

CORPORATION
OF LONDON

**KEATS HOUSE – LISTED BUILDING
CONSENT
HERITAGE, DESIGN & ACCESS
STATEMENT
SEPTEMBER 2019
CARDEN & GODFREY Architects**

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1.0 Introduction

- 1.1 The purpose of this report is to support a listed building application for the alterations of the chimneys and annex parapets of Keats House, Hampstead.
- 1.2 The report has been prepared by John Caselton of Carden & Godfrey Architects upon instructions from Matthew Wong from the City of London Surveyors.
- 1.3 This report is supplemented by photos and drawings. Appendix A are the drawings of the building in its current condition. Appendix B are the drawings of the proposal Appendix C is the listing description of Keats House.

2.0 Location and References

- 2.1 Keats house is on the south side of Keats Grove between St John's Church on Downshire Hill and South End Road in Hampstead, The address is: 10 Keats Grove, Hampstead, London NW3 2RR. The Ordnance Survey Six Figure Grid Reference is TQ 271856. See site location plan below.
- 2.2 Keats House was included at Grade I in the statutory list of buildings of special architectural or historic interest on 11 August 1950. The unique Listed Buildings Reference Number given by English Heritage is 1379221.
- 2.3 Keats House is situated in the Hampstead Conservation Area of Camden.

Location Plan



Fig. 0 - Location

Ordnance Survey - 2019.

3.0 Description



Fig. 1: North Elevation



Fig. 2: East Elevation



Fig. 3: South Elevation



Fig. 4: West Elevation (Acute Angle)



Fig. 5: North West Elevation during rain



Fig. 6: East Elevation during rain



Fig. 7: South Elevation during rain



Fig. 8: North West Corner of Annex Parapet



Fig. 9: North East Corner of Annex Parapet

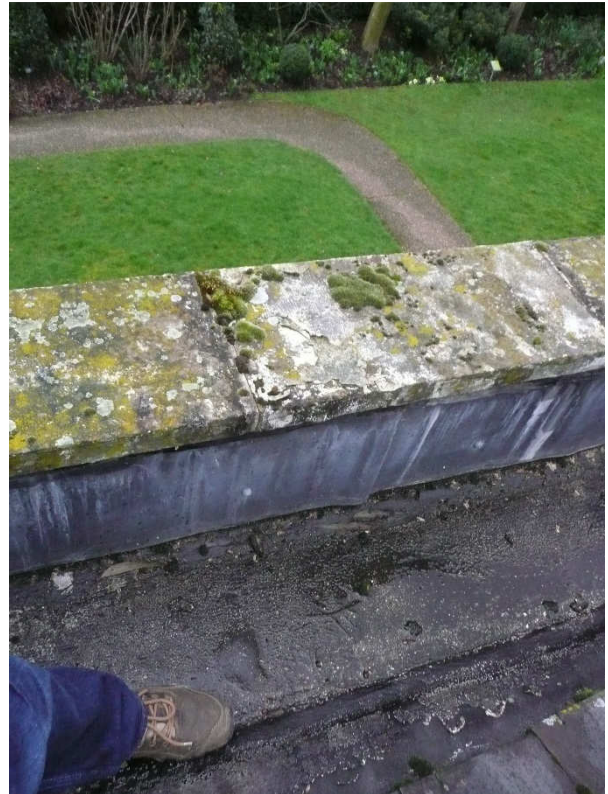


Fig. 10: Annex Parapet Stones



Fig. 11: East Elevation of Eastern Chimneys during rain



Fig. 12: West Elevation of South West Chimneys during rain



Fig. 13: Annex Chimney during rain



Fig. 14: West Elevation of Western Chimneys during rain



Fig. 15: North West Chimney during rain



Fig. 16: South East Chimney during rain



Fig. 17: North West Chimney detail



Fig. 18: North West Chimney detail

- 3.1 Keats House is a writer's museum in a house once occupied by the Romantic poet John Keats. It is in Keats Grove, Hampstead. The building was originally a pair of semi-detached houses known as "Wentworth Place". John Keats lodged in one of them with his friend Charles Brown from December 1818 to September 1820. These were perhaps Keats's most productive years. According to Brown, "Ode to a Nightingale" was written under a plum tree in the garden.
- 3.2 Keats House lies in the middle of its garden with the 1931 Grade II listed Community Library to the west side of the grounds replacing a previous stables.

4.0 History of the Asset

- 4.1 The house was built during 1814–15 and was probably completed between November 1815 and February 1816. A semi-detached pair, designed to appear as one house, known when built as Wentworth Place; now converted into one house. The house was one of the first to be built in the area known as the Lower Heath Quarter.

The two houses were joined together in 1838–9 and a drawing-room was added between 1839–40. The house was in nearly continuous occupation until the 20th century, when it was threatened with demolition. The house was saved by subscription and opened to the public as the Keats Memorial House on 9 May 1925.



Fig. 19: OS Map 1866 – Plan TQ 2785NW

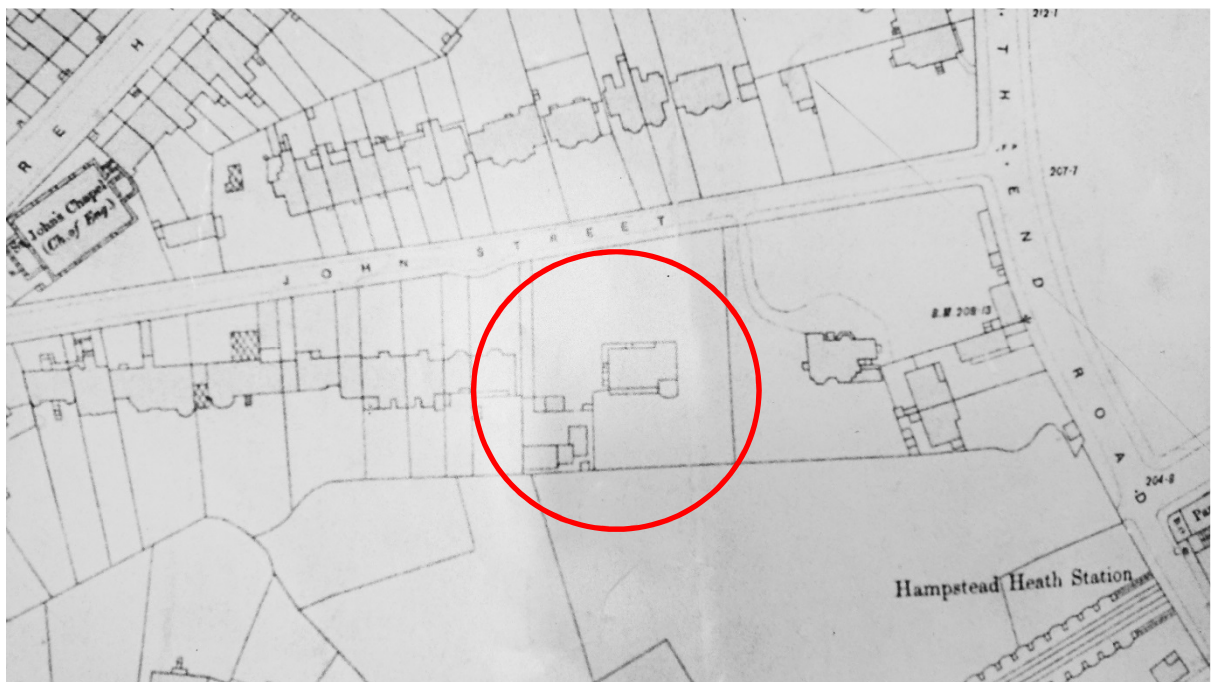


Fig. 20: OS Map 1893 – Plan TQ 2785NW

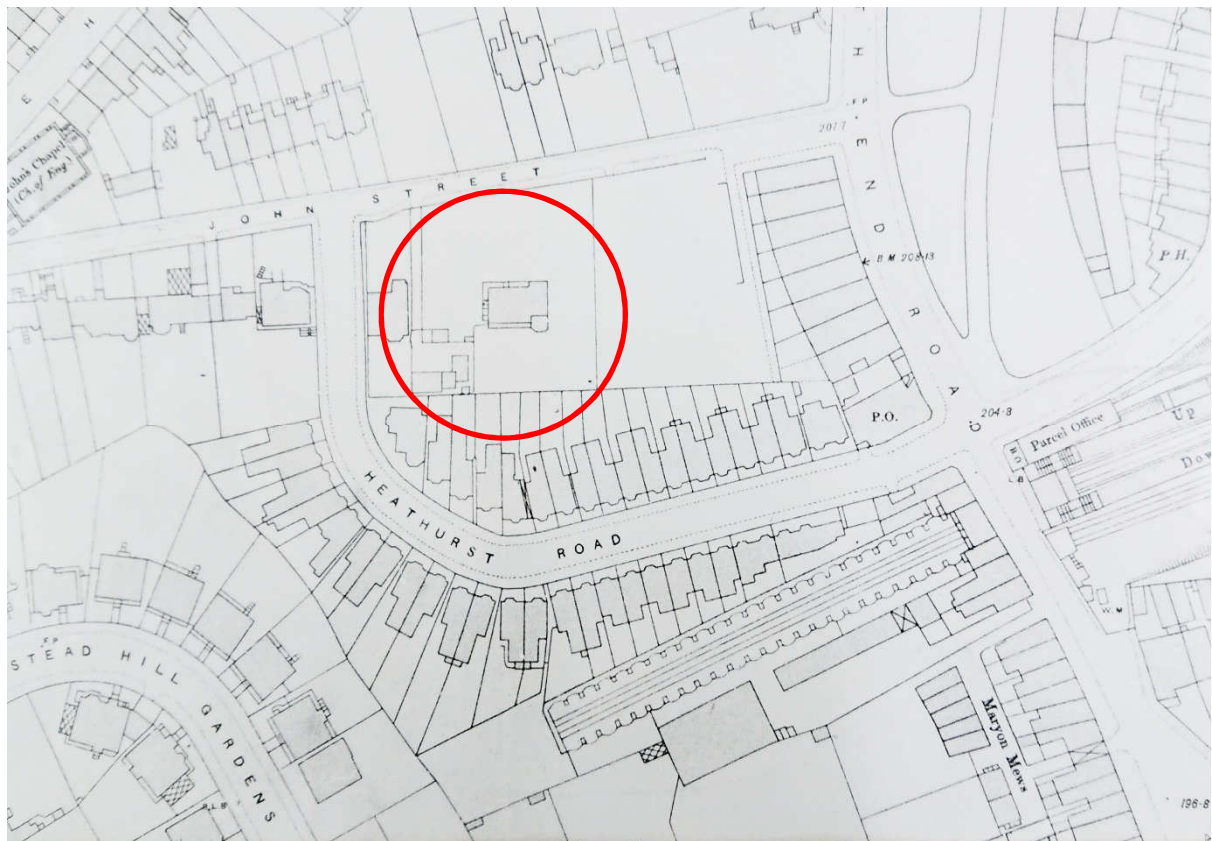


Fig. 21: OS Map 1909 – Plan TQ 2785NW

5.0 Assessment of Significance

- 5.0 The house is listed Grade I due to its connection with Keats. The two proposed areas for alteration are details which have been replaced and adjusted presumably many times over the life of the building. Therefore, the details and materials that are proposed to be replaced are unlikely to be original. They also do not function well and are detrimental to the building construction.

6.0 Assessment of Condition

- 6.1 Keats House is generally in fair condition. The City of London are proposing to overhaul the exterior to ensure the building is brought back to full health. All areas for repair are being replaced on a like for like basis except for the two identified with this document.
- 6.2 Chimneys
The chimneys are brick construction topped with terracotta chimney pots, flanked with concrete and finished to the elevations with lime render and decorated white. The brick offsets are not working as intended with water running down the chimneys which has the affect of making the render appear grubby.

The chimneys are generally in poor condition with some requiring extensive repair both to the brickwork and render. Several have been recently re-rendered, however this is now live and failing.

6.3 Annex Parapet Capping

The parapet around the annex is capped with very thin Portland stone coping slabs. All stones slabs are loose. Water runs down the walls soaking the masonry wall and leaving stains. Several of the window cills are completely rotten which may be the result of the water runoff.

7.0 Proposed Alterations to Details

7.1 Chimneys

Providing a drip to the chimney offsets is proposed to reduce the amount of water running down the faces, damaging the chimney and render. The cement flashing to the top brick offset is to be replaced with a lead covering which overhangs the brick with a lead welt which will be installed to the minimal dimension possible.

7.2 Annex Parapet Capping

The replacement stones are detailed to ensure the water runoff falls inwards to the parapet gutter and to the exterior of the stone, introduce a suitable drip to ensure water does not continue to run down the face of the building.

8.0 Access

- 8.1 Inspection of the chimneys and annex parapet was carried out using a cherry picker. Access for the works will be from a fixed scaffold.

9.0 Conclusion

- 9.1 The proposed alterations to the chimneys and parapet capping will slightly alter the appearance of the details however, these are minimal and will be hardly noticeable. The proposals will be in keeping with the existing details. The alterations will help to improve the buildings condition and the life expectancy of the building elements. They will also improve the appearance of the building as the rainwater will not be staining the render.

10.0 Acknowledgements

- 10.1 Tudor Allen, Senior Archivist at the Camden Local Studies and Archives Centre
Address: Holborn Library, 32-38 Theobalds Road, London WC1X 8PA
Phone: 020 7974 6342
- 10.2 London Metropolitan Archives
Address: 40 Northampton Rd, Clerkenwell, London EC1R 0HB
Phone: 020 7332 3820

11.0 Appendix A

11.1 Drawings of the building in its current condition.



Revision Date Comments
DO NOT SCALE FROM THIS DRAWING

LISTED BUILDING CONSENT

CITY OF LONDON CORPORATION
KEATS HOUSE
10 KEATS GROVE, LONDON, NW3 2RR
SITE PLAN
Existing

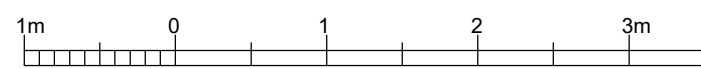
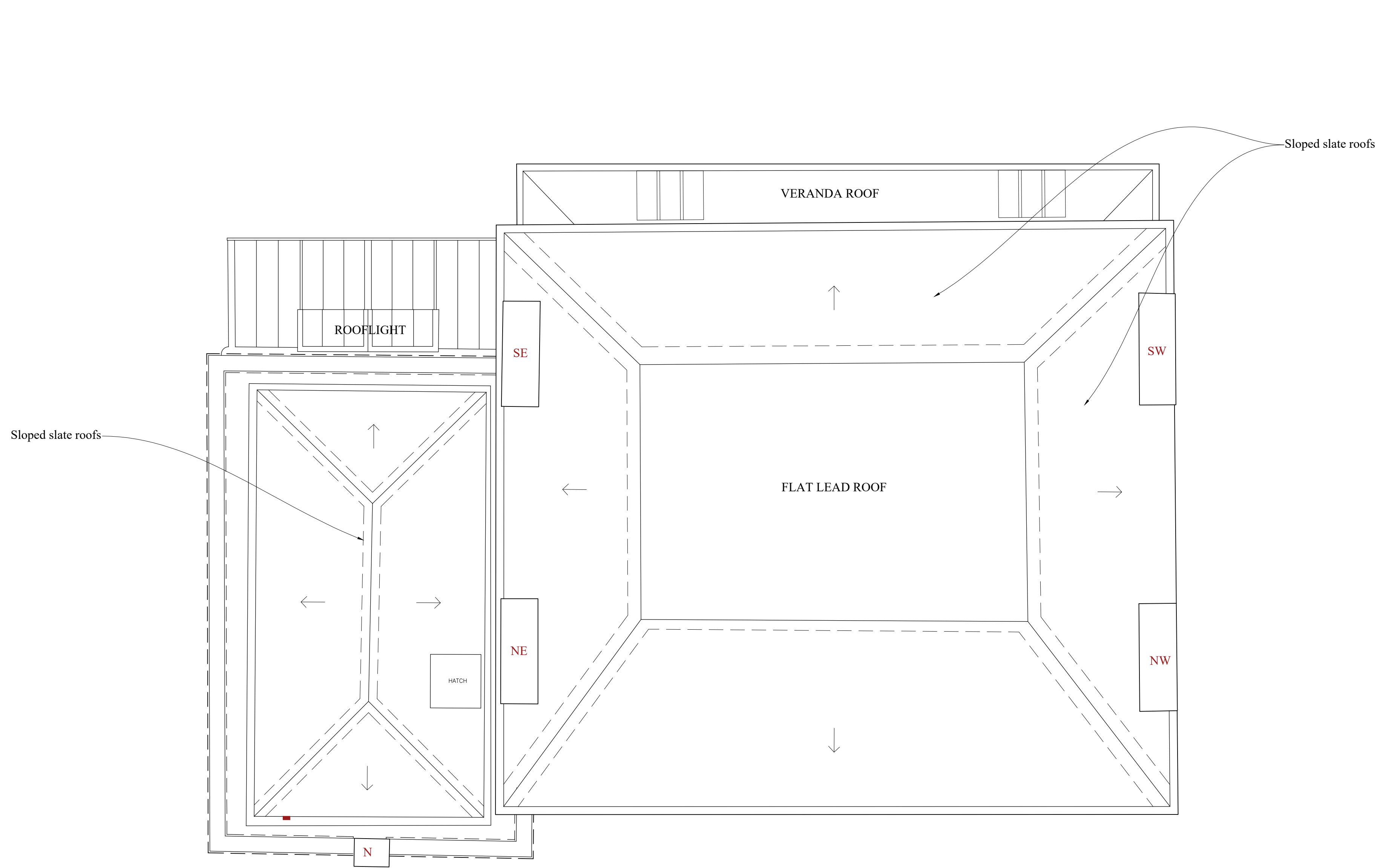
CARDEN & GODFREY

Architects

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LISTED BUILDING CONSENT

CITY OF LONDON CORPORATION
KEATS HOUSE
10 KEATS GROVE, LONDON NW3 2RR
ROOF PLAN
Existing

CARDEN & GODFREY
Architects

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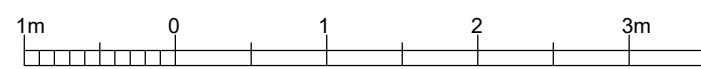
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63.000 ADD

NORTH ELEVATION



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LISTED BUILDING CONSENT

CITY OF LONDON CORPORATION
KEATS HOUSE
10 KEATS GROVE, LONDON NW3 2RR
NORTH ELEVATION
Existing

CARDEN & GODFREY

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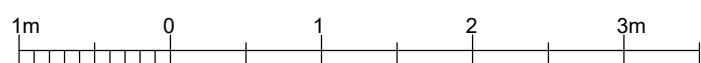
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63.000 ADD

EAST ELEVATION



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LISTED BUILDING CONSENT

CITY OF LONDON CORPORATION
KEATS HOUSE
10 KEATS GROVE, LONDON NW3 2RR
EAST ELEVATION
Existing

CARDEN & GODFREY

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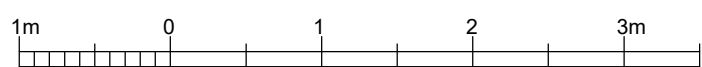
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SOUTH ELEVATION



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LISTED BUILDING CONSENT

CITY OF LONDON CORPORATION
KEATS HOUSE
10 KEATS GROVE, LONDON NW3 2RR
SOUTH ELEVATION
Existing

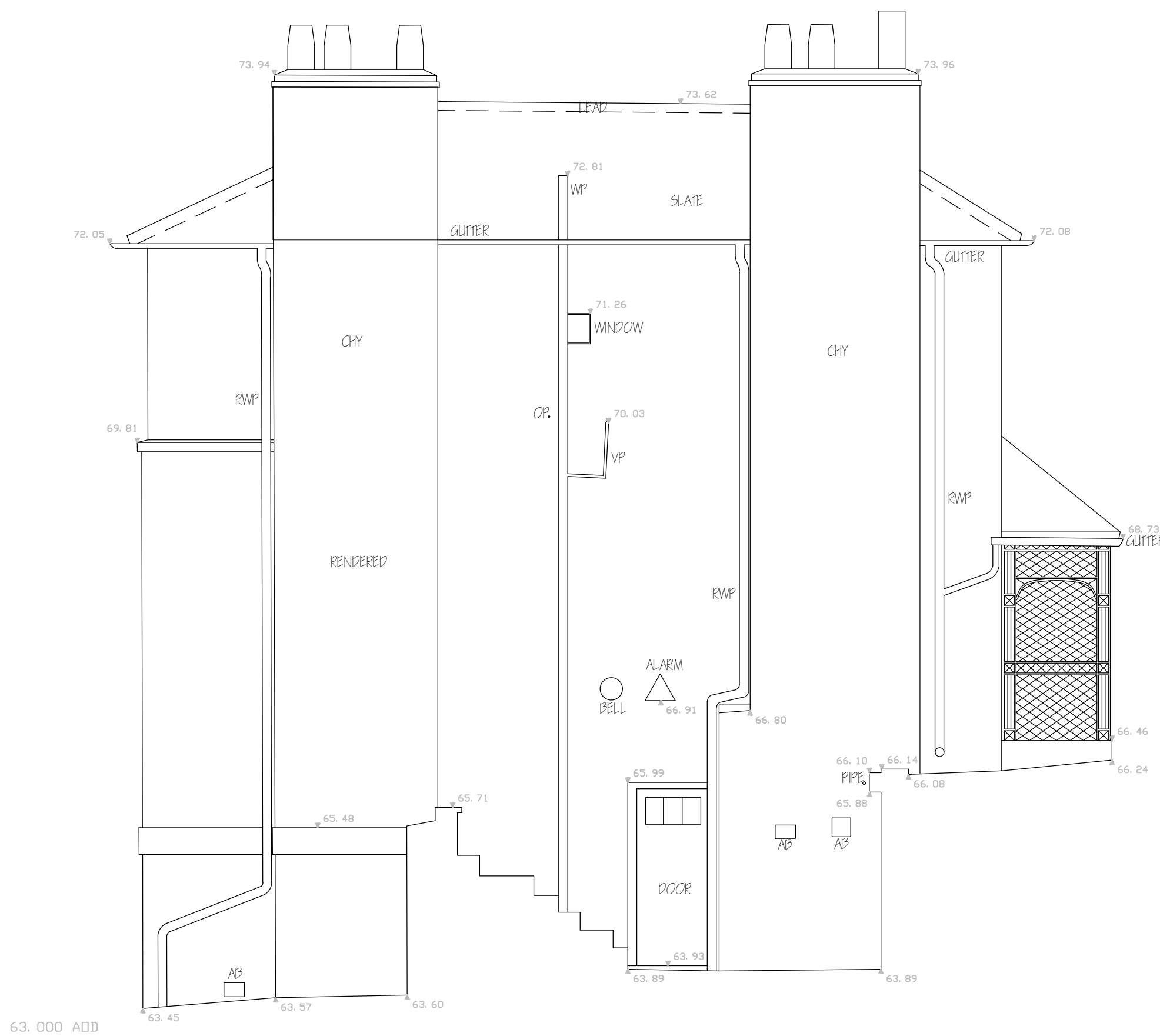
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Architects

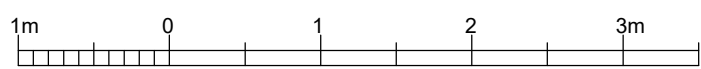
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WEST ELEVATION



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KEATS HOUSE
10 KEATS GROVE, LONDON NW3 2RR
WEST ELEVATION
Existing

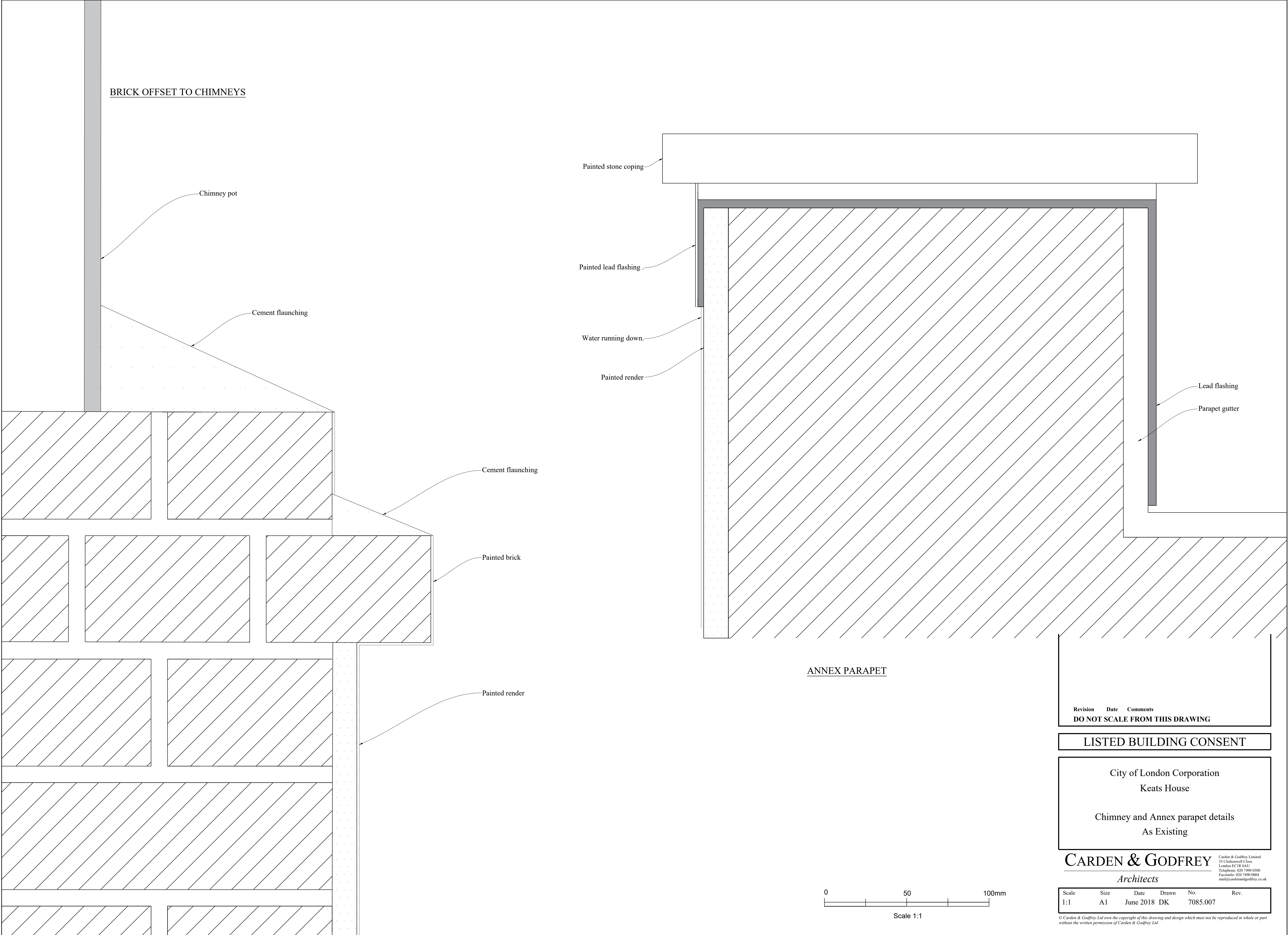
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LISTED BUILDING CONSENT

City of London Corporation
Keats House

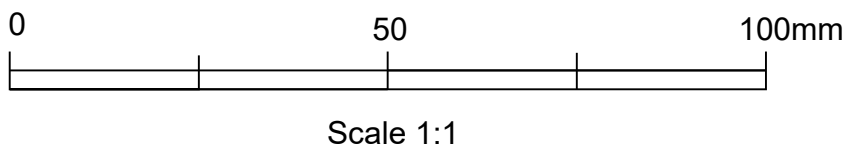
Chimney and Annex parapet details
As Existing

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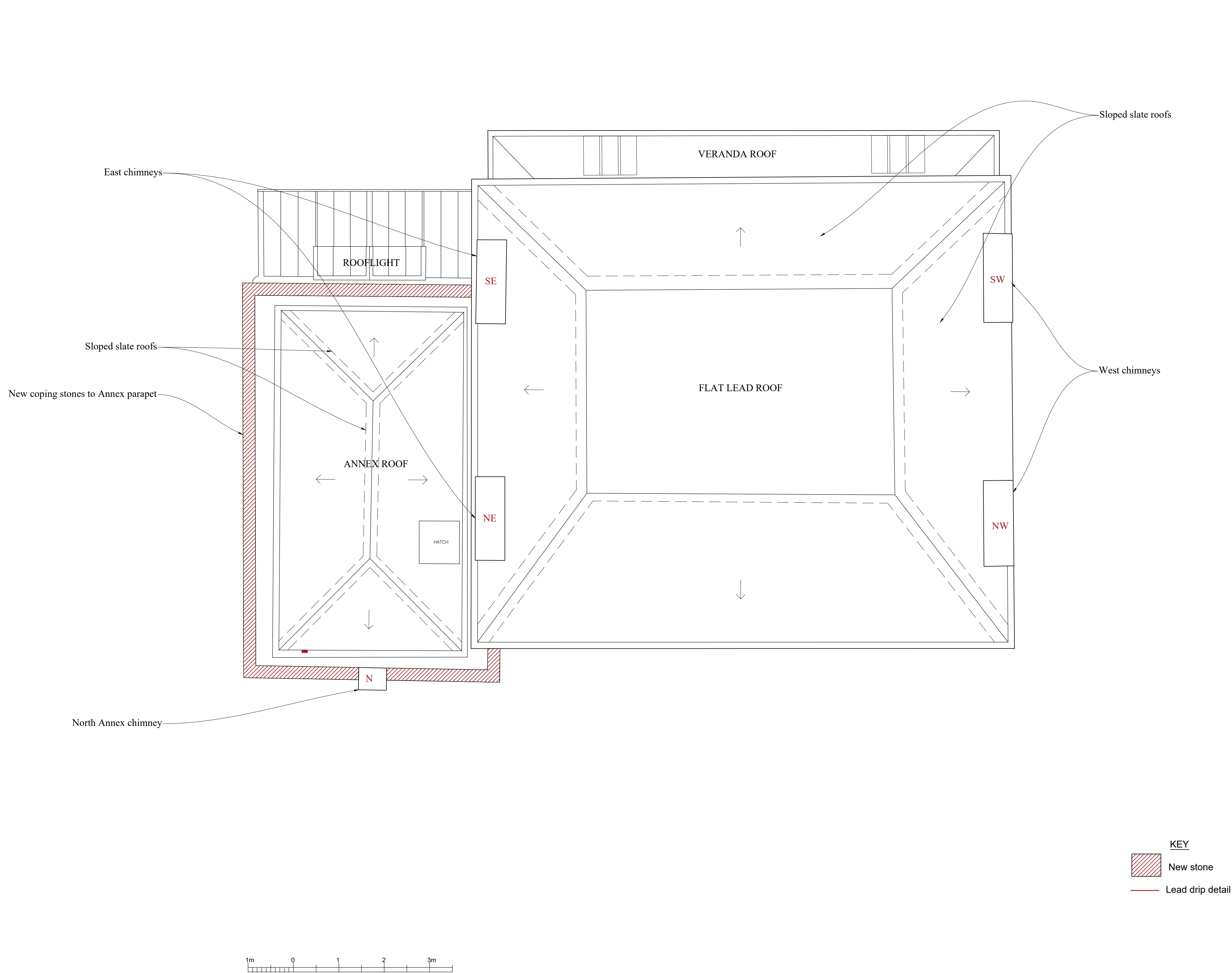
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12.0 Appendix B

12.1 Drawings of the proposal



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LISTED BUILDING CONSENT

CITY OF LONDON CORPORATION
KEATS HOUSE
10 KEATS GROVE, LONDON NW3 2RR
ROOF PLAN
Proposed

CARDEN & GODFREY

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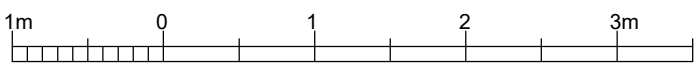
New coping stones to Annex parapet

Lead drip detail above brick offset to chimneys



63.000 ADD

NORTH ELEVATION



KEY
New stone
Lead drip detail

Revision Date Comments
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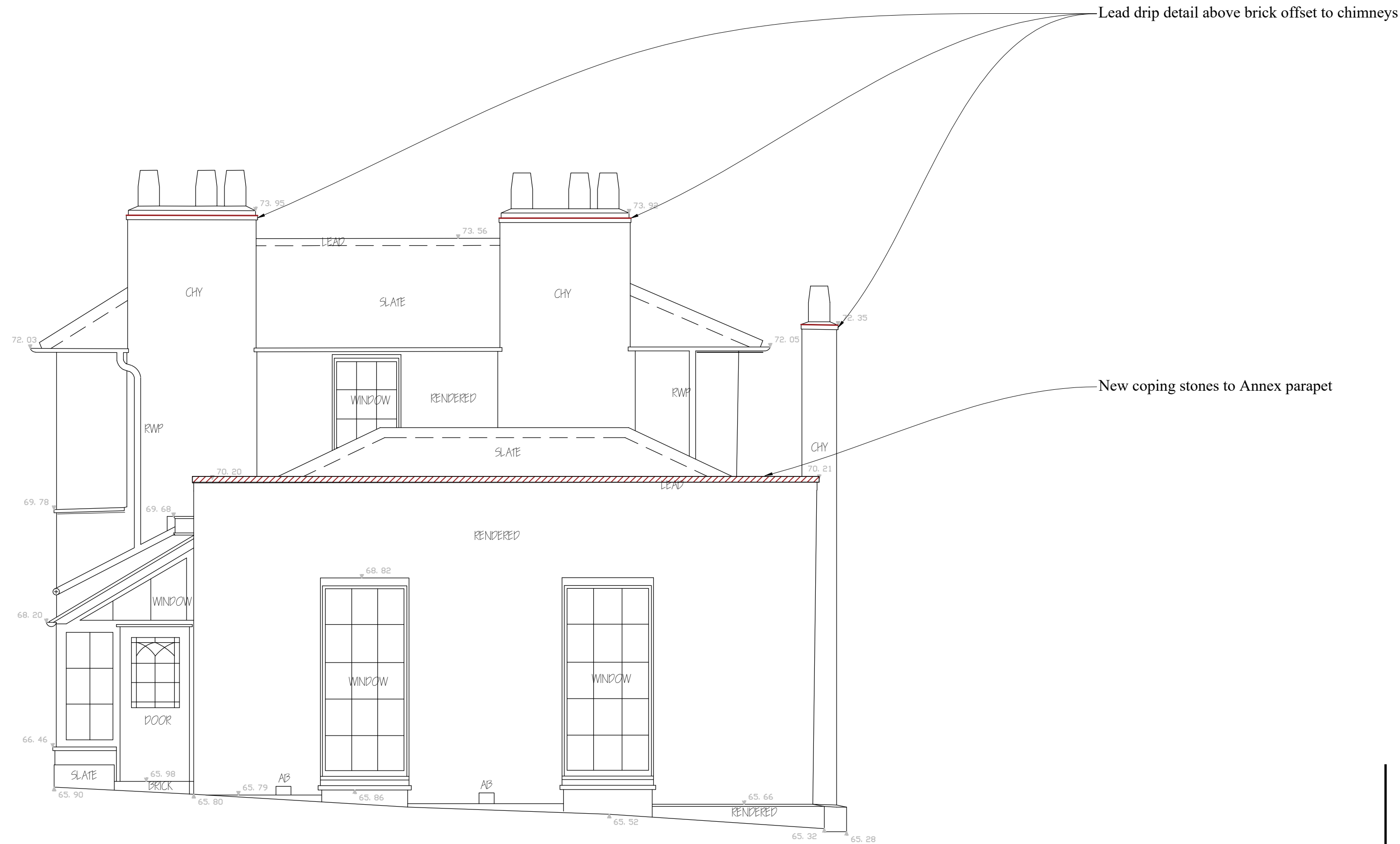
CITY OF LONDON CORPORATION
KEATS HOUSE
10 KEATS GROVE, LONDON NW3 2RR
NORTH ELEVATION
Proposed

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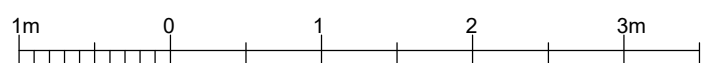
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63.000 ADD

EAST ELEVATION

KEY
New stone
Lead drip detail



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LISTED BUILDING CONSENT

CITY OF LONDON CORPORATION
KEATS HOUSE
10 KEATS GROVE, LONDON NW3 2RR
EAST ELEVATION
Proposed

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Lead drip detail above brick offset to chimneys

New coping stones to Annex parapet



63. 000 ADD

SOUTH ELEVATION



- KEY
- New stone
 - Lead drip detail

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LISTED BUILDING CONSENT

CITY OF LONDON CORPORATION
KEATS HOUSE
10 KEATS GROVE, LONDON NW3 2RR
SOUTH ELEVATION
Proposed

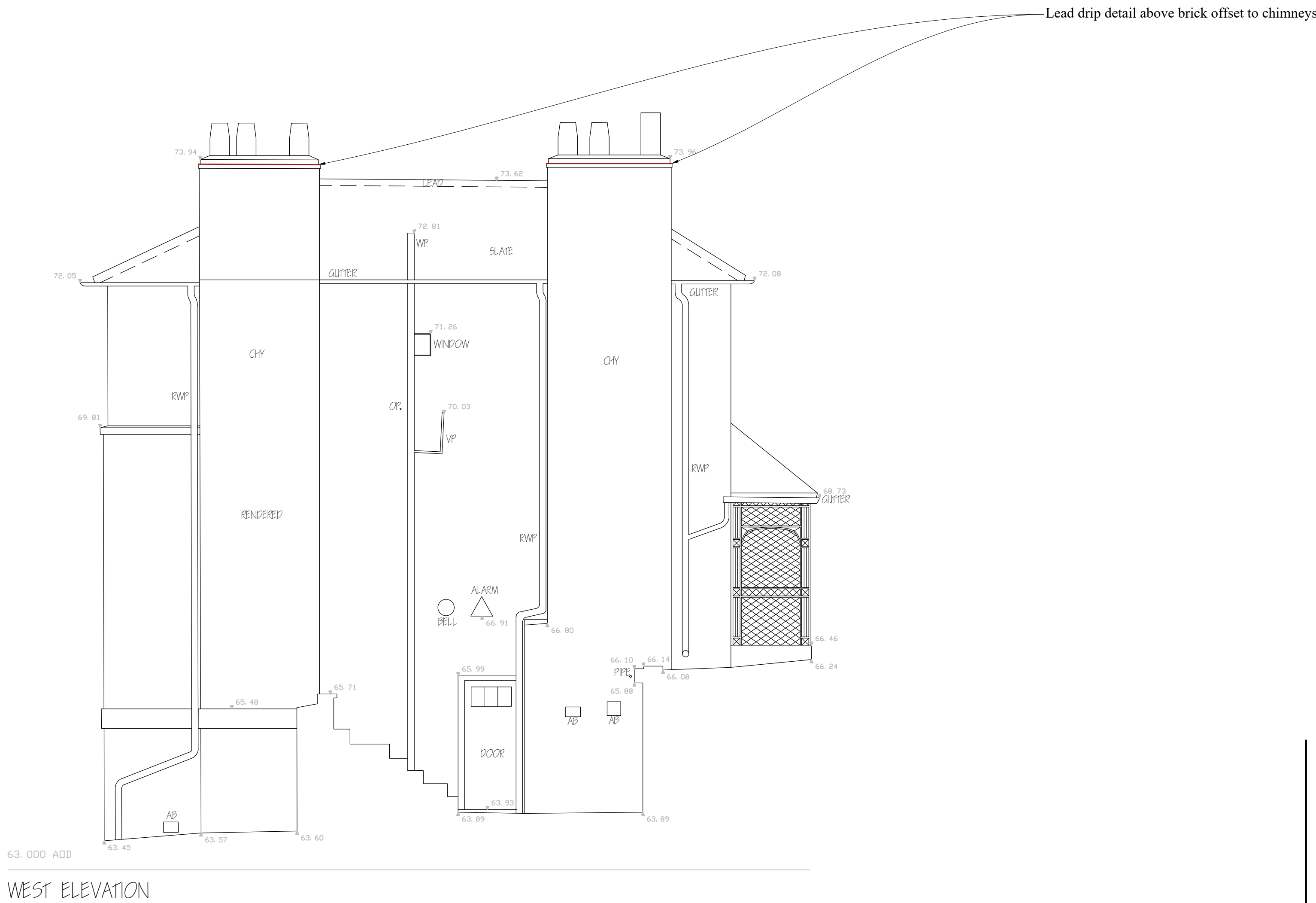
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KEY
New stone
Lead drip detail

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LISTED BUILDING CONSENT

CITY OF LONDON CORPORATION
KEATS HOUSE
10 KEATS GROVE, LONDON NW3 2RR
WEST ELEVATION
Proposed

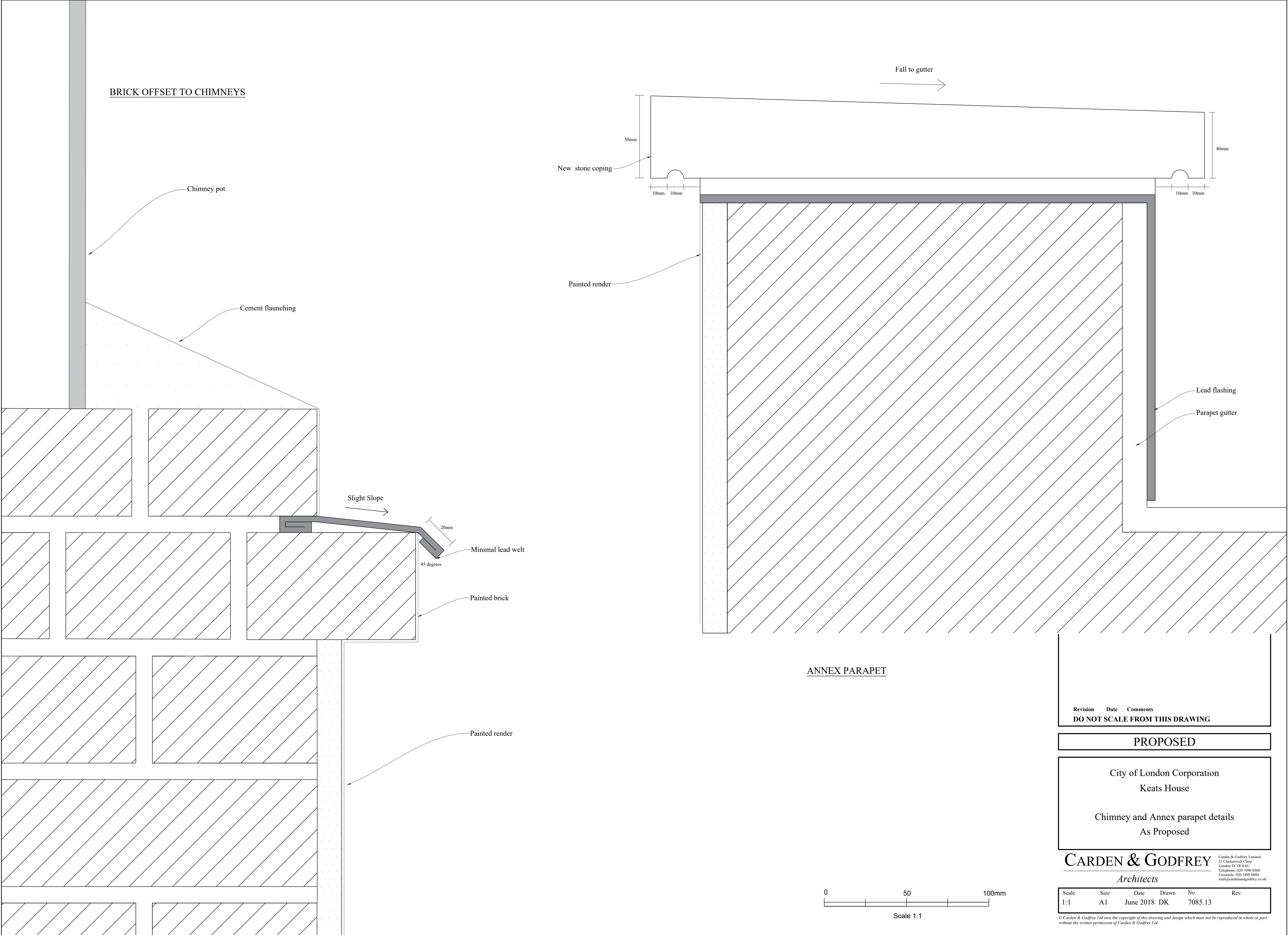
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PROPOSED		
City of London Corporation Keats House Chimney and Annex parapet details As Proposed		
CARDEN & GODFREY Architects		
Scale 1:1	Size A1	Date June 2018
Drawn DK	No. 7085.13	Rev.

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13.0 Appendix C

Keats House

Overview

Heritage Category: Listed Building

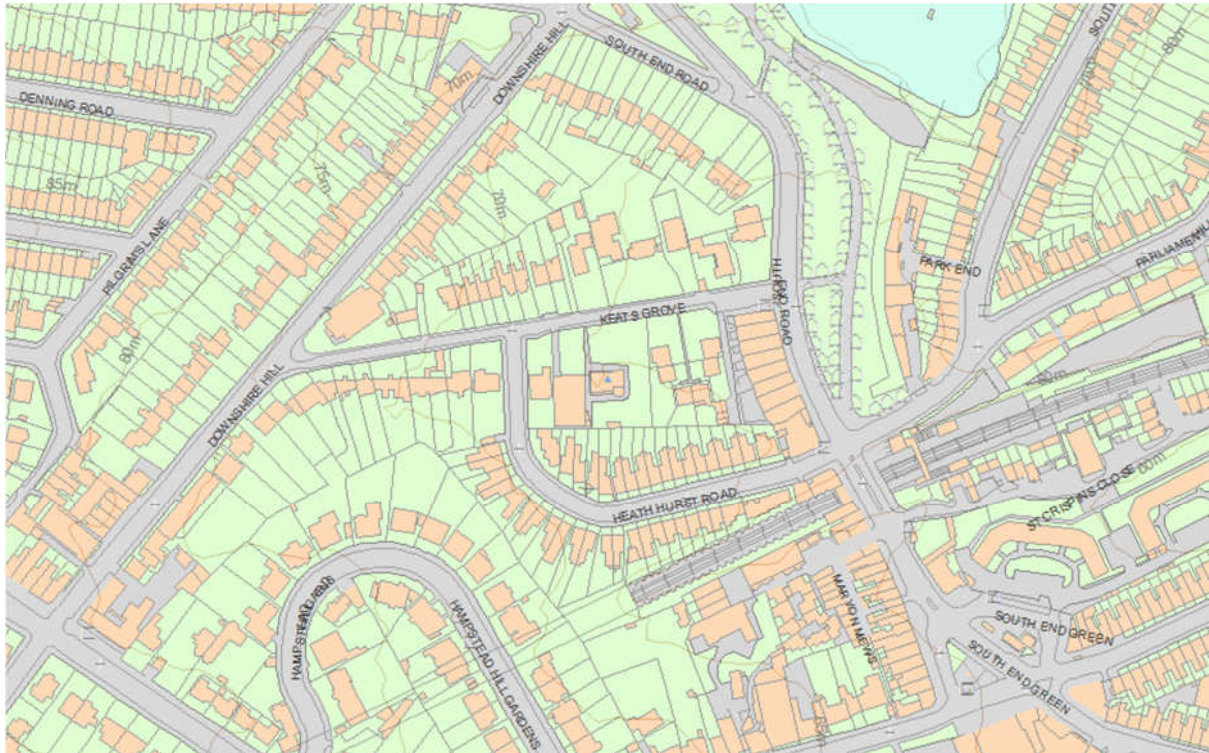
Grade: I

List Entry Number: 1379221

Date first listed: 11-Aug-1950

Statutory Address: KEATS HOUSE, 10, KEATS GROVE

Map



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

This copy shows the entry on 05-Feb-2019 at 16:22:51.

Location

Statutory Address: KEATS HOUSE, 10, KEATS GROVE

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

County: Greater London Authority

District: Camden (London Borough)

National Grid Reference: TQ 27108 85666

Details

CAMDEN TQ2785NW KEATS GROVE 798-1/28/952 (South side) 11/08/50 No.10 Keats House

GV I

Semi-detached pair, designed to appear as one house, known when built as Wentworth Place; now converted to one house being a house museum. c1815-16. Built for antiquary & critic Charles Wentworth Dilke and writer Charles Armitage Brown; altered c1839 and late C20. Stucco with plain 1st floor band. Slated hipped roof having projecting eaves and tall chimney-stacks on both returns. 2 storeys and basement. Double fronted with 3 windows plus 1 storey 2 window extension at east end added c1839-40. Ground floor openings in shallow, round-arched recesses. Round-arched doorway with splayed reveals, fanlight and panelled door approached by steps with cast-iron railings. Ground floor square-headed casements with cast-iron balconies. 1st floor and extension, recessed sashes. Rear ground floor has continuous cast-iron verandah. INTERIOR: not inspected. HISTORICAL NOTE: from 1818-20 the poet John Keats stayed with Brown in the eastern part of the house (plaque); in 1819 Keats composed "Ode to a Nightingale" here, and Dilke let the western house to the family of Fanny Brawne, to whom Keats became engaged. The houses were combined into one by Eliza Chester, retired actress, in 1838-9. Now the Keats museum.

Listing NGR: TQ2710885666

Legacy

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

Legacy System number: 478589

Legacy System: LBS

Legal

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

End of official listing