



# Heritage Statement

176 Prince of  
Wales Road,  
London NW5 3QB

November 2016



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1.0

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Introduction

## 1.0 INTRODUCTION

1.1 Montagu Evans has been instructed by Tamares Real Estate Investments Ltd (hereby referred to as the 'Applicant') to provide consultancy services and produce this Heritage Statement for 176 Prince of Wales Road, London NW5 3QB.

1.2 The Site is located in the London Borough of Camden (the 'Council'). The Site is described in detail at **Section 4.0**. **Figure 1.1** outlines the boundary of the Site. An aerial view of the Site is provided at **Figure 1.2**.

1.3 The Site comprises a former Sunday school to the rear of the site with a later classical former Methodist Chapel which was built onto the front of the school. The building currently operates as The Zabludowicz Collection.

1.4 The building was added on 14 May 1974 to the Government's list of buildings of special architectural or historic interest, in the Grade II category, as "No.176 Zabludowicz Collection (former Methodist Church)". The list description for the building is attached as **Appendix 1.0**. The Site is not located within a Conservation Area.

1.5 There are few heritage assets near to the Site. Those which are located nearby are discussed in **Section 4.0**. We consider that the Site forms part of the setting of the following heritage assets:

- The Church of Silas the Martyr (Grade II\* Listed Building)
- 131-149 Prince of Wales Road (Grade II Listed Buildings)
- 151-157 Prince of Wales Road (Locally Listed Buildings)
- 169-179 Prince of Wales Road (Locally Listed Buildings)
- 181-199 Prince of Wales Road (Locally Listed Buildings)

### Proposed Development

1.6 The application proposals seek to provide enhanced gallery facilities for the Zabludowicz Collection. The description of development is:

*"Works to improve the existing gallery facilities, including the erection of an extension to the existing building (including partial demolition and rebuild of the rear part), excavation of a basement level below part of the existing building, localised demolition and other associated external and internal works."*

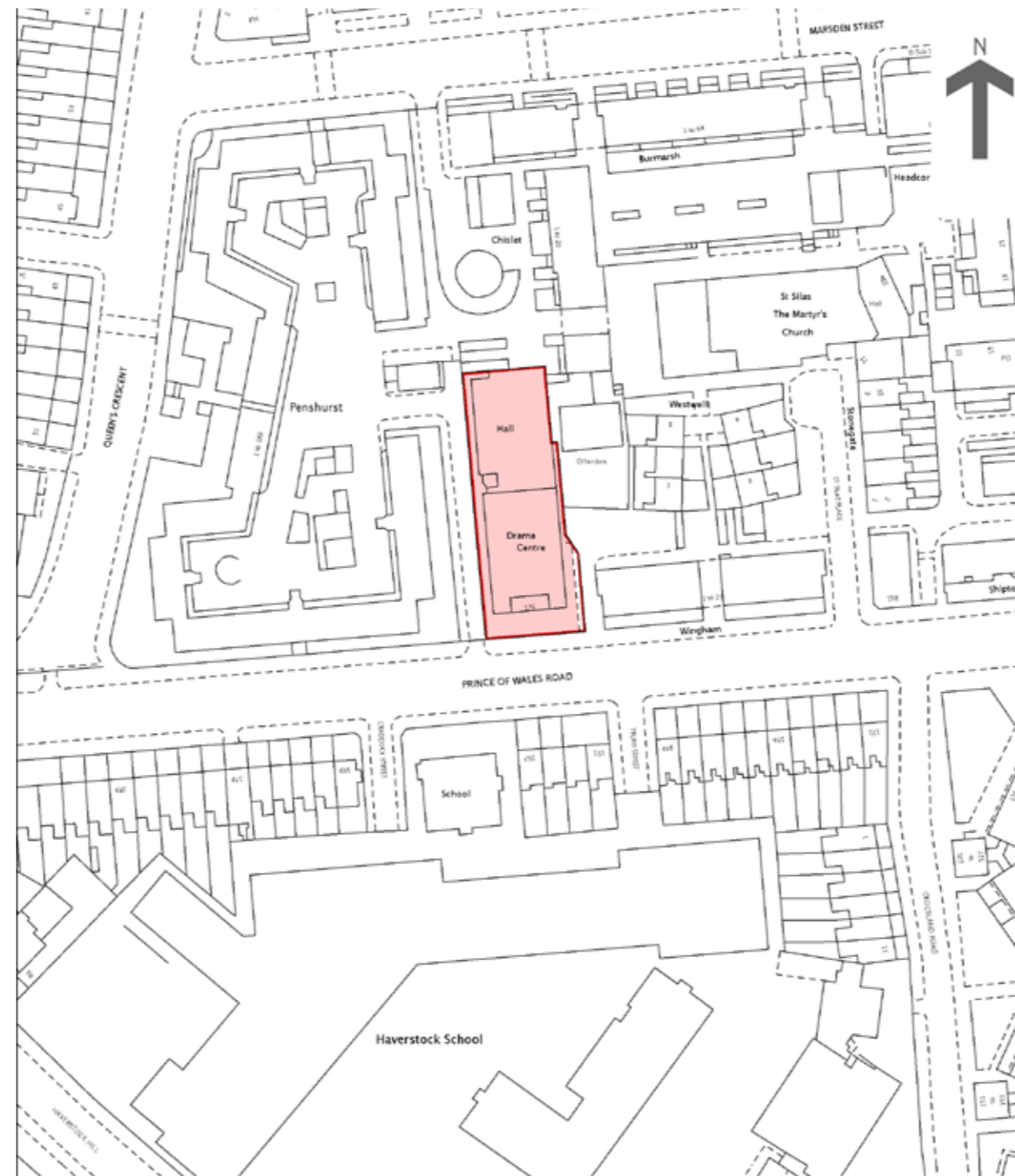


Figure 1.1 Site Plan

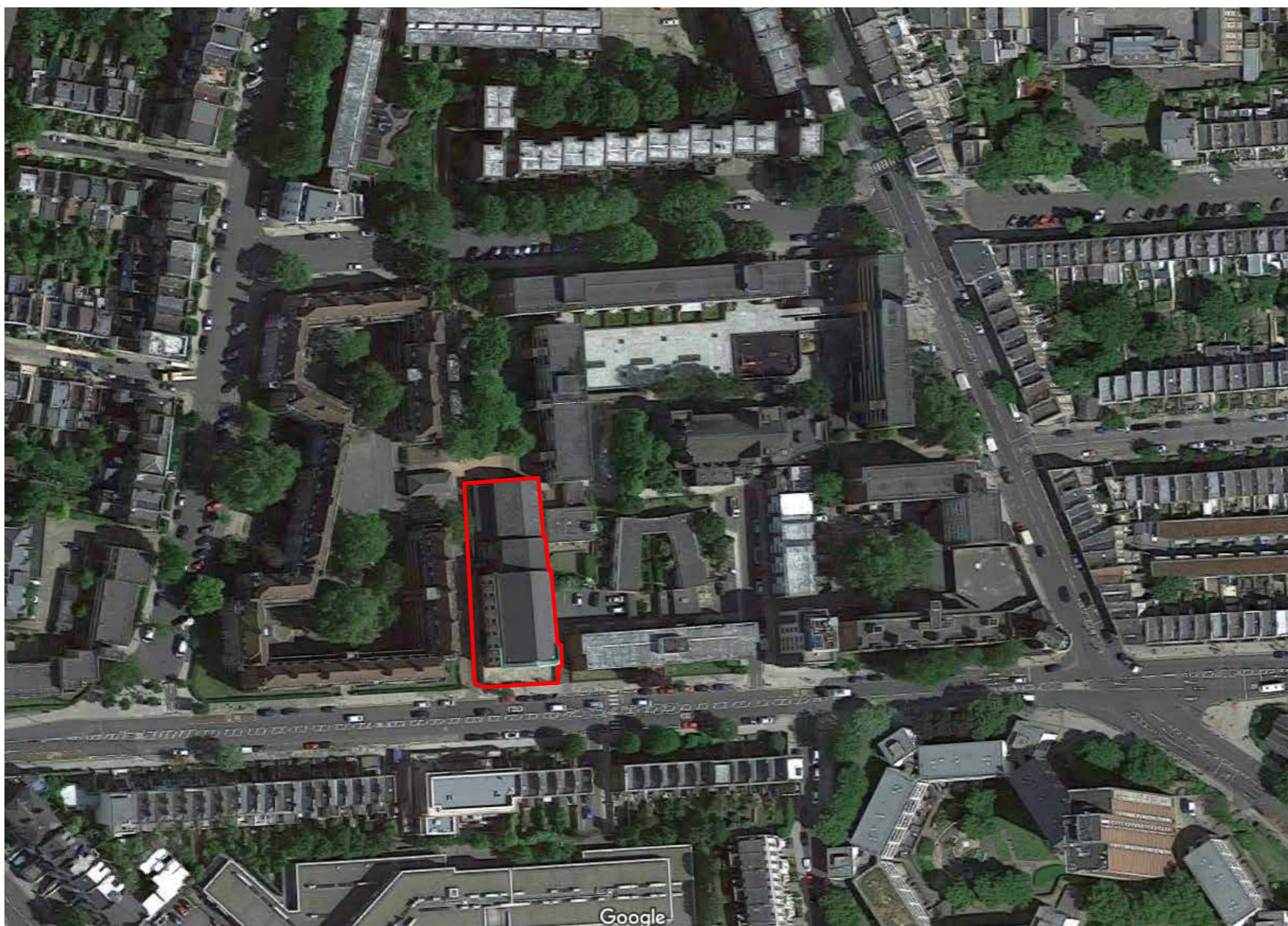


Figure 1.2 Aerial View. Source: Google (base map)

#### Structure of the Report

- 1.7 **Section 2.0** of this report provides the legislative and planning policy context of the Site;
- 1.8 **Section 3.0** sets out the historic development of the area and of the former chapel building;
- 1.9 **Section 4.0** provides an architectural description of the building and a statement of significance.
- 1.10 **Section 5.0** considers nearby heritage assets and their settings.
- 1.11 **Section 6.0** assesses the proposals for the Site.





2.0

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Legislation and Planning Policy

## 2.0 LEGISLATION AND PLANNING POLICY

2.1 This section sets out the statutory provisions and planning policy context relevant to the proposals.

### Legislation

2.2 The applicable legislative framework to this assessment includes the following:

- The Town and Country Planning Act 1990;
- The Planning and Compulsory Purchase Act 2004;
- The Planning (Listed Buildings and Conservation Areas) Act 1990;
- Planning Act 2008; and
- The Localism Act 2011.

### Planning (Listed Buildings and Conservation Areas) Act 1990

2.3 The Planning (Listed Buildings and Conservation Areas) Act 1990 (“the 1990 Act”) provides the legislation that is used to assess the impact of proposals on listed buildings. The following sections of the 1990 Act set out the duties on the decision maker in this case:

- **Section 16 (2):** *In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.*
- **Section 66 (1):** *When determining applications, the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting of any features of special architectural or historic interest which it possesses.*

2.4 Sections 16(2) and 66(1) are relevant because the Site is grade II listed.

### Development Plan

2.5 Section 38(6) of the Planning and Compulsory Purchase Act 2004 stipulates that where in making any determination under the Planning Acts, regard is to be had to the development plan, and the determination must be made in accordance with that plan unless material considerations indicate otherwise.

2.6 The development plan in this case comprises:

- London Plan 2015 (with Minor Alterations 2016)
- London Borough of Camden Core Strategy (2010)
- London Borough of Camden Development Policies (2010)
- The Proposals Map (2010)

### London Plan 2015 (with Minor Alterations 2016)

2.7 The London Plan is: “*the overall strategic plan for London, setting out an integrated economic, environmental, transport and social framework for the development of London over the next 20-25 years*” (p10). The policies pertinent to the assessment of heritage are contained in Chapter 7 (London’s Living Places and Spaces).

2.8 **Policy 7.4** (Local Character) part B sets out that buildings, streets and open spaces should provide a high quality design that is informed by the surrounding historic environment.

2.9 **Policy 7.8** (Heritage Assets and Archaeology) states: “*development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail*”.

### London Borough of Camden Core Strategy (2010)

2.10 The LB Camden Core Strategy was adopted in 2010 and sets out the key elements of the Council’s planning vision and strategy for the borough, and the strategic planning policies prepared to achieve this.

2.11 Policy CS14 (Promoting high quality places and conserving our heritage), is pertinent to the proposals. The policy sets out the requirement for development to respect local context and character.

2.12 Part b) of the policy relates to heritage, and requires design to preserve and enhance Camden’s rich and diverse heritage assets and their settings, including conservation areas and listed buildings. Part c) of the policy sets out that the Council will promote high quality landscaping and works to streets and public spaces.

### London Borough of Camden Development Policies (2010 - 2025)

2.13 The LB Camden Development Policies was adopted in 2010 alongside the Core Strategy, forming part of the development plan. The document sets out additional planning policies which provide further detail on specific issues.

2.14 **Policy DP25 (Conserving Camden’s heritage) is divided into sections to address different types of heritage assets.**

2.15 With regard to listed buildings, the policy notes that the Council will only grant consent for alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building, and that it will not permit development that it considers would cause harm to the setting of a listed building.

2.16 With regard to conservation areas, the policy sets out that the Council will not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area.

2.17 The policy also advises that the Council will seek to protect other heritage assets.

### Emerging Policy

#### Camden Local Plan Submission Draft (2016)

2.18 On 24 June 2016 the Council submitted the Camden Local Plan and supporting documents to the Secretary of State for Communities and Local Government for independent examination. **The document carries some weight in the decision making process.**

2.19 Emerging Policy D2 (Heritage) is a broad policy which states the Council’s commitment to the preservation and, where appropriate, enhancement of the Borough’s heritage assets and their settings, including conservation areas, listed buildings, and locally listed heritage assets.

### Other Material Considerations

#### National Planning Policy Framework (NPPF) 2012

- 2.20 The National Planning Policy Framework (the NPPF) was published on 27 March 2012. It sets out the Government's approach to planning matters, and is a material consideration in the determination of planning applications.
- 2.21 Chapter 12 of the NPPF sets out the Government's policies relating to the conservation and enhancement of the historic environment.
- 2.22 The NPPF places considerable weight on understanding the 'significance' of designated and non-designated heritage assets and the contribution made by their setting as a basis for development control decisions. The requirement for an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting is set out at paragraph 128. This criteria is fulfilled through the provision of this Heritage Statement.
- 2.23 Under NPPF Paragraph 129 local planning authorities are advised to identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.
- 2.24 The historical information set out in this report provide such an understanding, proportionate to the significance of the asset and the impact of the proposals.
- 2.25 Paragraph 131 sets out that in determining planning applications, local planning authorities should take account of:
- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- the desirability of new development making a positive contribution to local character and distinctiveness.*
- 2.26 Paragraph 132 states that:
- "When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification."*
- 2.27 The Annex of the NPPF defines 'conservation' in relation to heritage as:
- "The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance."*
- 2.28 Paragraphs 133 and 134 relate to developments that cause harm to a designated heritage asset. Paragraph 134 relates to 'less than substantial harm', and states:
- "Where a development proposal will lead to 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."*
- 2.29 The Site is located within the setting of locally listed buildings, which, under the NPPF are identified as "non-designated" heritage assets. Paragraph 135 states:
- "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."*
- 2.30 Paragraph 137 sets out that local planning authorities should look for opportunities within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.
- Planning Practice Guidance (online)**
- 2.31 This guidance was published as a web based resource on 6 March 2014 and is regularly updated. In preparing Local Plans and taking decisions, local planning authorities need to consider and have regard to planning practice guidance issued by the Government.
- 2.32 With regard to the setting of a heritage asset and how should it be taken into account during the assessment of new development, the guidance states:
- "A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.*
- Setting is the surroundings in which an asset is experienced, and may therefore be more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not.*
- The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its*

setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.

The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance.

When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its ongoing conservation."

Paragraph: 013 Reference ID: 18a-013-20140306.

Revision date: 06 03 2014

2.33 The guidance defines the term 'public benefits':

"Public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework (Paragraph 7). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefit."

Paragraph: 020 Reference ID: 18a-020-20140306 Revision date: 06 03 2014

2.34 The guidance goes on to state that public benefits may include heritage benefits, such as:

"Sustaining or enhancing the significance of a heritage asset and the contribution of its setting.  
Reducing or removing risks to a heritage asset.  
Securing the optimum viable use of a heritage asset in support of its long-term conservation."

**Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England, 2015)**

- 2.35 Managing Significance in Decision-Taking in the Historic Environment (GPA2) was published in March 2015. The guidance acknowledges the primacy of relevant legislation and is intended to support the implementation of national policy.
- 2.36 The advice in the guidance emphasises that the information required in support of applications for planning permission and listed building consent should be no more than is necessary to reach an informed decision, and that activities to conserve or investigate heritage assets need to be proportionate to the significance of the heritage assets affected and the impact on that significance.
- 2.37 The guidance provides information on assessing the significance of heritage assets, including guidance on understanding the nature, extent, and level of significance.
- 2.38 The note advocates a structured approach to assessing development proposals likely to affect the significance of heritage assets, and proposes six 'stages' to follow, stating 'it is good practice to check individual stages of this list but they may not be appropriate in all cases and the level of detail applied should be proportionate'. These are:
- 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 Framework;
  - 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.

- 2.39 Our assessment has been formed in accordance with the approach to the assessment of significance as outlined in Managing Significance in Decision-Taking in the Historic Environment (GPA2) and sets out the significance of the heritage assets affected by the proposals and the impact of the proposals on their significance as appropriate.

**Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2015)**

- 2.40 The Setting of Heritage Assets (GPA3) was published on 25 March 2015. The guidance supersedes and replaces in full the October 2011 English Heritage guidance The Setting of Heritage Assets: English Heritage Guidance.
- 2.41 The approach to the assessment of setting outlined in this document is broadly consistent with the former 2011 guidance. The document identifies five steps towards assessing the implications of development proposals which may affect the setting of heritage assets:
- Identify the assets affected
  - Assessing the contribution setting makes to significance
  - Assessing the effect of the proposed development
  - Maximising enhancement and minimising harm
  - Making and documenting the decision and monitoring outcomes

**Conservation Principles: Historic England (then English Heritage) (2008)**

- 2.42 Best practice on defining significance is set out in Conservation Principles (2008). The broad schema for assessing significance set out in this publication, which should be read in conjunction with GPA2. We have had regard to this in forming our assessment.
- LB Camden CPG 1: Design**
- 2.43 Camden Planning Guidance 1 is a supplementary planning document (SPD) produced by Camden in July 2015 which is a material consideration in planning decisions and covers design matters.
- 2.44 Section 3 of the SPD provides advice with regard to heritage and provides guidance on the application of the heritage-related development plan policies discussed above. We have had regard to this in forming our assessment.

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Historic Development

### 3.0 HISTORIC DEVELOPMENT

- 3.1 This section provides a description of the historic development of the Site and that of the surrounding area.
- 3.2 The Site is located in a formerly rural area, which was subject to suburban development from the 1820s and 1830s. The development around the application site was largely residential although it also included a number of institutions. The Journeyman Tailor's Institution was located immediately to the west of the site, and the orphan working school was located nearby. The Site is located within relative proximity to the railway line to the east, and substantial lines and sidings to the south at Chalk Farm.
- 3.3 The Wesleyan Methodist Church constructed a school-chapel on the Site in 1867 in a position set back from the line of the road. The 1870 Ordnance Survey Map illustrated below (**Figure 3.1**) illustrates this arrangement, showing the main entrance of the school located on the façade facing Prince of Wales Road, with an avenue of planting leading to the door. Crown Terrace to the east, whose rear boundary abutted the east wall of Sunday school, had been constructed by this time. This terrace did not extend all the way to the Prince of Wales Road. The site to the west of the Sunday school was occupied by the Journeyman Tailor's Institution, which was founded in 1837.
- 3.4 The Wesleyan Methodist Church was the primary Methodist movement in Great Britain following the split from the Church of England after the death of John Wesley, and who were distinct from the Calvinist Methodists and the Primitive Methodists.
- 3.5 It would appear from the foundation stone (**Figure 3.2**) set within the rear part of the building that the Sunday School was constructed to designs by Elias Hoole architect (1837-1912). He was also connected with other buildings that are now on the National Heritage List, primarily Methodist halls and chapels. He also appears to have worked on a number of houses in association with the philanthropist Octavia Hill (1838-1912). His attributions include the hall adjoining the Methodist Chapel in Westcliff (Grade II), the Church of St Margaret (Grade II), Ranston Street Model Cottages (Grade II) and the alterations to Wesley's Chapel (Grade I).
- 3.6 Shortly after the publication of the first edition Ordnance Survey, in 1871, the foundation stone for the main body of the church was laid at the front of the school, immediately abutting and connected to the old school which internalised the front façade of the existing building. The church that was constructed was a large building with a classical stone frontage, with a long ashlar return. The building is described in detail in **Section 4.0**.
- 3.7 When constructed the chapel accommodated 1050 worshippers and 500 more in the schoolrooms and vestries. In 1904 the church was made head of the Prince of Wales Circuit of Methodist Chapels.
- 3.8 By the time of the publication of the 1895 Ordnance Survey map (**Figure 3.3**), two houses had been built to the south of Crown Terrace, fronting on to the Prince of Wales Road. A similar arrangement is shown on the 1915 map (**Figure 3.4**).
- 3.9 By the time the area was surveyed in 1952 (**Figure 3.5**) the Institution to the west of the site had been demolished and a new housing estate had been constructed, identified on the plan as 'Montague Tibbles House'. Many of the terraces of houses shown on the 1952 map were redeveloped subsequently, being replaced with post-war housing estates.
- 3.10 The chapel was sold to Camden Council in 1964 and used as a drama school. As indicated above, by the 1970s the area had seen considerable change with the demolition of many of the surrounding terraces and a new layout with large housing blocks. A new building called 'Wingham' replaced the terraces to the east whilst removing the former Crown Terrace. Many of the terraces were replaced with larger, multistorey blocks of flats.
- 3.11 On 11 October 1993 planning permission and listed building consent were granted for the demolition of the single storey lean-to extension to the west façade of the current rear gallery, and its replacement with a part 2, part 3 storey extension for educational use (applications 9301292 and 9370210 respectively). The consented extension was not built.
- 3.12 A Building Design article from 2008 explains that the former Methodist Chapel was acquired by the Zabłudowicz Art Trust in 2005 at which point it had been in disuse, and occupied by squatters for nearly a decade. At this time it was also on the Buildings at Risk Register. The articles notes that the work at this time include stripping back the building to reveal old columns, doors and fireplaces, the removal of stud walls to free spaces from earlier institutional subdivisions, and plasterwork repairs.



Figure 3.1 Ordnance Survey Map, 1870

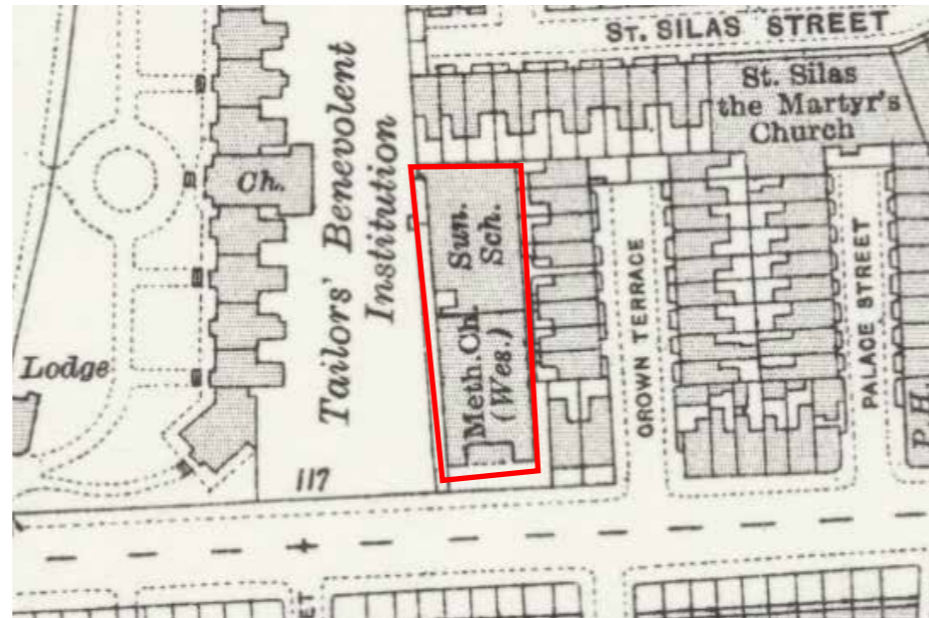


Figure 3.3 Ordnance Survey Map, 1915

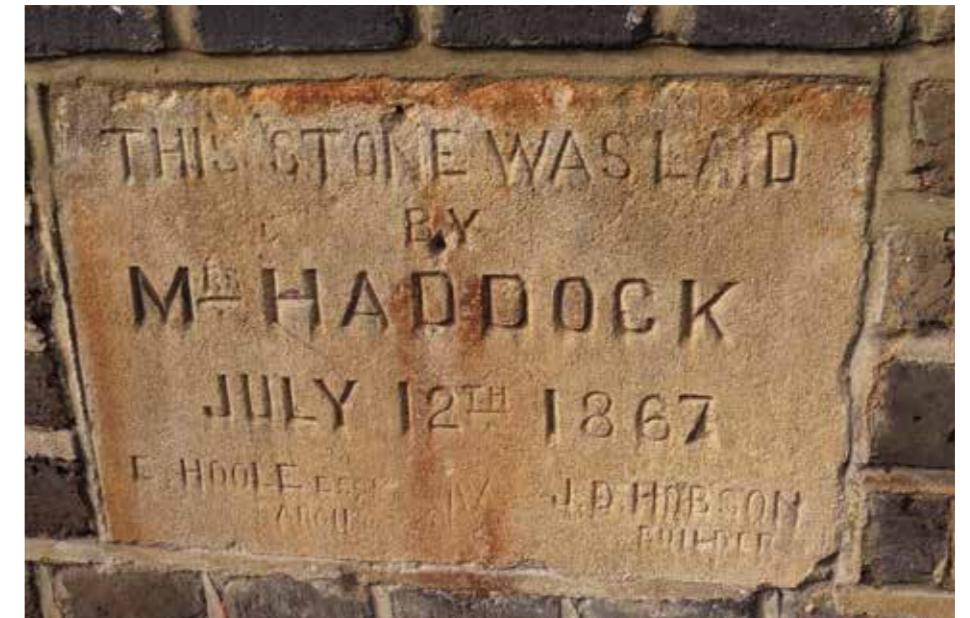


Figure 3.5 Foundation stone, 1867

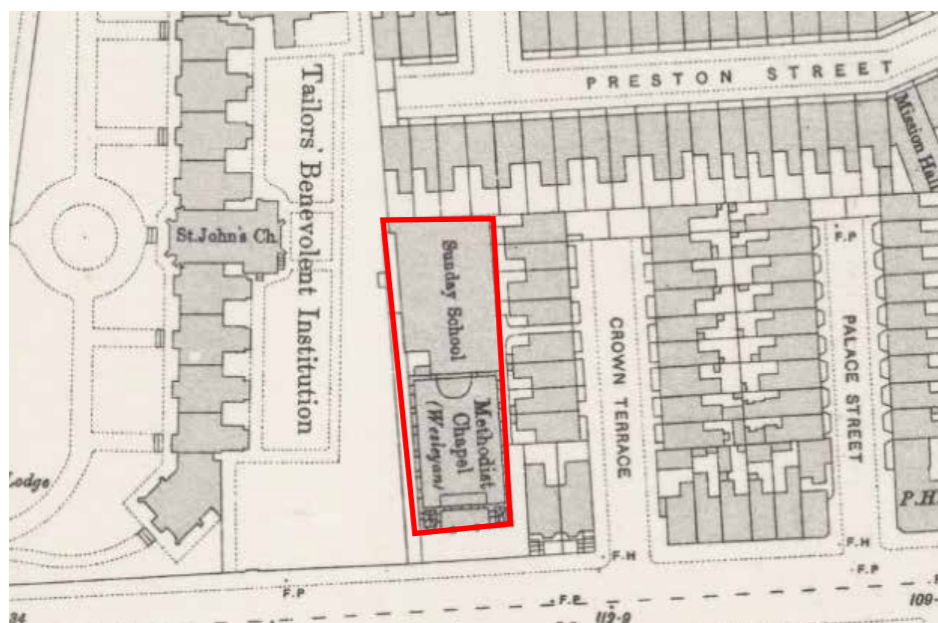


Figure 3.2 Ordnance Survey Map, 1895

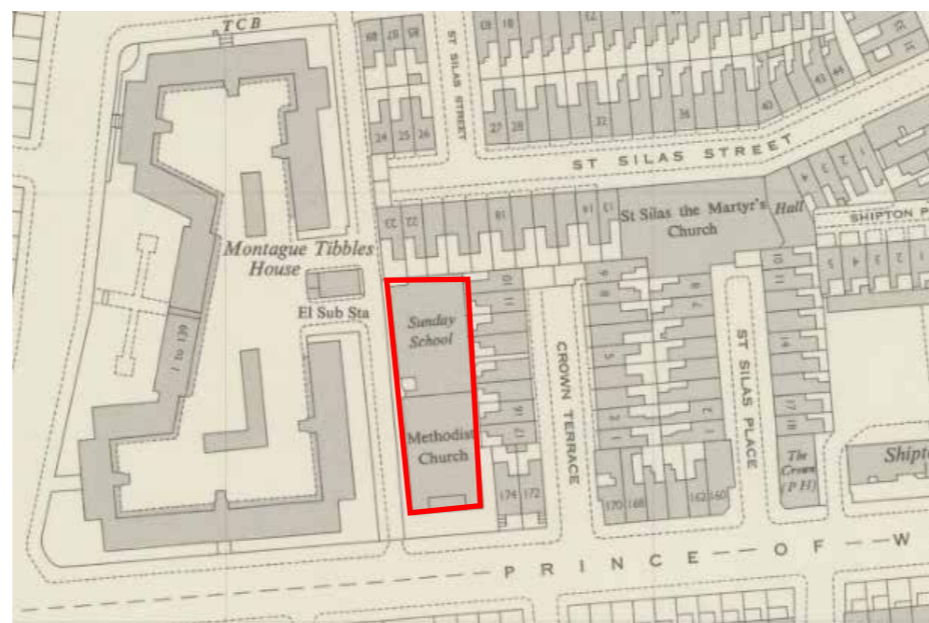


Figure 3.4 Ordnance Survey Map, 1952

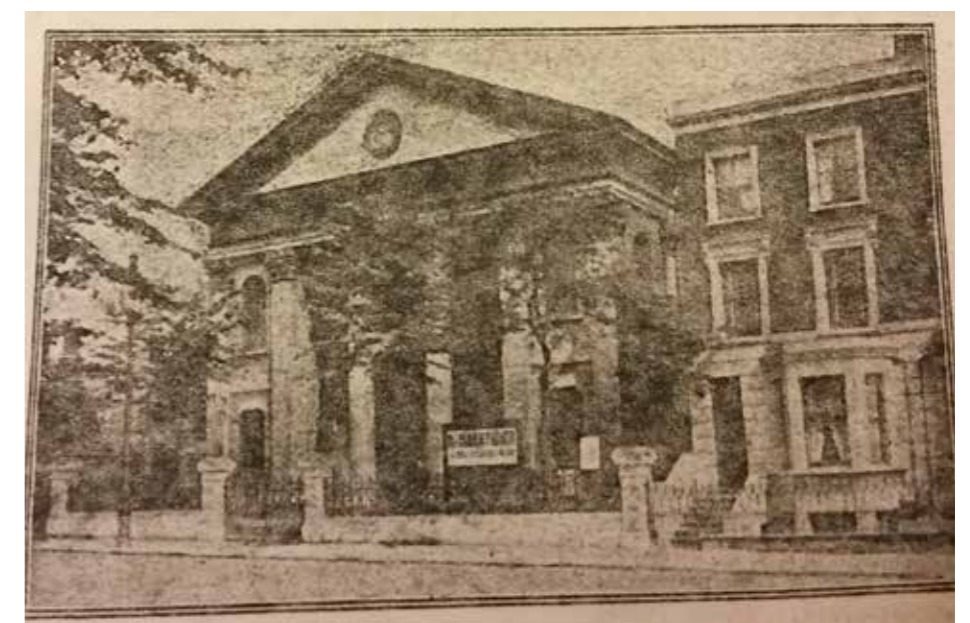


Figure 3.6 View of the Chapel from 1908, from the Methodist Recorder



**Figure 3.7** View of the former chapel in 1968, with the neighbouring building during construction



**Figure 3.8** View of the former chapel in 1968, with the neighbouring building during construction

### Bibliography

- 3.13 The section and **Section 4.0** has been informed by secondary sources
- Building Design, no. 1803, Jan 25, 2008
  - 'The Spiritual Strength of Kentish Town: A Survey of Methodist Chapels' in Camden History Review, no. 6, 1978, pp. 10-11
  - 'A Great London Church: Prince of Wales Road and its Methodism' in The Methodist Recorder, May 28 1908
  - Images from Camden Archives, 1968
  - John Richardson, Kentish Town Past
  - 'Material Presence' in Blueprint, no. 273, Dec 2008
  - The Streets of Kentish Town



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## Architectural Description and Statement Of Significance

## 4.0 ARCHITECTURAL DESCRIPTION AND STATEMENT OF SIGNIFICANCE

4.1 This section provides a description and an accompanying statement of significance for no. 176 Prince of Wales Road, the former Methodist Chapel.

### Description of the Exterior

4.2 The building is divided into three primary spaces: the former Methodist Chapel to the front on the Prince of Wales Road side which will be described as the front gallery. The middle gallery which at first floor level contains office spaces, and the rear of the building which forms the rear gallery.

4.3 The former Methodist chapel has its primary façade on Prince of Wales Road (**Figure 4.1**). This is the most ornate of the façades and has a hexastyle Corinthian portico with pediment above. The four outside columns have engaged pilasters and the two central columns are free-standing. The entrance to the building is inside the portico.

4.4 The east façade (**Figure 4.2**) has a single bay return in ashlar, with the two storeys of the building articulated by two windows: square headed below and round headed above.

4.5 The remainder of the east façade, although constructed in brick rather than ashlar follows the same rhythm of the west façade when articulating the main chapel space. The rear part of the façade, which is also constructed in brick, contains tall double height round headed windows. This is the gallery space within the former Sunday school.

4.6 The formal ashlar return on the west façade front gallery is much larger, and has seven bays, with windows set within each bay (**Figure 4.3**). Each bay is set within Corinthian piers. Like the east return these windows are square headed on the ground floor and round headed on the upper level.

4.7 Immediately behind the front gallery is the middle gallery which is two bays wide, arranged over two storeys with windows set within brick gauged arches. The middle gallery is set at a lower level to the front gallery (**Figure 4.4** and 4.5). The rear gallery of the west façade is also constructed in brown brick. This elevation is lower than the middle and front galleries. To the rear of this the roofline of the building drops in height and the windows in this upper segment are round and set above a single storey extension (**Figure 4.6**). There have clearly been some alterations to this part of the building and some of the openings have been altered. The rear façade is constructed in brick with no openings (**Figure 4.7**).



Figure 4.1 View of the primary façade and west return of the former Methodist Chapel



Figure 4.2 View of the east façade of the former Methodist Chapel



Figure 4.3 View of the west façade of the former Methodist Chapel



Figure 4.4 View of the exterior of the middle gallery



Figure 4.6 View of the west return of the former Methodist Chapel, the rear and middle gallery



Figure 4.5 View of the rear access to the Building in the Middle Gallery



Figure 4.7 View of the rear façade

### Description of the Interior

- 4.8 The building is entered through the main portico into a reception space which contains a café (Figure 4.8). To each side of the building are small celled spaces, with some stained glass and exposed structural beams: one is currently used as the library and the other is used as an exhibition space (Figures 4.9 and 4.10). These are accessed from the front lobby only. The entrance lobby contains original and cast iron columns, of the type seen through the ground floor of the main space.
- 4.9 The lobby provides access into the double height former chapel space with horseshoe gallery above, supported on slender cast iron classical columns (Figure 4.11). All of the fixtures and fittings of the former chapel have been removed, and some temporary partitions are in place on the lower levels of the building. The original decorative plaster ceiling remains, although it has all been painted white and none of the colour from the original plaster remains (Figure 4.13). The round headed windows at the gallery level contain a decorative, albeit fairly plain motif throughout (Figure 4.12).
- 4.10 There is a recessed apsidal feature at the north end which is double height at the rear of the space (Figure 4.12). This contains a classical feature with paired Ionic pilasters. The side walls of the church contain three-quarter engaged Corinthian columns, which follow the rhythm of the bays on the exterior of the chapel.
- 4.11 As noted above, behind the front gallery is the middle gallery (Figures 4.14 and 4.15). One room contains some historic (undated) joinery and fireplace with ceramic tiles in the surround. There is also a small kitchen, with smaller washroom facilities leading off.
- 4.12 On the first floor, above this and within the middle gallery, there are four rooms accessed from a central corridor which function as offices. Access can be gained from these offices to the gallery and from the staircase within the middle gallery. These rooms are of limited interest.
- 4.13 The rear gallery (Figure 4.16 and 4.17) is made up of a large double height gallery space which contains double height round headed windows on the east side of the building. This large room may have functioned as the original Sunday School room, and is now in use as a gallery space. The single storey extension on the west side of the building is currently used for storage.



Figure 4.8 Reception space café

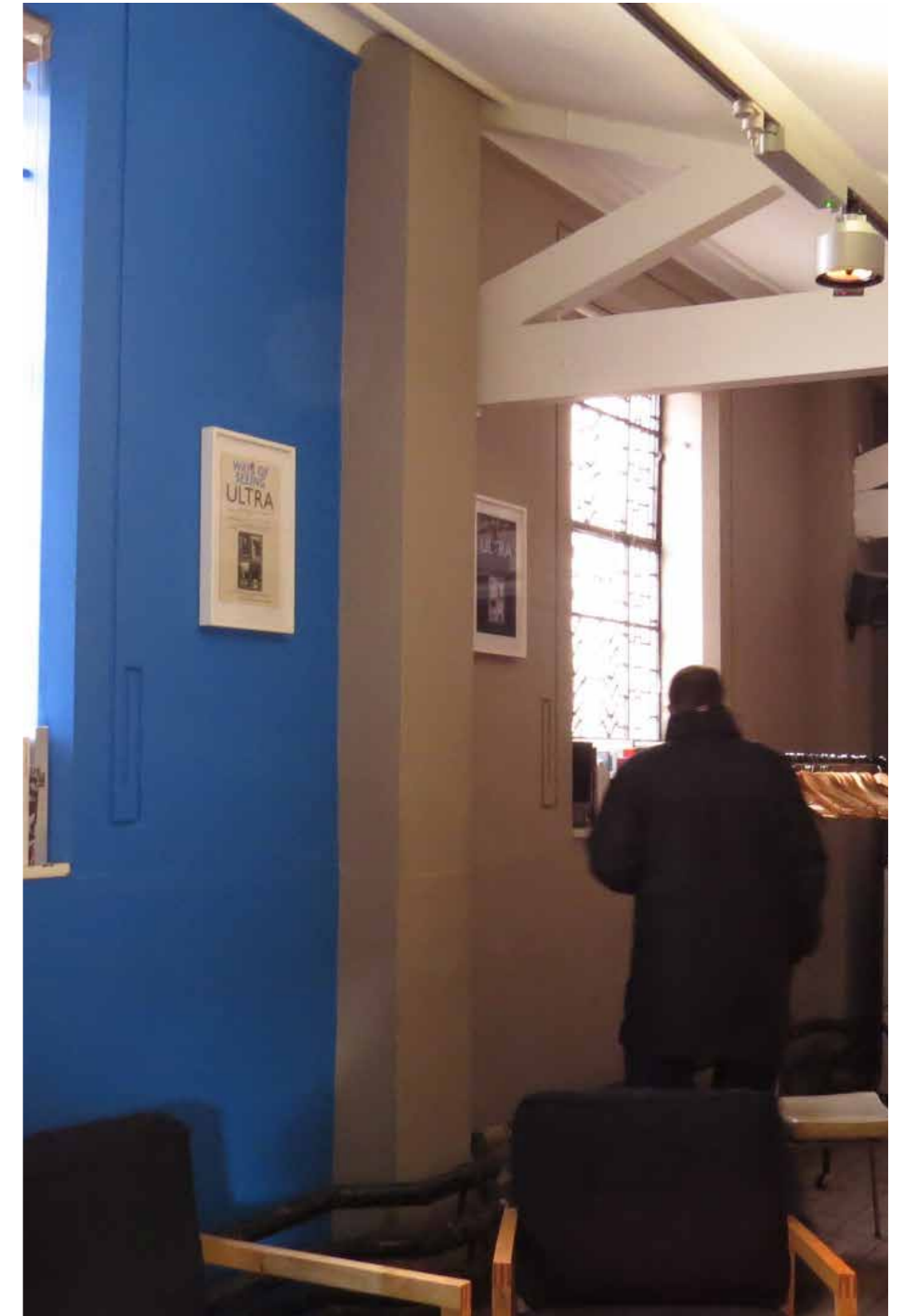


Figure 4.9 Ground floor side library space



Figure 4.10 Ground floor side exhibition space



Figure 4.11 View of the Chapel and gallery from the ground floor



Figure 4.13 View of the decorative ceiling of the former Chapel

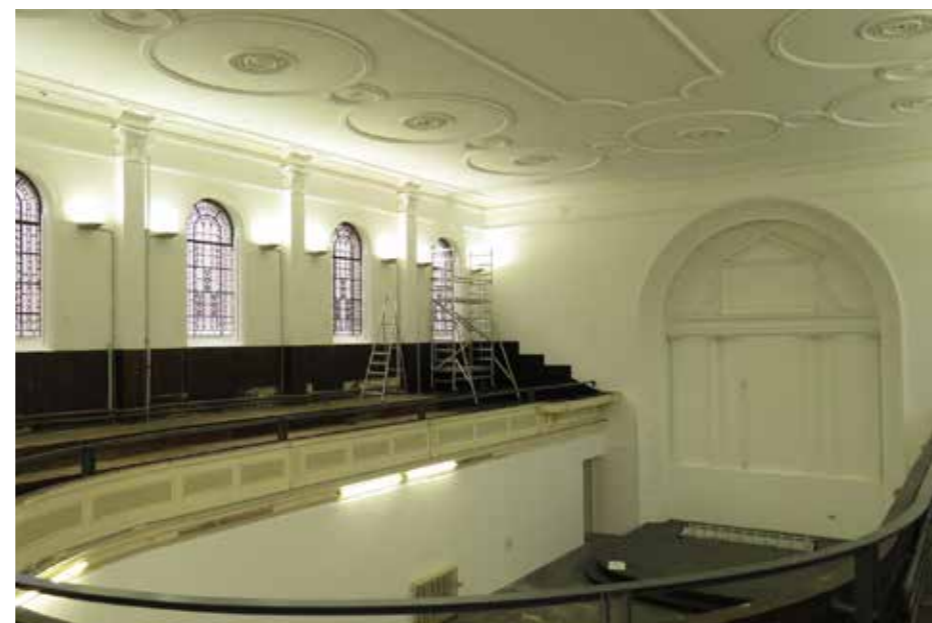


Figure 4.12 View of the Chapel from the gallery



Figure 4.14 View of the fireplace in the rear room in the middle gallery



Figure 4.15 View of the middle gallery



Figure 4.17 View of the rear gallery space



Figure 4.16 View of the rear gallery space

### Statement of Significance

- 4.14 This section discusses the significance of no. 176 Prince of Wales Road, the Grade II listed former Methodist Chapel.
- 4.15 Paragraph 128 of the NPPF requires applicants to describe the significance of any heritage assets likely to be affected by development proposals. The paragraph states that the level of detail should be proportionate to an asset's importance and no more than is sufficient to understand the potential impact of the proposal.
- 4.16 Significance is defined in the NPPF as (2012) as:  
*'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'*
- 4.17 The NPPF forms the basis of for our assessment of the significance of the site. We have also has regard to the note by Historic England GPA 2: Managing Significance in Decision-Taking in the Historic Environment (2015) which provide guidance on the assessment of significance.
- 4.18 The categories listed below encompass distinctive yet interrelated aspects of significance such as associative, illustrative, design, social and spiritual value, provide a useful framework for assessing and understanding significance:
- Archaeological Interest: the potential of a place to yield evidence about past human activity.
  - Historic Interest: the ways in which past people, events and aspects of life can be connected through a place to the present, often illustrative or associative.
  - Architectural and Artistic Interest: the ways in which people draw sensory and intellectual stimulation from a place.
  - Value of a heritage asset to this and future generations: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.
- 4.19 The following section assesses the significance of the Grade II listed former Methodist Chapel.
- 4.20 The former Methodist Chapel is not of archaeological interest.

- 4.21 The former Methodist Chapel has historical interest as a building which was associated firstly with the Methodist school which was founded on the site and, with the extension of the property to include the much larger chapel at the front of the site. The building had a long association with the Methodist church until the building went out of use and was adopted for other purposes.
- 4.22 During the 1960s the building was disposed of by the church to the local authority and acquired by Camden Council. When it transferred to the council it was used as a dance and drama centre. During the 1980s, the building went out of use by the council and became vacant. After a number of years without occupation the building was acquired for use as a contemporary art gallery. Therefore the building also has historical associations through these additional uses in particular with its current use as a contemporary art gallery.
- 4.23 The former Methodist Chapel has had all of the liturgical fixtures and fittings removed from the building, and there are no features which remain which connect the building to its use as a Sunday school. However the significance of the building is largely connected to the front gallery which functioned as the Methodist Chapel. Therefore the significance of the historical association with its use as a church is reduced. However, the chapel space is recognisably a gallery church, even without its fixtures. This is the most important remaining space within the building.
- 4.24 The building also has some historical interest by virtue of its association to the architect and missionary Elias Hoole, who was connected to the older, Sunday school structure to the rear of the property.
- 4.25 The building has architectural and artistic interest as a handsome building which is constructed largely in high quality materials to a design that is recognisably of its building type. The architectural interest is largely connected to the front gallery/former Methodist Chapel which is of a high architectural quality and executed in high quality materials. The design is not attributed to a particular architect – it is not clear if the foundation stone of the Sunday school also applied to the main chapel.
- 4.26 The interior of the front gallery contains artistic merit and retains some of the original plasterwork and internal design features associated with the former chapel. The plasterwork does not contain its original colour scheme as this has been painted during C20 renovations. The artistic merit associated with the interior of the building is mainly associated with the front gallery, and the double height space in the rear gallery. There is little architectural quality within the middle gallery part of the building. The tall windows to the rear of the east façade of the building make a contribution to the character and aesthetic value of the rear gallery, although this part of the building is largely featureless.
- 4.27 The building has operated in a number of different uses including a church, drama centre and art gallery. It therefore has significance to members of the local community who used the building during the different periods of operation.





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## Nearby Heritage Assets and their Settings

### 5.0 NEARBY HERITAGE ASSETS AND THEIR SETTINGS

5.1 We have identified heritage assets within a 250m perimeter of the Site. The Heritage Asset Map provided as **Figure 5.1** shows those in the immediate vicinity. The search included all designated and non-designated heritage assets within the study area. The heritage assets are identified below with a short description.



Figure 5.1 Heritage Asset Map

### Conservation Areas

#### Parkhill Conservation Area (Camden)

5.2 The Parkhill Conservation Area was designated by the London Borough of Camden on the 1st June 1985. It is located to the west of the Site, on the periphery of the study area. The Conservation Area was part of the C19 suburb of Belsize Park, on the east side of Haverstock Hill. The area is characterised by C19 terraces.

5.3 There is no visual relationship between the Conservation Area and the application site due to intervening development. The Site, although part of the wider urban context of the Conservation Area, makes no contribution to its setting or significance.

#### West Kentish Town Conservation Area (Camden)

5.4 The West Kentish Town Conservation Area was designated by the London Borough of Camden on the 20 September 2005. It is located for the east of the Site, on the periphery of the study area. The Conservation Area is characterised by C19 residential terraces and includes the Fiddlers Elbow Public House (Grade II) which also falls within the study area.

5.5 There is no visual relationship between the Conservation Area and the application site, due to intervening development. The Site, although part of the wider urban context of the Conservation Area, makes no contribution to its setting or significance.

### Listed Buildings

#### Church of St Silas the Martyr (Grade II\*)

5.6 The Church of St Silas the Martyr (**Figure 5.2**) is a church with a high Anglican tradition. It dates from 1911-13 by Ernest Charles Shearman. It is constructed in a purple-brown Fletton brick with stone dressings.

5.7 The church is located within an enclosed visual setting. When constructed at the start of the C20 the church was located within a number of terraced streets, which have been replaced subsequently with post war mid-rise housing estates. The development of the estates around the church has further enclosed its setting.

5.8 Although there is some visual relationship between the application site and St Silas, the setting of the latter listed building largely comprises the post-war housing development, and the application site makes a very limited contribution to the setting and significance of the church.



Figure 5.2 Church of St Silas the Martyr

#### 131-149 Prince of Wales Road (Grade II)

5.9 131-149 Prince of Wales Road (**Figure 5.3**) is a terrace of mid-C19 terraced houses constructed in stock brick with stucco dressings. They are arranged over three storeys with a basement. The entrances are flanked by pilasters and contain panelled doors and overlights. The first floor contains a cast iron balustrade that runs the length of the terrace.

5.10 The terrace is located opposite the Site, to the south east, on the Prince of Wales Road. The Site contributes to the setting and significance of the listed terrace by providing a C19 historical context to the buildings, in contrast to the later development also present within their setting.



Figure 5.3 131-149 Prince of Wales Road (at centre of view) and 151-157 Prince of Wales Road (at right of view)

#### The Fiddlers Elbow Public House (Grade II)

- 5.11 The Fiddlers Elbow Public House was formerly known as the Old Mother Shipton. The pub is located on a prominent corner site. It was constructed in 1845 and is constructed in yellow stock brick and extensive stone and rendered dressings. It retains some of the internal features on the ground floor interior.
- 5.12 The Fiddler's Elbow is located to the east of the Site within the West Kentish Town Conservation Area, on the corner of Prince of Wales and Malden Road. The setting of the pub would have originally been the surrounding C19 terraces although many of these have been lost and replaced with modern estate housing, which forms intervening development between the Site and the public house. The Site, although part of the wider urban context of the Fiddler's Elbow, makes no contribution to its setting or significance.

#### Rhyl Primary School and Nursery and Attached Railings and wall (Grade II)

- 5.13 Rhyl Primary School is former Board School of 1897-8 by Thomas Jerram Bailey, designed for the London School Board. It is constructed in yellow stock brick with a symmetrical eight bay classical design.
- 5.14 Rhyl Primary school is located within a largely residential area to the north east of the Site. The school does not have a visual relationship to the Site, due to intervening development. The Site does not contribute to the setting or significance of the primary school.

#### Locally Listed Buildings

##### 151-157 Prince of Wales Road

- 5.15 151-157 Prince of Wales Road (**Figure 5.3**) are a set of four terraced mid C19 houses set behind gardens. They are located close to the grade II listed set of terraces at 131-149 Prince of Wales Road, and are primarily locally listed for their contribution of the setting of the Grade II listed terrace.
- 5.16 The terrace is located opposite the Site, directly south on the Prince of Wales Road. The Site contributes to the setting and significance of the locally listed terrace by providing a C19 historical context to the buildings, in contrast to the later development also present within their setting.

##### 169-179 Prince of Wales Road

- 5.17 169-179 Prince of Wales Road (**Figure 5.4**) are a set of sixteen terraced mid C19 houses set behind gardens. They are located close to the grade II listed set of terraces at 131-149 Prince of Wales Road, and are primarily locally listed for their contribution of the setting of the Grade II listed terrace
- 5.18 The terrace is located opposite the Site, to the south west, on the Prince of Wales Road. The Site contributes to the setting and significance of the locally listed terrace by providing a C19 historical context to the buildings, in contrast to the later development also present within their setting.

##### 181-199 Prince of Wales Road

- 5.19 181-199 Prince of Wales Road (**Figure 5.4**) are a set of ten terraced mid C19 houses set behind gardens. They are located close to the grade II listed set of terraces at 131-149 Prince of Wales Road, and are primarily locally listed for their contribution of the setting of the Grade II listed terrace.
- 5.20 The terrace is located opposite the Site, to the south west, on the Prince of Wales Road. The Site contributes to the setting and significance of the locally listed terrace by providing a C19 historical context to the buildings, in contrast to the later development also present within their setting.

##### 1-11 Crogsland Road

- 5.21 1-11 Crogsland Road are a set of six terraced mid C19 houses set behind gardens. They are located close to the grade II listed set of terraces at 131-149 Prince of Wales Road, and are primarily locally listed for their contribution of the setting of the Grade II listed terrace
- 5.22 The terrace is located within close proximity to the Site on the Prince of Wales Road but it does not have a visual relationship to the Site, due to intervening development. The Site does not contribute to the setting or significance of the locally listed terrace.



**Figure 5.4** 169-179 Prince of Wales Road (at left of view) and 181-199 Prince of Wales Road (at centre of view)

6.0

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Assessment

## 6.0 ASSESSMENT

- 6.1 This section of the report assesses the impact of the proposals on the significance of the heritage assets on and around the site, considering them against policies identified earlier.
- 6.2 We consider that the following matters are relevant to the assessment of the proposals in the context of built heritage considerations:
- The rebuilding of the rear part of the listed building;
  - Internal alterations to the middle and front galleries of the listed building;
  - The impact on the setting of nearby heritage assets; and
  - The public benefits generated by the proposals.
- 6.3 These matters are discussed below.
- The rebuilding of the rear part of the listed building**
- 6.4 It is proposed to rebuild the rear part of the listed building to provide improved facilities within the building, including new gallery spaces. This will allow the Zabłudowicz Collection to expand its programme and activity. This is discussed in more detail in the 'public benefits' section below, and in a separate 'Statement of Need' that has been prepared by the Zabłudowicz Collection, and is enclosed with the application submission.
- 6.5 It is proposed to undertake demolition work to the interior and exterior of the rear gallery to facilitate the construction of the new extension and improved facilities. The existing east façade and its tall double height round headed windows are proposed to be incorporated with the new extension, together with the outermost single storey west façade.
- 6.6 The roof height of the proposed extension is set down from the height of the chapel to the front of the site, in order to establish a hierarchy between the principal or host building to the front, and the extension to the rear. This ensures that the extension does not dominate the listed building.
- 6.7 The walls and roof pitch to the new extension are faced in a high quality brick. This will result in a distinctive extension but one that is appropriately subservient to the stuccoed host building retained to the front of the site.
- 6.8 The existing north facing rear façade of the gallery is built in brick, but the brickwork is partly rendered and painted, and it is not all in a good condition. It is considered that if left in situ the existing patchwork of brickwork in this location would detract from the overall quality of the proposed rear extension. It is therefore proposed to take down this façade carefully, and to retain all salvageable bricks, which will be reused in a rebuilt north elevation, supplemented as required by matching new bricks. In accordance with advice from officers received at the pre-application stage, the rebuilt rear elevation includes new windows, which provide the option of natural light to the gallery space, increase the animation of this façade and improve natural surveillance of the open space to the rear.
- 6.9 We consider that the proposed extension would represent a high quality addition to the chapel at the front of the site. The extension is sensitively designed and uses appropriate materials. The key internal existing space within the rear gallery is the double height space lit by the tall double height round headed windows to the east façade of the building. This part of the existing façade is proposed to be retained, together with an associated double height space to the interior, which ensures the conservation of this element of the external and internal character of the rear gallery.
- 6.10 Overall, we consider that the extension would conserve the significance of the chapel to the front of the Site, which is of primary aesthetic and architectural significance. This would accord overall with the objectives of London Plan Policies 7.4 and 7.8, Core Strategy Policy CS14, and Development Policy DP25.
- 6.11 However, the proposals do result in the removal of existing fabric from the rear gallery, including fabric associated with the Methodist church, which is likely to date from the original phase of building on site. Although the special interest of the building is primarily derived from the chapel to the front of the site, officers have advised in pre-application feedback that the removal of fabric would result in 'less than substantial harm' to the listed building, which must be justified under NPPF Paragraph 134. This is discussed in more detail in the 'public benefits' section below.
- Internal alterations to the middle and front galleries of the listed building**
- 6.12 Limited modifications are proposed to the front gallery of the building, within the chapel. This work includes the removal of café facilities in the front reception and the removal of a walls within the existing cellular spaces to each side of the front gallery space. The works improve the quality of accommodation and would not alter the principal internal space of the listed building. We conclude that they are minor and acceptable, complying with London Plan Policy 7.8, Core Strategy Policy CS14, and Development Policy DP25.
- 6.13 The most significant alteration proposed within the middle gallery is the insertion of a new staircase and goods/passenger lift within the existing internal spaces at ground and first floor levels. The new staircase and goods/passenger lift will provide access throughout the building from the new basement floor, through to the new second floor of the extension. Crucially, it will allow the transportation of artworks from the storage space at basement level to the upper floor exhibition spaces.
- 6.14 The drawings enclosed with the application submission show the retention in situ behind the new installations of existing architectural features such as fireplaces at ground and first floor level, which could be exposed at a later date. However, this work would result in the removal of fabric and changes to the existing visual character of the internal spaces within the middle gallery, and offices at first floor level.
- 6.15 Given that the middle gallery is of secondary significance we consider that any harm identified by officers resulting from the removal of fabric and the installation of the new staircase and goods/passenger lift will be 'less than substantial', and will need to be justified under NPPF Paragraph 134.

### The impact on the setting of nearby heritage assets

- 6.16 As set out in **Section 5.0** above, the application site makes some contribution to the setting and significance of the following nearby listed and locally listed buildings, by providing a C19 historical context to the buildings, in contrast to the later development also present within their settings:
- The Church of Silas the Martyr (Grade II\* Listed Building)
  - 131-149 Prince of Wales Road (Grade II Listed Buildings)
  - 151-157 Prince of Wales Road (Locally Listed Buildings)
  - 169-179 Prince of Wales Road (Locally Listed Buildings)
  - 181-199 Prince of Wales Road (Locally Listed Buildings)
- 6.17 Externally, the development proposals comprise a new extension to the rear of the existing chapel, of a scale that is subservient to the host building. The proposed facing brickwork to the extension is a material that is appropriate to the historic character of the heritage assets that survey near to the application site. The tall windows to east façade of the rear gallery, which face towards The Church of Silas the Martyr, are retained in situ as part of the application proposals.
- 6.18 We consider that post the implementation of the proposed development, the Site would continue to provide a C19 historical context to the listed and locally listed buildings referred to above. This ensures that the proposals preserve the contribution that the Site makes to the significance of the nearby heritage assets, in compliance with NPPF Paragraph 137.
- 6.19 As no harm would be caused to the setting of nearby heritage assets the proposals would also comply with NPPF Paragraph 135, and the setting considerations associated with London Plan Policy 7.8, Core Strategy Policy CS14, and Development Policy DP25.

### The public benefits generated by the proposals

- 6.20 As set out in **Section 2.0** above, the Planning Practice Guidance notes that public benefits could be anything that delivers economic, social or environmental progress, and may include heritage benefits. Below we discuss the public benefits that would be generated from the proposed development.

### Improved gallery facilities accessible for all

- 6.21 Enclosed with the application submission is a 'Statement of Need' prepared by Zabudowicz Collection, which sets out that the Collection is a philanthropic endeavour encompassing a dynamic and growing collection of art works with an associated programme of exhibitions and events in permanent venues in the UK, USA and Finland. The activity of the Collection is not offered by any comparable contemporary art organisation. The level of support that is given to artists and the free nature of its programme is truly unique. Camden residents and visitors have benefited from the continuing existence of a free and independent exhibition space. The Collection does not receive any public funding yet every element of its programme is free and accessible for all visitors.
- 6.22 The Collection anticipates the facilities proposed under the current application submission would allow it to:
- provide a further 135m2 of exhibition space;
  - improve access within the building;
  - exhibit artworks that require controlled environment;
  - expose its growing international activities to Camden, London and UK audiences;
  - significantly grow its programme of events;
  - double visitor numbers by offering increased visit times and more reason to travel to the gallery;
  - expand its educational facilities and programme; and
  - provide a larger café, a shop and expanded office and storage space.

### New high quality architecture

- 6.23 The development proposals would result in the introduction of a high quality and sensitive new building to the local area, designed by leading architects Farshid Moussavi Architecture. The proposals would represent an example of new development making a positive contribution to local character and distinctiveness, an important consideration for local planning authorities highlighted in NPPF Paragraph 131.

### Improved public space

- 6.24 The introduction of animation to the existing north elevation of the building would provide natural surveillance to the adjacent public space and therefore potentially improving public safety.

### Conclusion

- 6.25 Above we have concluded that the proposals would introduce a new extension of an appropriate scale, character, and appearance. The development would be suitably subservient to the chapel to the front of the site, which is of primary significance and special interest.
- 6.26 We have also concluded that post the implementation of the proposed development, the Site would continue to provide a C19 historical context to the listed and locally listed buildings near to the Site. This ensures that the proposals would not be harmful to the setting or significance of the nearby heritage assets.
- 6.27 We have however noted that officers may identify 'less than substantial harm', caused by the proposed removal of historic fabric from the listed building.
- 6.28 A range of public benefits have been listed above, comprising
- Improved gallery facilities accessible to all;
  - New high quality architecture, which makes a positive contribution to local character and distinctiveness; and
  - Improved public space.
- 6.29 We consider that the public benefits of the proposed development outweigh any less than substantial harm identified associated with the removal of historic fabric from the listed building. We therefore conclude that the proposed development is acceptable under NPPF Paragraph 134, and overall complies with relevant development plan policies, together with Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.





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## APPENDIX 1: List Descriptions

# ZABLUDOWICZ COLLECTION (FORMER METHODIST CHURCH)

## 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: ZABLUDOWICZ COLLECTION (FORMER METHODIST CHURCH)

List entry Number: 1139077

## Location

176, PRINCE OF WALES ROAD

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: 14-May-1974

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: 477807

## 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

This list entry was subject to a Minor Amendment on 26/04/2012

TQ2884NW 798-1/53/1346 14/05/74

CAMDEN PRINCE OF WALES ROAD (North side) No.176 Zabłudowicz Collection  
(former Methodist Church)

(Formerly listed as London Drama Centre)

GV II

Former Methodist Church, now an art gallery and exhibition space. c1871. Brick with Bath stone facing to portico. Rectangular plan in Classical style. 2 storeys. 5-bay portico with distyle-in-antis giant Composite columns supporting entablature and pediment with carved wreath in tympanum. Flanking bays with single round-arched window at 2nd floor level; 1st floor band. Return bay on each side of portico similar. 3 round-arched entrances linked by impost strings; centre entrance now a window. 1st floor band and 3 round-arched windows above doors. Square-headed doors to right and left. 6-bay body of church with square-headed ground floor windows and round-arched 1st floor, bays separated by pilaster strips rising to cornice. INTERIOR: altered but retains original decoration with Ionic 3/4 columns and continuous galleries around 3 sides on cast-iron columns.

Listing NGR: TQ2814984627

## Selected Sources

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

National Grid Reference: TQ 28149 84627

## Map



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