

HERITAGE STATEMENT

176 PRINCE OF WALES ROAD, LONDON NW5 3QB

MAY 2021



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01: LIST DESCRIPTION

1.0 INTRODUCTION

176 PRINCE OF WALES ROAD, LONDON NW5 3QB

INTRODUCTION

- 1.1 Montagu Evans has been instructed by Tamares Real Estate Investments Ltd (hereby referred to as the 'Applicant') to provide consultancy services and produce this Heritage Statement for 176 Prince of Wales Road, London NW5 3QB.
- 1.2 The Site is located in the London Borough of Camden (the 'Council'). The Site is described in detail at **Section 4.0**. **Figure 1.1** outlines the boundary of the Site. An aerial view of the Site is provided at **Figure 1.2**.
- 1.3 The Site comprises a former Sunday school to the rear of the site with a later classical former Methodist Chapel which was built onto the front of the school. The building currently operates as The Zabłudowicz Collection.
- 1.4 The building was added on 14 May 1974 to the Government's list of buildings of special architectural or historic interest, in the Grade II category, as "No.176 Zabłudowicz Collection (former Methodist Church)". The list description for the building is attached as **Appendix 1.0**. The Site is not located within a Conservation Area.
- 1.5 There are few heritage assets near to the Site. Those which are located nearby are discussed in **Section 4.0**. We consider that the Site forms part of the setting of the following heritage assets:
- The Church of Silas the Martyr (Grade II* Listed Building)
 - 131–149 Prince of Wales Road (Grade II Listed Buildings)
 - 151–157 Prince of Wales Road (Locally Listed Buildings)
 - 169–179 Prince of Wales Road (Locally Listed Buildings)
 - 181–199 Prince of Wales Road (Locally Listed Buildings)

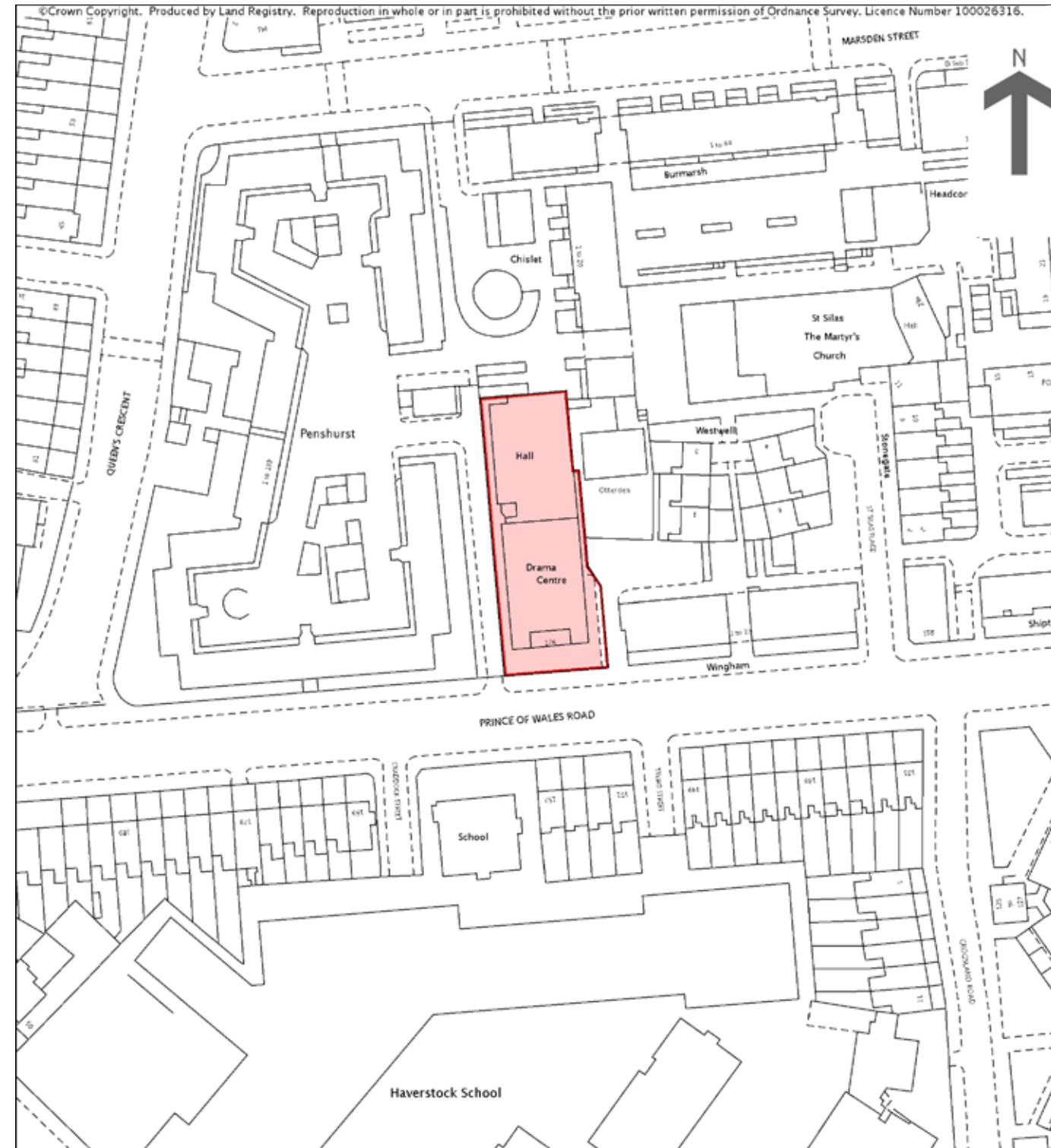


Figure 1.1 Site Plan



Figure 1.2 Aerial View. Source: Google (base map)

PROPOSED DEVELOPMENT

- 1.6 The (built) heritage assessment will consider the significance of heritage assets and the impact of the Proposed Development upon that significance. The Site itself is a Grade II listed building, there are also heritage assets in the wider area and the heritage statement will assesses the potential impact of the Proposed Development on their setting.
- 1.7 Planning permission and Listed Building were previously granted for the Proposed Development in 2017.
- 1.8 The application proposals seek to provide enhanced gallery facilities for the Zabudowicz Collection. The Proposed Development does not differ to that consented in 2017. The description of development is:
"Works to improve the existing gallery facilities, including the erection of an extension to the existing building (including partial demolition and rebuild of the rear part), excavation of a basement level below part of the existing building, localised demolition and other associated external and internal works."

STRUCTURE OF THE REPORT

- 1.9 **Section 2.0** of this report provides the legislative and planning policy context of the Site;
- 1.10 **Section 3.0** sets out the historic development of the area and of the former chapel building;
- 1.11 **Section 4.0** provides an architectural description of the building and a statement of significance.
- 1.12 **Section 5.0** considers nearby heritage assets and their settings.
- 1.13 **Section 6.0** assesses the proposals for the Site.

2.0

LEGISLATION AND PLANNING POLICY

176 PRINCE OF WALES ROAD, LONDON NW5 3QB

LEGISLATION AND PLANNING POLICY

2.1 This section sets out the statutory provisions and planning policy context relevant to the proposals.

LEGISLATION

2.2 The applicable legislative framework to this assessment includes the following:

- The Town and Country Planning Act 1990;
- The Planning and Compulsory Purchase Act 2004;
- The Planning (Listed Buildings and Conservation Areas) Act 1990;
- Planning Act 2008; and
- The Localism Act 2011.

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

2.3 The Planning (Listed Buildings and Conservation Areas) Act 1990 (“the 1990 Act”) provides the legislation that is used to assess the impact of proposals on listed buildings. The following sections of the 1990 Act set out the duties on the decision maker in this case:

- Section 16 (2): *In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.*
- Section 66 (1): *When determining applications, the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting of any features of special architectural or historic interest which it possesses.*

2.4 Sections 16(2) and 66(1) are relevant because the Site is grade II listed and is situated in the setting of surrounding listed buildings.

DEVELOPMENT PLAN

2.5 Section 38(6) of the Planning and Compulsory Purchase Act 2004 stipulates that where in making any determination under the Planning Acts, regard is to be had to the development plan, and the determination must be made in accordance with that plan unless material considerations indicate otherwise.

2.6 The development plan in this case comprises:

- New London Plan (Adopted 2021)
- Camden Local Plan (2017)

NEW LONDON PLAN (ADOPTED 2021)

2.7 The London Plan was approved for publication by the Secretary of State in January 2021, with no further changes to be made.

2.8 The policies pertinent to the assessment of heritage are contained in Chapter 3 (Design) and Chapter 7 (Heritage and Culture). They include Policy D1 (London’s Form, Character and Capacity for Growth), which states that development design should respond to the local context and respect heritage assets that make up the local character.

2.9 **Policy HC1 (Heritage Conservation and Growth)** states that proposals affecting the setting of heritage assets should conserve their significance and identify enhancement opportunities by integrating heritage considerations early on in the design process.

CAMDEN LOCAL PLAN (2017)

2.10 The Camden Local Plan was adopted by the Council on 3rd July 2017 and replaced the Core Strategy and Camden Development policies as the Development Plan.

2.11 The policies which are of relevance to this application are included below:

2.12 Policy D1 (Design) outlines the Council’s approach to securing high quality design in development. The following requirements for development are salient to this application:

- “a. respects local context and character;*
- b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2–Heritage;*
- c. Is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;*

d. is of sustainable and durable construction and adaptable to different activities and land uses;

e. comprises details and materials that are of high quality and complement the local character;

g. is inclusive and accessible for all;

j. responds to natural features and preserves gardens and other open space;

k. incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening, for example through planting of trees and other soft landscaping;

l. incorporates outdoor amenity space;

m. preserves significant and protected views;

o. carefully integrates building services equipment.

The council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.”

2.13 Policy D2 (Heritage) outlines the Council’s approach to designated and non-designated heritage asset and their settings. With regard to designated heritage assets, the policy outlines the approach to substantial or less than substantial harm. As the Site is a Grade II listed building, the following requirements for development are relevant:

a. the nature of the heritage asset prevents all reasonable uses of the site;

b. no viable use of the heritage asset itself can be found in the medium

term through appropriate marketing that will enable its conservation;

c. conservation by grant-funding or some form of charitable or public

ownership is demonstrably not possible; and

d. the harm or loss is outweighed by the benefit of bringing the site back into use.

i. resist the total or substantial demolition of a listed building;

j. resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and

k. resist development that would cause harm to significance of a listed building through an effect on its setting.

OTHER MATERIAL CONSIDERATIONS

NATIONAL PLANNING POLICY FRAMEWORK (NPPF) 2019

- 2.14 The National Planning Policy Framework (NPPF) was published on 27 March 2012 and revised in June 2019. It sets out the government's planning policies for England and how these are expected to be applied.

DESIGN

- 2.15 Chapter 12 of the NPPF 'achieving well-designed places' outlines the Government's policy regarding design. It emphasises that "good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people."
- 2.16 Paragraph 127 states that planning policies and decisions should ensure that developments:
- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
 - establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
 - optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
 - create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

- 2.17 Paragraph 130 advises that:
- Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).*
- 2.18 Paragraph 131 promotes sustainable development and highlights that concerns about townscape impacts can be mitigated through high quality design:
- In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in the area, so long as they fit in with the over all form and layout of their surroundings.*
- HERITAGE:**
- 2.19 Chapter 16 of the NPPF sets out the Government's policies relating to the conservation and enhancement of the historic environment.
- 2.20 The Site itself is Grade II listed and is within the setting of a number of heritage assets.
- 2.21 In determining planning applications, Paragraph of 189 states that:
- local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary...*

- 2.22 The NPPF's definition of significance for heritage policy is defined as follows:
- 2.23 Paragraph 193 states that:
- "When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification."*
- 2.24 Paragraph 196 states:
- "Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including, where appropriate, securing its optimum viable use."*
- 2.25 Paragraphs 197 indicates the effects of an application on the significance of a non-designated heritage asset should be taken into account when determining the application. In weighing such applications, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the asset.
- 2.26 The definition of the setting of a heritage asset in the annex of the NPPF is the "surroundings in which a heritage asset is experienced". Further, in the extent of a setting "is not fixed and may change as the asset and its surroundings evolve." Setting is not itself a heritage asset but elements of a setting "may make a positive or negative contribution to the significance of an asset."
- 2.27 National best practice guidance confirms that changes to setting might include the visual impact of a proposed development, or a change in our ability to appreciate the special interest of a heritage asset. Effects on setting, it should be noted, can be either positive or negative. It is clear from policy and guidance, and also from various recent judgements, that impact on setting itself is not the consideration. Setting is important only to the extent it enables an appreciation of significance or contributes directly to it. Thus, a change to setting, even a major one, can be neutral, beneficial or harmful depending on the particular facts of any case.

PLANNING PRACTICE GUIDANCE (ONLINE)

- 2.28 This guidance was published as a web based resource on 6 March 2014 and is regularly updated. In preparing Local Plans and taking decisions, local planning authorities need to consider and have regard to planning practice guidance issued by the Government.
- 2.29 With regard to the setting of a heritage asset and how should it be taken into account during the assessment of new development, the guidance states:
- “A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.*
- Setting is the surroundings in which an asset is experienced, and may therefore be more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not.*
- The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.*
- The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance.*
- When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset’s significance may also damage its economic viability now, or in the future, thereby threatening its ongoing conservation.”*
- Paragraph: 013 Reference ID: 18a-013-20140306. Revision date: 06 03 2014*

HISTORIC ENVIRONMENT GOOD PRACTICE ADVICE IN PLANNING NOTE 2: MANAGING SIGNIFICANCE IN DECISION-TAKING IN THE HISTORIC ENVIRONMENT (HISTORIC ENGLAND, 2015)

- 2.30 The guidance provides information on assessing the significance of heritage assets, including guidance on understanding the nature, extent, and level of significance.
- 2.31 The note advocates a structured approach to assessing development proposals likely to affect the significance of heritage assets. Our assessment has been formed in accordance with this approach and sets out the nature, extent and significance of the heritage assets affected by the proposals and the impact of the proposals on their significance as appropriate.

HISTORIC ENVIRONMENT GOOD PRACTICE ADVICE IN PLANNING NOTE 3: THE SETTING OF HERITAGE ASSETS (2017)

- 2.32 The Setting of Heritage Assets (GPA3) was published on 22 December 2017. The guidance supersedes and replaces in full the October 2011 English Heritage guidance The Setting of Heritage Assets: English Heritage Guidance and the March 2015 The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3.
- 2.33 The assessment of setting prepared in the Setting of Heritage Assets (GPA3) is broadly consistent with the former published guidance. It provides an understanding on setting, and how it may contribute to the significance of heritage assets and allow that significance to be appreciated, as well as advice on how views contribute to setting. We have had regard to its approach in preparing this assessment.

CAMDEN PLANNING GUIDANCE, DESIGN (2018)

- 2.34 The guidance advises that new development should aim to respect and not undermine the form, structure and urban grain of the locality, taking into account local distinctiveness (including materials and features), and should contribute to creating attractive and functional places.

3.0

HISTORIC DEVELOPMENT

176 PRINCE OF WALES ROAD, LONDON NW5 3QB

HISTORIC DEVELOPMENT

- 3.1 This section provides a description of the historic development of the Site and that of the surrounding area.
- 3.2 The Site is located in a formerly rural area, which was subject to suburban development from the 1820s and 1830s. The development around the application site was largely residential although it also included a number of institutions. The Journeyman Tailor’s Institution was located immediately to the west of the site, and the orphan working school was located nearby. The Site is located within relative proximity to the railway line to the east, and substantial lines and sidings to the south at Chalk Farm.
- 3.3 The Wesleyan Methodist Church constructed a school–chapel on the Site in 1867 in a position set back from the line of the road. The 1870 Ordnance Survey Map illustrated below (Figure 3.1) illustrates this arrangement, showing the main entrance of the school located on the façade facing Prince of Wales Road, with an avenue of planting leading to the door. Crown Terrace to the east, whose rear boundary abutted the east wall of Sunday school, had been constructed by this time. This terrace did not extend all the way to the Prince of Wales Road. The site to the west of the Sunday school was occupied by the Journeyman Tailor’s Institution, which was founded in 1837.
- 3.4 The Wesleyan Methodist Church was the primary Methodist movement in Great Britain following the split from the Church of England after the death of John Wesley, and who were distinct from the Calvinist Methodists and the Primitive Methodists.

- 3.5 It would appear from the foundation stone (Figure 3.2) set within the rear part of the building that the Sunday School was constructed to designs by Elias Hoole architect (1837–1912). He was also connected with other buildings that are now on the National Heritage List, primarily Methodist halls and chapels. He also appears to have worked on a number of houses in association with the philanthropist Octavia Hill (1838–1912). His attributions include the hall adjoining the Methodist Chapel in Westcliff (Grade II), the Church of St Margaret (Grade II), Ranston Street Model Cottages (Grade II) and the alterations to Wesley’s Chapel (Grade I).
- 3.6 Shortly after the publication of the first edition Ordnance Survey, in 1871, the foundation stone for the main body of the church was laid at the front of the school, immediately abutting and connected to the old school which internalised the front façade of the existing building. The church that was constructed was a large building with a classical stone frontage, with a long ashlar return. The building is described in detail in Section 4.0.
- 3.7 When constructed the chapel accommodated 1050 worshippers and 500 more in the schoolrooms and vestries. In 1904 the church was made head of the Prince of Wales Circuit of Methodist Chapels.



Figure 3.1 Ordnance Survey Map, 1870

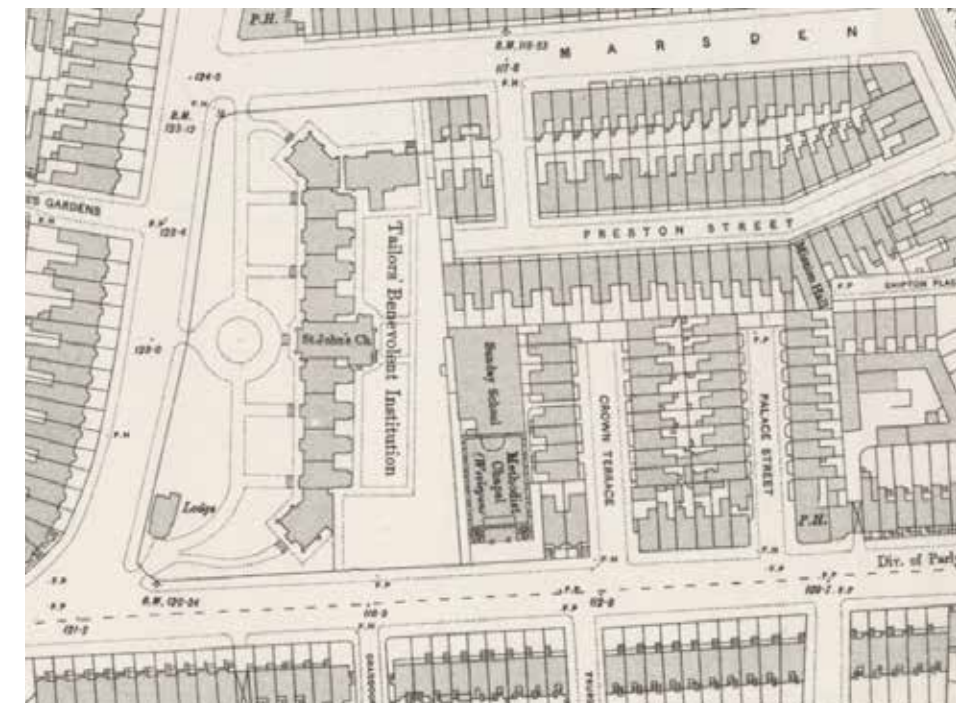


Figure 3.2 Ordnance Survey Map, 1895

- 3.8 By the time of the publication of the 1895 Ordnance Survey map (Figure 3.3), two houses had been built to the south of Crown Terrace, fronting on to the Prince of Wales Road. A similar arrangement is shown on the 1915 map (Figure 3.4).
- 3.9 By the time the area was surveyed in 1952 (Figure 3.5) the Institution to the west of the site had been demolished and a new housing estate had been constructed, identified on the plan as 'Montague Tibbles House'. Many of the terraces of houses shown on the 1952 map were redeveloped subsequently, being replaced with post-war housing estates.
- 3.10 The chapel was sold to Camden Council in 1964 and used as a drama school. As indicated above, by the 1970s the area had seen considerable change with the demolition of many of the surrounding terraces and a new layout with large housing blocks. A new building called 'Wingham' replaced the terraces to the east whilst removing the former Crown Terrace. Many of the terraces were replaced with larger, multistorey blocks of flats.
- 3.11 On 11 October 1993 planning permission and listed building consent were granted for the demolition of the single storey lean-to extension to the west façade of the current rear gallery, and its replacement with a part 2, part 3 storey extension for educational use (applications 9301292 and 9370210 respectively). The consented extension was not built.
- 3.12 A Building Design article from 2008 explains that the former Methodist Chapel was acquired by the Zabłudowicz Art Trust in 2005 at which point it had been in disuse, and occupied by squatters for nearly a decade. At this time it was also on the Buildings at Risk Register. The articles notes that the work at this time include stripping back the building to reveal old columns, doors and fireplaces, the removal of stud walls to free spaces from earlier institutional subdivisions, and plasterwork repairs.



Figure 3.3 Ordnance Survey Map, 1915

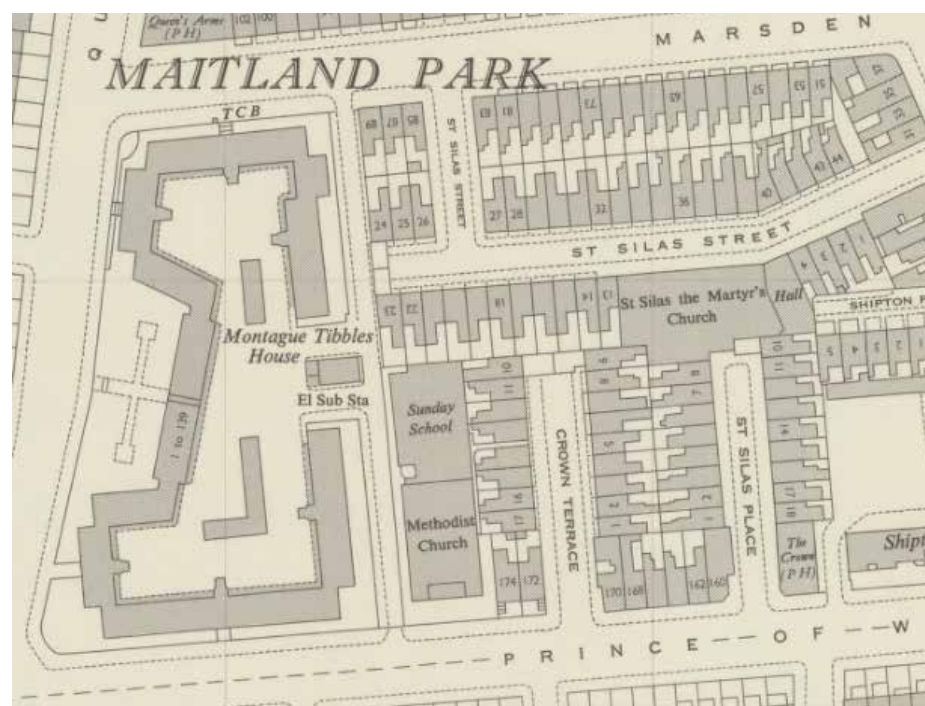


Figure 3.4 Ordnance Survey Map, 1952

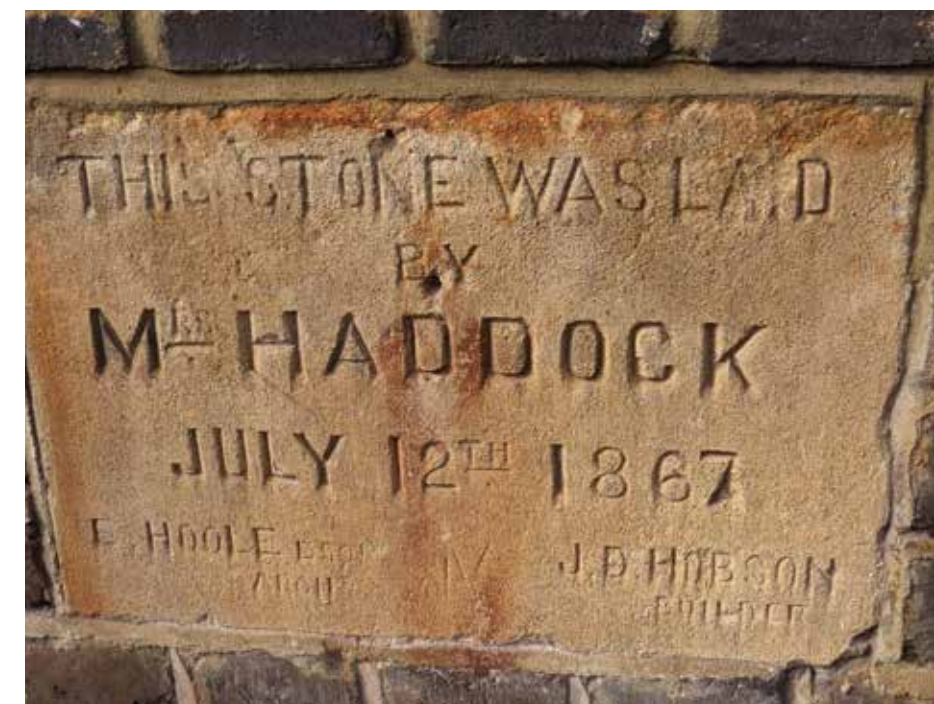


Figure 3.5 Foundation stone, 1867

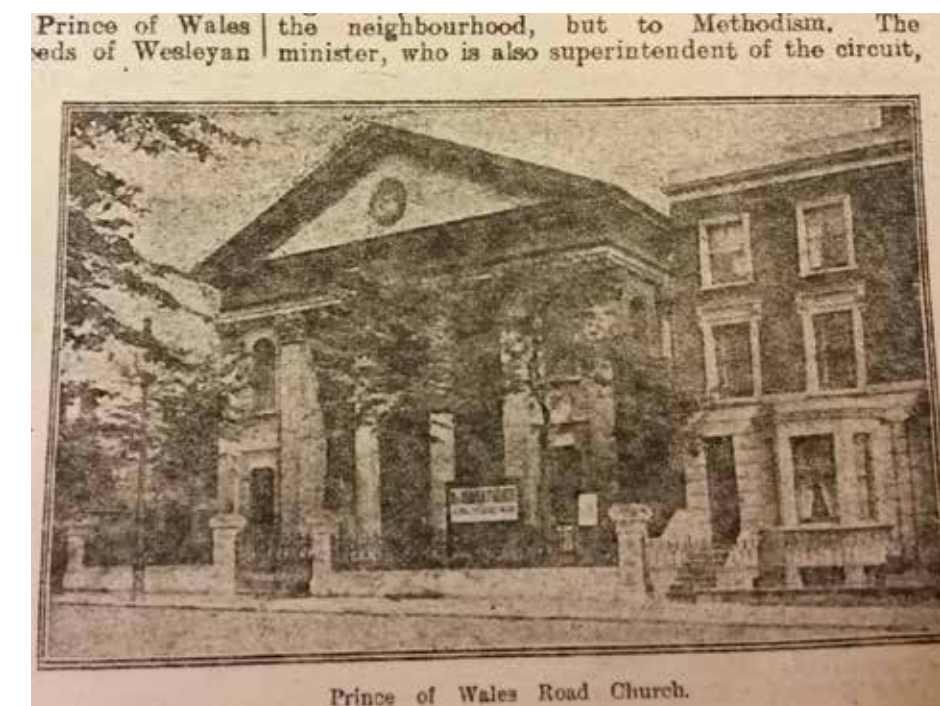


Figure 3.6 View of the Chapel from 1908, from the Methodist Recorder

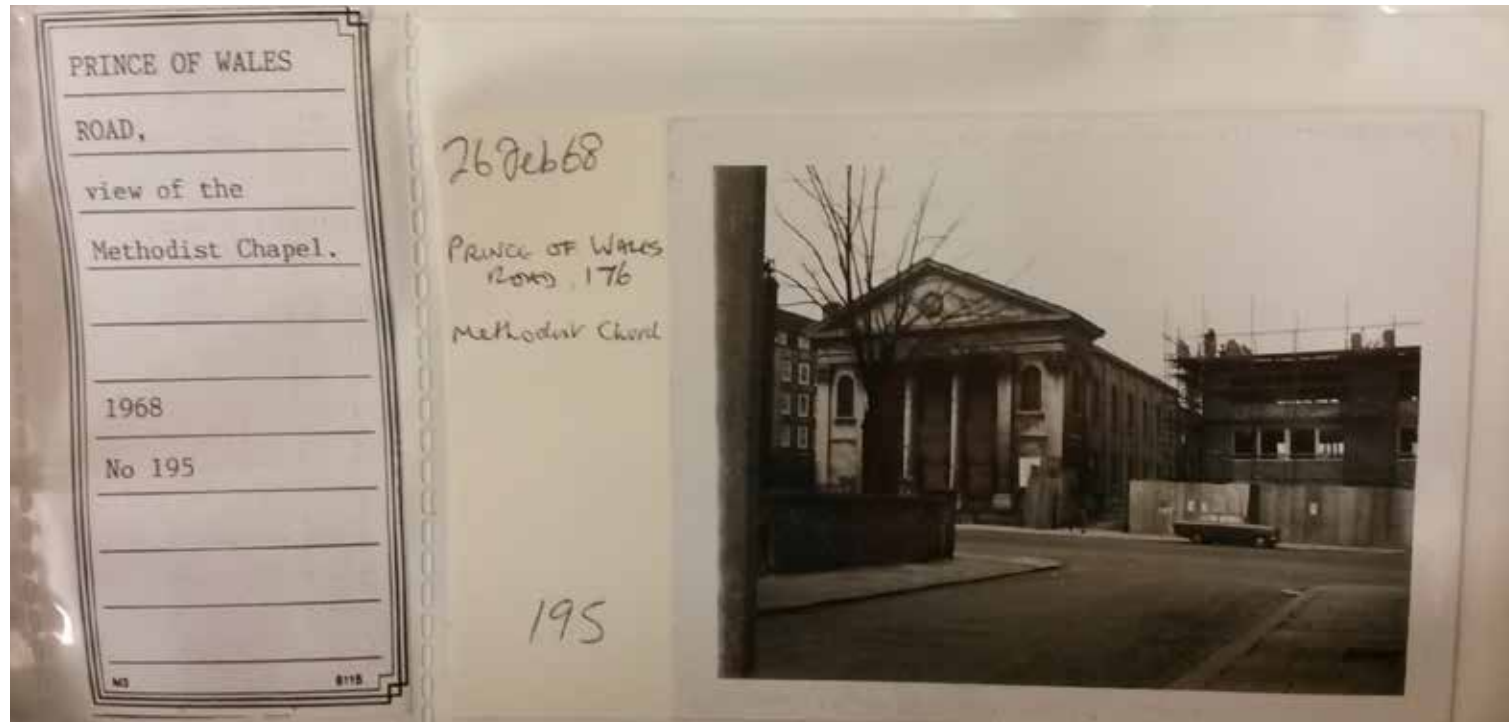


Figure 3.7 View of the former chapel in 1968, with the neighbouring building during construction



Figure 3.8 View of the former chapel in 1968, with the neighbouring building during construction

BIBLIOGRAPHY

- 3.13 The section and **Section 4.0** has been informed by secondary sources
- Building Design, no. 1803, Jan 25, 2008
 - 'The Spiritual Strength of Kentish Town: A Survey of Methodist Chapels' in Camden History Review, no. 6, 1978, pp. 10-11
 - 'A Great London Church: Prince of Wales Road and its Methodism' in The Methodist Recorder, May 28 1908
 - Images from Camden Archives, 1968
 - John Richardson, Kentish Town Past
 - 'Material Presence' in Blueprint, no. 273, Dec 2008
 - The Streets of Kentish Town

4.0

**ARCHITECTURAL DESCRIPTION AND
STATEMENT OF SIGNIFICANCE**

176 PRINCE OF WALES ROAD, LONDON NW5 3QB

ARCHITECTURAL DESCRIPTION AND STATEMENT OF SIGNIFICANCE

4.1 This section provides a description and an accompanying statement of significance for no. 176 Prince of Wales Road, the former Methodist Chapel.

DESCRIPTION OF THE EXTERIOR

4.2 The building is divided into three primary spaces: the former Methodist Chapel to the front on the Prince of Wales Road side which will be described as the front gallery. The middle gallery which at first floor level contains office spaces, and the rear of the building which forms the rear gallery.

4.3 The former Methodist chapel has its primary façade on Prince of Wales Road (**Figure 4.1**). This is the most ornate of the façades and has a hexastyle Corinthian portico with pediment above. The four outside columns have engaged pilasters and the two central columns are free-standing. The entrance to the building is inside the portico.

4.4 The east façade (**Figure 4.2**) has a single bay return in ashlar, with the two storeys of the building articulated by two windows: square headed below and round headed above.

4.5 The remainder of the east façade, although constructed in brick rather than ashlar follows the same rhythm of the west façade when articulating the main chapel space. The rear part of the façade, which is also constructed in brick, contains tall double height round headed windows. This is the gallery space within the former Sunday school.

4.6 The formal ashlar return on the west façade front gallery is much larger, and has seven bays, with windows set within each bay (**Figure 4.3**). Each

bay is set within Corinthian piers. Like the east return these windows are square headed on the ground floor and round headed on the upper level.

4.7 Immediately behind the front gallery is the middle gallery which is two bays wide, arranged over two storeys with windows set within brick gauged arches. The middle gallery is set at a lower level to the front gallery (**Figure 4.4** and **4.5**). The rear gallery of the west façade is also constructed in brown brick. This elevation is lower than the middle and front galleries. To the rear of this the roofline of the building drops in height and the windows in this upper segment are round and set above a single storey extension (**Figure 4.6**). There have clearly been some alterations to this part of the building and some of the openings have been altered. The rear façade is constructed in brick with no openings (**Figure 4.7**).



Figure 4.1 View of the primary façade and west return of the former Methodist Chapel



Figure 4.2 View of the east façade of the former Methodist Chapel



Figure 4.3 View of the west façade of the former Methodist Chapel



Figure 4.4 View of the exterior of the middle gallery



Figure 4.6 View of the west return of the former Methodist Chapel, the rear and middle gallery



Figure 4.5 View of the rear access to the Building in the Middle Gallery



Figure 4.7 View of the rear façade

DESCRIPTION OF THE INTERIOR

- 4.8 The building is entered through the main portico into a reception space which contains a café (Figure 4.8). To each side of the building are small celled spaces, with some stained glass and exposed structural beams: one is currently used as the library and the other is used as an exhibition space (Figures 4.9 and 4.10). These are accessed from the front lobby only. The entrance lobby contains original and cast iron columns, of the type seen through the ground floor of the main space.
- 4.9 The lobby provides access into the double height former chapel space with horseshoe gallery above, supported on slender cast iron classical columns (Figure 4.11). All of the fixtures and fittings of the former chapel have been removed, and some temporary partitions are in place on the lower levels of the building. The original decorative plaster ceiling remains, although it has all been painted white and none of the colour from the original plaster remains (Figure 4.13). The round headed windows at the gallery level contain a decorative, albeit fairly plain motif throughout (Figure 4.12).
- 4.10 There is a recessed apsidal feature at the north end which is double height at the rear of the space (Figure 4.12). This contains a classical feature with paired Ionic pilasters. The side walls of the church contain three-quarter engaged Corinthian columns, which follow the rhythm of the bays on the exterior of the chapel.
- 4.11 As noted above, behind the front gallery is the middle gallery (Figures 4.14 and 4.15). One room contains some historic (undated) joinery and fireplace with ceramic tiles in the surround. There is also a small kitchen, with smaller washroom facilities leading off.
- 4.12 On the first floor, above this and within the middle gallery, there are four rooms accessed from a central corridor which function as offices. Access can be gained from these offices to the gallery and from the staircase within the middle gallery. These rooms are of limited interest.
- 4.13 The rear gallery (Figure 4.16 and 4.17) is made up of a large double height gallery space which contains double height round headed windows on the east side of the building. This large room may have functioned as the original Sunday School room, and is now in use as a gallery space. The single storey extension on the west side of the building is currently used for storage.

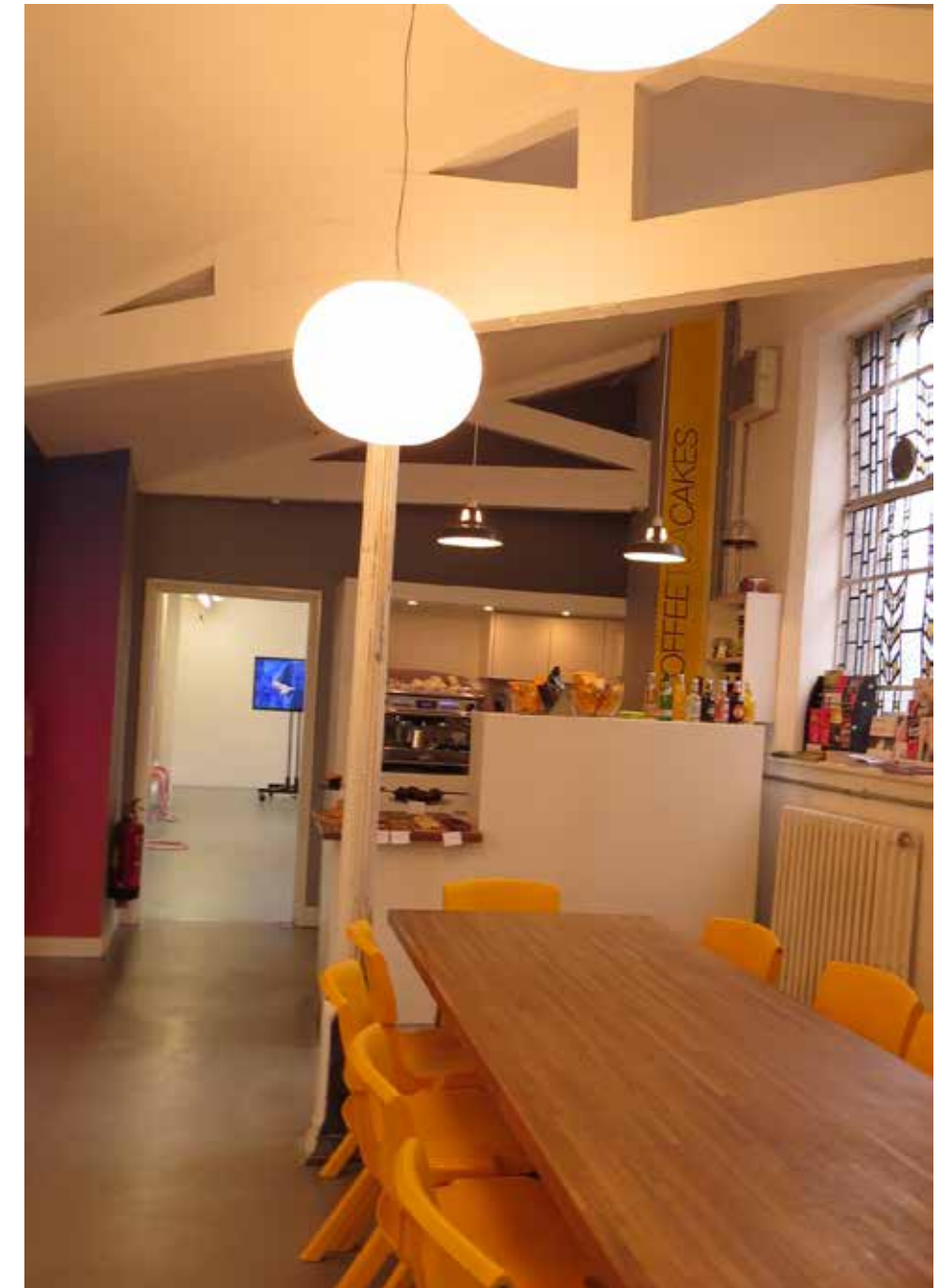


Figure 4.8 Reception space café



Figure 4.9 Ground floor side library space



Figure 4.10 Ground floor side exhibition space



Figure 4.11 View of the Chapel and gallery from the ground floor



Figure 4.12 View of the Chapel from the gallery



Figure 4.13 View of the decorative ceiling of the former Chapel



Figure 4.15 View of the middle gallery



Figure 4.17 View of the rear gallery space



Figure 4.14 View of the fireplace in the rear room in the middle gallery



Figure 4.16 View of the rear gallery space

STATEMENT OF SIGNIFICANCE

4.14 This section discusses the significance of no. 176 Prince of Wales Road, the Grade II listed former Methodist Chapel.

4.15 Paragraph 128 of the NPPF requires applicants to describe the significance of any heritage assets likely to be affected by development proposals. The paragraph states that the level of detail should be proportionate to an asset's importance and no more than is sufficient to understand the potential impact of the proposal.

4.16 Significance is defined in the NPPF as (2012) 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. Significance derives not only from a heritage asset's physical presence, but also from its setting.'

4.17 The NPPF forms the basis of for our assessment of the significance of the site. We have also has regard to the note by Historic England GPA 2: Managing Significance in Decision-Taking in the Historic Environment (2015) which provide guidance on the assessment of significance.

4.18 The categories listed below encompass distinctive yet interrelated aspects of significance such as associative, illustrative, design, social and spiritual value, provide a useful framework for assessing and understanding significance:

- Archaeological Interest: the potential of a place to yield evidence about past human activity.
- Historic Interest: the ways in which past people, events and aspects of life can be connected through a place to the present, often illustrative or associative.
- Architectural and Artistic Interest: the ways in which people draw sensory and intellectual stimulation from a place.
- Value of a heritage asset to this and future generations: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

4.19 The following section assesses the significance of the Grade II listed former Methodist Chapel.

4.20 The former Methodist Chapel is not of archaeological interest.

4.21 The former Methodist Chapel has historical interest as a building which was associated firstly with the Methodist school which was founded on the site and, with the extension of the property to include the much larger chapel at the front of the site. The building had a long association with the Methodist church until the building went out of use and was adopted for other purposes.

4.22 During the 1960s the building was disposed of by the church to the local authority and acquired by Camden Council. When it transferred to the council it was used as a dance and drama centre. During the 1980s, the building went out of use by the council and became vacant. After a number of years without occupation the building was acquired for use as a contemporary art gallery. Therefore the building also has historical associations through these additional uses in particular with its current use as a contemporary art gallery.

4.23 The former Methodist Chapel has had all of the liturgical fixtures and fittings removed from the building, and there are no features which remain which connect the building to its use as a Sunday school. However the significance of the building is largely connected to the front gallery which functioned as the Methodist Chapel. Therefore the significance of the historical association with its use as a church is reduced. However, the chapel space is recognisably a gallery church, even without its fixtures. This is the most important remaining space within the building.

4.24 The building also has some historical interest by virtue of its association to the architect and missionary Elias Hoole, who was connected to the older, Sunday school structure to the rear of the property.

4.25 The building has architectural and artistic interest as a handsome building which is constructed largely in high quality materials to a design that is recognisably of its building type. The architectural interest is largely connected to the front gallery/former Methodist Chapel which is of a high architectural quality and executed in high quality materials. The design is not attributed to a particular architect – it is not clear if the foundation stone of the Sunday school also applied to the main chapel.

4.26 The interior of the front gallery contains artistic merit and retains some of the original plasterwork and internal design features associated with the former chapel. The plasterwork does not contain its original colour scheme as this has been painted during C20 renovations. The artistic merit associated with the interior of the building is mainly associated with the front gallery, and the double height space in the rear gallery. There is little architectural quality within the middle gallery part of the building. The tall windows to the rear of the east façade of the building make a contribution to the character and aesthetic value of the rear gallery, although this part of the building is largely featureless.

4.27 The building has operated in a number of different uses including a church, drama centre and art gallery. It therefore has significance to members of the local community who used the building during the different periods of operation.

5.0

NEARBY HERITAGE ASSETS AND THEIR SETTINGS

176 PRINCE OF WALES ROAD, LONDON NW5 3QB

NEARBY HERITAGE ASSETS AND THEIR SETTINGS

- 5.1 We have identified heritage assets within a 250m perimeter of the Site. The Heritage Asset Map provided as **Figure 5.1** shows those in the immediate vicinity. The search included all designated and non-designated heritage assets within the study area. The heritage assets are identified below with a short description.

CONSERVATION AREAS

PARKHILL CONSERVATION AREA (CAMDEN)

- 5.2 The Parkhill Conservation Area was designated by the London Borough of Camden on the 1st June 1985. It is located to the west of the Site, on the periphery of the study area. The Conservation Area was part of the C19 suburb of Belsize Park, on the east side of Haverstock Hill. The area is characterised by C19 terraces.
- 5.3 There is no visual relationship between the Conservation Area and the application site due to intervening development. The Site, although part of the wider urban context of the Conservation Area, makes no contribution to its setting or significance.

WEST KENTISH TOWN CONSERVATION AREA (CAMDEN)

- 5.4 The West Kentish Town Conservation Area was designated by the London Borough of Camden on the 20 September 2005. It is located for the east of the Site, on the periphery of the study area. The Conservation Area is characterised by C19 residential terraces and includes the Fiddlers Elbow Public House (Grade II) which also falls within the study area.
- 5.5 There is no visual relationship between the Conservation Area and the application site, due to intervening development. The Site, although part of the wider urban context of the Conservation Area, makes no contribution to its setting or significance.

HERITAGE ASSET PLAN

 Application Site

Grade II*

1. Church of St Silas the Martyr

Grade II

2. 176 Prince of Wales Road
(former Methodist Church)

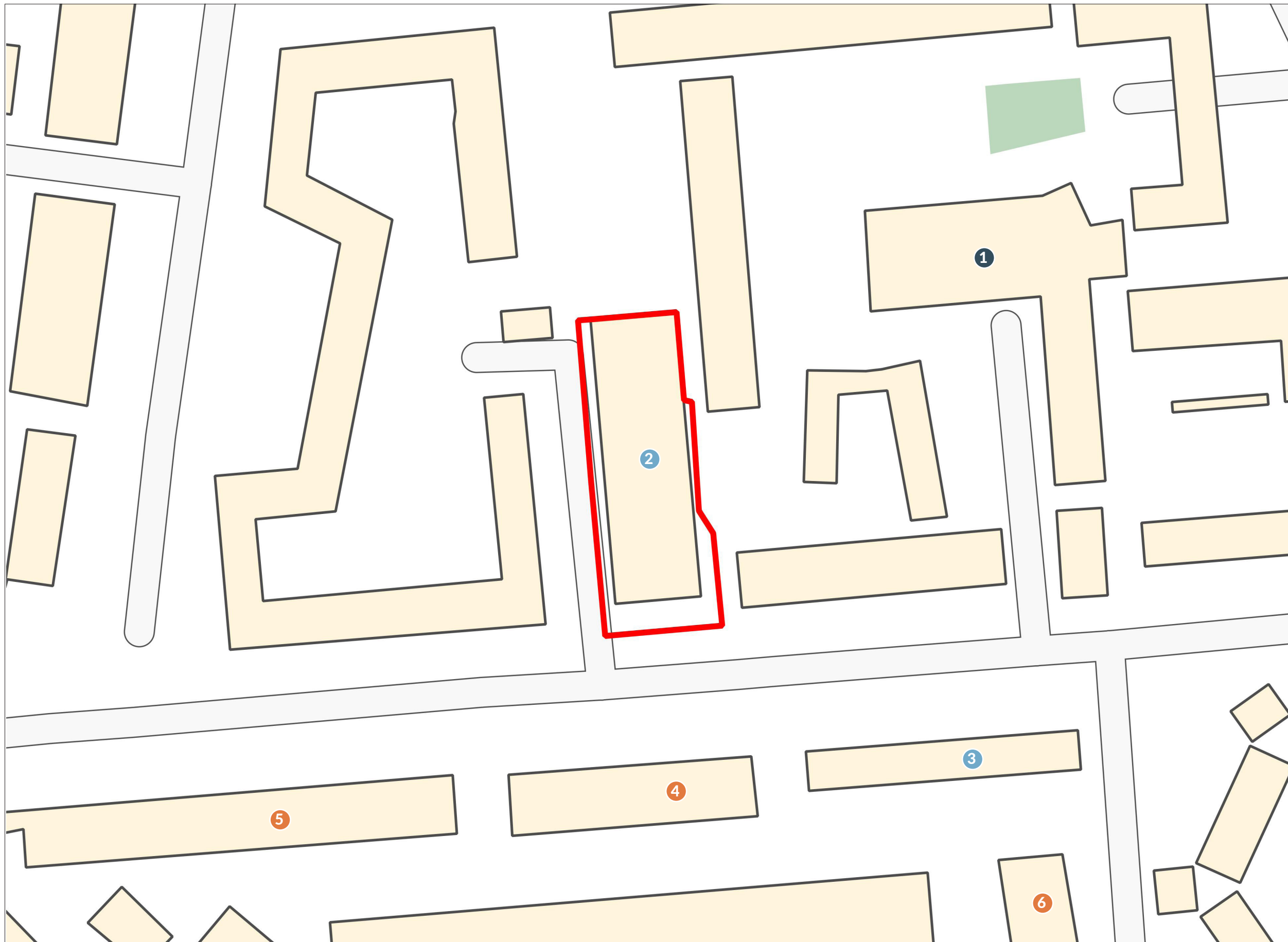
3. 31-149 Prince of Wales Road

Locally Listed Buildings

4. 151-157 Prince of Wales Road

5. 169-199 Prince of Wales Road

6. 1-11 Crogsland Road



LOCATION:
Prince of Wales Road

DATE:
May 2021

SCALE:
1:750@A3

FIGURE:
5.1

 **NORTH**



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LISTED BUILDINGS

CHURCH OF ST SILAS THE MARTYR (GRADE II*)

- 5.6 The Church of St Silas the Martyr (**Figure 5.2**) is a church with a high Anglican tradition. It dates from 1911–13 by Ernest Charles Shearman. It is constructed in a purple-brown Fletton brick with stone dressings.
- 5.7 The church is located within an enclosed visual setting. When constructed at the start of the C20 the church was located within a number of terraced streets, which have been replaced subsequently with post war mid-rise housing estates. The development of the estates around the church has further enclosed its setting.
- 5.8 Although there is some visual relationship between the application site and St Silas, the setting of the latter listed building largely comprises the post-war housing development, and the application site makes a very limited contribution to the setting and significance of the church.



Figure 5.1 Church of Silas the Martyr

131-149 PRINCE OF WALES ROAD (GRADE II)

- 5.9 131–149 Prince of Wales Road (**Figure 5.3**) is a terrace of mid-C19 terraced houses constructed in stock brick with stucco dressings. They are arranged over three storeys with a basement. The entrances are flanked by pilasters and contain panelled doors and overlights. The first floor contains a cast iron balustrade that runs the length of the terrace.
- 5.10 The terrace is located opposite the Site, to the south east, on the Prince of Wales Road. The Site contributes to the setting and significance of the listed terrace by providing a C19 historical context to the buildings, in contrast to the later development also present within their setting.



Figure 5.2 131–149 Prince of Wales Road (at centre of view) and 151–157 Prince of Wales Road (at right of view)

THE FIDDLERS ELBOW PUBLIC HOUSE (GRADE II)

- 5.11 The Fiddlers Elbow Public House was formerly known as the Old Mother Shipton. The pub is located on a prominent corner site. It was constructed in 1845 and is constructed in yellow stock brick and extensive stone and rendered dressings. It retains some of the internal features on the ground floor interior.
- 5.12 The Fiddler's Elbow is located to the east of the Site within the West Kentish Town Conservation Area, on the corner of Prince of Wales and Malden Road. The setting of the pub would have originally been the surrounding C19 terraces although many of these have been lost and replaced with modern estate housing, which forms intervening development between the Site and the public house. The Site, although part of the wider urban context of the Fiddler's Elbow, makes no contribution to its setting or significance.

RHYL PRIMARY SCHOOL AND NURSERY AND ATTACHED RAILINGS AND WALL (GRADE II)

- 5.13 Rhyl Primary School is former Board School of 1897–8 by Thomas Jerram Bailey, designed for the London School Board. It is constructed in yellow stock brick with a symmetrical eight bay classical design.
- 5.14 Rhyl Primary school is located within a largely residential area to the north east of the Site. The school does not have a visual relationship to the Site, due to intervening development. The Site does not contribute to the setting or significance of the primary school.

LOCALLY LISTED BUILDINGS

151-157 PRINCE OF WALES ROAD

- 5.15 151–157 Prince of Wales Road (**Figure 5.3**) are a set of four terraced mid C19 houses set behind gardens. They are located close to the grade II listed set of terraces at 131–149 Prince of Wales Road, and are primarily locally listed for their contribution of the setting of the Grade II listed terrace.
- 5.16 The terrace is located opposite the Site, directly south on the Prince of Wales Road. The Site contributes to the setting and significance of the locally listed terrace by providing a C19 historical context to the buildings, in contrast to the later development also present within their setting.

169-179 PRINCE OF WALES ROAD

- 5.17 169–179 Prince of Wales Road (**Figure 5.4**) are a set of sixteen terraced mid C19 houses set behind gardens. They are located close to the grade II listed set of terraces at 131–149 Prince of Wales Road, and are primarily locally listed for their contribution of the setting of the Grade II listed terrace
- 5.18 The terrace is located opposite the Site, to the south west, on the Prince of Wales Road. The Site contributes to the setting and significance of the locally listed terrace by providing a C19 historical context to the buildings, in contrast to the later development also present within their setting.



Figure 5.3 169–179 Prince of Wales Road (at left of view) and 181–199 Prince of Wales Road (at centre of view)

181-199 PRINCE OF WALES ROAD

- 5.19 181–199 Prince of Wales Road (**Figure 5.4**) are a set of ten terraced mid C19 houses set behind gardens. They are located close to the grade II listed set of terraces at 131–149 Prince of Wales Road, and are primarily locally listed for their contribution of the setting of the Grade II listed terrace
- 5.20 The terrace is located opposite the Site, to the south west, on the Prince of Wales Road. The Site contributes to the setting and significance of the locally listed terrace by providing a C19 historical context to the buildings, in contrast to the later development also present within their setting.
- #### 1-11 CROGLAND ROAD
- 5.21 1–11 Crogslan Road are a set of six terraced mid C19 houses set behind gardens. They are located close to the grade II listed set of terraces at 131–149 Prince of Wales Road, and are primarily locally listed for their contribution of the setting of the Grade II listed terrace
- 5.22 The terrace is located within close proximity to the Site on the Prince of Wales Road but it does not have a visual relationship to the Site, due to intervening development. The Site does not contribute to the setting or significance of the locally listed terrace.

6.0 ASSESSMENT

176 PRINCE OF WALES ROAD, LONDON NW5 3QB

ASSESSMENT

- 6.1 This section of the report assesses the impact of the proposals on the significance of the heritage assets on and around the site, considering them against policies identified earlier.
- 6.2 We consider that the following matters are relevant to the assessment of the proposals in the context of built heritage considerations:
- The rebuilding of the rear part of the listed building;
 - Internal alterations to the middle and front galleries of the listed building;
 - The impact on the setting of nearby heritage assets; and
 - The public benefits generated by the proposals.

6.3 These matters are discussed below.

THE REBUILDING OF THE REAR PART OF THE LISTED BUILDING

6.4 It is proposed to rebuild the rear part of the listed building to provide improved facilities within the building, including new gallery spaces. This will allow the Zabłudowicz Collection to expand its programme and activity. This is discussed in more detail in the 'public benefits' section below, and in a separate 'Statement of Need' that has been prepared by the Zabłudowicz Collection, and is enclosed with the application submission.

6.5 It is proposed to undertake demolition work to the interior and exterior of the rear gallery to facilitate the construction of the new extension and improved facilities. The existing east façade and its tall double height round headed windows are proposed to be incorporated with the new extension, together with the outermost single storey west façade.

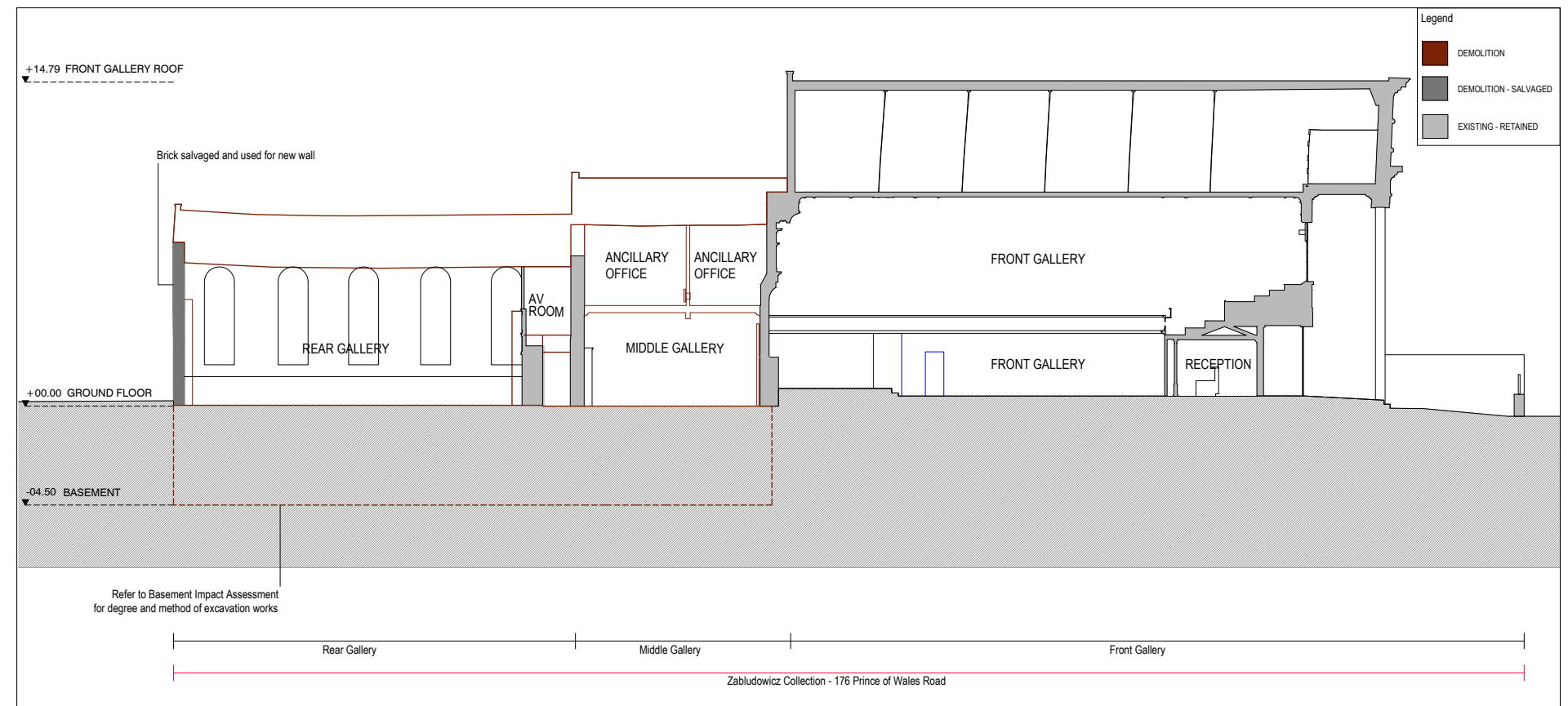


Figure 6.1 Demolition drawing of Section A-A showing demolition to the rear gallery. Source: Farshid Moussavi Architecture

- 6.6 The roof height of the proposed extension is set down from the height of the chapel to the front of the site, in order to establish a hierarchy between the principal or host building to the front, and the extension to the rear. This ensures that the extension does not dominate the listed building.
- 6.7 The walls and roof pitch to the new extension are faced in a high quality brick. This will result in a distinctive extension but one that is appropriately subservient to the stuccoed host building retained to the front of the site.

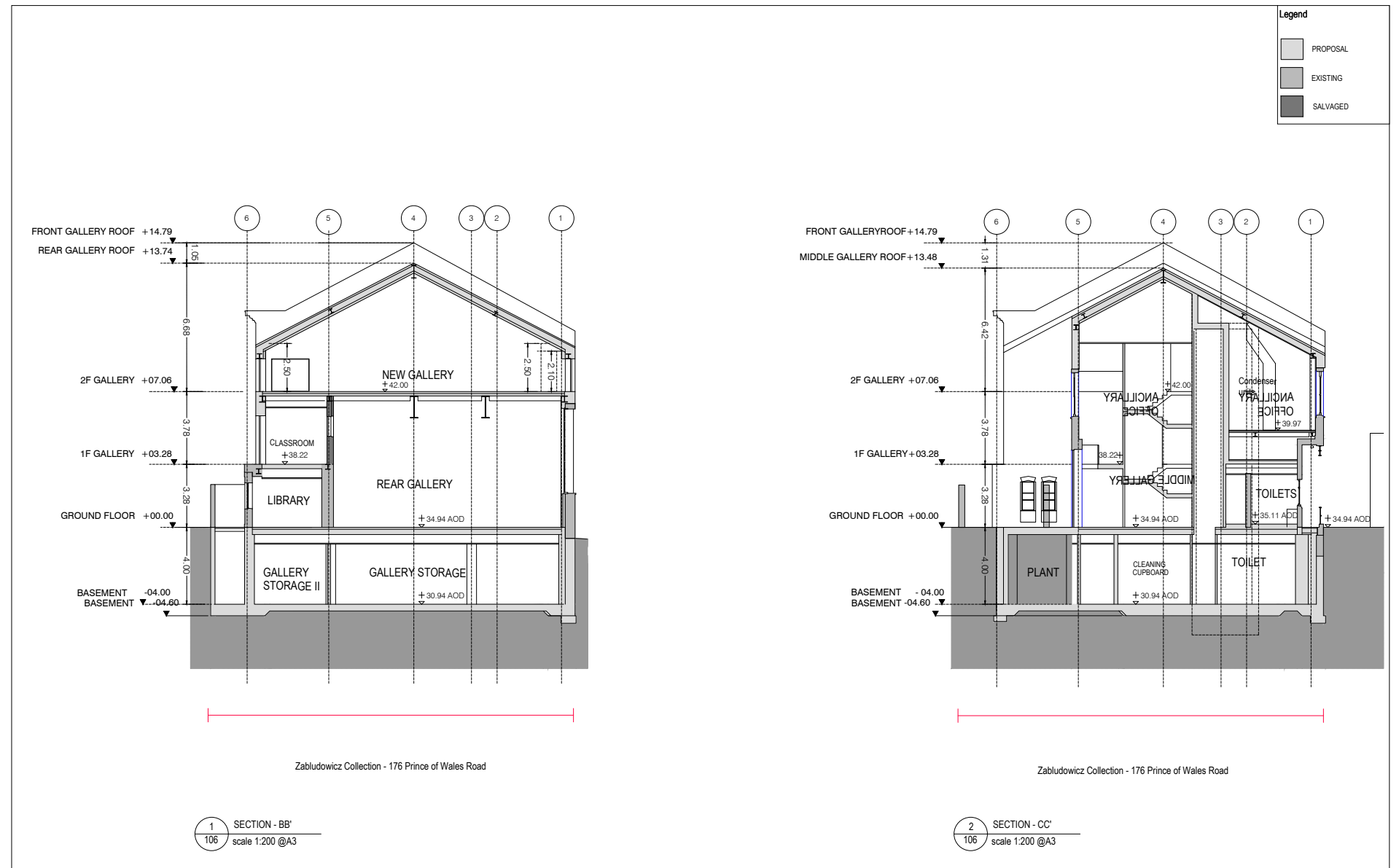


Figure 6.2 Proposed Sections BB' & CC' showing the roof height of the extension to the rear. Source: Farshid Moussavi Architecture.

6.8 The existing north facing rear façade of the gallery is built in brick, but the brickwork is partly rendered and painted, and it is not all in a good condition. It is considered that if left in situ the existing patchwork of brickwork in this location would detract from the overall quality of the proposed rear extension. It is therefore proposed to take down this façade carefully, and to retain all salvageable bricks, which will be reused in a rebuilt north elevation, supplemented as required by matching new bricks. In accordance with advice from officers received at the pre-application stage, the rebuilt rear elevation includes new windows, which provide the option of natural light to the gallery space, increase the animation of this façade and improve natural surveillance of the open space to the rear.

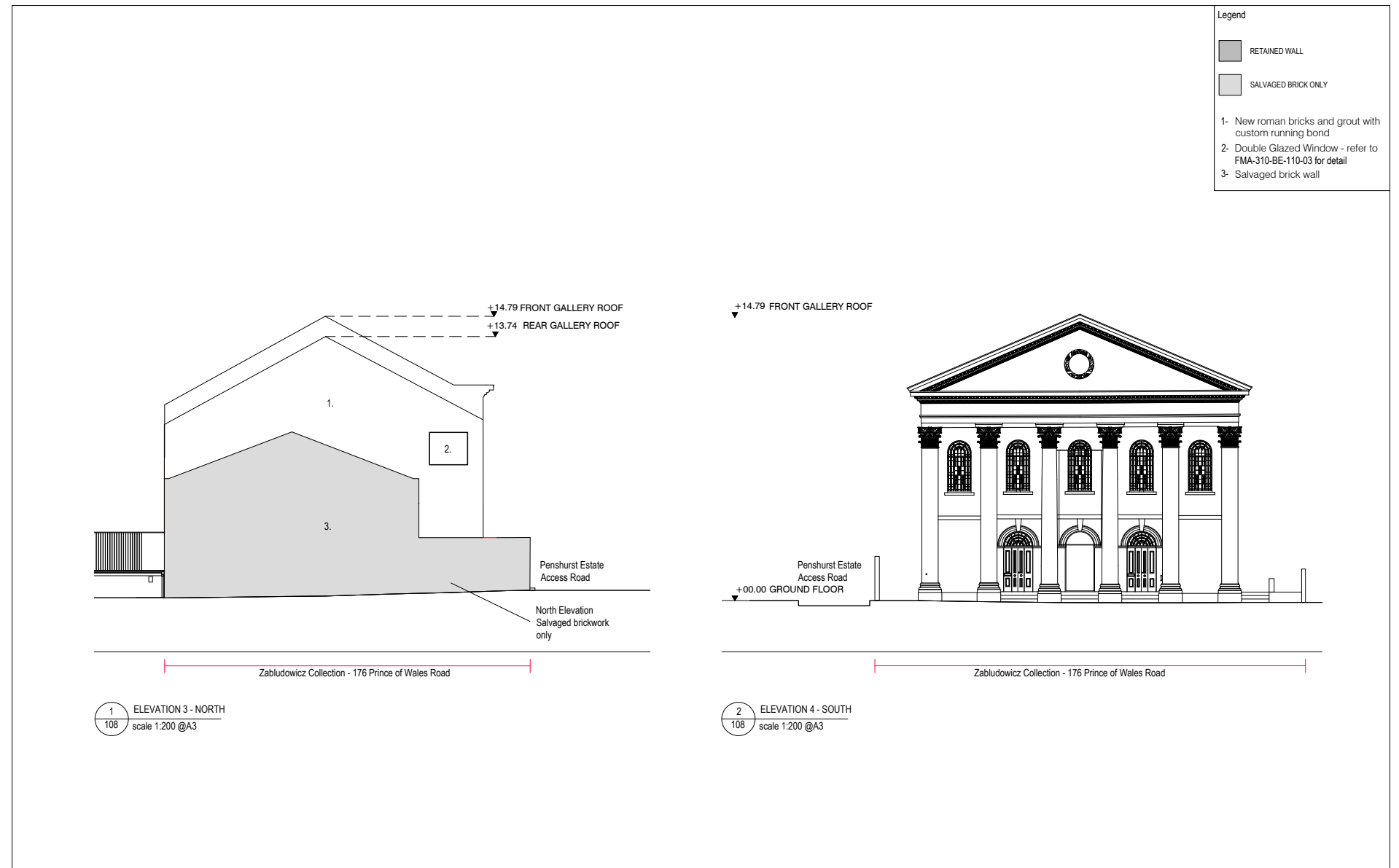


Figure 6.3 Proposed North and South elevations. Source: Farshid Moussavi Architecture.

- 6.9 We consider that the proposed extension would represent a high quality addition to the chapel at the front of the site. The extension is sensitively designed and uses appropriate materials. The key internal existing space within the rear gallery is the double height space lit by the tall double height round headed windows to the east façade of the building. This part of the existing façade is proposed to be retained, together with an associated double height space to the interior, which ensures the conservation of this element of the external and internal character of the rear gallery
- 6.10 Overall, we consider that the extension would conserve the significance of the chapel to the front of the Site, which is of primary aesthetic and architectural significance. This would accord overall with the objectives of the new London Plan Policy HC1 and Local Plan Policy D2.
- 6.11 However, the proposals do result in the removal of existing fabric from the rear gallery, including fabric associated with the Methodist church, which is likely to date from the original phase of building on site. Although the special interest of the building is primarily derived from the chapel to the front of the site, officers previously advised in pre-application feedback that the removal of fabric would result in 'less than substantial harm' to the listed building, which must be justified under NPPF Paragraph 193. This is discussed in more detail in the 'public benefits' section below.



Figure 6.4 Proposed West and East elevations. Source: Farshid Moussavi Architecture.

INTERNAL ALTERATIONS TO THE MIDDLE AND FRONT GALLERIES OF THE LISTED BUILDING

- 6.12 Limited modifications are proposed to the front gallery of the building, within the chapel. This work includes the removal of café facilities in the front reception and the removal of a wall within the existing cellular spaces to each side of the front gallery space. The works improve the quality of accommodation and would not alter the principal internal space of the listed building. We conclude that they are minor and acceptable, complying with the new London Plan Policy HC1 and Local Plan Policy D2.
- 6.13 The most significant alteration proposed within the middle gallery is the insertion of a new staircase and goods/passenger lift within the existing internal spaces at ground and first floor levels. The new staircase and goods/passenger lift will provide access throughout the building from the new basement floor, through to the new second floor of the extension. Crucially, it will allow the transportation of artworks from the storage space at basement level to the upper floor exhibition spaces.
- 6.14 The drawings enclosed with the application submission show the retention in situ behind the new installations of existing architectural features such as fireplaces at ground and first floor level, which could be exposed at a later date. However, this work would result in the removal of fabric and changes to the existing visual character of the internal spaces within the middle gallery, and offices at first floor level.
- 6.15 Given that the middle gallery is of secondary significance we consider that any harm identified by officers resulting from the removal of fabric and the installation of the new staircase and goods/passenger lift will be 'less than substantial', and will need to be justified under NPPF Paragraph 193.

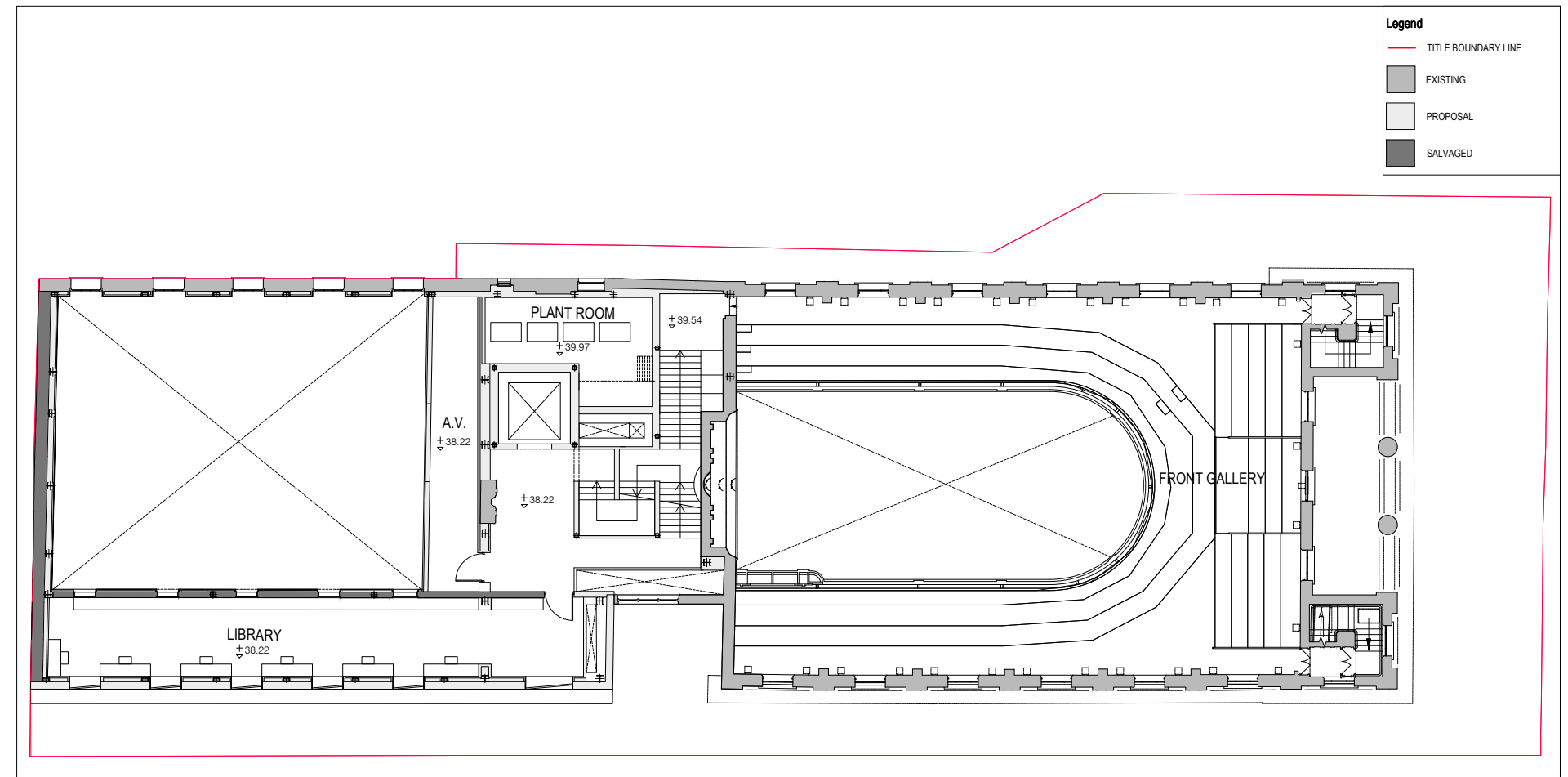


Figure 6.5 Proposed first floor plan showing the new staircase and lift. Source: Farshid Moussavi Architecture.

THE IMPACT ON THE SETTING OF NEARBY HERITAGE ASSETS

- 6.16 As set out in **Section 5.0** above, the application site makes some contribution to the setting and significance of the following nearby listed and locally listed buildings, by providing a C19 historical context to the buildings, in contrast to the later development also present within their settings:
- The Church of Silas the Martyr (Grade II* Listed Building)
 - 131–149 Prince of Wales Road (Grade II Listed Buildings)
 - 151–157 Prince of Wales Road (Locally Listed Buildings)
 - 169–179 Prince of Wales Road (Locally Listed Buildings)
 - 181–199 Prince of Wales Road (Locally Listed Buildings)
- 6.17 Externally, the development proposals comprise a new extension to the rear of the existing chapel, of a scale that is subservient to the host building. The proposed facing brickwork to the extension is a material that is appropriate to the historic character of the heritage assets that survey near to the application site. The tall windows to east façade of the rear gallery, which face towards The Church of Silas the Martyr, are retained in situ as part of the application proposals.
- 6.18 We consider that post the implementation of the proposed development, the Site would continue to provide a C19 historical context to the listed and locally listed buildings referred to above. This ensures that the proposals preserve the contribution that the Site makes to the significance of the nearby heritage assets, in compliance with NPPF Paragraph 189.
- 6.19 As no harm would be caused to the setting of nearby heritage assets the proposals would also comply with NPPF Paragraph 135, and the setting considerations associated with the new London Plan Policy HC1, and Local Plan Policy D2.

THE PUBLIC BENEFITS GENERATED BY THE PROPOSALS

- 6.20 As set out in **Section 2.0** above, the Planning Practice Guidance notes that public benefits could be anything that delivers economic, social or environmental progress, and may include heritage benefits. Below we discuss the public benefits that would be generated from the proposed development.

IMPROVED GALLERY FACILITIES ACCESSIBLE FOR ALL

- 6.21 Enclosed with the application submission is a 'Statement of Need' prepared by Zabłudowicz Collection, which sets out that the Collection is a philanthropic endeavour encompassing a dynamic and growing collection of art works with an associated programme of exhibitions and events in permanent venues in the UK, USA and Finland. The aim of Zabłudowicz Art Projects is to advance the public's awareness, appreciation and understanding of contemporary art. The activity of the Collection is not offered by any comparable contemporary art organisation. The level of support that is given to artists and the free nature of its programme is truly unique. Camden residents and visitors have benefited from the continuing existence of a free and independent exhibition space. The Collection does not receive any public funding, yet every element of its programme is free and accessible for all visitors.
- 6.22 The Collection anticipates the facilities proposed under the current application submission would allow it to:
- provide a further 135m² of exhibition space;
 - improve access within the building;
 - exhibit artworks that require controlled environment;
 - expose its growing international activities to Camden, London and UK audiences;
 - significantly grow its programme of events;
 - double visitor numbers by offering increased visit times and more reason to travel to the gallery;
 - expand its educational facilities and programme; and
 - provide a larger café, a shop and expanded office and storage space.

NEW HIGH QUALITY ARCHITECTURE

- 6.23 The development proposals would result in the introduction of a high quality and sensitive new building to the local area, designed by leading architects Farshid Moussavi Architecture. The proposals would represent an example of new development making a positive contribution to local character and distinctiveness, an important consideration for local planning authorities highlighted in NPPF Paragraph 130.

IMPROVED PUBLIC SPACE

- 6.24 The introduction of animation to the existing north elevation of the building would provide natural surveillance to the adjacent public space and therefore potentially improving public safety.

CONCLUSION

- 6.25 Above we have concluded that the proposals would introduce a new extension of an appropriate scale, character, and appearance. The development would be suitably subservient to the chapel to the front of the site, which is of primary significance and special interest.
- 6.26 We have also concluded that post the implementation of the proposed development, the Site would continue to provide a C19 historical context to the listed and locally listed buildings near to the Site. This ensures that the proposals would not be harmful to the setting or significance of the nearby heritage assets.
- 6.27 We have however noted that officers may identify 'less than substantial harm', caused by the proposed removal of historic fabric from the listed building.
- 6.28 A range of public benefits have been listed above, comprising
- Improved gallery facilities accessible to all;
 - New high quality architecture, which makes a positive contribution to local character and distinctiveness; and
 - Improved public space.
- 6.29 We consider that the public benefits of the proposed development outweigh any less than substantial harm identified associated with the removal of historic fabric from the listed building. We therefore conclude that the proposed development is acceptable under NPPF Paragraph 193, and overall complies with relevant development plan policies, together with Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

APPENDIX 1: LIST DESCRIPTION

176 PRINCE OF WALES ROAD, LONDON NW5 3QB

ZABLUDOWICZ COLLECTION (FORMER METHODIST CHURCH)

Overview

Heritage Category:
Listed Building

Grade:
II

List Entry Number:
1139077

Date first listed:
14-May-1974

Statutory Address:
176, PRINCE OF WALES ROAD

Map



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The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1139077.pdf](#)

(https://mapservices.HistoricEngland.org.uk/printwebservice/StatutoryPrint.svc/132169/HLE_A4L_Grade|HLE_A3L_Grade.p

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 06-May-2021 at 11:59:21.

Location

Statutory Address:
176, PRINCE OF WALES ROAD

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

County:
Greater London Authority

District:
Camden (London Borough)

National Grid Reference:
TQ 28149 84627

Details

This list entry was subject to a Minor Amendment on 26/04/2012

TQ2884NW 798-1/53/1346 14/05/74

CAMDEN PRINCE OF WALES ROAD (North side) No.176 Zabłudowicz Collection (former Methodist Church)

(Formerly listed as London Drama Centre)

GV II

Former Methodist Church, now an art gallery and exhibition space. c1871. Brick with Bath stone facing to portico. Rectangular plan in Classical style. 2 storeys. 5-bay portico with distyle-in-antis giant Composite columns supporting entablature and pediment with carved wreath in tympanum. Flanking bays with single round-arched window at 2nd floor level; 1st floor band. Return bay on each side of portico similar. 3 round-arched entrances linked by impost strings; centre entrance now a window. 1st floor band and 3 round-arched windows above doors. Square-headed doors to right and left. 6-bay body of church with square-headed ground floor windows and round-arched 1st floor, bays separated by pilaster strips rising to cornice. INTERIOR: altered but retains original decoration with Ionic 3/4 columns and continuous galleries around 3 sides on cast-iron columns.

Listing NGR: TQ2814984627

Legacy

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

Legacy System number:
477807

Legacy System:
LBS

Legal

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

End of official listing

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