

9 ARKWRIGHT ROAD

HERITAGE STATEMENT

JANUARY 2013

CONTENTS

1.	Introduction	1
2.	The History and Development of 9 Arkwright Road	2
3.	Summary	7

Appendices:

*Extract from A History of the County of Middlesex:
Volume 9: Hampstead, Paddington, 1989 (Victoria
County History), pp.33-42*

TA Ref: IROL2000

LPA Ref:

Office Address: 25 Savile Row
London
W1S 2ES

Telephone 020 7851 4010

Date of Issue: January 2013

1. Introduction

- 1.1 This Heritage Statement has been prepared by Turley Associates' heritage team in support of an application for planning permission for the conversion of no. 9 Arkwright Road from office (Class B1) use to residential (Class C3).
- 1.2 No. 9 Arkwright Road is a large former private house which sits within a sizable garden plot on the south side of Arkwright Road, Camden. It is not included on the statutory list of buildings of architectural or historical interest, nor is it included on Camden's 'local list' of buildings. The building is, however, located in the Fitzjohn's/Netherhall Conservation Area and is mentioned in the adopted Fitzjohn's Netherhall Conservation Area Statement (2001) as an 'unlisted building which makes a positive contribution to the special character and appearance of the area.'
- 1.3 This report uses evidence gathered from Camden Archives and Local Studies centre, historic map regression and extracts from the Victoria County History to establish the original residential use of the building (before conversion to office space with the appropriation of the building as the headquarters of the Associated Society of Locomotive Engineers and Firemen (ASLEF) in 1921.)

2. The History and Development of no. 9 Arkwright Road

Construction (1870s)

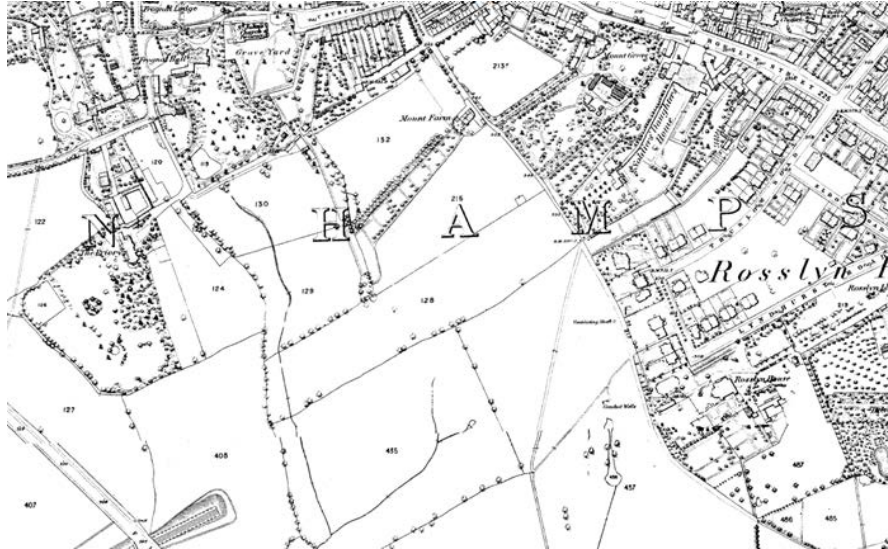


Fig 1: 1871-79 OS Map (www.oldmaps.co.uk)

- 2.1 The 1871-9 OS map illustrates the area of land now occupied by Arkwright Road. At this time the landscape consisted of undeveloped farmland or gardens and existed outside of the settlement boundary. The subsequent 1896 OS map shows Arkwright Road as it was first laid out and a large number of plots along its length built upon, including that of number 9.

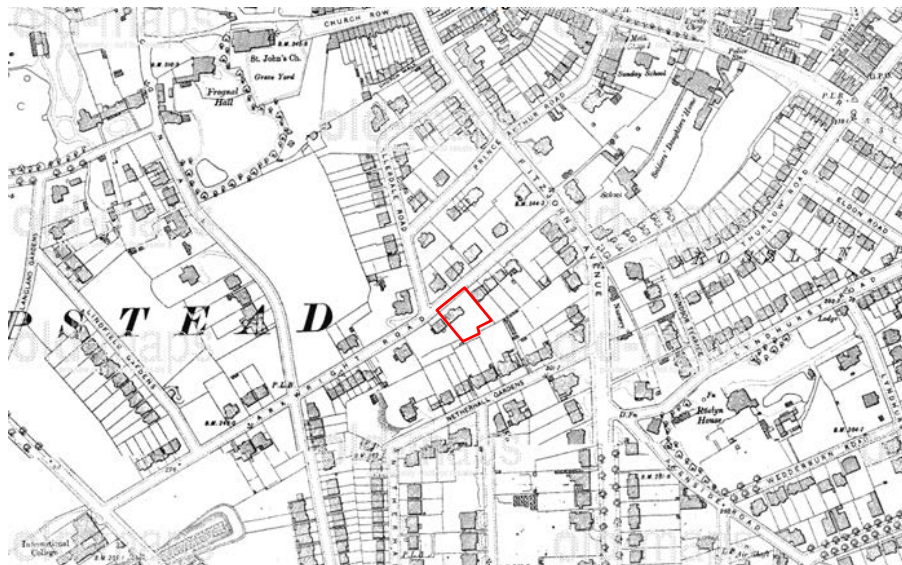


Fig 2: 1896 OS Map (www.oldmaps.co.uk)

- 2.2 The construction of Arkwright Road is also noted in the Victoria County History¹ which reports that most of the houses along Arkwright Road were completed by 1880. The earliest drainage plans for the plot, held at the London Borough of Camden Local Studies and Archives Centre indicate that the property would have been built in or not long after 1874.
- 2.3 The drainage plans label the building as of the 'Class and Description of House' and illustrate an identifiably domestic layout featuring a pantry, serving room and kitchen.

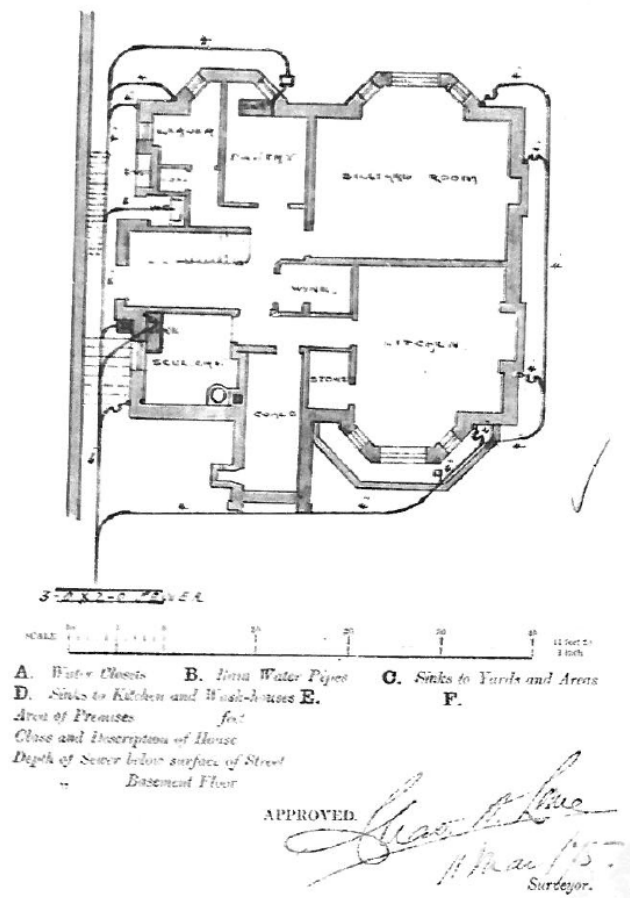


Fig 3: Basement Floor Drainage Plan, no.9 Arkwright Road, Hampstead, London, 1874 (London Borough of Camden Local Studies and Archives Centre)

¹ Elrington, C.R. (Ed.), A History of the County of Middlesex: Volume 9: Hampstead, Paddington, 1989 (Victoria County History)

Extension (1900s)

- 2.4 It is therefore established that the original detached villa at no.9 was built towards the western corner of its garden plot in the 1870s. The house was then significantly extended after 1896 to designs by R.B.Davidson, with the addition of a full height north east wing. Drainage plans held at the London Borough of Camden Local Studies and Archives Centre indicate that this new wing was constructed by at least 1907 (figures 4-7).
- 2.5 The basement plans show the kitchen, serving and pantry areas identified in the 1874 plan joined by a large billiard room, butler's quarters, office and stores. At ground floor level, the plans show the extended part of the house featuring a picture gallery, morning room and hall areas. At first floor level the extension featured four bedrooms, a bathroom at boudoir. At second floor level the extension featured further bedrooms and studio space.

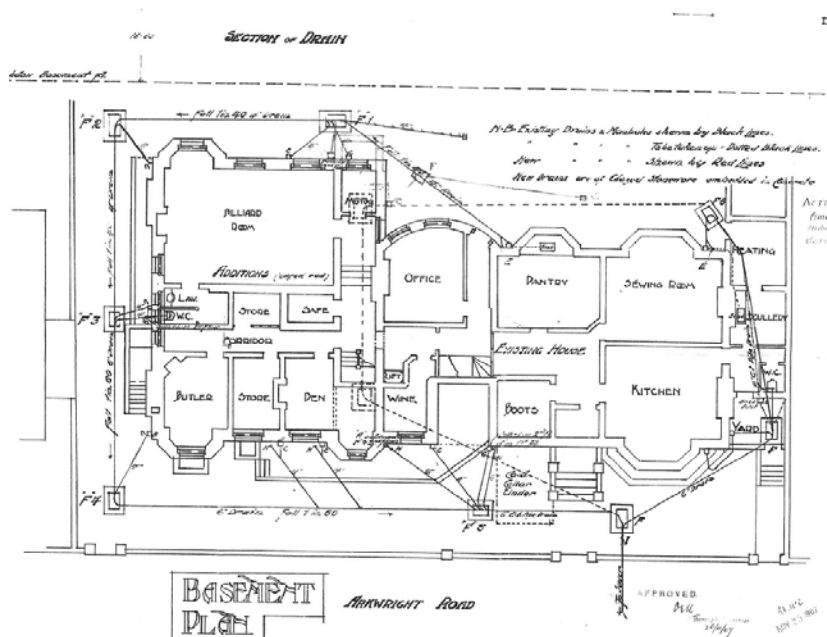


Fig 4: Basement Floor Drainage Plan, no.9 Arkwright Road, Hampstead, London, 1907 (London Borough of Camden Local Studies and Archives Centre)

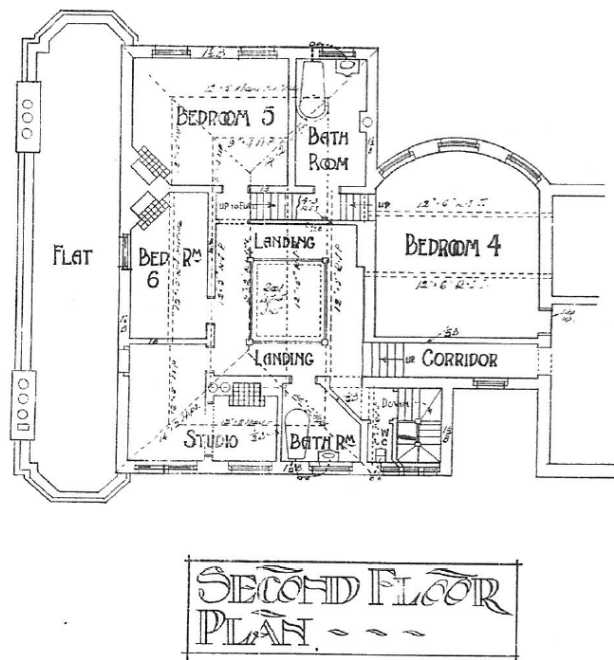


Fig 7: *Second Floor Drainage Plan, no.9 Arkwright Road, Hampstead, London, 1907* (London Borough of Camden Local Studies and Archives Centre)

- 2.6 These plans, once again, illustrate the residential use of the building and show the layout of a grand upper middle class home. Indeed, the Victoria County History² documents that the building was the home of the millionaire Joseph Beecham from 1909 to his death in 1916. Beecham was the founder of what became the one of the UK's largest pharmaceutical companies Beechams.
- 2.7 The 1915 Ordnance Survey is the first map to show the large north east wing fronting Arkwright Road alongside the original domestic villa.

² Elrington, C.R. (Ed.), *A History of the County of Middlesex: Volume 9: Hampstead, Paddington*, 1989 (Victoria County History)



Fig 8: 1915 OS Map (www.oldmaps.co.uk)

Conversion to Offices (1920s)

- 2.8 The Victoria County History³ also states that no.9 was bought by the national union organisation the Associated Society of Locomotive Engineers and Firemen (ASLEF) in 1921. It was subsequently converted into their head offices, and has remained in office use until recent time.

Summary

- 2.9 The evidence reviewed in this statement proves that 9 Arkwright Road was first constructed in the 1870s as a domestic property, and then extended during the 1900s as the household of a notable owner. The property was subsequently used as offices in the 1920s, in which use it has remained since.
- 2.10 The original use of the building and the purpose for which it was designed and constructed, was as a dwelling house.

³ Elrington, C.R. (Ed.), *A History of the County of Middlesex: Volume 9: Hampstead, Paddington*, 1989 (Victoria County History)

**Appendix 1: *Elrington, C.R. (Ed.),
A History of the County of Middlesex: Volume 9: Hampstead,
Paddington, 1989 (Victoria County History)***

