

Windmill Hill House, London, NW3 6SJ

Planning, Heritage and Design and Access Statement

Firstplan Ref: 16379

Date: April 2017

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Section 1: Introduction

- 1.1 This Planning and Heritage Statement has been written on behalf of our client, Ms Irene Andreae, in support of planning and listed building consent applications for alterations and relocation of the front boundary wall and associated works to provide one visitor parking space at Windmill Hill House, London, NW3 6SJ.
- 1.2 The application relates to a Grade II listed dwellinghouse which is located within the Hampstead Conservation Area. The application only proposes alterations within the curtilage of the property, and does not propose any alteration to the listed building itself.
- 1.3 The applicant has lived at the property for over 45 years. She is an elderly lady with mobility issues, who is unable to walk far and does not drive herself. She relies on domestic help and deliveries to her home and requires minicabs when she needs to leave the house. The listed building and grounds also require significant maintenance. The applicant has had problems getting the help she needs owing to the parking stress in the area and this is causing her significant issues.
- 1.4 The proposed visitor parking space will allow this long term resident to get the support she needs in her old age. The application is sought as a personal permission relating to our client's occupancy of the dwelling. Wherein if our client vacated the premises the parking space will be removed and boundary wall and railing reinstated in its previous location.
- 1.5 This is considered to be a material planning consideration and the reinstatement of the wall in the long term will ensure that there is no harm to the heritage asset.
- 1.6 In any event, the scheme has been designed to respect the listed building by ensuring that the wall and railings is retained on site, albeit set further back, and compacted hoggin is used as an appropriate material. There are also structural benefits to the proposal as set out in the letter by Osborne Edwards.
- 1.7 The scheme has been designed to ensure that there is no impact on existing on-street car parking spaces and the Technical Note by i-Transport sets out justification in relation to parking and highways.
- 1.8 This Statement takes on the following format:

- Section 2 of this report sets out the background information, including details on the site and surrounding area and the relevant planning history;
- Section 3 describes the application proposals;
- Section 4 considers the heritage policies and impact from the proposal;
- Section 5 assesses the relevant planning policy and guidance in relation to the proposals; and
- Section 6 sets out the conclusions.

Section 2: Background Information

a) Site and Surrounding Area

- 2.1 The application site comprises an 18th Century three-storey plus basement Georgian dwellinghouse known as Windmill Hill House. The site forms part of a terrace, along with Volta House, Bolton House and Enfield House. The terrace is situated to the south of Windmill Hill, at the junction with Froggnal Rise and Hollybush Hill.
- 2.2 The terrace is set back behind large mature front gardens. Along the boundary there are a mix of brick piers and low brick walls with railings on top. It is understood that the railings at Windmill Hill house are replacements which are not original.
- 2.3 Volta House and Bolton House have a gravelled parking area within their curtilage.
- 2.4 Windmill Hill House, along with the rest of the terrace, is grade II listed and lies within the Hampstead Conservation Area. The house is also located within the setting of the grade I listed Fenton House of 1686, now owned and managed by the National Trust.
- 2.5 Photographs of the site and surrounding area are attached at Appendix 1.

Appendix 1

b) Planning History

- 2.6 It is understood that the applicant's husband purchased Windmill Hill House in 1971 and commissioned careful restoration work; their architect, John Brandon-Jones, carried out research on the property at the time. It is understood that the planning department were unable to find the old files in the archive when requested by the architect. The available planning history information is therefore limited and so it is not possible to fully benefit from information concerning any subsequent approvals. It is understood that during this time the railings to the front boundary wall were replaced.
- 2.7 Of the available records, the most relevant planning history for the site is outlined below:

2.8 In 1969 planning permission was granted for *“the provision of new means of access to the highway and provision of parking bay by widening of existing entrance and footway crossing and alterations to garden wall at Bolton, Enfield and Windmill Houses”* (ref: 6285). However, it appears that this consent was never implemented. A copy of the approved drawing and decision notice is attached at Appendix 2.

Appendix 2

2.9 More recently, in 2012 planning permission was granted for the *“retention of change of use from a single house (Windmill House) into two separate houses (Windmill Hill House and Enfield House) (Class C3) plus retention of rear garden trellis fence”* (ref: 2011/5357/P).

2.10 Listed building consent was granted in conjunction with the above application for *“alterations including retention of bookcase in place of ground floor double doors between both reception rooms and of rear garden trellis fence, in association with conversion of house to 2 separate houses”* (ref: 2011/5538/L).

2.11 Following this listed building consent was granted in 2013 for *“internal alterations to the layout within basement floor”* (ref: 2013/5563/L).

2.12 There are also a number of tree applications for the application site.

c) Personal Circumstances

2.13 The applicant has lived at the property for over 45 years. She is an elderly lady with mobility issues, who is unable to walk far and does not drive herself. She relies on domestic help and deliveries and requires minicabs when she needs to leave the house. The listed building and grounds also requires significant maintenance.

2.14 Whilst she has visitor parking permits there are usually no spaces available within the nearby streets.

2.15 The applicant has had problems getting domestic help and house maintenance owing to the parking stress in the area and this is causing her significant issues.

2.16 In addition when using minicabs her limited mobility is problematic in terms of requiring sufficient time to leave the house and get to the minicab whilst not causing congestion. If the minicab is forced to park far away then it is of no use.

2.17 Furthermore there is very poor mobile reception in the vicinity so when there have been problems with minicabs finding her house, or not finding somewhere to park, or not being able to wait and cause congestion, she is unable to call the cab to find out where they are and she is left stranded waiting on the street. To walk back to the house to use the landline is highly stressful.

Section 3: Application Proposals

- 3.1 The application proposal seeks the creation of one off street car parking space at Windmill Hill House.
- 3.2 The space will primarily be used by domestic helpers/minicabs who visit approximately twice a week and house maintenance workmen such as plumbers and gardeners who visit approximately once a week.
- 3.3 The proposal includes the removal and relocation of the front dwarf wall and railing from the front boundary. This will be rebuilt at the rear of the proposed parking space, approximately five metres back from the front boundary as shown on the submitted plans.
- 3.4 The proposed parking space will be finished with compacted hoggin with a York stone threshold which is in keeping with aesthetic appearance of the area. It has a buff-coloured appearance which will complement the gravel at Bolton House but is lower maintenance than gravel as it does not require regular raking.
- 3.5 The proposal includes the creation of a crossover, to allow access to and from the pavement.
- 3.6 There are no proposed alterations to the existing listed building itself and there are no works proposed to the existing trees.
- 3.7 This application specifically seeks a '*personal permission*', this will solely relate to our clients occupancy of the dwelling; upon vacation of the premises the parking space will be removed and boundary wall and railing reinstated in its previous location. The proposals have been designed to ensure reversibility. This can be ensured through a planning condition attached to a decision notice.

Section 4: Heritage Statement

4.1 This Section outlines the relevant heritage assets, provides an overview of the heritage policy framework relevant to this application, including the key definitions, national and local heritage policies and also assesses the proposal against the relevant national and local policy and guidance.

a) Relevant Heritage Policy

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

4.2 The NPPF sets out the Government’s economic, environmental and social planning policies for England. Heritage assets are specifically discussed in Section 12 of the NPPF “*Conserving and Enhancing the Historic Environment*”.

4.3 The Glossary within the NPPF defines key heritage terms, such as “*Heritage Asset*” which in terms of heritage policy is defined as, and includes:

“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).”

4.4 The Heritage Assets relevant to this application are the Grade II listed building and the Hampstead Conservation Area. The application site is also in the setting of Grade I listed Fenton House.

4.5 “*Conservation*” (for heritage policy) is defined as:

“The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.”

4.6 “*Significance*” (for heritage policy) is defined 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.”

4.7 Paragraph 126 sets out that heritage assets should be conserved in a manner that is appropriate to their significance. Similarly, paragraph 128 establishes the requirement for applicants to describe the significance of any heritage assets affected, including any contribution made by their setting. This sets out that the level detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

4.8 Paragraph 131 states that when considering the impact of a proposed development on the significance of a designated heritage asset, weight should be given to the assets conservation. How much weight placed on the asset should be determined by the importance of the designated asset.

4.9 Paragraph 134 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.”

4.10 Paragraph 137 requires that local planning authorities should look for opportunities for new development within Conservation Areas 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.

4.11 Paragraph 140 also sets out that Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

ii) Camden Development Plan

4.12 The Local Development Framework within Camden comprises the Core Strategy (2010) and Development Policies (2010). The relevant heritage policies for each document are set out below.

4.13 **Policy CS 14** outlines that the Council will seek to ensure that Camden’s building are attractive, safe and easy to use. This will be achieved through ensuring development respects local context and character and preserves and enhances heritage assets and their setting.

4.14 **Policy DP25** regards heritage assets. Development within conservation areas will only be permitted where the character and appearance of a conservation area is preserved or enhanced.

4.15 Development affecting a listed building will only be permitted where no harm would be caused to the special interest or setting of the building. Specifically, this policy states that the Council will:

“d) seek[ing] the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible.”

iii) Hampstead Conservation Area Statement

4.16 The Hampstead Conservation Area Statement (2001) provides additional guidelines on development within the Conservation Area. This includes H10 which explains that front gardens are an integral characteristic of the conservation area. The guideline seeks to resist the loss of front boundary walls and conversion of front gardens into parking hardstanding.

b) Analysis of the Building’s Setting

4.17 Hampstead Conservation Area was originally designated in 1968. The Hampstead Conservation Area Statement (2001) provides background information on the history and character of the area. It sets out that:

“Hampstead has an exceptional combination of characteristics that provide the distinct and special qualities of the Conservation Area. The variety of spaces, quality of the buildings, relationships between areas, all laid upon the dramatic setting of the steep slopes are described below. The contrast between the dense urban heart of Hampstead and the spaciousness of the outer areas is one of its major characteristics. It also demonstrates its historic development with the 18th century village still evident, adjacent to the streets created in the Victorian era, as well as many 20th century contributions. The Conservation Area character is therefore derived from the wide range of areas within it.”

4.18 The application site lies within the Church Row/Hampstead Grove Area (Sub Area Four). This area is described as follows:

“The area to the west of Heath Street, between Church Row and Upper Terrace, contains the largest concentration of 18th century houses in the Conservation Area and still preserves something of the village character Hampstead must have had before the late Victorian development. The buildings form several distinct groups, gradually reducing in density and formality from the terraces of Church Row to the relaxed sprawl of houses in big gardens around Upper Terrace and Lower Terrace.”

4.19 Within the sub area, the application site is located in the Fenton House Character Zone. This area is defined as having winding lanes, small open green spaces and high brick walls with abundant foliage, giving a very rural feel.

4.20 The site is explicitly named within the statement as being a fine 1730s house (along with Volta House and Bolton House), as well as having an Article 4 Direction removing all permitted development rights.

4.21 The site is also within the setting of the Grade I listed Fenton House which is a large detached house dating from c1693 and remodelled, mostly internally, early C19 probably by PI Fenton, a Riga merchant who bought the house in 1793 and after whom it is named. A copy of the listing description is provided at Appendix 3

Appendix 3

4.22 In addition, the garden gates, railings and walls to Fenton House are grade II listed, as are four garden statues and a cistern in the grounds of the house. The old stable building in the grounds, including the old coachman’s living quarters, is also grade II listed and has been converted into a garage

4.23 Overall, the property contributes positively to the conservation area and the setting of the listed building. However, it is important to note

c) Analysis of Building’s Existing Fabric and Features

4.24 The listed building forms part of a terrace dating from c.1720-30, refaced late C19 in Georgian style. The properties are constructed of multi-coloured stock brick with red brick dressings, moulded brick bands and brick pilasters at angles and between Bolton and Windmill Hill House.

4.25 The property comprises three windows at each level with one dormer and a full height 3-window canted bay. A copy of the Historic England Listing is attached at Appendix 3.

Appendix 3

4.26 The front boundary treatment includes three brick pillars, a dwarf wall with railings and a pedestrian gate. The brick is a historic feature which is likely to be original, although it is understood that the railings are modern replacements.

4.27 The two outer brick pillars are in reasonable condition but the pillar to the right of the entrance gate is leaning. The wall to the side of the entrance path is in a poor structural condition as outlined in the submitted letter by Osborne Edwards.

d) Significance Analysis

4.28 Consideration has been given to the evidential value, historical value, aesthetic value and communal value in accordance with the English Heritage Conservation Principles, Policies and Guidance (2008).

4.29 The property is a good example of a Georgian terrace. It has aesthetic value as it is an attractive building which forms part of a terrace.

4.30 The property has communal value as part of the wider Hampstead Conservation Area which people attach meaning to as a place. The building positively contributes to the character of the area.

4.31 The front boundary treatment is a positive feature of the property. However, it is not the reason why the property is listed and the proposed works can be successfully mitigated to ensure no long term harm.

e) Schedule of Works

4.32 This application proposes the removal of the existing dwarf wall and railing fronting Windmill Hill to create one off street parking space. The dwarf wall and railing will then be reinstated at the rear of the parking space creating a new front boundary wall.

f) Justification and Mitigation

4.33 As previously outlined, permission was granted in 1969 for alterations to the gates at Bolton, Windmill and Enfield House to create 3 nos. car spaces. Whilst this permission was never implemented, it did

allow for a reconfiguration of the existing boundary treatment, including removal and replacement of the existing columns.

- 4.34 The scheme now proposed seeks to minimise the impact. The historic brick pillars will remain in situ. The dwarf wall and railings will be relocated to the rear of the proposed parking space. This will ensure that the historic fabric remains on site and can be reinstated at a later date.
- 4.35 The proposed use of hoggin with a York stone threshold will complement the conservation area, and reflects the design of the neighbouring parking space at Bolton House.
- 4.36 Overall it is considered that the harm to the heritage assets will be less than substantial with no harm created in the long term given the reinstatement of the wall. Furthermore the benefits provided to this long term resident should be considered to outweigh the harm.

Section 5: Planning Policy and Assessment

- 5.1 The Local Development Framework in Camden comprises of the Camden Core Strategy (2010), Camden Development Policies (2010) and Policies Map. The National Planning Policy Framework (2012), London Plan (2015) and relevant supplementary guidance are also of consideration.
- 5.2 The Policies Map designates the site as within an Archaeological Priority Area and the Hampstead Conservation Area. The site is also Grade II Listed and lies within the Hampstead Control Parking Zone (CPZ) Zone Ref: CA-H.
- 5.3 The relevant heritage considerations have been addressed already in Section 4, Heritage Statement. The other key considerations are the principle of the development, the impact on highways and traffic in the area, the impact on neighbouring amenity and sustainability.

a) Local Planning Policy

i) Core Strategy (2010)

- 5.4 **Policy CS5** seeks to ensure that development meets the objectives of the Local Development Framework, including:
- providing the infrastructure and facilities needed to support Camden’s population and those who work in and visit the borough;
 - protecting and enhancing our environment and heritage and the amenity and quality of life of local communities; and
 - making sure that the impact of developments on their occupiers and neighbours is fully considered.
- 5.5 **Policy CS13** sets out that the Council requires new development to take measures to minimise the effects of climate change- this includes the risk of water and surface water flooding.

ii) Development Policies (2010)

- 5.6 **Policy DP16** sets out that transport considerations should be integral to development.
- 5.7 **Policy DP17** promotes the use of public transport.

5.8 **Policy DP18** demonstrates that the Council will seek to ensure that developments provide the minimum necessary car parking provision. The Council will expect development to be car free in areas within Controlled Parking Zones that are easily accessible by public transport.

5.9 **Policy DP19** states:

“the Council will seek to ensure that the creation of additional car parking spaces will not have negative impacts on parking, highways or the environment, and will encourage the removal of surplus car parking spaces.”

5.10 Moreover, the Council will resist development that would (inter alia):

- harm highway safety or hinder pedestrian movement;
- provide inadequate sightlines for vehicles leaving the site;
- add to on-street parking demand where on-street parking spaces cannot meet existing demand, or otherwise harm existing on-street parking conditions;
- require detrimental amendment to existing or proposed Controlled Parking Zones;
- create a shortfall of parking provision in terms of the Council’s Parking Standards for bicycles, people with disabilities, service vehicles, coaches and taxis;
- create a shortfall of public car parking, operational business parking or residents’ parking; or
- create an area of car parking that has a harmful visual impact.

5.11 Where off-street parking is proposed it will be required to pay regard to the setting and character of the surrounding area, including preserving trees, permeable surfaces and boundary treatments.

5.12 **Policy DP21** sets out the requirements for development connecting to the highway network. The Council will expect development affecting highways to, amongst other criteria:

- address the needs of wheelchair users and other people with mobility difficulties, people with sight impairments, children, elderly people and other vulnerable users
- ensure adequate sightlines for vehicles leaving the site
- avoid harm to on-street parking conditions or require detrimental amendment to Controlled Parking Zones

5.13 **Policy DP22** requires new development to be sustainable through design and construction.

5.14 **Policy DP23** seeks to reduce the risk of flooding.

- 5.15 **Policy DP24** outlines that all development should be of the highest standard of design.
- 5.16 **Policy DP26** seeks to reduce adverse impact on neighbours; all development should protect the quality of life for occupiers and neighbours.
- 5.17 Regard should also be given to the relevant additional guidance within CPG1 Design (2015), CPG6 Amenity (2011), and CPG7 Transport (2011).

b) Planning Justification

i) Principle of Development

- 5.18 The proposed parking space is for use in connection with the residential property. It meets the maximum car parking standards as it only proposes one space for a large property.

ii) Highways and Traffic

- 5.19 The highways and traffic considerations are set out in the submitted i-transport Technical Note. This note concludes that the proposal will not result in a severe transport impact. It will not increase on-street parking demand and it will not be necessary to amend the CPZ. It is linked to the servicing and operational needs of the applicant and on this basis is considered to be compliant with policies CS11, DP16, DP18, DP19 and DP21.

iii) Impact on Surrounding Amenities

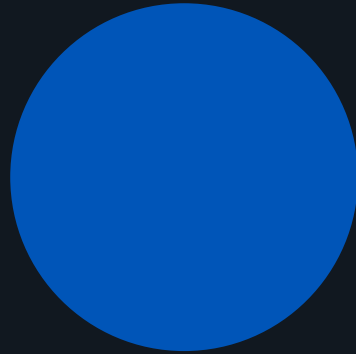
- 5.20 The proposal will not impact on the amenity of surrounding occupiers. Indeed, it will marginally reduce the car parking stress in the area which may assist other residents. There will be no impact in terms of privacy, daylight and sunlight or overlooking.

iv) Sustainability

- 5.21 The proposed compacted hoggin will ensure that there is no impact on flood risk in the area in accordance with policies CS13 and DP23.

Section 6: Conclusions

- 6.1 This Planning and Heritage Statement has been prepared in support of planning and listed building consent applications for alterations to the front boundary wall and garden to provide one visitor parking space at Windmill Hill House, London, NW3 6SJ.
- 6.2 The development is required because the applicant is an elderly lady with mobility issues, who is unable to walk far and does not drive herself. She therefore requires visitors to help her and maintain the listed building. However, this is proving problematic as there is nowhere for visitors to park and many contractors are refusing the work on this basis.
- 6.3 This Statement has demonstrated that there will be negligible harm to the significance of grade II listed Windmill Hill House, the conservation area, and the setting of the adjacent listed buildings and in the long term there will be no harm.
- 6.4 The proposed works are entirely external, relating to the front boundary wall which is understood to have had previous alterations. There is no works proposed to the external façade of Windmill Hill, the historic cast iron railings or any adjacent listed buildings.
- 6.5 The works will have a positive structural benefit to both the leaning front pier and the retaining wall to the side of the entrance path.
- 6.6 It is proposed to have a condition restricting a permission to the current occupier of the dwelling; the alterations are reversible which will ensure that there is minimal impact on the conservation area and importantly, no lasting impact.
- 6.7 Other planning matters should be considered acceptable including highways and parking which has been dealt with in the submitted i-Transport Technical Note. There will be no impact to on street parking spaces and no adverse impact to neighbouring occupiers. The use of compacted hoggin will ensure the area is permeable in accordance with the council's sustainability policies.
- 6.7 The proposals should therefore be considered acceptable, and we therefore respectfully request that planning and listed building consent is granted.



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Appendix 1

Windmill Hill House Site Photographs

1. View of front boundary from the street



2. View of front boundary from the street



3. View of front boundary from the street



4. Entrance piers (to be retained)



5. Front garden



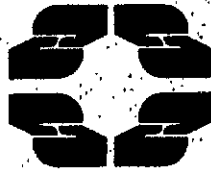
6. Front garden



7. Street frontage showing parking for Bolton House



Appendix 2



Planning Department

Old Town Hall
197 High Holborn
London, WC1
Telephone: Holborn 3411 ext 43
or 105

B. Schlaffenberg, Dr. Arch. (Rome), Dip. TP
Planning Officer. MTP

Date **30th January 1969**

**B.J.E. Spicer, Esq.,
Bolton House,
Windmill Hill,
London, N.W.3.**

Your reference

Our reference **CTP/65/5/1/6285**

Dear Sir,

**TOWN AND COUNTRY PLANNING ACT, 1962
LONDON GOVERNMENT ACT, 1963
Permission for Development (Conditional)**

The Council, in pursuance of its powers under the above-mentioned Acts and the Town and Country Planning General Development Order, 1963, hereby permits the development referred to in the undermentioned Schedule subject to the conditions set out therein and in accordance with the plans submitted, save in so far as may otherwise be required by the said conditions.

Your attention is drawn to the Statement of Applicant's Rights set out overleaf.

The permission is given subject also to due compliance with any local Acts, regulations, building bye-laws and general statutory provisions in force in the area and nothing herein shall be regarded as dispensing with such compliance or be deemed to be a consent by the Council thereunder.

Your particular attention is drawn to the provisions of the London Building Acts, 1930-39 and the byelaws in force thereunder which must be complied with to the satisfaction of the District Surveyor, whose address, in case of doubt, may be obtained from this office.

I would also remind you that the Council's permission does not modify or affect any personal or restrictive covenants, easements, etc., applying to or affecting either this land or any other land or the rights of any persons (including the London Borough of Camden) entitled to the benefit thereof or holding an interest in the property concerned in this development or in any adjoining property.

Schedule

Date of application: **30th November 1968**Plans submitted: Reg. No: **6285**Your Nos: **1**

Development: **The provision of new means of access to the highway and provision of parking bay by the widening of existing entrance and footway crossing and alteration to garden wall at Bolton, Enfield and Windmill Hill Houses, Windmill Hill, Camden.**

Conditions:

The ironwork and brickwork shall be carried out in materials that resemble the existing in colour and texture.

All communications to be addressed
to the Planning Officer.

Appendix 3



Historic England

VOLTA HOUSE, BOLTON HOUSE, WINDMILL HILL HOUSE AND ENFIELD HOUSE

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: VOLTA HOUSE, BOLTON HOUSE, WINDMILL HILL HOUSE AND ENFIELD HOUSE

List entry Number: 1379202

Location

VOLTA HOUSE, BOLTON HOUSE, WINDMILL HILL HOUSE AND ENFIELD HOUSE,
WINDMILL HILL

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

This record has been generated from an "old county number" (OCN) scheduling record. As these are some of our oldest designation records they do not have all the information held electronically that our modernised records contain. Therefore, the original date of scheduling is not available electronically. The date of scheduling may be noted in our paper records, please contact us for further information.

Date first listed: 11-Aug-1950

Date of most recent amendment: 11-Jan-1999

Legacy System Information

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

Legacy System: LBS

UID: 478569

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

TQ2685NW

798-1/26/1729

CAMDEN, WINDMILL HILL (East side), Volta House, Bolton House, Windmill Hill House and Enfield House

(Previously listed as Volta House, Bolton House and Windmill Hill House including former Enfield House.

Formerly Listed as: WINDMILL HILL, Volta House, Bolton House, Windmill Hill House.

Formerly Listed as: WINDMILL HILL, Enfield House)

11/08/50

GV II

Terrace of 3 houses and a later addition (Enfield House). Terrace c.1720-30, refaced late C19 in Georgian style; Enfield House, late C18. Multi-coloured stock brick with red brick dressings, moulded brick bands and brick pilasters at angles and between Bolton and Windmill Hill House. Tiled mansard roofs with 1 dormer each.

EXTERIOR: 3 storeys. 3 windows each; Windmill Hill House plus full height 3-window canted bay. Volta House and Bolton House with good doorcases having flat hoods on carved consoles; architraved doorways with fanlights, Volta House with lamp-holder, and panelled doors. Windmill Hill House with mid C19 stucco porch and entrance at east side in lower 2 storey extension. Gauged red brick flat arches to flush framed sashes with exposed boxing. Parapets.

INTERIORS: not inspected but noted to retain good panelling; staircases with open strings, carved brackets, moulded handrails, turned balusters and column newels.

SUBSIDIARY FEATURES: attached cast-iron railings to forecourts with urn finials.

HISTORICAL NOTE: Bolton House was the home of Joanna Baillie, Scottish

literary lioness, from 1791 to 1851 and where Byron, Wordsworth, Keats and Sir Walter Scott stayed (LCC plaque).

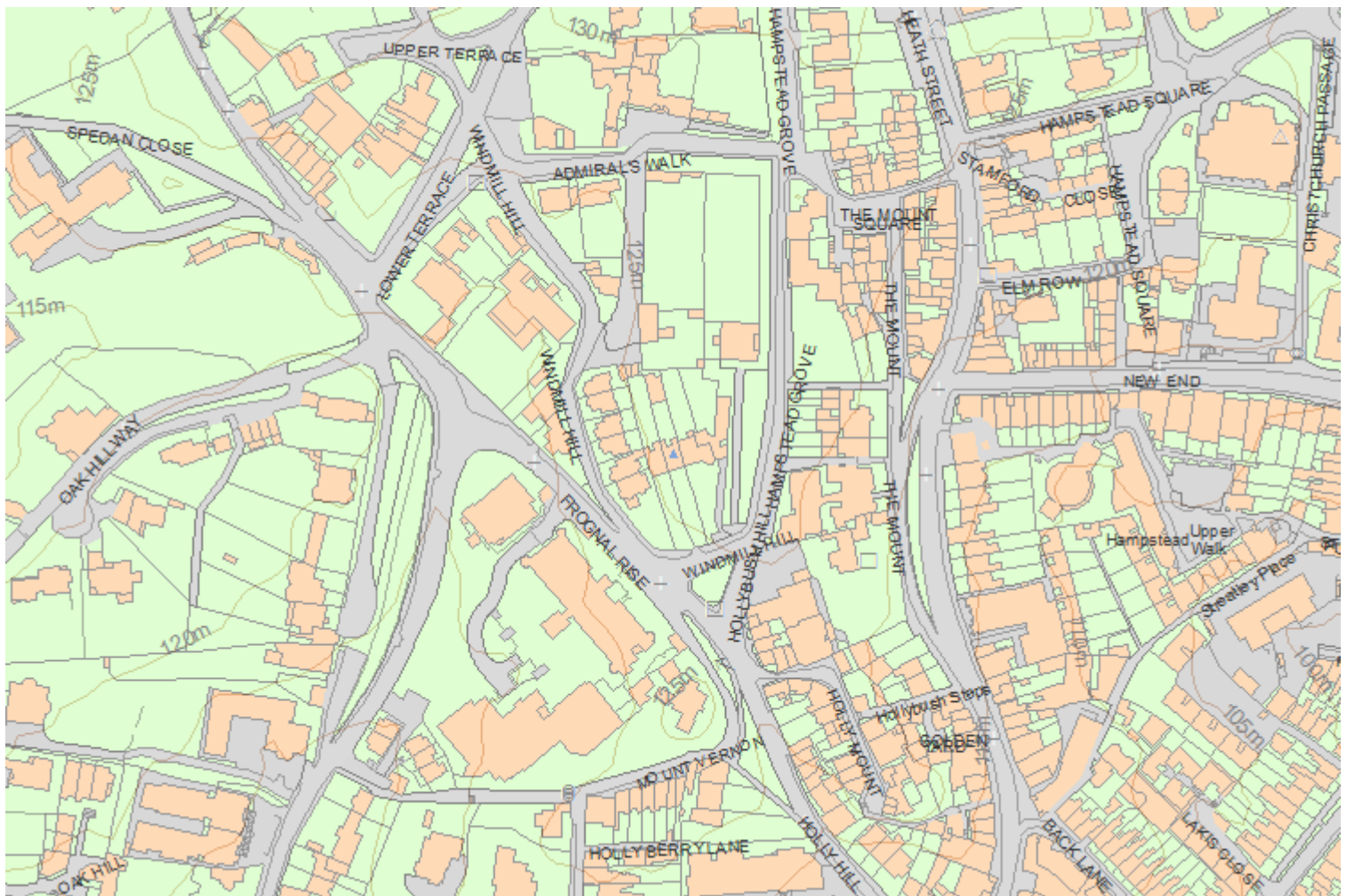
Listing NGR: TQ2626185972

Selected Sources

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

National Grid Reference: TQ 26261 85972

Map



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The above map is for quick reference purposes only and may not be to scale.

For a copy of the full scale map, please see the attached PDF - [1379202.pdf](#)
(http://mapservices.HistoricEngland.org.uk/printwebservice/hle/StatutoryPrint.svc/454716/HLE_A4L_Grade|HLE_A3L_Grade.pdf)

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End of official listing