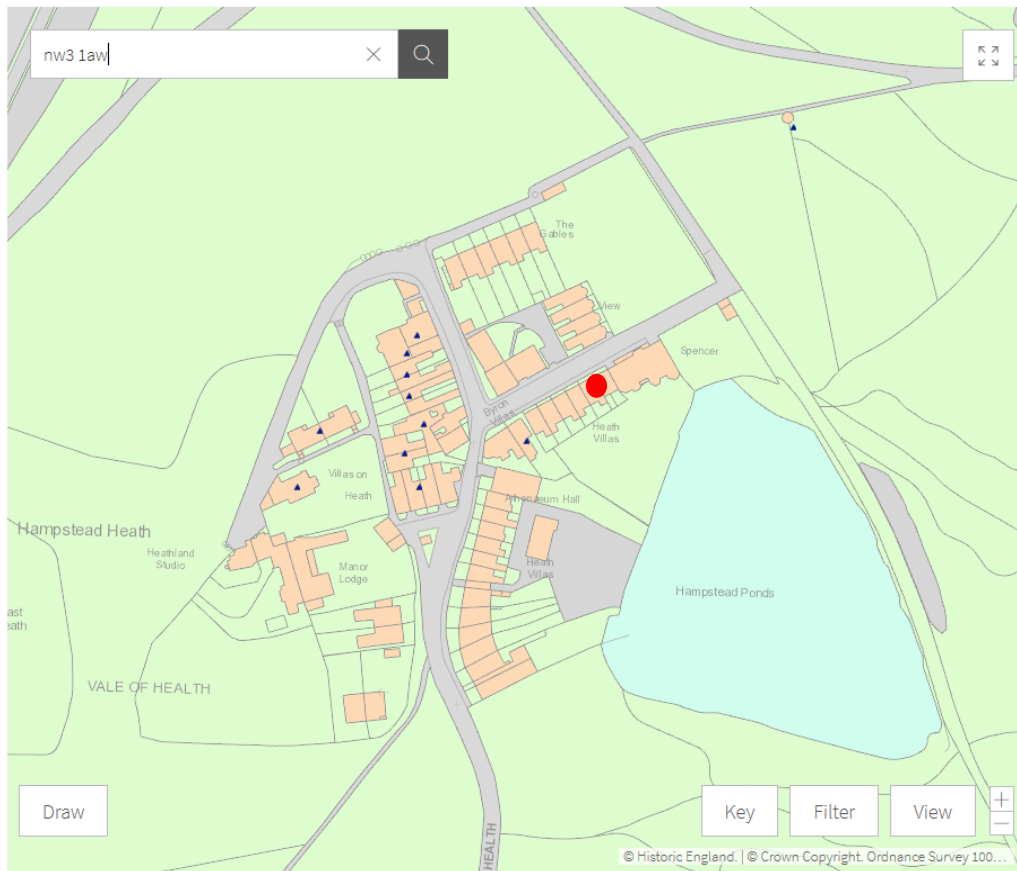


## Setting Overview:

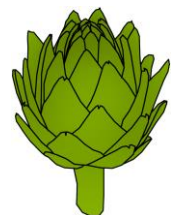
No. 2 is a mid terrace house along a narrow residential road. The house is traditional in appearance with smooth painted rendered walls and framed whitened painted sash windows. The front door is elevated from the street level. The roof is difficult to view from the street level due to the narrow streets however is assumed still to be a traditional slate roof. Brickwork chimneys project along the terrace from all of the houses.

The Vale of Health is a hamlet of houses surrounded by Hampstead Heath built when the area was drained to build houses and a reservoir designed by Hampstead Water Company in 1877. The area was previously known as Gangmoor and Hatches. A few doors down from the property used to stand the Vale of Health Hotel which was demolished in 1964 to make way for the 6 storey brick flats that now stand there. The property itself was built in 1863 by Cluverhouse as part of a group (1-6). Houses 7-12 Heath Villas were built later in 1868.

The property is 3 storey including the lower ground floor level and most of the properties along the terrace have been altered at roof level to provide loft accommodation apart from No.2. The lower ground level is largely concealed from view from the pond by a brickwork wall which separates the property courtyards from the private formal landscaped pond garden. The public sides to the pond are more of a woodland landscaping, informal in nature.



Map taken from Historic England Listing Database. Property shown with a red dot.



## Impacted Heritage Assets:

The building is not Listed.

The closest Listed building is a short distance away also addressing the pond. This is shown with a triangle on the map above.

BYRON VILLAS NUMBERS 1 AND 2, VALE OF HEALTH

List Entry Number: 1379077

Grade: II

There is no known impact upon archaeology from the proposals due to the extent of former ground disturbance.

The proposals sit within the Conservation area of Hampstead Heath

## Assessment of Significance:

The building has high aesthetic group value within the Conservation Area and as such is very much worthy of retention as part of the larger terrace group. The traditional architectural detailing and materiality reflects that seen typically within the conservation area. Its current building usage reflects that of the immediate vicinity and also that for which it was originally designed and so is also of significance.

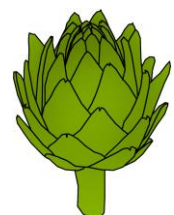
In a standard situation the front elevation would generally be of a high importance with the rear elevation taking secondary precedence. However in this instance the buildings form part of an iconic view of the reservoir/ pond and in our opinion the rear is an elevation of greater significance than the street view.

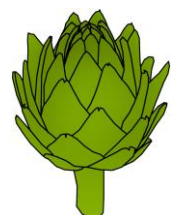
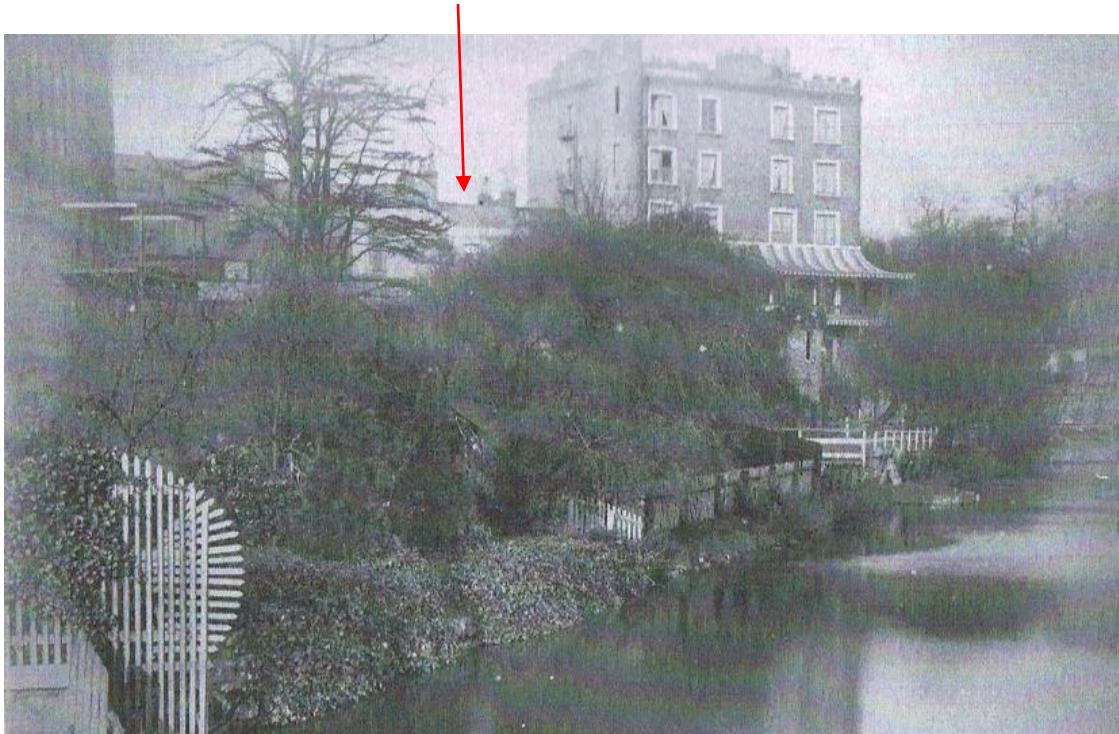
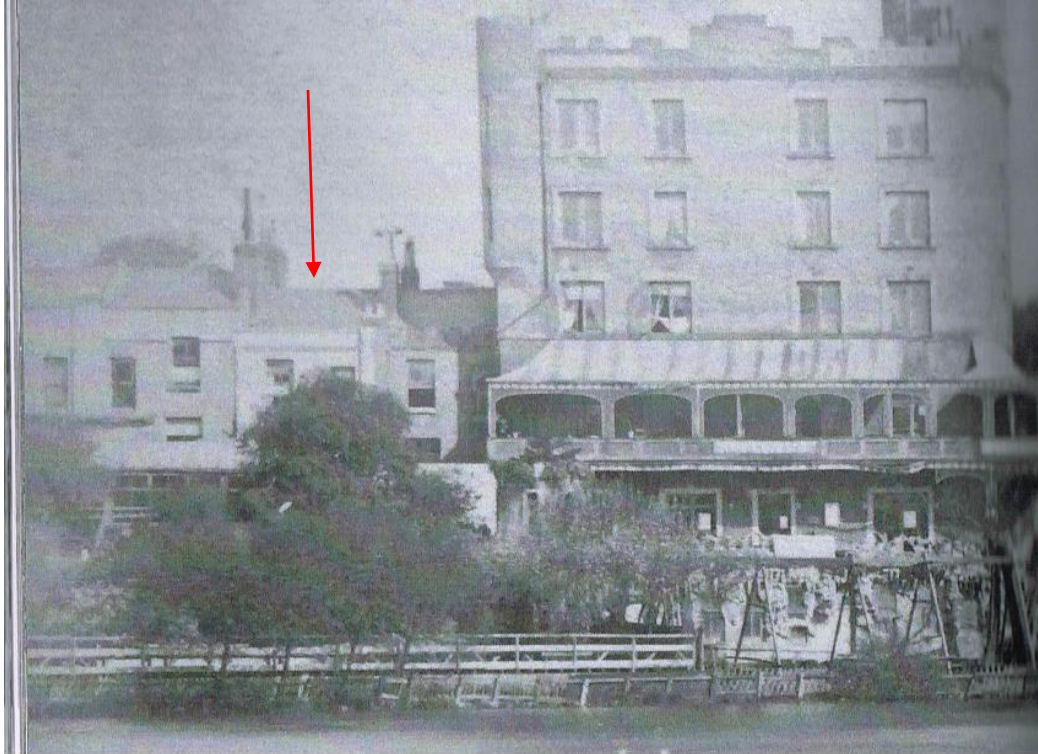
Changes to the building rear elevation will have a high impact upon the Conservation Area and general views of the heath and as such should be of a high quality and respectful of the existing architecture.

The rear courtyard gardens are limited in size and simple in their detailing concealed the lower ground floor. The rear wall which separates the courtyard gardens from the landscaped area (formerly the hotel gardens) surrounding the pond is a significant contribute in the significant view across the pond to the back of the terraces.

The landscaped gardens which formerly belonged to the hotel used to host throngs of summer visitors in the early 1900's.

Thomas Barratt a local historian, photographer and renowned for making Pears Soap famous, captured views of the pond (and building) in his photographs (approx. 1880 and 1890) -see next page.





## Development Impact on the Historical Asset:

**Front elevation:** No impact upon the front elevation or the streetscape as a whole.

**Rear Elevation:** The lower ground floor is largely concealed by the high wall that separates the courtyard and the landscaped garden. Since the rear wall is not proposed to be removed then the impact of the new single storey extension upon the important view from the pond will be minimal, if any. It would not detract from the overall traditional form of the buildings.

The roof alterations will have a much greater impact upon the view however all of the surrounding properties have been altered in this manner and the proposals would not detract from the architecture of the place. The existing chimney is proposed to be retained and the ridge level is not being raised.

Elaborate or large scale proposals in the rear garden spaces would detract from the architecture of the main building and cause harm. The proposals however are low key, simple in nature and do not detract from the architecture of the building using a traditional palette of materials.

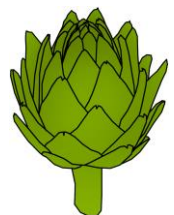
**Internally:** Not relevant as the building is not Listed.

**Scale and Massing:** there is no impact upon the scale and massing of existing architecture. The proposals are low key and simple in nature.

## Design concept/ Reason for Development:

To improve the internal accommodation/ facilities for the existing owner.

Refer to Design and Access Statement provided by the applicants Architect.





## Relevant Policy:

The Government has set out its planning policies for the historic environment in the National Planning Policy Framework (NPPF). This was published in March 2012 and replaced Planning Policy Statement 5: Planning for the Historic Environment. The PPS5 Practice Guide remains valid for use alongside the NPPF.

In determining applications, the NPPF explains at paragraph 128 that local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.

Historic England 'Conservation Principles' deem new work or alteration to be normally acceptable where the proposals do not materially harm the value of the place. They consider the setting of the heritage asset to contribute greatly to its significance. They accept that a heritage setting changes over time

The local authority guidance also includes policies which seek to ensure the protection of the historic environment and that development is of a high quality and seeks to preserve or enhance the character and appearance of the Heritage Asset. Changes to the setting of historic buildings / Conservation Areas are to be sympathetic in terms of siting, proportion, scale, form, height, materials and detailing.

## Conclusion:

The proposed alterations to the terrace house are small scale, use traditional materials and are simple in nature. They are similar to alterations already carried out along the row of terraces. The building is not Listed however the rear view of the terraces is an important vista within the Conservation Area as a whole and Hampstead Heath. The proposals are respectful of this and will have little or no impact upon these vistas.

The proposals act in accordance with the requirements of the local authority as well in accordance with Historic England development guidelines and policies.

