

11 POND STREET

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## 1.0 INTRODUCTION

- 1.1 This Historic Buildings Report has been prepared by Montagu Evans LLP in connection with no. 11 Pond Street, NW3.
- 1.2 The subject of this report is no. 11 Pond Street which is located within the London Borough of Camden. The site is located within the Hampstead Conservation Area. The building is designated at Grade II and forms part of a larger designation of nos. 5-13 Pond Street.
- 1.3 These properties form a terrace of shops with houses over which date from the mid-late to late C19. The list description dates the building to the 1860s, but the map evidence suggests it may have been constructed later in the century; this will be discussed more fully in **Section 2.0**.



Figure 1. Site Plan of the Boundary

- 1.4 In summary, this report will provide an assessment of the history, significance and contribution of no. 11 Pond Street to the surrounding Conservation Area.



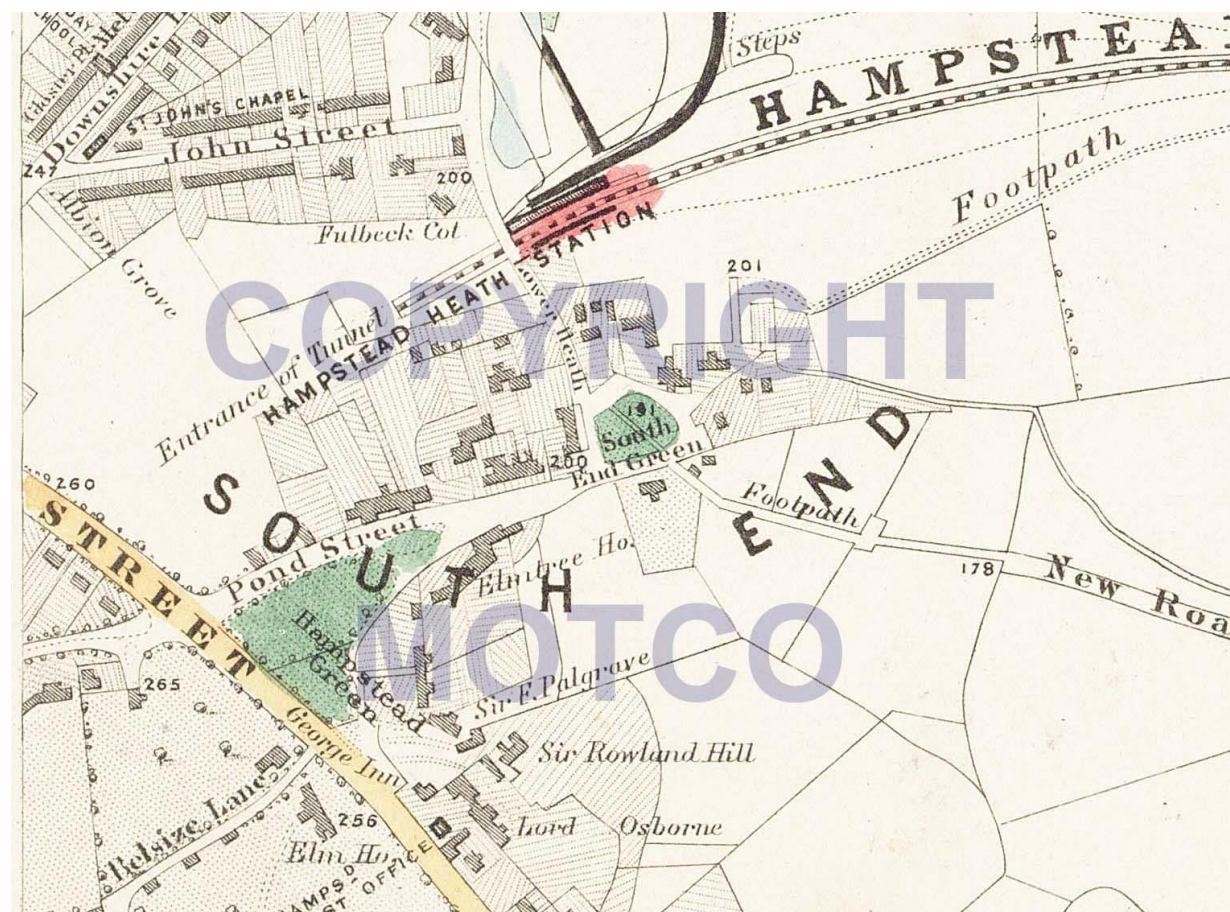
Figure 2. Photograph of nos. 5-13 Pond Street, google



## 2.0 HISTORY OF THE SITE

### History of the Area

- 2.1 The village of Hampstead began to grow in the C17 attracting wealthy residents from London including bankers and merchants who were attracted to the absence of the landed aristocracy in the area.
- 2.2 The Gainsborough family had given six acres of land to the poor of Hampstead in 1698. Subsequently the Wells Trust was established to develop Chalybeate springs to transform the fortune of the area. This was followed shortly after with the foundation of a Pump Room and Assembly Rooms and the expansion of the village.
- 2.3 The establishment of the spa stimulated the development of the village, and villas and boarding houses were built to satisfy the increase in demand. By 1714, the spa was in decline and by the end of the century in 1799 the village was required to build a larger workhouse to accommodate its poor. By the start of the C20 Hampstead remained a small settlement surrounded by countryside.



**Figure 3.** Stanford Map from 1862 (Image to be updated)

- 2.4 The fortunes of the area changed once more in the C19 with the development of the London and Birmingham Railway in 1837 which included the cutting of the Primrose Tunnel. In the following decades (and by the 1860s) Hampstead was largely urbanised. A considerable amount of speculative development occurred from the 1820s onwards as London expanded to the north.
- 2.5 In the late C19 the character of the area was again altered and there was an influx of an artistic and artisan community. During the C20 a large expansion of Hampstead, and its surrounds, occurred with many prestigious houses, and garden suburbs, being created around Frognal and St John's.
- 2.6 The immediate area of the study site appears to have been developed around c. 1820, and the area between Pond Street and Hampstead village began to be filled. However, a considerable amount of change occurred to the area between 1870 and 1890. By 1870 Hampstead Heath Station had been constructed to the south-east of the site and there were some individual and groups of buildings in the area and further to the east on Pond Street.
- 2.7 The buildings on the South Green and Pond Street area began to be filled with buildings belonging to the smallpox hospital. Following its title of The North Western Fever Hospital it became the General Hospital.
- 2.8 By the time the Ordnance Survey surveyed the area in 1895 the parade of shops had been constructed on Pond Street. It was built on a site which had a regular footprint and to a smaller scale of many of the nearby existing structures on Pond Street. By this date St Stephen's Church, the chapel and the hospital had been built to support the enlargement of the town. To the north of the site Hampstead Hill Gardens was laid out with large individual properties in large plots and gardens. Trams had also been introduced on Fleet Road: to the east of the site.

### History of the Building

- 2.9 The list entry for the parade of shops on Pond Street is reproduced below:

*"Terrace of 5 shops with accommodation over, on a hill and slightly stepped. Late 1860s. Stuccoed brick. 3 storeys. 2 windows each. Shop fronts mostly altered but retain unusual fascia brackets with bearded masks. Upper floors have architraved sashes; 1st floor with lugged sills and bracketed cornices. 2nd floor, segmental-arched with keystones and lugged sills. The modillion cornices to each building are stepped and linked by further brackets with masks. Coped blocking courses with dies. INTERIORS: not inspected. Included for group value as part of a planned scheme with The Roebuck Public House (qv)."*



- 2.10 The list entry provided by Historic England gives a date of construction as the 1860s, and the building is indicative of a structure from that date. However, there is no trace of the terrace on the Ordnance Survey map which was surveyed in the 1870s, and can only be identified in OS Map from the 1890s.
- 2.11 The 1862 map by Stanford shows some structures in the vicinity of the application site (**Figure 3**). Although it would appear to be the houses/villas which were located to the east of the site. When the new parade was built the Roebuck replaced the most western property. Therefore, caution should be applied in firmly dating the buildings to the 1860s. It can however be dated to the decades in the mid-late to late C19.
- 2.12 The terrace is made up of two bayed properties with shop fronts at ground level and two further levels of accommodation above. The building is topped with a dentiled cornice which steps down between properties as Pond Street dips towards the east. These stepped connections between the buildings are marked with brackets with masks.
- 2.13 In 1974 a change of use was granted for the basement, ground and first floor rooms to community health council offices. The following year another change of use was granted to transfer the use from retail to restaurant. In 1982 permission was granted for a single storey extension to the rear of the property to include a music room and store for its present occupiers. Further alterations were carried out in 1988 for a roof extension, and to provide a roof terrace at the rear of the property.



Figure 4. Pond Street in 1978, Source COLLAGE



Figure 5. Pond Street and the Roebuck Hotel in 1978, Source COLLAGE

### 3.0 LOCAL DESIGNATIONS

3.1 The site is located within the Hampstead Conservation Area within the London Borough of Camden. The site is located at the south-eastern tip of the conservation area which was developed during the 1880s and 1890s.



**Figure 6.** Designated heritage assets surrounding the site

3.2 There are a number of designated heritage assets in the immediate vicinity of the application site. They are:

- Church of St Stephen (Grade I)
- Churchyard Gate and Wall to St Stephen (Grade II)
- Roebuck Public House (Grade II)
- 5-13 Pond Street (Grade II)
- 17 and 17a Pond Street and attached Railings (Grade II)
- 19 and 21 Pond Street and attached railings and walls (Grade II)
- 23 Pond Street and attached railings (Grade II)
- 31 Pond Street (Grade II)
- 33, 35 and 35a Pond Street (Grade II)
- Drinking Fountain (Grade II)

- Pair of two K2 telephone kiosks (Grade II)
- Public Lavatories (Grade II)
- Tramwaymen's Bus Shelter (Grade II)
- Wharrie Cabman's Shelter (Grade II)
- Lyndhurst Hall, Air Recording Studio (Grade II)
- Torrington and attached wall, gate piers and gate (Grade II)
- 2 and 2a Hampstead Hill Gardens and attached walls, railings and gate (Grade II)
- 4 Hampstead Hill Gardens (Grade II)
- Hampstead Conservation Area (Camden)

3.3 The Hampstead Conservation Area (Camden) was originally designated in 1968 and titled Hampstead Village Conservation Area. It was closely centred on the village, and was a much smaller conservation area with some small outlying parts to the north. The Conservation area was expanded in 1977, 1978, 1985, 1988 and 1991. It appears that the part of the Conservation Area which includes 11 Pond Street was designated in 1991.



#### 4.0 ARCHITECTURAL CONDITION

- 4.1 This section of the historic building report provides an architectural description of the interior condition of no. 11 Pond Street prior to the commencement of the unauthorised works to the property in 2015. The accompanying photographs show the condition of the building before the works commenced: these are shown in **Figures 7-12**.
- 4.2 The site is a terraced house, with later shop-front extension which dates from the mid-late or late C19 although the precise date of construction is unknown. The building is typical of a building of this date and the interior finishes – where they remain – are fairly standard. There has been modern interventions throughout the property and two large extensions: one at roof level and the other to the rear of the site. Overall the site retains much of its plan form and some of the historical detailing which is indicative of its date, although it is not of a high architectural quality or rarity.
- 4.3 There have been two major extensions to the building both of which occurred in the 1980s: firstly the single storey extension to the rear of the building and the addition of the attic storey which provided an additional storey behind the parapet with a rooftop extension to the rear. This extension added another level to the property with a roof terrace to the rear.
- 4.4 In the basement rooms there are no architectural features of note. There are modern doors, no skirting boards or cornices and the fireplace has been blocked. There is a boarded modern door to the space beneath the staircase, and the other doors have modern doors and doorframes. There are Crittal Steel windows throughout the basement level. Steel beams and extraction ducts have also been added to the basement rooms. The rear basement room has un-plastered brick walls and the floors are modern boards laid on concrete, the main basement room has the same floor treatment.
- 4.5 On the ground floor the front door is a modern eight panelled door, and there is another modern door to the staircase to the basement. In the ground floor front room there are no remaining historical features of note. The fireplace has been blocked. One door has been inserted and there is one period door frame with no door remaining. There is a picture rail present on the three walls. The shopfront is a glass/aluminium framed modern insertion of a much later date.
- 4.6 In the ground floor rear room there are period cornices, a box sash window and a door frame and door remaining. The ground floor also has a rear extension which dates from the 1980s and there are no architectural features of note in this part of the building. This extension did not replace a previous structure but was a new addition to the building.



Figure 7. Entrance hall on the ground floor of 11 Pond Street





Figure 8. Upper floor which was added in 1988 to provide another level and roof terrace



Figure 10. Front part of the third floor roof extension from 1988 which is set into the mansard roof



Figure 9. The front room on the second floor of no. 11 Pond Street



Figure 11. First floor of 11 Pond Street



- 4.7 The first floor front room retains number of period features including the skirting boards, picture rails and cornices. There are two box sash windows and the door is retained within the original door frame. A period fireplace is present within the room.
- 4.8 The rear room retains its original skirting boards, door and doorframe. It also retains its sash window.
- 4.9 On the second floor the open fireplace is present in fairface brickwork, although it is non-functioning. A modern kitchen has been inserted into this space. The door and doorframe remain and there are two intact box sash windows. The staircase bulkhead encroaches into this space.
- 4.10 The third floor contains the additional storey which was added in 1988. This level is enclosed within a mansard roof and is lit at the front of the property with rooflights, and to the rear with modern sliding aluminium doors with overhanging eaves. The terrace is located at the rear of this floor.



Figure 12. View of the kitchen

## 5.0 STATEMENT OF SIGNIFICANCE

5.1 The following section will assess our understanding of the site which we have gained through documentary research and by visiting the property and the surrounding area.

5.2 Historic England in their 2008 guidance *Conservation Principles, Policies and Guidance* describe the idea of significance as a set of collective heritage values which can be used to assess a heritage asset. The designated heritage assets are 11 Pond Street and the Hampstead Conservation Area (Camden).

### *11 Pond Street (Grade II)*

5.3 Historic England's guidance provides a methodology for the establishment of significance by looking at four values which assist in the assessment of the building:

**Evidential value:** the potential of a place to yield evidence past human activity.

**Historical value:** the ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative.

**Aesthetic value:** the ways in which people draw sensory and intellectual stimulation from a place.

**Communal value:** the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

5.4 No. 11 Pond Street has limited **evidential value**. Its external appearance is suggestive of the development of the area: largely the urbanisation of Hampstead in the late C19.

5.5 The site has **historical value** as it is connected to the development of C19 Hampstead and the expansion of Pond Street, and the layout of the adjacent Hampstead Hill Gardens. It formed part of the expansion and urbanisation of the area. At approximately the same time as the development of the parade a number of civic buildings were established or expanded in the area which contributed to the change in character of the neighbourhood.

5.6 The study site has **aesthetic value** as a well-proportioned late C19 building which retains its original external features albeit harmed by the aluminium shopfront, the roof extension and the single storey rear extension. There is also value in its grouping with the adjacent properties. Therefore its value is largely in relation to its external appearance, rather than for its internal merit. At the time of listing, only the exterior of the property was assessed, no access was given to the interior of the building, or for any of the adjacent properties.

5.7 Internally, no. 11 Pond Street is typical of a building of this date which retained some of its original features and has been subject to a number of more recent alterations which have eroded the aesthetic quality of the interior of the building. Throughout the property some of these historical features remain including some skirting boards, picture rails and some doorframes and doors. These features are of some aesthetic value although due to their late C19 date they are of reduced heritage.

5.8 In addition to these older features, there are a large number of modern features which are not of architectural note and which detract from the historic importance of the building. The most conspicuous of these are the 1980s additions of the single storey extension to the rear and the additional level on the roof which all have modern windows, doors, and flooring and other features. The aluminium shop front is another modern addition which detracts from its historical significance.

5.9 The historic plan form of the building largely remains and the wall partitions and doors appear to be largely in their original locations.

5.10 The site also has merit for its external appearance as part of a group. It forms part of the unified design for the terrace of houses and the adjoining Roebuck Hotel to the east. As is acknowledged in the list description it was designated on its external merit, rather than its internal layout as no internal inspection occurred before it was listed.

### *Hampstead Conservation Area (Camden)*

5.11 Below we present the assessment of the building alongside the Historic England criteria provided in its 2011 publication *Understanding Place: Conservation Area Designation, Appraisal and Management*. Here we assess the building to identify elements which may have special interest and which may show that the building makes a positive contribution to the conservation area.

*Is it the work of a particular architect or designer of regional or local note?*

No. No. 11 Pond Street is not by an architect or designer of either regional or national note.

*Does it have landmark quality?*

No. It does not have landmark quality. It is part of a modest ensemble of houses some which now contain shopfronts, with accommodation above, which date from the late C19.

*Does it reflect a substantial number of other elements in the conservation area in age, style, materials, form or other characteristics?*

Yes. It is part of the development of the parade of properties which date from the late C19.

*Does it relate to adjacent designated heritage assets in age, materials or in any other historically significant way?*

Yes. It forms a group with the adjoining properties and is listed for its group value with the Roebuck Hotel.

*Does it contribute positively to the setting of adjacent designated heritage assets? Does it contribute to the quality of recognisable spaces including exteriors or open spaces with a complex of public buildings?*



Yes. No. 11 Pond Street forms part of the terrace which alongside the neighbouring properties contributes positively to the area.

*Is it associated with a designed landscape e.g. a significant wall, terracing or a garden building?*

No, it is not associated with a designed landscape or garden building.

*Does it individually, or as part of a group, illustrate the development of the settlement in which it stands?*

Yes. It relates to the C19 development of the area which surrounds Hampstead Heath Station and is indicative of the building in the area caused by the influx of artisans and the change in character of the area.

*Does it have significant historic association with features such as the historic road layout, burgage plots, a town park or a landscape feature?*

No.

*Does it have historic associations with local people or past events?*

No. It does not have any historical associations with local people or past events.

*Does it reflect the traditional functional character or former uses in the area?*

Yes. No. 11 Pond Street reflects the traditional character of the parade of shops of which it forms part and forms part of a varied character area which evolved in the late C19 and

*Does its use contribute to the character or appearance of the area?*

Yes. It is an attractive late C19 house and shop which combined with the other properties in the immediate vicinity retain the character of the historic development of the area. It also has group value in its unified design with the adjacent properties and probably with the adjoining Hampstead Hill Gardens which date from approximately the same time as the terrace.

## 6.0 CONCLUSION

- 6.1 The property at no. 11 Pond Street was constructed in the mid-late to late C19. It forms part of a parade of shops which were built concurrently with the Roebuck Hotel and which are listed for their group value. The interest and significance of the building is largely on its external appearance, and its combined appearance with the neighbouring properties.
- 6.2 No. 11 Pond Street is located within the Hampstead Conservation Area (Camden) and makes a positive contribution to the conservation area.



**Appendix 1:**

**List Entry**

## 5-13, POND STREET

### List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: 5-13, POND STREET

List entry Number: 1139070

### Location

5-13, POND STREET

The building may lie within the boundary of more than one authority.

County: Greater London Authority

District: Camden

District Type: London Borough

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 11-Jan-1999

Date of most recent amendment: Not applicable to this List entry.

### Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 477779

### Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

### List entry Description

#### Summary of Building

Legacy Record - This information may be included in the List Entry Details.

#### Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

#### History

Legacy Record - This information may be included in the List Entry Details.

#### Details

CAMDEN

TQ2785SW POND STREET 798-1/39/1324 (North side) Nos.5-13 (Odd)

GV II

Terrace of 5 shops with accommodation over, on a hill and slightly stepped. Late 1860s. Stuccoed brick. 3 storeys. 2 windows each. Shop fronts mostly altered but retain unusual fascia brackets with bearded masks. Upper floors have architraved sashes; 1st floor with lugged sills and bracketed cornices. 2nd floor, segmental-arched with keystones and lugged sills. The modillion cornices to each building are stepped and linked by further brackets with masks. Coped blocking courses with dies. INTERIORS: not inspected. Included for group value as part of a planned scheme with The Roebuck Public House (qv).

Listing NGR: TQ2712285468

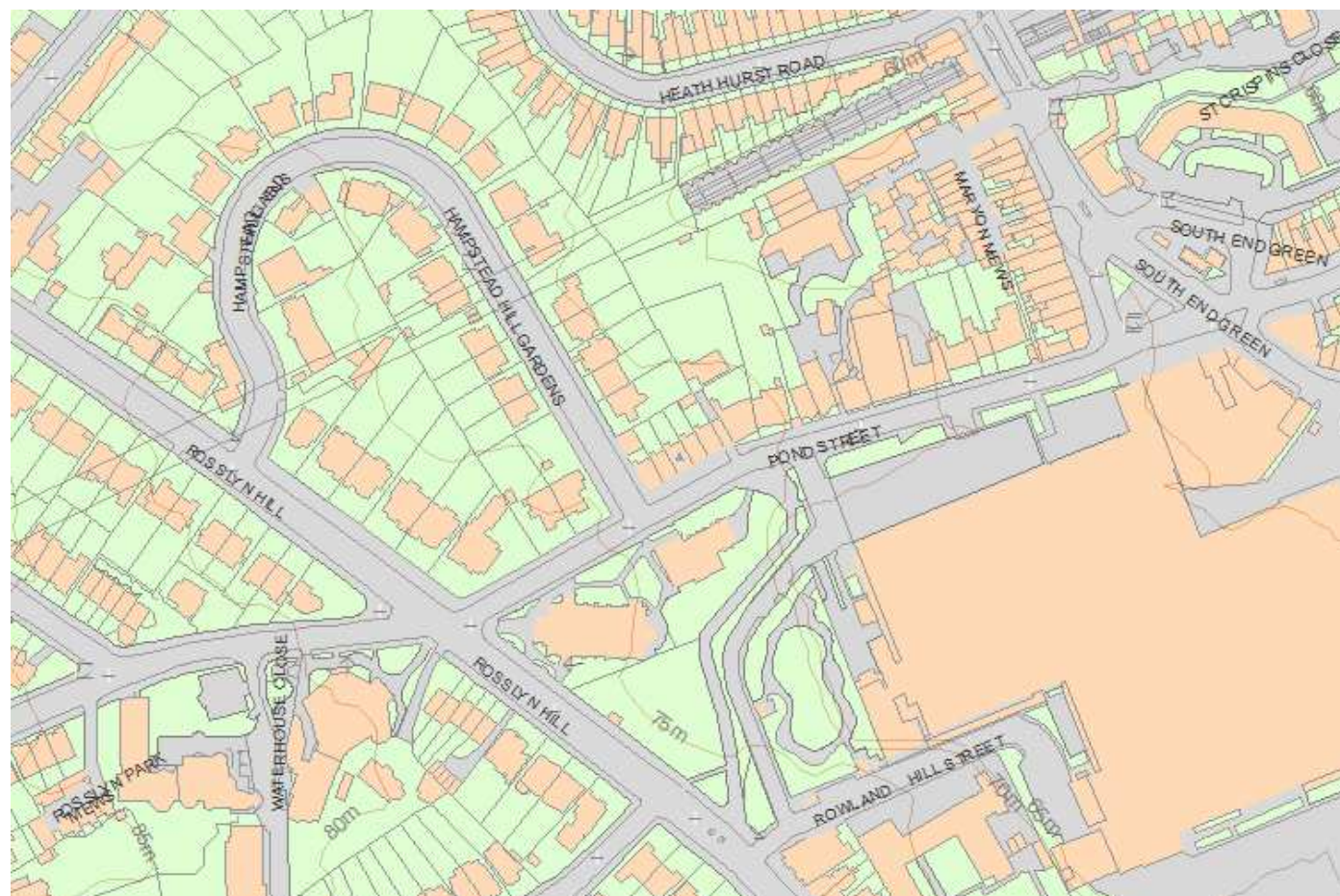
#### Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: TQ 27117 85463

#### Map





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