

**84b Carlton Hill,  
Westminster, London  
Heritage Statement**

Client: BUILDING LOGISTICS LTD ON  
BEHALF OF MRS FRANCES SILVER

AB Heritage Project No:10925

Date:20/10/2016



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## 1. INTRODUCTION

### 1.1 Project Background

- 1.1.1 AB Heritage Limited (hereafter AB Heritage) was commissioned by Building Logistics Limited on behalf of Mrs Frances Silver to produce a Heritage Statement covering the development at the Grade II Listed 84b Carlton Hill, Westminster, London, NW8 0ER (National Heritage List for England (NHLE) List Entry Reference 1066323) (Westminster City Council application reference 16/07006/LBC).
- 1.1.2 The proposed development site is located within the St John's Wood Conservation Area.
- 1.1.3 This report details the significance and setting of 84b Carlton Hill and the Conservation Area, the contribution made to the significance by their setting and the perceived impacts (beneficial and adverse) upon the significance of the building and Conservation Area from the development.

### 1.2 Site Location & Description

- 1.2.1 Centred on national grid reference TQ 25923 83307, within the London Borough of the City of Westminster, 84b Carlton Hill forms the early – mid 20<sup>th</sup> century western extension and the lower ground floor, within the western bay of the former single property of 84 Carlton Hill. The main building is a mid - 19<sup>th</sup> century Gothic villa by an unknown architect.
- 1.2.2 The remainder of the house is separated into two self-contained dwellings (No 84a & c), with 84a separated into three individual apartments and 84c remaining as a single dwelling.
- 1.2.3 No. 84 (including 84b) faces south onto the residential suburban street of Carlton Hill and forms the centre of a row of three villas of similar architectural style, located opposite Hamilton Terrace. A garden extends to the north at the rear of the building. The rear garden is partitioned by a timber fence that separates it from that of 84c. The property is bounded on the south side by a number of low gault brick wall, metal gates and a hedge. A low brick wall topped with a timber fence forms the western boundary. The northern boundary was obscured by vegetation.
- 1.2.4 Within the wider area the site is located c. 550m to the south-east of Kilburn High Road Overground Railway Station and c. 500m to the north-east of Paddington Recreation Ground.

### 1.3 Statutory Designations

- 1.3.1 The building was listed on the 1st December 1987 in recognition of its special historic or architectural interest. The listing description of the building highlights key significant features and is as follows:

*'Detached house. Mid C19. Gault brick, stucco; slate pitched roof to eaves. Irregular composition. 3 main bays. 2 storeys plus attic and basement with 4 storey tower to left capped by hipped slate roof. Central entrance. Right bay with canted ground floor window, crenellated parapet, and straight sided gable to roof line. Square headed architraved windows, some mullions and transoms, some sashes. Arched light to centre bay of attic' (NHLE, 2016).*

- 1.3.2 The proposed development site is located within the St John's Wood Conservation Area, designated by Westminster City Council as an 'area(s) of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance' (Westminster City Council, 2008).
- 1.3.3 The St John's Wood Conservation Area is characterised by a low density, suburban townscape, the first example of its kind within inner London. This comprises a mixture of detached, semi-detached and terraced properties, set in generous gardens, along a network of wide, tree-lined streets (ibid).
- 1.3.4 The picturesque character of the region is derived largely from the variety of architectural styles employed within the area. The Gothic villas on Carlton Hill have been highlighted by Westminster City Council as interesting example of their type (ibid).

## **1.4 The Development**

- 1.4.1 The development included the demolition and rebuilding of the side extension and conservatory, erection of a single storey, flat roof, rear extension with glass conservatory north elevation. The demolition of the front section of the garage on the south elevation of the building and external alterations to the front and rear elevations including the reinstatement of a projecting bay window on the front elevation, in the position of the former garage.
- 1.4.2 New timber, four light sash windows have been inserted into the rebuilt extension and the rear of the lower ground floor. The front elevation of the side extension has been converted from a flat roof to a pitched gable. Associated internal alterations include the removal of an interior wall within the lower ground floor of the house and creation of an opening in the former exterior wall of the building.
- 1.4.3 The suspended floor within the lower ground floor was removed and the floor level lowered. Within the lower ground floor, the former garage has been altered to living space and a shower room has been created in the space adjacent to the former garage. The existing doorway into the living room has been enlarged to match the proportions of the new openings that form part of the redevelopment. A new foot well has been created in the south east corner of the rear garden in front of the new window. This has been to alleviate problems with water accumulation and internal damp (Gemini Building & Design Consultancy, 2016).
- 1.4.4 The interior living space on the upper floors of the side extension has been refurbished.

## **1.5 Consultation**

- 1.5.1 Consultation was undertaken between Kerry Kerr-Peterson (Assistant Heritage Consultant, AB Heritage) and Rebecca Mason (Design & Conservation Officer, Westminster City Council) via telephone on the 27<sup>th</sup> September 2016. Rebecca made some comments regarding the nature of the glass conservatory on the south elevation and the removal of the interior wall and lowering of the floor level within the lower ground floor, in relation to the impacts upon the historic and architectural importance of the building and the St John's Wood Conservation Area.

## 2. HISTORIC BACKGROUND

### 2.1 St John's Wood Conservation Area Historic Development

- 2.1.1 The area known as St John's Wood was formerly part of the 'Great Forest of Middlesex', a dense oak forest that extended beyond London to the north-west. The area is recorded in the Domesday Survey of 1086 as being part of the manor of *Lilestone*. The land was given to the Knights Templar in 1238 and to the Knights of the Order of St John of Jerusalem in 1323, which gave the area its name (Westminster City Council, 2008).
- 2.1.2 Following the dissolution of the monasteries in 1539, the land reverted to the Crown. The felling of the great forest began around this time, with the timber used for the building of ships and the royal palaces of the region. The land on which the site is located was acquired by John Lyon in 1574. The wider area remained the property of the Crown until the late 17<sup>th</sup> century, by which time the majority of the great forest had been felled, giving way to meadow and grassland for the production of hay (*ibid*).
- 2.1.3 The land owned by John Lyon was bequeathed to his foundation at Harrow School. The estate remained largely agricultural land until the end of the 18<sup>th</sup> century (Plate 1) (*ibid*).



**Plate 1: John Rocque's map of 1741-6. Approximate location of site outlined in red (London Metropolitan Archives)**

- 2.1.4 From the early 19<sup>th</sup> century the development of the area took off, with the earliest development undertaken on the adjacent land belonging to the Eyre estate. The construction of Abbey Road, located c. 300m to the north-east of the site, and Wellington Road, located c. 900m to the south-east of the site, were important catalysts for the development of the area, which reached its peak during the late 1840s (*ibid*).
- 2.1.5 Initial plans for the development of the Eyre estate were devised by John Shaw in the early 19<sup>th</sup> century and included schemes for villas or paired houses. Although the initial scheme was never fully completed, the ideas put forward by Shaw were to influence the later development of the estate and the surrounding area. Further influence was gained from the

development of the nearby Marylebone Park (now Regent's Park) area by John Nash. Eyre sought to emulate Nash's schemes of rustic modest housing estates for the middle classes.

- 2.1.6 The success of the development of the Eyre estate was emulated by the Harrow estate from 1823 onwards, copying the semi-detached villas and wide streets employed by the Eyre estate development. The high quality villa model was so successful that the demand for them drove the price of the land up and building after 1850 reverted to the creation of terraces.
- 2.1.7 Large scale redevelopment took place in the region during the late 19<sup>th</sup> century and into the 20<sup>th</sup> century, including the poor quality development, c.900m to the south-east of the site, on the land developed by the Duke of Portland. Parts of the Eyre estate development were also redeveloped following neglect during World War Two. However, the redevelopment of the Harrow estate land was less extensive, due to the higher quality of the development in this area.

## 2.2 History & Development of 84 & 84b Carlton Hill

- 2.2.1 The historic map evidence suggests that 84 Carlton Hill was constructed at the very height of the development of the St John's Wood area, at a time when the land prices were high, making it one of the last of its type to be constructed, during the 1850s. The 1850 OS Town Plan of London (Plate 2) shows that the main streets in the area had been laid out, including Carlton Hill but few buildings are shown to have been constructed in the vicinity by this date.



**Plate 2: 1850 OS London Town Plan (© Crown Copyright 2016. Ordnance Survey Licence Number 100050237)**

- 2.2.2 84 Carlton Hill is first shown on the Weekly Dispatch map dating to 1862 (Plate 3), although the map is not of a sufficient scale to show the building in a large amount of detail. The map shows that at this date, some plots in the vicinity were yet to be developed.





**Plate 3: Weekly Dispatch map, 1862 (London Metropolitan Archives)**

- 2.2.3 The earliest map that shows 84 Carlton Hill in any detail is the 1:1,056 map dating to 1872 (Plate 4). This map shows the building with two projecting bays on the front elevation and central front steps. A flight of steps appears to be present on the western elevation. An outhouse or store building is located perpendicular to the rear of the building.
- 2.2.4 Structures shown on the rear of both bays of the house and on the front of the right bay are likely to represent projecting bay windows. The main form of the building, apart from the extension on the western elevation, later conservatory and garage additions, is shown much as it was prior to the recent development works. The building is shown within a large plot comprising a front and rear gardens and a large lawn to the rear of the house.



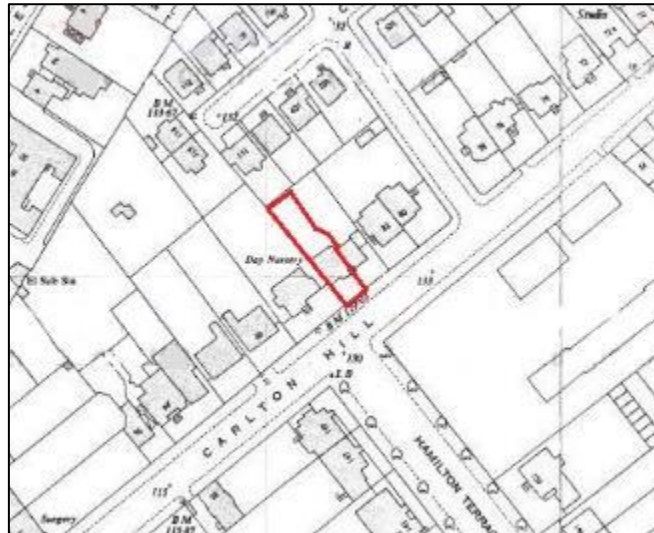
**Plate 4: 1:1,056 OS map, 1872 (© Crown Copyright 2016. Ordnance Survey Licence Number 100050237)**

- 2.2.5 The 1894 and 1916 editions of the OS map show the overall form of the building to remain unchanged since the previous, 1872 edition of the map.
- 2.2.6 Between the 1916 and 1938 (Plate 5) editions of the OS map, a rectangular extension was added to the western elevation of the building, in much the same position as the modern extension that forms 84b. This extension took the western elevation of the building up to the western property boundary. The projecting bay window that is shown on the 1872 map occupying the front elevation of the left bay of the building, has been removed. A structure, possibly for storage is shown perpendicular to the left side of the front elevation.



**Plate 5: 1:1,056 OS map, 1938 (© Crown Copyright 2016. Ordnance Survey Licence Number 100050237)**

- 2.2.7 The 1954 edition of the 25" OS map (Plate 6) shows that the form of the building is much the same as that shown on the 1938 edition of the map. The projecting bay window on the rear of the left bay on the house appears to have been removed, as have the adjacent privy or storage structures perpendicular to the rear and front elevations. The garage has been added to the front elevation and the property has been divided into two, with a boundary separating the rear garden of the two properties. The 1974 edition of the 25" OS map shows the form of the building much as it is shown on the 1954 edition of the map.



**Plate 6: 25" OS map, 1954 (© Crown Copyright 2016. Ordnance Survey Licence Number 100050237)**

2.2.8 During the late 1950s, between c. 1957 and 1960, the entire house was stripped out and subdivided to create three separate dwellings. This included the partial removal of the main staircase of the house and the subdivision of the majority of the original rooms to form the separate accommodation. The original lower ground floor and ground floor levels were raised to accommodate more headroom in the living room of 84b during the alterations in 1957 – 8 and the western extension was also rebuilt or refurbished at this time (Carr. M, 2016, *Pers comm*).

### 2.3 Setting of 84 & 84b Carlton Hill

2.3.1 No. 84 is situated on the northern side of a wide, tree lined suburban street that forms Carlton Hill. The property is set back from the pavement and is bounded by a number of low brick walls, metal gates and a large hedge on the southern side, creating a small former front garden area, now an off street parking areas. 84b Carlton Hill, as mentioned above, is a 20<sup>th</sup> century extension located on the western side of 84 Carlton Hill, constructed in the gap between No. 84 and the adjacent villa. (Photo 1).





**Photo 1: 84 Carlton Hill viewed in relation to the adjacent villas**

- 2.3.2 No. 84 is situated within a group of three detached villas of similar Gothic style, comprising a construction of a combination of gault brick and stucco. The villa located on the eastern side, on the corner of Glenville Road, has a more Classical and Italianate style of design than the other two villas (Photo 1).



**Photo 2: View south along Hamilton Terrace**

- 2.3.3 The tree lined Hamilton Terrace is location opposite the site, containing further early 19<sup>th</sup> century Classical and Italianate style semi-detached or detached large houses or villas, of similar gault brick and stucco construction (Photo 2).



**Photo 3: View west along Carlton Hill with modern flats on the left**

- 2.3.4 To the south-east of the site, on the south side of Carlton Hill is located a number of imposing mid-late 20<sup>th</sup> century, two storeys, gault brick blocks of flats (Photo 3). These are less in keeping with the Victorian development of the area.
- 2.3.5 A linear leafy garden is present at the rear of the property, with a timber fence separating the garden into two. The rear of the properties that front onto Clifton Hill to the north and their associated gardens, enclose the space adjacent to the rear of the property. The adjacent houses to the rear are of a similar architectural style to those surrounding 84 Carlton Hill and are constructed to the same high quality gault brick and stucco design (Photo 4).



**Photo 4: View from the first floor over the garden and adjacent houses to the north**

- 2.3.6 Beyond the immediate setting, Carlton Hill is situated within a network of tree lined suburban streets. The north-west part of the St John's Wood Conservation Area in which the site is situated, has retained a large number of Gothic villas and large detached houses, dating to the early – mid 19<sup>th</sup> century. This has helped to maintain the leafy suburban character of the

area as it was originally intended. Tall modern elements of the surrounding landscape such as the top storeys of a number of modern tall building are visible through the trees from the rear upper floors of 84 Carlton Hill (Photo 4).

- 2.3.7 Large-scale developments along much of the Finchley Road and Wellington Road form the setting of the St John's Wood Conservation Area to the east, along with a number of early 20th century mansion blocks. The Maida Vale Conservation Area lies to the west, and the Regent's Park Conservation Area to the south-east, beyond Prince Albert Road (Westminster City Council, 2008).
- 2.3.8 The setting of 84 Carlton Hill and the Conservation Area has undergone a degree of change over time with the natural development and modernisation of the area. Although the area in the vicinity has managed to avoid the large scale redevelopment that took place during the 20<sup>th</sup> century in others parts of the St John's Wood Conservation Area. Some parts have non the less, been redeveloped, such as the blocks of flats opposite the site on the south side of Carlton Hill (Photo 3) and the infilling of the parks formerly located on the western side of the adjacent villa.
- 2.3.9 The construction of the extension during the early 19<sup>th</sup> century, that now forms part of 84b, has removed part of the original setting and its immediate surroundings as it has removed the intentional gap between 84 and the adjacent villa. Therefore, the setting of 84 and 84b, as well as the Conservation Area, is considered to have been compromised to a limited degree.
- 2.3.10 However, despite the limited changes to the setting of 84 and 84b Carlton Hill, the setting is thought to contribute towards the significance of the building as a heritage asset to a large degree. This is because the leafy suburban character of the area that was intended to attract the Victorian middle classes to the area, has remained largely intact. The setting of the Conservation Area is also thought to contribute positively towards its significance, although to a lesser degree.



### 3. CONDITION OF 84 & 84B CARLTON HILL PRIOR TO THE REDEVELOPMENT

- 3.1.1 The detached, irregular three bay property is constructed from Flemish bonded gault bricks with pitched slate roofs. The left bay has a capped slate roof. A carved stone, stucco covered string course is present between the ground and first floor. The majority of the windows have stone carved and stucco covered square architrave surrounds, some of which have mullions and transoms, the others are timber sash or casement windows. The attic windows have arched lights and a two storey bay with crenelated first floor is present at ground floor level on the right bay. A series of stone steps lead up to a central Tudor doorway on the south elevation. Prior to the recent redevelopment, a modern garage was located at ground floor level on the left bay (Photo 5).



**Photo 5: South elevation prior to the redevelopment (Gemini Building & Design Consultancy)**

- 3.1.2 The left bay was a modern, flat roof extension, constructed during the early 20<sup>th</sup> century and rebuilt or refurbished during the 1950s, as discussed above. The extension had a modern horizontal rectangular window at ground and first floor level. A recessed doorway was present at lower ground floor level (Photo 5).
- 3.1.3 The north elevation had a small two storey extension on the central bay with first floor timber double French doors with rectangular casement lights. A modern cast iron balcony is present at first floor level. Prior to the redevelopment, a large window had been present at lower ground floor level. A set of modern French doors were present at lower ground floor level on the left bay. A small UPVC conservatory was located on the rear of the modern extension. The extension had a flat roof and two small, vertical, rectangular modern windows at first floor level and a square window at ground floor level (Photo 6).



**Photo 6: North elevation prior to the redevelopment (Gemini Building & Design Consultancy)**

- 3.1.4 The interior layout of the house was altered in the 1950s, during the conversion of the building into three separate dwellings. This involved the stripping out and refurbishment of the majority of the existing interior of the building (Carr. M, 2016, *Pers comm*). Therefore, the living room of 84b that formed a part of the lower ground floor of the original building, contained limited significant historical architectural details, fixtures or fittings prior to the redevelopment (Photo 7).
- 3.1.5 The architectural details that were present consisted of typical small 1950s skirting board (Photo 8), door architrave, plain panel doors and cupboards. A fireplace had been created in a hearth on the former exterior wall of the building (Photo 9).



**Photo 7: The living room of 84b, showing limit of architectural details (Gemini Building & Design Consultancy)**



**Photo 8: Skirting board in the living room of 84b (Gemini Building & Design Consultancy)**



**Photo 9: Fireplace in hearth (left) within the living room of 84b (Gemini Building & Design Consultancy)**

- 3.1.6 The interior of the extension on the western side of the main building was rebuilt or refurbished during the 1950s. Therefore, no significant historic architectural details or fixtures and fittings were present within this part of the building, prior to the redevelopment.

## 4. ARCHITECTURAL DETAILS IDENTIFIED DURING THE REDEVELOPMENT WORKS

- 4.1.1 During the redevelopment works it was identified that the floor level of the lower ground floor living room of 84b and bedroom 1 had been raised, as the stone floor slabs of the original floor were uncovered c. 1m below (Photo 10).



**Photo 10: Raised floor level in the lower ground floor during redevelopment works (Building Logistics Ltd)**

- 4.1.2 The floor slabs appeared to be square and sub square stone slabs, averaging c. 0.4m long by 0.3m wide (Photo 11). They appear to have been bedding into a mortar foundation that was laid directly onto the earth beneath. The slabs were present beneath the entire area of bedroom 1 and the southern end of the living room area and respected the position of the original internal wall between the living room and bedroom 1 (now removed). It is likely that the slabs originally covered the entire area of the living room and formed the floor of an interior room, possibly a lower ground floor kitchen and scullery or possibly a servant's hall.
- 4.1.3 The floor slabs that were exposed during the redevelopment works have been preserved beneath the new floor of the living room.
- 4.1.4 An opening was identified on the southern wall of the living room. The date of the insertion of this feature and its function of this is uncertain.



**Photo 11: Stone floor slabs found during redevelopment works (Building Logistics Ltd)**

- 4.1.5 A chimney and flue were exposed on the western wall of the living room area (Photo 13). This may have been the position of cooking or heating facilities. There is evidence above the hearth opening that the ceiling height in this area of the building has been raised using concrete blocks and ended bricks (Photo 12).



**Photo 12: Blocked chimney (centre) & flue (top left) and raised ceiling height (top) during redevelopment works (Building Logistics Ltd)**

- 4.1.6 The foundations of a three-sided canted bay window were also identified during the redevelopment works. The position of the bay window on the former north elevation of the house is shown on the OS maps (Plate 4 – 6) as part of the original design of the building. It was removed during the early – mid 20<sup>th</sup> century. This has been preserved beneath the new floor level.



- 4.1.7 The scar of a staircase and wall plate for a possible floor level were identified on the eastern wall of bedroom 1. The adjacent wall appears to have been extended as the brickwork has been knitted into the existing wall (Photo 13).



**Photo 13: Scar of former staircase and wall plate during the redevelopment works (Building Logistics Ltd)**

- 4.1.8 A number of former windows were observed during the redevelopment works within the former western exterior walls of the upper floors of the house, although their precise location was not recorded during the redevelopment works.
- 4.1.9 A timber lintel was identified above the opening into the former garage. This suggests that this is likely to have been an original opening, be it as a window possibly rather than a doorway.

## 5. CONDITION OF THE REMAINDER OF 84 CARLTON HILL

- 5.1.1 During the site visit, some area of the original building that was converted into separate dwellings during the 1950s, was inspected where possible. This included the stairways and the first floor flat within 84a. The site visit identified that the conversion of the building has resulted in a limited survival of the original layout of the building.
- 5.1.2 The ground floor has been raised and within the stairwell, the original ground floor section of the balustrade has been removed, although the upper floor sections survive. This comprises an open string turned balustrade resting upon treads. A spiral rail end survives at first floor level. Additional windows have been inserted into the north elevation, resulting in the truncation of some elements of the original stairwell dado rail.



**Photo 14: Elements of the original stairwell survive**

- 5.1.3 The first floor flat revealed that a large degree of partitioning was undertaken during the 1950s refurbishment, in order to create the separate dwellings. This comprised the removal of the chimney breast and alteration to the original doorways. Despite the alteration to the original layout, a number of original features appear to survive. This includes panelled window reveals and shutters, parts of the mid-late Victorian style cornice (Photo 15) and panelled door reveals (Photo 16). It seems likely that some of these original features are no longer in situ, such as the reduced width doorframe (Photo 16), the other side of which was identified in the partition wall. Some elements appear to have been re-used or copied, such as the corncicing (Photo 15), during the 1950s alterations, helping to retain the period feel of the building.



**Photo 15: Panelled window reveal and cornice in first floor flat**



**Photo 16: Reduced width doorframe in first floor flat**

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## 6. STATEMENT OF SIGNIFICANCE

### 6.1 Importance of 84 & 84b Carlton Hill

6.1.1 As a Grade II listed building, 84 Carlton Hill is considered to be a heritage asset of Regional importance (in line with Table 1; Appendix 1). This is because of the contribution that the building makes towards the historic character of the surrounding St John's Wood Conservation Area. As part of the Grade II listed building, 84b forms a part of the listed status but the 20<sup>th</sup> century extension element of the building is thought to contribute little, if at all to the significance of the building.

### 6.2 Significance of 84 & 84b Carlton Hill

- 6.2.1 The listing description describes the external architectural details of the building, including the typical Gothic elements of the building's design such as the irregular composition, the crenelated parapet of the right bay on the south elevation, the mullion and transom windows and the arched light attic windows. These features, as highlighted by Historic England, are considered to make a positive contribution towards the significance of the building. These elements of the building have remained unaltered by the redevelopment.
- 6.2.2 The original construction of the extension of 84b, formerly with a flat roofs and stark 1950s façade, as well as the modern UPVC conservatory on the north elevation, are thought to have been unsympathetic and to have detracted from the overall significance of the building and its contribution to the St John's Wood Conservation Area, to a degree.
- 6.2.3 From viewing the areas of the original building that were accessible and the photographs taken during the redevelopment works, the significance of the building is considered to have been compromised to a degree, by the alteration of the original floor levels and layout of the building, during the 1950s conversion.
- 6.2.4 Despite this, a number of the original architectural details, fixtures and fittings survive within the stairwell and first floor flat, as mentioned above. However, it appears that some of these elements have been re-used, moved or copied (such as the cornice). Therefore, these surviving features are thought to contribute towards the significance of the building to a degree, although their significance has been compromised to an extent by the 1950s alterations.
- 6.2.5 As mentioned above the setting is thought to make a positive contribution towards the significance of the building, to a large degree. In addition, the evidential and illustrative historical values of the building are also thought to contribute positively to the overall significance of the building. This is in relation to the information that the building can provide, mostly relating to the exterior, about the Gothic architectural style, suburban town planning and the transition between early Victorian architectural features and style to those of the mid-Victorian era.
- 6.2.6 The aesthetic heritage value, relating to the exterior facades of the building, and particularly to the south elevation that faces onto Carlton Hill, is also considered to contribute towards the

significance of the building. This is in relation to the pleasant proportions of the irregular south facing façade and the striking contrast of the gault brick and the white stucco.

- 6.2.7 The significance of the St John's Wood Conservation Area is considered to relate less to the setting and more to the suburban character of the area and the evidential, historical and aesthetic values of the buildings within it.
- 6.2.8 In summary, the significance of the building is thought to mostly relate to the setting and evidential, illustrative historic and aesthetic heritage values, relating mostly to the exterior of the building and in particular to the Carlton Hill facing south elevation.

### 6.3 Predicted Impact of Proposed Development

- 6.3.1 The internal alterations to the 20<sup>th</sup> century extension of 84b are considered to have little or no impacts upon the significance of the building as a heritage asset, as this element is thought to contribute little, if at all to the building's significance.
- 6.3.2 The treatment of façade of the south elevation of the extension, with the pitched gable roof is considered to be more sympathetic to the Gothic style of the remainder of the pitched roof elements of the façade. The moulded window and door architrave is in keeping with the architrave. Timber sash windows have been installed to match those existing. The moulded string course of the original building has been continued across the façade of the extension. The front door will emulate the curved light design of the existing front door and attic windows. The white rendered façade is thought to be similar in appearance to the stucco on this and other buildings in the vicinity (Photo 17 & Figures 3 & 8).



**Photo 17: South elevation following redevelopment works**

- 6.3.3 A three-sided, canted, single storey bay window has been reinstated in the location of the unsightly modern garage on the left bay of the southern façade (Photo 5). Overall, the works that have been undertaken to the south façade of the building are considered to have a direct and indirect beneficial impact upon the significance of the building and the surrounding Conservation Area by altering the unsympathetic 1950s extension to fit more with the Gothic style of the original house.



- 6.3.4 On the north elevation, the white render is similar to and in keeping with the stucco on the north elevation of 84c. The two over two sash windows that have been installed on the north elevation of the side extension are not considered to be in keeping with the original six over six sash windows (Photo 18). This is thought to have a direct adverse impact upon the building but this element is unlikely to impact upon the significance of the building or that of the Conservation Area.
- 6.3.5 The lower ground floor extension removes part of the immediate setting of the original large rear garden associated with the house. However, the garden setting has already been partitioned in the 1950s.
- 6.3.6 The replacement of the lower ground floor door with a window alters the function of this aperture from the original circulation within the building, which is considered to have a direct adverse impact upon the building, but is unlikely to affect the significance of it. However, the replacement window is a six over six sash window that is in keeping with the others on the façade.
- 6.3.7 The new conservatory which has a large glass door arrangement across the entire north side, is in contrast to the small casement French doors that are present for the window above and with the arrangement of French doors that it has replaced. The conservatory does not appear to respect the period, architectural characteristics or the detailing of the original building (Photo 18) (Westminster City Council, 2004). The nature of the conservatory, therefore, does not appear to preserve or enhance the character of the St John's Wood Conservation Area, in which it is located. As a result, this element of the redevelopment is thought to have a direct and indirect adverse visual impact upon the building and the Conservation Area, although this is not thought to impact upon the significance of these heritage assets.



**Photo 18: The north elevation following the redevelopment**

- 6.3.8 As mentioned above, the layout of the original building has been compromised by the alterations that were made during the 1950s. Therefore, the removal of the internal wall between the living room and bedroom 1 of 84b is considered to have a direct, cumulative

adverse impact, by removing one of remaining original elements of the building. However, it is thought unlikely to impact upon the overall significance of the building.

- 6.3.9 The photographs taken during the redevelopment works identified that the floor level in the lower ground floor had been raised by c. 1m during past alterations. The reduction of the ground level during the redevelopment has brought to the level closer in line with that of the original floor level in this part of the building, demonstrated by the level of the stone floor slabs that were uncovered during the works. This is considered to have a direct beneficial impact upon the building overall.
- 6.3.10 A number of openings on the former western exterior wall of the original building have been enlarged, in order to match the proportions of the new openings within this area of the redevelopment. The opening into the former garage is likely to be an original opening, be it as a window possibly rather than a doorway. The enlargement of both of these openings has resulted in the removal of historic fabric of the building, be it a relatively limited amount. The proportions of the original openings have also been lost. This has resulted in a direct cumulative adverse impact upon the historic fabric of the building. However, the overall contribution of these element to the significance of the building is thought to be limited.
- 6.3.11 The creation of a foot well in the in the south east corner of the rear garden in front of the new window has limited overall visibility from the rear garden. The intention of the insertion of this feature is to alleviate water accumulation and internal damp issues within the lower ground floor of the building. The creation of this feature is considered to have a beneficial impact, as the alleviation of the damp issues will help to ensure the continued preservation of the building.
- 6.3.12 In summary, the development has resulted in a number of direct and indirect adverse impacts upon the building and the Conservation Area. There are also considered to be a number of beneficial impacts upon both heritage assets. However, the adverse impacts are not thought to affect the significance of these heritage assets, as outlined above.
- 6.3.13 The overall magnitude of impact is thought to be Low (in line with Table 2; Appendix 1). This is because the baseline condition of the heritage asset is considered to have been altered to a relatively small degree and the setting has been altered to a slight degree, with an overall limited change to the importance and appreciation of the building and the historic character of the St John's Wood Conservation Area. This equates to an overall Minor significant effect (in line with Table 3; Appendix 1).

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## 7. REFERENCES

### 7.1 Documentary & Cartographic Sources

- Gemini Building & Design Consultancy, 2016, Historic Building Impact Assessment and Design & Access Statement
- Building Logistics Ltd, 2012, Historic Building Impact Assessment 84B Carlton Hill. St. Johns Wood. London. NW8 0ER
- 1850 OS London Town Plan (Old-Maps)
- Weekly Dispatch map, 1862 (London Metropolitan Archives)
- 1:1,056 OS map, 1872 (Old-Maps)
- 1:1,056 OS map, 1938 (Old-Maps)
- 25" OS map, 1954 (Old-Maps)

### 7.2 Online Sources

- Google Maps & Street View, 2016 <https://www.google.co.uk/maps?hl=en>
- Grid Reference Finder, 2016 <http://www.gridreferencefinder.com/>
- National Heritage List for England, 2016 <https://www.historicengland.org.uk/listing/the-list>
- Old Maps, 2016 <https://www.old-maps.co.uk/index.html#/>
- Westminster City Council, 2008, St John's Wood Conservation Area Audit [transact.westminster.gov.uk/docstores/.../St%20Johns%20Wood%20CAA%20SPD.pdf](http://transact.westminster.gov.uk/docstores/.../St%20Johns%20Wood%20CAA%20SPD.pdf)
- Westminster City Council, 2004, Conservatories - A Guide to Design and Planning Procedures <http://transact.westminster.gov.uk/spgs/publications/Conservatories.pdf>
- Westminster City Council, 2016, Westminster City Plan [http://transact.westminster.gov.uk/docstores/publications\\_store/cityplan/app\\_8\\_westminster's\\_city\\_plan\\_july\\_2016.pdf](http://transact.westminster.gov.uk/docstores/publications_store/cityplan/app_8_westminster's_city_plan_july_2016.pdf)

### 7.3 Correspondence

- Telephone consultation between Kerry Kerr-Peterson (Assistant Heritage Consultant, AB Heritage) and Rebecca Mason (Design & Conservation Officer, Westminster City Council) via telephone on the 27<sup>th</sup> September 2016
- Consultation between Kerry Kerr-Peterson and Martin Carr (Building Logistics (UK) Limited) via email, telephone and in person during September 2016
- Consultation between Kerry Kerr-Peterson via telephone with Barry Sumpter (Gemini Building & Design Consultancy) on the 15<sup>th</sup> September 2016.

Email from Barry Sumpter (Gemini Building & Design Consultancy) dated 12<sup>th</sup> October 2016



## **Appendices**

## Appendix 1      Methodology

### Methodology of Works

The assessment has been carried out, in regard to the collation of baseline information, in line with the Chartered Institute for Archaeologists' Standard and Guidance for Historic Environment Desk-Based Assessment (1994, latest revision 2014).

This assessment includes relevant information contained in various statutory requirements, national, regional and local planning policies and professional good practice guidance, including:

- Ancient Monuments and Archaeological Areas Act, 1979
- Planning (Listed Buildings and Conservation Areas) Act, 1990
- The National Planning Policy Framework, 2012

This information was supported by examination of data from a wide range of other sources, principally:

- The Heritage Gateway ([www.heritagegateway.org.uk](http://www.heritagegateway.org.uk)) for information from the Greater London HER and Historic England National Monuments Record, Pastscape and other research resources, including the Access to Archives (A2A)
- The Historic England website professional pages, particularly the National Heritage List For England
- A site-walk over on 28<sup>th</sup> September 2016
- Additional relevant documentary resources at the London Metropolitan Archives were accessed on 28<sup>th</sup> September 2016, and online historic sources

Information from these sources was used to understand:

- Information on statutory and non-statutory designated sites
- Readily accessible information on the proposed development site's history from readily available historic maps and photographs
- Any information on the proposed development site contained in published and unpublished archaeological and historical sources, including any previous archaeological investigations undertaken within the study area
- A greater understanding of key cultural heritage issues of the proposed development site and surrounding area, developed through the onsite walkover, including information on areas of past impact within the proposed development site boundary
- The impact of the proposed development on the known and potential cultural heritage resource, resulting in the formulation of a mitigation strategy, where required, which appropriately targets any future works to those required to gain planning consent.

## Assessment of the Cultural Heritage Resource

There is currently no standard adopted statutory or government guidance for assessing the importance of an archaeological feature and this is instead judged upon factors such as statutory and non-statutory designations, architectural, archaeological or historical significance, and the contribution to local research agendas. Considering these criteria each identified feature can be assigned to a level of importance in accordance with a five-point scale (Table 1, below).

**Table 1: Assessing the Importance of a Cultural Heritage Site**

SCALE OF SITE IMPORTANCE	
<b>NATIONAL</b>	The highest status of site, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance). Grade I and Grade II* Listed Buildings. Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance. Extremely well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s).
<b>REGIONAL</b>	Grade II Listed Buildings or other designated or undesignated archaeological sites (in addition to those listed above), or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include areas containing buildings that contribute significantly to its historic character, burial sites, deserted medieval villages, Roman roads and dense scatter of finds.
<b>LOCAL</b>	Evidence of human activity more limited in historic value than the examples above, or compromised by poor preservation and/or survival of context associations, though which still have the potential to contribute to local research objectives. Examples include sites such as 'locally designated' buildings or undesignated structures / buildings of limited historic merit, out-of-situ archaeological findspots / ephemeral archaeological evidence and historic field systems and boundaries etc.
<b>NEGLIGIBLE</b>	Assets with very little or no surviving archaeological interest. Examples include destroyed antiquities, structures of almost no architectural / historic merit, buildings of an intrusive character or relatively modern / common landscape features such as quarries, drains and ponds etc.
<b>UNKNOWN</b>	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

The importance of already identified cultural heritage resources is determined by reference to existing designations. Where classification of a receptor's value covered a range of the above possibilities or for previously unidentified features where no designation has been assigned, the value of the receptor was based on professional knowledge and judgement.

For some types of finds or remains there is no consistent value and the importance may vary, for example Grade II Listed Buildings and Conservation Areas. For this reason, adjustments are occasionally made, where appropriate, based on professional judgement.

## Impact Assessment Criteria

The magnitude of impact upon the archaeological and heritage resource, which can be considered in terms of direct and indirect impacts, is determined by identifying the level of effect from the proposed development upon the baseline conditions of the site and the cultural heritage resource identified. The criteria for assessing the magnitude of impact are set out in Table 2 (below).

In certain cases, it is not possible to confirm the magnitude of impact upon a cultural heritage resource, especially where anticipated buried deposits exist. Where possible a professional judgement as to the scale of such impacts is applied to enable the likely 'Significance of Effects' to be established; however, a magnitude level of 'uncertain' is included for situations where it is simply not appropriate to make such a judgement at this stage of works.

**Table 2: Criteria for Determining Magnitude of Impact**

IMPACT LEVEL	DEFINITION
<b>HIGH</b>	Changes to most or all of the key archaeological or key heritage baseline elements, or comprehensive changes to the setting of such key features that lead to total or almost complete alteration of a features physical structure, dramatic visual alteration to the setting of a heritage asset, or almost comprehensive variation to aspects such as noise, access, or visual amenity of the historic landscape.
<b>MEDIUM</b>	Changes to many key archaeological materials/historic elements, or their setting, such that the baseline resource is clearly modified. This includes considerable visual change to many key aspects of the historic landscape, noticeable differences in noise or sound quality, and considerable changes to use or access changes to key historic landscape elements
<b>LOW</b>	Detectable impacts which alter the baseline condition of an archaeological or heritage receptor to a slight degree – e.g. a small proportion of the surviving heritage resource is altered; slight alterations to the setting or structure, or limited changes to aspects such as noise levels, use or access that results in limited changes to historic landscape character.
<b>NEGLIGIBLE</b>	Barely distinguishable change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long term effect on the historic value of a resource.
<b>UNCERTAIN</b>	Extent / nature of the resource is unknown and the magnitude of change cannot be ascertained.

The overall Significance of Effects from the proposed development upon the Cultural Heritage Resource is determined by correlating the magnitude of Impact against value of the Cultural Heritage resource. Table 3 highlights the criteria for assessing the overall Significance of Effects. Where effects are moderate or above these are classified as significant.

**Table 3: Significance of Effects**

IMPORTANCE	MAGNITUDE			
	HIGH	MED	LOW	NEG
NATIONAL	Severe	Major	Mod	Minor
REGIONAL	Major	Mod	Minor	Not Sig.
LOCAL	Mod	Minor	Minor	Not Sig.
NEGLIGIBLE	Minor	Not Sig.	Not Sig.	Nt.

Not Sig. = Not Significant; Nt. = Neutral; Mod = Moderate; Ext. = Extensive

Paragraph 17 of the National Planning Policy Framework (NPPF) states that a proposal is considered to pose substantial harm if it directly or indirectly impacts upon the significance of a heritage asset (designated or non designated). Importantly, it is the degree of harm to the asset's significance rather than the scale of the development that is relevant.

The assessment of substantial harm is a high benchmark, based on professional judgment, so it may not arise in many cases. For example, while partial demolition can involve considerable net change to a building it may actually only represent less than substantial harm to the heritage asset, or conceivably not be harmful at all, when such changes only remove later inappropriate additions that detract from the significance of a heritage asset.

### Limitations

It should be noted that the report has been prepared under the express instruction and solely for the use of Building Logistics (UK) Limited, and any associated parties they elect to share this information with. Measurements and distances referred to in the report should be taken as approximations only and should not be used for detailed design purposes.

All the work carried out in this report is based upon the professional knowledge and understanding of AB Heritage on current (September/October 2016) and relevant United Kingdom standards and codes, technology and legislation. Changes in these areas may occur in the future and cause changes to the conclusions, advice, recommendations or design given. AB Heritage does not accept responsibility for advising the client's or associated parties of the facts or implications of any such changes in the future.

This report has been prepared utilising factual information obtained from third party sources. AB Heritage takes no responsibility for the accuracy of such information. It should also be noted that this report represents an early stage of a phased approach to assessing the archaeological and cultural heritage resource of the application site to allow the development of an appropriate mitigation strategy, should this be required. It does not comprise mitigation of impacts in itself.

Interpretations made relating to the architectural details exposed during the redevelopment works, have been made from photographs provided by the client only.

Access was not permitted to the ground floor and top floor flats of 84a or 84c during the site visit, as these areas are private property.

## Appendix 2      Planning Policy

### Introduction

The following section highlights the key planning and legislative framework relevant to this project, including legislative framework, national planning policy and relevant sector guidance.

### Statutory Protection for Heritage Assets

Likewise, structures are afforded legal protection in the form of their addition to 'lists' of buildings of special architectural or historical interest. The listing of buildings is carried out by the Department of Culture, Media and Sport under the Planning (Listed Buildings and Conservation Areas) Act, 1990. The main purpose of the legislation is to protect buildings and their surroundings from changes that would materially alter the special historic or architectural value of the building or its setting. This necessitates the granting of formal Listed Building Consent for all works undertaken within the designated curtilage of a Listed Building. This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance.

### National Planning Policy, 2012

The NPPF sets out government policy on the historic environment, which covers all elements, whether designated or not, that are identified as 'having a degree of significance meriting consideration in planning decisions, because of its heritage interest'.

One of the over-arching aims is to 'Conserve 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'. To achieve this, local planning authorities can request that the applicant describe "the significance of any heritage assets affected, including any contribution made by their setting". The level of detail required in the assessment should be "proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance". It goes on to say that "where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation."

A key policy within the NPPF is 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.

With regard to non-designated heritage assets specific policy is provided in that a balanced judgement will be required having due regard to the scale of any harm or loss and the significance of the heritage asset affected.

Paragraph 132 states that 'Significance can be harmed or lost through alteration or destruction of a heritage asset or development within its setting. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional, while substantial harm to or loss of designated heritage assets of the highest significance, should be wholly exceptional'.

Paragraphs 133 & 134 explain that 'where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities.

### **The London Plan 2011 with 2016 alterations**

#### *Policy 7.8: Heritage Assets and Archaeology*

This policy states that development should incorporate measures that identify, record, interpret, protect, and where possible, present the site's heritage assets, whether designated or non-designated.

Based on this policy, planning decisions involving heritage assets will be assessed on the level of identification, value, conservation, restoration, re-use and incorporation of the asset in the proposed plans. The significance of heritage assets and their settings should be conserved by proposals which are sympathetic to the form, scale, materials and architectural detail of the asset.

Any development which will cause substantial harm or loss of a designated heritage asset will only be accepted in exceptional circumstances. The importance of the development will be assessed proportionately in terms of public benefit against the impact on, and the importance of the asset.

Proposals showing potential modifications to heritage assets which will reduce carbon emissions and secure sustainable development are favourable where it is on balance with potential harm to the heritage asset or its setting.

### **Westminster's City Plan, 2016**

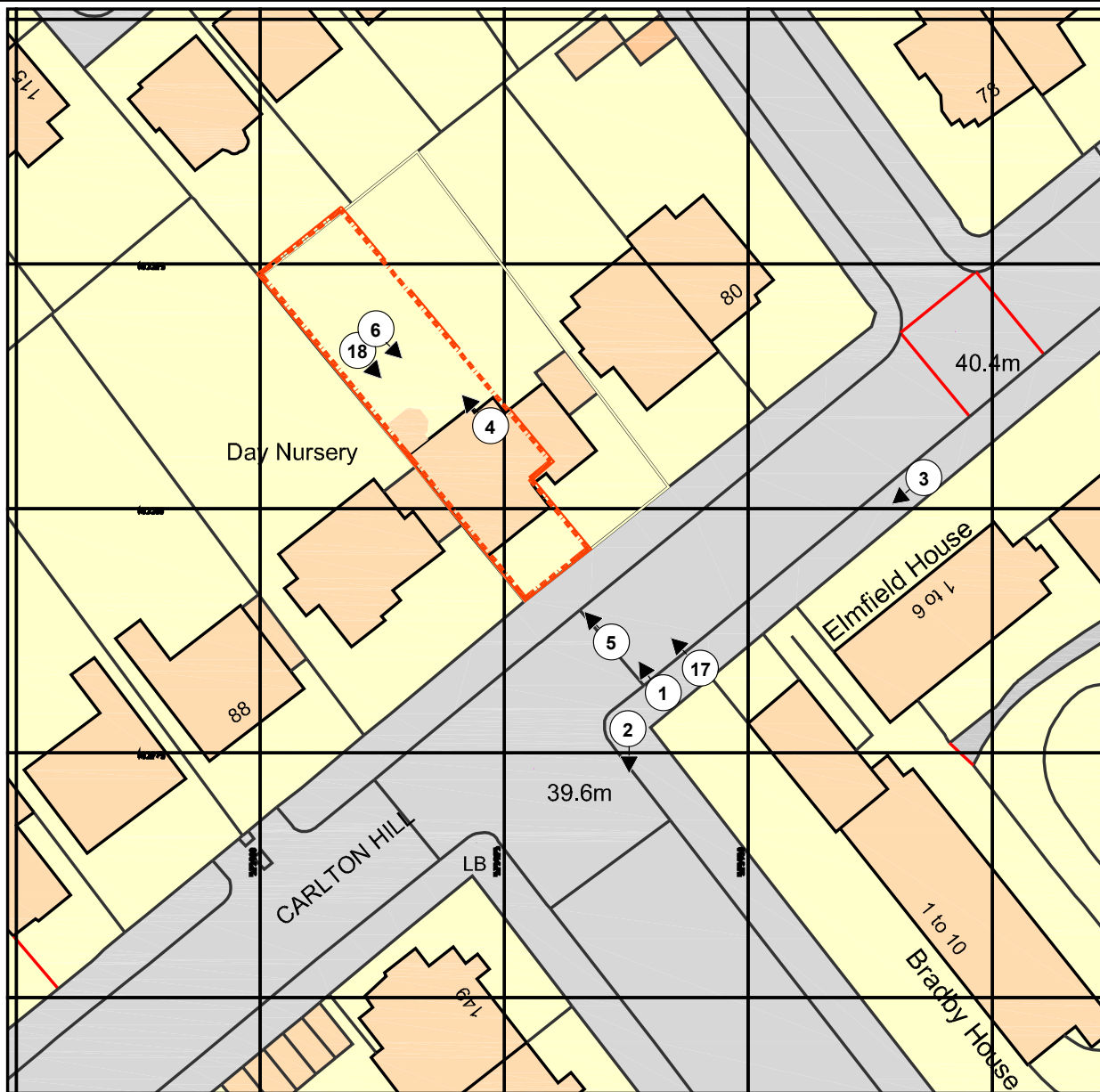
Westminster's City Plan is the key policy document for determining planning applications in Westminster. The council formally adopted the latest version of Westminster's City Plan in July 2016. The follow policies of the plan are relevant:

#### *POLICY S25 HERITAGE*

Recognising Westminster's wider historic environment, its extensive heritage assets will be conserved, including its listed buildings, conservation areas, Westminster's World Heritage Site, its historic parks including five Royal Parks, squares, gardens and other open spaces, their settings, and its archaeological heritage. Historic and other important buildings should be upgraded sensitively, to improve their environmental performance and make them easily accessible.

The intrinsic value of Westminster's high quality and significant historic environment is one of its greatest assets. To compete effectively with other major, world-class cities the built environment must be respected and refurbished sensitively in a manner appropriate to its significance. Any change should not detract from the existing qualities of the environment, which makes the city such an attractive and valued location for residents, businesses and visitors.





**Legend**

Ⓝ - Photo number and direction



London

Figure 1: Site Location

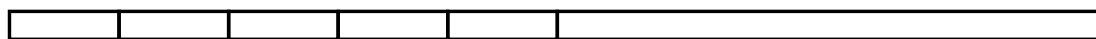
Project: 84b Carlton Hill

Date: 05/10/16

Job Number: 10925

**Location Plan 1:1250**

0 10 20 30 40 50 100



METRES

Reproduced from client's plans, dated Sept 14



Figure 2: Plans Prior to Redevelopment

Project: 84b Carlton Hill

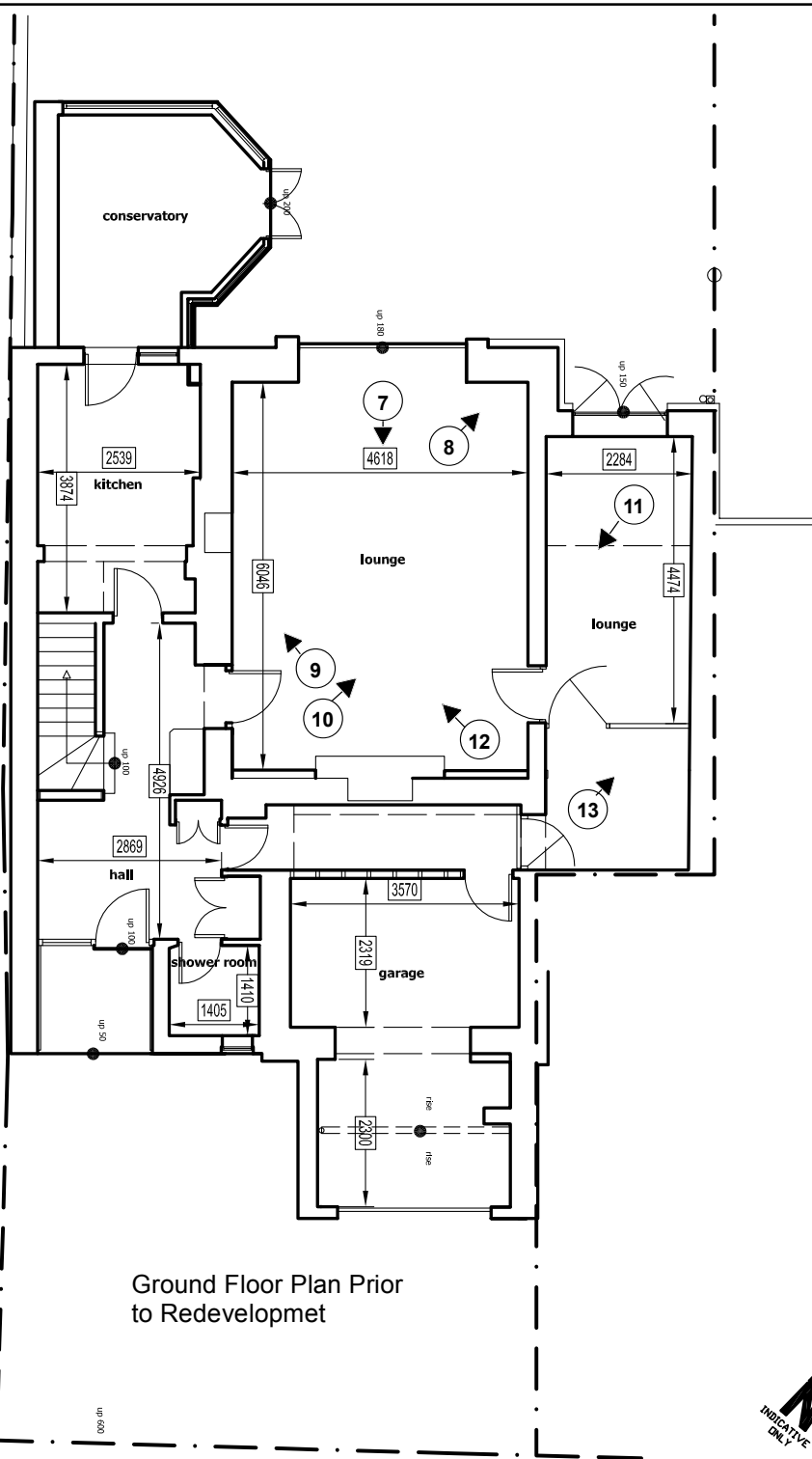
Date: 05/10/16

Job Number: 10925

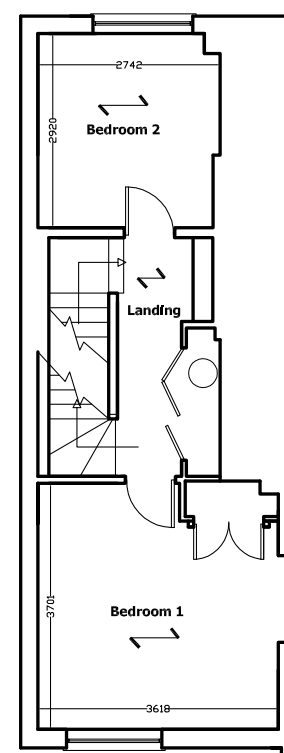


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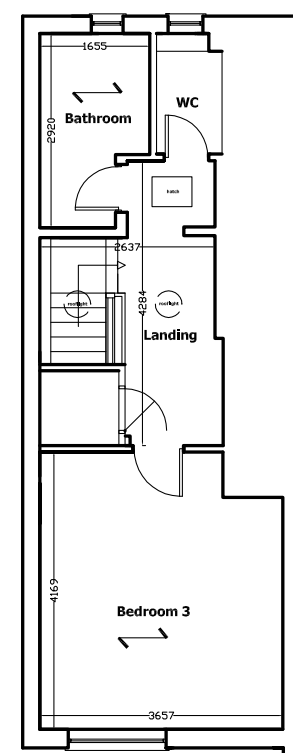
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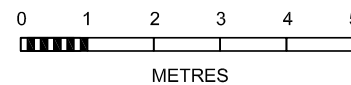
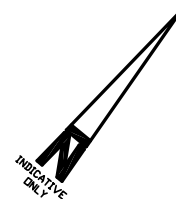
Ground Floor Plan Prior to Redevelopment



First Floor Plan Prior to Redevelopment



Second Floor Plan Prior to Redevelopment



Reproduced from client's plans, dated Sept 14



Figure 3: South Facing Elevation  
Prior to Redevelopment

Project: 84b Carlton Hill

Date: 05/10/16

Job Number: 10925



Reproduced from client's plans, dated Dec 15

0 0.5 1 1.5 2 2.5  
METRES



Figure 4: North Facing Elevation  
Prior to Redevelopment

Project: 84b Carlton Hill

Date: 26/09/16

Job Number: 10925

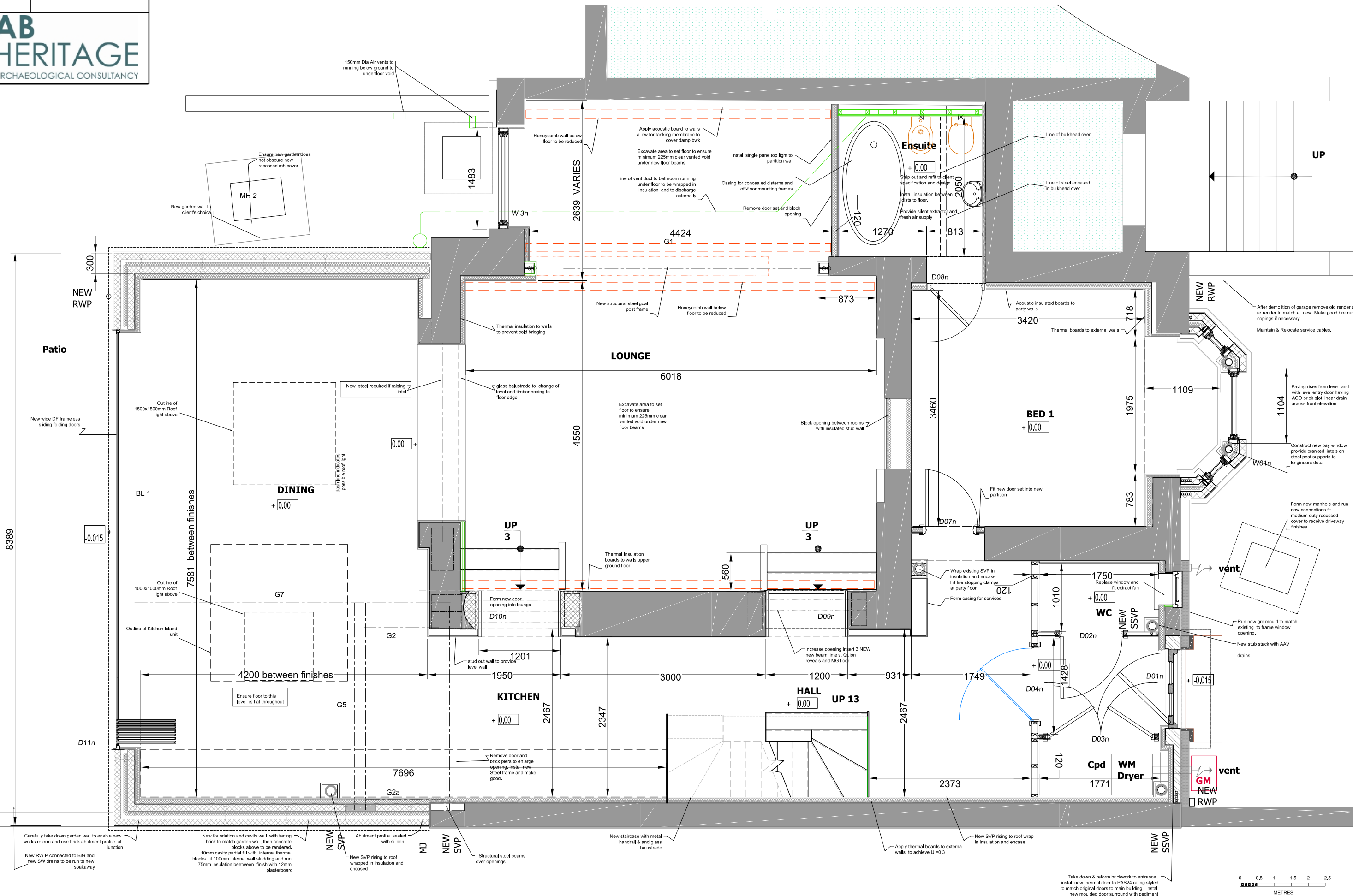
Figure 5: Proposed Ground Floor Plan

Project: 84b Carlton Hill

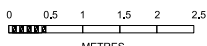
Date: 19/09/16 Job Number: 10925



Reproduced from client's plans, dated Dec 15



Take down & reform brickwork to entrance, install new thermal door to PAS24 rating styled to match original doors to main building. Install new moulded door surround with pediment





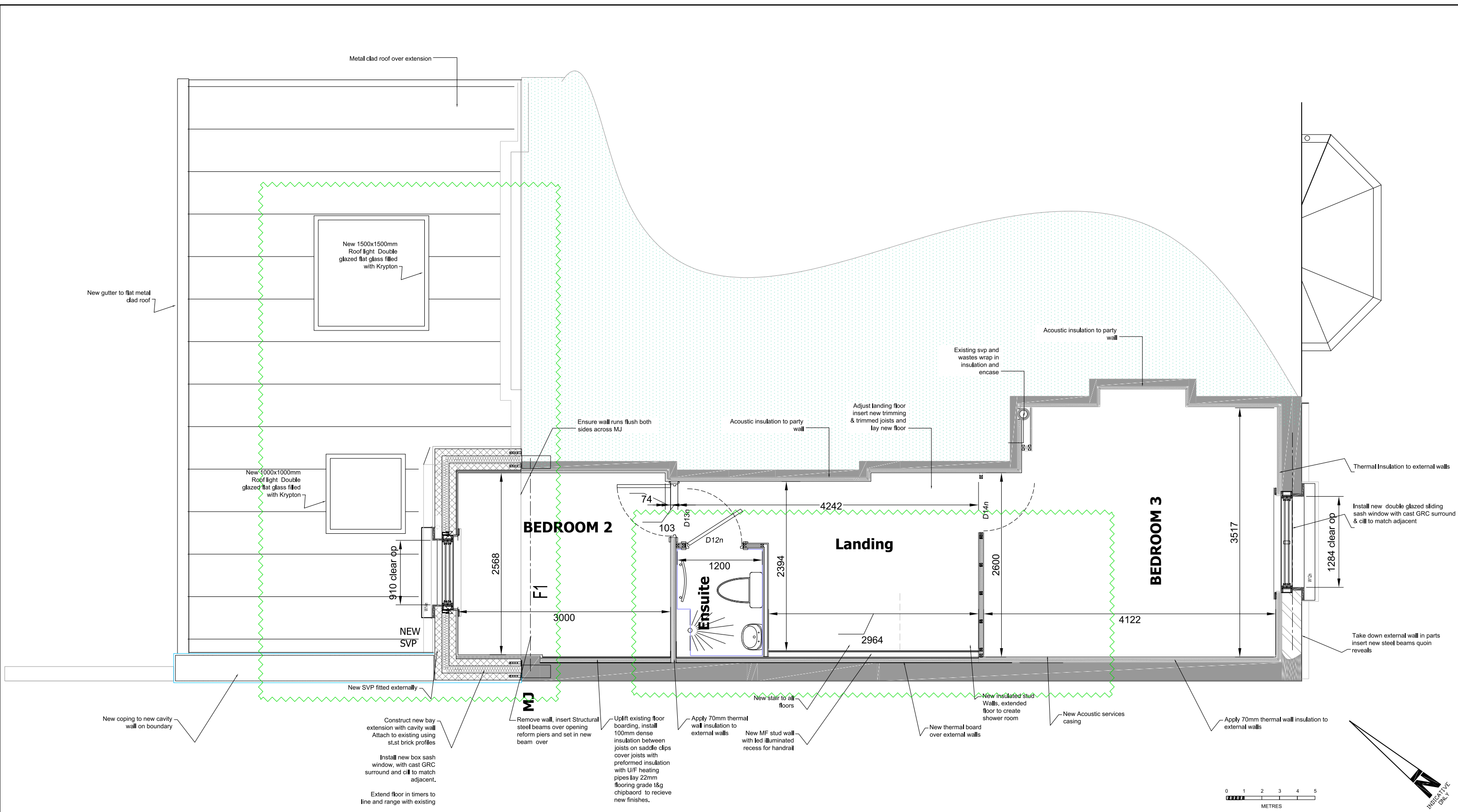


Figure 6: Proposed First Floor Plan

Project: 84b Carlton Hill

Date: 19/09/16 Job Number: 10925



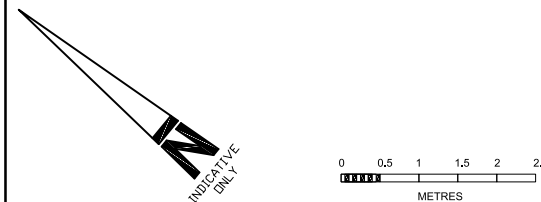
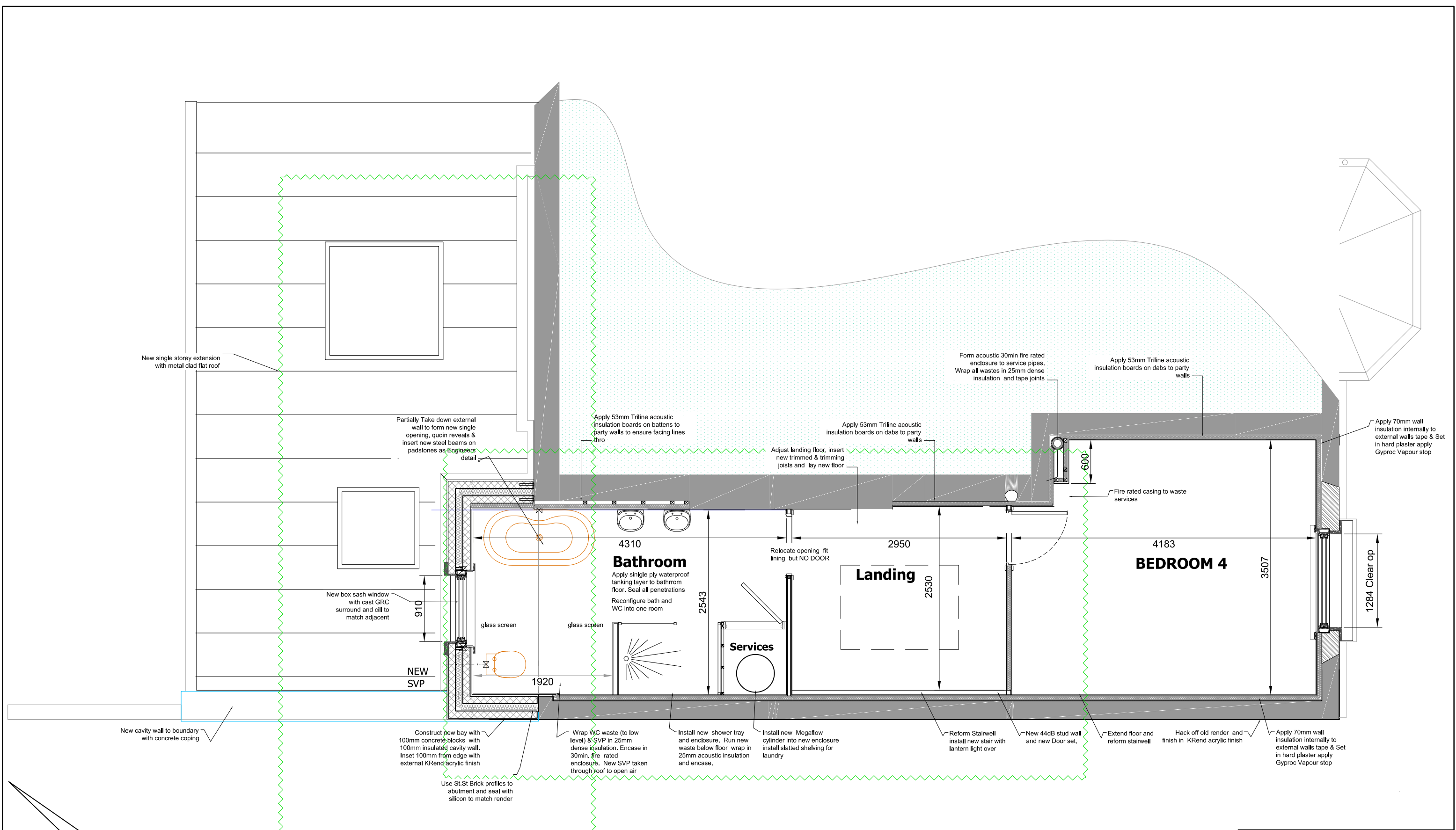


Figure 7: Proposed 2nd Floor Plan	
Project: 84b Charlton Hill	
Date: 19/09/16	Job Number: 10925
Drawn by: ZE	Approved by: HS

Reproduced from client's plans, dated Dec 15



Figure 8: Proposed South Facing Elevation

Project: 84b Carlton Hill

Date: 19/09/16

Job Number: 10925



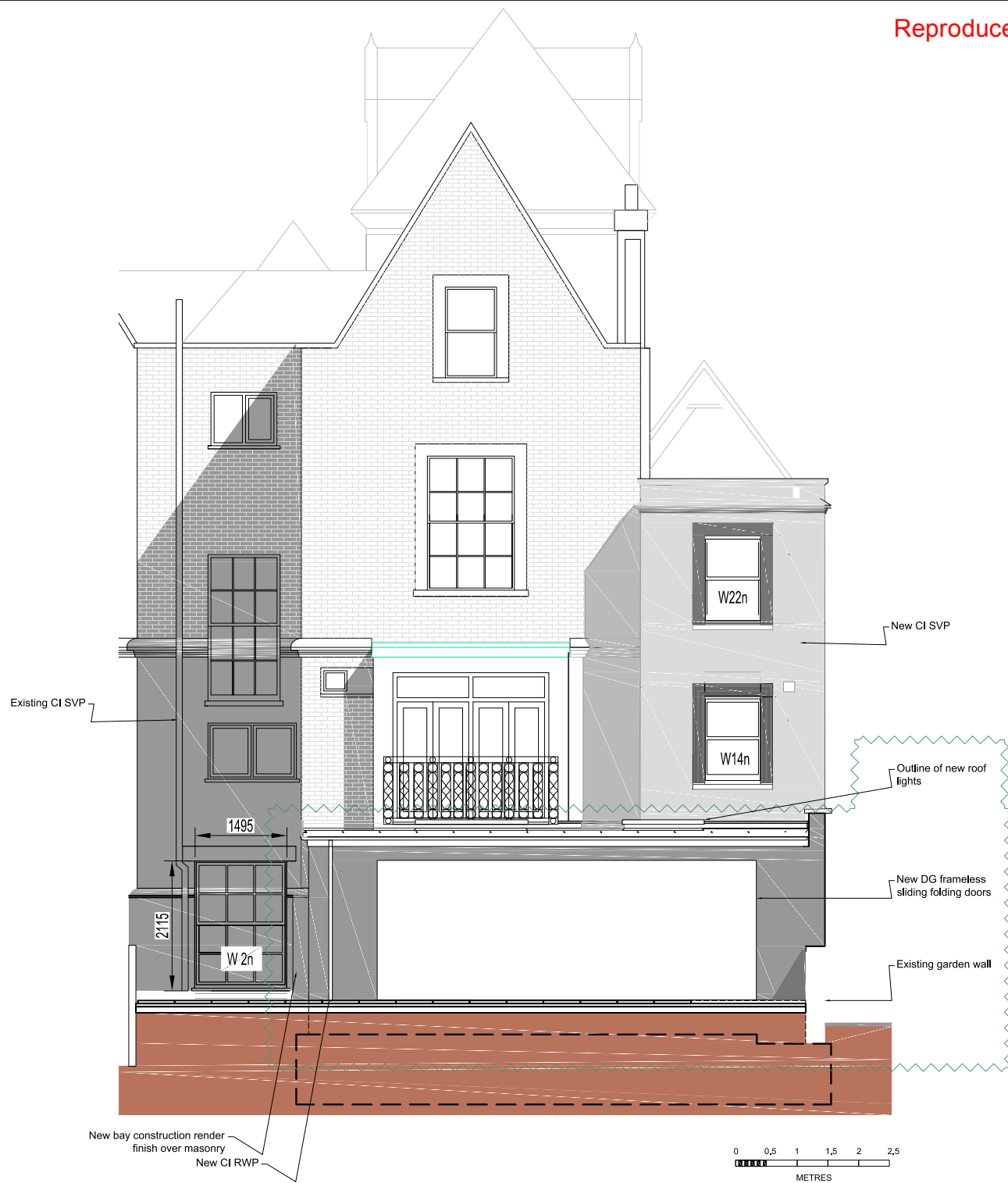


Figure 9: Proposed North Facing Elevation

Project: 84b Carlton Hill

Date: 19/09/16

Job Number: 10925



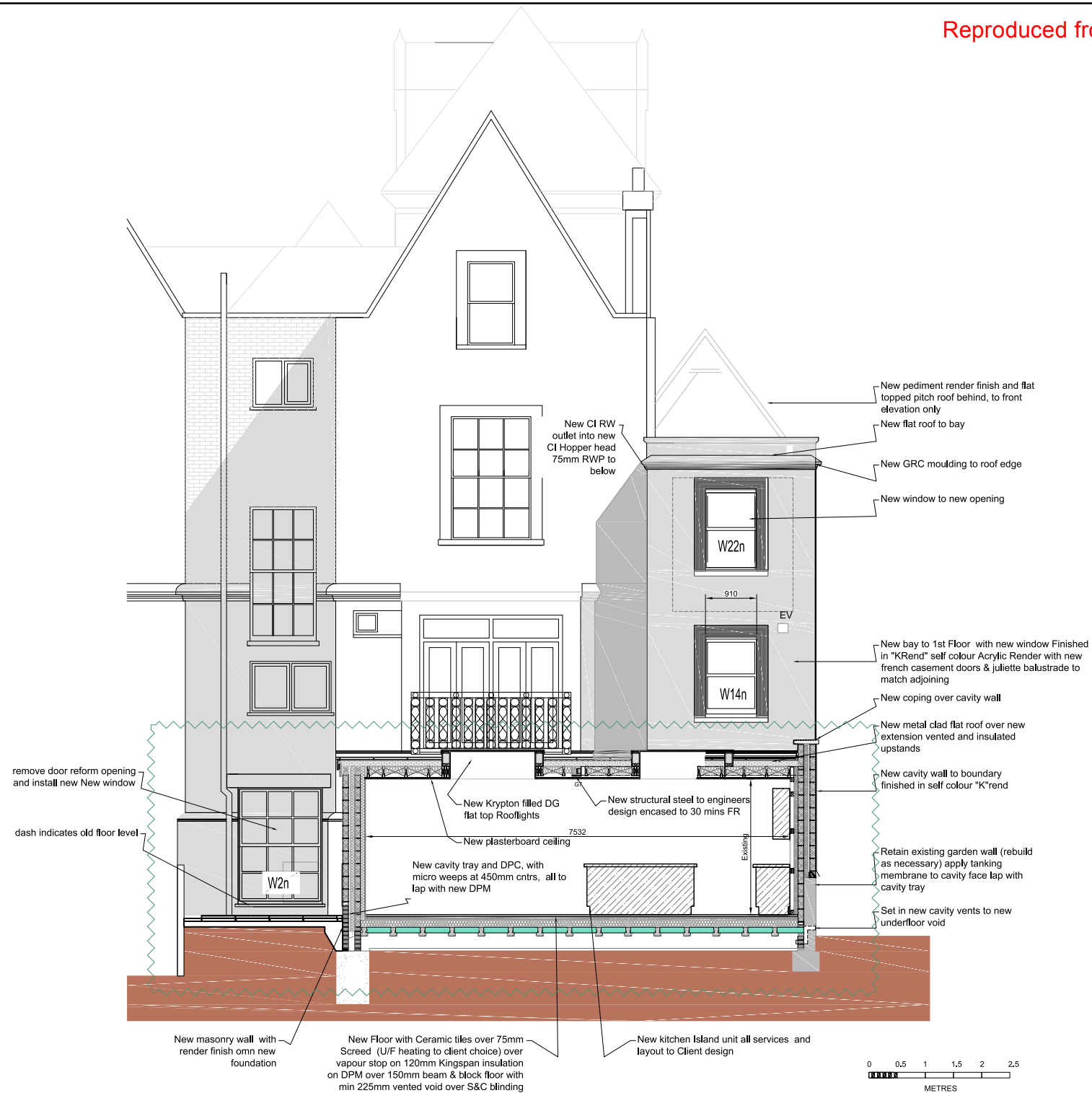
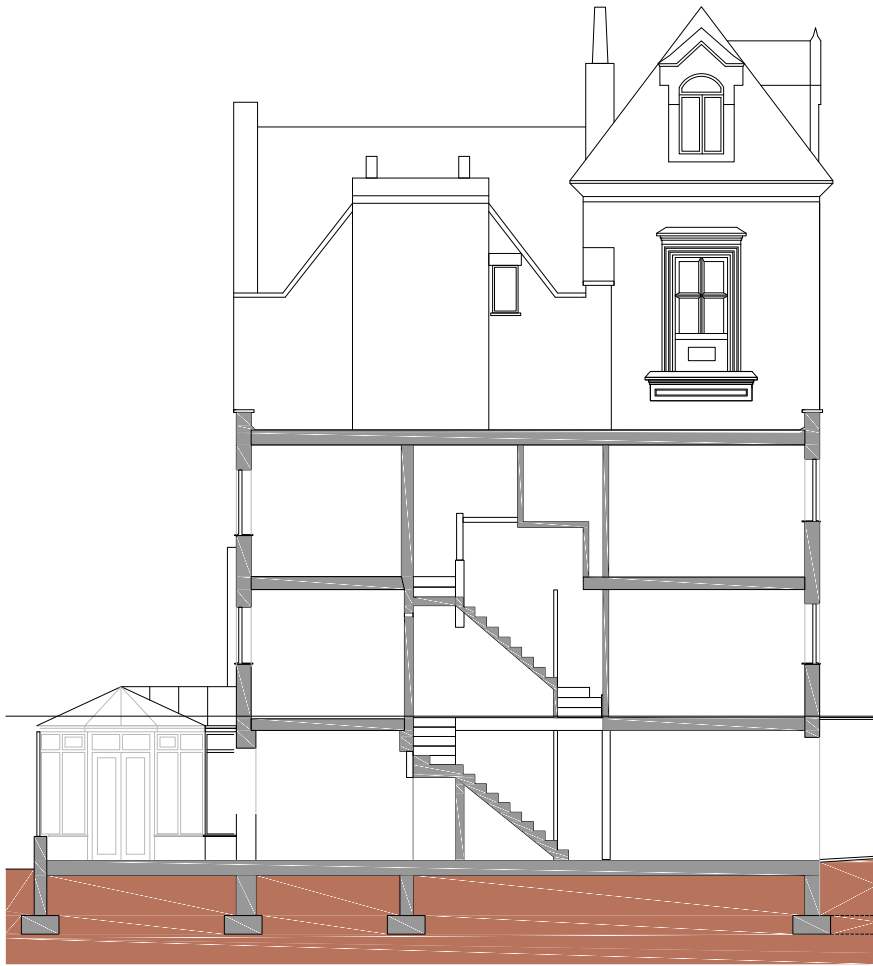


Figure 10: Proposed North Facing Elevation Section

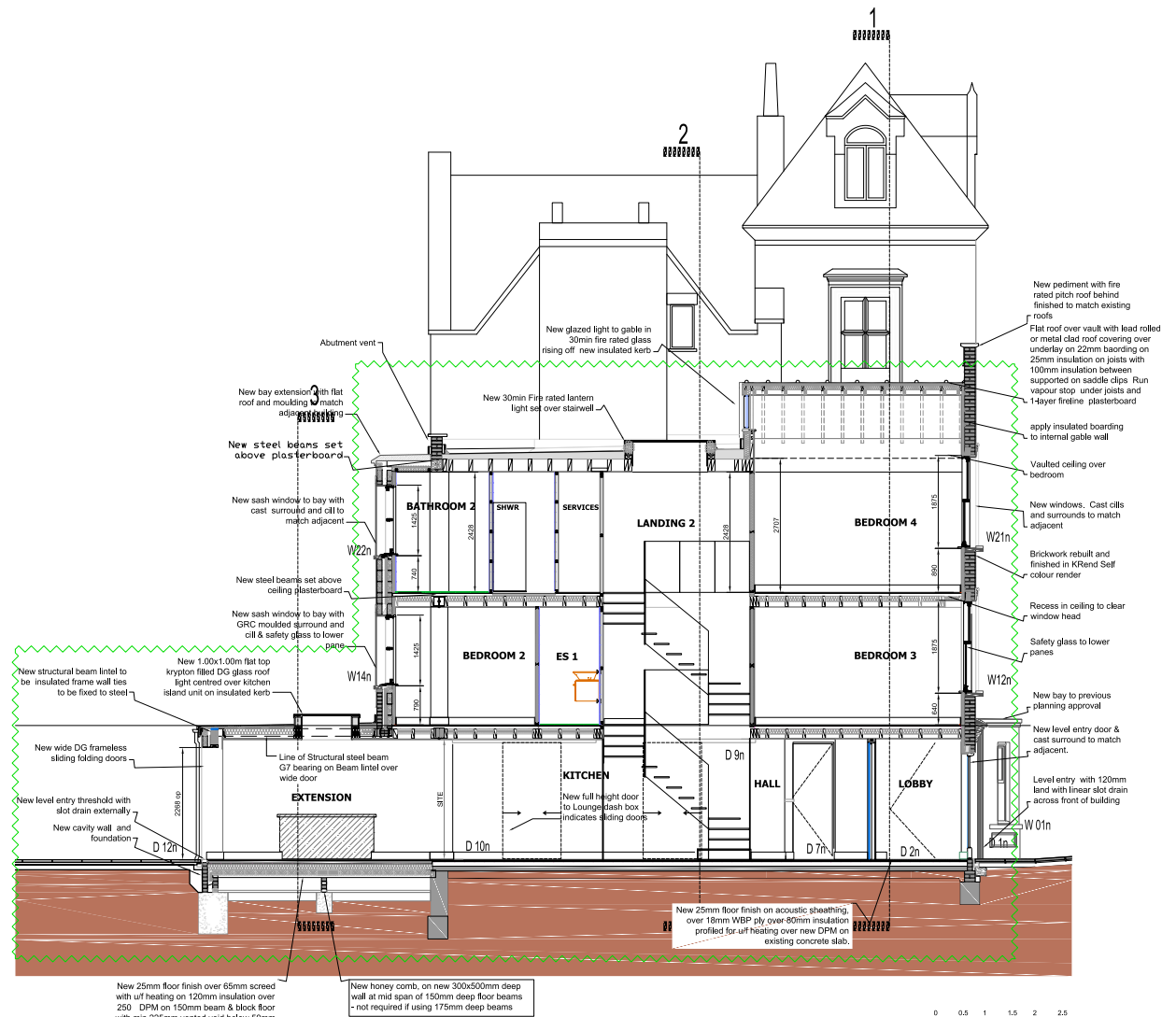
Project: 84b Carlton Hill

Date: 19/09/16

Job Number: 10925



Cross Section Prior to Redevelopment



Proposed Cross Section

Figure 11: Prior to Redevelopment and Proposed Cross Sections

Project: 84b Carlton Hill

Date: 05/10/16

Job Number: 10925





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