

**FORMER HAMPSTEAD POLICE STATION AND MAGISTRATES' COURT, 25,
ROSSLYN HILL AND DOWNSHIRE HILL, HAMPSTEAD, LONDON, N.W.3.**

A REPORT ON THE CONSERVATION AND DESIGN ASPECTS OF THE PROPOSALS
SUBJECT OF APPLICATIONS – CAMDEN COUNCIL REFERENCES 2019/2375/P AND
2019/2491/L

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1. INTRODUCTION

- 1.1 This report has been prepared by me, Paul Velluet, Chartered Architect, M.Litt., RIBA, IHBC. I have worked in both private architectural practice and the public sector specialising in the conservation of historic buildings and areas for some forty-five years, including serving as a Principal Conservation and Urban Design Officer in Westminster City Council's Department of Planning and Transportation between 1976 and 1991, and as Regional Architect and an Assistant Regional Director for English Heritage's London Region between 1991 and 2004. Since 2005, I have worked as an architect and independent heritage consultant.
- 1.2 The report relates specifically to the conservation aspects of the proposals which are currently the subject of applications for Planning Permission and Listed Building Consent (references 2019/2375/P and 2019/2491/L) for the proposed change of use, part-demolition, part-reconstruction, extension and alteration of the existing, statutorily-listed, disused Hampstead Police Station and Magistrates' Court, located at

the corner of Rosslyn Hill and Downshire Hill, to create the proposed Abacus Belsize Primary School.

1.3 The preparation of this report has been informed by an inspection of the application site from adjacent, publicly accessible areas and private properties; by an inspection of the interior of the property and the former stable-block on the 22nd October; from past familiarity and knowledge of this part of Hampstead, and from a careful examination of the extensive documentation submitted in support of the applications, including, most importantly, the drawings showing the building as existing and as proposed and the extent of proposed works of demolition and reconstruction, as amended by the submission of revised and additional drawings on the 20th September, 2019; JLL's 89-page *Abacus Belsize Primary School Planning Statement* of May, 2019, JLL's *Abacus Belsize Primary School, Rosslyn Hill, London, NW3 Heritage Statement* of March, 2019; Satellite Architects' *Abacus Belsize School Design & Access Statement* of May, 2019; and Blue Engineering's 50-page *Abacus Belsize Primary School Stage 3 Structural Report* of May, 2019, and structural drawings; and JLL's *Heritage Response/Review* of September, 2019.

1.4 The drafting of this report has also taken into account the heritage assessments prepared in support of the previous applications for Planning Permission and Listed Building Consent (references 2016/1590/P and 2016/2042/L) to which specific reference is made in paragraph 5.11 of JLL's *Abacus Belsize Primary School, Rosslyn Hill, London, NW3 Heritage Statement*.

1.5 The drafting of this report has had regard to the relevant national, London-wide and local planning and conservation policies and guidance, and the relevant published guidance of Historic England.

1.6 **The key conclusions of this report are as follows:**

1.6.1 A number of essential drawings are missing from the application. These include 'Existing Section DD' (with which to compare 'Proposed Section DD' – submitted drawing no. P-1732-250.B); 'Proposed Section AA' (with which to compare 'Existing Section AA' – submitted drawing no. P.1732-106.B); 'Proposed Section CC' (with which to compare 'Existing section CC' – submitted drawing E-1732-109.B); and 'Existing Rear Yard elevation' (with which to compare 'Proposed Rear Yard elevation' – submitted drawing P-1732-310').

Without these drawings it is not possible to understand the full, potential impact of the proposals.

The applications should not even have been validated in the absence of such drawings.

1.6.2 The submitted proposals, by virtue of the extent and nature of the proposed works for the demolition and alteration of surviving, original parts of the interior of the building of 1911-1913 designed by John Dixon Butler:

- Would result in **substantial harm** to the particular architectural and historic significance of the building as a designated heritage asset without clear and convincing justification and without offering substantial public benefits that would outweigh such harm, contrary to the relevant provisions of the *National Planning Policy Framework*;
- Would result in **substantial harm** to the particular special architectural and historic interest of the building and to features of special interest which it possesses contrary to relevant London-wide and local planning and conservation policies and supplementary guidance and the relevant published guidance of Historic England; and
- Would **fail** to preserve the special interest of the building contrary to the provisions of Section 16 and 66 of the *Planning (Listed Buildings and Conservation Areas) Act, 1990* and **fail** to sustain its significance as a designated heritage asset as required under the relevant provisions of the *National Planning Policy Framework*.

1.6.3 **On this basis, both applications should be refused.**

2. THE LISTING OF THE BUILDING AND THE IDENTIFICATION OF ITS SPECIAL INTEREST AND SIGNIFICANCE

2.1 The former Hampstead Police Station and Magistrates' Court, located at the corner of Rosslyn Hill and Downshire Hill, Hampstead, was first listed in August, 1998. However, in February, 2018, the text accompanying the formal entry in the *National Heritage List for England* was substantially amended and extended.

2.2 The current listing description now sets out the reasons for designation, history and details in very much greater detail than that which was in place when the applications for the previous proposals were considered and refused in August, 2016. A copy of the key parts of the text supporting the current listing-entry is appended at the end of this report.

2.3 Of particular relevance in the changes in the supporting text are the amended Reasons for Designation:

'Architectural interest:

* A bold and assured composition of considerable civic presence, the strict uniformity of the pedimented principal elevation offset by the picturesque elements of the entranceway and courthouse, built to a high standard in good quality materials; * Intricately planned to provide separate areas for the different primary functions of the building, with careful consideration of the requirements of the various parts; * The hierarchy of spaces is expressed in the internal

detailing, and the stairs, in particular, reflect the status and character of the different areas; * The high-status of the courthouse is manifest in the internal joinery and plasterwork, and the courtroom has an extensive scheme of panelling and furniture; * The police station is plainly detailed internally, but has architectural features, such as the rounded angles of the walls, and its plan form, which reflect its function.

Historic interest:

* An early example of a combined police station and courthouse, and possibly the first to provide facilities for dealing with juvenile suspects; * An excellent example of the design capabilities of John Dixon Butler, one of the most accomplished Metropolitan Police architects

Group value:

* With the listed K6 telephone box which stands in front of the building, forming a small-scale civic ensemble'.

2.3 Also of particular relevance in the changes in the supporting text is the amended description of the interior:

INTERIOR: the interiors have been modified on a number of occasions over the course of the life of the building, and although the general planning has survived, original interior fixtures and fittings have survived less well, particularly in those parts of the building intended for police use.

There is a legible difference between the interior treatment of the police-occupied parts of the building, and the courthouse. The police station is largely devoid of historic internal fixtures, though is likely to have begun as a relatively utilitarian space, perhaps with the exception of the entrance lobby. Moulded window architraves survive throughout, as do simple internal doorway architraves. Within the areas where suspects were held, that is, the charge room, cells and detention rooms, and matron's and surgeon's room, the angles of the internal walls are rounded. The cells retain heavy metal doors with hatches, possibly dating from the mid-C20. The stair, which rises the height of the building, is a simple iron construction with a modern handrail and is tiled to dado height with white tiles with green borders; these have been painted over. The entrance lobby and CID office have been reconfigured, and the original 'association cell' divided into two single cells.

In the basement, the plan form is largely intact, notwithstanding the late-C20 subdivision of the parade room to create additional cells. The former bicycle store and ambulance shelter, originally accessed from the rear yard, have been incorporated into the general accommodation, and there has been the subdivision of a corridor and the former mess and drying room. These are utilitarian spaces without notable fixtures or decorative finishes.

The two sets of lodgings on the ground and first floor, originally accessed only from Downshire Hill, each had three principal rooms and a scullery and coal store. The short stair to the ground-floor flat has a heavy moulded timber newel, stick balusters and a moulded handrail. The flats do not contain features related to their domestic use, besides an arched niche to one side of a chimneybreast on the ground floor. Their plan forms remain legible, though the stair

to the upper flat has been removed, and access routes created into the courthouse and police station. Also on the first floor are the main dining room and kitchens; this area has modern fittings, finishes and subdivisions, and has been extended over the cell wing.

The courthouse received a greater level of internal treatment and detailing, signifying its high status. The public entrance lobby and waiting rooms feature high-quality moulded plasterwork, joinery, and parquet and terrazzo floor coverings. Dentil cornices and coving survive above suspended ceilings. The stair between the lobby and public waiting room has a moulded handrail and decorative cast iron balusters; a second stair in the same style, providing a private route of circulation for magistrates and staff, rises from a separate entrance further north on Downshire Hill, leading to the back of the courtroom. The public waiting area has fixed benches and is lit by the nine-light mullioned and transomed window. The courtroom itself has timber panelled walls, a deep cornice with dentils, and is open to the roof, where it is lit by a pitched lantern supported on a steel framework. The jury stand, clerk seating and public gallery are also panelled, and the dock is raised on a dais and bounded by cast iron railings'.

- 2.4 The considerably extended texts as set out above evidence that:
- 2.4.1 Historic England values very highly the particular architectural and historic interest and significance of the interior of the building despite the changes that have been effected across the years, and
- 2.4.2 Such extended texts need to be recognised and given due weight in decision-making in relation to any proposed works for the alteration, extension and/or demolition of the building.
- 2.5 The applicants' consultants highlight their view of the special interest and significance of the building in paragraphs 4.51 to 4.54 of JLL's *Heritage Statement* under the heading 'Summary of Significance'.
- 2.6 Under the sub-heading 'Architectural Interest' the applicants' consultants assert that:
- 'The rear elevations are more utilitarian in their design and have undergone a great deal of intervention and alteration, resulting in a lesser contribution to the significance of the building';
- 'Internally, much of the original plan form and architectural features have been lost as a result of successive years of unsympathetic alterations, particularly during the 1950s...';
- 'The architectural scheme within the Magistrates' courtroom is the most intact and important internal space within the building, making a high contribution to its significance';
- 'Other important spaces such as the original parade room and Police Station public entrance have been subdivided and have subsequently lost their original architectural detail and therefore make a much lesser contribution';

‘The three primary staircases, despite being somewhat altered, also contribute to the significance of the building, residing within their original location’; and

‘Other architectural features such as tiled walls, chamfered reveals to sash windows, cornices and skirting have been retained, in part throughout the building, and contribute to its architectural interest’.

It is notable that the consultants make little or no mention of relevance of the substantial survival of the original structural walls and floors and evidence of original room-layouts within the building and their contribution to the overall significance of the building.

- 2.7 Under the sub-heading ‘Historic Interest’, the applicants’ team acknowledges that ‘Hampstead Police Station and Magistrates’ Court is demonstrative of John Dixon Butler’s period in charge as Architect and Surveyor to the Metropolitan Police and is a high quality example of his work’ and is ‘...also illustrative of the emerging ideas concerning accommodation within the Metropolitan Police during the early C20’.
- 2.8 At paragraph 5.11 of JLL’s *Heritage Statement*, under the heading ‘Significance’, the applicants’ team state that the ‘alterations have been informed by’, *inter alia*, ‘assessments prepared in support of the previous application’. However, the assessment of relative significance prepared in support of the previous applications of 2016 (in Section 3 of Built Heritage Consultancy’s 90-page *Heritage Statement*) is not a reliable basis for shaping the current proposals, given its conclusions about the relative significance of the site and its component parts - reflected in the colour-annotated diagrams of each floor of the building shown on pages 50, 51, 32 and 53 of that *Statement*.
- 2.9 It is now evident that the assessment by Built Heritage seriously undervalued the structural and architectural integrity and significance of the building, the considerable extent of surviving, original building fabric (both walls and floors), and the extent to which the original layout of the building was still discernible at each floor level.

In that report, the consultants identified:

- The greater part of the substantially original, structural walls and staircases within the building, and the greater part of the substantially original, outer walls of the projecting wing at the rear of the block fronting Rosslyn Hill, close to the south-eastern boundary of the site, as of only ‘low significance’ and,
- The substantially original end-wall and its modest return at the south-eastern end of the block fronting Rosslyn Hill, the substantially original, external walls to the rear of the blocks fronting Rosslyn Hill and Downshire Hill, and the substantially original, end-wall at the north-eastern end of the block fronting Downshire Hill, as of only ‘medium significance’

With hindsight, the heritage grounds for refusal of the 2016 applications were considerably more substantial than the reasons for refusal indicate.

3. ISSUES ARISING FROM THE DOCUMENTATION SUBMITTED IN SUPPORT OF THE APPLICATIONS

THE CLAIMS OF THE APPLICANTS' CONSULTANTS

- 3.1 In paragraph 5.11 of JLL's *Heritage Statement* under the heading 'Significance', the applicants' consultants accept that:

'The application proposals will directly affect the significance of the listed building through changes to its built fabric'.

However, I would challenge their claim which follows that 'These alterations have been informed by a detailed understanding of the significance of the listed building....'.

- 3.2 In paragraph 5.22 the *Heritage Statement* under the heading 'Internal works to the listed building' the consultants state that 'the significance of the listed building is well documented as a result of previous application'; that 'This has provided a significant body of information to inform the design development of the application proposals'; and that 'Central to this has been to re-use the existing building fabric as far as is reasonably practicable'.

- 3.3 In the 'Executive Summary' of JLL's *Abacus Belsize Primary School Planning Statement* under the heading 'Key potential public benefits' the applicants' consultants put forward the following as one of six benefits: 'Protecting and enhancing this Grade II Listed Building in the Hampstead Conservation Area. The School has been carefully designed to ensure that the areas of significant historical merit and character of the conservation area are preserved and enhanced whilst providing a fit for purpose school...'.

- 3.4 Under the heading 'Key planning matters' in the same summary, under the sub-heading 'Heritage', and in paragraph 10.19 of the *Planning Statement*, in Section 10 - The case for Planning Permission, the applicants' consultants state: 'The design has been carefully developed to ensure that any alterations to the historic building fabric have been kept to a minimum and areas of historic significance have been preserved and enhanced such as the main facades, the magistrates court, and the magistrates stairs, to name a few'.

- 3.5 In paragraph 11.1 of the *Planning Statement*, in Section 11 – Conclusion, the applicants' consultants state that 'The justification for the proposal is summarised as: Restoration of the Grade II listed building and protecting and enhancing the character and appearance of the nearby Conservation Area' (as one of four items). In paragraph 11.3 of the same *Statement*, the consultants put forward 'Protecting and enhancing the

Grade II Listed Building in the Hampstead Conservation Area' as one of six, significant public benefits, and go on to suggest that 'The School has been carefully designed to ensure that the areas of significant historical merit and character of the conservation area are preserved and enhanced whilst providing a modern fit for purposes school...'. Finally, in paragraph 11.5 of the *Statement*, the consultants state that 'The proposed development will preserve and enhance the character and appearance of the Hampstead Conservation Area by bringing the Grade II Listed Building, a key landmark within the surroundings, into beneficial use through continued occupation; that The design has been carefully developed to ensure that any alterations to the historic building fabric have been kept to a minimum and areas of historical significance have been preserved and enhanced such as the main facades, the magistrates court, and the magistrate's stairs, to name a few. The preservation and enhancement to the Grade II Listed Building and Hampstead Conservation Area should be given significant weight in the balancing the development as a whole'.

- 3.6 In the Introduction to Satellite Architects' *Abacus Belsize School Design and Access Statement*, the architects state that 'The core strategy of these proposals is founded upon: A focus on protecting the historic fabric' and 'A sensitive respectful approach to rejuvenating the building to suit an education use' (as two of three items), and go on to state that 'Great care has been taken to ensure that the space is used efficiently and maximises the amenity for the students, teachers and other users of the building'; that 'The design conserves and enhances the building its setting and the Conservation Area so as to accord more closely with the texts; and that 'The conservation of the building has underlined all decisions in the design whilst maintaining an eye on modern expectations such as air quality, energy efficiency and universal accessibility throughout'.
- 3.7 On page 21 of the *Design and Access Statement*, the architects state that 'Refurbishment throughout will be sensitive to all original fabric. Seeking to make the most of what is within the building and minimising change to it, celebrating the rich history of the site...'.

CONTRASTING THE CLAIMS OF THE APPLICANTS' CONSULTANTS WITH THE SUBMITTED PROPOSALS

- 3.8 Whilst the presently submitted proposals involve a lesser degree of works of demolition, alteration and extension when compared with applications 2016/1590/P and 2016/2042/L (as refused by the Council in August, 2016), the current proposals would still involve:
- A significant loss of valuable historic fabric resulting from the proposed internal alterations; and

- A substantial degree of internal demolition, alteration and reconstruction involving the involving substantial or complete removal of original loadbearing walls and partitions, flue-stacks, chimney-breasts, filler-joist and clay-pot-and-joist floors, structural timber posts and flights of stairs.

Such work would clearly have a major impact on the interior of the existing building, and a substantially harmful effect on its particular, architectural and historic interest and significance.

- 3.9 The extent of the proposed works of internal demolition is clearly demonstrated by comparing the submitted ‘as existing’ and ‘as proposed’ plans and sections. I would draw attention in particular to:
- 3.9.1 The annotated ‘as existing’ plans showing the extent of proposed works of demolition (Drawing numbers D-1732-100E, 101E, 102E and 103D) and the very clear definition and description of the scope and nature of the proposed structural works (set out in the text and diagrams of Section 5, 6 and 7 of Blue Engineering’s *Abacus Belsize Primary School, Stage 3 Structural Report*, and
- 3.9.2 At ground and lower ground floor levels, comparison between the drawings showing the proposed works and the original (1913) plans and section of the building (at Figures 3.13 and 3.14 of the submitted *Heritage Statement*), demonstrates the degree of the proposed loss of original building fabric.
- 3.10 Section 2 of the submitted *Structural Report* states that:

‘The proposals, whilst generally aiming to minimise intrusive works to the structure, involve alterations which remove loadbearing walls and require new structure to replace their function’.

However, it is very clear from that report, the diagrams it contains, and the submitted structural and other drawings that the extent of the proposed works of internal demolition, alteration and reconstruction, would involve:

- The substantial loss of original, structural elements,
- The introduction of extensive temporary propping, and
- The installation of a substantial quantum of new steelwork.

Those works would place at significant risk parts of the original, clay-pot and filler-joist structural floors which are proposed for retention and would have a profound impact on the surviving, original structural integrity.

The proposed works of internal demolition, alteration and reconstruction would thereby harm the particular special architectural and historic interest and significance of the building to a substantial degree.

- 3.11 In relation to proposals affecting particular features of special interest within the building, the proposed boxing-in of the original, ironwork balustrading serving the main staircase in the former Police Station (and, it is assumed, the staircase linking the entrance hall and Court Room levels in the Magistrates' Court) with 30 mm. thick plywood, would have a demonstrably harmful impact on the particular special architectural and historic interest of the staircases and on the overall special interest and significance of the building.

(As a particular feature of special interest within the building, there are more sensitive means of upgrading the balustrading of the staircase – such as the discreet fixing of toughened glass panels between the stanchions, thereby retaining the handrail, etc. exposed to view – in order to meet relevant Building Regulations requirements).

- 3.12 The proposed removal of later and damaging alterations to the original interior and exterior of the building and the retention and conversion of the near derelict, former stables and harness-room to the rear of the site are most welcome in principle.

However, the extent and nature of the proposed internal works relating to the main building would involve substantial removal of original structural walls and partitions, flue-stacks, chimney-breasts, floors, structural timber posts and flights of stairs. Such works would negate the surviving, original internal layout of the building at each floor level.

The claims of the applicant's consultants of a sensitive and sympathetic approach to change are not borne out when one reviews the actual proposals.

The submitted proposals do not represent a sound, conservation-based scheme which has been shaped in accordance with the relevant national, London-wide and local planning and conservation policies and supplementary guidance and the published guidance of Historic England. Instead, they effect substantial harm to the particular architectural and historic significance of the building.

Furthermore, there is an absence of justification for the proposals and neither are public benefits offered that balance, let alone outweigh, the harm they cause.

Whilst recognising that parts of the interior of the building and its rear elevations have been adversely altered over the years, much of such later work, such as the installation of dropped ceilings, would appear to be entirely reversible. There is therefore scope to recover the original, understated, functional character of the building whilst introducing sensitive and well-considered internal and external changes to facilitate the appropriate re-use of the building.

4. CONCLUSIONS

- 4.1 As referred to in paragraph 2.8 above, the proposals appear to be founded in part on the assessments of significance prepared in support of the previous applications of 2016 which were refused by the Council. That is an unreliable basis for shaping current proposals. It is predicated on an outdated and superseded understanding of the significance of the building, given its conclusions about the relative significance of the site and its component parts. Historic England's new listing text is of particular relevance in securing a detailed understanding of the significance of the building. In this connection, the consultants appear to seriously undervalue the particular significance of the substantial survival of the original structural walls and floors and original compartmentation within the building. That lack of recognition appears clearly reflected in the highly contentious approach adopted to the proposed internal alterations to the building.
- 4.2 Little if any evidence has been submitted to demonstrate that the substantial extent of the proposed works of demolition and alteration and reconstruction of the interior of the building is justified – particularly those works affecting surviving, original parts of the interior. Little if any evidence has been put forward to demonstrate that options involving less radical change - i.e. options for a sound, conservation-based solution, which work, with the structural grain of the building, rather than against it – have been even been explored, let alone that such options have been set aside for entirely legitimate reasons.
- 4.3 Similarly, even if the applicants' consultants were to recognise that the presently submitted proposals would cause either substantial harm or less than substantial harm to the significance of the building, little if any evidence has been submitted to demonstrate that such harm would be outweighed or balanced by substantial or lesser public benefits.
- 4.4 From the submitted proposals, it is very clear that the highly damaging nature and extent of the proposed works of internal demolition, alteration and reconstruction necessitated by the proposed conversion of the building for educational use are fundamentally in conflict with the proper preservation the particular special interest of the former Police Station and Magistrates' Court as a listed building and sustaining its particular significance as designated heritage asset.
- 4.5 It is reasonable to suggest that conversion for other potential uses for the building would not necessitate such damaging works of demolition, alteration and reconstruction.

- 4.6 Despite the submission of modest amendments to the original proposals submitted on the 20th September such changes go little way to resolving the substantial defects of the proposals.
- 4.7 Importantly, a number of essential drawings are missing from the application. These include 'Existing Section DD' (with which to compare 'Proposed Section DD' – submitted drawing no. P-1732-250.B); 'Proposed Section AA' (with which to compare 'Existing Section AA' – submitted drawing no. P.1732-106.B); 'Proposed Section CC' (with which to compare 'Existing section CC' – submitted drawing E-1732-109.B); and 'Existing Rear Yard elevation' (with which to compare 'Proposed Rear Yard elevation' – submitted drawing P-1732-310'). It is not possible to assess the full impact of the proposals without those drawings and the applications should not have been validated in the absence of such drawings.
- 4.8 Importantly too, insufficient information has been submitted with which to be assured that the proposed creation of an opening in the existing railings to provide access to the proposed ramp on the Rosslyn Hill frontage can be carried out without harming the particular special architectural and historic interest and significance of the property. It is extraordinary that the applications were validated in the absence of such a drawing. This should not have occurred.
- 4.9 The proposal for the introduction of a long ramp on the Rosslyn Hill frontage is too important an issue to be left to be resolved under a reserved matter condition.
- 4.10 Insufficient information has been submitted with which to be assured that the conversion of the Court Room for use as a Business and Enterprise Centre can be carried out without harming the particular special architectural and historic interest and significance of the property. Once again, this aspect of the proposals is too important an issue to be left to be resolved under a reserved matter condition; the Court Room is an important space within the property. A mere statement that the intention would be to retain the oak panelling and bench is wholly inadequate.
- 4.11 Crucially, on the issue of the degree of harm that would be caused by the proposals to the particular significance of the Police Station and Magistrates' Court as a designated heritage asset, it is clear that taking into account the relevant guidance contained at paragraph 017 in *National Planning Guidance* of March, 2014 and at paragraph 27 of Historic England's *Historic Environment Good Practice in Planning: 2 – Managing Significance in Decision-Taking in the Historic Environment* of July, 2015, and relevant High Court cases, the order of harm effected by the proposals as presently constituted would be 'substantial' – not merely 'less than substantial' as suggested by the Council's Conservation Officer.
- 4.12 Contrary to the claims set out in paragraphs 5.39, 5.40, 5.42 and 5.43 of the submitted *Heritage Statement*:

- The proposals do NOT retain all those elements of the existing building that contribute to its special interest and enhance the appearance of the staircase in the Police Station;
 - The proposals are NOT a sensitive response to the significance of the building and would NOT enhance the listed building;
 - The proposals would NOT enhance the significance of listed building; and
 - The proposals would NOT provide an opportunity to better reveal the significance of the heritage assets.
- 4.13 Overall, the submitted proposals, by virtue of the extent and nature of the proposed works for the demolition and alteration of surviving, original parts of the interior of the building of 1911-1913 designed by John Dixon Butler:
- Would result in substantial harm to the particular architectural and historic significance of the building as a designated heritage asset without clear and convincing justification and without offering substantial public benefits that would outweigh such harm, contrary to the relevant provisions of the *National Planning Policy Framework*;
 - Would result in substantial harm to the particular special architectural and historic interest of the building and to features of special interest which it possesses contrary to relevant London-wide and local planning and conservation policies and supplementary guidance and the relevant published guidance of Historic England; and
 - Would fail to preserve the special interest of the building contrary to the provisions of Section of Sections 16 and 66 of the *Planning (Listed Buildings and Conservation Areas) Act, 1990* and fail to sustain its significance as a designated heritage asset as required under the relevant provisions of the *National Planning Policy Framework*;
- 4.10 On this basis, both applications should be refused.

Paul Velluet
2019.

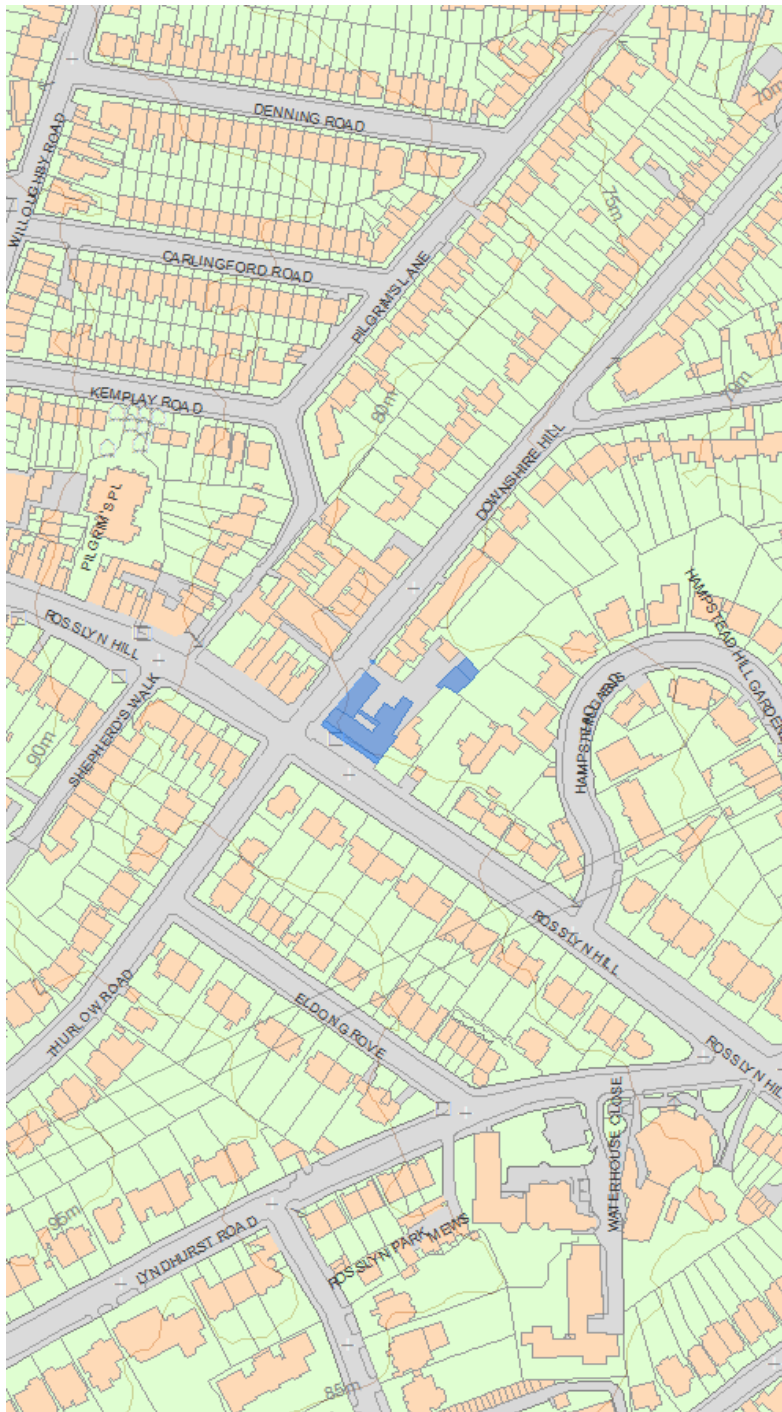
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APPENDIX

KEY PARTS OF THE SUPPORTING TEXT TO THE CURRENT LISTING-ENTRY

Map



Summary

Former Police Station and Courthouse, including stable and harness room, railings and lamps, 1913, by John Dixon Butler, surveyor to the Metropolitan Police.

Reasons for Designation

The former Hampstead Police Station and Courthouse, including stable and harness room, railings and lamps, is listed at Grade II, for the following principal reasons:

Architectural interest:

* A bold and assured composition of considerable civic presence, the strict uniformity of the pedimented principal elevation offset by the picturesque elements of the entranceway and courthouse, built to a high standard in good quality materials; * Intricately planned to provide separate areas for the different primary functions of the building, with careful consideration of the requirements of the various parts; * The hierarchy of spaces is expressed in the internal detailing, and the stairs, in particular, reflect the status and character of the different areas; * The high-status of the courthouse is manifest in the internal joinery and plasterwork, and the courtroom has an extensive scheme of panelling and furniture; * The police station is plainly detailed internally, but has architectural features, such as the rounded angles of the walls, and its plan form, which reflect its function.

Historic interest:

* An early example of a combined police station and courthouse, and possibly the first to provide facilities for dealing with juvenile suspects; * An excellent example of the design capabilities of John Dixon Butler, one of the most accomplished Metropolitan Police architects.

Group value:

* With the listed K6 telephone box which stands in front of the building, forming a small-scale civic ensemble.

History

The Hampstead Police Station and Magistrates' Court was designed in 1912 by John Dixon Butler, Architect and Surveyor to the Metropolitan Police, and opened in December the following year. It was an early example of a combined police station and petty sessions court, and was one of the first courts to include facilities for juvenile offenders. It remained in its original use for just short of a century, closing in 2013.

The police station was the third iteration of such in Hampstead following the Metropolitan Police Act of 1829, providing a large, multi-purpose facility. The freehold for the site on the corner of Rosslyn Hill and Downshire Hill was acquired for £6250 in 1909, and two pairs of semi-detached buildings were demolished to create the large plot. There is an incomplete set of plans of the building at the Metropolitan Police Heritage Centre, which specify the accommodation to be provided in the station and court. The former comprised administrative offices, men's and women's cells, detention room, surgeon and matron's room, a parade room for 60 men, four-stall stable loose box and harness room (detached), quarters for a married inspector and constable, and quarters for 30 single men. There was also bicycle parking, an ambulance shelter, and facilities for cleaning and drying uniforms, storage and dining. Within the courthouse, in addition to the courtroom, there was a juvenile offender's examination room – believed to be the first example of its kind, magistrate's room, clerk and solicitor's rooms, and public waiting rooms.

From the plans it is clear that the functions of the building were physically separated internally, and were accessed from separate external entrances. The Rosslyn Hill range was largely dedicated to use by the police, holding the main police station facilities on the ground floor, the two sets of lodging quarters and dining facilities on the ground and first floors, and ancillary accommodation in the basement. The Downshire Hill range held the courthouse and associated facilities on the ground and first floors; it also had private store rooms in the basement, separate from the police accommodation. There was an external covered stair, enabling prisoners to be moved directly from the charge room to the court. The second floor, also in police use, held the large staff dormitory. The routes of circulation were carefully considered and cleverly laid out, and the success of the scheme is evidenced by the fact that many of the principal functions remained in their original spaces, despite the repeated renovation of the building.

Changes in the operation and organisation of police stations resulted in a number of alterations to the building, the greatest of which is the insertion of internal doorways to unify, and enable passage between, the separate areas of the building. Although the original layout remains discernible, particularly given the existence of Dixon Butler's plans of the basement and ground floor, the alterations have lessened its clarity. As part of the reconfiguration, a stair has been inserted to connect the courtroom lobby and the former flat on the ground floor, and the stair to the first-floor flat has been removed. Other changes to the plan include the reconfiguration of the police station lobby and CID office, the subdivision of wide corridors to form separate passages, the reconfiguration of the large association cell into two, and the insertion of additional cells in the former basement parade room. The external covered walkway, part of the original scheme, has been reconfigured and reclad in modern materials.

John Dixon Butler (1861-1920) was appointed Architect and Surveyor to the Metropolitan Police in 1895, following the retirement of his father, who had held the post since 1881. Dixon Butler was articled to his father, John Butler, and hence had an excellent education in the design and planning of police-related buildings; he also studied at University College London and the Architectural Association, and was elected a fellow of the RIBA in 1906. He began his tenure with the police assisting Richard Norman Shaw with buildings at Scotland Yard and Cannon Row, and the Arts and Crafts influence of the older architect resonates in Dixon Butler's oeuvre. He designed over 200 police stations and courts, of which only 58 are known to have survived; 21 of those are listed.

Details

Former Police Station and Courthouse, including stable and harness room, railings and lamps, 1913, by John Dixon Butler, surveyor to the Metropolitan Police.

MATERIALS: constructed from red brick laid in Flemish bond, with glazed brick to the basement and plinth, with limestone dressings, slate roofs and brick chimneystacks.

PLAN: the building is roughly U-shaped and stands on a corner plot, with the principal elevation facing south-west onto Rosslyn Hill, and the return wings facing north-west onto Downshire Hill, and projecting into the rear courtyard. The building abuts 26 Rosslyn Hill on the south-east, and has been linked to it internally.

The building's functions were originally separate from each other internally, though in the period since, openings have been inserted to allow passage across the building. The ground floor of the Rosslyn Hill range was the core functional area of the police station, containing the main offices and charge room, with cells in the rear wing. The basement contains rooms originally for maintenance of uniforms, fuel storage and the police mess and parade rooms (subdivided). There were two sets of living quarters within the building, intended for the married inspector and a married constable; these are at the southern corner of the ground and first floors, each have three main rooms and were originally

accessed separately from Downshire Hill. The first floor contains the main dining room and kitchens, which have been extended above the cell wing. A large dormitory, intended to sleep 30 men, is on the second floor, and appears to have been partially subdivided. The Downshire Hill range is largely occupied by the courthouse and related accommodation; the public entrance leads to various waiting rooms and offices on the ground floor, and the courtroom itself is on the first floor. A covered corridor links the charge room directly to the courthouse.

There is a detached block within the rear courtyard which is understood to have originated as a stable and harness room, later converted to offices.

EXTERIOR: the principal elevation faces south-west onto Rosslyn Hill, and is two storeys plus attic and basement. It is symmetrical in its general form, though on the right-hand side a picturesquely grouped set of features offset the otherwise rhythmical elevation; a short flight of steps leads to the double panelled front doors, which stand within a richly moulded architrave with an open pediment supported on elongated console brackets, with a large keystone beneath the inscription 'POLICE'. Above, there is an oculus lined in moulded stone, and to the right, a canted bay window rises from the basement. To the left of the door, the ground and first floors have five closely-spaced windows beneath a large central pediment, with two wider window bays to the far side. Windows, generally, are six-over-six-pane sashes, which, on the ground floor have moulded, eared architraves. There is a wide entablature with a dentil cornice above. The central pediment has three pairs of four-over-four sashes with a keyed oculus above. To either side, projecting from the pitched roof, are dormers with paired sashes in moulded, pedimented architraves. The basement has an open light void running the length of the elevation, with iron railings supported on tapering square piers; those piers to either side of the front door hold iron lanterns.

Elements of the principal elevation are continued on the return: the dentil cornice, stone banding, dormers, and architraves, though the composition itself is less regular, with large areas of blind brickwork. On the left is a single doorway in a moulded architrave with a keystone and over-light, giving access to the two sets of lodgings for married staff; on the first floor are two narrow windows, and paired windows in the attic gable. To the left is the doorway to the courthouse, which forms the centrepiece of the Downshire Hill façade. Double doors stand within a moulded architrave with a cornice above and a label before the pulvinated frieze stating 'COURT'. The doorway has a semi-circular hood-mould with an exaggerated keystone, breaking into nine-light mullioned and transomed window above, with leaded glazing. Left of the main entrance are two single and one tripartite windows in stone surrounds, and to the extreme left, at basement level due to the falling ground level, is the staff entrance to the court: a single panelled door in a moulded architrave with a keystone. The roofline drops above the courthouse, and the pitched roof has a large lantern lighting the first-floor courtroom. To the left of the elevation is the vehicle entrance to the rear yard; gates are supported on piers of glazed bricks with stone bands and caps.

The courtyard-facing elevations are more utilitarian, and are obscured by later-C20 additions, including the rebuilt covered stair between the charge room and court, a brick lean-to, caged walkways, and fire escape stairs. Window openings have gauged brick lintels and are varied in size, with many original sashes remaining. The series of cells in the rear wing has distinctive narrow horizontal windows; above, the first floor has been extended. Various window openings and doorways have been blocked; these are evident in the brickwork.

INTERIOR: the interiors have been modified on a number of occasions over the course of the life of the building, and although the general planning has survived, original interior fixtures and fittings have survived less well, particularly in those parts of the building intended for police use.

There is a legible difference between the interior treatment of the police-occupied parts of the building, and the courthouse. The police station is largely devoid of historic internal fixtures, though is likely to have begun as a relatively utilitarian space, perhaps with the exception of the entrance lobby. Moulded window architraves survive throughout, as do simple internal doorway architraves. Within the areas where suspects were held, that is, the charge room, cells and detention rooms, and matron's and surgeon's room, the angles of the internal walls are rounded. The cells retain heavy metal doors with hatches, possibly dating from the mid-C20. The stair, which rises the height of the building, is a simple iron construction with a modern handrail and is tiled to dado height with white tiles with green borders; these have been painted over. The entrance lobby and CID office have been reconfigured, and the original 'association cell' divided into two single cells.

In the basement, the plan form is largely intact, notwithstanding the late-C20 subdivision of the parade room to create additional cells. The former bicycle store and ambulance shelter, originally accessed from the rear yard, have been incorporated into the general accommodation, and there has been the subdivision of a corridor and the former mess and drying room. These are utilitarian spaces without notable fixtures or decorative finishes.

The two sets of lodgings on the ground and first floor, originally accessed only from Downshire Hill, each had three principal rooms and a scullery and coal store. The short stair to the ground-floor flat has a heavy moulded timber newel, stick balusters and a moulded handrail. The flats do not contain features related to their domestic use, besides an arched niche to one side of a chimneybreast on the ground floor. Their plan forms remain legible, though the stair to the upper flat has been removed, and access routes created into the courthouse and police station. Also on the first floor are the main dining room and kitchens; this area has modern fittings, finishes and subdivisions, and has been extended over the cell wing.

The courthouse received a greater level of internal treatment and detailing, signifying its high status. The public entrance lobby and waiting rooms feature high-quality moulded plasterwork, joinery, and parquet and terrazzo floor coverings. Dentil cornices and coving survive above suspended ceilings. The stair between the lobby and public waiting room has a moulded handrail and decorative cast iron balusters; a second stair in the same style, providing a private route of circulation for magistrates and staff, rises from a separate entrance further north on Downshire Hill, leading to the back of the courtroom. The public waiting area has fixed benches and is lit by the nine-light mullioned and transomed window. The courtroom itself has timber panelled walls, a deep cornice with dentils, and is open to the roof, where it is lit by a pitched lantern supported on a steel framework. The jury stand, clerk seating and public gallery are also panelled, and the dock is raised on a dais and bounded by cast iron railings.

SUBSIDIARY FEATURES: the former stable block and harness room stand at the north-east corner of the rear courtyard, facing north-west. On the ground floor are a series of doors and windows under slightly cambered, gauged-brick lintels; the left-hand side of the elevation is obscured by a late-C20 extension. Above, on the first floor, are two dormers with pairs of sash windows, and a third dormer the left with an inserted sash, possibly replacing an opening to a hayloft. The building had been converted to offices by 1986, and is not believed to contain any features related to its original use.



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