



Design and Heritage Statement

1. Introduction

- I.1 This design and heritage statement has been prepared by TTL Properties Limited (TTLP) to support a Listed Building Consent (LBC) application for the installation of secondary glazing to existing first floor windows on the south and northeast elevations of the Grade II listed Chalk farm Station building.
- I.2 A total of fourteen windows are to be secondary glazed. Original windows will be retained. The secondary glazing will be installed inside the existing windows using bespoke timber fixing grounds onto which the units will be sealed and secured.
- I.3 The current EPC rating of the building is 'G'. However, current Energy Performance of Buildings (England and Wales) Regulations 2012 requires a minimum rating of 'E' The proposed works will improve the building's EPC rating to 'C'.

2. Site Location

- 2.1 Chalk Farm station is located at the convergence of Haverstock Hill and Adelaide Road and has 2 elevations meeting at an acute angle with a curved corner. The station is situated to the north of Camden Town and south of Belsize Park.
- 2.2 Adjacent to the site is a 5-storey 1930s former police garage building with retail use on ground level along Adelaide Road and disused floorspace on ground level along Haverstock Hill. This building is scheduled for demolition and redevelopment for a consented new block of flats (ref No. 2016/3975/P date: 5/12/2016). Southeast of the site, along Haverstock Hill, is predominately low/medium-rise comprising of 3-5 storeys with retail on ground level and offices or residential on upper levels. West of the site is predominantly residential use of medium-to-low rise buildings ranging from 3-6 storeys, 23-49 Adelaide Road being locally listed.



- 3.4 The heritage asset is described in the heritage list having “*both elevations retain original windows to some bays, while others have been infilled with faience. Upper storey has timber Diocletian windows in keyed semi-circular arches with egg-and-dart decoration and cartouches between the springers of the arcaded bays, and a modillion cornice. Each half-bay has a deeply hooded oeil-de-boeuf.*”
- 3.5 The property makes a significant contribution to the character of the area which uses similar window form to the adjacent property towards the west on floors 2-6.
- 3.6 West of the station, 100 metres along Adelaide Road, are local listed buildings from 23-49 Adelaide Road. Northwest of the station is Eton Conservation Area which includes the nearby 7 pairs of listed semi-detached villas.

4. Relevant Policy Context

National Planning Policy Framework

- 4.1 The **National Planning Policy Framework (NPPF)** sets out the government’s planning policies for England and how these are expected to be applied. The following sections are considered most relevant to this proposal:

Section 2 – Achieving sustainable development

- 4.2 **8 (c).** An environmental objective – to protect and enhance our natural, built and historic environment
- 4.3 **9.** Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

Section 16 – Conserving and enhancing the historic environment

- 4.4 **194.** In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

- 4.5 **197.** In determining applications, local planning authorities should take account of:
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - c) the desirability of new development making a positive contribution to local character and distinctiveness.
- 4.6 **200.** Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Camden Local Plan, 2017

- 4.7 **Policy DI Design.** This policy aims to secure high quality design in any development. The council will require that any form of development within or surrounding any heritage assets must preserve or enhance the historic environment and heritage assets in accordance with **Policy D2 Heritage** to ensure that high quality design is practiced.
- 4.8 **Policy D2 Heritage.** This policy defines heritage assets to include listed buildings. The council will not permit the loss of or substantial harm to a designated heritage asset unless it can be demonstrated that the harm or loss is necessary to achieve substantial public benefits.
- 4.9 In this case, the proposed LBC works will preserve the historic architectural appearance of the exterior elevations as the additional glazing will be fixed within the building and beyond the existing window. All fixings will be concealed within the frame.
- 4.10 **Policy CCI Climate change mitigation.** This policy states that all developments must minimise the effects of climate change and encourage the highest feasible environmental standards. The council will seek to support and encourage sensitive energy efficiency improvements to existing buildings. The proposed works will improve the EPC rating of the building from 'G' up to 'C'.

Camden Planning Guidance: Design

- 4.11 **Paragraph 3.6I** of the Camden Planning Guidance (Design) states that there are several methods by which historic buildings can improve their efficiency. The council will seek to balance achieving higher environmental standards whilst protecting Camden's unique built form.

5. Existing windows

- 5.1 The existing windows along the south elevation, on Adelaide Road, consists of pilastered bays arranged 3-I-I-3 with alternating half bays. The triple bays form a continuous arcade, terminating in a half-bay at the west.
- 5.2 The existing windows along the northeast elevation on Haverstock Hill consists of 6 main bays arranged 2-I-I-2.
- 5.3 The curved facade is accentuated by an overhanging upper floor with a pedimented tripartite window
- 5.4 Timber Diocletian windows in keyed semi-circular arches with egg-and-dart decoration and cartouches between the springers of the arcaded bays, and a modillion cornice. Each half-bay has deeply hooded oeil-de-boeuf.
- 5.5 Please refer to IMG-96782_South-Facade-Existing-Windows, IMG-96802_Northeast-Facade-Existing-Windows and existing elevations at 1:50 drawing No. 4986IBWLS-01-All-Elevations.

6. Proposed Works

- 6.1 The application proposes to fit secondary glazing discreetly behind the original first floor windows of Chalk Farm station on northeast and south elevations.
- 6.2 A total of fourteen windows are to be secondary glazed. The original windows will be retained. The proposed secondary glazing will give access to the primary windows for cleaning, maintenance and ventilation when required, whilst conserving and enhancing the appearance to blend in with the building's fabric and the design of the existing windows.
- 6.3 The secondary glazing will be installed using bespoke timber fixing grounds onto which the units will be sealed and secured. These, in the most part, will be covered by the odd leg main frame section, making further decoration unnecessary and all fixings will be concealed within the main frame.
- 6.4 The improvements to the windows will increase the buildings EPC rating to a 'C'. Current Energy Performance of Buildings (England and Wales) Regulations 2012 requires a minimum rating of 'E'. The current EPC rating of the building is a 'G'.
- 6.5 For proposed windows to be secondary glazed, please refer to:

- IMG-96782_South-Facade-Existing-Windows
- IMG-96792_Curved-Corner-Existing-Window
- IMG-96802_Northeast-Facade-Existing-Windows
- IMG_0735_Internal-Existing-Semi-Circular-Arched-Windows
- IMG_0736_Internal-Existing-Curved-Window-Corner
- IMG_0737_Internal-Existing-Circular-Window
- IMG_0739_Internal-Existing-Window
- IMG_0743_Internal-Existing-Window
- IMG_0745_Internal-Existing-Window

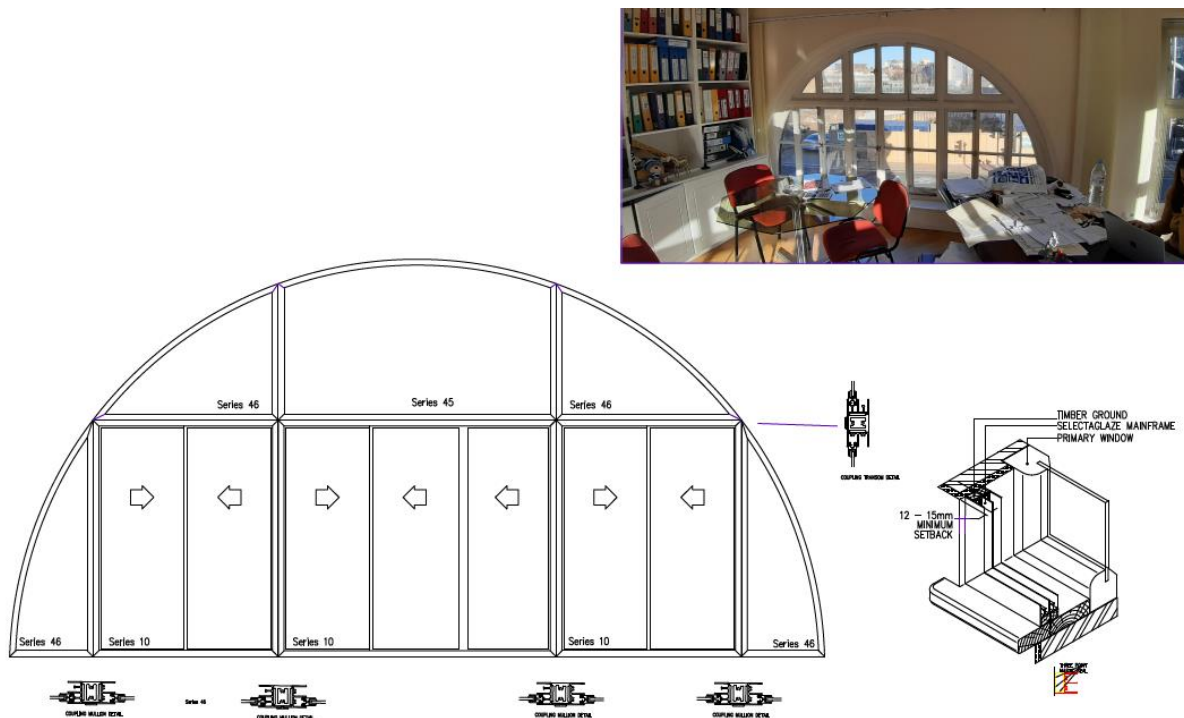


Figure 4: Elevation of proposed secondary glazing to the arched windows

7. Heritage Impacts

- 7.1 The installation of secondary glazing behind the existing windows will not result in an unacceptable level of harm to the appearance of the listed building. The existing windows will remain in their original unaltered form, keeping in line with the historic fabric of the building whilst being upgraded with the new secondary glazing improving the energy efficiency

of the building. No heritage features identified in the Historic England listing are impacted by proposals.

- 7.2 The proposed secondary glazing windows are designed to conserve the appearance of the listed building while enhancing noise reduction and energy efficiency of the building.
- 7.3 The proposal complies with the requirements set out in section I6 of the National Planning Policy Framework and policies D1 and D2 of the Camden Local Plan (2017).

8. Conclusion

- 8.1 The proposed works comprise the addition of secondary glazing behind the existing first floor windows to the Grade II listed Chalk Farm station building. The proposed secondary glazing will be fixed behind the existing windows, retaining the original windows and resulting in no changes to the external appearance of the building. This is a modest intervention which maintains the special architectural and historic interest of the listed building, whilst significantly improving the building's energy efficiency and noise attenuation.

