



DESIGN, ACCESS & HERITAGE STATEMENT

7 Holly Village, Camden, London N6 6QJ



PROJECT: PROPOSED REPAIR WORKS TO EXTERNAL WALLS AND INTERNAL WALLS, CEILINGS & FLOORS AS A RESULT OF SUBSIDENCE DAMAGE

This Design and Access Statement has been prepared to support an application for listed building consent for the proposed repair works following subsidence damage due to clay shrinkage exacerbated by vegetation at 7 Holly Village, Camden, London N6 6QJ.

This Statement should be read in conjunction with all associated documentation attached to this application.

The level of information given in this Statement is appropriate and relevant to the extent of works proposed.

1. The Site & Property

The application relates to 7 Holly Village, a charming, historic, listed building located in Holly Village, and is one of a group of 12 properties created by Baroness Burdett-Coutts and completed in 1865. Built in the then fashionable neo-Gothic style, It is a semi-detached property and lies to the northern end of the Dartmouth Park Conservation Area.

2. The Proposal

The property has suffered localised subsidence damage and the proposed works form part of an insurance claim. The cause of the subsidence appears to be root induced clay shrinkage brought on by the proximity of vegetation. Vegetation management has been carried out such that repairs can now be undertaken.

The proposal involves repairing cracked brickwork in localised areas to the rear and right side elevations, internal crack repair and redecoration. The dining room floor has the most significant damage and this necessitates the removal of the existing floor tiles and replacing the limecrete slab.

All works are fully detailed in the Schedule of Works.

3. Heritage Statement

3.1 Historical record of the building

*Heritage Category: Listed Building Grade II**

List Entry Number: 1379116

Date first listed: 09-Jun-1954

List Entry Name: 1-12 Holly Village

Details

This list entry was subject to a Minor Amendment on 25 November 2021 to reformat the text to current standards

TQ2886NE 798-1/13/922 CAMDEN HOLLY VILLAGE Nos.1-12 (Consecutive) 10/06/54 GV II Group of twelve former estate cottages. 1865. By HA Darbishire. For Baroness Burdett-Coutts. Built by William Cubitt employing Italian craftsmen for the wood carving. Multi-colour stock brick with stone dressings; slate roofs with decorative cresting. Substantial two storey cottages in cottage ornee style picturesquely grouped around a private garden entered from street through an archway flanked by two cottages.*

EXTERIOR:

Nos 7 and 8: semi-detached gabled and dormered pair with diaper work and enriched first floor band. Asymmetrically placed projecting bay having five pointed light canted bay window with penthouse roof at ground floor and traceried two-light pointed window at first floor with lozenge over. Slated entrance porch to right with wooden bargeboards forming trefoil arch on colonnettes; traceried four-light pointed window. Second floor with two two-light dormers having pierced bargeboards. Left hand return of projecting bay with verandah entrance having slated roof and patterned wooden supports. Carved and pierced bargeboards with finials and clustered chimneys.

INTERIOR: not inspected.

HISTORICAL NOTE: a model venture for private rent to those on considerable incomes. Holly Village was never lived in by her estate workers or Coutts Bank clerks. The Village was purchased by its tenants in 1921.

Listing NGR: TQ285886501

3.2 Analysis of the significance of the history and character of the structure

The history of the creation of Holly Village is fascinating. Created by heiress and philanthropist Angela Burdett Coutts (later to become Baroness) with Charles Dickens as her adviser and Henry Darbishire as

her architect, Holly Village was an entirely commercial project comprising the construction of 12 properties in neo-Gothic style. The houses were leased to middle class tenants at market rates. Italian craftsmen contributed to the ornate teak wood carvings and the properties were built from costly Portland Stone.

Following the death of Baroness Burdett Coutts, property developments in London and the increased costs in maintaining the properties, the Village was finally purchased by its tenants in 1921.

All houses were built with colour stock brick and although each house may look similar, externally they all have their own distinctive features with various differing ornate wooden turrets and stone gargoyles. One of the main internal features is the red and yellow-ochre terracotta floor tiles set in a diagonal pattern in the dining room.

3.3 *The principles of, and justification for, the proposed works and their impact on the fabric, special character and setting of the listed building and the setting of adjacent listed buildings.*

The proposed works are essential repairs following subsidence. The repairs will be carried out by a specialist contractor with due care and diligence, avoiding disruption to the original fabric of the property and reinstating with original materials, as far as is practicable.

It is considered that the proposed works are essential for the longevity and structural integrity of the listed building and as they are minor in nature will not impact the special character or setting of the listed building.

4. Design

4.1 External Works

Full details of the works are detailed in the Schedule of Works. Repairs to the external walls include raking out cracks in the mortar joints and repointing and bonding in accordance with the traditional repair specification attached.

4.2 Internal Works

Internal wall subsidence repairs involve raking out fractured mortar joints, repointing, stitching in new work and fixing Expamet mesh. Other minor cracks to the ceilings and walls will be cut out and filled with lime putty surface filler as required. Sections of rendered walls will be finished with lime plaster feathered into the adjacent wall finish. Where possible moulded skirtings will be retained but additional skirtings will be formed using sand lime cement render profile to match existing. The dining room floor has suffered the most significant damage and the heritage tiles will be carefully lifted to allow for a new limecrete floor build up, and then re-laid in lime/sand grout. The original tiles will be supplemented with reclaimed matching tiles. Redecoration to all areas will be carried out with care and attention as detailed.

4.3 Access

There are no issues regarding access.

5. Conclusion

This Statement has outlined the proposal for undertaking essential repair works to external and internal elements of the property following subsidence damage due to clay shrinkage exacerbated by vegetation. Vegetation management has been carried out and the repairs can now be undertaken.

Repairs are required to parts of the external walls, within several internal rooms and to the damaged dining room floor. The repairs are localised and limited only to damaged areas.

Overall, it is considered that the proposed works are essential for the longevity and structural integrity of the listed building and that the special character and setting of the listed building will not be compromised.