

Ref: 0633

Heritage Statement & Impact Assessment

5 Elm Row Hampstead London NW3

Report Prepared for:

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Written by:

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August 2021



Elm Row 1967 by John Gay © HE Places Collection

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Quality Assurance

Ref	Location	Issue No.	Issue Date	Written	Proof	QA
0633	5 Elm Row, Hampstead, London NW3	1	26.08.2021	NPBM	OS	RH

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1 The Report

The Subject Building/Heritage Asset:

1.1 5 Elm Row
Hampstead
London NW 3

Instruction(s):

1.2 Heritage Statement in line with Janus Conservation’s terms and conditions.

2 Introduction & Purpose of Report

- 2.1 Barker-Mills Conservation is an independent, expert consultancy advising on the historic environment. Nigel Barker-Mills, the author of this report, trained as an architectural historian and has an honours degree and doctorate awarded by the University of Reading. Following appointment as a Fieldworker for the Accelerated Resurvey of the Lists of Buildings of Special Architectural or Historic Interest for the county of Surrey, he was employed by Surrey County Council as a specialist historic environment officer advising on all aspects of the management of historic buildings and areas. He founded and subsequently chaired the Surrey Conservation Officers' Group and commissioned the first Buildings at Risk survey for the county. During his time in Surrey, he obtained a Post Graduate Diploma in Building Conservation from the Architectural Association of London, which included preparing a thesis on the issues around education of construction professionals working on historic buildings.
- 2.2 In 2000 he joined the south-east region of English Heritage in the role of Historic Areas Adviser during which time he advised on new development and regeneration issues across Kent, Surrey, Sussex, and Oxfordshire. He provided expert monitoring for the Heritage Lottery Fund on area grant schemes and was the national lead for English Heritage in Developing the "Building in Context Toolkit". This training programme, delivered by the national network of Architecture Centres in collaboration with the Commission on Architecture and the Built Environment (CABE), won a national planning award in 2008.
- 2.3 In 2009 Nigel joined the London Region of English Heritage (later Historic England) as Head of Partnerships and subsequently Head of Development Management, with responsibility for strategic relationships with the Greater London Authority and managing the London Historic Environment Record. In 2011-2 he was appointed Planning Director for the London Region, leading a team of 40 specialist Inspectors and advisers, including architects, planners and surveyors providing the statutory advice and grant assistance across the capital. He retired from Historic England in 2016.
- 2.4 Nigel is a full, founder, member of the Institute of Historic Building Conservation (IHBC) and has served on both the south-east branch, as Chairman and Secretary, and also the national committee. He was Chairman of the Editorial Board of "Context" the Journal of the IHBC for 6 years to which he has contributed several articles. In 2014 he was elected as a Fellow of the Society of Antiquaries of London. In 2017 he was appointed Chair of the Heritage Advisory Group of the Canals and Rivers Trust.
- 2.5 Nigel has been a member of several expert design panels, including those in Oxford and the London Borough of Haringey and has also published on architectural history and conservation. In 2015 he presented a paper at the 43rd Oxford Joint Planning Law Conference, an annual event organised by the Law Society, the Bar Council, the RTPI and the Royal Institute of Chartered Surveyors (RICS). The paper on "Heritage Assets and their Setting" has been published in the Journal of Planning and Environment Law: Occasional Papers No 43 (*pub Sweet & Maxwell*).
- 2.6 Barker-Mills Conservation has worked with clients across both public and private sectors including the Greater London Authority; Guildford Borough Council; Hart District Council and Historic England in both the south-east and the north-west. Private sector clients include the Gascoyne Cecil Estate and JCB and recently Nigel prepared the draft Historic England Guidance on the conservation of Georgian and Victorian Terraced

Housing issued in July 2020. Barker-Mills Conservation is also at present (2021) a contracted Associate of Janus Conservation.

- 2.7 This report has been commissioned by Janus Conservation and its purpose is to set out the heritage significance of 5 Elm Row, Hampstead. The Statement enables the applicant to demonstrate the potential impact of their proposals upon that significance in accordance with paragraph 194 of the National Planning Policy Framework, as amended 2021 (NPPF) and is intended to assist the London Borough of Camden in its determination of the application for development. The Statement has been informed by the Historic England advice note on statements of heritage significance published 2019.¹
- 2.8 The statement is based upon information in the Historic Environment Record, the London Metropolitan Archive, the National Archive in Swindon, the National Heritage List for England (NHLE) and secondary, published, sources (see Appendices). The views expressed in the report are the true and professional judgement of the author and provided in accordance with the Code of Practice of his professional Institute; the Institute of Historic Building Conservation (IHBC).

3 Significance

- 3.1 Significance is a term used in “*Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment*” published by English Heritage in April 2008. Significance is the sum of an asset’s cultural and natural heritage values and only through understanding the significance of a place is it possible to assess how the qualities that people value are vulnerable to harm and loss. *Conservation Principles* were primarily produced to help ensure consistency of approach by English Heritage (now Historic England) in carrying out their role as the Government’s statutory advisor and leading expert body on the historic environment in England. It was hoped that the *Principles* would be read and used by local authorities, property owners, developers and their advisers, and this has become the case across the heritage sector.
- 3.2 Historic England intends to update *Conservation Principles* so that when describing significance, the language is more closely aligned with the terms used in the National Planning Policy Framework (NPPF) and those used in designation and planning legislation. Those proposed terms are *archaeological*; *architectural*; *artistic* and *historic* and it is intended that they will be described as ‘interests’ rather than values. However, the interests and previous heritage values cover the same ground. In this report the proposed interests will be used with the previous values provided in parenthesis.²
- 3.3 People may value a place for many reasons beyond utility or personal association: for its distinctive architecture or landscape, the story it can tell about its past, its connection with notable people and events; its landform, flora and fauna, because they find it beautiful or inspiring, or for its role as a focus of a community. The heritage interests that provide the framework for a structured, comprehensive understanding of the heritage importance of a place are identified as: *Archaeological interest (Evidential Value)*; *Historic interest (historical value and communal value) and*; *Architectural and Artistic interest (Aesthetic Value)*.³

¹ Historic England 2019 *Statement of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12*. Swindon. Historic England.

² At time of writing this report the consultation has concluded but no formal response or amended document has been issued. Historic England website August 2020.

³ *Conservation Principles* pages 28-32 paragraphs 30-60;

- 3.4 Any building, monument, site, place, area, or landscape has the potential to be a heritage asset and as sites and society evolves over time, their value and interest will also evolve. All heritage assets have significance, but this is on a sliding scale. It is the degree and nature of the significance that will determine the level and type of protection which will be appropriate under law and policy, including national or local designation, and which should inform future management. Where the identified heritage or cultural interest of a site meets defined criteria, it will then be eligible for designation, which at a national level includes Scheduling and Listing.⁴
- 3.5 5 Elm Row has heritage and cultural interest at a level that justifies national designation as a Grade II listed building *Appendix A*. It is situated in a context that also has significance, which is the Hampstead Conservation Area, first designated by the London Borough of Camden in 1968. The most up to date Conservation Area appraisal document is dated 2001. The site is also immediately to the north of one of the Archaeological Priority Areas identified in the Conservation Area Statement.

4 The Significance of 5 Elm Row

- 4.1 A summary Statement of Significance for 5 Elm Row is provided below, as recommended by Conservation Principles. A fuller examination of the special interest then follows.

Summary of Significance

Elm Row is of high architectural and historic interest as an early 18th century house built in a fashionable style, originally using local materials. It illustrates an important period of expansion in Hampstead associated with the marketing of the area as a resort and one that was beneficial for health.

The house is also of modest architectural interest for its remodelling in the early 20th century which maintained the Georgian character and appearance. It has further historical interest as one of a number of properties refurbished and altered by a local building firm, CB King Ltd; a firm that was also responsible for other, new buildings in the Neo-Georgian Style in the area when Hampstead became a centre for artists and intellectuals.

The architectural interest of both periods as illustrated in the house has been eroded by later 20th Century adaptation and rebuilding, primarily focussed on the front elevation and basement. The archaeological interest of the building is modest as a result of the comprehensive nature of the later refurbishments and is limited to those areas where earlier surfaces may be obscured including, for example, by later, inserted, panelling.

The site also has modest archaeological potential, although located in close proximity to an archaeological priority area focussed on the earlier settlement to the south.

- 4.2 5 Elm Row was constructed in the early 18th Century as a substantial house and part of a terrace provided for well off occupants attracted to the location by its elevated topography and still rural setting. Adjacent buildings in the terrace are also listed and all date from approximately the same period, c 1720.⁵ The resident population of Hampstead in c1720

⁴ Designated Heritage Asset comprise World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas designated under the relevant legislation. NPPF Annex 2 Glossary p66.

⁵ Number 3 Elm Row is listed Grade II; Number 1 Elm Row listed Grade II* and No 1 Hampstead Square and attached railings listed Grade II

has been estimated at c1,200, rising during the course of the 18th century to c 4,300. By the middle of the 18th Century, it is estimated that Hampstead comprised approximately 500 houses and cottages. Which were a mixture of larger more important houses alongside modest housing and commercial premises.⁶

- 4.3 The house was probably originally a single pile plan with one room either side of a central staircase hall, with the principal rooms heated by stacks in the rear wall. A closet wing to approximately a third of the rear extended behind the rooms to the left of the hall. The ground floor is placed above basement which had access to the rear from a yard and a cellar extends underground to the front of the building, which is a typical urban arrangement for eighteenth century terraces. Originally three storeys, divided by plat bands, the former attic/roof-space was adapted in the early 20th century. The plan form has also been adapted subsequently to enable access from the rear of the staircase hall into the closet wing at both ground and second floor level through the original rear wall of the house.
- 4.4 The interior of the building has an early 18th century character and appearance but is probably a composite of early and later 20th century intervention to much of the joinery. The fireplace surrounds are 20th century date, with two probably dating to the early decades and the floors, where exposed, are almost all also 20th century date. Two features, the panelling to the principal rooms and a striking, dog-leg stair rising from basement to attic give the appearance of being early Georgian but on closer examination it appears that these features in their current form probably date largely from the early 20th Century refurbishment in the Neo Georgian style. The basis for this conclusion is set out below.

The Stair

- 4.5 Very often the stair is the most conspicuous and considerable piece of craftsmanship in a Georgian house and conformed to a number of common types. The stair in No.5 has all of the characteristics of a typical early 18th design, with treads of common width and depth and having risers within the expected heights of less than 6 inches. The purpose of the stair was both functional, to enable communication between different levels of a building, but also artistic in providing opportunities for elaboration and display. A Georgian stair also usually reflected the architectural hierarchy of the house which placed most importance on ground and first floor reception rooms, with family bedrooms being of less importance and servants and service rooms having the lowest status. Therefore, the main parts of a staircase linking the principal rooms would be ornamented whilst the upper and lower parts would be more simply treated in accordance with the importance of the rooms.
- 4.6 The current stair is consistently treated in terms of elaboration from basement (*Appendix C photograph 1*) through the ground and first floors and continuing up to the bedrooms. (*Appendix C Photographs 2 and 3*) All of the flights have turned balusters of the same, tapering profile, with a collar moulding to the top of the baluster and supporting a moulded handrail. The only difference in terms of elaboration between the flights is that those from the ground to the first floor have a cut string with moulded tread ends and the balusters rise direct from the tread; whilst the flights from the first floor and above and the flights to the basement have the same patterned balusters but rising from a closed string. The elaboration of the balusters at the basement level and to the upper flights is particularly surprising. The adaptation of the stair hall with half landings and provision of direct access to the former closet wing all indicate that the current stair is probably an early 20th century construction, possibly re-using elements of an earlier stair of 18th century date.

⁶ Peter Guillery: *The small House in Eighteenth Century London* p 247 Yale 2004

The Panelling

- 4.7 The front elevation has been rebuilt or re-constructed twice which would have involved the removal of existing interior finishes and the current interior finish of the front wall is dry lining on second floor and also the attic floor above. The joinery to windows and the external door surround of the main elevation is clearly 20th century but the internal finishes to the other principal rooms has the appearance of an early Georgian house. There are indications however, that this panelling is variously 20th century in date, and possibly earlier panelling re-used in the early 20th Century. The evidence for this is found in the first floor, right hand room, where earlier, simple plank panelling survives to the side of the chimney breast behind the panelled doors of the cupboards. These cupboards are constructed in part of modern ply and faced with panelling that matches in material, tone and pattern the panelling on the walls. *Appendix C Photograph 4*) The existence of the panelling to the rear wall to the side of the fireplace indicates that the current cupboards and panels are of later date, and whilst it is possible that they were constructed and finished to the match existing original panelling it is unlikely. The original panelling would have been painted, which can be seen in the surviving sections and the waxed or stained finish is characteristic of the early 20th century Neo Georgian aesthetic. There is an area of probably original panelling in the staircase hall at first floor level which is of similar proportions and moulding to the stripped and waxed panelling in the first-floor right hand room so it is possible that this latter panelling is original fabric, and extended into the main rooms and therefore re-used, at least in part.
- 4.8 The first-floor room to the left is also panelled to a similar pattern but with a painted finish. However, sections of the paint have flaked away revealing a modern pine beneath. (*Appendix C Photograph 5*) The paint itself is modern and there are only a limited number of coats evident. These seem to indicate a 20th century date. The door to the bathroom on the second floor is re-faced with panelling to match the remainder of the room (*Appendix C Photograph 6*) whilst the bathroom itself has panelling with a dado rail of different profile and modern skirting boards.
- 4.9 It is certain that the finishes to the basement and the attic floors date from the later 20th century and that the kitchen range in the right-hand basement room is also an insertion. This is because photographs in the London metropolitan archive show what is described as the “dilapidated” kitchen in Number 5 in 1973.⁷ Those photographs reveal painted and tiled walls and a solid floor with a part tiled finish. The kitchen fireplace is empty, and there is evidence of injected damp proofing in progress. The current floor finishes have been laid on top of the earlier floor, as the slight increase in height can be seen in a cupboard to the front of the basement (*Appendix C Photograph 7*) This also reveals that the floor is solid, concrete, which is also shown in the 1973 photograph. The date of that insertion is not known but it is likely to be 20th century.
- 5.0 The flooring elsewhere in the building, where exposed, is also largely of early 20th century date or later. The thin oak parquet veneer to the ground floor rooms is laid over timber flooring (*Appendix C Photograph 8*) whilst other floorboards in the upper rooms are pine and of the typical size and arrangement for 19th and 20th century buildings. Older, wider floorboards of harder wood have been used for the bathroom, which may have been recycled from earlier finishes in the building, although evidence relating to their origin has not been found. The marble flooring in the hall appears to be late 20th century in date as typically, in the early 20th century Neo-Georgian period, Portland Stone or lime stone paving, often in a chequerboard pattern was the usual finish.

⁷ London Metropolitan Archive Records 66631 and 66632

5 Planning History & Subsequent Alterations

- 5.1 Following the comprehensive refurbishment of the building in the early 20th century, a further significant refurbishment and alteration was carried out in the later 20th Century. Photographs in the London Metropolitan Archive include two interior pictures of the basement kitchen of Number 5. These are dated 1973 and the photographs refer to the condition of the kitchen as “dilapidated”. The list description refers to the façade as being rebuilt in the later 20th century and it is therefore likely that this was undertaken in the 1970’s. The building was first listed in 1950, but the current list description dates from the 1980’s. Earlier photographs of the building in the 1960’s are not of high enough quality to show the condition of the façade, although they do show the house once had shutters. These shutters are not referred to in the list description so presumably were not replaced as part of the later 20th century refurbishment.
- 5.2 The planning history for the site commences immediately after the Post War Planning Act when conditional permission was given for the erection of a private garage in September 1948 (*ref TP43700*) and a decade later a further permission was granted for the erection of a private garage and alterations to the front boundary wall to provide means of access to the highway (*ref 18561*).
- 5.3 The planning history for the house itself is limited and comprises an application in 1996 for Listed Building Consent to construct a wall within the rear well of the building to form a small lobby (*ref L9601270*). Although plans were submitted showing the proposal it was deemed not to require permission. The other two applications in the public record are for works to trees in the garden in 2002 and 2010. The building therefore presumably survives pretty much in the form created in the later 20th century refurbishment.
- 5.4 That refurbishment included the provision of modern dry lining with plasterboard to the front wall on the second floor. Modern gypsum plaster drylining on galvanised wire mesh, but of an earlier date, is also evident in the bathroom to the rear of the master bedroom on the same floor. The attic floor, a later addition and part of the early 20th century work by CB King is also drylined and the interior finishes are all modern.

6 Significance of Hampstead Conservation Area

- 6.1 The beginning of the growth of Hampstead town, whose pure air had been acknowledged from the 16th century and mineral waters since the mid-17th century, is traditionally dated to 1698 when the Wells charity was founded. Commercial exploitation of the waters was well advanced by c. 1700 when both the Flask public houses existed; the fashionable Upper Flask (originally called the Upper Bowling Green House) at the northern part of Heath Street and the Lower Flask in Flask Walk near High Street. The expansion after the Long Room was opened was rapid. Well Walk with its social activities pushed settlement farther eastward, and inns, shops, and lodging houses sprang up throughout Hampstead town to cater for invalids taking the waters and for more active visitors. In 1724 Hampstead had grown 'from a little country village to a city', where the popularity of both the place and the diversions had 'raised the rate of lodgings and that increased buildings'⁸.

⁸ T F T Baker, Diane K Bolton and Patricia E C Croot, 'Hampstead: Hampstead Town', in *A History of the County of Middlesex: Volume 9, Hampstead, Paddington*, ed. C R Elrington (London, 1989), pp. 15-33. *British History Online* <http://www.british-history.ac.uk/vch/middx/vol9/pp15-33> [accessed 10 August 2021].

- 6.2 The Conservation Area Statement introduces the special character of Hampstead in the following way:

Hampstead is a Conservation Area of considerable quality and variety. A range of factors and attributes come together to create its special character. These are principally; its topography; the Heath; the range, excellence and mix of buildings; the street pattern and Hampstead's historical association with clean water and fresh air. The Conservation Area stretches beyond the village itself to include South End Green, Froggnal and Rosslyn Hill and offers many fine and interesting examples of the architectural development of London.⁹

- 6.3 Elm Row is located in sub-area 2 "Christ Church/Well Walk" and Number 5 is one of a number of properties that are subject to an Article 4 Direction imposed in 1976 to control the painting of external brickwork.¹⁰ The Sub Area description states:

Elm Row forms the south side of Hampstead Square and is similar in scale. From Heath Street the north side has houses set well back with high front garden walls. Nos.1 (grade II), 3, 5 (listed) date from 1720. On the south side is Elm Lodge (grade II*) a detached four-storey house whose original frontage was to New End. Nos.6&8 are early 20th century Arts and Crafts properties with a tile hung gable and large first floor windows. Part of the front has been painted,*

7 Proposals

- 7.1 The proposals are largely repair as identified in the Condition Survey (ref 0598) prepared by Janus Conservation May 2021. They also include the updating of services which has the potential to affect fabric. They comprise:

- Replacement of existing radiators with pressed metal radiators in the same location;
- Full electrical re-wire and other services coordination;
- Insertion of a dumb waiter from basement floor to the left -hand ground floor (dining) room adjacent to the chimney breast on the right-hand side;
- Removing the existing basement floor and replacing with a limecrete floor incorporating underfloor heating;
- Replace the marble flooring in the entrance hall;
- Cold water tank in a housing on the roof, to be changed into a housing for an air-source heat pump
- Lifting sections of the timber floor to accommodate underfloor heating

8 Impact of Proposals Upon Significance

- 8.1 The primary architectural and historic significance of relates to the origins and construction of the house in the early 18th Century. More modest architectural and historic interest is attached to the later refurbishment maintaining the Neo-Georgian style carried out by CB King in the early decades of the 20th Century. This evolution is of wider significance in being characteristic of the evolution of Hampstead over the same period.
- 8.2 The proposals include the repair of roof coverings and the improvement of guttering and rainwater disposal in appropriate materials and using appropriate techniques.¹¹ This not only enables the building to perform more effectively but also maintains its integrity. The

⁹ Conservation Area Statement 2001: page 3 Introduction

¹⁰ *Ibid* p 6

¹¹ Level 3 Condition Survey by Janus Conservation ref 0598 May 2021

impact upon its special character and interest is minimal and therefore does not require consent.

- 8.3 An important element of the proposed works includes a full re-wiring and the co-ordination of services. This will take the form of a primary riser positioned at the rear of the staircase hall and hidden behind hinged panelling on the half-landing to provide access. (*Appendix C Sketch of proposed service riser*). In order to ensure a shallow depth and to relate well to existing finishes, the cross-over of services will be made within the floor voids. This work will involve limited attachment to the rear wall and the potential for some routing through existing joists. However, this will be kept to a minimum.
- 8.4 The proposal for a dumb waiter will require the removal of a small section of floorboards and joists to provide an opening to allow the lift to move between floors. The floor structure is, on current evidence, early 20th century date, although further investigation will confirm this. The lift can be designed to appear as a piece of furniture with panelled doors so as to complement the existing character of the room. The impact upon the significance of the building will therefore be negligible and dumb waiters were a feature of early 20th century houses, albeit usually those of a larger scale.
- 8.5 The proposal to change the water tank involves no historic fabric and is not visible. No impact upon significance or appreciation of significance is therefore going to be caused.
- 8.6 The proposal to remove the basement floor and to insert a limecrete floor with underfloor heating will improve the performance of the building. The condition survey notes potential problems with damp and previous works in the form of injected dpc's illustrate the problem has been long standing. Care will need to be taken to ensure a satisfactory relationship with existing foundations (if any) but a method statement and detailed schedule of works controlled by condition would be a proportionate approach to managing potential impact and risk. The proposal to lift the marble floor and replace it offers an opportunity to use more appropriate materials that would be characteristic of a house of this scale in the Georgian period.
- 8.7 None of the proposals will affect the special character or appearance of the Hampstead Conservation Area. The proposals will also have no impact upon the setting of adjacent listed buildings.

9 Historic Environment, Legislation & Policy

- 9.1 Where any development has the potential to affect the historic environment and its heritage assets the legislative framework includes the Planning (Listed Buildings and Conservation Areas) Act 1990. In particular Section 16 which requires a local planning authority to have special regard to the desirability of preserving a listed building or its setting, or any features of special architectural or historic interest that it possesses when considering applications for listed building consent. Section 66 of the 1990 Act also states that in the exercise of their planning functions a local planning authority shall have the same special regard.
- 9.2 The application of this statutory duty informs the approach to the Historic Environment set out in the National Planning Policy Framework (NPPF) and supported by the National Planning Policy Guidance. In the NPPF it is recognised that protection and enhancement of our built and historic environment is an essential element of the environmental role of sustainable development and the Government's objective is the conservation of heritage

assets in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of this and future generations.¹²

- 9.3 The principles and policies set out in Section 16 of the NPPF are explicitly linked to the responsibilities of Local Planning Authorities under the heritage related consent regimes of the Planning (Listed Buildings and Conservation Areas) Act 1990.¹³ It is made clear that heritage assets are an irreplaceable resource and therefore their significance should be sustained and enhanced. The starting point is a good understanding of the significance of an asset and that understanding should be used to avoid or minimise conflict between the heritage assets' conservation and any aspect of the proposal.¹⁴ If harm cannot be avoided it has to be clearly and convincingly justified. The greater the extent of harm the greater the justification required and the more significant the heritage asset, the greater the weight to be given to its conservation.¹⁵
- 9.4 The proposals for 5 Elm Row have been developed based upon a good understanding of its architectural and historic significance, which will be conserved. The aim of the work is to provide up to date and fit for purpose services and to address long term maintenance issues. The approach to designing the services including their potential routes and providing a primary riser behind hinged panelling directly responds to the existing architectural character of the building.

10 Summary & Conclusions

- 10.1 The proposals have been well considered and are based on a good understanding of the significance of the building. Primary historic fabric is unharmed and there will potentially be some very limited impact upon fabric relating to the 20th refurbishment of the house. This takes the form of attachment required for the primary riser. The potential for impact upon fabric at the basement level can be managed to avoid risk.
- 10.2 The purpose of the proposals is to bring the building into a condition that will allow its continued use as a single-family house. Long standing maintenance issues such as rainwater disposal will be resolved and the insertion of a limecrete floor in place of concrete will assist with the environmental performance of the building. Provision of an air source heat pump along with an up-to-date boiler etc will also assist in making the building more energy efficient and therefore make a small contribution to addressing climate change. The investment into the building will contribute to its longer-term viability and resilience ensuring its conservation which is a public benefit.

¹² NPPF paragraph 189 page 55.

¹³ NPPF paragraph 189 page 55, footnote 67.

¹⁴ NPPF paragraphs 195, page 56.

¹⁵ NPPF paragraph 199, page 57.

Appendix A: Historic England National Heritage List for England List Entry Description & Conservation Area Map

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1078278

Date first listed: 11-Aug-1950

Statutory Address: 5, ELM ROW

Location

Statutory Address: 5, ELM ROW

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

County: Greater London Authority

District: Camden (London Borough)

Parish: Non Civil Parish

National Grid Reference: TQ 26408 86064

Details

CAMDEN

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

GV II

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

Listing NGR: TQ2640886064

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

Legacy System number: 477171

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

5 Elm Row - Heritage Statement August 2021

For the purposes of this Statement, Hampstead has been divided into eight sub areas.

1. Heath Street/High Street
2. Christ Church/Well Walk
3. Willoughby Road/Downshire Hill
4. Church Row/Hampstead Grove
5. Frogna
6. Branch Hill/Oak Hill
7. Whitestone Pond
8. Outlying Areas (North End, Vale of Health, The Elms)



Sub areas

Hampstead Conservation Area and sub areas taken from Camden Conservation Area Statement

Appendix B: Historic & Published Sources

Archives

The London Metropolitan Archive Picture Collection

- Record 66646 Photograph of houses in Elm Row 1974 Cat. No. SC_PHL_01_132_74_18312
- Record 66666 Photograph of Elm Row 1932 Cat. No. SC_PHL_01_132_A9066
- Record 66632 Photograph of Open Kitchen in dilapidated basement of number 5 Elm Row 1973 Cat. No. SC_PHL_01_132_731512
- Record 66631 Photograph of basement kitchen in 5 Elm Row 1973 Cat. No. SC_PHL_01_132_731511

Burgh House Hampstead Museum Collection

- Photographs by John Gay: ref number 1994.42.38 taken in 1967: copies from the English Heritage (now Historic England) National Archive

Historic England Places Collection Swindon

Published Sources

- T F T Baker, Diane K Bolton and Patricia E C Croot, 'Hampstead: Hampstead Town', in *A History of the County of Middlesex: Volume 9, Hampstead, Paddington*, ed. C R Elrington (London, 1989), pp. 15-33.
- C Wade, 'The Streets of Hampstead' 3rd Edn. High Hill Press for Camden History Society
- London Borough of Camden (*Conservation and Urban design Team*) Conservation Area Statement: Hampstead published October 2001
- Neil Burton: *Georgian Stairs*, The Georgian Group pub 2001.
- Peter Guillery: *The Small House in Eighteenth Century London*. Paul Mellon/Yale 2004 pp 247-9

Appendix C: Photographs



Photograph 1: Stair from basement to ground floor-note the unusually high quality of the materials and balusters for such a humble location. The positioning of the stair either side of the supporting post is also unusual and potentially indications of re-use or adaptation of an earlier grander stair Photograph by the author



Photograph 2: Stair ground floor flight from hall – *note the shallow rise of the treads and the open or cut string with two balusters rising directly from each tread which contrasts with the deeper treads and closed string of the basement flight* Photograph by the Author



Photograph 3: Main stair dog leg return showing the ground floor and first floor flights – *note the open or cut string and the simple but elegant modillion moulding to the tread ends which are visible on the first-floor flight. These are also visible on the ground-floor flight from the hall* Photograph by the author



Photograph 4: Right hand ground floor room detail of panelling to the cupboard by the fireplace – note the simple painted panelling inside the cupboard and the more elaborate waxed panelling in the room with the matching panel planted onto the cupboard door. The lower section of the planted panel has been created with great care to replicate the architrave below and therefore when closed to be almost invisible; a “jib” door Photograph by the author



Photograph 5: Detail of panelling in left hand room -note the paint chip and lack of paint layers and the brightness of the pine exposed Photograph by the author



Photograph 6: Interior second floor left hand room door to bathroom -note the planted panelling applied to the earlier door to provide a consistent finish with the bathroom beyond. Note also the earlier frame and architrave indicating an older opening at the top of the picture Photograph =by the author



Photograph 7: Detail of basement floor finishes – note the higher level of the current ceramic tile surface, the earlier pale patterned tile covering and the exposed concrete below Photograph by the author



Photograph 8: Detail of parquet veneer at threshold to right hand room ground floor- note small section of painted or stained timber exposed below having the character and appearance of early 20th date Photograph by the author