

10 Holly Village, London N6 6QJ

Heritage Statement



AHP Architectural
History
Practice

August 2017

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1. INTRODUCTION

This Heritage Statement has been prepared at the request of Michael Snelling, on behalf of Alison and David Blunt, owners of 10 Holly Village. The property is a Grade II* listed building located within the Dartmouth Park Conservation Area.

There has been an outbreak of dry rot at the property, needing urgent remedial action if further damage to and loss of historic fabric is to be minimised. The London Borough of Camden has advised that no work should take place, even of an emergency nature, until listed building consent has been obtained. They have undertaken to deal with the application as expeditiously as possible. They have also asked that a brief heritage statement is prepared, setting out:

- the significance of the heritage asset affected
- principles of and justification for the proposed works
- impact of the proposal on significance and steps taken to avoid or minimise any adverse impacts on significance
- expertise that has been consulted.

This is in order to meet the requirement of NPPF paragraph 128, which states that:

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of 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.

The statement has been written by Andrew Derrick BA AA Dipl Cons IHBC, a director of the Architectural History Practice (AHP).

2. THE SIGNIFICANCE OF THE HERITAGE ASSET AFFECTED

10 Holly Village forms part of a model venture of twelve former estate cottages, built in a picturesque Gothic cottage orné style from designs by Henry Darbishire for Baroness Burdett-Coutts in 1865. The cottages were intended for people of independent means, rather than estate workers or employees of Coutts Bank. The estate consists of pairs of semi-detached cottages and detached houses, entered via a gatehouse and within spacious landscaped grounds. No.10 forms one half of a semi-detached pair with no. 9, the properties sharing a staircase to the basement.

Nos 1-12 (inclusive) are together listed Grade II* in a single list entry (see appendix 1). Grade II* is a category enjoyed by only 5.8% of listed buildings¹, an accolade which in this case above all derives from the external design of the buildings and their group value. The interiors were not inspected at the time of the listing, and so cannot have informed the grading. It can therefore be said that the primary significance of the buildings lies in their external design and group value. However, the interiors are of course included in the listing, and contribute to the special interest of the buildings.

The estate is described in the Dartmouth Park Conservation Area Appraisal as follows:

Holly Village [...] is a unique formal development with an introverted air and a distinct character. It contributes an intricate skyline to long views, gables, pinnacles, ornamental chimneys and turrets of the two-storey cottages rising above the dense perimeter hedges. It was founded in 1865 by Angela Burdett-Coutts of Holly Lodge as a picturesque garden village on a corner of her estate, and designed by W.A. Darbishire in a fantasy Gothic style. It is said to have been built by Italian workmen. It is enclosed by rustic lattice wooden fencing between moulded newel posts, broken occasionally by heavy timber gates with chamfered posts and rails, backed by hedges of evergreen holly.

The gatehouse, situated diagonally on the road junction corner, is designed to attract attention. It is composed of two houses with Gothic ground-floor arcades, linked by a pointed arch inscribed '+ Holly Village erected by A. C. B. Coutts A.D.1865 +' above ornamental iron gates surmounted by a oriel and gable with ornamental barge-boards, and flanked by pinnacled turrets, each bearing a corbel-based life-size statue under a gabled canopy, that on the left said to represent Angela Burdett-Coutts herself. The flanking houses are gabled with pierced bargeboards, that on the right having a one-storey canted bay with stone mullions, that on the left a full-height square bay. Within the enclosure and largely hidden from the road are seven separate buildings arranged spaciouly and slightly asymmetrically around lawns: five detached houses of slightly differing design, two with corner towers, and two blocks of semi-

¹ <https://historicengland.org.uk/listing/what-is-designation/listed-buildings/>

detached cottages. The construction materials are the same throughout: pale grey stock brick, with chamfered engineering bricks to shed water at plinths, sill and wall tops, diaper decoration in yellow brick, stone dressings, often finished with label stops; hardwood joinery often weathered to silvery grey, and 34 timber stud dressings to the towers of the detached houses. Each gable and dormer is framed by carved bargeboards supported on moulded brackets. The roofs are of ornamental cut slates surmounted by ornamental crested red clay roof tiles with iron cresting and weather vanes. The important chimneys that decorate every building are of brick with stone bases and tops. The cottages are highly articulated with many gabled roofs, and sprinkled with fabulous animals and small busts in stone.²

3. PRINCIPLES OF AND JUSTIFICATION FOR THE PROPOSED WORKS

The proposed works are urgently necessary for the preservation of the listed building. They are required in order to deal with an outbreak of dry rot affecting four areas. Please refer to the report prepared by Dampcure Woodcure 30 Ltd., timber treatment specialists, and the accompanying photographs and plan identifying the affected areas.

The principles to be applied are:

- The works should involve no more loss of historic fabric than is prudently necessary, as advised by the timber treatment specialists and architects.
- Any historic carved joinery that is capable of being re-used will be set aside for reuse. It is anticipated that this will include the staircase balusters, handrail and newel.
- Any replacement joinery will be a like-for-like copy of the original work (samples will be taken to the workshop for duplication, and may be inspected/approved by Camden Council/Historic England before reinstatement).

4. IMPACT ON SIGNIFICANCE

4.1. Legislative context and planning guidance

The overarching legislative context for development in the historic environment is the Planning (Listed Buildings and Conservation Areas) Act, 1990. Section 66 (1) states that:

In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting [...]

Section 72(1) of the 1990 Act states that:

² Camden Council, *Dartmouth Park Conservation Area Appraisal and Management Plan*, 2009, pp.34-5

...in the exercise of functions under the Planning Acts, with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

NPPF paragraph 126 enjoins local authorities to recognise that designated heritage assets are an irreplaceable resource and to conserve them in a manner appropriate to their significance. Paragraphs 132-4 state:

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 assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a Grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance [...] should be wholly exceptional. [...] 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.

4.2. Impact assessment and steps taken to avoid or minimise impact

As stated above, the primary significance of the Holly Village estate lies in the external design of the buildings and their group value. The interiors are relatively plain in character, and while contributing to the special interest of the buildings would not in themselves justify listing in a higher grade.

The dry rot outbreak affects four internal areas:

- 1) The ground floor staircase to the first half landing
- 2) The door frame to a ground floor WC
- 3) A window frame to the first floor landing window frame
- 4) A window frame to the first floor box room window frame.

Of these, the most significant and sensitive area (in historic buildings terms) is the staircase. An original feature of the house, this has a straight flight up to the first half landing, with open string, simple stick balusters, moulded handrail and turned newel. The treads have a square section lip. The newel and handrail apart, the stair is of softwood construction, which (apart from the balusters) is painted. The underside of the stair (leading down to the basement) is enclosed with chamfered panels, and there is a plain square skirting where the stair meets the wall.

The other areas of affected joinery are plain, of painted softwood, and are easily capable of being reproduced. The walls have plain plaster finishes.

The specialist report requires the client to remove the affected timber elements to allow for the necessary treatment. The treatment will involve removal of wall plaster, cleaning of the brickwork, irrigation of the brickwork with fungicidal solution, and re-plastering followed by reinstatement of timber finishes (with treatment of the new and reinstated timber).

The carved decorative elements of the stair (newel, handrail, balusters) appear to be unaffected by the outbreak, and will be reinstated after treatment. Other plainer detailing will be reinstated on a like-for-like basis. The impact on the appearance and character of the listed building will therefore be minimal.

The works will include a thorough check and overhaul as necessary of the rainwater goods, in order to reduce the possibility of a future re-occurrence of this problem.

5. EXPERTISE THAT HAS BEEN CONSULTED

The applicants have taken advice from Dampcure Woodcure 30 Ltd. (timber treatment specialists), Michael Snelling and David Sherriff (architects) and Andrew Derrick of AHP (heritage consultant). Pre-application advice has been received from Tony Young, Planning Technician at the London Borough of Camden.

6. CONCLUSION

- 10 Holly Village belongs to an outstanding model development of the 1860s, which is listed Grade II* above all for its external design and layout and group value. No changes will be made to the exterior of the building, and there will be no impact on the character and appearance of the conservation area.
- The interior is simple in character but nevertheless partakes (to a lesser degree) in the significance of the building. The works proposed to the interior are of an emergency nature, designed to deal with an outbreak of dry rot.
- The works require the removal of joinery items and areas of wall plaster prior to treatment, as detailed in the application. Items of decorative joinery (the staircase newel, handrail and balusters) will be treated and reinstated. Other, plainer, areas of painted softwood will be reproduced on a like-for-like basis.

- The proposals will not result in harm to the character or appearance of the heritage asset, but rather have been designed to minimise impact and ensure the preservation of the listed building in its optimum viable (residential) use.
- It is imperative that these emergency works are not unnecessarily delayed, and the council is therefore requested to process this application as quickly as possible. The applicants and their agents will be happy to meet officers of the Council and Historic England on site, at their earliest convenience.

APPENDIX 1: LIST DESCRIPTION AND MAP

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

Name: 1-12, HOLLY VILLAGE

List entry Number: 1379116

Location: 1-12, HOLLY VILLAGE

County: Greater London Authority

District: Camden

District Type: London Borough

National Park: Not applicable to this List entry.

Grade: II*

Date first listed: 10-Jun-1954

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

TQ2886NE HOLLY VILLAGE 798-1/13/922 Nos.1-12 (Consecutive) 10/06/54

GV II*

Group of 12 former estate cottages. 1865. By HA Darbishire. For Baroness Burdett-Coutts. Built by William Cubitt employing Italian craftsmen for the wood carving. Multi-colour stock brick with stone dressings; slate roofs with decorative cresting. Substantial 2-storey cottages in cottage ornee style picturesquely grouped around a private garden entered from street through an archway flanked by 2 cottages.

EXTERIOR: Nos 1 & 2 and entrance: central gabled drop archway, inscribed "Holly Village erected by AGB Coutts AD 1865", surmounted by a small crowstep gable with oriel window of 3 pointed lights at the apex and flanked by carved stone figures under carved wooden aedicules flanked by dormers; main gable with wooden lattice bargeboard. Carved wooden Gothic 2-stage lantern on ridge flanked by pairs of elaborate stone dressed chimney-stacks. Smaller arches flanking entrance form porches to gabled cottages with central projecting bays. Right hand cottage, No.2, with 3-light bay window having pointed arches on colonnettes at ground floor; floor 2 round-arched lancets and lozenge above; wooden lattice bargeboards with finials; pairs of elaborate stone dressed chimney-stacks. Left hand cottage, No.1, with 2 pointed arch windows at ground floor; 1st floor 3-light bracketed casement with penthouse roof, flanked by diaper brickwork; a roundel above; similar bargeboards and chimneys. No.3: detached gabled and dormered cottage with attached, asymmetrically positioned 3-storey elaborate Gothic tower; ground floor forming main entrance portico with trefoil arch on clustered columns, enriched band at 1st floor level continuing around the house, traceried lancets under pointed arcading at 1st floor, 2nd floor paired pointed traceried windows set in studding with herringbone brickwork nogging; elaborate wooden parapet with carved wooden gabled spirelets. Pointed slate roof surmounted by gabled spirelet. To right, traceried window of 3 pointed lights at ground floor; 1st floor with 2-light dormer having pierced bargeboards. Cusped bargeboards with finials; elaborate chimneys. No.4: detached gabled and dormered cottage with projecting right hand bay. Main entrance porch to left with pitched slated roof and carved wooden drop arch on colonnettes. Ground floor to right hand bay projecting with 2 gabled windows and slated penthouse roof. Enriched band at 1st floor level continuing around the house. Traceried 2-light pointed window at 1st floor with lozenge over. Carved bargeboards of wave design and finials; elaborate chimneys. Nos 5 & 6: semi-detached gabled and dormered pair. Entrances on returns. Outer bays projecting, each with window of 3 pointed lights to ground floor, enriched band at 1st floor continuing around the house, 2nd floor


window of 2 pointed lights and lozenge above. Central bays each with bay windows of 4 pointed lights with continuous penthouse roof forming gables at windows; 1st floors each with 2-light dormers with pierced bargeboards. Carved bargeboards with finials and central stack of 8 clustered chimneys flanked by paired chimneys, all with stone dressings. Nos 7 & 8: semi-detached gabled and dormered pair with diaper work and enriched 1st floor band. Asymmetrically placed projecting bay having 5 pointed light canted bay window with penthouse roof at ground floor and traceried 2-light pointed window at 1st floor with lozenge over. Slated entrance porch to right with wooden bargeboards forming trefoil arch on colonnettes; traceried 4-light pointed window. 2nd floor with two 2-light dormers having pierced bargeboards. Left hand return of projecting bay with verandah entrance having slated roof and patterned wooden supports. Carved and pierced bargeboards with finials and clustered chimneys. Nos 9 & 10: semi-detached gabled and dormered pair similar to Nos 5 & 6 with exception of ground floor windows to central bays being flush. No.11: detached gabled and dormered cottage with diaper work to 1st floor and enriched 1st floor band. Main entrance at angle of main range and projecting right hand bay. Porch of pointed arcading, with trefoil entrance arch on geometrically patterned base; slated mansard roof with gable over entrance arch. Traceried 3-light pointed window to left and 2-light and 1-light dormers with pierced bargeboards to 1st floor. Projecting bay with 3 individual pointed lights at ground floor and bracketed bay window of 3 pointed lights and roundel above at 1st floor. Cusped bargeboards with finials and enriched rectangular chimney-stack at angle of cross roofs. No.12: detached gabled and dormered cottage with diaper work to ground floor and 1st floor on right return. Main entrance in projecting 3 storey Gothic tower at right hand angle. Ground floor forms porch with entrance of cusped pointed arch on colonnettes flanked by carved roundels. Enriched band at 1st floor level continuing around the house. 1st floor with 3 lancets under elaborate wooden bracketed gable hoods with carved gargoyles at angles and geometrically patterned studding above. 2nd floor with studding forming traceried blind arcading and central 2-light traceried pointed arch dormer windows. Carved wooden spirelets at angles and pointed roof. Central bay with single pointed light at ground floor and 2 pointed lights at 1st floor. Projecting left hand bay with traceried 3-light pointed window to ground floor and similar 2-light window with lozenge over at 1st floor. Carved and pierced bargeboards with finials. Elaborate chimney-stacks at angle of cross roofs.

INTERIORS: not inspected.

HISTORICAL NOTE: a model venture for private rent to those on considerable incomes. Holly Village was never lived in by her estate workers or Coutts Bank clerks. The Village was purchased by its tenants in 1921.

Listing NGR: TQ2858886501

Map



Heritage Category: Listing

List Entry No : 1379116

Grade: II*

County: Greater London Authority

District: Camden

Parish: Non Civil Parish

For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

List Entry NGR: TQ 28588 86501


Map Scale: 1:2500

Print Date: 1 August 2017

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This is an A4 sized map and should be printed full size at A4 with no page scaling set.

Name: 1-12, HOLLY VILLAGE



Historic England
HistoricEngland.org.uk

The Architectural History Practice Ltd.,
70 Cowcross Street,
London EC1M 6EJ
www.architecturalhistory.co.uk



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