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**PLANNING, DESIGN AND ACCESS STATEMENT  
WITH HERITAGE ASSESSMENT**

to accompany the planning and listed building consent application for works to

Electrical Upgrades

at Keats House and Library, No10 Keats Grove, London NW3 2RR

Ref: 809, **FN\_001b** 28.09.23



Keats House (left) and Library (right)

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## CONTENTS

1. Introduction, Description and Proposal
2. Historic Background and Heritage Assessment
3. In planning terms
4. Layout, use, size, scale and landscape
5. Appearance
6. Access
7. Summary and Conclusion

Appendix A\_ Listing of Library and Keats House

Appendix B\_ Excerpts from Conservation Management Plan 2017

Appendix C\_ Recent Planning and listed building consents

Appendix D\_ Preapplication feedback 16.06.23

Appendix E\_ Selected Bibliography

## 1.0 Description and Proposal

1.1 This statement is to accompany the planning and listed building consent applications for the upgrade of 'end of life' services (fire alarms, intruder alarms and CCTV systems) at **Keats House, Library and Garden, 10 Keats Grove NW3 2RR**. Keats House is Grade 1 listed and the library adjacent is Grade 2 listed.

1.2 The maintaining of adequate fire and security systems are central to the operation of the museum and library. These are essential to the museum's accreditation to operate as well as posing a more direct, fundamental existential threat if they are not maintained adequately. The premises licence requires up to date CCTV and fire systems in both buildings as well.

1.3 In particular,

- i. There is no existing Intruder Alarm System within the Library. The proposed system will be wireless minimizing intervention. A new power supply will be required adjacent to the Panel (proposed to be installed within the store room off the entrance hall).
- ii. The replacement components for Keats House's Intruder and CCTV System will be a direct replacement for the existing (same fixing holes and footprint).
- iii. It is believed that the fire alarm system is end of life with for example a poorly functioning fire alarm cable possibly rendering one of the detectors to work intermittently. The proposal is for the fire alarm system in both the House and Library to become wireless. The reason for using a wireless system is that it will allow additional detection to be installed so as to give a greater coverage (all areas to be covered including Electrical Cupboards) for both buildings, without the need for many invasive interventions into the buildings' fabric for the cabling. In order for the wireless system to operate, 3no. additional power supplies within the House for the wireless network will need to be provided.
- iv. The scaffold on site and the replacement with wireless will also allow the removal of unused wiring and trunking for both the replaced items and already redundant (and often unsightly) trunking and wiring. These are enhancements.
- v. At the same time, the Fire Alarm System in Keats House is connected to an external monitoring station, whereas the Library is not. The proposed arrangement is to have both the House and Libraries Fire Alarm and Intruder Alarm Systems connected to a central monitoring station. This new arrangement is an enhancement reducing the risks associated with vandalism and fire, as well as reducing the amount of fixtures required.
- vi. Contractors with good track records are proposed to be used by the Client. Sykes & Son Limited are well versed working in Listed Buildings including the following City of London Properties including Mansion House, Old Bailey, Guildhall, Tower Bridge, Leadenhall Market, Roman Bath House, etc. Sykes are also employed by the Royal Estates and are currently working in Kensington Palace.

1.3 The proposal is not for:

- i. heating or cooling,
- ii. provision of storage or change to the plumbing,
- iii. background or task lighting within either Library or Keats House.
- iv. Works affecting external hard or soft landscape like impact on trees, fences, hedges or soft borders or path lighting.
- v. There is no proposal to amend the CCTV to the library which was updated in the last few years.

1.4 This planning, design and access statement is to be read in conjunction with the following documentation which is attached:

- Conservation Management Plan (CMP) first draft
- Archaeology Report
- Keats House Historic Development Report
- Existing and proposed drawings
- Photographic survey

1.7 In accordance with CABE guidelines, the attached statement and drawings show:

- i. An assessment and consideration of the context (physical, social and relevant planning policies) as it has been important to develop a good understanding of the context to inform the design process;
- ii. The evaluation of the above and how this has been translated into the proposed design.

1.8 The components of the Planning, Design and Access Statement comprise, as required, a description of:

- 1.8.1 Massing, size, areas, use, layout, landscaping
- 1.8.2 Appearance;
- 1.8.3 Access.

### Preapplication

1.9 A preapplication site meeting was held 15.06.23 with Camden Conservation Officer (Nick Baxter), Simon Collins (CoL), Rob Shakespeare (CoL) and Paul Vick (architect). Written feedback was issued 16.06.23.

1.10 In summary, officers support the scheme including a number of enhancements of removal of unsightly cables, fixtures to the front of the library and reduction in equipment as well as increased performance (eg in voids) subject to the following items

- i. Confirmation of integrating the wiring to the replaced and relocated Keats Library Fire Alarm Panel into the low level existing trunking
- ii. Removal of unused existing wiring and trunking
- iii. Painting/colour of new fittings to match the surface behind (except where statutorily required eg breakglasses as currently)
- iv. Confirmation of sizes of proposed fittings compared to existing and having no significant impact on the buildings.
- v. Relocating proposed fittings in 2 locations in Keats House so they are less visible.

The scheme has been amended and the further information provided, including integrating into the drawings attached and provision of FN\_002 Schedule of Fixtures with datasheets.

1.11 The feedback is quoted in full in Appendix D and with comments indicating where they have been integrated into the proposal.

## **2.0 Historic Background and Assessment**

### Keats and his poetry

2.1 John Keats is one of the great Romantic poets, sitting alongside Byron and Shelley who were his contemporaries. He lived at Keats House from December 1818 until September 1820, when he left to travel to Italy. He died in Rome on 23 February 1821, aged just 25.

2.2 Keats wrote many of his best-known works, including 'Ode to a Nightingale', while living at Keats House. According to his friend Charles Brown, Keats wrote the poem in the garden where he was inspired by a nightingale's song.

2.3 Keats believed he had made no literary mark in his lifetime and, he wrote to his fiancée Fanny Brawne in February 1820, 'I have left no immortal work behind me – nothing to make my friends proud of my memory – but I have lov'd the principle of beauty in all things, and if I had had time I would have made myself remember'd'.

2.4 Appreciation of his work and significance grew after his death, due in part to his circle of friends keeping his memory alive. His work inspired other poets, such as Tennyson, as well as the pre-Raphaelites including Rossetti. By the mid-nineteenth century his reputation as a great poet was growing. Another poet, Algernon

Swinburne, wrote that the 'Ode to a Nightingale' is 'one of the final masterpieces of human work in all time and for all ages'.

### The House and Library

2.5 The house was built between 1814 and 1816 and was originally a pair of semi-detached houses, known as Wentworth Place. The garden was always shared and contained fruit trees, including the Mulberry tree which still grows there today.

2.6 The first people known to have lived here were Charles Wentworth Dilke (an antiquary and critic) and his family and Charles Brown (a writer). Brown and Keats lived in the east house, and from 1819, the west house was let to Mrs Brawne's family. Keats fell in love and later became engaged to her daughter Fanny Brawne.

2.7 In 1838, the two houses were combined by Miss Chester, a retired actress, an internal staircase was removed and a conservatory was added on the east side. Further alterations were made in the 19th and 20th centuries (see figs 1 and 2).

2.8 During the late 19th century, Keats's connection with the house was rediscovered but by 1920 the house was in poor condition and threatened with demolition. A fundraising campaign, led by the American poet Amy Lowell, was successful in saving the house and it opened as a museum in 1925. In 1931 the Heath Branch Library and Keats Memorial Library building opened adjacent to the house, on the site of the old stables (see figs 3 and 4).

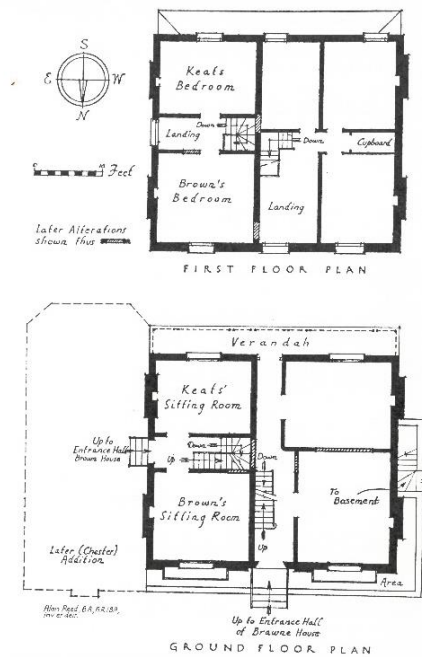
2.9 The library's northernmost room (Nightingale Room) was originally the Keats Museum, the central room was the lending room and the southern room was the reading room. The original partition between the lending room and reading room has been removed and the two rooms have been combined. They are most noticeably lit by large central skylights. The 3 main rooms were joined by a corridor (now partly partitioned to create a storage area) on the west boundary of the site. There are staff offices and facilities in sw corner, which route also provides an alternative means of escape. The Nightingale's original display cases and lights have been removed and the room is used as a children's library and for events (see figs 5 and 6).

2.10 Keats House opened as a public memorial and museum accordingly: a *'permanent trust be restored and equipped with relics of the poet as a Keats Museum and a live memorial to his genius, a shrine for pilgrimage for his worldwide admirers and a literary meeting place and centre'* (CMP p2).

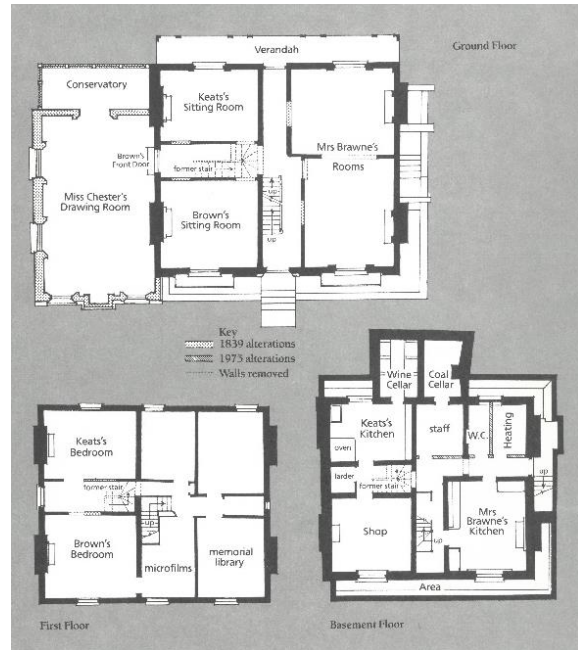
2.11 Keats House was registered as a charity in March 1996. The object of the Charity is *to preserve and maintain and restore for the education and benefit of the public the land with the buildings known as Keats House as a museum and live memorial to John Keats and as a literary meeting place and centre.*

2.12 From 1997, The City of London Corporation took over responsibility for the site and, today, over 35,000 people visit the property each year.

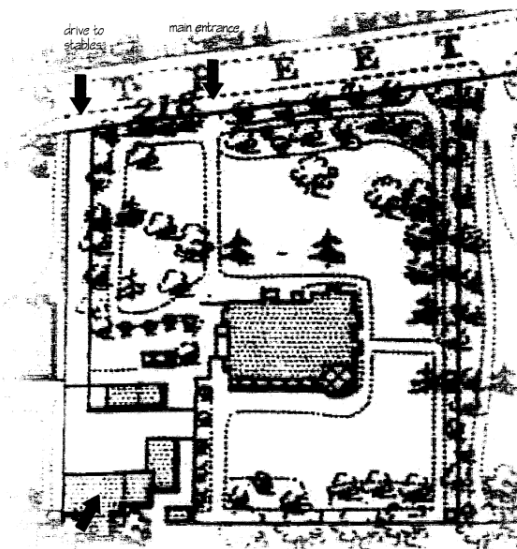
2.13 The house is grade 1 listed and the library grade 2 listed. The listing is in Appendix A and relevant excerpts from the Conservation Management Plan are in Appendix B.



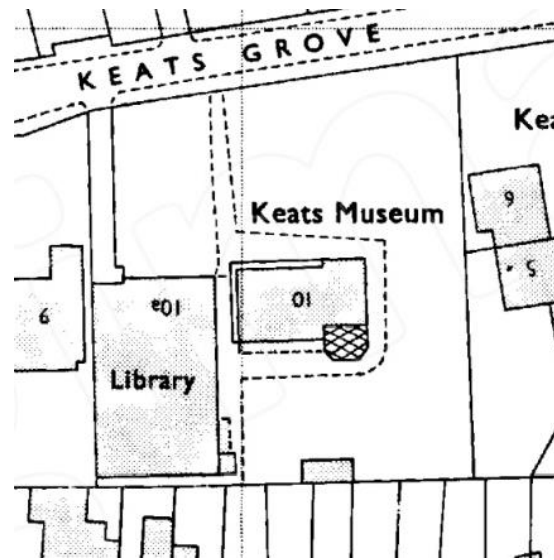
**Fig 1. Wentworth Place, 1815.** Plan of the building in 1815, when it was a pair of semi-detached houses. Keats lived in the east house with his friend Charles Brown.



**Fig 2. Keats House, 1990.** The semi-detached houses were made into one house in 1838 and Miss Chester's drawing room was added. The current conservatory was created to the south in the 1970s.



**Fig 3. Reconstruction of 1866 plan,** prior to stables (in bottom left) being replaced with the library. The back entrance (at the bottom) has now disappeared by enclosure by other properties. The entrance to Keats House (right hand side of two semi-detached houses) is entered from NE (top right).



**Fig 4. Plan of Site 1970.** The stables have been demolished and the library while sharing the garden with the house uses the stable path from the north as its main entrance. The access from the rear has been closed as private properties enclosed the land to the south.

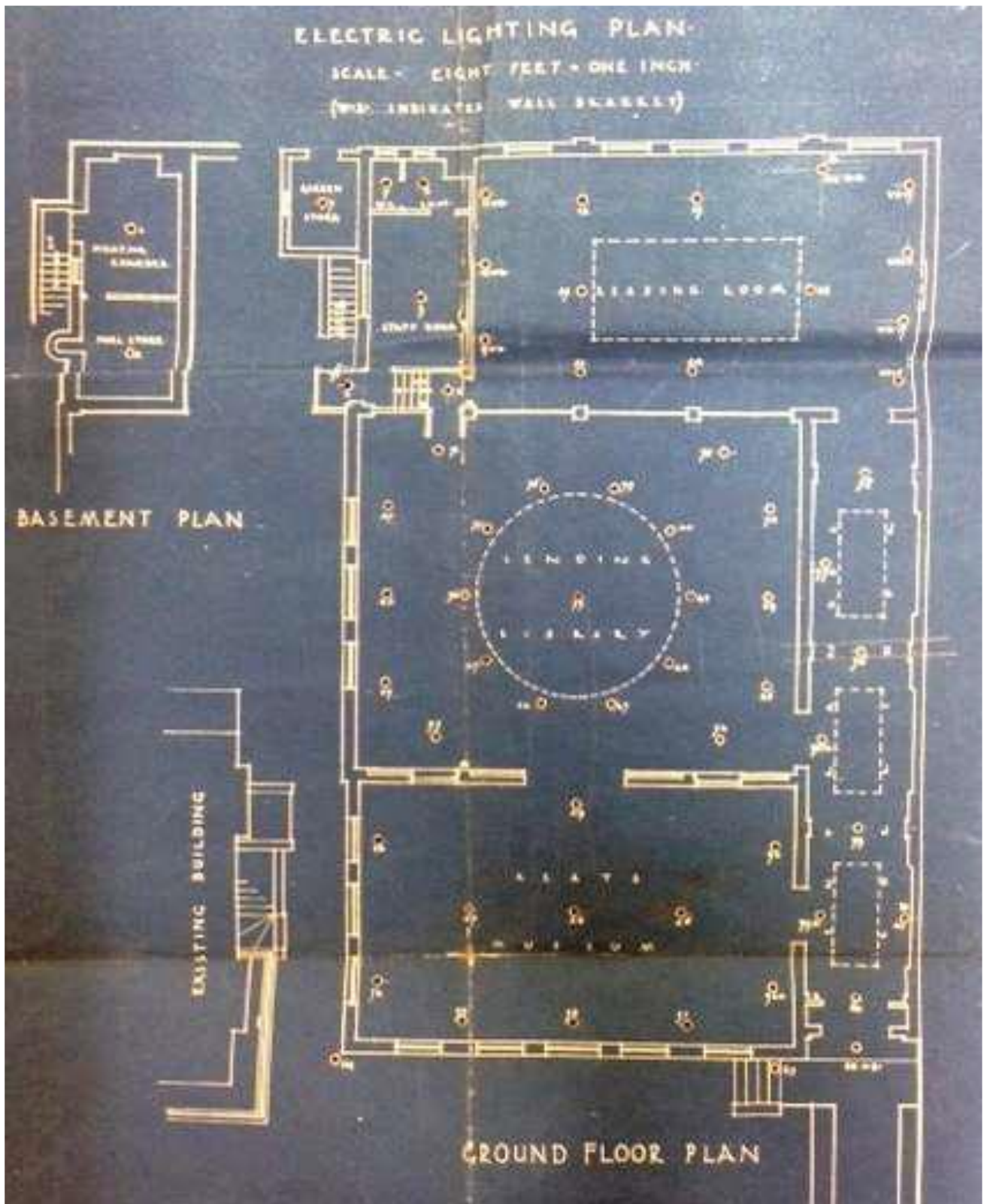


Fig 5. Plan of the museum and library 1931 (p14 CMP)



**Fig 6.** Nightingale Room 1930s, when it held the Keats Museum. The display cases and lights have been removed.

### Assessment

2.14 The primary significance relates to that of Keats's poetry and the property's association with it. The object of the Charity is to preserve and maintain and restore for the education and benefit of the public the land with the buildings known as Keats House as a museum and live memorial to John Keats and as a literary meeting place and centre.

2.15 Public support, engagement and use of the historic asset is the property's ongoing *raison d'être* and its identity accordingly and the proposal must seek to fulfil this role. There are also secondary and lower levels of significance in relation to the built fabric itself (see Appendices A and B).

2.16 The CMP outlines an approach to renewal opportunities for enhancement (item 4.9, see Appendix B). Specific opportunities refer to improving the visitor experience (policy O1 eg for collection security), introduction of café (policy O2) and library reuse (policy O3 including a premises licence) and then incorporating related services (eg security) and their renewal sensitively (item 6.4, see Appendix B). The services approach recognizes that services require not just maintenance but also periodic renewal.

2.17 The proposal is not introducing a café and is looking to renew its premises licence (inc fire detection) and improve security.

2.18 In terms of an appropriate approach to the services specifically then, the CMP states:

#### 6.4 Services

##### 6.4.1 Approach

*Maintenance contracts for the heating, cooling, hot and cold water, electrical and other services should be entered into, and the annual/five-yearly tests, as appropriate, must be carried out by registered contractors. It will be the responsibility of the PFM to ensure that this happens. Service installations require periodic renewal with installations of greater power and/or efficiency. It may be prudent to consider the wholesale renewal of services installations at one time to minimise interruptions.*



#### 6.4.2 **Renewal**

*It should be allowed that electrical and mechanical services are renewed on a 10-20yr cycle, and sufficient provision for the updating of all Operations Manuals and where necessary Gazetteer for future reference.*

*The Open Spaces Department of the City Surveyor's Department will ensure that new services installations schemes take into consideration the historical and architectural features of the elevations (externally) and of the spaces within which they are situated (internally).*

- Throughout the building during alterations, the opportunity should be taken where possible to remove surface-fixed fittings, pipework, cables and ducts.*
- When installing new services preference should be given to locating them within existing voids and chases.*
- When installing new services, routes through occupied spaces, including basements, should be avoided.*
- Routes for new services should be considered and designed with a view to preventing damage or destruction of historic fabric, particularly the most significant fabric.*
- Pre-planning of new installations in the most significant parts of the building should include fully worked out builder's work drawings.*
- A record should be kept of all new services installations and alterations and a précis included within the relevant room sheets in the Gazetteer.*
- Where historical services or pieces of plant including redundant items, are to be replaced or removed, consideration will be given to either leaving them in situ, or where this is not possible offering them to a relevant learned institution or collection for salvage.*

#### 2.19 In terms of 6.4.1 of CMP:

- The approach to maintenance contracts for the heating, cooling, hot and cold water, electrical and other services with registered contractors shall be retained and comply with statutory requirements.
- Works are proposed to be undertaken by Contractors with good track records, having been through the Corporation of London's prequalification process. Sykes & Son Limited are well versed working in Listed Buildings including the following City of London Properties including Mansion House, Old Bailey, Guildhall, Tower Bridge, Leadenhall Market, Roman Bath House, etc. Other Clients, Sykes are also employed by the Royal Estates and are currently working in Kensington Palace.
- The services have been considered as a whole, controlling unnecessary intervention while minimizing the impact of multiple visits:
  - The CCTV System within the Library is fairly new and not in need of replacement and therefore will be retained.
  - There is no existing Intruder Alarm System within the Library, the proposed system will be wireless. A new power supply will be required adjacent to the Panel (proposed to be installed within the store room off the entrance hall).
  - The replacement components for the Houses' Intruder and CCTV System will be a direct replacement for the existing (same fixing holes and footprint).
  - It is believed that the fire alarm system is end of life with for example a poorly functioning fire alarm cable possibly rendering one of the detectors to work intermittently. The proposal is for the fire alarm system in both the House and Library to become wireless. The reason for using a wireless system is that it will allow additional detection to be installed so as to give a greater coverage (all areas to be covered including Electrical Cupboards) for both buildings, without the need for many invasive interventions into the buildings' fabric for the cabling. In order for the wireless system to operate, 3no. additional power supplies within the House for the wireless network will need to be provided.
  - At the same time, the Fire Alarm System in the House is connected to an external monitoring station, whereas the Library is not. The proposed arrangement is to have both the House and Libraries Fire Alarm and Intruder Alarm Systems connected to a monitoring station. This new arrangement is an enhancement reducing the risks associated with vandalism and fire.

#### 2.20 In terms of 6.4.2 of the CMP:

- The impact of the services has been reduced from what is there now;
  - In some cases the amount of exposed fire equipment can be reduced eg
    - inside the front door of Keats House which also allows the fire system between KH and library to act as one system
    - removal of an existing alarm box to the front external façade of the library
    - use of wireless systems for the fire means less cutting of holes for wires and removal of surface conduits in some instances.

- smoke/heat detectors integrated with sounders replacing two separate fittings with one
  - with scaffold on site redundant wiring and often unsightly redundant trunking will be removed
- b. Locate services where they are in a place of less harm than now eg the exposed security panels to the library hallway can be moved to behind the entrance door and enclosed in a white box which also means moving the cable on the other side of the wall in the Nightingale Room.
- ii. Where it has not been possible to reduce the impact, services have been located in the same location as they are now with an upgraded fitting. This approach forms the main part of the proposed works eg CCTV cameras being replaced.
  - iii. Where enhancement of the system is necessary to mitigate the existential threat of fire to the museum, and meet the museum accreditation standards, and where there is a new fitting where there was not one before the significance has been considered for these too. Ceiling voids are now to have fire detection in them where they did not before for example.
  - iv. As built drawings shall be provided of the scheme once installed.

2.21 Below is a table of the room by room assessment of the proposals. The table is to be accompanied by the existing and proposed drawings and annotated photographic surveys. The drawings also indicate the areas which are publicly accessible.

Keats House – grade 1 listed

Room no on drawings (CMP in brackets if different)	Room Name on drawings (CMP in brackets if different)	Significance (from CMP p42 onwards)	Open to public (Y/N)	Proposal	Assessment
B1	Keats kitchen	High	Y	CCTV, intruder alarm and fire alarm are direct replacements with new in the same location (in a single corner).  CCTV and intruder alarm are connected to existing cabling, and the fire alarm will be wireless.	Walls, floor, windows and ceilings unaffected.  The proposal is no worse than the existing in terms of the intervention for fittings, cabling or location. The functional requirements will be enhanced.
B2	Staff Kitchen (Staff Room)	Medium	N	Heat detector and CCTV are replaced with new in same location	This is currently used as the staff kitchen but was originally part of the kitchens and servant rooms in the Browne house. A new dividing wall was inserted to this room and the adjacent room, B9, to create a passage leading to the side steps, post 1973.  The proposal is no worse than the existing in terms of the intervention for fittings, cabling or location. The functional requirements will be enhanced. The HD is wireless which is an enhancement.
B3 (B3/3)	Staff Toilet (WC)	Neutral. This is an entirely modern space with no original fittings.	N	A sounder is added above the door.	This room is currently used as the staff toilet. It originally formed one room with adjacent rooms B4 and B5 (B3/1 & B3/3).  The sounder is in a low significance room on an unoriginal wall and not visible on entry. No harm to the significant elements

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B4 (B3/1)	Boiler Room	Low	N	<p>Smoke detector is a direct replacement with new in the same location and will be wireless.</p> <p>Carbon Monoxide detector added in ceiling to meet regulations (ie set away from wall). To be wireless.</p>	<p>This room is currently used as the boiler room and is of low significance. It originally formed one room with adjacent rooms B3 and B5 (B3/2 &amp; B3/3). The smoke detector is no worse with improved functionality and reduced wires.</p> <p>The Carbon Monoxide detector is important to life safety and in a low significance area and is acceptable.</p>
B5 (B3/2)	Hallway (passageway)	Fair	Y	<p>New door contact for intruder alarm, manual break glass and smoke detector are direct replacements with new in the same locations. Smoke detector and manual breakglass are wireless. Intruder alarm wiring to be reviewed if still compatible. If not the wires will be replaced then the same holes shall be used.</p>	<p>This room is currently used as a hallway. It originally formed one room with adjacent rooms B3 and B4 (B3/1 &amp; B3/2) prior to 1970s work.</p> <p>All are direct replacements with minimal, if any, intervention. Wiring will be removed which will be an enhancement.</p>
B6 (B4)	Mrs Brawne's Kitchen	High, due to the location of original pieces of furniture. The proportions of the room remain unchanged.	Y	<p>CCTV, intruder detector and smoke detector are direct replacements with new in same locations.</p> <p>CCTV and intruder detector will use the same connections. The smoke detector will be wireless.</p>	<p>This was the kitchen in the Brawne side of the house, here is one of the few surviving pieces of original furniture to the house, the dresser. This room is currently set up as it would have been in Mrs Brawn's time. There is a central column, which was added during the mid-19th Century, supporting the ceiling and there are 2no. lanterns hanging from the ceiling.</p> <p>The significant elements are unaffected and the existing locations, being reused, are discrete. The proposed minimises harm to the historic asset and is no worse than the existing.</p>
B7 (B5/1)	Downstairs Hall (Staircase)	High, this is the original location of the basement stair to the Brawne house.	Y	<p>Breakglass is a direct replacement in the same location. It is wireless removing the surface mounted conduit. Holes to be filled with plaster to match existing. New wireless smoke detector located in cupboard under stairs and fixed to underside of stairs.</p>	<p>The original staircase was removed and replaced as part of the 1950's work. The original cupboard under the stairs was reused when the new staircase was fitted, and has been fitted out with modern shelving.</p> <p>Removal of the surface mounted conduits is an enhancement. The smoke detector is to be fixed to the unoriginal stairs rather than wall.</p>
B7/2	Cupboard (Server Room)	Neutral. This room has no historic fittings remaining.	N	<p>CCTV monitor and Hard Drive and intruder panels and keypad are direct replacements and connected to existing cabling. Main fire alarm panel and ancillaries removed and new, wireless smoke detector to be installed.</p> <p>Relocate the existing intruder alarms expander and radio receiver (for the mobile panic button) from F4/3 (1F store) next to the panel (subject to a radio survey).</p>	<p>The room currently houses servers with modern shelving to the walls.</p> <p>The replacement of the main fire alarm panel and ancillaries with a wireless smoke detector is an enhancement. The other items do no harm to the existing condition.</p> <p>The moving of the existing intruder alarms expander and radio receiver to the B server room is less invasive than its current location. Radio receiver allows wireless (ie less intervention) use.</p>
B8 (B6)	Servants' Dining Room (Office)	High	Y	<p>CCTV, intruder detector and smoke detector with integrated sounder are direct replacements with new in the same location.</p>	<p>This was part of the kitchen assembly of rooms in the Keats/Brown dwelling, it is now used as an interpretation room showing a video of Keats life. It retains the original proportions. Reduced</p>

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				The smoke detector will be wireless.	wiring, and combined units (rather than 2no separately) are enhancements.  The direct replacement does no harm to the existing condition.
B9 (B5/2)	Hall	Medium	Y	New CCTV, intruder detector and smoke detector with integrated sounder are direct replacements in the same location. The smoke detector is wireless. The existing fire alarm sounder will be removed and holes filled with plaster to match existing.	This passageway has been formed by inserting a partition wall to joint passageway B5 (B3/2). This was formed as part of the post 1973 works. The passage connects through the dividing wall into Keats' original side of the house.  Removal of one sounder is an enhancement. Minimal interference otherwise to the existing fabric as the fittings are located in the same place as the existing.
B10 (9/2)	Wine Cellar	Medium	N	No changes proposed	n/a
B10/1 (9/3)	Coal cellar	Neutral	N	No changes proposed	n/a
B11 (B7/1)	Hall	High. The stair from the original house would have lead down into this space.	Y	New CCTV, intruder detector and smoke detector with integrated sounder are direct replacements in the same location. The smoke detector is wireless. CCTV and intruder alarm to use the same cabling as existing.	This passage was originally the location of the staircase which led down to the basement in the Keats/Brown dwelling. This was removed in 1839 and the opening was made in the west wall to connect the two dwellings.  Minimal interference to the existing fabric as the fittings are located in the same place as the existing.
G1	Keat's Parlour (Keats' Sitting room)	High, due to its former use as Keats sitting room.	Y	New CCTV, intruder detector and smoke detector with integrated sounder are direct replacements in the same location. The smoke detector is wireless. CCTV and intruder alarm to use the same cabling as existing.	This room was Keats sitting room and the proportions of the room have remained the same. During the alterations of 1839 the position of the door on the north wall was moved further westwards from its original central location.  Minimal interference to the existing fabric as the fittings are located in the same place as the existing.
G2	Hallway	High	Y	New CCTV, intruder detector, smoke detector with integrated sounder and breakglass are direct replacements in the same location. The smoke detector and breakglass are wireless. CCTV and intruder alarm to use the same cabling as existing.  The existing separate sounder will be removed and holes filled with plaster to match the existing.	This was originally the back entrance out to the verandah and today is the front entrance for visitors to the house.  Removal of one sounder is an enhancement. Minimal interference otherwise to the existing fabric as the fittings are located in the same place as the existing.
G3	Visitors' Welcome Point (shop)	Neutral	Y	New CCTV, intruder detector, panic button and smoke detector with integrated sounder are direct replacements in the same location. The smoke detector is wireless. CCTV and intruder alarm to use the same cabling as existing.	This room is now combined with G4 to create one large room, these changes were made as part of the 1839 alterations. When the house was first constructed in 1815 these would have been two separate rooms.  Minimal interference to the existing fabric as the fittings are located in the same place as the existing.
G4	Display Room (Mrs Brawne's Room)	Neutral	Y	New CCTV, intruder detector, and smoke detector with integrated sounder and beacon are direct replacements in the same	This room was one of the sitting rooms in the Brawne side of the house, it is today laid out with exhibition information. This room used to be divided from room G3, however this was

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				location. The smoke detector is wireless. CCTV and intruder alarm to use the same cabling as existing.	removed in 1839 as part of the alterations to form one interconnecting room.  Minimal interference to the existing fabric as the fittings are located in the same place as the existing.
G5	Hallway	High	Y	New CCTV, intruder detector, breakglass and smoke detector with integrated sounder and beacon are direct replacements in the same location. The smoke detector and breakglass are wireless. CCTV and intruder alarm to use the same cabling as existing.  Existing repeater panel and ancillaries are to be removed and the holes filled with plaster to match the existing.	This is the front entrance into the house and would have been the front entrance into the Brawne house originally.  Removal of the existing repeater panel and ancillaries are an enhancement.  Minimal interference to the existing fabric otherwise as the fittings are located in the same place as the existing.
G6	Front Parlour. Brown's Sitting Room.	High	Y	New CCTV, intruder detector, and smoke detector with integrated sounder and beacon are direct replacements in the same location. The smoke detector is wireless. CCTV and intruder alarm to use the same cabling as existing.	This was Brown's sitting room in the Keats/Brown half of the house. The proportions of the room remain the same as in 1815, however when the staircase was removed from the hallway in 1839 the position of the door into this room was moved westwards. The clock in this room is one of the few remaining pieces of furniture which is original to the house.  Minimal interference to the existing fabric as the fittings are located in the same place as the existing.
G7	Hallway	Medium, the removal of the staircase and of the north wall linking the two dwellings are significant to the development of the house.	Y	New smoke detector is a direct replacement in the same location.	This corridor was originally the location of the staircase within the Keats/Brown dwelling which lead to the first floor and basement. Following its removal in 1839 and the drawing room extension this corridor now leads from the main entrance into Miss Chester's drawing room.  Minimal interference to the existing fabric as the fitting is located in the same place as the existing.
G8/1	Miss Chester's Drawing Room	Medium	Y	New CCTV, intruder detector and smoke detector with integrated sounder and beacon are direct replacements in the same location. The smoke detector is wireless. CCTV and intruder alarm to use the same cabling as existing.  The existing end of line unit fitting in the ceiling will be removed and filled with plaster to match the existing.	Miss Chester's drawing room was added to the house as part of the 1839 alterations. It was added to the east side of the original house and included the conservatory G8/2.  The removal of the existing end of line unit fitting in the ceiling will be an enhancement.  Otherwise there will be minimal interference to the existing fabric as the fittings are located in the same place as the existing.
G8/2	Conservatory	Neutral, this was a later addition to the house and was significantly altered as	Y	New CCTV, intruder detector, breakglass and smoke detector with integrated sounder and beacon are direct replacements in the same location. The smoke detector and breakglass are wireless. CCTV and intruder	The conservatory was added as part of the reconstruction work in 1839 to the south side of Miss Chester's drawing room. The original conservatory extended out past the line of the veranda with a bay window. This was removed in 1997 and replaced with a

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		part of the 1970's work.		alarm to use the same cabling as existing.  Removal of the face fixed trunking to the break glass as it is wireless, and the filling of holes with timber fillets and painted to match adjacent.	smaller rectangular conservatory which sits in line with the rear elevation of the house.  Removal of the face fixed trunking is an enhancement. Otherwise there will be minimal interference to the existing fabric as the fittings are located in the same place as the existing.
F1	Keats Bedroom	High, due to it being Keats bedroom. However the reinstatement of the wall to the north and the doorway location were part of the 2000 works.	Y	New CCTV, intruder detector, and smoke detector with integrated sounder and beacon are direct replacements in the same location. The smoke detector is wireless. CCTV and intruder alarm to use the same cabling as existing.	This was Keats' bedroom in the smaller of the two houses, which he shared with Brown. The room retains a similar proportion to that of the original 1815 room; however the wall to the north was removed in 1836 along with the staircase when the two houses were combined. The current north wall of the bedroom is a modern wall, which was reinstated in 2000, in it is assumed the original location.  There will be minimal interference to the existing fabric as the fittings are located in the same place as the existing.
F2	Staff Office (Poetry Room)	Medium as it is has retained the proportions from when the two dwellings were combined to form one house.	N	As F1.	This room is currently used as an office for the curatorial staff at the house. The wall dividing the room from the corridor F5/2 was inserted in the 1839 reconstruction of the house when the 2 dwellings were connected and was latterly used as a bathroom as shown on the 1973 plans. This room was originally the same depth as Fannys room, the lead lined sink which is now in the landing would have been in the NW corner of this room originally.
F3	Staff Office. Brawne's Bedroom.	High. This is one of the original bedrooms from the Browne side of the house.  However none of the original furniture survives.	N	New CCTV, intruder detector, and smoke detector are direct replacements in the same location. The smoke detector is wireless. CCTV and intruder alarm to use the same cabling as existing.	This was one of the bedrooms in the Brawne house. Its proportions have remained the same since 1815.  There will be minimal interference to the existing fabric as the fittings are located in the same place as the existing.
F4/1	Fanny Brawne's bedroom	High, due to its use and original proportions.	Y	As F1.	This was originally a bedroom in the Brawne house and is now displayed as such. The room retains its original proportions.
F4/2	Hall	Medium. See F5/2	Y	See F5/2	See F5/2 for explanation and photos
F4/3	Store	Neutral. As there are no historical fittings left in this room.	N	New wireless smoke detector and new Radio Hub (RH) & Power Supply Unit (PSU) to supply wireless, fire equipment to be installed above door.  Relocate the existing low level intruder alarms expander and radio receiver (for the mobile panic button) to (B7/2) within the basement next to the panel (subject to a radio survey). Holes will be filled with plaster to match adjacent.	This was originally a cupboard in the Browne side of the house, however at the time the two dwellings were knocked together to form one house, this was converted into a WC. It remained a WC until the recent HLF works when it was turned back into a store cupboard to serve the offices.  The installation of the Radio Hub (RH) & Power Supply Unit (PSU) above the door allows face fixed trunking to be removed in more significant locations. It is not visible from someone opening the door should the room ever be converted back to a wc.

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					Relocating the existing low level intruder alarms expander and radio receiver (for the mobile panic button) to (B7/2) within the basement next to the panel if possible improves this room should it ever be converted back to a WC room.
F5/1	Display Area	Fair, this room is as the original landing would have been, however no features remain.	Y	New CCTV and intruder detector are to be direct replacements in the same location. CCTV and intruder alarm to use the same cabling as existing. New wireless smoke detector with base sounder to be installed in line with the existing ceiling mounted lighting track.	<p>This was originally the landing in the Brawne house and is now used as a display area. Around 1973 walls were inserted to the south side of this landing to partition it from the stairs and form a room. These walls were removed as part of the HLF work to return the space back to a landing.</p> <p>New smoke detector to be part of alignment of existing modern ceiling mounted lighting track. No conduiting necessary as it is wireless. There will be minimal interference to the existing fabric otherwise as the fittings are located in the same place as the existing.</p>
F5/2	Upstairs hall	Medium. The cupboard on the landing housing a lead lined sink to drain the water from the roof remains as does the original Browne house staircase.	Y	<p>New intruder alarm (F4/2) to be direct replacement in same location as existing with same wiring.</p> <p>Existing smoke detector replaced with wireless smoke detector adjacent to light.</p> <p>Existing sounder above stair removed and new fire detector with sounder located in F4/2.</p> <p>New wireless breakglass on LHS wall as descending stairs</p>	<p>This was originally part of the stair which served the Browne house, however following the reconstruction in 1839 when the two dwellings were converted to one house a wall was constructed to the north of room F2 to form the landing linking the two dwellings.</p> <p>Removing a fitting above the head of the stair which is conspicuous from GF and every direction of the 1F landing instead putting a smoke detector away from this visual space to F4/2 is an enhancement. The breakglass needs to be visible on departure, and after considering the wall on the half-landing which is also visible from GF, this location was seen as the least invasive from Gf or indeed from landing as it is below the 1F floor line.</p>
F6	Brown's Bedroom	High, on account of its use.	Y	As F1.	This was Browns bedroom in the Keats half of the house. The bedroom retains its original proportions; however following the removal of the staircase in 1839 the door into this room was relocated further towards the east.
F7	Hallway	Fair, the original staircase to this half of the house has been removed.	Y	New CCTV, intruder detector, and smoke detector are direct replacements in the same location. The smoke detector is wireless. CCTV and intruder alarm to use the same cabling as existing.	<p>This hallway served Keats and Brown's bedrooms within their half of the house. Formally the stair from below would have come up into this hallway but was removed in 1839 when the two houses were joined with an opening the west end of the hall leading through to what was the Brawne's side of the house.</p> <p>There will be minimal interference to the existing fabric as the fittings are located in the same place as the existing.</p>
	Roof voids		N	New wireless smoke detection to be installed.	This is in a void that is not visible and should be supported.

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## Keats library – grade 2 listed

Room no on drawings (CMP in brackets if different)	Room Name on drawings (CMP in brackets if different)	Significance (from CMP p60 onwards; italics where not itemised in CMP).		Proposal	Assessment
B1	Boiler Room	<i>Low. No original machinery, concrete floors.</i>	N		Part of the original building, it has been subsequently partitioned from B2.
B2	Boiler Room	<i>Low. No original machinery, concrete floors.</i>	N		Part of the original building, it has been subsequently partitioned from B1.
W1	External WC	<i>Neutral</i>	Y		Subsequent addition to the garden to give public amenity. It is not apparent in the 1970s plan (fig 4). Refurbished entirely in the 2020s.
W2	External WC	<i>Neutral</i>	Y		As W1.
G1	Entrance	<i>Medium</i>	Y	New, wireless external beacon for fire alarm.	This is the entrance lobby to the library building.  Alternatives considered were the normal location which would have been on the front façade adjacent to the opening. However this would have disturbed the more important front façade. Locating in the external lobby reveal means that the light would be seen when needed but the fitting itself will be out of sight which is desirable.
G2	Hall (Library Lobby)	Medium, the majority of original fittings remain.	Y	Removal of conspicuous fire alarm panel and break glass from half way down the main hallway and the surface mounted cable trunking. All holes filled to match adjacent wall.  New fire panel and ancillaries behind front door in new enclosed plain satin, white (to match existing wall) painted timber cupboard 600mmW x 800mmH x 150mmD with brass pull handle and hinges to match front doors. Cupboard door with open window for the display panel to be seen only and internal shelf to take loose fire information eg logbook. New breakglass adjacent.  New wireless smoke detector with integrated sounder and beacon.	This is the entrance lobby to the library building. It has been split to form a store to the south end. The rooflights remain.  All wall locations and sides were considered for relocating the new panel and ancillaries. The LHS behind the front door gives the shortest cable runs and is less conspicuous on departure than on the RHS. This is an enhancement.  The new smoke detector is important for a common fire escape area in a public building. A number of locations were looked at around the ceiling in this area. The location shown is not visible from the entrance, hidden by the existing downstand beam, not visible from within the library as it is above the door height and viewing angle from within the library and does not interfere with original cornices or decorative plasterwork or the rooflights.
G3	Store	<i>Medium.</i>	N	New wireless smoke detector with integrated sounder and beacon.	Originally part of the entrance hall G2, it has been split off into a separate room. The rooflight remains.  The new smoke detector is important for a store adjacent to the common fire



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					escape area in a public building. A number of locations were considered for the new detector. The proposed location is not visible from common areas when the store door is open, does not interfere with decorative plasterwork or the rooflight, and is located on the axis to avoid being made ineffective by the height of stored items at the sides of the room.
G4	Main Library	High, the majority of original fittings remain.	Y	Existing sounder and surface track removed. Replaced with 2no. smoke detectors with integrated sounder and beacon, located in line with the existing lighting tracks.  CCTV replaced as new in the same location. Same cabling used.  Intruder alarm and detection located in nw corner.	Originally this room was the reading room. The original partition between the lending room and reading room (G5) has been removed and the two rooms have been amalgamated. The dominant rectangular rooflight remains.  Removes surface cabling tracks and visible sounder and new smoke detectors partly hidden by and visually integrated with the existing lights is an enhancement. The intruder alarm and detection are least conspicuous from the main room, being placed in the nw corner of the reading room.
G5	Main Library	High, the majority of original fittings remain.	Y	CCTV a new direct replacement in same location using existing cabling.  New wireless smoke detectors to be located in 'corners' of existing lighting lines.  Remove existing fire sounder, break glass and respective cabling in NE corner removed. The wireless radio control and power supply located in its place.  New intruder detector places in corner above shelf near staff exit.	When originally built this room was the main lending library. Its south wall has been removed and the room combined with G4. The focus of the room is the decorated, circular rooflight.  New smoke detectors partly hidden by existing lighting tracks and integrated with their layouts.  Otherwise minimal intervention swapping in new fittings while taking out redundant ones.
G6	Nightingale Room	High	Y	CCTV a new direct replacement in same location using existing cabling.  New wireless smoke detectors to be located in 'corners' of existing lighting lines.  Surface mounted cabling to service fire panel on other side of wall removed. Holes filled with plaster and painted to match adjacent.	When it was built this room originally contained the Keats collection; however it is currently used as the local children's library and events.  New smoke detectors partly hidden by existing lighting tracks and integrated with their layouts.  Removal of cabling an enhancement.
G7	Rear Door Hallway	Neutral	N	CCTV, breakglass a new direct replacement in same location. CCTV using existing cabling. Breakglass wireless.  New keypad in line with breakglass unit. New wireless smoke detector with integrated sounder centralized above upper landing.	Cellularity of the SE staff area remains.  Increased controls and detection in this secondary exit/entrance for common parts in the back of house support to the main spaces. Positive alignments for new fittings.
G8	Staff Room	Neutral	N	Existing heat detector to be replaced in same location with wireless type with integrated sounder and beacon.	Cellularity of the SE staff area remains.  Important support spaces that help ensure safety for the building and the main spaces.

				CCTV a new direct replacement in same location using existing cabling. Intruder detection added.	
G9	WC Lobby	Neutral	N	No changes proposed	Cellularity of the SE staff area remains.
G10	WC	Neutral	N	New wireless smoke detector in existing electrical service cupboard.	Cellularity of the SE staff area remains. Important support spaces that help ensure safety for the main spaces.
G11	Store/office	Neutral	N	New wireless smoke detector with integrated sounder and intruder detection added.	Cellularity of the SE staff area remains. Important support spaces that help ensure safety for the main spaces.
	Exterior Front Elevation	<i>Medium. On account of its association with Keats House and not overbearing it.</i>	Y	Intruder alarm sounder removed from main façade and located adjacent to staff entrance to rear.	This is an enhancement.
	Roof voids	Low	N	New wireless fire detection added.	Located in the voids and not visible through the roof lights is an enhancement.

2.22 In summary, after careful assessment of the primary significance and needs to maintain the heritage asset, the upgrades are welcomed and can be supported in general terms. After extended review of the specific item by item proposals in terms of the impact on the historic fabric, these can also be supported in historic terms.

### **3.0 In planning terms.**

3.1 The house is grade 1 listed and the library is grade 2 listed. The gardens in the curtilage of these buildings.

3.2 The area is in the Hampstead Conservation Area and the trees are protected.

3.3 The proposals are modest and acceptable after the heritage assessment above.

3.4 There is no change of use proposed for the premises which is a museum and its garden.

3.5 The trees, external landscape (soft and hard) and external lighting are unaffected

3.6 The only changes relate to the fire and security fittings and their systems.

### **4.0 Layout, use, size, scale and landscape**

4.1 The layout, use, size, scale and landscape are unchanged under this proposal.

### **5.0 Appearance**

5.1 The appearance is described in general and specific terms, including item by item in Section 2 above. In planning terms (rather than listed building terms), the changes in appearance are non-material. All visible fittings will be replaced like for like in colour (mostly white) and size. The combined detector and beacon/sounders meaning one rather than two fittings are up to 50mm deeper in length than the current fitting. See data sheets attached separately.

### **6.0 Access**

6.1 Access is modestly improved by the introduction of sounders and beacons for fire alarm purposes and the ability for the staff to see better with improved CCTV cameras.

## **7.0 Summary and Conclusion**

7.1 John Keats is one of the great Romantic poets, sitting alongside Byron and Shelley who were his contemporaries. He lived at Keats House from December 1818 until September 1820, when he left to travel to Italy. He died in Rome on 23 February 1821, aged just 25.

7.2 Keats wrote many of his best known works, including 'Ode to a Nightingale', while living at Keats House. According to his friend Charles Brown, Keats wrote the poem in the garden where he was inspired by a nightingale's song. Appreciation of his work and significance grew after his death, due in part to his circle of friends keeping his memory alive. His work inspired other poets, such as Tennyson, as well as the pre-Raphaelites including Rossetti. By the mid-nineteenth century his reputation as a great poet was growing. Another poet, Algernon Swinburne, wrote that the 'Ode to a Nightingale' is '*one of the final masterpieces of human work in all time and for all ages*'.

7.3 The primary significance of the project relates to that of Keats's poetry and the property's association with it. The object of the Charity is to preserve and maintain and restore for the education and benefit of the public the land with the buildings known as Keats House as a museum and live memorial to John Keats and as a literary meeting place and centre.

7.4 The proposals are for the enhancement of the fire, CCTV and intruder detection systems in fulfilling the aims and raison d'être of the House and Museum. They are existential requirements as without them the buildings and collections are unnecessarily at risk as well as ultimately compromising the premises licence.

7.5 Each fitting has been carefully considered and where there have been opportunities for enhancement to the impact on the heritage asset while fulfilling the renewal, these opportunities have been taken. Accordingly, this modest proposal should be supported.

## APPENDIX A

## Listing

Keats House

<https://historicengland.org.uk/listing/the-list/list-entry/1379221>):

Heritage Category: Listed Building

Grade: I

List Entry Number: 1379221

Date first listed: 11-Aug-1950

List Entry Name: KEATS HOUSE

Statutory Address: KEATS HOUSE, 10, KEATS GROVE

CAMDEN

TQ2785NW KEATS GROVE 798-1/28/952 (South side) 11/08/50 No.10 Keats House

GV I

Semi-detached pair, designed to appear as one house, known when built as Wentworth Place; now converted to one house being a house museum. c1815-16. Built for antiquary & critic Charles Wentworth Dilke and writer Charles Armitage Brown; altered c1839 and late C20. Stucco with plain 1st floor band. Slated hipped roof having projecting eaves and tall chimney-stacks on both returns. 2 storeys and basement. Double fronted with 3 windows plus 1 storey 2 window extension at east end added c1839-40. Ground floor openings in shallow, round-arched recesses. Round-arched doorway with splayed reveals, fanlight and panelled door approached by steps with cast-iron railings. Ground floor square-headed casements with cast-iron balconies. 1st floor and extension, recessed sashes. Rear ground floor has continuous cast-iron verandah. INTERIOR: not inspected. HISTORICAL NOTE: from 1818-20 the poet John Keats stayed with Brown in the eastern part of the house (plaque); in 1819 Keats composed "Ode to a Nightingale" here, and Dilke let the western house to the family of Fanny Brawne, to whom Keats became engaged. The houses were combined into one by Eliza Chester, retired actress, in 1838-9. Now the Keats museum.

Listing NGR: TQ2710885666

Keats Community Library

<https://historicengland.org.uk/listing/the-list/list-entry/1430883?section=official-list-entry>

Heritage Category: Listed Building

Grade: II

List Entry Number: 1430883

Date first listed: 18-Mar-2016

List Entry Name: Keats Community Library

Statutory Address 1: 10A Keats Grove, London, NW3 2RR

## Summary

A combined library and museum, constructed in 1931 to designs drawn up in 1930 by the architect W Sydney Trent (ARIBA). The library was built to serve both as a lending library and as a museum for the Keats Memorial Library, a collection compiled by Sir Charles Dilke and donated to the borough in 1911

## Reasons for Designation

Keats Community Library, a neo-Georgian style lending library with museum room, designed by W Sydney Trent and built in 1931, is listed at Grade II for the following principal reasons: \* Architectural interest: an understated small-scale neo-Georgian-style building deliberately designed not to overpower the adjoining Keats House Museum; \* Rarity: the plan form is most unusual because it has a museum room in addition to the usual separate lending and reading room; \* Interiors: an interior decorative scheme of good quality including oak joinery, stained glass skylights and high relief plaster work. Well preserved library interiors

before 1939 are rare; \* Degree of survival: the exterior is unaltered, and the interior is almost intact apart; \* Group value: adjoins the Grade I listed Keats House Museum.

#### History

The Keats Community Library, formerly the Heath Library, was constructed in 1931 to designs by the architect W Sydney Trent (ARIBA). The library was built to serve both as a lending library and a museum for the Keats Memorial Library, a collection compiled by Sir Charles Dilke and donated to the borough in 1911. The building is located within the grounds of Keats House which was placed in the care of the Borough in 1924. Keats House is a Grade I listed building dedicated as a museum to the poet John Keats and Keats Library was designed to reflect the style and scale of Keats House. (KCL, 2014).

Before the Keats Library was built a book exchange had existed where borrowers could obtain books from the Arkright Road Library at Hampstead Heath Station. This was later replaced by a library in a former school building on Worsley Road (now part of Pilgrim's Lane) (KCL, 2014).

Management of the Library was transferred from Camden Borough to the City of London and Camden took on a lease of the building to maintain the operation of Heath Library. This lease was surrendered in April 2012 after closure of the library in March 2012 (KCL, 2014).

The library re-opened as Keats Community Library in April 2012. KCL is an independent charity financially supported by the local Community (KCL, 2014).

#### Details

A combined library and museum, constructed in 1931 to designs drawn up in 1930 by the architect W Sydney Trent (ARIBA). The library was built to serve both as a lending library and as a museum for the Keats Memorial Library, a collection compiled by Sir Charles Dilke and donated to the borough in 1911.

**MATERIALS:** the walls are rendered and painted walls, probably over brick. The hipped roof is slate with a pyramidal glass skylight over the central room of the library.

**PLAN:** a rectangular plan of one storey and a basement aligned north to south. A corridor runs north to south originally with three rooms leading off to the east. The northernmost room was originally the Keats Museum, the central room was the lending room and the southern room was the reading room. The original partition between the lending room and reading room has been removed and the two rooms have been amalgamated. There is also a set of staff rooms at the south-east corner.

**EXTERIOR:** the principal elevation faces north, towards Keats Grove, and is of six bays. The first five bays all contain a single sash window with a simple projecting sill. The sash windows are timber framed with the windows in bays 1, 2, 4 & 5 subdivided into 24 panes of glass (4x3 over 4x3), the window in bay 3 is slightly larger and comprises 30 panes of glass (5x3 over 5x3). Below the windows in bays 2 and 3 is a plain, ventilation brick. This elevation has both an upper and a lower projecting string course. The upper string course is continuous with the lintels for all five of the windows whilst the lower string course lies beneath sill level. Bay 5 contains the foundation stone for the building, which was laid on the 19 of February 1931. The sixth bay is recessed slightly from the main elevation and contains the main entrance to the library building comprising a set of glazed 12-panel doors with brass handles and kick-plates situated within a recessed archway. Above the entrance is a centrally placed lantern. An original collapsible, concertina iron gate is folded into the recess on the right hand side of the door and provides additional security to the building during closing hours. To either side of the door just below the projecting string course parapet is a rainwater downpipe with hopper, which appear to be original. The parapet masks the flat roofed section of the building beyond.

The east elevation is of three bays. Both the second and third bays contain a set of three windows. The recess for these windows matches those of the tall sash windows in the northern elevation with a projecting sill; however only the top section of these windows is glazed, the lower section being blind. The glazed portion of these windows have timber frames, the central window comprising 15 panes of glass and the windows either side comprising 12 panes of glass each. Below the windows of bay 2 is a small flat roofed extension which houses the public toilets. Bay 3 also includes a flat roofed projection, although this is contemporary to the construction of the main library building. Historic plans show this as a Garden Store,

which originally would have retained a single window but has since been converted to toilets and now contains two small rectangular, timber framed windows comprising six panes each (2x3). North of this projection is a slight recess within which is a square sash window, subdivided into 20 panes of glass (5x2 over 5x2) and a timber door, panelled with four glazed panes above a central lock rail. This doorway is approached by a set of concrete steps with a wrought iron balustrade. A glazed awning extends over this recess to cover the doorway and the cellar stairs which are located against this elevation hidden behind a low, rendered wall.

The south and west facing elevations of this building could not be observed due to the proximity of surrounding gardens and buildings.

INTERIOR: the entrance corridor is rectangular in plan and retains a number of original features including three rectangular Crittall glazed skylights with a Greek key plasterwork surround. Between each of the skylights is a ceiling beam which subdivides the room into three, within each is a foliated, plasterwork cornice. A deep moulded skirting board surrounds the room and three cast iron radiators, with a timber shelf above and a green tiled recess behind, survive within the western wall. A partition wall has been inserted towards the south of the room to create a small store room (used by the Keats House Museum). The original floor has been covered with laminate flooring. The eastern wall retains two sets of oak double doors with an oak, stepped architrave. The first set of doors, provide access into the room shown on the original plans as the Keats Museum. These doors have a glazed lozenge shaped panel and retain their original brass handles with Greek key moulding, hinges and kick plates. A sliding cast iron panel sits within the wall recess, possibly to provide an added level of fire protection to this room, which was a museum room rather than a library room. The second set of double doors provides access into the general library room, shown on the historical plans as the lending library. These doors have a circular glazed panel and do not have the addition of a sliding cast iron fire door. A third set of double doors are located in the south wall of the partitioned store room and are no longer used. These doors are original and would have originally provided access from the main entrance corridor into the reading room, which has since been opened up to form the current general library room.

The museum room at the front of the building is lit by the five sash windows of the north elevation and three smaller windows of the east. These smaller windows retain their original opening, winding mechanism. All of the windows have oak sills, deep moulded architraves and are topped by a moulded dado rail. The floor has been carpeted and a partition at one time would have divided the room into two, evidenced by the modern decorative scheme. The partition was later removed restoring the room to its full size. At the eastern end of the room is a French polished display cabinet, with glazed doors. No other original furniture survives. In the southern wall is a glazed timber panel within the centre of which is a set of double doors which lead through to the general library room. Either side of this panelling is a square, glazed window which looks through into the general library room. These windows, panelling and doors all have a sliding cast iron panels again thought to add a level of fire protection to the museum room. The skirting board of this room matches that of the hall however the cornicing is rather more complex comprising an egg and dart ovolo moulding, a stepped moulding, a foliated moulding and finally a spiral moulding. The ceiling itself has two plasterwork, floral moulded frames within which are three ceiling roses. The first and third ceiling roses have circular foliated designs, whilst the central ceiling rose is oval in shape and comprises a laurel wreath upon a sunburst background.

The general library room comprises both the former lending library and the former reading room. Originally these two rooms would have been separated by a glazed partition. This partition has been removed. However, evidence for its location is shown by the columns situated between the two rooms, between which runs a timber beam. The herringbone parquet floor of both the former lending library and reading room survive and incorporate a number of brass floor vents which sit above the location of a former hot water pipe. The plaster-work cornices, skirting and dado rails matches that found in the children's library. No original bookshelves or counters survive.

The former lending library is lit by a large, circular domed skylight. This is Art Deco in style with a stained glass, sunburst pattern enclosed by blue and green panes towards the edges of the dome. The plaster-work which surrounds the dome reuses the Greek key frieze seen elsewhere throughout the building as well as a foliated design. The former reading room is lit by a rectangular blue and green stained glass skylight again surrounded by the Greek key plaster-work.

The library staff rooms are located in the southeast corner of the building. These rooms are rectangular in shape and retain none of the elaborate architectural detailing seen elsewhere in the building. Doors are surrounded by a simple stepped architrave, whilst plain skirting and dado rails surround the main staff room. Two early electrical boxes are located on the eastern wall of this room. A hatch in the ceiling provides access up to the roof space.

The basement of the building has a poured concrete floor and painted brick walls and there is no evidence of original machinery.

This list entry was subject to a Minor Amendment on 31/03/2016

## APPENDIX B

### Excerpt from Conservation Management Plan 2017

(underlines added)

P7

#### 2.1.4 Statutory Protection

The asset lies within the Hampstead Village Conservation Area in the London Borough of Camden. It is in the Hampstead and Highgate Ridge Special Policy Area and has a Public Open Space (Small Local) designation. There are two listed structures within the asset, namely Keats House (listing entry number 1379221) listed Grade I 11 August 1950 and the Keats Community Library (listing entry number 1430883) listed Grade II 18 March 2016.

p8-13

#### 2.2 Summary History of the Asset

Outlined below is a summary of the building of Keats House and ancillary structures in the 19th century, subsequent alterations and the building of the Keats Memorial Library.

##### **House and Garden:**

##### **The 19th Century**

**c.1815** – Keats House was built to appear as one villa but was in fact two semi-detached dwellings with a centrally-placed front entrance and another to the east side. It was called Wentworth Place and listed in the rate books from 1815 onwards. The property was constructed for Charles Wentworth Dilke and Charles Armitage Brown. The former and his family lived in the larger western portion and Mr Brown in the smaller eastern house.

**1818-1820** – John Keats lodged with Charles Brown for some 17 months before falling ill and travelling to Italy in the hope of an improvement in his health. His neighbour from April 1819 was a Mrs Brawne and her three daughters. Keats and the eldest daughter Fanny came to know each other and became engaged before his journey to the continent. The garden in this period is believed to have been a woodland garden with a second entrance that used to exist to the north. Keats referred to a 'grass plot' in front of the windows. There was a plum tree standing near the house which has been replaced but a plaque marks that 'Ode to a Nightingale' was written thereabouts.

Alan Reed, an architect working for the London Borough of Camden, drew up (speculative) plans in the 1970s for the houses at the time of Keats' occupation. See plates two and three

**1838-39** – the house was purchased by Eliza Jane Chester, a retired actress who converted the two semis into one building by removing the staircase on Brown's (eastern) side and opening up the corridors on all floors. The dividing wall between the ground floor rooms to the west was removed and an arched opening inserted.

The main entrance to the smaller eastern house was converted into a door to a new single storey extension.

### Later 19th Century

At some juncture, possibly at the same time as the major re-modelling, a conservatory was added to the new single storey drawing room and outbuildings including a coach house and stabling were added at the back on the southwestern corner.

### The 20th Century

Wentworth Place had become known as Lawn Bank once it was converted to one house but by the 1920s it was described as being in a dilapidated condition and likely to be sold for redevelopment.

1920-1921 – public subscription, largely from the USA, raised funds to buy the house and vest it in Hampstead Borough Council who undertook to maintain it in perpetuity as a memorial to Keats. Internal repairs are believed to have been undertaken.

1925 – the building was opened to the public on 9 May 1925.

1931 – the old outbuildings (stabling etc) were taken down to make way for a museum and Branch Library designed by W Sidney Trent ,in part to house the growing collection of material relating to Keats.  
See plate five

1950s – war damage affected the Chester Room particularly. Post-war repair and redecoration was advised upon by Sir Sydney Cockerell, Sir Kenneth Clark and Geoffrey Keynes. The Chester Room was reconstructed and displays of Keats' relics introduced here in specially designed showcases and to the Brawne Rooms The house was re-opened on 7 June 1952 by the Marchioness of Crewe.  
See plate six and seven

1974-1976 – programme of repair and re-decoration undertaken by Camden Council with advice from John Brandon Jones. The most marked change was the replacement by a smaller modern structure. This was partly funded by the Historic Buildings Council. The garden was re-planted at the time with advice from Peter Goodchild, though whether his advice was taken is unclear. His plan was based on knowledge of gardens contemporary to that of Keats' time and did not utilise the pattern of older paths seen in early maps.  
See plates eight and nine

1990s – the Corporation of London took over the house on 1 January 1997 and carried out some £60,000 of emergency repairs funded by the Libraries Committee including work to the chimneys and render from 1997-1998. Further repairs went on into the 21st century, ( nb further details to be added in from gazetteer ) and archaeological investigation was undertaken to establish where remains of an earlier garden scheme might be. Research was undertaken as to original paper and paint finishes  
See plates ten and eleven

### 2007-2009

Keats House was awarded a grant of £424,000 for renovation and representation which sought to reflect the 19th c decoration and spirit of the house. Wider public engagement was also an objective of the project.

#### P22

The library rooms are in a fair condition decoratively. However, these could do with a redecoration in the near future. Some period features have sadly been removed, including the tiled radiator niche in the entrance lobby, however, many remain in a good condition. The decorative scheme would benefit from review and something more appropriate introduced.

#### P23

### 3.3 Summary of Significance

#### Evidential:

The asset has outstanding significance as evidence of the life and work of the poet John Keats and his circle of friends. It is also significant evidence of the gradual transformation of Hampstead from a village into a



London suburb and the patterns of occupancy during this evolution. It is significant evidence of specialist and general public appreciation of the life and work of Keats both through donation, visits and wider engagement.

**Historical:**

This asset is highly significant for its role in the life of Keats, his relationships, reading and writing. The collections are key to this. It has some significance as evidence of philanthropy to literacy and cultural institutions.

**Aesthetic:**

The asset is valued for its peaceful setting and for the “shrine” like nature of the house and collections as testament to the ongoing value of Keats’ life and work.

**Communal:**

Visitors from the local community, further afield and from overseas to both Keats specific and other literary activities are key to the significance of the site. HLF funding has recognised this facet of the significance of the museum.

The **Aesthetic** and **Communal** significances taken together derive from the early 20th century ambition that “a permanent trust be restored and equipped with relics of the poet as a Keats Museum and a live memorial to his genius, a shrine of pilgrimage for his worldwide admirers and a literary meeting place and centre”.

P24

**3.4 Assessment by Heritage Value****3.4.1 Evidential Value**

*The potential of a place to yield evidence about past human activity.*

**Roman, Medieval, Pre-Georgian and Georgian Period:**

Keats House and its garden were constructed in the second decade of the 19th century. An archaeological assessment carried out in 2001 (see appendix V) established some evidence relating to the garden in the 19th century but not significant finds relating to earlier periods in the history of Hampstead Village. This is of LOW evidential significance.

**Early 19th Century:**

The development of houses of which Keats House was part, is part of the growth of the Lower Heath development between c.1816 and c.1830. The house was built by William Woods and was one of the three large early examples of this development on a road called John Street (until 1909 when it became known as Keats Grove). The site has HIGH SIGNIFICANCE as evidence of an attractive village in the suburbs of London, stimulated in part by the fashion for the Chalybeate water from Hampstead Wells in the 18th century. This is of HIGH evidential significance. The house and gardens are evidence of the occupation of Hampstead in the early 19th century by writers and artists, in this instance the poet John Keats. Keats was drawn to Hampstead through visiting the radical writer Leigh Hunt (1784-1859) who became a central figure in the Romantic Movement in English poetry and was living in the Vale of Health in this period. The site has OUTSTANDING evidential significance for this reason.

**Later 19th Century:**

The house was occupied by the actress Eliza Chester in the 1830s. She bought each cottage separately within a year of each other and once the purchases were complete she made the property into one dwelling. At the time she was a well known figure in London theatrical circles, having triumphed in Drury Lane in the second decade of the 19th century, she was well known enough to be painted by John Jackson, a Royal Academician, and is said to have been the Prince Regent’s mistress. She retired in the 1830s but her social circle continued to include prominent writers, including Thackeray, who are likely to have visited the house. This aspect is of MEDIUM significance as evidence of continuing prominence of Hampstead as a desirable residential location for figures in London’s cultural life.

**20th Century:**

In 1920-21 the house and garden were saved from possible impending re-development by public subscription, largely with money from the USA. The house opened as a museum in May 1925. This is of HIGH evidential significance as it demonstrates the length of public interest and willingness to contribute to the preservation of the site.

In the early 1930s the Heath Borough Library was constructed and opened in 1931 including a room to house the then Keats Memorial Library. This is of HIGH evidential significance as it again speaks to strong public interest in Keats and his circle and a pattern of bequests of material by important collectors.

In the post-war period the house was repaired following war damage and in the 1970s restored with a £90,000 grant to the London Borough of Camden from the Historic Buildings Council. This is of MEDIUM significance as evidence of public moneys being made available for presentation of the house and garden.

### **21st Century:**

The house, garden and the work which formed the Keats Memorial Library passed to the ownership of the City of London and considerable efforts and some public grant money were spent from the late 1990s to c.2008 on upgrading and re-presenting the house. This is of MEDIUM evidential significance.

### 3.4.2 Historical

*Ways in which past people and events and aspects of life can be connected through the site to the present.*

The asset of Keats House its garden, the library room and the collections have both associative and illustrative historical significance.

The strongest historical significance is associative in that the house and garden were lived in by John Keats, and influenced his writing at a key moment in his life and career as a poet. It is here that Keats met Fanny Brawne (1800-1865), fell in love with her and proposed marriage. It is here too that the 'Ode to a Nightingale' of May 1819, one of the best known poems in the English language, was composed. This history, and artefacts in the collection, most notably Fanny Brawne's engagement ring and Joseph Severn's picture "Keats at Wentworth Place" painted in Rome in 1821 contribute to an OUTSTANDING historical significance.

The many items in the collection of c3,700 items, most notably the manuscript and collection including 14 letters from Keats and books annotated by him are of OUTSTANDING illustrative significance for insights into Keats' working methods. For a statement on key items see the ICONIC list given in appendix IV. An early Society of Arts commemorative plaque is still affixed to the front of the house which bears witness to the historical importance of the Keats association.

The patterns of collecting and philanthropy seen in the former library room and the donations both of objects and money going back to the beginning of the 20th century are of MEDIUM significance as important attributes of the asset's history.

### 3.4.3 Aesthetic

*Ways in which people draw sensory and intellectual stimulation from a place.*

Keats House and garden serve now both as a museum and as a literary centre, accessible to local residents, passers by, school parties, scholars and literary practitioners. Its peaceful setting has been commented upon as reinforcing the pleasure and interest obtained by both UK and international visitors. In 2013 Keats House was voted the nation's favourite poetry landmark in a poll organised by the Poetry Society. It is on this basis that the sensory and intellectual stimulation of the asset may be said to be HIGH.

### 3.4.4 Communal

*This relates to the meanings (commemorative symbolic or spiritual) that a place may have for those who relate to it.*

This significance is MEDIUM on account of the uses to which the buildings, garden and collections are put. The house reaches a wide number of visitors who come to see it as a literary museum, specialists in Keats and his circle and the wider Romantic Movement but also it is used as a backdrop for local festivals, events and outreach to the community. It has long been supported by the Friends of Keats House, now the Keats Foundation, and by volunteer activity.

It has been in receipt of public funding from the Heritage Lottery Fund in recognition of the management and curatorial team's work to represent and run the house which acknowledges and is responsive to this significance.

4. Vulnerabilities, Opportunities and Policies p27 -

5. Energy efficiency – The current heating and cooling to the house seems to be sufficient for the current use of the house. However if the collection is to be expanded or the current system needs to be renewed there will be the opportunity to upgrade the system

M5: New room heaters should be chosen to be appropriate to the sensitivity of their setting. Generally heat sources will be concealed. Where floor finishes are to be renewed, under-floor heating may be considered. *The heating system is unchanged in this proposal.*

6. The current pipework is located within the existing service voids.

M6: New Pipe and duct routes should, as far as possible, be kept within existing voids in the building.

6. Lighting – The lighting is functional but not integrated into the interior scheme in all rooms.

C6: All new lighting should be in keeping with the significance of the rooms in which they are lighting. When installing new light fittings in historically or architecturally significant areas, consideration should be given to whether they might adversely affect the historic fabric either physically, due to the need for chases to allow for the installation, for example, or visually. Cable routes should, as far as possible, be within existing voids in the building. Illuminated signs should be avoided as far as possible. Cable routes should, as far as possible, be within existing voids in the building.

*The lighting is unchanged in these proposals.*

13. Library asbestos – There is believed to be a small amount of asbestos in the library building. If this is going to undergo refurbishment it would be advised to remove the remaining asbestos.

C13: All asbestos removal or encapsulation must be undertaken by registered contractors and any asbestos left must have the appropriate warning signs displayed.

1. Collection – There are limited items of the Keats collection currently on display at Keats House. The few items which are currently on display, are of great significance, however it feels a little sparse for those visiting. It is understood that some items are housed in America and there may be the opportunity to have these collections on loan following the house upgrades. Having collections on loan within the house would be a huge benefit for attracting return visitors, as currently there is little to attract visitors for more than 1 visit.

E1: It would be hugely beneficial, to attracting more visitors, to try to bring some of the Keats collection back to the house. To enable this, the house will need to be upgraded to ensure the conditions are correct for housing such items. This will include upgrading the security.

#### 4.9 Opportunities for Change

1. Upgrade works for collection – The house is not currently adequately equipped to house items from the collection, which is currently stored elsewhere.

O1: If these items were to be brought to Keats House, to improve the visitor experience, security, climate control and UV protection upgrades would have to be undertaken.

2. Café/ commercial opportunities – Keats House would benefit from having a small café, selling tea and cake.

O2: This would be an opportunity to bring local residents to the house as well as offer something more for visitors who have travelled to visit. The revenue from this would assist in the maintenance and upgrading of the house.

*The proposal is not for the introduction of a café.*

3. Library reuse – The large function space within the library building which adjoins Keats house is owned by Keats House, and used for community activities. This building was built to house the Keats collection, before it moved into the main house.

O3: It is currently a tired looking space, with rather inappropriate wall decoration and much could be done to bring it up to date and make it more attractive for use as a high income venue. This additional revenue could be used to maintain the main house. Considering its romantic connection there is opportunity for this building to be used for wedding hire, if a wedding licence was obtained for the garden.

*The property has a premises licence which requires various safety standards to be maintained and upgraded, for which this proposal is partly fulfils.*

P36

## 6.4 Services

### 6.4.1 Approach

Maintenance contracts for the heating, cooling, hot and cold water, electrical and other services should be entered into, and the annual/five-yearly tests, as appropriate, must be carried out by registered contractors. It will be the responsibility of the PFM to ensure that this happens. Service installations require periodic renewal with installations of greater power and/or efficiency. It may be prudent to consider the wholesale renewal of services installations at one time to minimise interruptions.

### 6.4.2 Renewal

It should be allowed that electrical and mechanical services are renewed on a 10-20yr cycle, and sufficient provision for the updating of all Operations Manuals and where necessary Gazetteer for future reference.

The Open Spaces Department of the City Surveyor's Department will ensure that new services installations schemes take into consideration the historical and architectural features of the elevations (externally) and of the spaces within which they are situated (internally).

- Throughout the building during alterations, the opportunity should be taken where possible to remove surface-fixed fittings, pipework, cables and ducts.
- When installing new services preference should be given to locating them within existing voids and chases.
- When installing new services, routes through occupied spaces, including basements, should be avoided.
- Routes for new services should be considered and designed with a view to preventing damage or destruction of historic fabric, particularly the most significant fabric.
- Pre-planning of new installations in the most significant parts of the building should include fully worked out builder's work drawings.
- A record should be kept of all new services installations and alterations and a précis included within the relevant room sheets in the Gazetteer.
- Where historical services or pieces of plant including redundant items, are to be replaced or removed, consideration will be given to either leaving them in situ, or where this is not possible offering them to a relevant learned institution or collection for salvage.

### 6.4.3 Lighting

- Cable routes should, as far as possible, be within existing voids in the building.
- When installing new light fittings or lamps, only those items appropriate for the sensitivity of their location should be installed.
- External lighting should be maintained as historically appropriate to the setting.

**Appendix C - Recent planning history**

From the LB of Camden website.

Ref. Number	Site Address	Development	Decision
2019/1335/P – Full planning application 2019/1337/A - Advertisement Consent 2019/1518/L - Listed Building Consent	10 Keats Grove London NW3 2RR	Replacement of pedestrian and vehicular gates (to include cut-out text design and metal brochure holders) to northern elevation; relocation and rebuilding of bin store; landscaping works to include paving and replacement ground lighting; cycle parking provision; external WC refurbishments and associated works to ground of Grade I listed building. Illuminated signage.	Granted
2017/4201/L	10 Keats Grove London NW3 2RR	Alteration to boiler flue	Granted
2016/7148/L	4 Keats Grove London NW3 2RT	Internal alterations to partitions, doors, floors, ceilings, cornices and architraves, new ceiling to the stables and alterations to the second floor of the main house, refurbishment of the porch, alterations to fenestration, landscaping to front and rear, replacement of a chimney, replacement of the rear balustrade.	Granted
2016/6840/P	4 Keats Grove London NW3 2RT	Refurbishment of the porch, replacement of a chimney, alterations to fenestration, landscaping to front and rear, replacement of the rear balustrade to the existing residential building (Class C3)	Granted
2016/1121/P	Keats Grove London NW3 2RS	New bay extension to rear garden elevation proposed with heritage double-glazed painted Crittall windows and doors to match existing. New extension below existing bay proposed with heritage double-glazed painted Crittall windows and doors to match existing	Granted
2015/5640/P	2 Keats Grove London NW3 2R	Erection of garden building	Granted
<b>2015/3642/L</b>	<b>10 Keats Grove London NW3 2RR</b>	<b>Installation of a picture hanging rail - installation of track lighting</b>	<b>Granted</b>
2015/2312/L	3 Keats Grove London NW3 2RT	Construction of a glazed sunroom on an existing terrace to the rear of the building.	Granted
2015/0125/L	4 Keats Grove London NW3 2RT	Replacement of front porch, alterations to front and rear fenestration and internal works to enable conversion	Granted
2014/7932/P	4 Keats Grove London NW3 2RT	Conversion of 4 flats into 3 flats (1 x 3-bed, 2 x 1-bed), replacement of front porch, and alterations to front and rear fenestration	Granted
2013/5112/L	Flat A 4 Keats Grove London NW3 2RT	Internal alterations to form new wall and door openings, infill a door and relocate and remove existing partition walls, in	Granted

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		connection with the creation of two additional bathrooms to flat at ground and basement levels (Class C3).	
2010/6183/P	16 Keats Grove London NW3 2RS	Replacement of existing single glazed steel windows with double glazed steel windows on the front and side elevations of dwellinghouse (Class C3).	Granted
2010/6062/L 2010/6030/P	24 Keats Grove London NW3 2RS	Creation of a door following removal of window to the front elevation of single family dwelling house, and various internal alterations to kitchen; joinery, flooring and removal of non original stove.	Granted
2010/4158/L	24 Keats Grove London NW3 2RS	Internal alterations to include removal and replacement of drawing room fireplace and conversion of dressing room to shower room to existing dwelling house class C3	Granted
2010/2348/L 2010/2340/P	Flat A 4 Keats Grove London NW3 2RT	Works in association with the erection of new enlarged timber shed/ garden room in rear garden (following demolition of existing garden shed) in association with Flat A 4 Keats Grove (Class C3).	Granted
2010/1085/C	6 Keats Grove London NW3 2RT	Demolition of existing boundary wall/fence facing Keats Grove and Heath Hurst Road at single dwelling house.	Granted
2010/0845/P	6 Keats Grove London NW3 2RT	Erection of boundary wall comprising steel railings, brick foundations and brick piers, to replace existing timber fencing and stone foundations, fronting Keats Grove, Heath Hurst Road and garage approach.	Granted
2009/4631/P	6 Keats Grove London NW3 2RT	Alteration and extension of existing garage building in association with its use as an outbuilding ancillary to the existing residential dwelling and landscaping	Granted
2009/0961/P	6 Keats Grove London NW3 2RT	Extension of existing balcony and associated railings at rear ground level to existing dwelling house, replacement of roughcast surfaces by render on front and side elevations, and excavation works to create enlarged lower terrace in rear garden	Granted
<b>2008/4916/L</b>	<b>Keats House 10 Keats Grove London NW3 2RR</b>	<b>Details of new heating system pursuant to condition 2 (a-c) of the listed building consent dated 02/10/08 (2008/2516) for internal alterations of refurbishment and redecoration.</b>	<b>Granted</b>
2008/3854/T	10 Keats Grove London NW3 2RR	FRONT GARDEN, CLOSER TO FRONT BOUNDARY: 1 x Lime - Reduce crown back to main union. ALONG FRONT BOUNDARY: 1 x Sorbus - Remove. ALONG BOUNDARY WITH No. 6 KEATS CLOSE: 1 x Red Chestnut - Remove. CENTRE OF THE FRONT GARDEN: 1 x Mulberry - Minor reduction SIDE GARDEN, ALONG BOUNDARY WITH No. 5 KEATS CLOSE: 1 x Acacia - Cut back the overhanging branch. REAR GARDEN,	Granted

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		CLOSER TO CORNER OF THE BUILDING: 1 x Bay - Remove. ALONG BOUNDARY WITH No. 30 HEATH HURST ROAD: 1 x Ash - Crown reduction by 20%. ALONG BOUNDARY WITH No. 5 KEATS CLOSE: 1 x Maple - Crown reduction by 10%. GARDEN IN FRONT OF HEATH LIBRARY: 1 x Magnolia - Remove. 1 x Plum - Remove. GARDEN IN FRONT OF HEATH LIBRARY, ALONG DRIVE WAY: 1 x Home Oak - Remove. 1 x Hawthorn - Reduce.	
2008/2516/L	Keats House 10 Keats Grove London NW3 2RR	Internal alterations of refurbishment and redecoration.	<b>Granted</b>
2007/5772/L 2007/5769/P	18 Keats Grove London NW3 2RS	Internal and external alterations to rear extension including replacement of pitched roof by new flat roof with new parapet, removal of internal kitchen walls, replacement of all windows with softwood framed sliding sashes, replacement of existing kitchen window with a larger window.	Granted
<b>2007/3595/L</b>	<b>10 Keats Grove London NW3 2RR</b>	<b>Details of new lighting and fixings pursuant to conditions 2 of the listed building consent dated 03/09/2004 (2004/1859/L) for erection of toilet block and various alterations.</b>	<b>Granted</b>
2007/3382/P	6 Keats Grove London NW3 2RT	Erection of iron railing gates at vehicular entrance.	Granted
2007/3395/L 2007/3393/P	3 Keats Grove London NW3 2RT	Excavation of section of rear garden patio area to lower the existing ground floor level by 700mm, alterations to lower ground floor windows and extensions to existing balconies at upper ground level in the rear elevation and various internal alterations to the dwellinghouse.	Granted
2006/2861/L 2006/2859/P	17 Keats Grove London NW3 2RS	Excavation of basement, erection of full-width rear ground floor level glazed extension and two-storey side extension (following demolition of existing two-storey side extension and rear ground floor level extension) with rooflight over, installation of rooflight in rear roof slope, alterations to fenestration, installation of gates to the front of the dwellinghouse and internal alterations.	Granted
<b>2004/2147/P 2004/1859/L</b>	<b>10 Keats Grove London NW3 2RR</b>	<b>The erection of a single storey toilet block with assisted facilities in the rear garden adjacent to the rear elevation of the Library, new platform lift in garden, resurfacing of existing garden paths and construction of new paths and entrance gates.</b>	<b>Granted</b>

**Appendix D****Preapplication Feedback 16.06.23 from Conservation Officer (Nick Baxter)**

Numbers added, and comments in italics

- i. The proposals as discussed appeared broadly acceptable, with little additional equipment being installed and some equipment being removed.
- ii. An important proviso is that where devices are to be replaced with new, the acceptability of the size and appearance of the new devices has not been entirely established. Although photos of the new equipment have been provided, it is not clear how it relates in terms of size to the existing apparatus. It is to be feared that new devices combining two or more functions might be significantly larger. Comparative images might be useful, either now or at application stage.  
  
*This further information is now included. See FN\_002 Schedule of Fittings with datasheets, which has a comparative table with images and sizes and is to be read alongside the report above (particularly item 2.21), drawings and photo record. In some cases, the fittings are slightly larger. This will be mitigated by some or all of: less conspicuous location, reduced wiring, boxing in (eg to the Keats Library Hall) and colouring of the exposed fitting to match the surface behind. A combined fitting (eg beacon and detector) reduces the need for separate fittings in any case, and the removal of trunking to make wireless requires housing a battery making a nominal difference in dimensions only.*
- iii. Furthermore, the drawings give an impression of enormous size that it might be wise to dispel for the public consultation. *The drawings have been updated to reduce the fittings size, though for reasons of clarity they are still larger than they would be (see See FN\_002 Schedule of Fittings with datasheets).*
- iv. Wherever possible, it was agreed that redundant devices, wiring and conduit would be removed. *This has been added to all the drawings as a note (eg see note 9 on drawing COL/KH/68/200 and in particular notes 3 and 7 on drawing COL/KL/68/00).*
- v. New devices should be coloured to match the surrounding surface. While scaffolding towers are present, the opportunity should be taken to colour other devices to match the surface. *This has been added to all the drawings as a note (eg see note 8 on drawing COL/KH/68/200).*
- vi. Where CCTV cameras are to be renewed, it would be worth investigating whether an all-white model is available, rather than the partially black ones. *CCTV cameras will be all white if the required model allows.*
- vii. With much of the new equipment being wireless, there is less need to consider servicing, which is welcome. However, where devices need to be wired, appropriate solutions were available. It was agreed that the control box in the hall of the library should be fed through and up via the existing skirting trunking, rather than by breaking through the wall into the hall, crossing above the door and descending, *Drawing COL/KL/68/10 has been amended to incorporate this note: 'New cabling is to be contained within the existing plastic trunking at low-level within the Nightingale Room and then rise up below the fire alarm panel within the hall (G2).*
- viii. and that ceiling units should be offset in the corners. *This is indicated on the reflected ceiling plans eg see drawing COL/KL/68/10 note 13 and drawing itself*
- ix. The re-siting of the external bell box is welcome.
- x. A number of red "sounder beacons" are shown in the D&A. These were not discussed on site and appear difficult to incorporate in an historic setting. *The sounder beacons will not be red and to match the surface colour behind where statutorily allowed.*
- xi. Your proposal will need 21 days' public consultation and will have to be ratified by Historic England and the secretary of state.



If you would like further advice on aspects of the proposal not discussed here, please get in touch.

**Other specific items raised in the meeting were:**

- xii. In the future (separate project) consider replacing some of the modern lighting eg in entrance to Library. *This will be considered in any future retrofit.*
- xiii. Keats House – proposed alarm to be relocated to the entry end of existing light track (away from the window) in room Room F5/1, as it will be less noticeable. *This has been amended. See drawing COL/KH/68/11.*
- xiv. Keats House – proposed fixtures to be at the end nearest the landing in Room F7 as it will be less visible. *This has been amended. See drawing COL/KH/68/11.*

**Appendix E - Selected Bibliography**

Conservation Management Plan. Donald Insall.2017

Design and access statements. How to write, read and use them, CABE, 2007.

<http://webarchive.nationalarchives.gov.uk/20110118095356/http://www.cabe.org.uk/files/design-and-access-statements.pdf>

Flood Risk Map

From Environmental Agency website: <https://flood-warning-information.service.gov.uk/long-term-flood-risk/map?easting=527118&northing=185681>

Hampstead conservation area (Adopted 2001)

<https://www.camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-policy/supplementary-planning-documents/conservation-area-appraisal-and-management-strategies/hampstead/>

Keats Community Library <http://www.keatscommunitylibrary.org.uk/>

Keats House and garden Museum <https://www.cityoflondon.gov.uk/things-to-do/attractions-museums-entertainment/keats-house>

LB Camden Local Plan (adopted June 2017)

From LB of Camden website <https://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-policy/planning-policy-documents/>

National Planning Policy framework(NPPF) – March 2012

<http://planningguidance.communities.gov.uk/>

END