



Archangel Heritage

The Heritage Research Specialists

HERITAGE STATEMENT

Vine House, Hampstead Square, Hampstead, NW3 1AB

Grade II Listed Building (List Entry Number 1378721)



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1 Introduction

1.1 Overview

- 1.1.1 In December 2019 Archangel Heritage Ltd was commissioned by Julia and Rob Gosman to prepare a Heritage Statement for Vine House, a prominent early 18th century property at No. 6, Hampstead Square, Hampstead, London NW3 1AB. The property is a Grade II Listed Building (List Entry Number 1378721) and is situated within the Hampstead Conservation Area (NGR 526420, 186110).
- 1.1.2 Set within landscaped grounds of c.0.25 acres the property comprises the main house and outbuildings to the rear. Pedestrian access is taken via a gate through the garden wall opposite the front door which faces Hampstead Square. Vehicular access is taken from Holford Road along the eastern side of the property.
- 1.1.3 A programme of works is proposed to remodel and expand the basement of the house.
- 1.1.4 As required by the London Borough of Camden this assessment has been prepared to inform the application for Listed Building Consent and planning application for the proposals in line with the requirements of *National Planning Policy Framework Chapter 16 Conserving and Enhancing the Historic Environment* (NPPF). It specifically addresses paragraph 189 which requires applicants to provide a description of the significance of heritage assets, including any contribution made by their setting, in order to provide sufficient level to understand the potential impact of the proposal on that significance.
- 1.1.5 This report firstly presents an understanding of the property as it stands today with particular reference to historic and architectural features detailed in its Listing description. This is followed by an analysis of the significance of the building, a designated heritage asset (as defined by NPPF para 193), informed by the results of a study of its archaeological and historical development including an historic building appraisal. The report concludes with a summary of the schedule of works proposed to the listed building and an assessment of the impact of the proposals on the significance of the listed building and archaeological resource together with any mitigation and/or justification where required.
- 1.1.6 This report makes reference to the relevant legislative framework contained within the *Planning (Listed Buildings and Conservation Areas) Act 1990*, as well as national and local policy (see Appendix 1). In addition the relevant Historic England guidance has been consulted to inform the judgements made. It is further based on the findings of a site visit and assessment, historical and cartographic research, including a review of data held by the Greater London Historic Environment Record, and application of professional judgement.

2 Understanding the site

2.1 Site and location

- 2.1.1 Vine House is situated in Hampstead Village within the northern margins of the historic core of the settlement. It occupies a brick-walled corner plot defined to the south by Hampstead Square and to the east by Holford Road. To the north the boundary is defined by a 4-5m high brick wall shared with the neighbouring property *High Close* which fronts Holford Road. To the east a 3m high wall is shared with the neighbouring properties of *Northcote House* and *Northcote Mansions* (Plate 1).



Plate 1 Site location

- 2.1.2 The closest listed building to Vine House is the mid Georgian terrace on the opposite side of the road to the front of the house Nos. 7, 8, 8A and 9 Hampstead Square. The Hampstead Conservation Area Statement references the façade of Vine House in the description of the streetscape for Hampstead Square (Conservation & Urban Design Team, London Borough of Camden, 2002).
- 2.1.3 Vine House is situated within an Archaeological Priority Area as defined by the Greater London Archaeological Area Service. This designation is not statutory; rather it has been created to highlight where there is considered to be an increased archaeological interest. In this case that interest is defined by the historic core of Hampstead and its later 17th and 18th century expansion. Within this area applicants are required to carry out an assessment of the likely nature of the archaeological resource within their site and any impacts that may result from the proposals.

2.2 The building

Overview

- 2.2.1 Vine House is a double fronted, three-storey detached property with basement. It has its origins in the early Georgian (Queen Anne) period with its earliest elements likely to date from the first decade of the 1700s. It has, however, been repeatedly altered since at least the late Georgian period, with work to the roof being carried out as late as the mid-20th century.
- 2.2.2 The entire property is of brown and yellow stock brick (rear elevation is painted) laid in Flemish bond with red brick dressings. The slate hung roof of the front half of the house is low pitched in keeping with a late Georgian style. To the rear there are two projecting ranges with tiled, pitched roofs and a flat roofed range.

The following is a description of Vine House and its outbuildings based on the information within the Listing description and observations made during a site visit.

South elevation

- 2.2.3 The south front (Plate 2) is the principal elevation facing Hampstead Square from which it is separated by a small patio and 3m high brick garden wall. This elevation represents the original façade to the 18th century Queen Anne house, although the original brickwork was refaced and repointed in the 19th century. The five bays of windows have early Georgian flush sashes with moulded frames in a six over six arrangement with a plain brick band above the ground floor windows. The ground and first floor windows have segmental brick arches with square headed sashes on the second floor. The front door is central, of painted softwood and six-panel construction set in a wooden door case with a rectangular over-light with intersecting tracery. Above the door is a straight hood supported by ornate console brackets. The hipped roof is slate hung with a low pitch and a plain modillion eaves cornice on this elevation. All elements of this façade, save for the low pitched roof, are contemporary with the earliest phase of the house.



Plate 2 South (principal elevation) of Vine House, looking north

West elevation

- 2.2.4 The upper portion of the west elevation is visible from the road on the approach from Heath Street. The front half is of repointed early 18th century brown brick with four blind windows, with a full-sized pair towards the front and a narrow pair towards the rear (Plate 3). A plain brick band continues from the main façade at first floor height. The roofline is of low pitch with corniced eaves and brick chimney stack. A later (1930s) single storey bow window with French doors gives access from the garden.



Plate 3 - West elevation, the extension (left) has a flat roof looking east

- 2.2.5 The rear half of the elevation represents a later extension to rear of the Queen Anne house (Plate 3). At ground level is a wide casement window with a straight brick head. The first and second floor windows are concealed box sashes with six over six arrangements with a segmented brick arch and straight brick head, respectively, and appear to date to the late 18th/early-19th century. The roof on this half of the elevation is a flat roof with a parapet constructed from 20th century bricks.
- 2.2.6 At least four phases of structural development can be observed on this elevation; the Queen Anne house being extended to the rear, its windows blocked up, a later early 20th century addition of a bow window being inserted on the ground floor, and a later still amendment to the roof of the extension to create a flat roof with parapet.

North elevation

- 2.2.7 This is the rear of the house. During the early 17th century when the house was first built this would likely have been a yard area used for storage and carrying out the daily services of washing etc. There may have been a few informal buildings here; it was not unknown for kitchens to be located in separate buildings to the rear of the main property. Today this yard area is taken up with two ranges which extend from the main house. The whole elevation is of painted brick with a mixture of modern wooden and plastic casement and sash lights on all floors (Plate 4). The random window insertions for ancillary rooms and bathrooms and a number of drainpipes give this side of the house an informal feel in keeping with its hidden aspect at the rear of the property. To the left is a double-pitched range with wide plain brick banding at first floor level. To the right is a separate bay with only two windows (ground and first floor). This bay is flat roofed, although it did once have two narrow pitches (see below). Together the two halves of the elevation represent two separate phases of rear extensions to the main 18th century house.



Plate 4 - North elevation with painted brick work and window insertions, looking east

East elevation

- 2.2.8 The main features of the east elevation are a three-storey canted bow window with Juliette balcony at first floor height. Built of brown London stock brick it is depicted on the 1866 Ordnance Survey map but likely dates to the Regency period when bay window additions were becoming fashionable again. The second floor windows have been replaced with mid-19th century plate glass sashes.
- 2.2.9 A mid-20th single storey brick extension, originally a boiler room with adjoining glasshouse, extends into the garden separating it from the driveway.
- 2.2.10 Alike to the west elevation, there is a straight joint in the brickwork to indicate the extension to the back of the Queen Anne house. It is possible that this wall was rebuilt as part of the first phase of extending the property to the rear.

Interior - the main house

- 2.2.11 The plan of the original house was modest in size with a simple layout of a single room either side of the central hallway/landing. There is no indication of the original use of the rooms but it would have been typical for the ground floor to accommodate a kitchen/scullery and a parlour with the principal reception rooms such as the dining and withdrawing room on the first floor and bedrooms on the second floor.
- 2.2.12 A visual inspection of this part of the house showed that few interior fittings of any real age appear to survive. The panelling within the entrance hall is of twentieth century date and there is an ornate dentil and pearl cornice in the hallway, but this design had a long period of use and could be later. The staircase with its barley twist balustrade and carved dark wood handrail and newel posts also appears to be Victorian in style. The entrance hallway is off-centre which is unexpected, as one would expect to find a central hallway/staircase within a symmetrical plan of a classically designed, detached house.

- 2.2.13 Throughout the rest of the downstairs there are no original floors, doors, fire surrounds/fireplaces, window shutters or decorative mouldings. Most corning and architraves are deep, but reeded/plain and are in very good condition. No corning is present in the kitchen, back hall and utility room. The ceiling level has been lowered in the room to the west of the hallway and now masks the lintel moulding of the window surrounds.
- 2.2.14 The general plan form of the downstairs is repeated on the first and second floors with the two principal front rooms leading off the central stairwell/landing and with smaller room divisions in the extended wings to the rear.
- 2.2.15 There is a basement immediately below the footprint of the oldest part of the house. It is small with a limited floor to ceiling height and may only ever have been intended as a wine cellar or for storage.

Outbuildings

- 2.2.16 To the rear of the property there is a single-story painted brick-built building currently in use as a garage (Plate 5). The first phase of the structure dates to the mid-19th century when it was likely built as a wash house and outhouse to service the main house. The small flat roofed extension with timber casement windows was added in 1928 (see below) by which time it was in use as a garage. It is currently used for parking and storage and is in good repair.



Plate 5 - mid 19th century brick built outbuilding with later additions, looking east

3 Understanding the historic development

3.1 Introduction

- 3.1.1 The development of the building and its grounds within the wider context of Hampstead has been pieced together from a review of cartographic evidence, artistic representation, historical documents and photographs. Whilst close dating of the various building phases cannot be made with the available evidence, a relative phasing for the property based around some key dates can be made and is presented below in the form of a morphological plan. All consulted sources are listed in Section 8 and in the Bibliography.

3.2 Historical context and building development

- 3.2.1 Hampstead town grew up on the southern slopes of the heath. At its core were the manor and the church and the fresh water from the Kingswell. The High Street is thought to be one of the oldest parts of the settlement (Baker, et al., 1989). Hampstead's history relates closely to its situation out with the bounds of

the fast developing and heavily populated streets of later medieval London, its naturally occurring springs and wells and the picturesque aspect of the heath. By the 15th century the increasingly wealthy merchant class and gentry were taking up residence, rebuilding and renewing the outmoded timber medieval houses with new and fashionable brick properties (ibid).



Plate 6 - 1746 John Rocque - *The Country Ten Miles Round London*

- 3.2.2 By the 17th century the northern extent of Hampstead Town stretched to the junction with Heath Street where there was a wide green and beyond it the steep heathland where animals grazed the pasture. Beyond this point the settlement grew northwards in an unplanned fashion. On the steep rough ground on the edge of the heath small areas of land would be enclosed and a dwelling erected. Over time the passages and spaces in between these enclosures became roads and squares stretching up the hill either side of Heath Street (Baker, et al., 1989). In 1725 the area of Hampstead Square as it was 60 years previously was described as a '*high hill and a sandpit*' (ibid).
- 3.2.3 The real beginnings of the expansion and fortunes of Hampstead are traditionally credited to the foundation of the Wells charity in 1668 and subsequent commercial exploitation of the mineral waters. It was during this period when Hampstead was at the height of fashion that Vine House was built, perhaps by a wealthy merchant or member of the gentry as a rural retreat on the quiet edges of Hampstead village. It is likely that the wider square plot within which Vine House sits originated as a piecemeal grab of land from the heath. By 1737 all enclosures had been recorded and the framework for the development of the 18th century landscape of Hampstead was set.
- 3.2.4 The earliest depiction of Vine House in any detail is the 1746 Rocque Map of *The Country Ten Miles Round London* (Plate 6). To the south the burgeoning settlement of Hampstead is laid out around its historic core of the High Street.
- 3.2.5 By the time the Rocque map was drawn Vine House was approximately 30 years old. The map shows it as being set back from the main northwards thoroughfare of Heath Street, effectively positioned behind the street front property (now Northcote House) with which it shared a large, roughly square plot. There was

no 'Hampstead Square', and access to Vine House was taken from Heath Street and through the shared plot, with no access depicted through the garden wall of the Hampstead Square Road as is today.

- 3.2.6 To the rear of the house the plot was laid to garden with a more formal square set out between the House and the property fronting Heath Street (Northcote House). To the immediate east the cartographers observed enough of a slope to indicate with hachures a hill or sloping land, which extended around the southern boundary of the Vine House plot with orchards laid to the south.
- 3.2.7 Also to the south is a square plot contained three terraces. This plot appears to have developed from the early 18th century onwards with the street frontages on Heath Street being the first to develop, followed by the terrace on Elm Row and finally the terrace along what is now the road named Hampstead Square. Access to this plot was from Heath Street and through past the northernmost terrace. This plot forms the basis for the layout of what is now Hampstead Square.
- 3.2.8 From a review of this map it is clear that the original aspect and aesthetic intent of Vine House was one of a grand frontage, set away from the main road within its own grounds on the rural edge of the town. In real terms 'Hampstead Square' is a later development and has actually encroached on the original landscape and setting of Vine House. When first constructed it is likely that the plot to the immediate south was not built on, and was likely an orchard or garden. As a result the position of the house on the elevated ground above the village would have given good views from the principal (southern) front across Hampstead. Likewise there may have been impressive glimpses of the façade when approached from the south. Its original views to the north would have been over towards the rural heath.
- 3.2.9 Whilst cartography of this date is taken to be illustrative rather than empirical, Rocque does appear to have shown the plan form of Vine House as a rectangle, rather than the square that it is today.
- 3.2.10 The 1762 Ellis *Plan of the Manor of Hampstead* records Vine House as Plot 189 'A messuage and outhouse, stable, necessary and garden belonging to Mrs Mary Morgan in the occupation of Mr John Reynolds'.

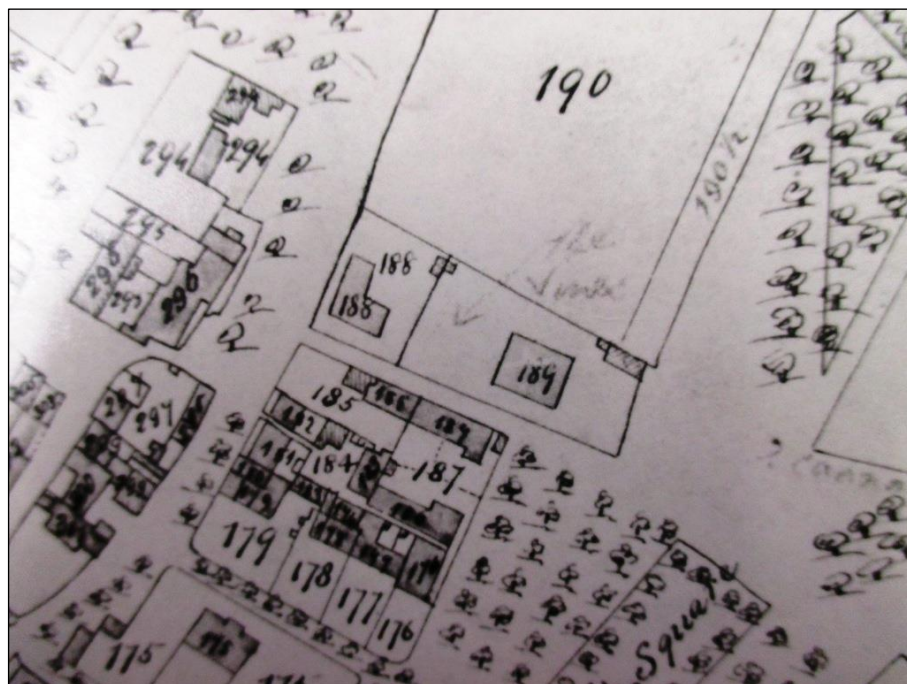


Plate 7 - 1762 John Ellis *Plan of the Manor of Hampstead*

- 3.2.11 The extent of the gardens and grounds shown on the 1762 plan is the same shape and size as the present day grounds surrounding the house (Plate 7). The wider plot has been subdivided with the largest portion taken in by Lot 190 (now *High Close*) with the precursor to *Northcote House* on Heath Street occupying the adjacent Lot 188. This map also shows one of the earliest depictions of the precursor to Hampstead Square, a rectangular grove marked out to the south-east of Vine House.
- 3.2.12 The outhouse and stable are in the north-east corner of the garden and the 'necessary' is in the north-west corner back-to-back with the next-door facility, presumably sharing a sewage pit.
- 3.2.13 The outline of the house shown on this map appears larger and squarer than on the preceding Rocque map, which shows a building with a definite rectangular plan. When compared with the present day dimensions of Vine House, the 1762 extent of the building matches almost exactly. This suggests that by this date the original Queen Anne building had been extended to the rear (northern elevation).
- 3.2.14 Whilst this area of Hampstead was covered by the first tranche of Ordnance Survey cartographers in the early 1800s (British Library OSD 152, 1807), the earliest 19th century depiction of Vine House at a large enough scale is the 1847 *Plan of the Parish of St John* (Plate 8). By this time the line of Holford Road, to the east of Vine House had been formalised. The plan is a basic sketch showing the outline of buildings but no other real details appear within the plots, save for boundary walls and trees/shrubs. The plan of Vine House is square but with the addition of the canted, semi-circular bay window to the east elevation.



Plate 8 - 1847 *Plan of the Parish of St John* (LBCALSC)

- 3.2.15 It is likely that the impetus for this addition came as the landscape around Vine House continued to change. Views to the south, from the property's principal elevation, had become more built up as the settlement at Hampstead expanded. However, the prospect to the east was still relatively undeveloped and open. It is likely that, through the addition of the window, the owner sought to incorporate these more open views into the living space of the house. The exact date of this addition is not known however slightly curved or 'bow' windows became a feature of the Regency period and so it is reasonable to assume that the window may have been added in the first decades of the 1800s (not in the late 19th century as stated in the Listing description).

- 3.2.16 Whilst the property had been lived in by a W. Pownall and then a Richard Beachcroft, both of the legal profession (Baines, 1890; UK census 1851, The National Archives HO 107/1492/30), by the mid-19th century the fortunes of Hampstead were failing. An influx of lower classes from the city had led the area to become less desirable and there was overcrowding and issues with sanitation. Many of the former grand residences, such as Vine House, were tenemented (Baker, et al., 1989).
- 3.2.17 The garden wall enclosing the house and separating it from the plot to the north and east is shown and continuing along Hampstead Square to the south. Whilst there is no clear indication that access is taken from Holford Road the gap between the house and the southern boundary wall would indicate perhaps an entrance or approach to the house from this side. The shape of Hampstead Square as it is today is now clearly recognizable as the lozenge (not square) of land marked by the junction of Holford Road and Cannon Street to the north and the eastern end of Elm Row to the south.
- 3.2.18 Just 13 years later in 1866, the very detailed Ordnance Survey plan at the scale of 6 inch to one mile gives far more detail as to the development of Vine House, its gardens and surroundings (Plate 9).

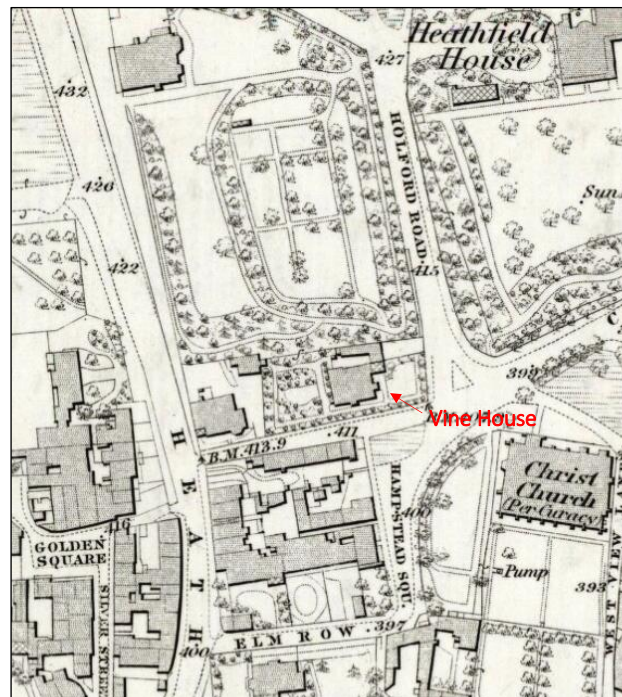


Plate 9 - 1866 Ordnance Survey Map First Edition

- 3.2.19 For the first time since 1762 buildings are shown to the rear of the house, with an L-shaped block adjoining a glass house on the house's east elevation. To the east and west of the house the gardens are laid out with paths and lawns in a similar configuration to that of the present day. Access to the property was now from Holford Road with no gateway through the garden wall on to the south shown as yet, although for the first time a porch over the doorway is detailed, likely a result of the mapping scale. To the north of Vine House lay the extensive formal gardens of the neighbouring property. For the first time Hampstead Square is named, its eastern side being formalised by the construction of Christ Church in c.1850.
- 3.2.20 The 1871 Ordnance Survey map is the first to show a formal entrance through the garden wall of the property, opposite the front door (not reproduced). Little else has changed within its grounds or within the immediate surroundings of the house. It was during the 1870s that Vine House was first occupied by its only real resident of note. Non-conformist minister, temperance reformer, composer and author

Christopher Newman Hall (1816-1902); he lived here until his death. A social activist, he was a vocal supporter of the abolition of slavery and Chartism, and published a very successful book on salvation.

- 3.2.21 A painting of Hampstead Square dating to 1896 is likely the first, albeit it partial, representation of Vine House (not reproduced). A glimpse of the first and second floor windows and left-hand corner of the low pitched roof can be seen to the right of the scene. Whilst this painting does not show much of the house it does confirm that the low-pitched roof was in place by the late 19th century, thus confirming that it is likely to be a late Georgian replacement of what would have been a much steeper pitched, possible Mansard roof more typical of a Queen Anne house.
- 3.2.22 In 1875 local builder William Shepherd began building the row of late Victorian Villas on the east side of Holford Road (Baker, et al., 1989). There was little change to the layout of the grounds of Vine House. In 1884 *High Close* was built to the north, as a home for nurses.
- 3.2.23 The earliest complete visual representation of Vine House is a watercolour by local artist Patrick Lewis Forbes (1860-1939) dating to 1904, painted as 'The Home of Newman Hall' (Plate 10). In this painting the main south front of the property is depicted in relative detail and appears nearly identical to its appearance today.



Plate 10 - Vine House painted by P.L Forbes in 1904 - 'The Home of Newman Hall' (reproduced with the permission of LBCALSC), looking north

- 3.2.24 The earliest photograph located of Vine House dates to 1910 where a part of its south front is captured in a photograph of '*Hampstead Square*' (Plate 11). Apart from the ivy which in the intervening years since it was painted by Forbes has encroached on the façade, the frontage looks very similar to today. The general lack of trees in the square emphasises the height and prominence of the front of the house on the higher ground.



Plate 11 - Early photograph dating to 1910 of Hampstead Square showing Vine House (reproduced with the permission of LBCALSC), looking north-west

- 3.2.25 Around this time the property was recorded by the government's Valuation Office Survey (The National Archives IR 121/5/7, c.1910-c.1914) which mapped the extent of the buildings and grounds. The ancillary buildings to the rear are recorded as a '*Wash-house*'. The plans confirm the extent of the present day garage and outhouse. The layout of the building and grounds depicted in the plans is identical to that of the 1866 Ordnance Survey Plan.
- 3.2.26 The earliest plans showing the interior layout of Vine House date to 1919 (LBCALSC, Drainage Plans, Hampstead Square) and were made to inform the Sanitary Inspector at the Council of changes to the sanitary provisions within the house and their connection to the main drains. A partial plan of the rear half of each floor is shown depicting the locations of the main bathrooms and water closets in a similar layout to the present day. A rear elevation of the house is also shown, the layout of windows and external drain pipes broadly accords with the present day arrangement.
- 3.2.27 A Drainage Plan from 1928 (LBCALSC, Drainage Plans, Hampstead Square) date the flat roofed extension to the garage. This was the last significance change to this ancillary building. By 1934 the small glass house on the east elevation was replaced by the boiler building and glass house which are present today (Plate 12).

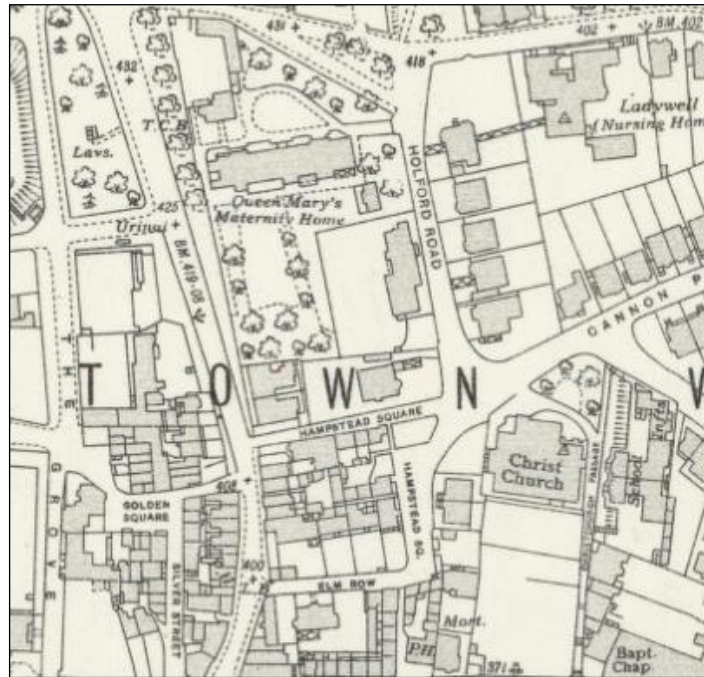


Plate 12 - Ordnance Survey London I.16 Rev 1934 to 1936 pub 1938

- 3.2.28 Shortly after this, records from the planning department confirm that the single storey bow window on the west side was added in 1937 (London Metropolitan Archives (LMA) GLC/AR/BR/17/069602 Building Act case file, Vine House, Hampstead).
- 3.2.29 The final significant documented change to the fabric of the house took place in 1952 when extensive works to the roof were undertaken by the owner, a Mr George William Augustine Burnside (*Hampstead and Highgate Express* 11 January 1952). A comparison of the roof layout shown on a 1944 aerial photograph of the house with that of a modern aerial photo show the extent of the works (Plate 13 and Plate 14). Whilst from the ground the changes did not affect the roofline, behind the ridge the entire central gully, including a possible dormer window have been removed and replaced with a shallow pitched slate slope. The flat roof of the rear extension was likely also created at this time with the removal of the two narrow pitches seen on the 1944 photo. In real terms this work resulted in the almost total replacement of the late Georgian roof on the oldest part of the house. This roof in itself was a replacement of a likely steeper-pitched tile hung roof more typical of early 18th century design.



Plate 13 - 1944 aerial photograph of Vine House showing roof layout (Getmapping 2015)



Plate 14 - Aerial photograph of current roof of Vine House showing loss of central gully and two pitches to the rear (Getmapping 2015)

- 3.2.30 By the 1940s the adjacent property to the north, *High Close*, occupies its present extent. A review of later Ordnance Survey maps show there are no significant changes to the plan of Vine House or its outbuildings throughout the later 20th century to the present day.

Summary of the main phases of Vine House

- 3.2.31 Following a review of all available evidence and a brief inspection of the property during the site visit the following morphological development of Vine House is proposed. Where dates are stated they are approximate. An annotated morphological plan is presented in Figure 1.

Early 18th century house

- 3.2.32 The earliest incarnation of Vine House is as a simple plan, modest early 18th century detached house. It is received knowledge that the property was designed by the same architects responsible for Burgh House on New End Square in Hampstead, but no evidence to support this theory was found during the course of research. Burgh House was built in 1704 and the flush sash widows of the façade of Vine House would point to a construction date in the first decade of the 1700s.

Mid - late Georgian rear extensions

- 3.2.33 The cartographic evidence is inconclusive but the 1762 map would appear to show a squarer plan to Vine House. The windows in the east and west elevations of the rear extensions date to the later Georgian period but they could be later replacements. What is certain is that the extensions happened in two phases. It is likely that at least one of these major phases of development would have corresponded with a replacement of the roof of the Queen Anne building.

Regency 1820-1830

- 3.2.34 The addition of the canted bow window on the east elevation likely dates to this period, when bow windows came back into fashion. It may be that this elevation saw additional changes to earlier windows, or perhaps a replacement of an earlier extension.

Mid-19th century

- 3.2.35 The outhouse to the rear of the property was built by 1866. It was originally L-shaped in plan and adjoined a glass house attached to the east elevation.

20th century

- 3.2.36 By 1930 the outbuilding to the rear had been extended slightly and the adjoining glass house demolished and replaced with a boiler room and glass house. In 1937 the single storey bow window was added to the west elevation.
- 3.2.37 Substantial changes to the roof of the Queen Anne part of the house were made in 1952 with the removal of the majority of the late Georgian roof and the creation of an area of flat roof at the back of the house, removing two small pitched roofs.

4 Understanding significance

4.1 Listed Building

- 4.1.1 Vine House is a Grade II Listed Building (List Entry Number 1378721) and, along with the outbuildings to the rear which are within its curtilage and pre-date 1948, is considered a 'designated heritage asset' under the NPPF. It was designated in 1950 on the basis of its special architectural and historic interest as an example of an early 18th century detached house.
- 4.1.2 Vine House derives the majority of its significance from the aesthetic values associated with its principal elevation where the handsome Georgian front to the building makes a very important contribution to the street scene, to the character of Hampstead Square and to the setting of the wider Hampstead Conservation Area. In architectural terms it is not the best example of a survival of a Queen Anne building; there are better examples in the immediate locale, such as Fenton House just to the west and Burgh House to the south, close to the centre of Hampstead. The surviving early 18th century fabric comprises the dentil cornice, windows and door of the south front and the blind windows on the west elevation.
- 4.1.3 Vine House has seen at least six phases of extension. In its original form the house was of modest size and extensions to the rear likely began in the mid to later Georgian period. It is within this timeframe that the original steeper pitched tile roof was replaced for a more fashionable low-pitched slate roof. Since then all the additions and alterations have been expressions of the desire of the owner/occupier to increase views from the property (Regency canted bow window), to improve access to the gardens (1930s bow window) or to service practicalities such as central heating (the 1930s boiler room) and the increasing importance of the motor car (1928 extension to the garage).
- 4.1.4 This study concludes that beyond the basic plan form of the interior which reflects the various phases of the development there is little surviving Georgian fabric to inform the significance of the property.

4.2 Archaeological interest

- 4.2.1 There are no records of archaeological sites or finds pre-dating the development of Vine House either within its bounds or its vicinity (Greater London Historic Environment Record, requested search, 2015). The area of Hampstead Square was formerly part of the southern margins of the heath and it is known that post-medieval sand pits were located in this area, probably immediately prior to the construction of the house. On this basis there is considered little or no potential for the presence and survival of pre- 18th century archaeological deposits within the grounds of the property.
- 4.2.2 The property has undergone a number of phases of development and additions since its construction in the early 18th century. For the most part these episodes have been focused towards the rear of the property, each extension/addition probably removing or building directly on top of the foundations of the previous phase.
- 4.2.3 In the early 20th century modern drains were laid to the rear of the property between the house and the garage. The excavations for these drains will have disturbed the ground in this area further.
- 4.2.4 The garage area was excavated when the retaining wall buttress foundations were installed and an underground oil tank installed in the late 1930s.
- 4.2.5 Overall, whilst it is considered possible that deposits relating to previous phases of the development of outbuildings and rear extensions to Vine House may be present within its grounds, and particularly to the rear of the current house, it is also highly likely that any remains will have been truncated and damaged by

later phases of development. Therefore, their ability to add any additional knowledge to the record beyond that which can be documented using historic documentary sources is likely limited. On this basis there is considered to be little archaeological interest within the property and it is scoped out of further assessment.

5 Proposals and assessment of impact

5.1 Introduction

5.1.1 The owners of Vine House wish to remodel and expand the basement of the house.

5.1.2 The existing basement of the house lies beneath the earliest phase of the building and is considered to be an original feature. It is accessed to the north from a ground floor hallway via a straight flight of 11 steps. The building material of the steps is not apparent as they are painted over; however, it is possible that it is brickwork contemporary with the adjacent walls as their reads are parallel with the bedding joints of the masonry. Although the masonry of the stairwell is painted over, it was possible to take accurate measurements which revealed that the average dimensions of the bricks are: breadth 100mm x thickness 58mm x length 215mm. These measurements exactly match the masonry of the south elevation of the house and this is taken, along with the orientation and extents of the space, as strong evidence that the cellar is contemporary with the initial construction of the property in the early eighteenth century.

5.1.3 The cellar is divided into three discreet spaces by brick partitions which also support the modern floor joists above. To the west is a substantial rectangular space with painted plaster walls and a plasterboard ceiling. In the south-west corner is a panel of modern brickwork probably inserted at the same time as a ventilation pipe which also acts as a conduit for wiring. The original dividing wall to the east of this chamber has been reduced at the south end to allow the passage of a disused gas pipe which bears a ticket indicating that it was capped off on 30/03/1960. The space to the east is accessed from the stairwell via a 0mm step riser. Its southern wall is painted brickwork and that to the east is painted plaster. Brick plinths divide the eastern space from another to the north. It is not immediately apparent whether these are an original feature; however, two short stub walls flanking a western entry point into the northern chamber are a later insert. The northern chamber is divided into two spaces through a 310mm high plinth of roughly cut-back masonry at its north end. This may be a truncated stillage. At the point of the step up, two brick corbels support an overhead bridging beam. The walls of the northern chamber are painted brickwork. Throughout the cellar is a level projecting foundation course off which the walls of the house above are constructed.

5.1.4 The proposals include plans to remodel interior of the cellar and to expand its current extents:

- The brick plinths dividing the east and north chambers are to be removed, as are the stub walls between the north chamber and the stairwell.
- A door is to be inserted in the north-east corner of the north chamber to access a newly constructed WC.
- The northern and western walls of the west chamber are to be removed and replaced with new walls further to the north and west dividing a laundry from a playroom.

5.1.5 The ground plans of these proposals were created by Hertford Planning Service and are included as an accompaniment to this report (Plate 15).

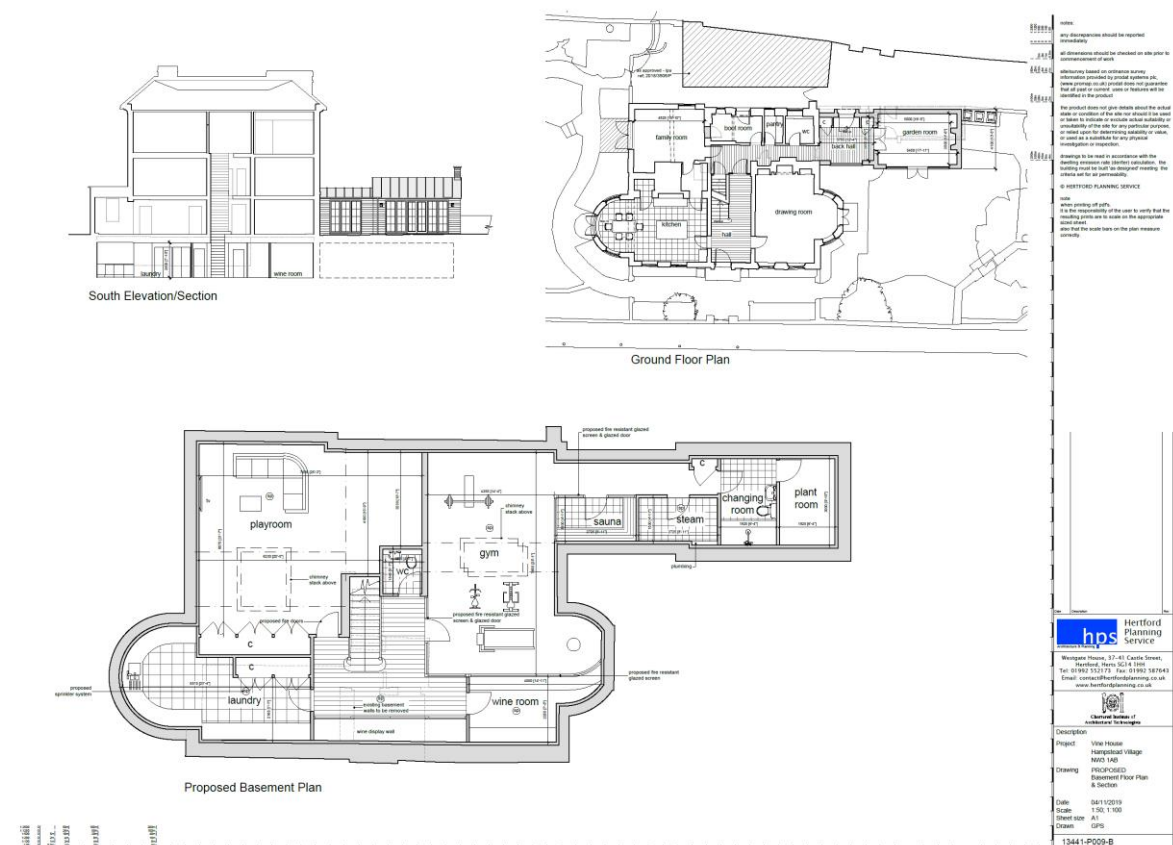


Plate 15 – Floor plans and sectional elevation of proposed changes to Vine House

5.2 Impact upon the Listed Building

5.2.1 The management and mitigation of change to the historic environment is based on the recognition with planning policy that heritage assets are an “*irreplaceable resource*” (NPPF para. 184). In line with national and local planning policies, development proposals which have the potential to affect designated and non-designated heritage assets and their settings should give weight to the conservation and enhancement of the assets consistent with their level of importance/ sensitivity. For designated assets significant weight is given to conservation and for non-designated it is taken into account in a balanced judgement.

Proposed internal works: Basement

5.2.2 The proposed works to the basement will not have an impact on the setting of Vine House and so will only detail the impact upon the fabric of the Listed building itself.

5.2.3 The proposal intends to preserve the stairs and stairwell in situ and so will not impact on the original mode of access into the basement. However, the intention to remove the plinths dividing the three chambers will lead to the loss of potential original fabric and of inserted walls. The most substantial impacts of the proposal will be the insertion of a door in the north-east corner of the north chamber and the entire north and west elevations of the west chamber.

5.2.4 Although the reason for listing of the house is mainly concerned with the impact that the south elevation and curtilage walls have on the group factor of Hampstead Square, given that much of the interior of the building has been significantly altered, the basement walls do represent a significant survival of the early eighteenth century house. Consequently, the removal of the north and west walls of the basement may constitute significant harm to the significance of Vine House. As the dating of the internal brick divisions is

less certain and at least the northern elements of these are secondary inserts their loss could be considered as less than substantial harm' to the significance of Vine House.

- 5.2.5 A compromise to ensure a minimal loss of this original early eighteenth century fabric might be to amend the proposals to access the WC from its north or west elevations rather than through the in situ historic southern wall. Equally, a minor change to the design of the south elevation of the laundry would enable the retention of historic masonry of the north wall of the west chamber.

6 Conclusion

6.1 Concluding statement

- 6.1.1 The aim of this assessment is to establish the extent to which the proposed works are likely to affect the significance Vine House as a building of special architectural or historical interest.
- 6.1.2 This report has identified Vine House, a Grade II Listed Building, as a key heritage asset within the local context of the development of the northern margins of historic Hampstead and the wider streetscape of the Hampstead Conservation Area. It represents a much altered early 18th century detached Georgian house, one of only a small group within the town. It has additional historic associations with a prominent 19th century non-conformist minister and preserved within its fabric is evidence of at least six phases of development as the property was added to and amended to suit the purpose of its owners and occupiers over the last 300 years. Internally there is little in the way of surviving architectural or decorative features that can be positively dated to the early Georgian period, with most fittings dating to the Victorian or later periods. The surviving plan form of the building, including the basement, is well preserved and reflects the phased development of the property which was extended to the rear from the early 18th century core in a number of phases.
- 6.1.3 The aim of the owner's proposals is to create a flexible and accessible living space within the basement of the main house. The need to conserve the special historic interest of Vine House should be recognised by the design scheme which could be amended to minimise the size of the new building by retaining as much of the existing walls where possible and to minimise the introduction of new doorways internally.

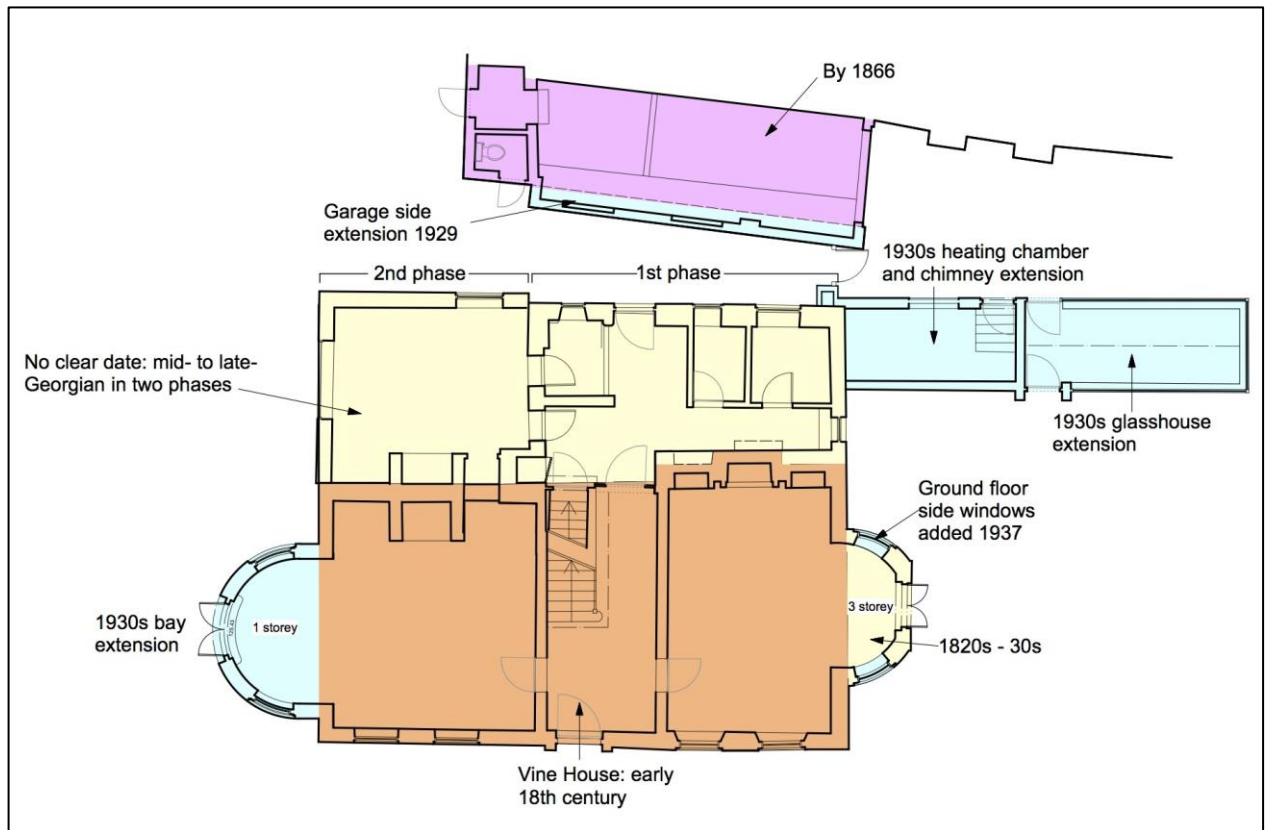


Figure 1 – Morphological development of Vine House

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8 Sources

8.1 Heritage data

8.1.1 The following repositories of archaeological and historical records relating to the site and its surroundings were consulted as part of the research for this assessment:

- British Library
 - British Newspaper Archive
 - Ordnance Surveyors Drawings
- Burgh House and Hampstead Museum
- Getmapping aerial photographs resource
- Greater London Historic Environment Record
- Historic England Archive
 - Image archive
 - Architectural archive
- London Borough of Camden Local Studies and Archives Centre
 - Cartographic collection
 - Drainage Plans
 - Image collections
 - Newspaper archive
- London Metropolitan Archives
 - Building Act Case Files
 - Cartographic archive
 - COLLAGE (Image collections)
 - Fire Insurance Records
- The National Archives
 - UK Census records
 - Valuation Office Survey Records

8.2 Cartographic sources

- Ordnance Survey historic mapping
- 1746 John Rocque *The Country Ten Miles Round London*
- 1762 John Ellis *Plan of the Manor of Hampstead*
- 1807 OSD 152 Ordnance Surveyors Drawings, The British Library
- 1847 *Plan of the Parish of St John*

9 Appendices

9.1 Appendix 1 - Legislative Framework

9.2 National Policy and Guidance

- 9.2.1 Where any development may affect designated or undesignated heritage assets, there is a legislative framework to ensure that proposals are developed and considered with due regard for their impact on the historic environment.

9.3 Legislation

- 9.3.1 Legislation regarding buildings and areas of special architectural and historic interest is contained in the *Planning (Listed Buildings and Conservation Areas) Act 1990*. The relevant legislation in this case extends from Sections 66 and 72 of the 1990 Act, which state that special regard must be given by the authority in the exercise of planning functions to the desirability of preserving or enhancing listed buildings and their setting, and conservation areas and their setting respectively.

9.4 National Policy

National Planning Policy Framework (February 2019)

- 9.4.1 In February 2019, the government published the *National Planning Policy Framework (NPPF)*, which immediately replaced the existing policy regime, including the design and heritage policies (*Planning Policy Statement 1: Delivering Sustainable Development (PPS1)*, and *Planning Policy Statement 5: Planning for the Historic Environment (PPS5)*).
- 9.4.2 The national policy framework encourages intelligent, imaginative and sustainable approaches to managing change. Historic England has defined this approach as ‘constructive conservation’, promoting a positive and collaborative approach to conservation that focuses on actively managing change. It aims to ‘recognise and reinforce the historic significance of places, while accommodating the changes necessary to ensure their continued use and enjoyment’ (Constructive Conservation in Practice, English Heritage, 2009).
- 9.4.3 The NPPF promotes sustainable development as a fundamental theme in planning. It encourages local authorities, in their plan-making, to positively seek opportunities to meet the development needs of their area (Paragraph 15). The NPPF further provides a series of principles of sustainable development (Paragraph 11), which highlight that planning should be a creative exercise in finding ways to enhance and improve the places in which people live their lives; that it should secure high quality design and a good standard of amenity; and that heritage assets should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.
- 9.4.4 The NPPF directs local planning authorities (LPAs) to apply the presumption in favour of sustainable development: the ‘golden thread’ which is expected to run through their plan-making and decision making. It must be noted, however, that this is only expected to apply where this does not conflict with other policies contained within the NPPF, including those relating to the protection of designation of heritage assets (Paragraph 8). Section 12, ‘Achieving well-designed places’ reinforces the importance of good design in achieving sustainable development, by ensuring the creation of inclusive and high quality places.
- 9.4.5 This section of the NPPF affirms, in Paragraph 125, the need for new design to function well and add to the quality of the area in which it is built, establish a strong sense of place and respond to local character. The guidance contained within Section 162, ‘*Conserving and enhancing the historic environment*’, Paragraphs

184-202, relate to the historic environment, and developments which may have an effect upon it. These policies provide the framework to which local authorities need to refer when setting out a strategy for the conservation and enjoyment of the historic environment in their Local Plans.

- 9.4.6 In order to determine applications for development, Paragraph 189 states that LPAs should require applicants to describe the significance of the heritage assets affected and the contribution made by their setting. The level of detail provided should be proportionate to the significance of the asset and sufficient to understand the impact of the proposal on this significance. According to Paragraph 190, LPAs should also identify and assess the significance of a heritage asset that may be affected by a proposal and should take this assessment into account when considering any impact upon the heritage asset.
- 9.4.7 Paragraphs 193 to 202 consider the impact of a proposed development upon the significance of a heritage asset. Paragraph 194 emphasises the need for proportionality in decision making, and identifies that when a new development is proposed, the weight given to the conservation of a heritage asset should be proportionate to its importance, with greater weight given to those assets of higher importance.
- 9.4.8 Heritage Assets are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and also assets identified by the local planning authority. Local planning authorities may identify what are referred to as undesignated heritage assets by drawing up Local Lists, through their conservation area appraisals process or through other means. In planning decisions, the effects of proposals on the significance of an undesignated heritage asset should be taken into account in determining the application, weighing the scale of harm or loss against the significance of the undesignated heritage asset (Paragraph 197).
- 9.4.9 A Designated Heritage Asset comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area. Significance is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

9.5 National guidance

NPPF Planning Practice Guidance (NPPG) - Conserving and enhancing the historic environment (DCLG 2014)

- 9.5.1 The NPPG is a web-based resource which is to be used in conjunction with the NPPF. It is aimed at planning professionals and prescribes best practice within the planning sector. The relevant section is entitled Conserving and enhancing the historic environment. The guidance given in this section is effectively a condensed version of the PPS5 Practice Guide and sets out the best practice to applying government policy in the NPPF.

Conservation Principles, Policies and Guidance (English Heritage, 2008)

- 9.5.2 Conservation Principles outlines English Heritage's approach to the sustainable management of the historic environment. While primarily intended to ensure Heritage Statement consistency in English Heritage's own advice and guidance through the planning process, the document is commended to local authorities to ensure that all decisions about change affecting the historic environment are informed and sustainable.
- 9.5.3 This document was published in line with the philosophy of PPS5, yet remains relevant with that of the current policy regime in that the emphasis is placed upon the importance of understanding significance as a means to properly assessing the effects of change to heritage assets. The guidance describes a range of heritage values which enable the significance of assets to be established systematically, with the four main

'heritage values' being: evidential, historical, aesthetic and communal. The Principles emphasise that *'considered change offers the potential to enhance and add value to places...it is the means by which each generation aspires to enrich the historic environment'* (paragraph 25).

Setting

- 9.5.4 Historic England (formerly English Heritage) issued new Historic Environment Good Practice Advice in Planning guidance notes (March 2015), of which *Good Practice Advice 2 – Managing Significance in Decision-Taking in the Historic Environment* and *Good Practice Advice 3 – The Setting of Heritage Assets* is relevant to the Site. The latter supersedes previous EH guidance *The Setting of Heritage Assets* (English Heritage, 2011a), although *Seeing the History in the View* (English Heritage, 2011b) remains relevant.
- 9.5.5 Historic England's guidance on the management of change within the setting of heritage assets seeks to provide a definition for the term of 'setting' itself, as well as guidance to allow councils and applicants to assess the impact of developments upon the settings of heritage assets.
- 9.5.6 The document defines setting as 'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve.' Setting is also described as being a separate term to curtilage, character and context. While it is largely a visual term, setting, and thus the way in which an asset is experienced, can also be affected by noise, vibration, odour and other factors. It provides guidance on practical and proportionate decision making with regards to the management of proposed developments and the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals.
- 9.5.7 The guidance reiterates the NPPF in stating that where developments affecting the setting results in 'substantial' harm to significance, this harm can only be justified if the developments delivers substantial public benefit and that there is no other alternative (i.e. redesign or relocation).
- 9.6 **Appendix 2 - Full Listing Description for Vine House, No. 6 Hampstead Square**

Detached house. Early C18, refaced late C19; late C19 rear extension. Yellow stock brick with red brick dressings. Slated hipped roof with modillion eaves cornice to front elevation. 3 storeys. Double fronted with 5 windows. Central wooden door case with hood on enriched console brackets; panelled door with overlight having intersecting tracery. Ground and 1st floor sashes segmental-arched with flush moulded frames. Similar square-headed sashes to 2nd floor. Plain brick band at 1st floor level. Left hand return with early C18 brown brick wall having narrow blind window and floor bands. Right hand return has late C19 full height 3-light bowed bay with cast-iron balcony at 1st floor. INTERIOR: not inspected but noted to have been altered. (RCHME: London, Vol. II, West London: London: -1925: 41).
