

# Heritage Statement

86a South Hill Park, NW3

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## Introduction

This Heritage Statement has been prepared to accompany a planning and listed building consent application for reorganisation and refurbishment works to 86a South Hill Park, part of the Grade-II listed terrace, 80-90 South Hill Park, within the South Hill Park Conservation Area. The proposals aim to improve the functionality and habitability of No. 86a – a small maisonette formed of the lower-ground and half of the ground-floor of the original No. 86 – and to reinstate a designed interior and lost qualities of architectural character.

This Heritage Statement accompanies a Design & Access Statement and architectural drawings prepared by architect Helen J. Bowers and a planning package assembled by Orcadian Planning. The author is Alfie Temple Stroud MA (Oxon), MA (Lond), IHBC, an independent heritage and conservation consultant. Alfie is a full member of the Institute of Historic Building Conservation and was formerly a consultant at Alan Baxter & Associates and Senior Conservation Officer at the London Borough of Camden.

## History

### South Hill Park

South Hill Park lies just north of South End Green, close to the historic boundary of the parishes of St Pancras and St John at Hampstead, marked by a hedge and track towards the summit of Parliament Hill on the 1870 (1866 survey) Ordnance Survey (OS) map. The area was rural and sparsely developed, although houses for the gentry and, by the early nineteenth century, the middle classes, were increasingly assembled in developments off Haverstock Hill and Rosslyn Hill, the roads out of London, running north-west to old Hampstead village. Until the mid-nineteenth century, the land to the west of the parish boundary was part of the Maryon Wilson Estate, which included the present-day Hampstead Heath, while the land to the east was part of the Belsize Estate. In 1860, the North London Railway completed its Hampstead Heath Station on South End Green, crossing the stream which fed the Hampstead Chain of ponds which had been established as reservoirs by the Hampstead Waterworks Company in the early eighteenth century. This was a spur to further suburban development in the area of South End Green, and the Magdala Tavern was completed on South Hill Park next to the station in 1868. Fortunately, in 1871, the Maryon Wilson Estate sold the land which is now Hampstead Heath and Parliament Hill to the Metropolitan Board of Works, to be retained as open land in perpetuity. It was the Estate land remaining from this sale which provided the last remaining space for urban development in the area.

Immediately in 1871, the prolific developer Thomas Rhodes laid-out South Hill Park – a squash racket loop road making the most of the sliver of land acquired on the high ground to the east of the Hampstead Ponds.

Development progressed south to north along the road, and is evidenced in the development of the houses' design: the southernmost, at Nos. 2-14 (even), are plain brick-faced terraces with parapets, progressing at Nos. 16-22 (even) to incorporate Italianate stucco dressings in the later Victorian style; while the many houses on the loop to the north settle into a more consistent type of paired Italianate villa. By the time of the 1915 (1912 survey) OS map, the southernmost pond of the Hampstead Chain had been backfilled and Tanza Road, Nassington Road and Parliament Hill had been developed to the east with Gothic Revival houses.

### Nos. 80-90 South Hill Park

In the Blitz of 1940-41, a high-explosive bomb fell on the western edge of South Hill Park, destroying four houses – two pairs of Italianate villas. The resulting 'bomb gap', slightly south of the bridge between the two southernmost ponds of the Hampstead Chain, is, inaccurately, shown on the 1968 (1950-67 survey) OS map; however, 80-90 South Hill Park had been built in 1954-6, and No. 78 in 1963-5. Nos. 80-90 were the first of the Modernist Postwar infill houses which now distinguish the street and give it a special status in the wider townscape of fine and varied domestic housing from the eighteenth, nineteenth and twentieth centuries which is a hallmark of Hampstead. As described in the following paragraphs, the architects' careful design and the Borough's progressive town-planning response were locally and nationally influential, and the terrace was listed at Grade II in 2015. Brian Housden's expressive, Brutalist, concrete-framed composition infilled the gap left to the south at No. 78, and is now also Grade-II listed. Michael Brawne's house of 1959-60, No. 31, stands further away down the street, and is also listed at Grade-II.

Nos. 80-90 were designed by Bill and Gillian Howell and Stanley Amis – Nos. 84 and 86 for themselves – as a terrace of six 12-foot frontage houses on a bomb site on South Hill Park. Construction took place in 1954-6, a couple of years after the architects' visit to Le Corbusier's radical new *Unité d'habitation* in Marseilles, which had been completed in 1952. Amis and the Howells had attended the Architectural Association and then worked for London County Council's Architect's Department Housing Division, and would later design influential social housing using compact plans and low costs at Roehampton. Bill Howell and Stanley Amis formed the significant firm Howell, Killick, Partridge and Amis (HKPA) in 1959, and it became a leader among the several London practices which applied the Modernist lessons of compact plans and simple materiality to the great social housing developments of the Inner London boroughs in the 1960s and early 1970s. HKPA also later gained renown for their work on new Oxford and Cambridge colleges.

Notwithstanding the constraints of rationing of materials and scarce public funding, the architects aimed to design their own new homes and four neighbouring houses incorporating their insights from the visit. Softwood timber rationing ended in 1954, and allowed the architects to use exposed, thick timber sections expressed in the interior and exterior, which would become characteristic of domestic architecture in the following decades. Other shortages required the design of original details in storage and servicing in particular which were part of the character of the original interiors, along with variations on the standard form of each house incorporated to meet the preferences of the occupants. The completed houses gained immediate renown and were given detailed coverage in the *Architectural Review* ('12-Foot Frontage Terrace Houses in Hampstead', vol. 120, November 1956), *House and Garden* ('Each Only

Twelve Feet Wide' vol. 12, February 1957) and *Architectural Design* ('Six Houses at Hampstead', vol. 26, November 1956).

#### Alteration

No. 86 was subdivided to form two apartments some time before 1984. The original double-height living room in Corbusier style, overlooking the Ponds, spanning ground-floor and first-floor levels, was bisected by insertion of a new floor. The original timber-framed glazed sliding doors to the rear façade were removed, with fixed panels retained, and the balcony at ground-floor and undercroft at lower ground-floor levels were enclosed with metal-framed glazed doors, with the removal of the thick timber sections which framed glazed panels to form an outer balustrade at first-floor level. The ground-floor was partitioned on the rear line of the original internal staircase, which was removed between the ground and lower-ground floors. A partition created a corner bathroom in the location of the original Corbusier-style kitchenette at ground-floor, which was replaced by a kitchen in the main rear room on the lower-ground floor. This room was extended well beyond the space vacated by the main staircase by removal of partitions and incorporation of presumed storage areas. Accompanying structural alterations were presumably made at the time of this alteration: two steels appear to span the width of the room in the position of the demolished staircase. Utility rooms and bathrooms towards the front of this level were rearranged, including by removal of a portion of wall on the line of the front façade to extend into an original storage space beneath the front-door bridge; although the toilet beside the front door appears to be in its original location.

Minor alterations and removals of fixtures and finishes have occurred throughout. This can be partly established by comparison with the images of the original interiors contained in the architectural press coverage mentioned above, though these photographs are not generally identified with a specific house within the terrace.

The subdivision arrangement was regularised and granted planning permission by Camden Council in 1984 (application reference: 8401958), although it has not been established whether the accompanying alterations from the original development were made before or after this date. Other past internal changes before are not recorded, since they were not subject to Council control until the building was listed in 2015. No planning permissions or listed building consents have been granted for No. 86a since designation.

## Sources

The following archive materials, public documents and published accounts were used in the research and writing of the above history, and in reference throughout this Heritage Statement:

London Borough of Camden (2002) Hampstead Conservation Area Appraisal and Management Strategy

London Borough of Camden (2001) South Hill Park Conservation Area Appraisal and Management Strategy

London Borough of Camden (2008) Mansfield Conservation Area Appraisal and Management Strategy

Historic England, National Heritage List for England (2015) List Entry no. 1409894 [<https://historicengland.org.uk/listing/the-list/list-entry/1409894>, accessed 7 June 2019] and entries for other nearby heritage assets.

T F T Baker, Diane K Bolton and Patricia E C Croot, 'Hampstead: Hampstead Heath', in Victoria County History, ed. C R Elrington (1989) A History of the County of Middlesex: Volume 9, Hampstead, Paddington [British History Online <http://www.british-history.ac.uk/vch/middx/vol9/pp75-81>, accessed 7 June 2019]

Pevsner, N & Cherry, B (1991) Buildings of England: London North West, p. 277.

'12-Foot Frontage Terrace Houses in Hampstead' in *Architectural Review* (November 1956) vol. 120.

'Each Only Twelve Feet Wide' in *House and Garden* (February 1957) vol. 12.

'Six Houses at Hampstead' in *Architectural Design* (November 1956) vol. 26.

Biographical files, RIBA Library: Amis, Stanley Frederick and Howell, William Gough.



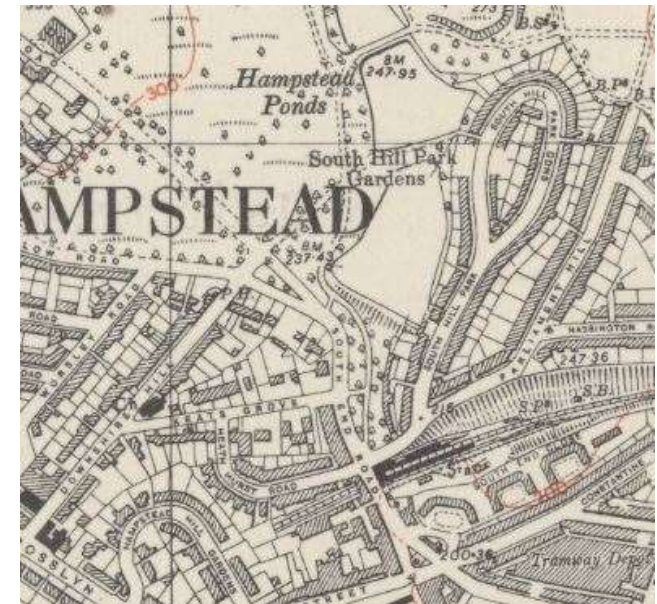
Ordnance Survey map regression



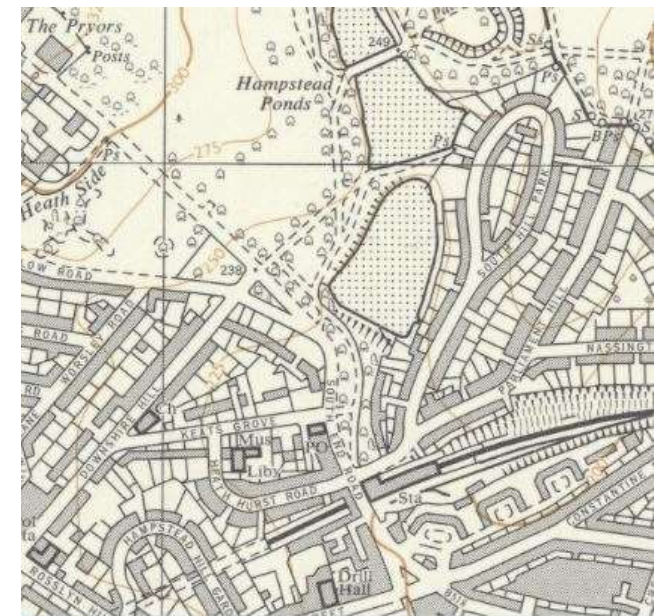
**1870**  
Surveyed 1866



**1915**  
Surveyed 1912



**1951**  
Surveyed 1938 & 1949



**1968**  
Surveyed 1950 & 1967

## Statement of Significance

Nos. 80-90 South Hill Park were designated at Grade-II on the National Heritage List for England in 2015, denoting their possession of special architectural and historic interest. They are also strongly positive contributors to the South Hill Park Conservation Area, which was designated to protect the particular mixture of architectural character and verdant setting of South Hill Park and its neighbouring streets.

Having been designated recently, the terrace benefits from a comprehensive and unusually clear statement of special interest, which gives a strong lead for assessment of its qualities of heritage significance. The Historic England List entry provides the following summary:

- \* **Design interest:** a bold and rational reinterpretation of the terraced townhouse in the early post-war period;
- \* **Plan:** ingeniously planned on narrow, deep plots, the use of a central stair in each house keeps circulation space to a minimum, while natural light, room width, and flexibility of use are maximised; internal glazed screens and double-height spaces enhance the sense of drama and openness;
- \* **Use of materials:** though the timber to the front of the terrace has been replaced, the simply-detailed use of exposed and transparent materials throughout the terrace expresses and enhances the structural and architectural composition of the houses;
- \* **Architects:** the terrace is an early work by members of what would become Howell, Killick, Partridge and Amis, one of the leading post-war firms of architects, and was extremely influential on Howell and Amis's later work, repeating motifs first developed here;
- \* **Influence:** the terrace was much publicised as an ingenious solution

to building narrow-frontage terrace houses; it was influential on a younger generation of architects, and the deep plan anticipates that used in some of the exemplars of high-density public housing of the period;

\* **Context:** the terrace is part of a group of post-war private houses in South Hill Park, and an example of Camden Council's approach towards innovative design for houses and housing in the early post-war decades;

\* **Intactness of vision and expression:** despite alterations, the key qualities which made these buildings influential at the time of their construction, and makes them of special interest now, still prevail.

Niklaus Pevsner and Bridget Cherry observe:

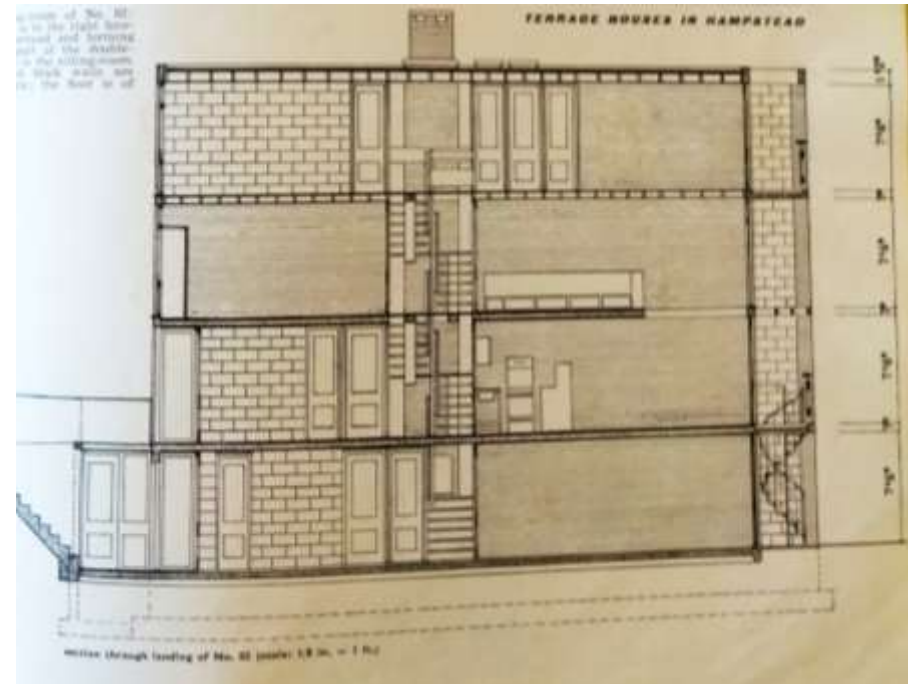
“...South Hill Park, a C19 encroachment into the corner of the Heath, which became a favourite spot for experimental designs by the first generation of post-war architects. No. 80-90 is a terrace of six houses (built on a bomb site) by S. Amis and W. Howell (later of HKPA), the centre two for themselves. They date from 1953-6, when the architects were working for the LCC at Roehampton, and reflect their concern there with compact low-cost housing. A reticent, well-proportioned three-storey street frontage with exposed concrete floors and white panels between dark-brick cross-walls. Ingenious planning (each house is slightly different) makes the best of the very narrow width of 12ft, with central staircase and services, and a spacious double-height living room at the back, overlooking the Hampstead Ponds. An open grid of generous balconies creates a more forceful rear elevation.”

The significance of 80-90 South Hill Park is composed of all the features and qualities that give it historic and architectural special interest, and

other sorts of heritage interest connected, for instance, with its contribution to the conservation area. In the language of the government's guidance documents under the National Planning Policy Framework (NPPF), these can be described as aspects of architectural, artistic, historic or archaeological interest.

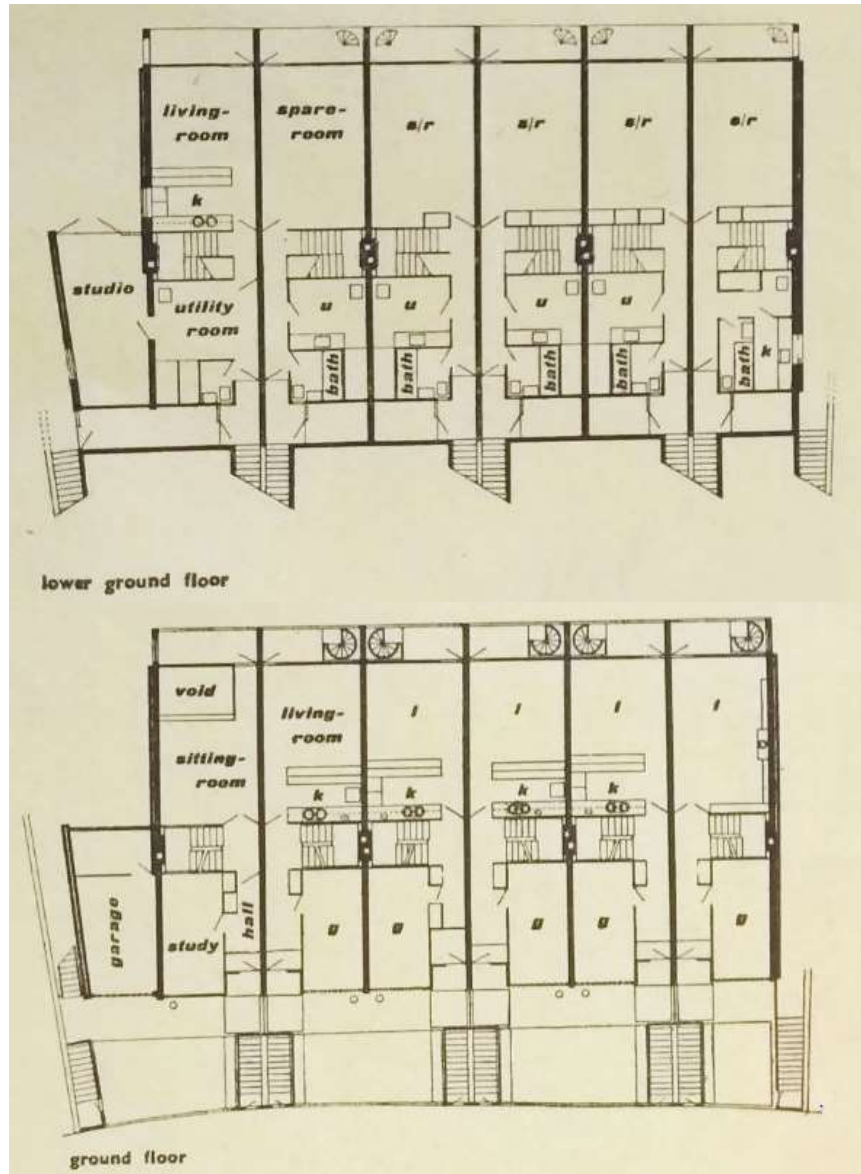
## Architectural Interest

The external elevations express the economical structure of the block and the compact and functional plan of the interior, and – as Pevsner and Cherry note – the rear elevation is especially notable in this quality. The remaining original compositional qualities of the elevations are therefore elements of high architectural interest. The architectural use of structural elements with a simple complementary palette of exposed materials is characteristic of the architects' work. The interiors are known in every case to be quite altered, but in line with the authoritative observations on significance quoted above, surviving elements and materials which specially articulate the intended internal spatial arrangement – such as balustrades, handrails and frames - or testify to the consistency of aesthetic across the terrace, interior and exterior – such as timber and glazing, brick cross-walls and concrete floors – are of special architectural significance.



1 A section through No. 82, as built. Source: Architectural Review (1956) vol. 120





2 Lower-ground and ground-floor plans, as built. No. 86 is third from right.  
Source: Architectural Review (1956) vol. 120

Alteration has seriously compromised some elements of the terrace's special interest – particularly changes to the elevation, including the loss of original timber features, and the subdivision or alteration of interiors. Across the terrace, as the HE List description observes, the “key qualities” of special interest “still prevail”; however No. 86a appears to be the most harmfully altered part of the terrace, having lost the majority of the structural, spatial, material and decorative characteristics which compose the special interest of the houses.

Some original materials remain in place and modestly contribute to architectural interest within No. 86a. These include the exposed brickwork of the crosswalls, some timber framing around the original rear glazed façade, tiled floor finishes and matchboard timber panelling to soffits.

The subdivision of the single house, No. 86, into two apartments – not by isolation of the lower-ground floor, as the architects had intended should be possible, but by insertion of a new floor across the original double-height rear living room which spanned ground and first floors – has caused particular harm within No. 86a by obscuring this characteristic and influential spatial arrangement, which was a clear borrowing from the Modernist housing schemes of Le Corbusier and his school. As well as the 12ft. width transposed from *l'Unité*, the proportions throughout borrowed the Corbusian concept of the Modulor for creating unified spatial relationships, so all truncation has harmed architectural significance. The deep plan combined with ingenious arrangements for allowing penetration of light was a deliberate effort of the architects, but the resulting arrangement has been obscured by over-extension of the main room at lower-ground level, and by the hard

partition and subdivision of the ground-floor living room. As well as the designed plan-form, the light, transparency, qualities of volume and sense of closeness to the Heath – and so all the qualities of architectural interest of No. 86a – have been compromised by this change. Amongst the fabric lost, the original central open stairwell, composed of exposed timber sections, is perhaps the most significant (although, interestingly, the contemporary write-up in the *Architectural Review* noted that this feature was unpopular with the clients, but required for ventilation by building regulations, so glazed and curtain screens were incorporated to provide greater enclosure).

#### Historic, Artistic and Townscape Interest

The terrace is a significant early exemplar of innovative town-planning and principles in Post-War private housing, which lends it a degree of historic interest. It is a milestone in the development of British domestic architecture in that it applied Modernist principles to spatially and materially economical middle-class terraced housing on a suburban street. Although the nearby 1-3 Willow Road (Grade II\*, 1938) by Erno Goldfinger is an earlier and much more significant Modernist terrace, Nos. 80-90 may be considered a departure from the standalone or apartment-block developments which had sustained Modernist architects previously and of which there are several significant exemplars in the nearby streets of Hampstead. The terrace represents the spirit of the architectural avantgarde in Postwar austerity London.

Though the terrace is much obscured in views from the Heath by mature trees and shrubs around the pond paths and rear gardens, its rear elevation contributes views across Hampstead Ponds which have artistic

interest and significant local townscape interest for the conservation area, as characteristic of the Heath's enclosure at its southern end.

The Council's Conservation Area Appraisal and Management strategy, written before designation, observes only that the terrace is a positive contributor to character and appearance, and joins other Postwar "distinguished buildings that form an important group". It stresses the importance of all views on and around the Heath, and observes, in the section 'Current Issues', that maisonette conversions have harmed character and appearance, including by: "h. elevational alterations and loss of detail". This applies to past alterations to No. 86a.



3 A glimpse of the front of terrace in c. 1980, showing the survival of timber detailing; Brian Housden's No. 78 (GII, 1963-5) and the adjacent infill, No. 76 are the focus. Source: Camden Archives.



4 Images of the interior and rear elevation of No. 82 as built. Source: AR (1956) Vol. 120

## Heritage Impact Assessment

### Statutory Assessment and Planning Guidance

Proposals will be assessed by Camden Council against its statutory obligation under the 1990 Planning (Listed Buildings and Conservation Areas) Act when determining whether to grant listed building consent. Considering Nos. 80-90 as a listed building, the Act requires the Council to “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”. The Act also requires the Council to “preserve or enhance” the “character and appearance” of the South Hill Park Conservation Area. These features of special architectural or historic interest, character and appearance, have been briefly reviewed as part of the Assessment of Significance, above.

The Council officers will be guided by national planning policy, supplemented by the London Plan and its guidance documents, as well as local planning policy and guidance on more detailed considerations of townscape, conservation and design. The London and Camden supplementary planning documents accord with the provisions of the Act and the NPPF. Since nothing approaching substantial harm to the special interest of the listed building is proposed by the applicants, the relevant paragraph of the NPPF (2018) is:

“196. 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, where appropriate, securing its optimum viable use.”

Camden’s Local Plan contains detailed policies to ensure high quality design (Policy D1) and the conservation of the historic environment (D2 Heritage) and these will be applied to both the listed building consent application, covering the aspects of the proposal affecting the special interest of the listed building, and to the planning permission application with regard to its effect on the conservation area. Policy D1 emphasises Camden’s demand of contextual design of the highest quality, while D2 stresses the Council’s determination to resist harm to listed buildings and to seek enhancement of conservation areas. Further guidance is provided in the Camden Planning Guidance document ‘Design’, published in March 2019.

### Proposals

The proposals are for refurbishment of the lower ground and rear part of ground floor of the original No. 86, which compose the present No. 86a. As well as necessary replacement of services and upgrading of ageing non-original glazing and other fittings, there are several features of the flat relating to formation by subdivision which require remedy. With the removal of the original central staircase, access between the two levels of the flat is now by means of the originally external cast-iron spiral staircase at the rear, which has narrow treads. The partition of the double-height living space has disrupted intended spatial volumes, aggravated by reorganisation of partitions within, resulting in uncomfortable functionality and limited penetration of light throughout the plan. The refurbishment aims at getting more living quality out of the compact and compromised spaces, and relieving the very difficult existing circulation. It will use the needed works to reinstate some of the lost character of the flat’s interior and lost detailing from its exterior.

## Front entrance (DAS § 1.3.2)

Non-original and unsympathetic additions to the lower-ground floor entranceway including a terracotta tiled finish to the concrete treads, signage and a modern handrail would be removed. A new two-panel double glazed timber entrance door to match neighbours and replicate the original, would replace the existing non-original door. Adjacent, in order to rationalise conspicuous bin storage and a boiler flue, an enclosure beneath the front-door bridge to replicate that at No. 90 is proposed, slightly recessed from the concrete soffit edge; however, unlike the neighbouring screen, the proposal would match glazing across the front elevation with large dark chocolate painted framework and mullions and white infill panels.

*These proposals represent a heritage benefit, visually improving the setting of the front of the terrace by reinstating some unity and lost character and materiality, while removing unsightly modern additions.*

## Spiral staircase and new stair (DAS § 1.3.3)

Current access between the habitable areas on lower ground and ground floors is via a cast-iron spiral staircase with a tread width of only 435mm. This ancillary stair originally gave direct access to the residents between the double-height rear living space (since bisected) and the garden, but was made internal by the enclosure of the ground-floor balcony and lower-ground floor undercroft with glazing. The stair was selected as a generic stock product at the time of the construction of the terrace, probably reflecting 1950s cost and material constraints; so it is not bespoke, yet nor is it consistent with the deliberately austere material aesthetic of the terrace design. The applicant wishes to augment the more ascetic details within, including in the design of the new internal

staircase, and would like to be able to re-use this more traditionally-detailed spiral staircase as part of the garden design at the lower terrace level of the garden instead.

A new stair on the north flank wall would replicate the robust detail of the original – open timber treads supported on a stepped concrete bracket – which is presumed to survive in No. 86b above, as in other houses. The stair cannot be in its original location and no comparable orientation is spatially viable due to the constraints of fire separation.

*Because of its enclosure with glazing and tree coverage, the staircase is not visible in views of the rear of the terrace from the Heath. It is a stock fitting, incongruous with the flat's architectural character. The proposed relocation of the spiral stair would therefore cause only very limited harm to architectural interest, persuasively mitigated by retention of the stair within the property, such that it could be reinstated in future, and making good of the floor/ceiling void with a subtly distinct finish to record its position. This harm is comfortably outweighed by the heritage benefit provided by the reinstatement of an internal stair with a detail recalling the original, which would significantly enhance the architectural character of the interior at the lower-ground floor.*

## Reglazing (DAS § 1.3.4)

Few of the houses in the terrace retain glazing on the rear façade which is original or even reflects the original arrangement (see fig. 5, below). The current outer glazing line at No.86a is now long-established and pre-dates designation. In renewing the glazing on this line, the proposals would reinstate something of the original compositional qualities – above all, the strong horizontal emphasis lent across the terrace at ground-floor level by means of thick timber sections forming the balcony balustrades.



This compositional device would be reinstated at No. 86a in the form of two timber transoms with a spandrel set between and fixed glazed panes above. The arrangement would visually replicate the surviving balconies on the neighbouring houses, and restore some of the compositional unity lost in glimpsed views from the Heath onto the rear elevation. At this level, a vertical casement set in asymmetric framing recalling the original alternating arrangement would allow for natural ventilation, without resorting to the horizontal casements only present in the upper floors of the terrace. Otherwise, the glazing and framing would be specified to maximise transparency on this line, and so to minimise any visual imbalance in the rear elevation of the whole terrace arising from the c.1980s glazing line at No. 86a.

At lower-ground floor level, where still less consistency remains across the rear elevations of the terrace, tripartite sliding folding doors would be installed, again maximising transparency.

*The proposals have been carefully designed with reference to the original design intention and existing precedent. They would minimise the residual visual interference of the c.1980s glazing line, and in their proportions would reintroduce something of the alternating compositional pattern which has been lost. By reintroducing the horizontal timber sections of the lost original outer balustrade within a new glazing system, they would provide a major heritage benefit both to the special architectural interest of the listed building and to the character and appearance of the conservation, making the greatest available contribution to recovering the compositional unity of the terrace's rear elevation.*

Spatial reorganisation and internal finishes (DAS § 1.3.4 & 1.3.5)

Very few if any original solid internal partitions appear to survive within the flat, and certainly none bear original detailing of architectural interest. New partitions at ground-floor level, concentrated near the existing bathroom compartment, would form needed ancillary spaces and fire separation for the proposed open stair beneath. Reorganisation of the lower-ground floor would better mark the line of the original stair compartment with storage space and partition to form a bathroom and habitable room to the front of the house beyond, the layout of which would better reflect the simpler original plan here. An open kitchen would be laid out in the main rear space.

A new floating timber floor at lower-ground floor and ground-floor levels would complement other material finishes and improve accessibility through the flat, but retain the original tiled finish beneath.

Elements of the original timber-framed glazing system survive within the non-original outer glazing on both floors, compromised by the loss of their doors. They impose a severe spatial constraint on the interior layout, evident in the plans, by creating unusable space on the garden elevation. The perimeter framework of these screens would be retained as an archaeological feature visible within the flat, set flush with a new floating floor finish for accessibility reasons, but proud of the wall and ceiling where original brickwork and timber finishes would remain exposed.

The original doors within the flat were timber-framed glazed double panel leafs and their form and proportions would be replicated by new proposed doors though with solid lower panels and frosted or glazed upper panels. This would enhance light penetration within the flat.

*The proposals find a balance between additional enclosure and rationalisation of the plan-form, without loss of original fabric of interest. At ground-floor level, a partition is required to permit the beneficial reintroduction of an open stair beneath. In the lower-ground floor, the proposed plan would loosely reflect the original layout. No harm would arise from these works.*

*The retention of the perimeter framework of the timber-framed glazed screens on the original line of the rear facades would make visible the original plan-form, mitigating the slight harm arising from their further reduction. The installation of a float floor would permit the retained perimeter without compromising access and would avoid harm by retaining the original tiled finish beneath. Other timber detailing and new joinery would complement reinstated and surviving original design features. Modest harm from the removal of some timber-frame and glazing would be considerably mitigated by the proposals, and fully balanced by the heritage benefit of reintroduced detail and architectural character across the interior.*

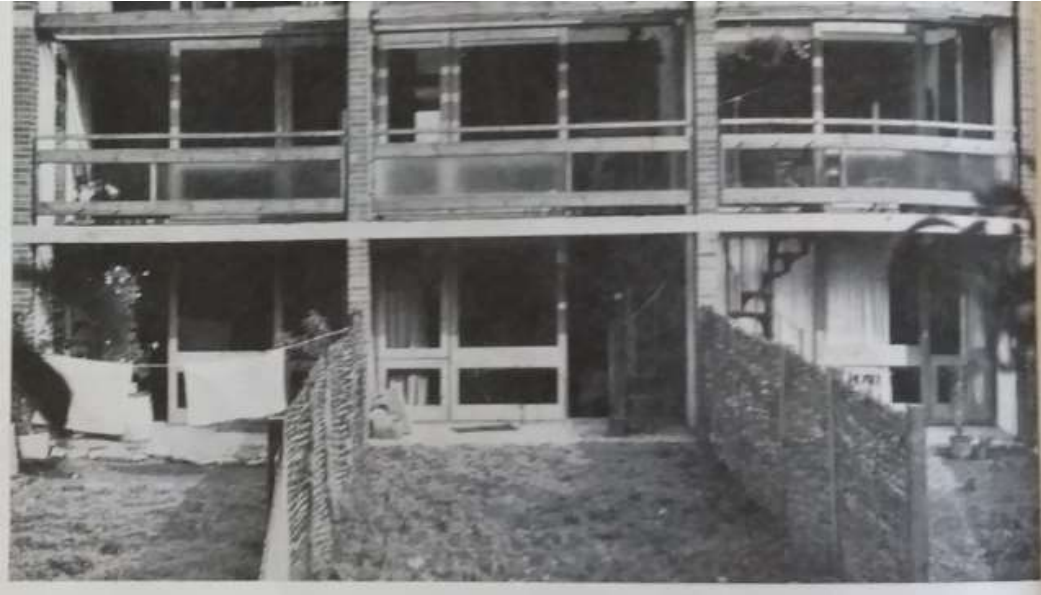
### **Summary justification**

Within the constraints of the already-existing permanent alterations such as subdivision, the proposals would reinstate lost architectural character alongside an upgrade of the flat's habitability. Reorganisation and new partitions would avoid harm by rationalising the internal arrangement in a manner consistent with the original layout. Whereas some loss of historic fabric would occur on the line of the original timber-framed glazing at both levels of the rear, justified by the significant spatial constraints in the maisonette, its considered mitigation by retention of an expressed perimeter frame would limit harm here.

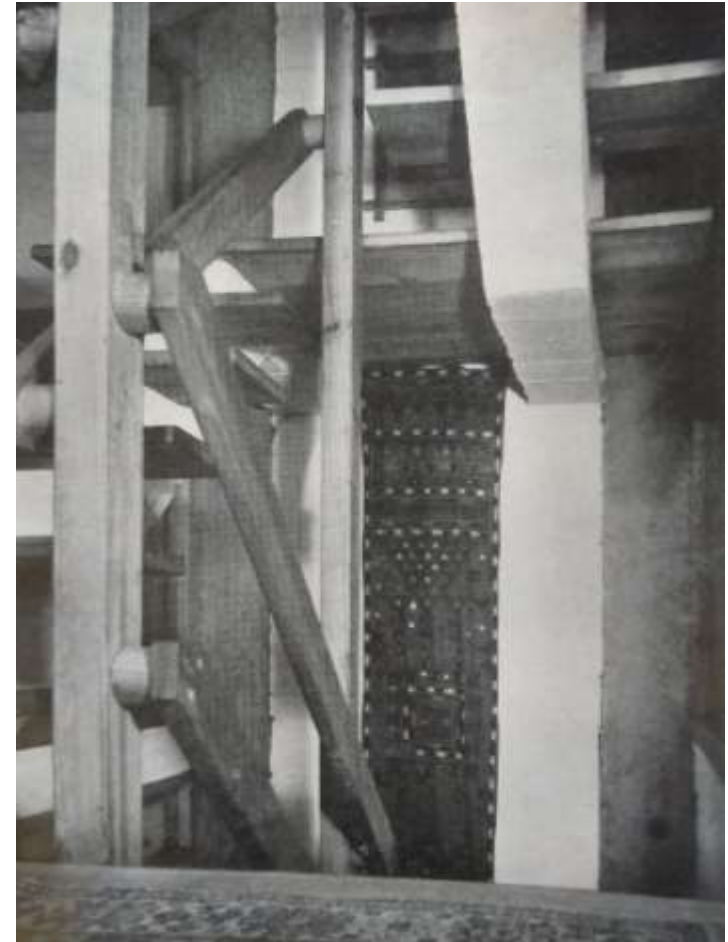
Similarly, harm from relocation of the spiral stair would be persuasively mitigated by its retention on site and through the detailing of infill.

These minor measures of less-than-substantial harm would be internally balanced by the heritage benefit of reinstated architectural character in detailing such as specification and proportions of replacement glazing, the proposed new staircase, improved plan-form and light penetration, and an harmonious overall interior scheme. Further details will be drawn up and could be provided in support of this application or secured by condition. Within the constraints of its established subdivision and extension, the flat would regain lost architectural interest. Any harm would, moreover, be clearly outweighed by significant improvements to the front and rear elevations – timber transoms to the rear, a reinstated and rationalised entrance sequence to the front – which would do a great deal to reinstate compositional unity, enhancing the listed building's architectural interest, and its visual coherence in conservation area views to which it would consequently make an enhanced contribution of character and appearance. In these respects, the proposals directly answer the concerns of the Appraisal and Management Strategy about “elevational alterations and loss of detail”.

*The proposals avoid minimise and mitigate harm, internally balancing it, and outweighing it with measures of heritage benefit. The proposals would preserve and enhance the special architectural and historic interest of the listed building, 80-90 South Hill Park, and would enhance the character and appearance of the South Hill Park Conservation Area.*



5 The original and present condition of the rear elevation. The visual disruption caused by the loss of the horizontal balustrade at No. 86a is evident. Source: AR (1956) and author photograph.



6 Detailing around one of the original open stairs in the terrace. Source: AR (1956).