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## Heritage Statement & Assessment of Significance

Site: 3 Elm Row, Hampstead, London, NW3 1AA  
Client: C Tavener and Son Ltd

Date: May 2020

This statement has been drawn up using the guidance of Historic England's Conservation Principles, Policies and Guidance document. In addition, the Burra Charter Process (Articles 7-13) has been used to enhance the robustness in terms of measuring wider cultural significance issues if and where relevant. As such, this statement seeks to understand and demonstrate the overall impact of the current proposals upon the heritage assets that are affected.

This statement has been prepared to inform and accompany an application for Listed Building Consent (LBC) for the carrying out of repairs and where necessary replacement of fenestration to the above property, which is a Grade II Listed Building that also lies within the Hampstead Conservation Area. The Conservation Area also contains a number of individually listed buildings, including those which lie adjacent to the application property.

On this basis this Statement will consider the nature and significance of the heritage asset where work is proposed to be carried out (3 Elm Row) together with nearby assets, and then provide some judgement as to any harm or impact that might arise from the current proposals.

This Heritage Statement has been jointly produced by Lee Scott, MRTPI and Ross Aylward, RIBA, CA.

## Heritage Assets

### **3 Elm Row:**

The application property is a Grade II Listed Building. The National Heritage List for England (NHLE) contains the following list description and map (copied on next page) identifying the property:

## CAMDEN

TQ2686SW ELM ROW 798-1/16/371 (North side) 11/08/50 No.3

### GV II

Terraced house. c.1720, refaced late C19 by the building firm CB King Ltd. Red brick with bright red brick dressings. Late C19 patterned tile mansard with 2 sashes. 3 storeys, attic and basement. Double fronted with 5 windows. Doorcase with moulded hood on carved consoles; doorway with C19 reeded surround, square-headed patterned fanlight and half glazed door. Gauged red brick segmental arches and dressings to slightly recessed sashes with exposed boxing; central 1st floor window has moulded brick architrave with fleur-de-lys keystone and cornice. Plain brick bands at floor levels. Lead rainwater head and pipe. INTERIOR: not inspected but noted to retain panelling. HISTORICAL NOTE: home (1879-80) of Sir Henry Cole, founder of the Kensington Museum (now the Victoria & Albert) and postal reformer.

Elm Row is mentioned within A History of the County of Middlesex, 1989 (Vol 9, Hampstead, Paddington) as presumed to have been named after a line of trees that existed there in 1762. The terrace to the north side (including No.3) is described as erected c.1720 with the property to the southern side, Elm Lodge, which faces southwards towards New End, noted as being 'variously ascribed to c.1700 and 1732'.

A photographic survey of the property showing the relevant internal photos of the windows affected by the proposed works is included within the Tavener Window Survey, which accompanied this Statement. The NHLE contains a photo reproduced from the Images of England website (which cannot be reproduced here due to copyright restrictions) showing that the property is largely unaltered since that image was taken in 2006.

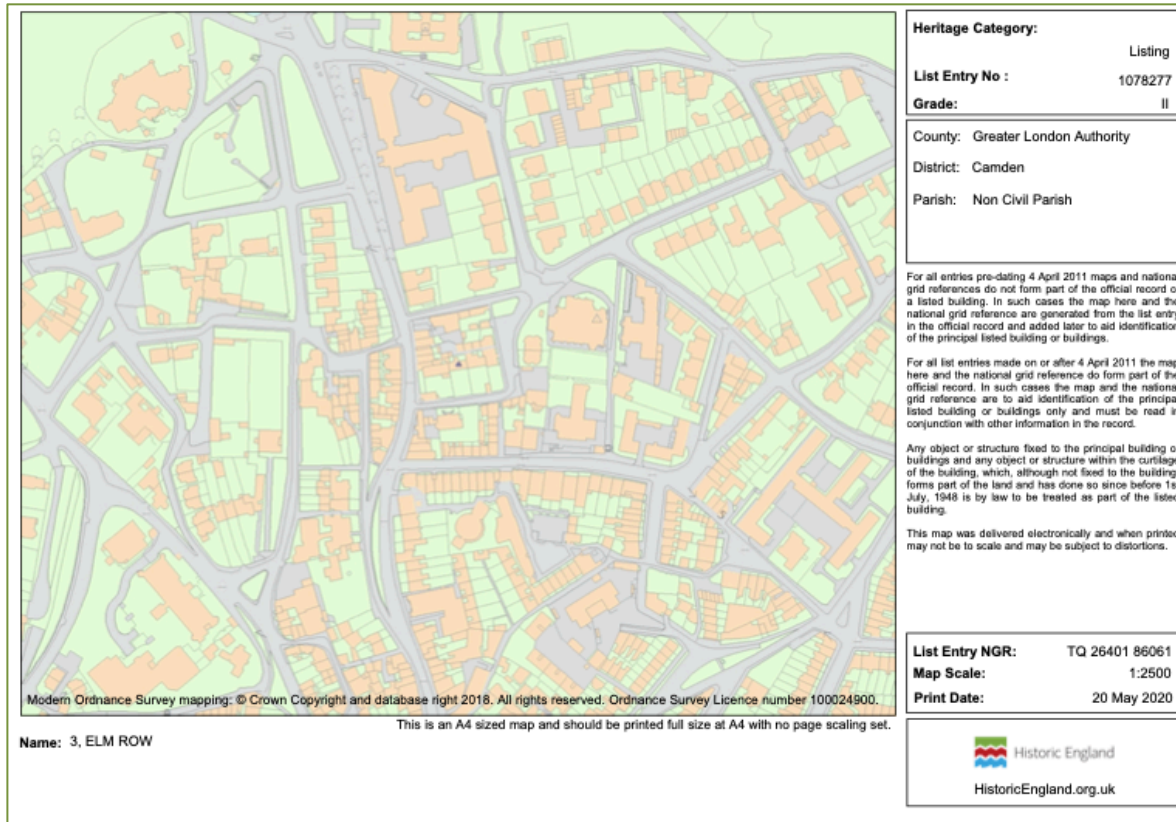


Fig. 1: Historic England Mapping indicating location of 3 Elm Row (centre of map)

The photos on the following page (contained within the Burgh House and Hampstead Museum collection and credited to John Gay (1909 – 1999) shows No.3 and neighbouring houses as they appeared in 1967, with timber shutters to No.5 (presumably not original), which have since been removed. In all other respects, the houses are as they appear today.



*Fig. 2: 3 Elm Row (part, to left of image), 5 Elm Row and 1 Hampstead Square, John Gay 1967*



*Fig. 3: 1 – 5 Elm Row and 1 Hampstead Square, with Christ Church in background, John Gay 1967*

### **Hampstead Conservation Area:**

3 Elm Row sits within the historic core of Hampstead and within the part of the Conservation Area that was first designated on 1 February 1968. The Hampstead Conservation Area Statement (LB Camden, 2002) identifies Elm Row as sitting at the western end of the Christ Church / Well Walk sub area (bordering the Heath Street / High Street sub-area). The Conservation Area Appraisal notes that Elm Row is characterised by houses set well back with high front garden walls and that Nos 1, 3 and 5 date from 1720. The garage doors set into the wall of properties on Elm Row, including No.3, are mentioned as detracting from the character of the area and 'would benefit from enhancement'.

An Article 4 Direction dated 19<sup>th</sup> October 1976 removed certain permitted development rights within the conservation area in order to be able to control development including the painting of brickwork on the exterior of buildings including 3 Elm Row.

The Conservation Area Appraisal identifies a number of 'current' (in 2002) issues affecting the overall quality of the Conservation Area. This includes under 'quality erosion' the 'alteration to or replacement of windows, porches, doors and other features, and, under 'front boundaries/open space, the alteration of front boundaries, and use of gardens for parking areas. The Statement states that the principle of the latter type of development is not acceptable and further loss will be resisted.

The CA Statement sets out a series of guidelines under a number of headings including:

- Materials and maintenance: 'original detailing such as door/window pediments and finials,...ironwork, timber framed sash windows...where retained and to the visual interest of properties. Original, traditional materials should be retained wherever possible and repaired if necessary'

The impact of the proposals on the Conservation Area are described in later sections.

### **Individual Designated Heritage Assets (listed Buildings):**

In addition to considering any impact upon the character of the Conservation Area, there are also a number of listed buildings in close proximity to the application site. Given that the application site could be considered to affect the setting of these heritage assets, they have also been considered.

The listed buildings which fall within close proximity can be seen in the below extract from the NHLE map on which the application site has been highlighted with a red dot:





Fig. 4: NHLE mapping extract showing location of Listed Buildings within surrounding area

These include

- 1 Elm Row (GII\*)
- 5 Elm Row (GII)
- Number 1 (Hampstead Square) and attached railings (GII)
- Number 2 (Hampstead Square) and attached railings (GII)
- 4 Hampstead Square (GII)
- Elm Lodge and attached garden wall (GII\*)
- 110 and 110B Heath Street (GII)
- 112 and 114 Heath Street (GII)
- Number 118 (Heath Street) and attached railings (GII)
- Garden entrance gateway to number 120 The Friends Meeting House (GII)
- Friends Meeting House (GII)
- Christ Church (GII)
- Lawn House (GII)
- Stables in rear yard of Duke of Hamilton Public House (Public House not included (GII)
- Two lamp posts (GII)

The statutory listing descriptions for these assets are set out below as a simple reference to their character:

## **1 Elm Row**

CAMDEN

TQ2686SW ELM ROW 798-1/16/369 (North side) 11/08/50 No.1

GV II\*

Terraced house. c1720. Brown brick with red brick dressings. 4 storeys. 4 windows with 2-window extension. Plain brick pilasters at angles of older block. Doorway with carved bracketed hood and half glazed door. Gauged red brick flat arches and dressings to flush framed sashes with exposed boxing; west window of 2nd floor bowed with cast-iron balcony and tented canopy. Rebuilt parapet. Extension with verandah having tented roof and cast-iron columns. From the extension a smaller door leads to a cobbled yard at the rear. INTERIOR: not inspected but noted to retain original panelling and staircase with turned balusters and column newels. HISTORICAL NOTE: home of DH Lawrence in 1923.

## **5 Elm Row**

CAMDEN

TQ2686SW ELM ROW 798-1/16/372 (North side) 11/08/50 No.5

GV II

Terraced house. c1720, refaced late C19 by the building firm CB King Ltd, and again late C20. Red stock brick with red brick dressings and floor bands. Tiled mansard roof with 3 dormers. 3 storeys and attics. 5 windows. C20 doorcase with bracketed hood. Central 1st floor window feature in moulded brickwork with fleur-de-lys over window. Gauged brick segmental arches to flush framed sashes with exposed boxing. INTERIOR: not inspected.



### **Number 1 (Hampstead Square) and attached railings**

CAMDEN

TQ2686SW HAMPSTEAD SQUARE 798-1/16/771 (West side) 11/08/50 No.1 and attached railings

GV II

Semi-detached house. c1720, refaced late C19 by the building firm CB King Ltd. Multi-coloured stock brick with moulded red brick dressings and cornice bands below parapet and between storeys. 3 storeys, attic and basement. Double fronted with 5 windows and 2-window left hand return. Late C19 red brick projecting porch with round-arched doorway having radial fanlight and panelled door. Gauged red brick segmental arches to slightly recessed sashes with exposed boxing; central 1st floor window slightly projecting with fleur-de-lys motif similar to No.5 Church Row (qv). Parapet with ball finials at angles, behind which an hexagonal glazed lantern surmounted by a flagpole and flanked by box dormers. INTERIOR: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas. The return of No.1 forms a group with Nos 1, 3 and 5 Elm Row (qqv).

### **Number 2 (Hampstead Square) and attached railings**

## CAMDEN

TQ2686SW HAMPSTEAD SQUARE 798-1/16/772 (West side) 14/05/74 No.2 and attached railings

### GV II

Semi-detached house. c.1720, refaced late C19. Red brick. Slate roof, hipped to right with dormer. 3 storeys, attic and basement. 3 windows. Doorcase with carved, console-bracketed hood; architraved doorway with radial fanlight and panelled door. Ground and 1st floor, segmental-arched sashes; ground floor with flush frames and exposed boxing. 2nd floor, square-headed sashes. Plain brick bands at floor levels. INTERIOR: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas.

## **4 Hampstead Square**

### CAMDEN

TQ2686SW HAMPSTEAD SQUARE 798-1/16/773 (West side) 14/05/74 No.4

### GV II

Semi-detached house, formerly 2 cottages. Late C18. Stucco, scored to appear as ashlar. 3 storeys 4 windows. Square-headed doorway with panelled door. Slightly recessed sashes with exposed boxing. Parapet. INTERIOR: not inspected.

## **Elm Lodge and attached garden wall**

## CAMDEN

TQ2686SW ELM ROW 798-1/16/370 (South side) 14/05/74 No.2 Elm Lodge and attached garden wall

GV II\*

Detached house, originally with main frontage to New End. c1732. Brown brick with red brick dressings. 3 storeys. Symmetrical 5-window north frontage including central 1-window projecting entrance bay. Main door at 1st floor level gained by twin flights of curved steps with plain rails, added c1930 when the house was divided; square-headed doorway with patterned overlight and panelled door. Doorway to old basement, now ground floor beneath. Gauged red brick flat arches and dressings to recessed sashes, some with flush frames and exposed boxing; outer bays blind and central bay to right hand return. Plain red brick bands at floor levels. Parapet. INTERIOR: not inspected but noted to retain good panelling and staircase with closed string, carved brackets, twisted balusters and column newels. SUBSIDIARY FEATURES: attached garden wall in English Bond brown brick. (An Inventory of the Historical Monuments in London: Vol. II, West London: London: -1935: 41).

## 110 and 110B Heath Street

CAMDEN

TQ2686SW HEATH STREET 798-1/16/815 (East side) 11/08/50 Nos.110 AND 110B

GV II

End of terrace house. c1730, refaced and altered early C19. Stucco. Main facade to south, 3 storeys 3 windows. No.110, C20 doorway. No.110B, C20 doorcase with fluted half columns carrying hood; panelled door. West facade, to street, 2 windows of which left hand blocked. Eastern 2 storey projecting wing. INTERIOR: not inspected.

## **112 and 114 Heath Street**

CAMDEN

TQ2686SW HEATH STREET 798-1/16/816 (East side) 14/05/74 Nos.112 AND 114

GV II

2 terraced houses with later shops. Early/mid C18. Timber-framed; No.112, refurbished with C20 weatherboarding; No.114, stucco. No.112, slated roof with dormer; No.114, old tiled roof with dormer. 2 storeys and attics. 2 windows each. Both with C20 shopfronts. Flush framed sashes with exposed boxing, No.112, C20. Picturesque rear elevations of weatherboard and brick. INTERIORS: not inspected. (Victoria County History: Baker TFT: Middlesex, Vol. IX, Paddington & Hampstead Parishes: Oxford: -1989: 23).

## **Number 118 (Heath Street) and attached railings**

## CAMDEN

TQ2686SW HEATH STREET 798-1/16/818 (East side) 14/05/74 No.118 and attached railings

### GV II

End of terrace house, now a restaurant. Early C19. Multi-coloured stock brick. Slated mansard roof with dormers. Main facade faces north. 2 storeys, attic and basement. Double fronted with 3 windows and 1 window to western, street facing return. Round-arched doorway with keystone, patterned fanlight, C20 bracketed hood and panelled door. Gauged brick flat arches to recessed sashes. Parapet. INTERIOR: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings and gateway overthrow.

## **Garden entrance gateway to number 120 The Friends Meeting House**

### CAMDEN

TQ2686SW HEATH STREET 798-1/16/821 (West side) Garden entrance gateway to No.120 The Friends Meeting House

### GV II

Garden entrance gateway to the Friends Meeting House (qv). c1907. By Frederick Rowntree. Timber with brick flanking half-height walls. Segmental arched double gates with plain stick rails, alternating with thinner rails below cross-rail at half height. Square timber gateposts with segmental-arched overthrow inscribed "Friends Meeting House". Curved flanking half-height brick walls with timber matchboard fencing and plain timber posts.

## **Friends Meeting House**

CAMDEN

TQ2686SW HEATH STREET 798-1/16/820 (East side) No.120 Friends Meeting House

GV II

Society of Friends (Quaker) Meeting House. 1907. By Frederick Rowntree. Stucco with brick ground floor to left hand return. Tiled gabled roof with tall buttressed chimney-stack on return. Arts and Crafts Free Style. EXTERIOR: 2 storeys and basement. Gabled Heath Street facade with semicircular timber porch of distyle-in-antis columns, their pedestals on the 2nd of 3 stone steps, supporting a deep entablature with copper half-dome; panelled doors, part-glazed with small panes, and brass handles. To right, a transom and mullion window with glazing bars. Similarly detailed Venetian style window at 1st floor level. Left hand return to Hampstead Square with grilled semi-basement windows; left hand gabled bay with 3 2-light square-headed casements in shallow segmental-arched recesses with louvred shutters and a keyed oculus in the apex, all with small panes; right hand bay with a single and a 3-light window and a box dormer breaking through over-hanging eaves, all with glazing bars. INTERIOR: plain with Arts and Crafts detailing. A small lobby leads into a hall with a motif of shallow arches around the walls. 1st floor library with fireplace. HISTORICAL NOTE: Frederick Rowntree was an architect member of the famous Quaker chocolate manufacturing family from Yorkshire, who designed a series of Friends' Meeting Houses around the country.

## **Christ Church**

## CAMDEN

TQ2686SW HAMPSTEAD SQUARE 798-1/16/777 (East side) 14/05/74 Christ Church

### GV II

Church. 1850-2 by Samuel Dawkes; 1881-2, north porch & projecting aisle by Ewan Christian. Kentish ragstone coursed rubble with Portland stone dressings. Slated roofs. Early English style. 5-bay nave, aisles and sanctuary; northern facade with 4 bay projection. Western tower with spire. East end with 4-light pointed traceried window and quatrefoil above to sanctuary and similar 2-light arrangement to aisles. Similar windows to other facades. Angle buttressed tower with two 2-light windows to each facade, parapet with finials at angles and spire having lucarnes. INTERIOR: not inspected but originally with good timber gallery (1860) by Sir Gilbert Scott, dismantled during 1960s. HISTORICAL NOTE: built when the population of Hampstead became too large for St John's, Church Row (qv) and the parish was sub-divided.

## Lawn House

### CAMDEN

TQ2686SW HAMPSTEAD SQUARE 798-1/16/776 (South West side) 11/08/50 No.12  
Lawn House

### GV II

Detached house. c1800 with late C18 alterations. Brown brick with red brick dressings and aprons below 1st floor windows. 3 storeys and basement. 4 windows. Plus 3 storey 1 window extension at west end. Doorway with good early C19 prostyle portico with modified, fluted Doric columns and pilasters, and fluted frieze with roundels below dentil cornice; half-glazed door with overlight. Gauged red brick flat arches to flush framed sashes with C20 glazing. Parapet. INTERIOR: not inspected.

## Stables in rear yard of Duke of Hamilton Public House (Public House not included



## CAMDEN

TQ2686SW ELM ROW 798-1/16/368 (West side) 27/09/90 Nos.10, 12 AND 14

### GV II

Includes: Stables in rear yard of the Duke of Hamilton Public House (PH not included) NEW END STREET. Terrace of 3 cottages with basement stables facing into the yard of The Duke of Hamilton Public House, New End Street (not included). Late C18. Multi-coloured stock brick with tiled roof. 2 storeys and basement stables. 1 window each. Cambered arches to plain entrances with panelled doors (No.12, C20) with overlights. Recessed sashes, ground floor with cambered arch heads. Rear with single storey 2-window extension on cast-iron columns. Basement at rear forms stables with original stalls, mangers and fittings. INTERIOR not inspected. SUBSIDIARY FEATURES: right hand return to stepped passageway with old stone plaque inscribed "Three feet west/from this wall/is private property".

## CAMDEN

TQ2686SW NEW END STREET 798-1/16/368 Stables in rear yard of the Duke of 27/09/90 Hamilton Public House (PH not included)

### GV II

See under: Nos.10, 12 AND 14 ELM ROW.

## **Two lamp posts**

### CAMDEN

TQ2686SW ELM ROW 798-1/16/373 (South side) 14/05/74 Two lamp posts

### GV II

2 lamp posts. C19. Cast-iron column standards, one with Windsor lantern, one with C20 reproduction.

## **Building History and On-Site Evaluation**

The application property is noted within the list description and elsewhere has originating c.1720 with late C19 alterations including refacing by CK King Ltd. Other houses in the same row (5 Elm Row and 1 Hampstead Square) also make mention of work being carried out by the same builder, and although no specific mention is made of this extending to the

neighbouring houses 1 Elm Row and 2 Hampstead Square, their external design and materials employed would support the view that all 5 properties were subject to upgrading and rebuilding works at the same time.

It is however noted that No.2 Hampstead Square, although exhibiting some architectural similarities with the other houses, shows much less evidence of alteration having been carried out. This may indicate that this property was in better condition and so required less work, which in turn could potentially indicate the former design and condition of the other aforementioned properties prior to them being re-faced. Should this be the case, then it would either indicate that the appearance of these houses was not dissimilar to their current appearance prior to being refaced, or alternatively, that No.2 Hampstead Square was used as a template for the works carried out by CB King Ltd, e.g. to unify the appearance of the group. 4 Hampstead Square, which lies to the rear of No.2 within the private lane known as Stamford Close, appears to have been a later addition, possibly originating as part of the CB King scheme.

Charles Bean King (1873 – 1928) was a local builder and decorator (t/a CB King Ltd) whose office was at 28 Church Row, itself a GII\* Listed Building (List entry number 1271917). The firm specialised in Neo-Georgian work in Hampstead, including a number of similarly designed buildings to those mentioned above, including examples of older buildings that were re-fronted. It is understood that the fleur-de-lys design above the central first floor window at No.3 is a particular hallmark of this firm.

No. 3 Elm Row also has a strong link with Sir Henry Cole (b.1808, Bath; d.1882), with a plaque having been erected by the Hampstead Plaque Fund (a local historical society) to mark his association with the property (the English Heritage Plaque for Henry Cole is erected at 33 Thurloe Square, suggesting a stronger association with that property) Henry Cole was a civil servant, inventor and patron of the arts who is credited with the invention of the Christmas card, and was instrumental in the setting up of the 1851 Great Exhibition and the Victoria and Albert Museum in Kensington (presumably while living at Thurloe Square which lies opposite to the main entrance to the V&A). He was a proponent of postal reform and has also been credited (unattributed) with the design of the penny black postage stamp. He is also known as the author of children's books under the pseudonym Felix Summerly, a name also used for the design of various items of industrial design.

A site visit was carried out (including internal inspection) on 1 May 2020, and photographs were taken as appended to this Statement.

As noted above, 3 Elm Row sits within a composition where there is a strong unifying design intent, although this has been degraded somewhat by later alterations and it also difficult

to perceive from the public realm due to the high wall and garage buildings to the frontage and intervening vegetation.

However, it is notable that No's 3 and 5 Elm Row exhibit a strong similarity in terms of overall form, layout, massing and arrangement of openings. 1 Elm Row and 1 Hampstead Square (at either end of the row) were seemingly build to a different original design and stepping forward to 'bookend' the row. The most noticeable difference between 1 and 3 Elm Row is that No. 3 has a large tile hung mansard/dormer roof extension above the original parapet containing 2 windows, whereas No.5 employs three smaller Georgian style dormers set into a raked mansard roof, creating a more recessive effect.

The other notable difference (and of most relevance to this application) is the overall window design. No.3 features Victorian style '2-over-2' sash windows to the front elevation (including within the roof enlargement) whereas No.5 features '6-over-6' sash windows to a recognisable Neo-Georgian design. Both properties have (painted) stone cills and contrasting brickwork details around window and door openings (which are also featured in other properties within the Row).

As noted above, much of the southern frontage of 3 Elm Row is not visible within the street scene of Elm Row itself due to the high wall (with garage behind) that encloses the south facing gardens to all houses within the Row and which serves to lend Elm Row itself a 'back street' quality. The properties have no rear private gardens with the rear (rendered, painted) elevations facing onto a private residential yard connected to Heath Street to the west and Hampstead Square to the east. As a result, the only private amenity space to the application property is to the south.

With the exception of the outshot extension to the northern side (which was enlarged during the 1990s), 3 Elm Row is only one room deep for all five storeys (basement, ground floor, first floor, second floor and third floor roof enlargement). This means that all principle rooms are lit by windows to the south elevation, which also contains the main front entrance. All windows to this southern elevation are 2-over-2 sash windows with modern plate glass throughout. The front door is of a possibly earlier design and incorporated into the late C19 alterations to the dwelling (this door is not affected by the current application). All windows to the main elevation have gauged segmental arches to window head, with corresponding arched top rail to upper sash.

The large roof extension to the second floor (which as noted is different in design from the otherwise similarly designed neighbouring property) contains two sash windows (also 2-over-2) to slightly differing proportions and design (flat head) to the other windows to the front elevation and located 'between' the windows in floors below. The large room

contained within this loft extension (of unknown date) is mainly lit by a large sash window to the northern facing roof extension. This arrangement is suggestive of this room being designed to incorporate a former studio or similar use within the top floor preferring north light.

Internally, the dwelling is in excellent decorative order and repair, having recently been redecorated by the current owners. At the time of inspection, the windows were undergoing a thorough survey including intrusive investigations (removal of paint finish and testing for rot) in some areas.

The existing windows – particularly to the front south elevation – are in a relatively poor state of repair, with evidence of repair and multiple redecoration which in some instances has resulted in the timber mouldings being ‘smoothed’. Repairs include the installation of metal bracing to the meeting rail of the top sash, indicating a repeated failure of this junction, likely due to the very slim timber sections used for the sash meeting rails. Many of the sashes to the front south elevation do not meet properly due to misalignment of the sash rails with the frames likely caused by structural movement and/or failure of the timber framing to the sashes themselves (potentially as a result of the mentioned repairs). All windows appear to feature modern glass of either late C19, early C20 or later. Safety bars have been fitted to some openings in the south elevation, due to low sills. These interventions have been carried out in a way that has not damaged historic fabric and which is fully reversible.

It is also important to note that all the other properties in this group have Georgian pattern fenestration (i.e. 6-over-6 sash windows) with No.3 Elm Row standing out as having 2-over-2 sash windows to the main elevation. It would appear on inspection that all windows with the possible exception of those to No.2 Hampstead Square, appear to have been inserted as part of the late C19 upgrading by CB King. There is no documentary evidence to support that the windows to No.3 were previously of the same appearance to the adjoining properties, but it seems unlikely given the extent and nature of the works carried out by CB King that these windows would have been installed differently to the neighbouring properties, or indeed would have been left unaltered as part of the renovations. As such, it is therefore suggested that the windows to No.3 are likely to be later alterations that post-date the late C19 renovations carried out to the group, possibly carried out at the same time as the large roof extension.

## **Proposed Development**

Following being asked to undertake a condition survey of all windows to the application property, Taveners (building and joinery contractors) have produced a Window Survey which includes a series of proposed remedial actions.

Each of the windows has been assigned a reference which has been annotated on photos of the front elevations and which are copied below for ease of reference.

The proposed works are set out in the Tavener Survey report dated 7 May (rev C) and are summarised below (with windows where no action or minor repairs required omitted):



Fig. 5: Front elevation





Fig's. Rear and rear side elevations

### Third Floor

- 3F-W1: Replace sashes & parting beads, carry out repairs to lower section of box. Splice in new sections of pulley stiles, outside linings, inside linings, strip back lead from cill & repair as necessary.
- 3F-W2: Replace sashes & parting beads, carry out repairs to lower section of box. Splice in new sections of pulley stiles, outside linings, inside linings, strip back lead from cill & repair as necessary.
- 3F-W3: Replace sashes & parting beads, carry out repairs to lower section of box. Splice in new sections of pulley stiles, outside linings, inside linings, repair cill as necessary.
- 3F-W5: Replace sashes & parting beads, carry out repairs to lower section of box. Splice in new sections of pulley stiles, outside linings, inside linings. Repair cill as necessary.

### Second Floor

- 2F-W2: Replace sashes & parting beads, carry out repairs to lower section of box. Splice in new sections of pulley stiles, outside linings, inside linings. Repair cill as necessary.
- 2F-W3: Replace sashes & parting beads, carry out repairs to lower section of box. Splice in new sections of pulley stiles, outside linings, inside linings. Repair cill as necessary.
- 2F-W5: Replace sashes & parting beads, carry out repairs to lower section of box. Splice in new sections of pulley stiles, outside linings, inside linings. Repair cill as necessary.

#### **First floor**

- 1F-W1: Replace sashes & parting beads, carry out repairs to lower section of box. Splice in new sections of pulley stiles, outside linings, inside linings. Repair cill as necessary.
- 1F-W2: Replace sashes & parting beads, carry out repairs to lower section of box. Splice in new sections of pulley stiles, outside linings, inside linings. Repair cill as necessary.
- 1F-W3: Replace sashes & parting beads, carry out repairs to lower section of box. Splice in new sections of pulley stiles, outside linings, inside linings. Repair cill as necessary.
- 1F-W4: Replace sashes & parting beads, carry out repairs to lower section of box. Splice in new sections of pulley stiles, outside linings, inside linings. Repair cill as necessary.
- 1F-W5: Replace sashes & parting beads, carry out repairs to lower section of box. Splice in new sections of pulley stiles, outside linings, inside linings. Repair cill as necessary.

#### **Ground floor:**

- GF-W1: Repair rail as necessary & replace broken glass.

- GF-W2: Re-weight sashes
- GF-W3: Repair cill & rail as necessary.

The following windows have been assessed as needing only minor repairs only, and therefore excluded from the scope of the current application:

- M1
- M2
- GF-1F Landing WC
- GF-W4

Furthermore, the following windows have been assessed as requiring no remedial action and so are also excluded from this application:

- 3F-W4
- GF-W5
- GF-W6
- LGF Windows 1 – 4

Windows 2F-W6 and 2F-W7 are excluded from the current application on the basis that it was not possible to access the windows for the purposes of survey. If required, these windows may need to be subject to further application.

As noted above with the exception of the ground floor windows which have been assessed as being in better condition, the abovementioned first, second and third floor windows require the replacement of sashes together with associated repairs to box and cills, as required.

Joinery details have been included in the application to show that the new sashes and repairs to boxes and cills will be carried out on a like for like basis.

The applicant has expressed a welcome desire not to replace historic material (including glass) unless absolutely necessary to make the windows good or to arrest and prevent further decay. As such, it is a requirement that all glass shall be reused wherever possible, and appropriate care will be taken when removing the sashes to be replaced so as to prevent breakage. In the event of unavoidable breakage, new glass will be sourced to match that broken (e.g. Histoglas hand-drawn, or machine drawn glass).

### **Significance of Heritage Assets and Consideration of Harm**

Following the desk-based assessment and on-site evaluation, it is considered that the identified heritage assets demonstrate significance in terms of HISTORIC, EVIDENTIAL, and AESTHETIC values, as set out below.

Consideration is then briefly given to whether any harm to an individual aspect may result from the proposals, before this is discussed in greater detail in the following section.

**Historic:**

No. 3 Elm Row, and the wider collection of similar houses in which it sits (1-5 Elm Row and 1 and 2 Hampstead Square) are considered to have significant time depth, dating as a group from c1720. The commonality of design intent and execution of the late C19 additions by CB King, together with strict planning and conservation controls towards the latter C20, has further strengthened the interrelationship of these properties and served to amplify rather than diminish their historical importance.

In addition to the association with CB King, a well-regarded local builder who nevertheless makes little impact beyond the immediate environs of Hampstead, further serves to reinforce the historical significance of these heritage assets, and links them to other assets within the wider Hampstead area, helping to define the character of the area.

In addition to the asset's association with CB King, it is considered that the association of the property with Sir Henry Cole, albeit short-lived, further establishes the historical significance of this house.

With regard to the wider Conservation Area there is a significant historic context, stretching back in recorded terms to Saxon times, with the majority of the growth of the settlement occurring during the 16<sup>th</sup> to 19<sup>th</sup> centuries. As a result of the age of the property, it is considered important in helping to interpret the way that the settlement has evolved, including how existing buildings have been altered and updated to meet changing social and economic needs.

**Extent of Fabric:** All

**Level of Importance:** High

**Use:**

The use of the heritage asset, together with the adjoining properties in Elm Row and Stamford Close appear to have been in continuous residential use since having been built, since there is little documentary evidence to suggest otherwise and there are no notable 'non-residential' features which would help to indicate alternative uses.

However, it is clear that the buildings have been altered over the course of the last 300 years and, in common with other parts of Hampstead which started to decline in the C18, may well have been used to house multiple households. Such a use might well have resulted in physical neglect to the property which would then have necessitated the late C19 refurbishment of the properties by CB King (around the time that Hampstead started to become more popular again due to transport links being established).

**Extent of Fabric:** All

**Level of Importance:** Medium

**Architectural:**

The heritage asset that forms the subject of this application exhibits a strong external architectural character, and this is further reinforced by the group in which it sits and forms an intrinsic part. The particular heritage significance of the application building is however somewhat diminished by the large roof enlargement, which due to the relative lack of glazing appears visually heavier than the remainder of the front façade, and the installation of windows to a different design to that of the neighbouring properties.

The rear elevation of the house, backing onto Stamford Close, has a plainer more utilitarian appearance that is common with this type of setting. The arrangement of windows is less regular (although not unpleasing as a result) and the relatively compactness of the close itself means that the façade cannot easily be read in one go. The nature of this passage, being more intimate and used by people passing through, means that the overall composition of the rear elevation is less important in determining the character of this space.

Internally, the building features good timber paneling and doors and a good staircase that most likely dates from the c1720 original build. The interventions carried out to the property (considered to include the internal timber shutters to front facing windows) are largely consistent with this original character, to the point where it is difficult to determine the precise dating of particular joinery features.

However, the installation of an iron circular staircase to provide access to the upper (3<sup>rd</sup>) floor would appear to be a later addition (either late Victorian or Edwardian) addition that would also date the external roof extension (and windows to front and back) to this later alteration.

More recent alterations include the installation of bathrooms and kitchens, including some internal replanning. These changes are largely limited to later elements of the building, either the 3<sup>rd</sup> floor addition or the rear outshot (facing Stamford Close).

Although there is little evidence to enable a conclusive assessment, it is considered likely that the 2-over-2 windows to the main façade would be an Edwardian alteration, consistent with the above-mentioned works to the upper floor.

**Extent of Fabric:** All

**Level of Importance:** High

**Setting:**

As noted above, the heritage asset sits within a wider group that together makes a significant contribution to the character of this part of Hampstead, although somewhat diminished by the fact that the buildings are largely hidden from public view in the street scene due to the high wall and landscaping to the Elm Row frontage.

**Extent of Fabric:** All

**Level of Importance:** Medium

**Location:**

The location of Hampstead as a wider asset (considering the Conservation Area and Listed Buildings as one) is significant as it demonstrates a historic, evidential, and aesthetic example of the development of a C18 village on the London fringes and gradual expansion during the C19 and C20 as metropolitan London expanded to encompass the settlement.

However, this significance will not be altered or harmed by any aspect of the proposals.

**Extent of Fabric:** All

**Level of Importance:** High

**Artistic:**

In terms of high art, there are no recognized elements within a reasonable distance of the application site to be considered here.

The forms of the buildings themselves, and any features they have being 'architectural' rather than high art.

**Extent of Fabric:** None

**Level of Importance:** None

**Cultural:**



The surrounding area of Hampstead has a strong cultural connection including with the arts and political thought that leads to the area being internationally renowned. The built and semi-natural landscaped environment of the area plays a large part in this, including in relation to the strong contribution made by Georgian era houses such as that which forms the subject of the current application.

Further, the connection of the property with Sir Henry Cole defines a particular cultural significance relating to the application site.

This aspect of significance will not be harmed by the proposed extension or alterations.

**Extent of Fabric:** All

**Level of Importance:** Medium

**Archaeological:**

The application site lies outside of the two Archaeological Priority Areas defined within the Hampstead Conservation Area Statement.

Since the proposed works do not include for any ground disturbance, there will be no impact on any identified or unidentified archaeological features.

**Extent of Fabric:** Site

**Level of Importance:** None known

**Contents:**

There are no contents of any significance.

**Extent of Fabric:** None

**Level of Importance:** None

## Impact of development

### Consideration of Issues

Consideration has been given to assess all areas of recognised possible significance to the Conservation Area and nearby Listed Buildings, together with some comment upon the subject building and its neighbours which make up the group of buildings that share a common history and architectural approach, as described above.

The proposed works outlined above are limited to the replacement of top and bottom sashes in various windows (see Proposal section above) together with associated repairs to the sash boxes and, where necessary cills. Replacement is only proposed where the existing sashes have deteriorated beyond reasonable repair and all new replacement will be designed to be identical to that which they replace. Repair is to be limited to areas where timber has rotted beyond salvage and will include the scarfing in of new timber to match existing sections and details in all instances.

In light of the above, it is considered that the resultant appearance of the windows will not be in any way altered and so the level of harm will therefore be limited to the loss and replacement of historic fabric. The proposals will not therefore result in any harm in terms of Artistic, Cultural, or Archaeological significance, nor will there be any measurable harm to the Setting or Location of the property, and the significance derived therefrom, including in terms of nearby heritage assets.

On the basis that the only harm identified will be in terms of Architectural and (in terms of fabric) Historic significance, the following considerations will therefore be important in terms of defining the overall level of harm to the significance of the heritage asset.

### Age of historic fabric affected

As noted above, the listed building (together with neighbouring properties either side and to the rear) underwent significant rebuilding including the replacement of the entire front façade in the latter C19. Given the extent of the works undertaken at this time, it is unlikely that the builder responsible (CB King) would have incorporated windows from the original façade, and so it can be fairly assumed that all windows (at least to the front elevation) will be no older than the date of rebuild. No precise date is known, since all documentary evidence states that the rebuilding was carried out during the late C19.

However, the fact that the windows to the front elevation of No.3 differ in design to those on the other properties known to have been updated as part of the same scheme necessitates further consideration.

The Victorian 2-over-2 arrangement of the sash windows to No.3 would indicate that they would only have been installed when larger panes of glass were available/affordable. As detailed within the Historic England Guidance 'Traditional Windows', 2014 (updated 2017) such windows would certainly not be earlier than 1830s, with most examples dating from the mid-C19 through to the early C20. Interestingly, the HE guidance mentions the fashion for Georgian style smaller panes as part of the Queen Anne Revival at the end of the C19, which would certainly encompass the renovations carried out by CB King.

On this basis, it seems extremely unlikely that the 2-over-2 Victorian style sashes would have been in-situ at the time of the CB King rebuilding, or given the overall coherence of the design of the rebuilt group, that such windows (should they have existed at the commencement of works) would have been incorporated into the rebuilt house (since they would have been quite new at that point and therefore of limited architectural value as part of a neo-Georgian rebuilding and upgrading project. For the same reasons, it seems unlikely that the Victorian style windows would have been inserted at the time of the rebuilding, unless specifically requested by the prospective purchaser of that dwelling.

The large 'dormer' roof extension containing the 3<sup>rd</sup> floor is also notably different in design and execution to the more traditionally neo-Georgian mansard roof with dormers to the neighbouring property No.5. Again, such an alteration would appear to have been unlikely to have been carried out as part of the rebuilding project, unless of course specifically requested by an individual purchaser.

For the reasons set out above, it is considered that both the roof extension, and the windows to the remainder of the house are the result of a later, most likely Edwardian alteration. No reasons are known for why such an extensive level of alteration might have been carried out within such a short period after the late C19 rebuilding, except that the roof extension would have provided a large functional space (the fact that it takes most of the light from the north would support the provision of studio within this space) and that the remaining windows may have been replaced to a design more similar to the 3<sup>rd</sup> floor windows at that point.

Taken together, it is considered that the existing windows to No.3 are certainly no older than late C19 and most likely date from 1900-1930s, possibly later. On this basis, they do not represent historic fabric of any great importance, and certainly not considered to be important in establishing the historic significance of the heritage asset.

On this basis, the replacement of the sashes and repair of small sections of the sash boxes (which themselves may actually relate to the CB King rebuild) is not considered to result in significant harm to the heritage asset.

### **Overall contribution to architectural significance**

As noted above, the windows to No.3 are architecturally divergent from those which will have been inserted as part of the group rebuilding by CB King, which this property is documented as being a part of. On this basis, it is considered that the windows do not make any strong contribution to the significance of the group and tend to detract from the architectural coherence of the group.

However, since the level of divergence is not considered to be great – a casual observer in the street might not notice for instance – it is not considered that the overall composition is necessarily harmed by the different window arrangement, any more than it is harmed by the above mentioned roof extension. The proposed works are therefore not likely to harm the architectural significance of the heritage asset or neighbouring and surrounding assets identified.

### **Basis for Judgement**

It is acknowledged that the development will create a very minor level of harm on the listed building itself, as well as the setting and historic facets of the Conservation Area in general, and the nearby listed buildings. However, none of the harm identified is considered to result in any significant detriment to the significance of the heritage assets identified, or the reason for their designation.

### **Conclusions**

The proposed works are not considered to result in a level of harm to the significance of the heritage asset known as No.3 Elm Row, the heritage assets which together make up the remainder of the CB King rebuilt group, or indeed nearby heritage assets including the conservation area. As such, the proposals are considered to be in accordance with the Development Plan, the NPPF and relevant guidance, including that published by Historic England.