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Architectural Designers, Surveying,  
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# DESIGN AND ACCESS AND HERITAGE STATEMENT

**30 New End, London, NW3 1JA**



Our ref: OH/9010/HS

Date: 1<sup>st</sup> November 2022

## Householder planning & listed building consent

**Avis Appleton & Associates Ltd**

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## **1. Introduction**

This Heritage Statement is submitted in support of a 'full planning and listed building consent' application for 30 New End, London, NW3 1JA. The application is described as follows:

*Internal room layout alterations at ground and first floor including minor demolition of structural wall.*

Please see separately submitted Photo Schedule and Schedule of Works for further information.

## **2. Conservation Area**

### **2.1. Designation**

The site is situated within Hampstead, a designated Conservation Area, within the London Borough of Camden. The Council defines the site's sub area as: Sub Area Two: Christ Church/Well Walk.

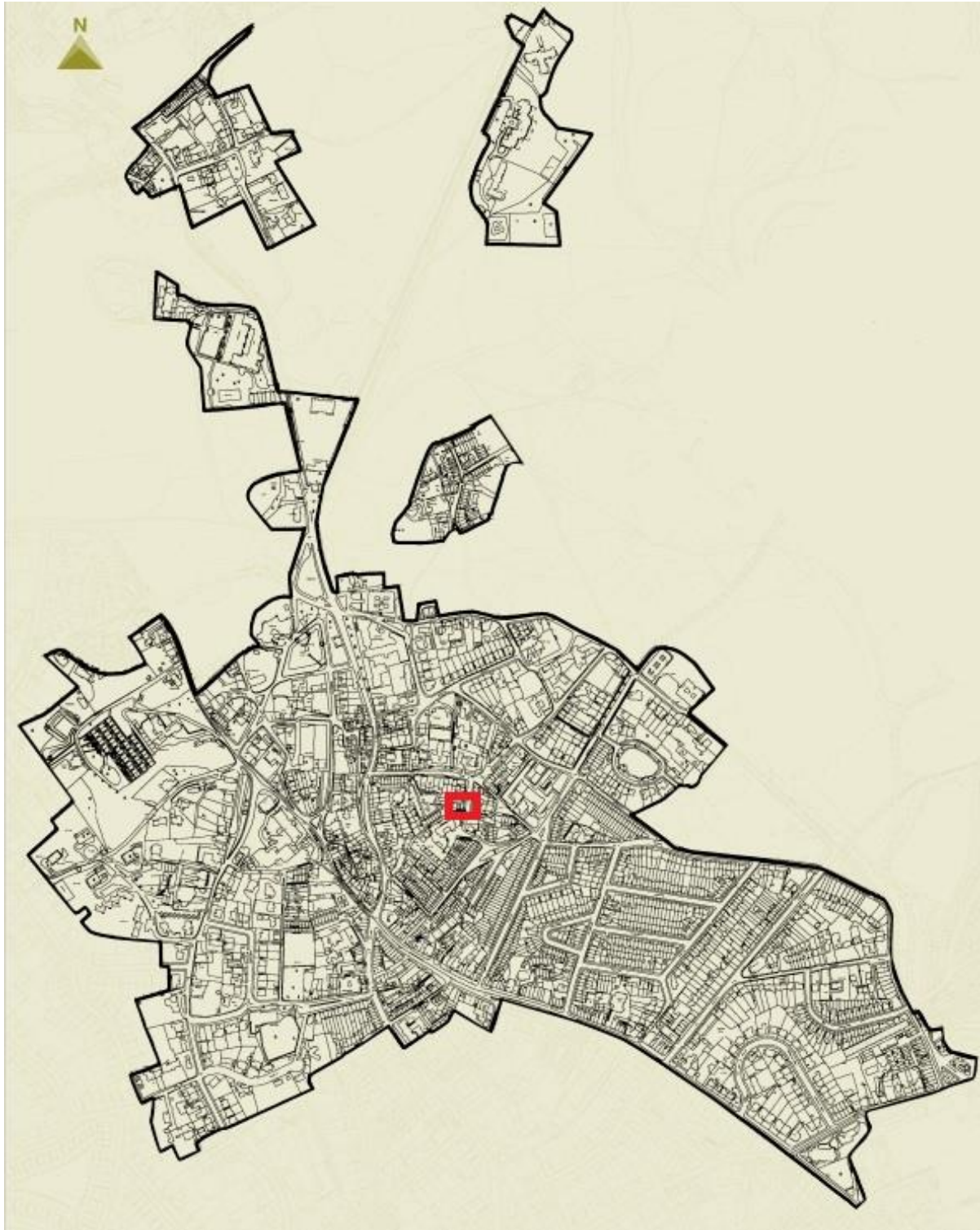
Hampstead was designated a Conservation Area (with North End, the Elms, Vale of Health, Downshire Hill) on 29th January 1968. The reasons given for the designation ranged from; many listed buildings, street pattern of the original village, striking topography and proximity to Hampstead Heath.

When designated the area was named Hampstead Village Conservation Area. As it has been extended beyond the original village it is now known as Hampstead Conservation Area.

### **2.2. Character and Appearance of the Area**

Camden Council's 'Hampstead Conservation Area Appraisal' describes the area as follows:

*'Hampstead has an exceptional combination of characteristics that provide the distinct and special qualities of the Conservation Area. The variety of spaces, quality of the buildings, relationships between areas, all laid upon the dramatic setting of the steep slopes are described below. The contrast between the dense urban heart of Hampstead and the spaciousness of the outer areas is one of its major characteristics. It also demonstrates its historic development with the 18th century village still evident, adjacent to the streets created in the Victorian era, as well as many 20th century contributions. The Conservation Area character is therefore derived from the wide range of areas within it, each of which makes an important and valuable contribution to the Conservation Area as a whole.'*



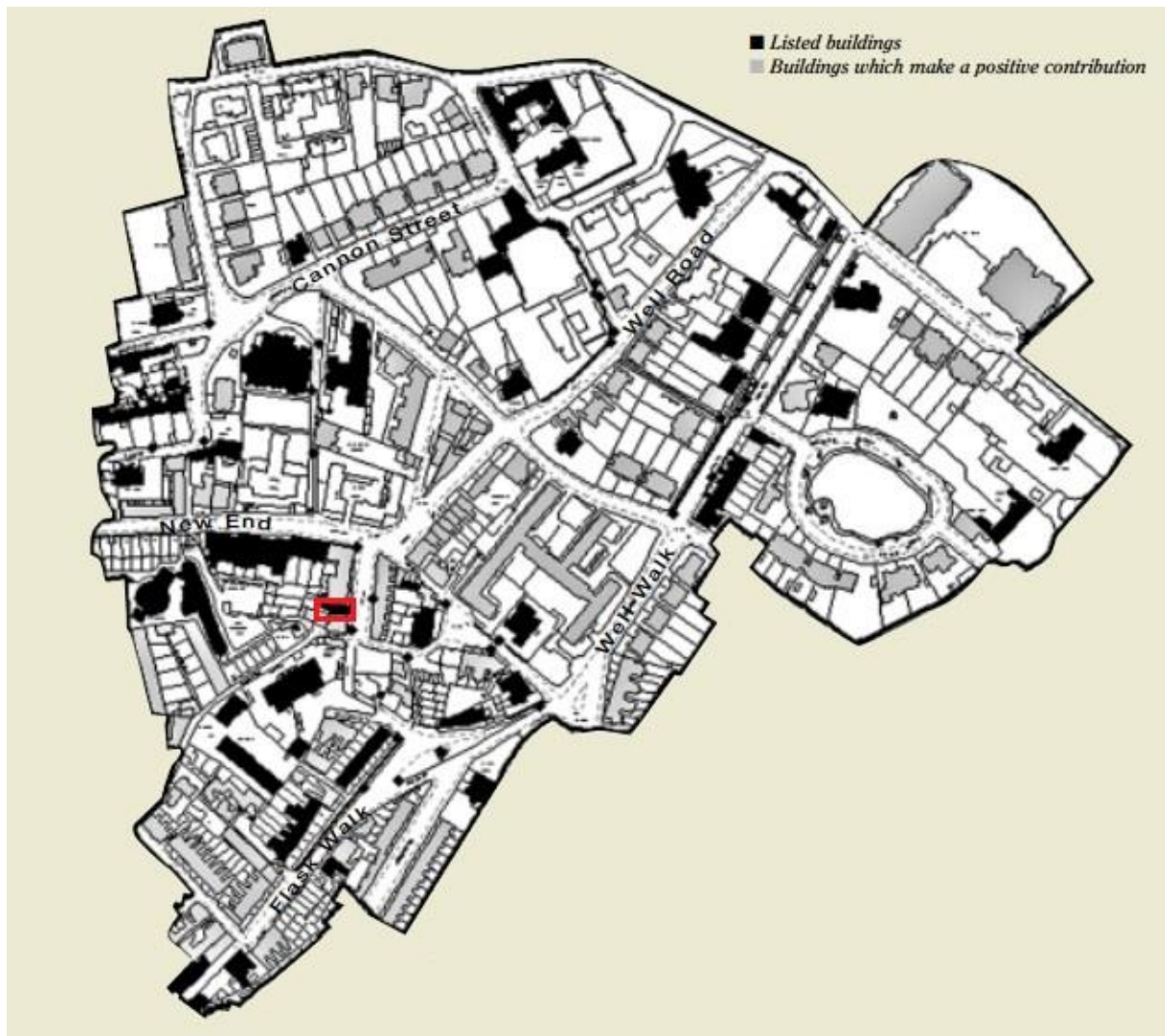
### 2.3. Sub Area Two

Hampstead Conservation Area is divided into eight sub areas as follows: Heath Street/ High Street, Christ Church/ Well Walk, Willoughby Road/ Downshire Hill, Church Row/ Hampstead Grove, Frognal, Branch Hill/ Oak Hill, Whitestone Pond, and Outlying Areas (North End, Vale of Health, The Elms).

The site falls within sub area two Christ Church/ Well Walk. Sub area two is further characterised in Camden Council's 'Hampstead Conservation Area Appraisal' as follows:



*'The intricate network of lanes and narrow alleyways built on the complex slopes of the land to the east of Heath Street dates from the early 18th century through the 19th century. Except for Christchurch Hill and New End Square, the main streets and spaces run more or less along the contours, linked by narrow footpaths, steps and lanes running down the slopes to connect differing street levels. This network is punctuated by small and irregularly shaped spaces of great charm, such as Hampstead Square, New End Square, Mansfield Place and Stamford Close. The area contains an extraordinary variety of building types, ages and styles, ranging from tiny cottages of all ages, grand 18th century houses, Victorian tenements and substantial villas to 20th century council flats and small private houses.'*



#### **2.4. New End/ New End Square Area**

Sub Area Two is further divided into streets and squares. Being on New End, the site falls within 'New End/ New End Square Area' designation. In the 19<sup>th</sup> century, New End became the site for working class cottages and municipal buildings and that character is still strongly evident.

The area is further characterised in Camden Council's 'Hampstead Conservation Area Appraisal' as follows:

*'New End the Heath Street end slopes downhill with buildings sitting hard on the pavement. On the south side is the former New End Hospital (originally the Workhouse), now converted into flats, with various additional blocks of housing including Nos.2 - 6 Young's Court that attempts to copy the decorative brickwork, stucco dressings and details of the 19th century block at the corner of Heath Street without the necessary*

*craftsmanship and refinement. Access to the development is blocked by obtrusive security gates which are particularly inappropriate in an area so rich in pedestrian routes.*

*East of Young's Court is the listed part of the original Workhouse building (1849) with a fine central round arched entrance. Adjacent is Nos.10,12,14 (listed), an elegant terrace c.1725, of three storeys with attics, basements and doorcases with hoods. No.16 is the former Dispensary and Soup Kitchen building (1853). The gabled side elevation is a prominent feature, with its Venetian style window on the second floor. Linking the buildings on the south side are iron railings that form the boundary with the pavement on most properties. The north side has very varied elements.*

*Down from Heath Street is a terrace of simple two storey and three storey properties that have no front gardens (Nos.1-15), most of them have been painted. The Duke of Hamilton Public House is set back from the street as is the New End Theatre. The flank wall of the pub is prominent as it faces the alley to Elm Row. The Theatre is in the former Mortuary, built in 1890 and is a single storey building with steeply pitched roof, now painted. Two alleyways climb up on the north side of the street providing views. The one to Elm Row has a terrace of two/three storey houses that sit directly on the alleyway with no pavement, one of many spaces that emphasise the feeling of a hill town.*

*The scale of New End changes east of the pub as the road widens and the type of buildings alters. The Nurses Home sits above the road level and is five storeys high with pitched roof and a ground floor that is set forward. It is a plain building with casement windows. There is mature horse chestnut in front of the Nurses Home, softening slightly the buildings overbearing quality as it looms over the street. East of it is Carnegie House by A & J Soutar (1948) with three blocks that face a courtyard at the rear. These are brick four storey buildings on the New End frontage with a painted stringcourse and balconies above third floor level.*

*On the Well Road frontage there is an additional storey using the descent of the hill to provide shops at ground floor level. At the junction with Well Road the road turns 90° down towards Streatley Place. On the east side, sitting hard on the pavement, is a three-storey terrace in brick, most of which has been painted. Although plain there are good details such as a decorative brick cornice. The west side terrace is a lively mixture of three storey and two storey properties. The latter with pitched roofs and dormers. Set back slightly from the pavement, some have steps up to the front door.'*

The final paragraph relates specifically to the section of New End that the site sits on. The property is not referenced specifically, nor is it's listed building status. The site merely contributes to the 'lively mixture' of three storey properties set back from the pavement.

## **2.5. Current Issues**

Camden Council's 'Hampstead Conservation Area Appraisal' goes on to identify a range of issues and pressures the conservation area faces. Hampstead has retained much of its historic appearance and architectural and streetscape quality. The pressures which the area has faced over the years, and continues to face, are focused upon residential development and commercial activities in the High Street/Heath Street. Development pressures are likely to remain, however, and the main issues, and how they relate to our site, are listed below:

### **2.5.1. Design**

There is concern that not all development is successful in contributing positively to the character of the Conservation Area. All proposed work is minor and internal. The minor structural demolition work is to the rear only and relates to an area of the original house already altered by a 1990's infill side/ rear extension.

### **2.5.2. Quality Erosion**

Similarly, to the previous concern, this relates to the steady erosion of the attributes of the character and appearance of the area. As before, the proposed works are internal only and confined to the rear of the property.

**2.5.3. Front Boundaries/ Open Space**

Alterations to the front boundaries between the pavement and properties can dramatically affect and harm the character of the Conservation Area. The proposed works do not include for any changes to the existing front boundary.

**2.5.4. Extensions, Conservatories, Backland**

Extensions and conservatories can alter the balance and harmony of a property or of a group of properties by insensitive scale, design, or inappropriate materials. The proposed scheme does not include for any extensions, there will be no loss of amenity and most of the proposed works relate to an area of the original house already affected by the 1990's extension.

**2.5.5. Elevational Alterations and Loss of Detail**

The properties in the area have a wealth of applied decoration and detail on them, however many have lost elements of the original details and that has eroded, in places, the character and appearance of the area. Replacement of windows has a significant impact and in particular the use of PVCu impairs the architectural integrity of buildings. The proposals are minor internal alterations to facilitate relocation of rooms.

**2.5.6. Roof Alterations**

In an area of such variety the roofscape changes from street to street. Great care therefore must be taken to note the appropriate context for proposals as insensitive alterations can harm the character of the roofscape with poor materials, intrusive dormers, inappropriate windows. In many instances there is no further possibility of alterations. The proposed works are internal only at ground and first floor.

**2.5.7. Shopfronts**

The site is residential only and is not near any shops.

**2.5.8. Topography and Development**

Development in Hampstead is heavily influenced by topography, both in terms of what can be built, where and how, as well as the evolution of street patterns and pedestrian routes. The addition of windows, attic rooms, additional storeys, can cause invasion of privacy through overlooking, as well as adversely affect the scale of some streets which have responded to the context and opportunities offered by topography. The proposed works do not include for any new extensions or openings. The work is internal and confined to the ground and first floor.

**2.5.9. Opportunity Sites**

N/A.

**2.5.10. Proximity of Heath**

Hampstead Heath provides the north and the east boundary of the Conservation Area. The close proximity between the Heath and Hampstead is a significant element in the character of the Conservation Area. The site is approx. 340m from the Heath and, as previously described, all works are internal and to the rear at ground floor.

**3. Listed Building**

**3.1. Official List Entry**

This site is designated as a Grade II Listed Building. The full details, as per Historic England's Official List Entry, are as follows:

Address:                                      Number 30 and attached railings and wall, 30, New End, London, NW3 1JA

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1322106
Date first listed:	14 <sup>th</sup> May 1974
Details:	<p>EXTERIOR: Terraced house. Early C18. Brown brick, stuccoed to mid ground floor window height; parapet rebuilt. Slated roof. 3 storeys 2 windows. Architraved doorway with C20 bracketed hood; C20 part glazed door. Gauged red brick segmental arches to flush framed sashes with exposed boxing, 2nd floor yellow brick segmental arches. Rear elevation with 3 segmental-arched sashes with exposed boxing, 1 flat arched.</p> <p>INTERIOR: not inspected.</p> <p>SUBSIDIARY FEATURES: attached cast-iron railings on low brick wall.</p>

### **3.2. Adjacent Properties**

Within a 50m radius of the site, there are approximately 12 other listed buildings. These listings include the Grade II listed New End Primary School, Boilerhouse Chimney, Infirmary Block, Original Workhouse, Three Lamp Posts, and a range of residential properties. There is nothing above a Grade II listing within the vicinity of the property.

The proposed works are all minor internal alterations. It is fair to say that none of the proposed works will affect these listed properties.

### **4. Proposal**

This application seeks permission to undertaken internal alterations and involves minor demolition of a structural wall to the rear of the property, at ground floor, which is connected to the existing 1990's rear/ side infill extension.

The proposals involve the demolition of a section of the structural bulk within the rear family room and replacing it with new steel structure. This will open the space up and facilitate the following internal alterations:

Relocate the kitchen within the open plan rear space to maximise daylight and views of the rear garden. The dining area will be retained within the existing extension area beneath the roof lantern.

The existing kitchen area is to be redesigned into a utility room, WC, and larder/ pantry. The larder/ pantry will be accessed off the open plan kitchen. The utility will be located closest to the front room with the WC at the back of the larder/ pantry. Both these rooms would be accessed off the existing hallway.

At first floor, within the rear outrigger, the existing bathroom and bedroom are to be combined into a larger more functional bathroom, including for a separate bath and shower, with the bath in front of the rear window.

The existing walls, ceilings and timber flooring to the original kitchen area are to be retained as existing with proposed partitioning works to sensitively divide up the space.

Within the original rear reception area and dining area, the flooring is to be removed and replaced after the structural works have been undertaken. The painted walls, ceilings, and flooring are not original and would have been changed during the 1990's extension works.

The flat roof and roof lantern to the 1990's extension will be propped during the works, if necessary, and retained as existing.

At first floor, the floor tiling, and carpets to the two rooms will be removed along with the timber partition walls so that the rooms can be combined. The plastered and painted/ tiled partitions, to be removed, are not considered to be of any particular importance to the property.

Please refer to the Schedule of Works for more details.

## **5. Conclusion**

The works are considered to be very minor and entirely internal. These internal alterations to room orientations and layouts are confined to areas within the rear outrigger and the 1990's rear/ side infill extension. Where works relate to the kitchen area (the original part of the house), all original ceilings, floorings and walls will be retained and dealt with sensitively.

There are to be no external works and the minor structural wall removal is in a location that relates to the 1990's extension and has therefore been significantly altered already.

In conclusion, the works will have no adverse effect on the Hampstead Conservation Area, the property's listed building status or that of the neighbouring properties. The works will not be visible from the street or any neighbouring properties. The works relate almost entirely to extensions and alterations made decades after the site was Grade II listed.