



HERITAGE STATEMENT

In respect of

**Rear of 36 – 52 Fortess
Road, Fortess Garage
and 20 Fortess Grove,
Kentish Town,
London**

On behalf of

The Estate Charity of Eleanor Palmer

Date: 17 July 2015

Planning • Heritage

Specialist & Independent Advisors to the Property Industry

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1.0 INTRODUCTION

- 1.1 This Heritage Assessment has been produced to inform pre-application discussions with the London Borough of Camden in relation to discussions regarding a site identified as 'Rear of 36 – 52 Fortess Road, Fortess Garage and 20 Fortess Grove', in Kentish Town, London Borough of Camden. The proposals in their current form have emerged following pre-application discussions with the London Borough of Camden in early 2014 and 2015, and are intended to enable the site to achieve its development potential, and provide new residential units, while protecting the site's employment uses.
- 1.2 The site, which is broadly L-shaped in form, sits to the north of Fortess Grove, a small Mews street to the east of Fortess Road, just north of Kentish Town Station. The site is bounded to the south by Fortess Grove itself, to the east by Railey Mews, another small-scale mews street, and to the north and west by Fortess Terrace and Eleanor House, along with the rear gardens of these properties. The site consists, as identified above, of a residential dwelling and industrial building facing onto Fortess Grove itself, and a long light industrial building to the north which constitutes a backland development, carved out of the rear gardens of Fortess Terrace.
- 1.3 The southern area of the site sits within the Kentish Town Conservation Area, whilst a terrace of 27 houses at the eastern boundary of the site, at 44-94 Fortess Road are Grade II listed, with the Grade II listed Pineapple Pub to the east of the site, at Leverton Street.
- 1.4 This Assessment provides a brief overview of the history, development, character and appearance of the site and its surroundings, in order to assess the proposed development's acceptability in relation to national, strategic and local policy and guidance relating to the historic environment.



Figure 1:A. Birdseye View of Site, highlighted in yellow. Source: BingMaps (2015). **B.** Site Plan. Source: Cooley Architects (July 2015).

2.0 LEGISLATIVE AND POLICY FRAMEWORK

2.1 The current policy regime identifies, through the National Planning Policy Framework (NPPF), that applications should consider the potential impact of development on Heritage Assets. This term includes both designated heritage assets, which possess a statutory designation (for example listed buildings, conservation areas, and registered parks and gardens), as well as undesignated heritage assets.

Legislation

2.2 Legislation regarding buildings and areas of special architectural and historic interest is contained within the Planning (Listed Buildings and Conservation Areas) Act 1990.

2.3 The relevant legislation in this case extends from Section 16 of the 1990 Act which states that in considering applications for listed building consent, the local planning authority shall have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses.

2.4 Section 66 further states that special regard must be given by the authority in the exercise of planning functions to the desirability of preserving or enhancing Listed Buildings and their setting.

National Planning Policy

National Planning Policy Framework (NPPF), (March 2012)

2.5 The National Planning Policy Framework (NPPF) was published on 27 March 2012 and sets out the Government's planning policies for England and how these are expected to be applied. It has purposefully been created to provide a framework within which local people and Local Planning Authorities (LPAs) can produce their own distinctive Local and Neighbourhood Plans which reflect the needs and priorities of their communities.

- 2.6 When determining Planning Applications the NPPF directs LPAs to apply the approach of presumption in favour of sustainable development; the 'golden thread' which is expected to run through the plan-making and decision-taking activities. It should be noted however, that this is expected to apply except where this conflicts with other policies combined within the NPPF, inclusive of those covering the protection of designated heritage assets, as set out in paragraph 14 of the NPPF.
- 2.7 Within section 7 of the NPPF, 'Requiring Good Design', Paragraphs 56 to 68, reinforce the importance of good design in achieving sustainable development by ensuring the creation of inclusive and high quality places. This section of the NPPF affirms, in paragraph 58, the need for new design to function well and add to the quality of the area in which it is built; establish a strong sense of place; and respond to local character and history, reflecting the built identity of the surrounding area.
- 2.8 Section 12, 'Conserving and Enhancing the Historic Environment', Paragraphs 126-141, relate to developments that have an effect upon the historic environment. These paragraphs provide the guidance to which local authorities need to refer when setting out a strategy for the conservation and enjoyment of the historic environment in their Local Plans. This should be a positive strategy for the conservation and enjoyment of the historic environment and should include heritage assets which are most at risk through neglect, decay or other threats. It is also noted that heritage assets should be conserved in a manner appropriate to their significance. The NPPF further provides definitions of terms which relate to the historic environment in order to clarify the policy guidance given. For the purposes of this report, the following are important to note:

Heritage asset: This is 'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions'. These include designated heritage assets and assets identified by the local planning authority.

Significance: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or

historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

2.9 The NPPF advises local authorities to take into account the following points when drawing up strategies for the conservation and enjoyment of the historic environment. These considerations should be taken into account when determining planning applications:

- The desirability of sustaining and enhancing the significance of heritage assets and preserving them in a viable use consistent with their conservation;
- The wider social, cultural, economic and environmental benefits that the conservation of the historic environment can bring;
- The desirability of new development in making a positive contribution to local character and distinctiveness; and
- Opportunities to draw on the contribution made by the historic environment to the character of a place.

2.10 In order to determine applications for development, Paragraph 128 of the NPPF states that LPAs should require applicants to describe the significance of the heritage assets affected and the contribution made by their setting. Adding that the level of detail provided should be proportionate to the significance of the asset and sufficient to understand the impact of the proposal on this significance.

2.11 According to Paragraph 129, LPAs should also identify and assess the significance of a heritage asset that may be affected by a proposal and should take this assessment into account when considering the impact upon the heritage asset.

2.12 Paragraphs 132 to 136 consider the impact of a proposed development upon the significance of a heritage asset. Paragraph 132 emphasises that when a new development is proposed, great weight should be given to the asset's conservation and that the more important the asset, the greater this weight should be. It is noted within this paragraph that significance can be harmed or lost through the alteration or destruction of the heritage asset or by development within its setting.

- 2.13 Paragraph 134 advises that where a development will cause less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.
- 2.14 Paragraph 135 notes that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 2.15 The NPPF therefore continues the philosophy of that upheld in PPS5 in moving away from narrow or prescriptive attitudes towards development within the historic environment, towards intelligent, imaginative and sustainable approaches to managing change. English Heritage defined this new approach, now reflected in the NPPF, as 'constructive conservation'. This is defined as 'a positive and collaborative approach to conservation that focuses on actively managing change...the aim is to recognise and reinforce the historic significance of places, while accommodating the changes necessary to ensure their continued use and enjoyment.' (Constructive Conservation in Practice, English Heritage, 2009).

National and Strategic Planning Policy and Guidance

National Guidance

National Planning Practice Guidance, (NPPG), (2014)

- 2.16 This guidance has recently been adopted in order to support the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle.
- 2.17 It also states, conservation is an active process of maintenance and managing change, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation.

- 2.18 Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset’s significance, and make the interpretation publically available.
- 2.19 Key elements of the guidance relate to assessing harm. It states, an important consideration should be whether the proposed works adversely affect a key element of the heritage asset’s special architectural or historic interest. Adding, it is the degree of harm, rather than the scale of development that is to be assessed. The level of ‘substantial harm’ is stated to be a high bar, that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF.
- 2.20 Importantly, it is stated harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced, and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.
- 2.21 In particular, the Practice Guide identifies the issues which ought be considered to achieve successful good design with new development in sensitive areas:
- The significance of nearby assets and the contribution of their setting;
 - The general character and distinctiveness of the local buildings, spaces, public realm and landscape;
 - Landmarks and other features that are key to a sense of place;
 - The diversity or uniformity in style, construction, materials, detailing, decoration and period of existing buildings and spaces;
 - The topography;
 - Views into and from the site and its surroundings; and
 - The current and historic uses in the area and the urban grain.

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

- 2.22 Conservation Principles outlines English Heritage's (Now Historic England) approach to the sustainable management of the historic environment. While primarily intended to ensure consistency in English Heritage's own advice and guidance through the planning process, the document is commended to local authorities to ensure that all decisions about change affecting the historic environment are informed and sustainable.
- 2.23 This document was published in line with the philosophy of PPS5, yet remains relevant with that of the current policy regime in the emphasis placed upon the importance of understanding significance as a means to properly assess the effects of change to heritage assets. The guidance describes a range of heritage values which enable the significance of assets to be established systematically, with the four main 'heritage values' being: evidential, historical, aesthetic and communal. The Principles emphasise that 'considered change offers the potential to enhance and add value to places...it is the means by which each generation aspires to enrich the historic environment' (paragraph 25).

Overview: Historic Environment Good Practice Advice in Planning

- 2.24 The PPS5 Practice Guide was withdrawn on 25 March and has been replaced with three separate Good Practice Advice in Planning Notes (GPA's) published by English Heritage (now Historic England). Historic Environment Good Practice Advice in Planning Note 1 (GPA1): The Historic Environment in Local Plans provides guidance to local planning authorities to help them make well informed and effective local plans. This was published on 25 March 2015. Good Practice Advice in Planning Note 2 (GPA2): Managing Significance in Decision-Making was published on 27 March 2015. This document includes technical advice on the repair and restoration of historic buildings and alterations to heritage assets to guide local planning authorities, owners and practitioners and other interested parties. Published on the 25 March 2015, Good Practice Advice in Planning Note 3 (GPA 3): The Setting of Heritage Assets replaces English Heritage's previous guidance which was published in 2011. The Good Practice Advice in Planning Notes are intended to assist councils, owners, applicants and practitioners

implement the historic environment policies in the NPPF and the related guidance in the Planning Practice Guidance.

- 2.25 In accordance with the NPPF, the first three adopted GPA's emphasise that the information and assessment work required in support of plan-making, heritage protection, applications for planning permission and listed building consent should be proportionate to the significance of the heritage assets affected and the impact on the significance of those heritage assets.
- 2.26 At present, there are some gaps in the guidance formally provided by the PPS5 Practice Guide. It is hoped that these gaps will be filled by the emerging Good Practice Advice in Planning: Note 4: Enabling Development and Heritage Assets, and the two Historic Environment Advice Notes entitled Conservation Area Designation, Appraisal and Management (HEA 1) and Making Changes to Heritage Assets (HEA 2), for which the consultation process finished on 17 April 2015. If, as predicted, these documents are adopted in 2015, the resultant suite of advice notes will completely replace the guidance set out in the former PPS5 Practice Guide.

Historic Environment Good Practice Advice in Planning: Note 1 (GPA1): The Historic Environment in Local Plans

- 2.27 This advice note focuses on the importance of identifying heritage policies within Local Plans. The advice stresses the importance of formulating Local Plans that are based on up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area, including the historic environment, as set out by the NPPF. The document provides advice on how information about the local historic environment can be gathered, emphasising the importance of not only setting out known sites, but in understanding their value (i.e. significance). This evidence should be used to define a positive strategy for the historic environment and the formulation of a plan for the maintenance and use of heritage assets and for the delivery of development including within their setting that will afford appropriate protection for the asset(s) and make a positive contribution to local character and distinctiveness.

- 2.28 The document gives advice on how the heritage policies within Local Plans should identify areas that are inappropriate for development as well as defining specific Development Management Policies for the historic environment. It also suggests that a heritage Supplementary Planning Document (SPD) in line with paragraph 153 of the NPPF can be a useful tool to amplify and elaborate on the delivery of the positive heritage strategy in the Local Plan.

Historic Environment Good Practice Advice in Planning: Note 2 (GPA2): Managing Significance in Decision-Taking in the Historic Environment

- 2.29 This document provides advice on numerous ways in which decision-taking in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to its significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured staged approach to the assembly and analysis of relevant information and is as follows:

- Understand the significance of the affected assets;
- Understand the impact of the proposal on that significance;
- Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
- Look for opportunities to better reveal or enhance significance;
- Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change;
- Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

- 2.30 The advice reiterates that heritage assets may be affected by direct physical change or by change in their setting. Assessment of the nature, extent and importance of the significance of a heritage asset and the contribution of its setting at an early stage can assist the planning process in informed decision-taking. The document sets out the recommended steps for assessing significance and the impact of development proposals upon it, including examining the asset

and its setting and analysing local policies and information sources. In assessing the impact of a development proposal on the significance of a heritage asset the document emphasises that the cumulative impact of incremental small-scale changes may have as great an effect on the significance of a heritage asset as a larger scale change. Crucially, the nature and importance of the significance that is affected will dictate the proportionate response to assessing that change, its justification, mitigation and any recording which may be necessary.

Historic Environment Good Practice Advice in Planning: Note 3 (GPA3): The Setting of Heritage Assets

- 2.31 This advice note focuses on the management of change within the setting of heritage assets. This document is an update to guidance previously published by English Heritage (The Setting of Heritage Assets 2011) in order to ensure that it is fully compliant with the NPPF and is designed in order to aid practitioners with the implementation of national policies and guidance relating to the historic environment found within the NPPF and PPG. The guidance is largely a continuation of the philosophy and approach of the 2011 document and does not present a divergence in either the definition of setting or the way in which it should be assessed.
- 2.32 As with the NPPF the document defines setting as ‘the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve’. Setting is also described as being a separate term to curtilage, character and context. The guidance emphasises that setting is not a heritage asset nor a heritage designation and that its importance lies in what it contributes to the significance of the heritage asset. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.
- 2.33 While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, setting, and thus the way in which an asset is experienced, can also be affected by other environmental factors including noise, vibration and odour, while setting may also incorporate perceptual and associational attributes pertaining to the asset’s surroundings.

2.34 This document provides guidance on practical and proportionate decision making with regards to the management of proposed development and the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may have positive or neutral effects. It is stated that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting and that heritage assets may have different abilities to accommodate change within their settings without harming the significance of the asset and therefore setting should be assessed on a case-by-case basis. Although not prescriptive in setting out how this assessment should be carried out, noting that any approach should be demonstrably compliant with legislation, national policies and objectives, English Heritage recommend using the '5-step process' in order to assess the potential affects of a proposed development on the setting and significance of a heritage asset, with this 5-step process continued from the 2011 guidance:

1. Identification of heritage assets which are likely to be affected by proposals.
2. Assessment of whether and what contribution the setting makes to the significance of a heritage asset.
3. Assessing the effects of proposed development on the significance of a heritage asset.
4. Maximising enhancement and reduction of harm on the setting of heritage assets.
5. The final decision about the acceptability of proposals.

2.35 The guidance reiterates the NPPF in stating that where developments affecting the setting results in 'substantial' harm to significance, this harm can only be justified if the developments delivers substantial public benefit and that there is no other alternative (i.e. redesign or relocation).

Emerging Guidance

- 2.36 As noted previously, a number of key emerging documents are yet to be adopted to fill the guidance gaps left by the withdrawal of the PPS5 Practice Guide. Until these documents have been formally adopted, they are not considered to carry any weight. However, the consultation process for the two Historic Environment Advice Notes highlighted beneath finished on 17 April 2015 and the additional GPA entitled Enabling Development and Heritage Assets is listed as forthcoming by Historic England.
- 2.37 In line with the NPPF, HEA 1: Conservation Area Designation, Appraisal and Management emphasises that work in designating, appraising and managing conservation areas should be proportionate to the significance of the heritage assets affected and to the potential impacts on them. HEA 2: Making Changes to Heritage Assets seeks to promote well-informed and collaborative conservation, in recognition that change to heritage assets and their settings is only unacceptable where it harms significance without the balance of public benefit, as set out in the NPPF. As aforementioned, once adopted HEA1 and HEA2, together with the three adopted Good Practice Advice Notes set out above and the additional forthcoming Good Practice Advice Note entitled Enabling Development and Heritage Assets, will provide a complete replacement of the PPS5 Practice Guide.

Strategic Policy

The London Plan (Adopted July 2011, revised October 2013)

- 2.38 On 22 July 2011 the Mayor of London published the London Plan which re-placed the amended version of 2004. This sets out the strategic Development Plan for London, and Policy 7.8 'Heritage Assets and Archaeology' seeks to record, maintain and protect the city's heritage assets in order to utilise their potential within the community.
- 2.39 Further to this it provides the relevant policy with regard to development within the historic environment. It requires that development which have an affect upon heritage assets and their settings should conserve their significance, by being

sympathetic to their form, scale, materials and architectural detail, whilst encouraging development to make the most of heritage assets.

Policy 7.9 (Heritage-led Regeneration)

- 2.40 Regeneration schemes should identify and make use of heritage assets and reinforce the qualities that make them significant so they can help stimulate environmental, economic and community regeneration. This includes buildings, landscape features, views, Blue Ribbon Network and public realm.

Policy 7.4 (Local Character)

- 2.41 New developments require to give regard to the local architectural character in terms of form, massing, function and orientation. This is supported by Policy 7.8 in its requiring local authorities in their policies, to seek to maintain and enhance the contribution of built, landscaped and buried heritage to London's environmental quality, cultural identity and economy, as part of managing London's ability to accommodate change and regeneration.

Local Planning Policy and Guidance

Camden Local Plan

- 2.42 The **London Plan (2011)** supports the London Borough of Camden's Local Development Plan, which currently consists of **Camden Core Strategy 2010-2025 (2010)** and **Camden Development Policies 2010-2025 (2010)**. The London Plan contains Policy 7.8 (Heritage Assets and Archaeology) which seeks to record, maintain and protect the city's heritage assets in order to utilise their potential within the community, as well as Policy 7.4 (Local Character), which requires new developments to have regard to the local architectural character in terms of form, massing, function and orientation.

Camden's Core Strategy 2010-2015 (2010)

- 2.43 The London Borough of Camden's Core Strategy 2010-2015 provides the Borough's strategic policies, and includes Policy CS14 (Promoting high quality

places and conserving our heritage), which seeks to ensure that places and buildings are attractive, safe and accessible by requiring development of the highest standard of design, which respects local context and character and which preserves and enhances Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

Camden Development Policies 2010-2025 (2010)

- 2.44 Finally, Camden's Development Policies 2010-2025 document includes two specific development management policies that are of particular interest to this application. Policy DP24 (Securing high quality design) states that the Council require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect proposals to consider: the local character, setting, context and the form and scale of neighbouring buildings; the quality of materials to be used; and the provision of visually interesting frontages at street level.
- 2.45 Policy DP25 (Conserving Camden's heritage) emphasises that where development is proposed within a conservation area the Council will: take account of conservation area statements, appraisals and management plans when assessing applications; only permit development that preserves and enhances the character and appearance of the area; prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention; and not permit development outside of a conservation area that causes harm to the character and appearance of the conservation area it is in. With regard to the setting of Listed buildings this policy states that the Council will not permit development that it considers would cause harm to the setting of Listed buildings. Additionally, the Council will seek to protect other designated or undesignated heritage assets including: Parks and Gardens of Special Historic Interest and London Squares.

3 SITE HISTORY AND DEVELOPMENT

- 3.1 Kentish Town developed along the Fleet River which, although now concealed within a culvert, ran from Hampstead Ponds in the north down towards the River Thames, and carved a clear valley through what is now Kentish Town; most settlement in this area during the medieval period developed on higher ground, away from the flood-prone river. Sited on an important trade route into London from the north, the settlement developed well, but up to the eighteenth century, remained restricted largely to Kentish Town Road itself.
- 3.2 With a reputation as a rural retreat away from Central London on the road to Highgate, the area retained much of its rural feel into the 1860s, until the opening of Kentish Town Station, on an extension north from St Pancras, opened up the area to development, often of a relatively speculative type. Historic maps of the area demonstrate that over a very short period of time, this rural hamlet close to London was swallowed by major development. The seeds had been sown, to an extent, by the early nineteenth century, with the development of Fortess Terrace and other residential sites introducing an increasingly denser, more urban feel to parts of Kentish Town. Nonetheless, into the 1830s and 1840s, the settlement retained its linear feel, and frequently appears only at the very edge of large maps of London.
- 3.3 During the late nineteenth and early twentieth centuries, the land was developed out, mostly for housing, by a variety of different landowners. As elsewhere in North London, Oxbridge colleges and public schools owned a good deal of land here, just as much of the land around Swiss Cottage was owned by Eton College, and much of the agricultural land around Harrow formed part of the estate of New College Oxford. Thus the area to the east and southeast of the Station was built out by Christ Church College, Oxford, with roads named after historical figures associated with the college.
- 3.4 The Pineapple Public House is instructive of the manner in which development took place in the area; it was built in 1868, as an integral part of a new development to the east of Fortess Road (and possibly including Fortess Grove), just as Kentish

Town Station was opening. The grid-plan of estate development can be easily discerned on modern maps of the area.

3.5 Fortess Grove itself had already been developed to a certain extent by 1868, with 'Fortess Mews', a courtyard mews building, originally associated with Fortess Terrace, that appears to have been developed after the terrace itself, between 1837 and 1843. The site of Fortess Grove lay to the south, and appears in maps of the 1840s as an open yard space, possibly associated with the Mews itself. The street has an unusual form locally, failing to fit into the broad grid plan of the surrounding area, and it is its origin as a lost piece of land, or as an informal yard, that has led to this form.

3.6 Fortess Mews would, architecturally, have been of a similarly stock brick-built, Classically proportioned style as the terrace itself, and was located on the current site of the southern warehouse within the proposed development site. This appears to have been a compromise solution, provided instead of the usual, parallel backstreet mews (like Railey Mews) that one would usually expect to be associated with a group of houses like Fortess Terrace. Fortess Mews continued to be useful for nearly a century, and survived the redevelopment of the area to its north, east and south for housing, with the 1873-5 Ordnance Survey map showing it as an integrated part of the newly formed Fortess Grove. No. 20 Fortess Grove was simply tacked onto the front of the Mews itself, and an arched entrance into the Mews' courtyard is shown directly to the north of No. 20. The Mews survived until the 1920s, when the current building at 36-52 Fortess Grove was developed on the site. As part of this redevelopment, a further large warehouse was built to the north, using the rear gardens of the eight southernmost properties within Fortess Terrace.



Figure 2: 28-34 Fortess Road, 1940-41. Source: The Piano Works (2015).

4.0 HISTORICAL MAP PROGRESSION

- 4.1 The following map progression offers an insight into the urban grain of the area surrounding the Site at Fortress Grove.
- 4.2 By 1896 the built form at Leverton Street and Fortress Road had been established, much as it is today. The two streets were characterised by narrow terrace housing with large offshoot extensions at the rear and linear gardens. Tramlines at Fortress Road and Highgate Road provided transport links, alongside Kentish Town Railway Station.
- 4.3 The Site itself had not yet formed its independent footprint. The northern area remained occupied by the rear gardens of houses at Fortress Road, whilst the centre provided a series of small terraced structures centred around a square courtyard, known as Fortress Mews.



Figure 3: 1896 Ordnance Survey Map. Source: ProMaps (2015).

4.4 The Site and surrounding area of Kentish Town remained much the same throughout the early twentieth century, with a pub and town hall built to the south west of the Site at the corner of Falkland and Fortress Roads.



Figure 4: 1915-1916 Ordnance Survey Map. Source: ProMaps (2015).

4.5 By the mid-twentieth century, significant changes had taken place within the Site, its boundary became much as it is today. A motor body factory had been built in the northern area, taking land from the gardens of Nos 38 to 52 at Fortress Road. Fortress Mews had been demolished to make way for a large garage and railway works. Nos 20 and 19 Fortress Grove survived and became attached to the garage. The Pineapple Public House had also been established at the corner of Leverton Street and Railey Mews by this time.

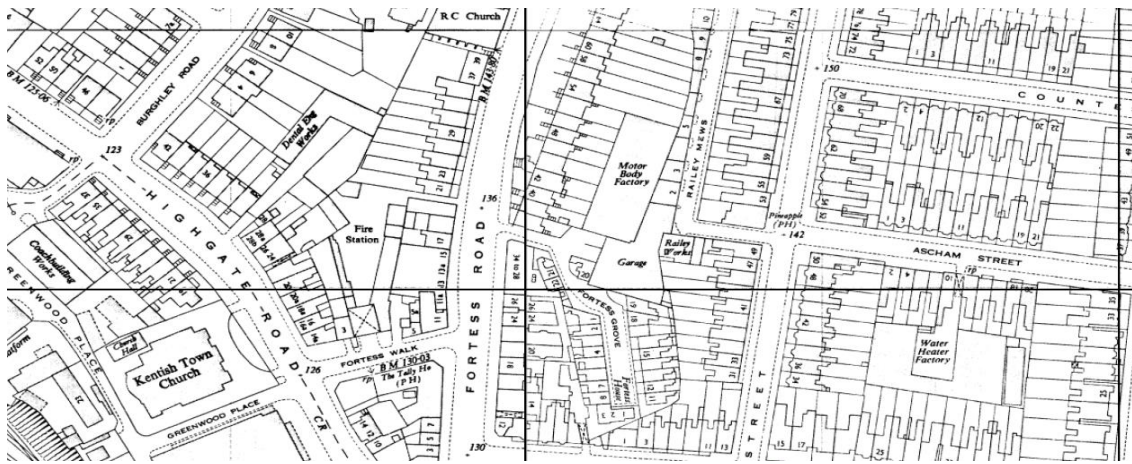


Figure 5: 1953-54 Ordnance Survey Map. Source: ProMaps (2015).

- 4.6 Little has changed since the 1920s when the garage was built on the Site, however, a number of later buildings have been constructed at Fortess Road, namely Eleanor and Kingston House.

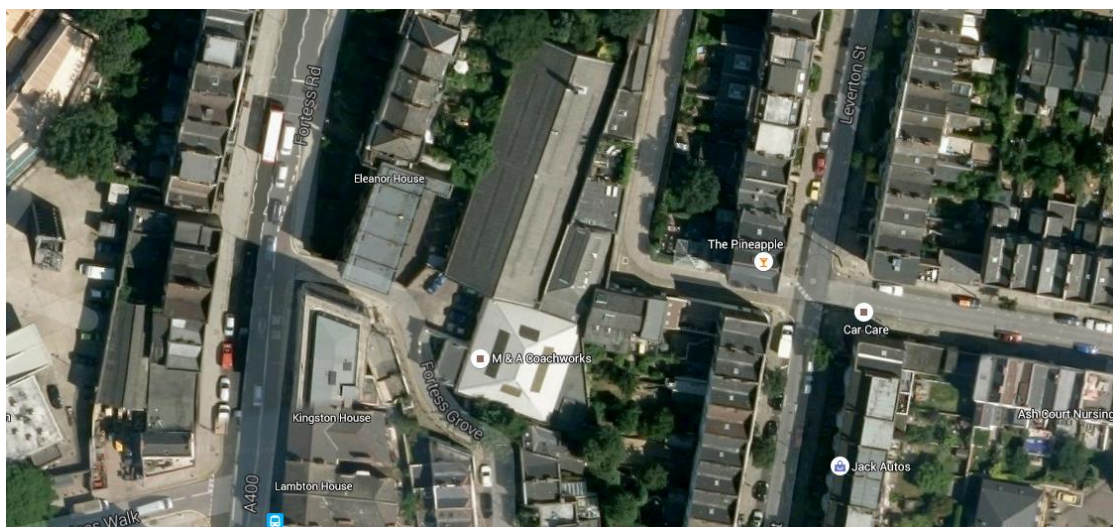


Figure 6: 2015 Aerial View. Source: GoogleMaps (2015).

5.0 SITE ASSESSMENT AND ASSESSMENT OF HERITAGE ASSETS IN THE VICINITY

- 5.1 The site consists of 20 Fortess Grove, a house developed when Fortess Grove was laid out in the 1860s, and a pair of attached warehouses or light industrial buildings, which appear on historic maps in the period between 1916 and 1936, but which can be dated stylistically to the late mid-1920s. These buildings now fall almost entirely under employment uses, predominantly through the use of the two warehouse structures for vehicle maintenance, repair and storage.
- 5.2 When seen within the context of the wider area, the buildings are relatively recent additions to the townscape, and have a very different feel to much of the surrounding architecture. In a predominantly residential area, their light industrial feel is unusual, and contrasts even with the Mews properties in Fortess Grove and Railey Mews; despite the 'back of house' nature of both of these developments, their character remains resolutely domestic. In essence, the site has two key sections: the northern section, which backs onto Eleanor House, Fortess Terrace and Railey Mews; and the smaller southern section, including 20 Fortess Grove, and the smaller industrial structure with facades onto both Fortess Grove and Railey Mews. Both of these structures have an identical architectural treatment, and while always identified as two discrete structures, nonetheless have a large number of similarities. Both buildings are of stock brick construction with concrete lintels and large, rectangular, steel framed windows made up of a grid of small panes of glass.
- 5.3 These structures are arguably most prominent, in public realm terms, from Fortess Grove; both are visible in context with the earlier 20 Fortess Grove as one enters this small mews street, while the southern building is visible as a terminating feature looking north along Fortess Grove. In addition, the northeast section of southern building has a short facade and entrance on Railey Mews. This has many of the same design features as the rest of the site, with a shallow brick pediment above a roller-door entrance, and the corrugated steel or asbestos roof above. While fundamentally of a similar, utilitarian design to much of the rest of Railey Mews, the more industrial use, and later construction date, of this building ensures that visibly makes less of a contribution to the surrounding townscape than its neighbours.

5.4 In addition, it should be noted that the large groundplan, and relatively apex roof height, of the northern building ensures that it has a wider private realm impact, particularly on views into the Conservation Area from the west, from both Eleanor House, and the Grade II listed Fortess Terrace. Some private realm views can also be expected from houses on the western side of Leverton Road, including the Grade II listed Pineapple Public House. As a large expanse of corrugated metal or asbestos sheeting, the roof of the northern building clearly detracts from the general quality of the Conservation Area, and, to an extent from the settings of the listed buildings in the vicinity. Generally speaking, however, this negative roofscape is well concealed in public realm terms. The roof is concealed in its entirety from Railey Mews as a result of the narrow nature of this thoroughfare, and can be seen from only a short stretch of Fortess Grove itself.



Figure 7: Entrance to Site from Fortess Road.



Figure 8: Warehouse at Fortess Grove.



Figure 9: No. 20 Fortess Grove.



Figure 10: View of site from Fortress Road.



Figure 11: Eleanor House and Site warehouse to the right.

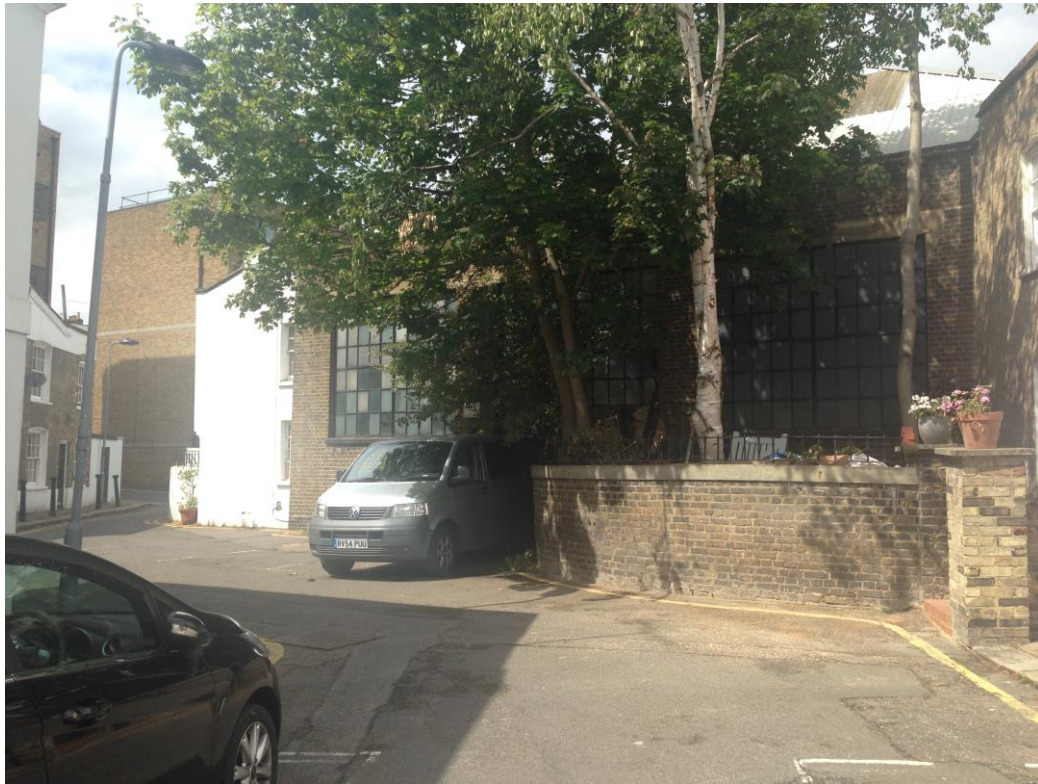


Figure 12: Warehouse at Fortess Grove.



Figure 14: View of Site from Fortess Grove, No 1 Fortess Grove to the right.



Figure 15: View of site from Leverton Street, the rear garden of the Pineapple Pub on the right.



Figure 16: No. 1 Railey Mews, located outside of the site boundary, warehouse seen beyond.

Listed buildings in the vicinity of the site

- 5.5 There are two listed buildings (one a group of buildings under a single listing description) that lie within the vicinity of the site. These are **44-94 Fortress Road**, and the **Pineapple Public House**, both listed at Grade II. The first of these listed buildings was originally constructed as Fortress Terrace in the early nineteenth century, as part of the early expansion of Kentish Town; the southern end was later lost through bomb damage, and replaced with Eleanor House.

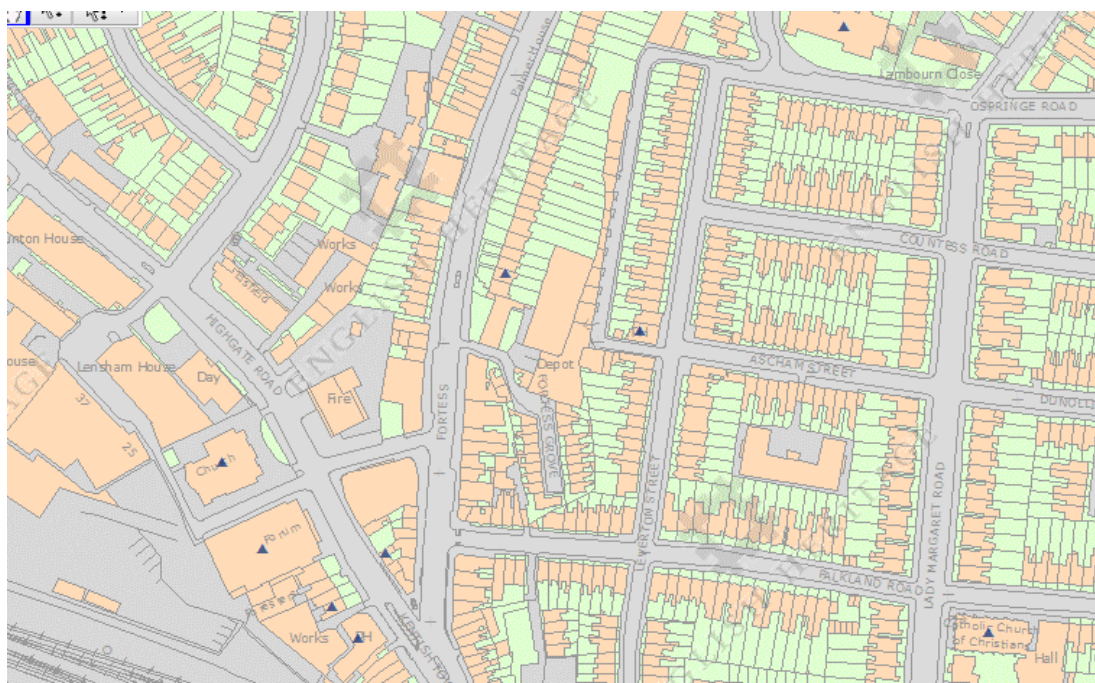


Figure 17: Map presenting the listed buildings, marked in blue. Source: Historic England (2015).

- 5.6 **44-94 Fortress Road (Fortress Terrace)** dates to the early nineteenth century, and represents a typical terrace for this period within London, albeit in a slightly unusual location. An early example of high status speculative development within Kentish Town (then a relatively small settlement seen as a retreat from London), the terrace, consists largely of blocks of four storey houses with a three storey flanking residence to each side. These historically ran all the way from what is now the entrance to Fortress Road up to where Kentish Town Road meets Bellina Mews; at this end, a pair of white stuccoed houses were provided to 'book-end' the development. The four or five properties at the southern end of the terrace

were demolished at some point in the 1970s, and replaced with Eleanor House, a yellow stock brick local authority block of limited architectural merit.



Figure 18: Fortress Terrace. Source: GoogleMaps (2015).

5.7 The setting of Fortress Terrace relates predominantly to Kentish Town Road, from which the terrace can be appreciated in something like its original form, particularly further north away from Eleanor House. While concealed in views from Railey Mews itself, there are clearly some private realm views of these properties from the mews properties to the west of the Mews.

5.8 The **Pineapple Public House** can be dated to 1868, and was developed as part of the development of a wider estate broadly to the north of Falkland Street, and to the west by Kentish Town Road. Indeed, beyond its own particularly themed keystones and lintels, it can be seen to be almost identical externally to its neighbours, and was clearly constructed as an integral part of this new development, providing a key social function. Standing on a corner plot next to Railey Mews, the Pineapple Public House is three storeys in height, with a curved corner, a rusticated ground floor, and relatively plain upper storeys. Its lightly arched windows are all decorated with carved keystones with pineapples; on the ground floor these are carved as single large pineapples, while on the first or second floors, these keystones include images of pineapples growing in clusters.



Figure 19: The Pineapple Pub.

5.9 The principle setting of the Pineapple Public House relates to Leverton Street, given that it was constructed and broadly designed as an integral part of this streetscape, with the cosmetic application of different keystones and a contrasting ground floor fenestration to differentiate itself as a public house. It can also be appreciated from the south and west from Railey Mews, where it is seen in context with the rest of its terrace, but the detailing and decoration for which it was listed is more difficult to identify from this direction.

Kentish Town Conservation Area

5.10 The Kentish Town Conservation Area was designated in 1985, and extended in 1991 and 2011; it is subject to a Conservation Area Appraisal and Management Strategy, adopted in March 2011, and published alongside the extension of the Conservation Area to include an area north of Falkland Road, including Fortess Grove.

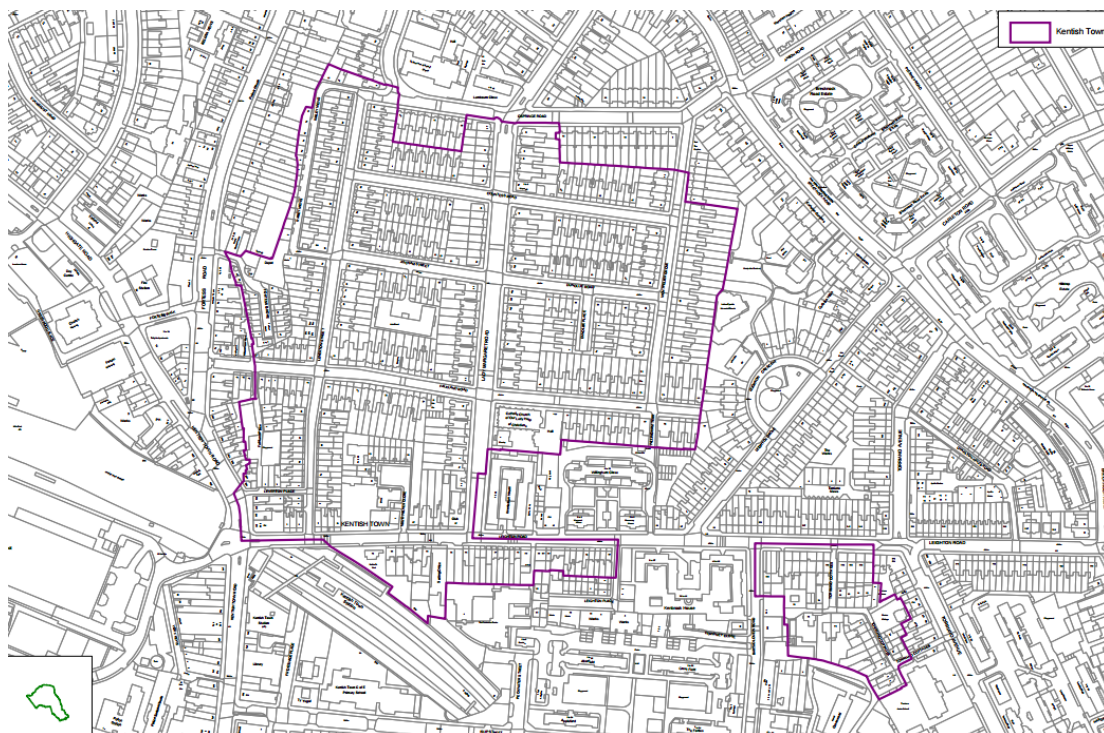


Figure 20: Kentish Town Conservation Area map. Source: London Borough of Camden Council (2015) .

- 5.11 The Conservation Area Appraisal identifies the Area's special interest as lying in its focus around the historic village of Kentish Town, as well as in its inclusion of areas of nineteenth century brick and stucco housing developed as the area grew in importance as transport connections with London improved. The Conservation Area is identified as predominantly residential in its use and character, with busier, commercial routes on its boundaries; apart from a small group of local landmarks, the majority of the buildings within the Conservation Area are terraced, residential properties of three storeys that face directly onto the highway.
- 5.12 It is further identified that there is a clear route hierarchy, with the old coach route of Kentish Town Road appearing as a major route in comparison with most of the Area's residential streets forming secondary routes, and mews streets such as Fortress Grove and Railey Mews providing intimate spaces in contrast to more substantial, formal streets. The light industrial character of this area is noted as being particularly in contrast to the formality that is found to the east, along Leverton Street. Overall, the built character of the area is relatively consistent, with most buildings being of stock brick, occasionally painted, and with stucco detailing. Given that most of the area was built out over the course of the nineteenth century, late Georgian and Neoclassical detailing predominates.

Undesignated Heritage Assets in the Vicinity of the Site

- 5.13 Two groups of undesignated heritage assets have been identified in the vicinity of the site that are considered to be particularly pertinent to this application: the properties on Fortess Grove (with the exception of 9-10), and the properties on Railey Mews adjoining the site. In both cases, these groups of buildings have been identified as making a positive contribution to the Kentish Town Conservation Area.



Figure 21: Terrace at Fortess Grove. Source: GoogleMaps (2015).

- 5.14 Both sets of buildings appear to date to 1868, when the estate to the east of Kentish Town Road and north of Falkland Road was laid out and developed. In both cases, they fell within the lower status parts of the estate, focused on the provision of services, stabling, or accommodation for service staff within the estate. The houses along Fortess Grove are simple, two storey brick buildings, a few of which, on the eastern side of the road, have been provided with small roof extensions. They are generally of the 'cottage' type, being simple, brick built and rendered, with six-over-six sash windows; other than occasional properties that have been painted a certain colour, there is no designed differentiation between properties. The setting of these properties is predominantly internal or self-referential, relying on the group value of Fortess Grove as a whole. While the southern elevation of 36-52 Fortess Grove's southern warehouse can be considered to be of a broadly similar, utilitarian aesthetic, it is concealed for much of the year by tree cover, and when it is visible, it can be seen as having a rather

glowering presence, decidedly darker, more industrial, and less welcoming than its neighbouring locally listed buildings.



Figure 21: Railey Mews.

5.15 The houses along Railey Mews can similarly be considered to be of a simple, attractive design, with solid stock brick elevations, round and square headed windows with red brick headers, and a variety of different stable or garage doors. Predominantly, these entrances (where they remain) are of an Edwardian or inter-war design, similar to those found on motor houses and early integral garages found across suburban London. On plan, Railey Mew's houses have an unusual plan, with their rear elevations curving gently inwards towards the road from the north and south; this appears to respond to the off-grid alignment of the northern warehouse at 36-52 Fortess Grove. This plan form is not appreciable from the public realm however.

6.0 PROPOSED WORKS: ASSESSMENT OF IMPACT

- 6.1 The current scheme has been developed following a second pre-application discussion with the London Borough of Camden. Proposals have since been adapted to allow for a greater commercial element and design that will complement and respond to the built form and heritage of its setting.
- 6.2 The proposals seek to retain the external walls of the large warehouse within the northern part of the site in order to preserve the contribution that it makes to the Conservation Area and wider setting of surrounding heritage assets. The current scheme has been informed by the urban form of the area. A series of townhouses are to be built within the external walls of the warehouse. The roof will be removed and replaced by a hollow section steel frame which will emerge from the rear roof of the houses. This offers to reflect the current roof and better incorporate the western wall into the development, whilst offering a pergola above the communal space. Furthermore, the frame will reflect the slope of the gable end, creating a legible building and avoiding the retained walls existing in isolation.
- 6.3 The current scheme also addresses the impact of the commercial building upon modest houses at Fortess Grove, namely No. 20. Again, the external walls will be retained, utilising existing openings. An a-symmetrical mansard-like roof declines in height towards houses at Fortess Grove, sitting sympathetically adjacent to the historic properties.
- 6.4 The principle heritage issues surrounding the redevelopment of this site concern its contribution to the character and appearance of Fortess Grove, within the Kentish Town Conservation Area; the contribution of the new development to the corner of Railey Mews, and views to this corner of the site from Leverton Street; the scale and design of the new elements, and their impact on the listed buildings of Fortess Terrace and the Pineapple Public House.



Figure 22: Proposed Birdseye View of the Site. Source: Cooley Architects (July 2015).

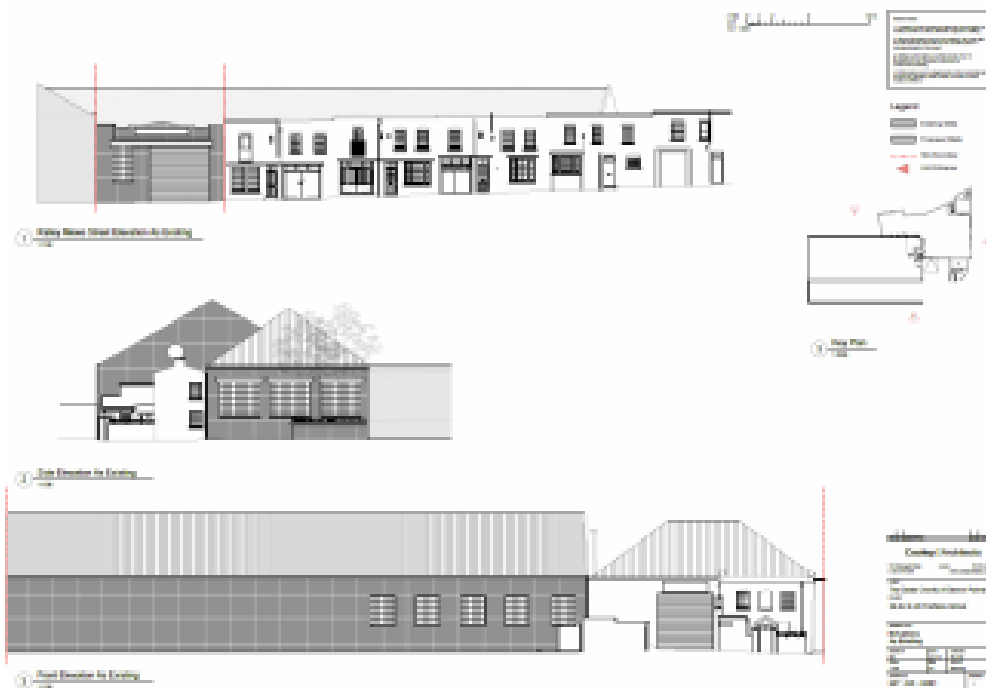


Figure 23: Existing Elevations. Source: Cooley Architects (July 2015).



Figure 24: Demolition Drawings. Source: Cooley Architects (July 2015).

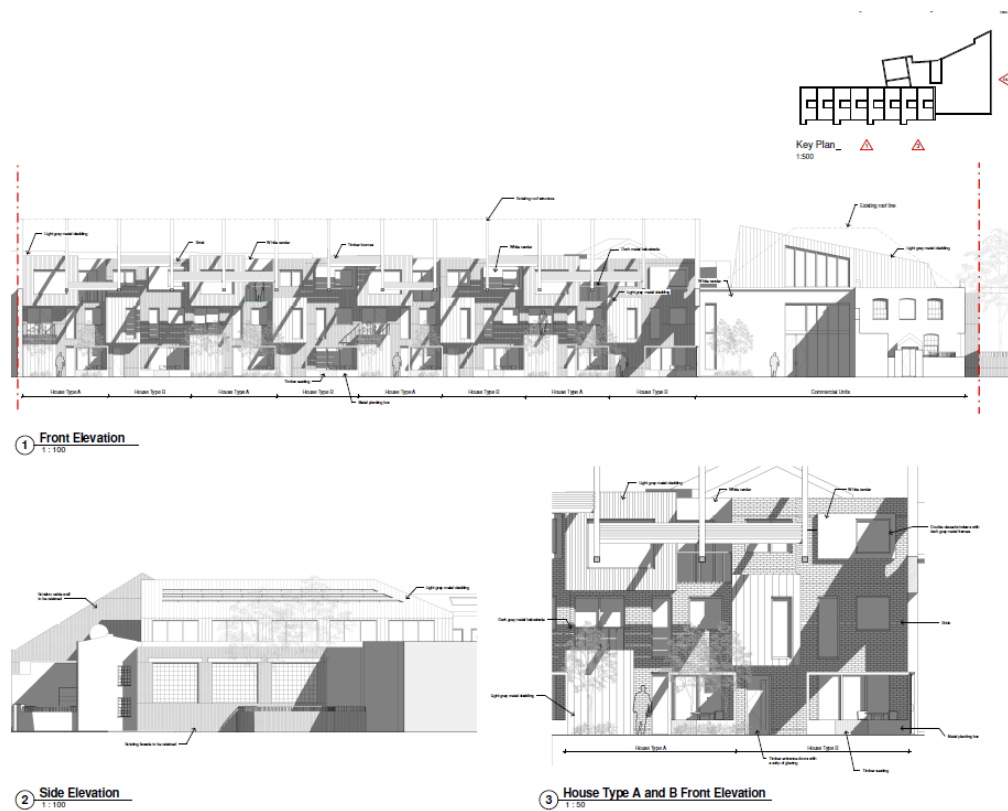


Figure 25: Proposed Elevations. Source: Cooley Architects (July 2015).



Figure 26: Proposed View of entrance at Fortress Grove. Source: Cooley Architects (July 2015).



Figure 27: Proposed Views of residential area. Source: Cooley Architects (July 2015).

Impact on Listed Buildings

- 6.5 As has been identified above, two listed buildings, Fortess Terrace and the Pineapple Public House, sit close to the development site, to the west and east respectively. Both of these assets turn their backs on the site, facing predominantly towards Kentish Town Road, in the case of Fortess Terrace, and Leverton Road, in the case of the Pineapple Public House. Both also derive their primary significance from their primary facades to these two thoroughfares, and their primary settings can be considered to sit in these directions.
- 6.6 In the case of Fortess Terrace, it is clear that the development of Eleanor House has limited the inter-visibility between the Site and this listed building, but nonetheless, the substantial, corrugated metal or asbestos roofed northern warehouse remains a prominent feature within private realm views to and from the listed building, and can be considered to make a negative contribution to its setting. The situation is similar in the case of the Pineapple Public House. Given this, it is considered that the current proposals present the opportunity to enhance the setting of these listed buildings by offering to tidy up and rationalise the site and providing creative development which embraces its urban grain and heritage, whilst further securing its use in the future.

Impact on Conservation Area and undesignated heritage assets: Fortess Grove

- 6.7 It has been identified that from Fortess Grove, the site's buildings, while broadly similar in their utilitarian character, have a more robust industrial form from their neighbouring buildings. While this has less apparent aesthetic merit than the surrounding buildings, it can nonetheless be considered to make something of a contribution to its immediate townscape surroundings. As a 1920s light industrial building with limited architectural merit, the contribution of 36-52 Fortess Grove to the character and setting of the Conservation Area is considered to be largely a historic one; it contributes to the character of the surrounding area by providing a legible reminder of the mixture of industrial and residential uses that existed historically. The site sits partially within the Conservation Area, with the northern warehouse sitting beyond the Area but within its setting, on its boundary to the south and east. Both of these buildings can be identified as being broadly

appropriate in their architecture, but predominantly utilitarian rather than possessing any immediate merit. Their presence is the result of a shoe-horning of essentially out-of-place structures into a tight, residential urban environment; in this sense, their contribution to the Conservation Area can broadly be seen in historic interest and townscape terms.

- 6.8 The proposed development seeks to balance these issues, re-providing commercial space whilst also bringing residential uses, typical of the area, into the site. It thus seeks to create a development that embraces the form of the site and preserve the contribution that it makes to the character of the Conservation Area. Similarly, retaining elements of the existing industrial structure, while also introducing higher quality new build features, will also substantially improve the contribution of the site to the appearance of the wider Kentish Town Conservation Area.
- 6.9 The entrance of Fortess Grove is currently characterised by the M&A coachworks building. The proposals seek to create an active frontage and welcoming area, whilst preserving its commercial and industrial character. The external walls of the coach building will be preserved ensuring no disruption to No 20 Fortess Grove. This will allow a contemporary construction to sit within its shell. The roof will be metal clad, reflecting the current fabric. The raised section to the north will reflect that of the preserved warehouse gable, whilst the dropped section to the south reflecting the urban grain of reduced building heights at Fortess Grove and No. 20.
- 6.10 In views from this from Fortess Road, the retained western facade of the former warehouse building will be visible, and the history and development of the site therefore fully legible, despite the introduction of new uses. Expanses of glass will be positioned to reflect the current opening.
- 6.11 The proposed development will similarly experience only a very limited change when viewed from the southern section of Fortess Grove. Here, too, the retention of the industrial and utilitarian southern facade of the building will ensure that the building retains its contrast with the surrounding buildings, while ensuring that the existing windows front onto more appropriate and active commercial uses. The new build elements may be visible beyond to a certain extent, but are not

considered likely to generate an intrusive impact; the use of glass in this new element will ensure that its visual impact is reduced. At closer quarters, further north within Fortess Grove, it is considered likely that the retained existing southern wall of the site will effectively screen the newer elements.

Impact on Conservation Area and undesignated heritage assets: Railey Mews

- 6.12 To Railey Mews, the impact of the proposed development will be limited, as is indicated by the currently limited intervisibility between this thoroughfare and the site as it currently stands. The point at which the site intersects with Railey Mews, where the site has a short facade onto this thoroughfare, will have an improved appearance as a result of the new development, retaining the majority of this existing facade, but with the introduction of contemporary glazing into part of what is currently a roller-shuttered entrance. Introducing a new sense of vibrancy and use to this unit, which can be seen directly from Leverton Street, the proposed development will nonetheless preserve the majority of the historic facade, and thus its contribution to the character and appearance of the Kentish Town Conservation Area.
- 6.13 The proposed development will also, as indicated above, be lower in its overall height than the existing, particularly to the north, and as a result the development will have no impact on the appearance of Railey Mews, being fully concealed in views from this direction.

Summary of Impact on Kentish Town Conservation Area

- 6.14 Overall, it is considered that the proposals will result in the loss of parts of a group of buildings that, as a whole, can be considered to have an industrial aesthetic, with less obvious visual contribution to be made to the Kentish Town Conservation Area than other nearby properties, offset by the retention of some elements that make a more obvious contribution. Retaining the building's facades to Railey Mews and Fortess Grove will ensure that the building's history and development can be easily read, while incorporating high quality new design, and a range of uses that are entirely in keeping with the Conservation Area's character.

6.15 It is not considered that the loss of less significant parts of the structure will result in any harm to the Conservation Area. These areas, the more utilitarian and less attractive aspects of the external facades, and the extensive corrugated roofs, are considered to make a negative contribution to the overall character and appearance of the Conservation Area, particularly given that the retention of other facades will allow the site's historic uses to remain legible. Further to this, the loss of these structures, and their replacement with new, high quality architecture, will undoubtedly ensure an enhancement to the Conservation Area's character and appearance, particularly given the preservation for active employment uses on the site. Deriving its architectural cues from the surrounding built environment, the proposals will be comparatively more discreet than the existing, uncompromising industrial structures, providing a more appropriate form of development in the context of both Railey Mews and Fortess Grove, both of which are small-scale and residential in nature.

7.0 CONCLUSIONS

7.1 Ultimately, it is considered that the proposals will result in the loss of elements of a group of industrial buildings of limited architectural and historic value, and their replacement with a development that, in addition to retaining parts of the site that make a more obvious contribution to the surrounding townscape, will preserve employment uses and provide much-needed residential units. In this way, it is clear that the development will enhance the appearance of the Kentish Town Conservation Area and the setting of nearby listed buildings and undesignated heritage assets.

APPENDIX A: STATUTORY LIST DESCRIPTIONS

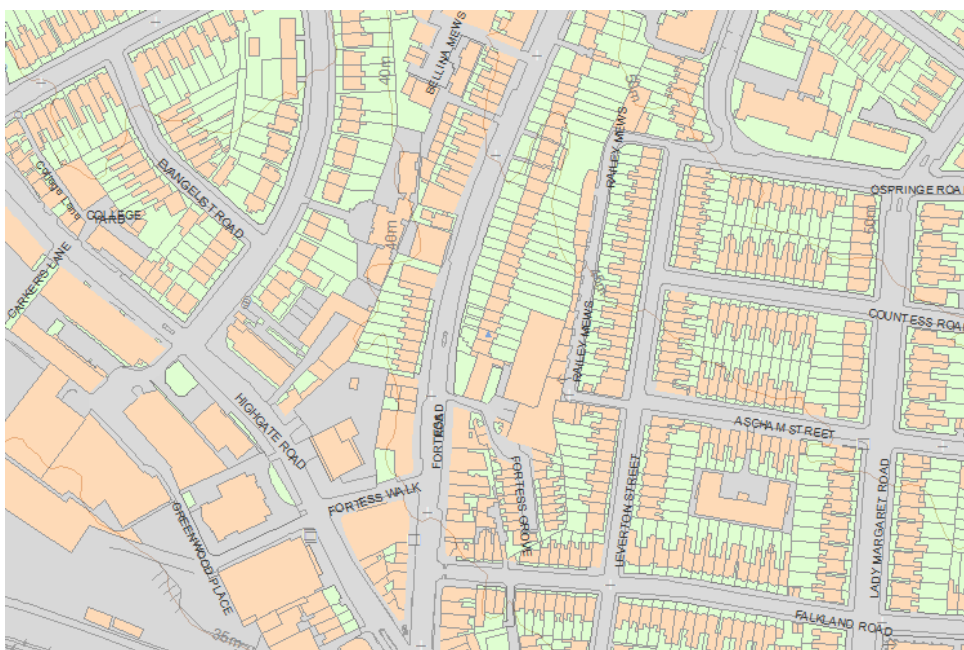
44-94, FORTRESS ROAD

List entry Number: 1113016

Grade: II

Date first listed: 14-May-1974

Symmetrical terrace of 26 houses in 4 blocks linked by recessed entrance bays. Early C19. Yellow stock brick (some later patching), with rusticated stucco ground floors. Nos 76-84 (Palmer House), mostly refaced in multi-coloured stock brick. EXTERIOR: 4 storeys and semi-basements except end bays to blocks of 3 storeys, attics in slated mansard roofs and semi-basements. Nos 76-84, 4 storeys, attics with dormers in slated roofs. Mostly 2 windows each. End bays of each block slightly projecting. Recessed entrance bays with stucco pilastered porticoes (No.94 with wreathes in frieze, some with roundels), square-headed doorways with pilaster-jambs carrying cornice-heads, fanlights and panelled doors, most half glazed. Other entrances with similar doorways. Gauged brick flat arches to recessed sashes except 1st floors with casements and cast-iron balconies of lyre design. Plain stucco 3rd floor sill bands (except Nos 76-84), meeting cornice of end bays with stucco balustraded parapets, Nos 44, 52, & 86 having balustrading removed and only outer dies retained. Other houses with plain brick parapets, Nos 78-84 stuccoed. "Fortess Terrace" inscribed on parapet. INTERIORS: not inspected. HISTORICAL NOTE: No.56 was the home of Ford Maddox Brown (GLC plaque).



Name: PINEAPPLE PUBLIC HOUSE

List entry Number: 1389592

Grade: II

Date first listed: 18-Dec-2001

The Pineapple public house. C.1868. Builder unknown. Yellow stock brick. Stucco-faced ground floor, moulded stone window arches. Double valley roof not visible behind parapet. EXTERIOR: three-bay elevation, three storeys high, with doorway to centre flanked by windows with three-panel aprons; all openings are segmental-headed, with pineapple motifs to keystones. Upper windows are 2/2-pane sashes. Ground floor is faced with channelled rustication, with moulded impost, radiating voussoirs, and a modillion cornice at first floor level, carried on acanthus-enriched brackets at each end. Curved corner to south-east with raised quoins of brick. Side elevation to south continues ground floor rustication, with subsidiary door (now blocked) and window; three windows to first floor (western pair blind), one to second floor. INTERIOR: altered, but retains good behind-bar screen with etched glass mirrors depicting vases of flowers with pineapples below; frieze contains mirrored lettering reading WHISKIES BRANDIES WINES; frieze is carried on four Corinthian pilasters with mirrored strips decorated with lotus leaves; rear counter is carried on consoles with pineapple decoration. Ceiling to main bar retains decorative plaster cornice. An unusually exuberant example of a mid-Victorian pub serving a newly-built development of suburban housing, which, in spite of internal alteration, retains a fine behind-bar screen.



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