

Heritage Statement

For Flat 1 & 5, 21 Fawley Road, London NW6 1SJ

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1.0 Introduction

1.1 Summary

This Heritage Statement has been prepared in support of a planning application for Flat 1 and Flat 5, 21 Fawley Road, London NW6 1SJ, **Planning Reference: 2020/5211/P**.

21 Fawley Road is within the West End Green Conservation Area, Hampstead, Camden.

The report has been prepared by Mark Price who is a Chartered Town Planner (MRTPI) with a post-graduate diploma in Historic Building Conservation from the Architectural Association (AA) and who is a full member of the Institute of Historic Building Conservation (IHBC).

Mark Price is a specialist historic building consultant with over 25 years of experience in the heritage sector. His experience on historic buildings comes from working as a conservation officer with local planning authorities. He also has experience from his work with national heritage statutory consultees and amenity societies such as the Victorian Society as well as a number of other heritage bodies.

1.2 Context

This Heritage Statement forms part of a planning application for a conversion of two ground floor flats into one unit.

Mark Price, Theatre and Heritage, was appointed as heritage consultant in December 2020.

1.3 Structure

NOTE: This Heritage Statement is not intended to be an exhaustive account of the history or architectural description of the building. It summarises the architectural and historic interest of the building as necessary in the context of the works currently proposed [NPPF para 189].

The information in this report is based on desk-based and archival research including the relevant Historic Environment Record (HER) search using the Heritage Gateway. A 'virtual' site visit carried out in December 2020. A list of the archival and secondary sources consulted can be found at Section 6.0.

Archaeology is not considered in this report.

1.4 The proposal

Amalgamation of 2x (1-bed and 2-bed) self-contained flats into 1x self-contained 4-bedroom flat on ground floor, alterations to front window recess and side and rear fenestration, and erection of ground floor rear extension.



Current OS Map.

2.0 The heritage assets

2.1 History of West End

Several houses in West End were mentioned in the early 17th century and by the mid century London merchants were building larger ones. Richard Gibbs, a Goldsmith, acquired Hillfield on the east side of West End (or Kilburn) Lane, north of Jacksfield, together with two houses in 1644. The Hillfield estate was held by another Londoner in 1685 and the house was 'new fronted and much beautified and another house built' after 1703 by Henry Binfield. Both houses, with their coach houses, were owned by Mary Binfield in 1762. One was West End Hall and the other possibly Treherne House [see Figure 1a]. By 1800 West End was a hamlet of cottages and seats set in parkland. The transformation of West End came with the building of three railway lines south of the village, crossing West End Lane. Large sections of several estates were sold to the railway companies. In addition, to the lines themselves, sidings, yards, and rubbish tips occupied much space and the remaining farm and parkland was cut into segments, determining the subsequent street pattern.

2.2 Fawley Road

The eastern side of West End Lane, with its three large houses, West End Hall, Treherne House and Canterbury House [Figure 1b] remained unchanged almost until 1900. There was one road, Blackburn Road, named after a local builder, by 1869, where Joseph Sloper's engineering works were established in 1872, but Sloper failed to exploit it and the works remained isolated between the railway lines. West End Hall was sold for development in 1897. The adjacent Treherne and Canterbury houses were evidently disposed of at the same time and apparently Honeybourne, Fawley, and Lymington roads and Crediton Hill (originally Road) were laid out on the combined estates about 1897.

Building began in 1897 with two large blocks of flats, presumably Canterbury and Lymington mansions, on the site of Canterbury House. In 1899 houses were built in Lymington and Crediton roads and two blocks were erected at 'the corner of West End Lane and Crediton Road', probably Fawley and Crediton mansions on each side of Fawley Road. One builder, A. Davis, applied to build 21 houses in Honeybourne, Crediton, and Fawley roads in 1900 and by 1913 building on the combined estate was complete [Figure 1c, mostly fair-sized semi-detached houses but including shops fronting West End Lane and Yale and Harvard courts, built in 1903 in Honeybourne Road.

2.3 21 Fawley Road

21 Fawley Road was constructed c1910 by the builder A. Davis. The following information is drawn primarily from my own assessment of the conservation area and the building.

The West End Green Conservation Area Appraisal and Management Strategy 2011 describes the houses as 'large semi-detached red brick houses with random-stone garden walls and brick piers. The houses are enhanced with variations on details including balconies in timber and stone and stucco and terracotta details.' 21 Fawley Road conforms to this general description.

The property was constructed as part of a pair in the Edwardian period in the Arts and Crafts style. The ground floor front façade was constructed in red brick with moulded red brick dressings, steppings and hood mouldings. This was the established construction and typified the middle-class house of the period. The upper levels were finished in roughcasting, using cement and small stones, along with mock half-timbering. Roughcasting was revived and became fashionable at the end of century as part of the Arts and Crafts styles. The appeal lay in the fact that it was a cheaper form of finish to stone.

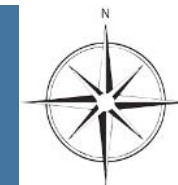
At first floor level a full width, ornate, curved, cast iron balcony was a feature. The building was finished in smooth red clay tiles, the ridge topped with terracotta cresting. The windows were timber casements, the upper lights divided by glazing bars or leaded lights. Tall stepped chimney stacks a feature.

The rear of the property was constructed in London stock bricks with red brick dressings and brick arches. The fenestration in white painted double hung, timber sashes. The planform was L-shaped with long closet wing.

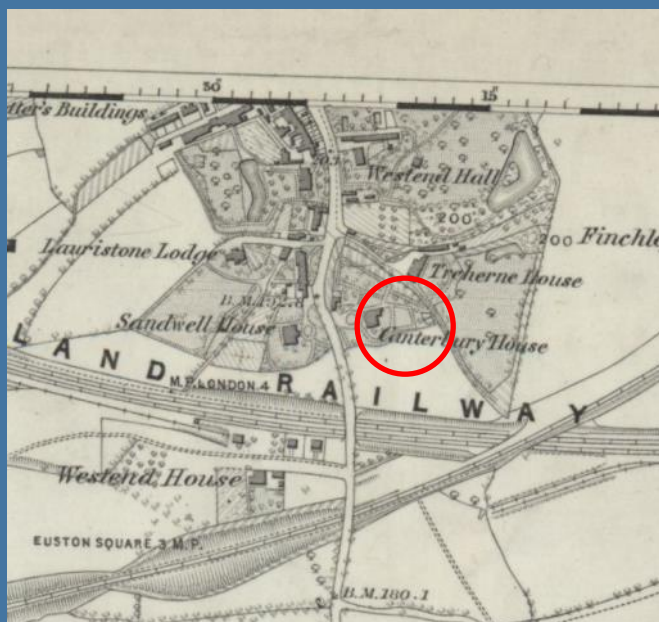
2.4 Surrounding heritage assets

19 Fawley Road, its pair, and the rest of the road is within the West End Green Conservation Area which was designated in 1993. The surrounding streets, West End Lane, Lymington Road, Honeybourne Road and Crediton Hill are also within the West End Green Conservation Area. Other streets further North are within the conservation area but not listed here as there is no impact by the proposals. In addition, there are 5 statutory listed buildings. The nearest, the Hampstead Synagogue (grade II*), is too far away and the proposal too minor for them to have any affect on its setting.

Figure 1

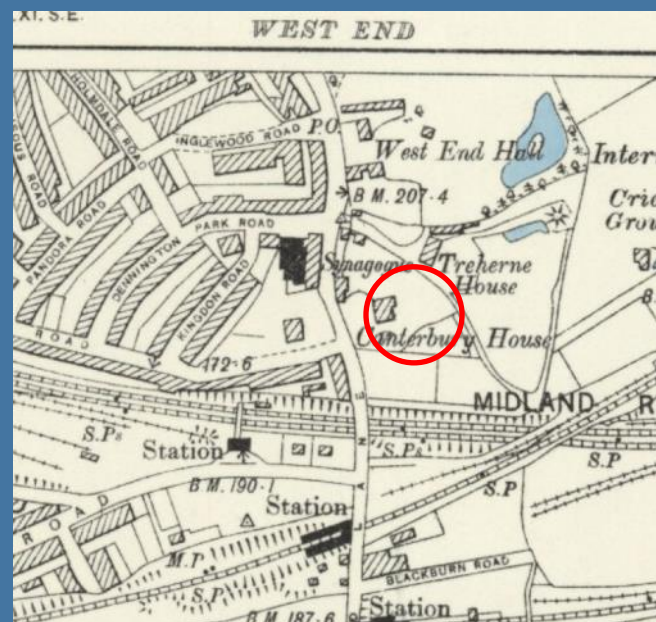


a) OS Map 1874



This map shows the plot before it was developed.

b) OS Map 1894



This map shows that the plot was not developed by 1894.

c) OS Map 1920



This map shows the site was constructed by 1920.

3.0 Assessment of significance

3.1 Background

When considering works to a heritage asset it is always necessary to understand in detail the nature and extent of the 'significance' that a heritage place has in society, in order to protect, preserve and conserve the values of that place (UNESCO, Significance Assessment, 2012).

An assessment of 'significance' of a place is a summary of the cultural and natural heritage values currently attached to it and how they interrelate, which distils the particular character of the place. It explains the relative importance of the heritage values of the place (where appropriate, by reference to criteria for statutory designation), how they relate to its physical fabric, the extent of any uncertainty about its values (particularly in relation to potential for hidden or buried elements), and identify any tensions between potentially conflicting values. (Historic England, Conservation Principals, Paragraph 82)

Annex 2 of the National Planning Policy Framework (NPPF) defines a heritage asset as: *A building, monument, site, place, area, or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest.*

3.2 Significance

The significance of a 'heritage asset' such as a conservation area is defined in the NPPF [Annex 2] as: the value of a heritage asset to this and future generations because of its heritage interest. That interest may be **archaeological, architectural, artistic or historic**.

The Planning (Listed Buildings and Conservation Areas) Act 1990 (Sections 69 and 70), defines a conservation area as being 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'.

National Planning Practice Guidance (PPG), paragraph 023, repeats this advice describing a conservation area as 'an area which has been designated because of its special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.'

3.3 Significance of West End Green Conservation Area

The West End Green Conservation Area is Camden Conservation Area Number 30. The area was designated, including the separate Parsifal Road area, in March 1993. It has been extended as a result of the review in 2010-11 to link the two parts of the conservation area together. It is one of 40 conservation areas in Camden.

I disagree with Cherry and Pevsner's view that the 'houses and streets require no notice' (The Buildings of England, London 4: North). My professional opinion is that the West End Green Conservation Area merits designation. The special significance of the area is characterised by its Edwardian and Arts & Crafts houses. The houses in the conservation area are classically proportioned and styled. The buildings are highly decorative which is where the differentiation between the character of the streets is derived.

The West End Green Conservation Area Appraisal and Management Strategy defines the special character of the area [Chapter 2] as:

'The growth from tiny village to metropolitan suburb has resulted in a very homogeneous piece of Victorian and Edwardian domestic architecture and planning. The character of the area is still defined by the village with the busy commercial 'spine' street, the Green, the street trees and private gardens, the monumental mansion blocks, the variety of substantial houses for professional families and terraced housing. The public buildings support the community and provide landmarks. These include the church, synagogue, library, primary school and fire station.'

In terms of Fawley Road it describes its special character [Chapter 5] as:

'The area bounded by West End Lane and the cricket ground (1877) consists of Lymington Road and Fawley Road running to the east, and Honeybourne Road and Crediton Hill running north to south. All are named after villages of south and west England. This area is defined by the large semi-detached and detached houses, homes for Edwardian professionals. Lymington Road and Fawley Road contain large semi-detached red brick houses with random-stone garden walls and brick piers. The houses are enhanced with variations on details including balconies in timber and stone and stucco and terracotta details. Walking from the bottom to the top there are examples of houses with stained glass oval windows; at the top end, above Fawley Road is a run of Arts and Crafts rendered 2 storey houses. The street trees are a mix of mature and recently replaced trees.'

3.3 21 Fawley Road

21 Fawley Road special character and significance is based on its Arts and Crafts style, its traditional construction and classical design. It is well preserved and contributes positively to the West End Green Conservation Area. This supported by Map 3, West End Green CA townscape Appraisal, which identifies 21 Fawley Road as a 'Positive building'.

4.0 Relevant policy context

4.1 National Policy

Planning (Listed Buildings & Conservation Areas) Act 1990

The primary legislation relating to Conservation Areas is set out in the Planning (Listed Buildings & Conservation Areas) Act 1990 (Sections 69 and 70).

National Planning Policy Framework

The revised National Planning Policy Framework (NPPF) was published on 19th February 2019. With regard to the historic environment, the overarching aim of the policy remains in line with philosophy of the 2012 framework, namely that 'our historic environments... can better be cherished if their spirit of place thrives, rather than withers.' The relevant policy is outlined within chapter 16, 'Conserving and Enhancing the Historic Environment'. This chapter reasserts that heritage assets should be conserved in a 'manner appropriate to their significance' (Paragraph 184).

Planning Practice Guidance

Planning Practice Guidance (PPG), Historic environment, advice on enhancing and conserving the historic environment, was updated on 23 July 2019 and is a companion to the NPPF.

4.2 Local authority heritage policy

The property is situated within the London Borough of Camden and is subject to the **Camden Local Plan 2017** which was adopted in 2017. It states at 7.41 that 'The Council places great importance on preserving the historic environment.' Policy D2 [page 235] relates to heritage. Under:

Designated heritage assets it states: Designed heritage assets include conservation areas and listed buildings. The Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and Listed Buildings, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss. The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.

For conservation areas it states (as applicable to this application): The Council will:

- e) require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;
- f) resist the total or substantial demolition of an unlisted building that makes a positive

contribution to the character or appearance of a conservation area; and

Under the supporting text, Details, Section 7.54, it states 'The character and appearance of a conservation area can be eroded through the loss of traditional architectural details such as historic windows and doors, characteristic rooftops, garden settings and boundary treatments. Where alterations are proposed they should be undertaken in a material of a similar appearance to the original. Traditional features should be retained or reinstated.'

West End Green Conservation Area Appraisal and Management Strategy 2011

The document has general guidance at 7.2 for the control over new development in the West End Green Conservation Area. In particular:

- High quality design and high quality execution will be required of all new development at all scales.
- Development proposals must preserve or enhance the character or appearance of the West End Green Conservation Area.
- The appearance of all buildings of historic interest (listed and unlisted) within the Conservation Area is harmed by the removal or loss of original architectural features and the use of inappropriate materials. For example, the loss of original joinery, sash windows, porches and front doors, can have considerable negative impact on the appearance of a historic building and the area.
- In all cases the Council will expect original architectural features and detailing to be retained, protected, refurbished in the appropriate manner, and only replaced where it can be demonstrated that they are beyond repair.

4.3 Historic England advice

Historic England Advice Note 2 'Making Changes to Heritage Assets' (February 2016)

This document provides advice in relation to aspects of addition and alteration to heritage assets: 'The main issues to consider in proposals are proportion, height, massing, bulk, use of materials, durability and adaptability, use, enclosure, relationship with adjacent assets and definition of spaces and streets, alignment, active frontages, permeability and treatment of setting'. (paragraph 41).

At paragraph 42 it goes on to advise: 'In normal circumstances the retention of as much historic fabric as possible, together with the use of appropriate materials and methods of repair, is likely to fulfil the NPPF'.

Paragraph 43 then states 'The junction between new work and the existing fabric needs particular attention, both for its impact on the significance of the existing asset. Where possible it is preferable for new work to be reversible'.

5.0 Assessment of proposals

5.1 Alteration to front elevation

It is proposed to remove the existing window and red brick apron within the front recess. A timber and glazed infill is proposed to provide additional accommodation and front garden access. The new infill has been designed to match the proportions and style of the existing building as well as the existing fenestration. The new position will be set behind the brick impost and soffit. This will allow the architectural feature to remain prominent.

21 Fawley Road is unique within the street so there will be no loss of rhythm to the properties. Furthermore, there will be no loss of symmetry as its pair, number 19, has been completely altered. It is appreciated that recessed entrances are a significant feature of some of the buildings within the conservation area but this will not be infilling a main front entrance doorway. There are only limited examples of recesses such as this in the street. Where apparent, such as at number 13 Crediton Hill, the recess is formed between bay windows which have fenestration facing the recess and such an alteration would be more obvious and harmful to the architecture. This is not the case here.

This alteration is therefore considered to maintain the character of the existing building and the appearance of the conservation area.

5.2 Extension and alterations to the rear

To the rear lightwell it is proposed to provide a small extension between the existing closet wing and the canted bay. This has been designed to be lightweight in nature and a simple metal and glazed design to allow the original building to be seen behind. It will be a very modest addition to the property and in this low, enclosed location, is not considered to harm the appearance of the conservation area.

It is also proposed to replace the fenestration to the closet wing at ground level with the same lightweight metal framed windows. Similarly, these alterations are not considered harmful to the conservation area given the enclosed location. Some of the fenestration has already been altered and there are many precedents for such alterations throughout the conservation area.

5.3 Alterations to side elevation

To the side elevation it is proposed to brick-up an existing door and window. This will be carried out in brickwork to match. This proposal is between the properties and is not visible. It will not harm the character of the building or the appearance of the conservation area given the location.

5.4 Preserving the character and appearance of the Conservation Area

There is no loss or substantial harm to the heritage asset. These alterations are minor in nature and do not substantially harm the West End Green conservation area. For harm to be substantial, it would have to be so 'serious such that very much if not all of the

significance was drained away' [Bedford Borough Council v Secretary of State for Communities and Local Government]. This is not the case here. Thus the proposal accords with Local Plan policy D2 particularly D2f.

The alteration to the front façade is minimal and will virtually look the same (just a lesser recess). The existing window and brickwork will be replicated [Local Plan Details, Section 7.54]. Architectural features of the building will remain. Works at the side and rear will barely be visible. The works proposed are therefore considered to preserve the conservation area adhering to Local Plan policy D2e and guidance in West End Green Conservation Area Appraisal and Management Strategy 2011.

In terms of the new extension, it will be a minor addition to the building, subservient in nature allowing the original building to remain prominent. It will complement the original house and will not interrupt the rhythm of the rear extensions seen along the terrace. The contemporary design is not obtrusive together with the new fenestration at the rear will provide a simple refreshed appearance. As supported by West End Green Conservation Area Appraisal and Management Strategy 2011 at 7.2.

All the works to the front and rear are reversible construction observing the advice in Historic England's Advice Note 2.

5.5 Conclusion

21 Fawley Road is neither statutory listed nor locally listed. It lies in the West End Green Conservation Area in the London Borough of Camden. It is considered to make a positive contribution to this conservation area and the Conservation Area Character Appraisal describes it as a 'positive building'.

Conservation area designation does not exclude all possibility of alterations to properties within the area, but requires that it preserves or enhances the character or appearance. The current scheme looks to refurbish and extend the building in keeping with its original use. These alterations will in my view sustain the character and integrity of the West End Green Conservation Area.

A minor alteration to the front elevation is proposed which would not materially affect the character of the house and therefore the appearance of the conservation area. The proposal is considered as having a neutral effect. A modest single storey extension to the rear lightwell is also proposed with alterations to fenestration, but this is considered acceptable given its location and scale, and the fact that it would not interrupt the rhythm of the rear extensions seen along the terrace. There is therefore no policy conflict and the development would accord with the provisions of the 1990 Act.

At the heart of Historic England's Conservation Principles, Policies and Guidance is the conclusion in paragraph 84 that some change to a significant place is inevitable. It is only harmful if the significance is eroded. With this in mind, there will of course be changes but these will be very minor. Furthermore, there will be no breakdown of significance.

This report finds no conservation grounds for refusal of consent.

6.0 Sources

Copyright

Mark Price has made use of illustrative material from a variety of sources. What follows can be nothing more than an outline of the permissions that might then be needed.

Sources of information

The information included in the document has been based on various primary and secondary sources including the following:

Historic Environment Record (HER) search using the Heritage Gateway No results were found. It was not thought necessary for this application to contact Greater London Historic Environment Record (GLHER) directly as this would have not have been proportionate for such a small planning application.

Select bibliography

Cherry, Bridget and Pevsner, Nikolaus, The buildings of England: London. 4 North, Penguin Books LTD, 1998

Long, Helen, The Edwardian House, Manchester University Press, 1993

Muthesius, Stefan, The English Terraced House, Yale University Press, 1982

Other documents consulted

Camden Council, West End Green Conservation Area Appraisal and Management Strategy, 2011

Historic England, Conservation Principles, For the sustainable management of the historic environment , 2008

Historic England, Advice Note 2, Making changes to Heritage Assets, 2016

www.british-history.ac.uk/vch/middx/vol9/pp42-47

Maps

OS Maps from National Library of Scotland www.nls.uk