



**DALCOUR  
MACLAREN**



# **Design, Access & Heritage Statement for Works at 32 Bartholomew Road, Camden NW5 2AJ**

**Client: Cadent Gas Ltd**

Project: 23008990 – EP – 32 Bartholomew Road

Date: September 2023



## Project Details

<b>Project Name</b>	32 Bartholomew Road, Camden
<b>Scheme Number</b>	23008990
<b>Report Number</b>	001

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## Contents

Executive Summary.....	5
1 Introduction.....	7
1.2 Circumstances of the Scheme .....	7
1.3 Site Location and Topography.....	8
1.4 Access.....	8
1.5 Description of the Proposed Development .....	8
1.6 Definition of Terms .....	9
2 Heritage Planning Policy Context.....	11
2.1 National Heritage Legislation.....	11
2.2 National Planning Policy Framework .....	11
2.3 The London Plan 2021.....	12
2.4 London Borough of Camden.....	13
2.5 Compliance.....	14
3 Methodology.....	15
4 Historic Background.....	17
4.1 Historic Development of Camden.....	17
5 Statement of Significance.....	18
5.1 32 Bartholomew Road.....	18
5.2 Bartholomew Estate Conservation Area.....	20
6 Conclusions and Mitigation.....	22
Bibliography.....	24

## Appendices

Appendix 1 ICOMOS Assessment Methodology

## Drawings

Drawing No.	Title	Scale
20230901_23008531_PLN_EL_1.1	South Elevation	1 : 100
20230901_23008531_PLN_EL_1.2	East Return Elevation	1 : 20
20230809_23008990_PLN_LOC_2.1	Location Plan	1 : 1250
20230809_23008990_PLN_SI_3.1	Existing Site Plan	1 : 200
20230809_23008990_PLN_SI_4.1	Proposed Site Plan	1 : 200

## **Executive Summary**

Dalcour Maclaren has been commissioned by Cadent Gas Ltd to produce a Design, Heritage & Access Statement for the installation of new pipework at 32 Bartholomew Road, London Borough of Camden NQ5 2AJ (National Grid Reference: TQ 29224 84647).

32 Bartholomew Road is a multi-occupancy building and does not benefit from Permitted Development Rights available to 'dwellinghouses' under the Town and Country Planning (General Permitted Development) Order (England) (2015).

The property is not a Listed Building but does lie within the Bartholomew Estate Conservation Area, as designated by the London Borough of Camden Council.

Following a suspected gas leak, the supply at 32 Bartholomew Road was switched off to prevent risk to life and property, leaving residents without gas supply for heating or cooking. Cadent undertook the design appraisal for the repair works and Dalcour Maclaren's Planning and Heritage team advised on the design to ensure that it represented the minimum amount of works required to secure a safe and reliable gas supply and also resulted in the minimum level of visual intrusion to the building. Once satisfied that the scheme was minimal and the least harmful solution in providing gas to the residents, works proceeded to reconnect the supply.

The following application is for retrospective planning permission for the installation of gas pipework to 32 Bartholomew Road.

The assessment, undertaken following guidance published by Historic England, has assessed the potential impact of the proposed works on 32 Bartholomew Road and the Bartholomew Estate Conservation Area, in which the site lies. It has been established that the installation of 3 no. new gas risers and 3 no. meter boxes will have a limited physical impact upon 32 Bartholomew Road and no visual impact upon the Conservation Area as a whole.

In order to further limit the harm on the identified heritage assets as a result of the proposals, the following is recommended:

- Ensure holes for the riser are drilled between the brick joints rather than the bricks themselves;
- Where pipework is installed to white rendered areas it should be painted white (colour matched) and where the pipework is installed to exposed brick it should remain copper in order to blend in with the brickwork;

- The pipework should not cross any architectural features such as windows;
- The pipework should be installed as close together as possible, in order to minimise the spread of visual clutter
- Undertake appropriate reinstatement of the working area as previous following completion of the works; and,
- Produce a photographic record of condition before and after the works to cover liability.

# **1 Introduction**

- 1.1.1 Dalcour Maclaren (DM) has been commissioned by Cadent Gas Ltd (hereafter referred to as ‘the Client’) to produce a Design, Access & Heritage Statement for the installation of new pipework to 32 Bartholomew Road, London Borough of Camden NW5 2AJ (National Grid Reference: TQ 29224 84647), hereafter referred to as ‘the Site’.
- 1.1.2 32 Bartholomew Road is a multi-occupancy building and does not benefit from Permitted Development Rights available to ‘dwellinghouses’ under the Town and Country Planning (General Permitted Development) Order (England) (2015) (GPDO).
- 1.1.3 32 Bartholomew Road is not a Listed Building but is located within the Bartholomew Estate Conservation Area. Despite being in a Conservation Area, the Site does not lie within any relevant Article 4 Directions as defined on the council’s planning policy map.
- 1.1.4 This Heritage Statement has been produced to assess the potential for impacts and assess the degree of any impacts to the significance of the identified assets. This assessment has been undertaken following the Standards and Guidance of the Chartered Institute for Archaeologists (CIfA, 2014) and in accordance with terminology expressed within the National Planning Policy Framework.

## **1.2 Circumstances of the Scheme**

- 1.2.1 Cadent Gas Ltd are a statutory undertaker with the responsibility to develop and maintain an efficient, co-ordinated, economical and safe system of gas supply to their customers, as stated in the Gas Act 1986. The proposed development is therefore needed to ensure that the resident, and customer, at 32 Bartholomew Road has a reliable and safe supply of gas.
- 1.2.2 Following a suspected gas leak, the gas supply to 32 Bartholomew Road was switched off to prevent risk to life and property, leaving residents, a number vulnerable and also a number with young families, without gas supply for heating or cooking. Cadent undertook the design appraisal for the repair works and Dalcour Maclaren’s Planning and Heritage Team advised as on the design to ensure that it represented the minimum amount of works required to secure a safe and reliable gas supply and also resulted in the minimum level of visual intrusion to the building. Once satisfied that the scheme was the minimal level of intervention and the least harmful



solution in providing gas to the residents, works proceeded to reconnect the supply.

- 1.2.3 The following application is for retrospective planning permission for the installation of gas pipework to 32 Bartholomew Road.

### **1.3 Site Location and Topography**

- 1.3.1 The Site is located on the north side of Bartholomew Road (NGR: TQ 29224 84647) and is bound by:
- Residential properties lining the east-west running Bartholomew Road to the east, west and south; and
  - Lawford Road to the north.
- 1.3.2 32 Bartholomew Road comprises Flats A, B and C and features a garden to the rear, backing on to the rear gardens of the properties on Lawford Road at ground floor level and a small paved yard at the front.
- 1.3.3 The topography of the Site is 38m Above Ordnance Datum (AOD).

### **1.4 Access**

- 1.4.1 The Site will be accessed via Bartholomew Road. The works will not impede access along the road.

### **1.5 Description of the Proposed Development**

#### **Existing Internal Gas Riser and Route**

- 1.5.1 Under legislation and regulatory obligations, Cadent Gas must ensure that the gas carrying assets remain fit for purpose and that they continue to maintain, upgrade and repair their network. Cadent's gas main replacement programme is driven by a policy that is underpinned by Regulation 13, Pipelines Safety Regulations 1996 (as amended) and subsequently the Health and Safety at Work Act 1974. In addition to this, paragraph 15 of Schedule 2B in the Gas Act 1986 (as amended) puts an additional duty on Cadent as a gas transporter, to carry out the necessary work to repair, replace or renew any service pipe installed in a dwelling.
- 1.5.2 The Institution of Gas Engineers and Managers (IGEM) are responsible for setting the standards and guidance and health & safety for gas installations. IGEM/G/5 Edition 3 addresses Gas installations in Multiple Occupancy Buildings (MOBS) and states that gas pipework can no longer be installed in communal fire escapes, e.g., entrance and exit hallways / corridors within



MOBS. This is because in the event of a fire, there would be a significant fire and explosion risk placed within the sole means of fire escape, which would cause further threat to life and could lead to the compromise of the sole means of emergency exit. There are also additional restrictions regarding having enough venting and avoiding voids as these also pose a significant fire risk. Therefore, reusing the existing internal route is not possible as it does not meet the current IGEM G5 legislation.

- 1.5.3 While sometimes harmful to heritage assets, the benefits of having an external gas system will allow easy access for maintenance, repair and refurbishment works and will not result in any loss of internal historic fabric or access into residents' homes for extended periods of time to facilitate works.

#### **Below Ground Works**

- 1.5.4 The proposed development involves the installation of 1 no. below ground connections from the existing gas main in Bartholomew Road / the pavement. As these works will be contained entirely below ground, they are permitted development under Part 15 Class A (a) of the Town and Country Planning (General Permitted Development) Order (England) 2015.

#### **Above Ground Riser & Internal Works**

- 1.5.5 The works comprise the installation of 3no. new 22mm gas risers fixed to the front elevation of 32 Bartholomew Road. The risers have been affixed to the underside of the ground floor window, routing up the front brick elevation to the left (east) of the ground floor, first floor and second floor windows (20230901\_23008531\_PLN\_EL\_1.1).
- 1.5.6 At ground floor level the works also involve the installation of 3no. new meter boxes, to which the risers have been connected. The meter boxes have been affixed to the east facing elevation of the existing eastern brick wall of the entrance steps (20230901\_23008531\_PLN\_EL\_1.2).

## **1.6 Definition of Terms**

- 1.6.1 A heritage asset is defined in the National Planning Policy Framework (NPPF, 2021) as 'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest' (NPPF, 2021 page 67).
- 1.6.2 The significance of a heritage asset is defined within the NPPF as 'the value of a heritage asset to this and future generations because of its heritage

interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from the physical fabric of a heritage asset but also from its setting' (NPPF, 2021 page 71-72)'.

- 1.6.3 The setting of a heritage asset is defined as 'the surroundings within which it is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of setting can make a positive or negative contribution to the significance of a heritage asset, may affect the ability to appreciate that significance or may be neutral' (NPPF, 2021 page 71).
- 1.6.4 Where heritage assets are to be affected by development, 'local authorities should require the applicant to describe the significance of the assets affected, including the contribution made to the significance of the asset by its 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' (NPPF, 2021 paragraph 194).

## 2 Heritage Planning Policy Context

### 2.1 National Heritage Legislation

- 2.1.1 Designated heritage assets protected by statutory legislation comprise Scheduled Monuments, Protected Wrecks, Listed Buildings and Conservation Areas.
- 2.1.2 Nationally significant archaeological sites, monuments and structures are protected under the Ancient Monuments and Archaeological Areas Act (1979).
- 2.1.3 Listed Buildings and Conservation Areas are protected under the Planning (Listed Building and Conservation Areas) Act (1990). In relation to development proposals, the act states that *'in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the secretary of state shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'* (section 66).

### 2.2 National Planning Policy Framework

- 2.2.1 The National Planning Policy Framework (NPPF, 2021) supported by the National Planning Policy Guidance (PPG) (MHCLG, 2019), endorses the conservation and enhancement of the historic environment (Department for Communities and Local Government 2019), defines the role of the planning system as to promote and achieve sustainable development and involves *'protecting and enhancing our natural, built and historic environment'* (NPPF, 2021: 5).
- 2.2.2 In ensuring the statutory duty of the Planning (Listed Building and Conservation Areas) Act, the NPPF requires that in determining applications *'great weight'* should be given to the asset's conservation and that *'substantial harm to or loss of... grade II listed buildings, or grade II registered parks or gardens, should be exceptional'* whilst *'substantial harm to or loss of...assets of the highest significance, notably Scheduled Monuments, protected wreck sites, registered battlefields, Grade I and II\* listed buildings, Grade I and II\* Registered Parks and Gardens, and World Heritage Sites, should be wholly exceptional'* (NPPF, 2021: para 200).
- 2.2.3 Developments where substantial harm to or total loss of significance of a heritage asset should be assessed against specific tests and should deliver

substantial public benefits which outweigh any loss or harm (NPPF, 2021: para 201). Less than substantial harm to a designated asset would require public benefits including the securement of an optimum viable use (NPPF, 2021: para 202).

- 2.2.4 Impacts to the significance of non-designated assets will require a balanced judgement based on the level of significance and the scale of harm (NPPF, 2021: 203), although non-designated assets which are of equivalent significance to designated assets will be considered as such (NPPF, 2021: 57). Where heritage assets of an archaeological nature may be impacted upon by development 'local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation' (NPPF, 2021: para 194).

## **2.3 The London Plan 2021**

- 2.3.1 Under the legislation establishing the Greater London Authority (GLA), the Mayor of London is required to publish a Spatial Development Strategy (SDS), also known as the London Plan. As the overall strategic plan for London, it sets out an integrated economic, environmental, transport and social framework for the development of London over the next 20-25 years.
- 2.3.2 The London Plan was formerly published by the Mayor of London on the 2<sup>nd</sup> March 2021. The below is a section of Policy HC1 within Chapter 7 of the London Plan, Heritage and Culture. The full policy is available within the London Plan (2021).

### **Policy HC1: Heritage Conservation and Growth**

*Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.*

### **Policy D12: Fire Safety**

- 2.3.3 *In the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they:*

2. *are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures;*
3. *are constructed in an appropriate way to minimise the risk of fire spread.*

## **2.4 London Borough of Camden**

- 2.4.1 The Camden Local Plan is the key strategic document in Camden's development plan. It sets out the vision for shaping the future of the Borough and contains policies for guiding planning decisions. The Local Plan was adopted on the 3<sup>rd</sup> of July 2017 and sets out the Council's vision for the borough up to 2031.
- 2.4.2 Policy D2 of the Local Plan outlines the councils plan to protect and enhance Camden's built and historic environment. The below has been summarized to include information relevant to the proposals. The full policy is available in the Local Plan (Camden Council, 2017).

### ***Designated heritage assets***

*Designed heritage assets include conservation areas and listed buildings. The Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and Listed Buildings, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

- a. the nature of the heritage asset prevents all reasonable uses of the site;*
- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;*
- c. conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
- d. the harm or loss is outweighed by the benefit of bringing the site back into use.*

*The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.*

### **Conservation areas**

*Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas. The Council will:*

- e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;*
- f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;*
- g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and*
- h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.*

## **2.5 Compliance**

- 2.5.1 The development complies with Policy HC1 of the London Plan and Policy D2 of the Camden Local Plan as it has been sited in an inconspicuous area of the building, behind existing tree cover and away from the entrance in order to reduce the impact upon the Conservation Area through changes to its visual setting.
- 2.5.2 By providing a safe, efficient and reliable supply of gas to the property will satisfy Policy D12 of the London Plan by ensuring that the property can benefit from the highest standards of fire safety.



### 3 Methodology

- 3.1.1 The NPPF states that a description of the significance of each heritage asset potentially affected by the proposed development should be provided in order to satisfy the requirements of the NPPF. This should include an assessment of the contribution made to the significance of the asset by its setting.
- 3.1.2 The significance of a heritage asset is defined within the NPPF as ‘the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting’ (2021: page 71-72).
- 3.1.3 In respect of identifying the importance of setting to the identified significance of a heritage asset, Historic England’s guidance presented in the Setting of Heritage Assets Historic Environment Good Practice Advice in Planning: 3 (2017) will be utilised; specifically, what matters and why. A non-exhaustive list provided within the document identifies themes such as:
- Physical Surroundings:
    - Topography;
    - Definition, scale and ‘grain’ of surrounding streetscape, landscape and spaces;
    - Historic materials and surfaces;
    - Green space, trees and vegetation; and
    - History and degree of change over time.
  - Experience:
    - Surrounding landscape or townscape character;
    - Views from, towards, through, across and including the asset; and
    - Intentional intervisibility with other historic assets and natural features.
- 3.1.4 With respect to Historic England’s 2017 publication, ‘The Setting of Heritage Assets’, and the stepped process it describes, this assessment satisfies steps 1-3 and step 4 where this is appropriate.



3.1.5 The International Council on Monuments and Sites has produced Guidance on Heritage Impact Assessments for Cultural World Heritage Properties (ICOMOS, 2011). This document provides guidance for assessing the value, or ‘heritage significance’ of all heritage assets, not just World Heritage Sites, including archaeological remains, historic buildings and historic landscapes (see Appendix 1). The value/ heritage significance of an asset is then cross referenced with the magnitude of impact. With respect to assigning levels of importance to variously graded Listed Buildings it allows flexibility in assigning either a ‘very high’, ‘high’ or ‘medium’ importance. However, in general it assigns Grade II Listed Buildings an importance of ‘medium’.

## 4 Historic Background

### 4.1 Historic Development of Camden

- 4.1.1 The earliest recorded settlement in the area now referred to as Camden was on the high lands of Hampstead Heath during the Mesolithic period (Camden Council, 2023).
- 4.1.2 During the Roman period, the principal location for activity in London is based beneath the City of London and focused on the bridging point at London Bridge. The town's prosperity peaked in the 2<sup>nd</sup> century but by the 3<sup>rd</sup> century, economic troubles of the Empire exposed the city to raids from Britons and London was finally abandoned in AD 407. (Land, 2018). During the Roman period it is likely that Roman Roads passed through Camden, but it is unlikely that Camden was inhabited during the Roman period (Camden Council, 2023).
- 4.1.3 The manors of Tothele [Tottenham Court], Rugmere, St Pancras, Hampstead, and Holborn (which are now incorporated within Camden) are recorded within the 1086 Domesday Survey as small hamlets (Powell-Smith, 2023).
- 4.1.4 In April 1965 the former metropolitan boroughs of Hampstead, Holborn, and St Pancras were replaced by the London Borough of Camden, which was named after the first Earl of Camden who contributed to much of Camden Town's development in 1791, which became a major centre with the opening of Regent's Canal to traffic in 1820 (Camden Council, 2023). The construction of railway stations at Euston, King's Cross and St Pancras during the mid-19th century encouraged the development of Camden's local industry, which predominantly included furniture industries, light engineering and scientific and musical instruments. Although the borough has retained little of its industry it remains an important commercial centre (Camden Council, 2023).

## 5 Statement of Significance

### 5.1 32 Bartholomew Road

- 5.1.1 Prior to the late-19<sup>th</sup> century the Site environs comprised a series of open fields, with occupation and development being focused to the west along Kentish Town Road.
- 5.1.2 The Estate was laid out in the 1860s and appears on cartographic sources from this period in a manner virtually unchanged from its present form, with 30 and 32 Bartholomew Road comprising a pair of semi-detached houses with gardens to the rear and a small yard to the front. Small service rooms at the rear which appear on 19<sup>th</sup> maps may have since been removed. The block lies at the centre of Bartholomew Road and forms a central, focal point of symmetry.
- 5.1.3 32 Bartholomew Road (presently Flats A, B and C) comprises a three-storey semi-detached construction in Gault / Yellow London Stock Brick in a Flemish bond. Architrave door with keystone, three steps above ground level. Panelled door. 2no. One over one sash windows at ground floor level to either side of the central front door. The property likely has a semi-basement though there are no external windows or lightwells.
- 5.1.4 At first floor level there are 3no. three over three double-hung sash windows, symmetrically placed with the central one being slightly narrow. Simple finish with white plastered splayed keystone lintel with some decoration, providing continuity with the front door.
- 5.1.5 The second-floor level comprises 3no. double hung two over two sash windows with no ornamentation. The lintel abuts the roof line, resulting in an absence of a gap and decorative brick coursing which is present on the neighbouring property of number 34.
- 5.1.6 Complemented by a small yard to the front with modern but in-keeping brick additions and a large mature tree contemporary with the 19<sup>th</sup> century construction. The property is separated from its neighbour by a narrow passage.

#### Contribution of Setting to Significance

- 5.1.7 32 Bartholomew Road sits towards the southern extent of a relatively homogenous though well-preserved mid-Victorian residential estate. Number 32 acts as a focal point along Bartholomew Road by being situated in the middle and differing in architectural style to the neighbouring blocks.

- 5.1.8 A mature tree in the front yard partially blocks views of the building when viewed from the west, however this applies to many of the properties on the road.
- 5.1.9 Some modern vents and cabling are present on the left side of the front elevation, though partially obscured from a distance by the mature tree.
- 5.1.10 The building is consistent with the rest of the row and adjacent properties, with the lack of remodelling or modern alteration creating a sense of continuity and cohesion.

### **Impact**

- 5.1.11 The proposed development is to the front (south-facing) elevation of the property. The pipework has been contained to the left-hand side (east) in an area already visually and physically impacted by existing ventilation units and cabling. Tree coverage at the front of the property will help minimise the visual impact of the new risers.
- 5.1.12 Installation of the gas meter boxes has been confined to the west-facing wall of the front entrance steps. Visual clutter will therefore be contained to one area and will not be visible at all when approached from the east.
- 5.1.13 There was very limited physical impact to the building through the drilling of holes to meter connections; however, these holes will not be drilled through any architectural features.
- 5.1.14 Additionally, works are entirely reversible upon the removal / decommissioning of the gas risers.
- 5.1.15 When using the ICOMOS assessment methodology (see Appendix 1), a historic (unlisted) building of modest quality is awarded a significance of low. The installation of 3no. gas risers and 3no. meter boxes to the building is considered to result in a negligible impact. When inputting this information into the significance matrix, it results in a neutral impact, which is considered to be within the normal bounds of variation.
- 5.1.16 The benefits of connecting the building to a safe and reliable supply of gas to ensure the continued habitation of the building is considered to substantially outweigh the extremely limited visual and limited physical impacts to the building.

## 5.2 Bartholomew Estate Conservation Area

- 5.2.1 The Bartholomew Estate Conservation was first designated in 1992, one of Camden's more recent designations. The area extends between Bartholomew Road in the south, Wolsey Mews in the east, Islip Street in the north and Oseney Crescent in the east.
- 5.2.2 The Site lies along the southern extent of the Conservation Area, within Sub-Area 3: the Bartholomew Hospital Estate.
- 5.2.3 The Conservation Area is compact, characterised by its almost homogenous but well-preserved display of Victorian architecture. Built over a twenty-year period with a clearly defined boundary the area is separated from the surrounding urban context.
- 5.2.4 In 1867 Sir Thomas Cleave, Haberdasher, gifted the land which would become Bartholomew Road to St Bartholomew Priory and Hospital in the City. The houses built on this street are notably simpler in architectural style than the ones to the north on Patshull Road and Caversham which lie within the Sub-Area 1, Christ Church Estate. They comprise a mix of semi-detached three and four storey villas, some with raised entrances, semi-basement areas, shallow pitch roofs and overhanging eaves. The architecture is generally Italianate in form.
- 5.2.5 Bartholomew Road is less architecturally embellished than Bartholomew Villas to the east, though the style is cohesive enough that the estate as a whole feels and appears well-planned.

### Contribution of Setting to Significance

- 5.2.6 32 Bartholomew Road is one of the middle-tier properties within the Bartholomew Estate Conservation Area. Its double frontage gives it a larger size than the properties on Gaisford Street, though it is not architecturally as grand or embellished as Bartholomew Villas.
- 5.2.7 Numbers 30 and 32 as a pair exemplify the Victorian architecture and uniformity seen across much of the Conservation Area and its position set back from the road allows it to be viewed in its entirety. Its good state of preservation is a positive contribution to the Conservation Area. Modern bin storage areas at the front of the property have been constructed from a well-matched brick and thus minimise any visual distraction.
- 5.2.8 A mature tree at the front of 32 Bartholomew Road partially screens the upper stories from view. Its placement is consistent with the other mature

trees which line the road as further emphasises the uniformity seen throughout the Conservation Area as a whole.

### **Impact**

- 5.2.9 The proposal includes the installation of 3no. new gas risers to the front (south-facing) elevation of the property and 3no. gas meter boxes at ground floor level.
- 5.2.10 Some existing visual clutter is present on the building comprising numerous cables and vents at ground, first and second floor level, though this is confined to the left (east) side of the building frontage. Pipework is confined to the west-facing side elevation and although is visually cluttered, particularly due to the use of white PVC, it is not particularly visible when the property is viewed from the front or slightly to the east.
- 5.2.11 Due to the scope and scale of the development, there will be no interruption of views in or out of the Conservation Area. The 3no. new gas meter boxes at ground floor level will not be visible when approached from the west.
- 5.2.12 In consideration above, it is not expected that the proposal will present visual harm over and above the existing presentation, taking into account the siting of the new gas risers being installed in an area of the property already containing modern visual clutter.
- 5.2.13 When using the ICOMOS assessment methodology (see Appendix 1), a conservation area is awarded a significance of medium. The installation of 4 no. gas risers and 3 no. new external meter boxes to the building is considered to result in a neutral / slight impact when considering the CA as a whole. When inputting this information into the significance matrix, it results in a neutral impact to the CA.

## 6 Conclusions and Mitigation

- 6.1.1 DM has been commissioned by Cadent Gas Ltd to produce a Design, Access & Heritage Statement for the installation of new pipework 32 Bartholomew Road, London Borough of Camden NW5 2AJ (National Grid Reference: TQ 29224 84647).
- 6.1.2 The proposed development complies with the IGEM/G/5 Edition 3, which addresses the standards and guidance and health & safety for gas installations within Multiple Occupancy Buildings (MOBS), which Cadent Gas is required to adhere to, as well as Regulation 13, Pipelines Safety Regulations 1996 (as amended), the Health and Safety at Work Act 1974 and paragraph 15 of Schedule 2B in the Gas Act 1986 (as amended).
- 6.1.3 The assessment, undertaken following guidance published by Historic England, has assessed the potential impact of the proposed works on 32 Bartholomew Road and the Bartholomew Estate Conservation Area. It has been established that the installation of 3no. new gas risers and 3no. new meter boxes will have a limited physical impact upon 32 Bartholomew Road and a no visual impact upon the Conservation Area as a whole.
- 6.1.4 The development is the minimal amount of pipework required to restore gas to the property and the proposals are also entirely reversible upon the decommissioning and removal of the gas riser. The works will not result in substantial harm to the asset or the Conservation Area and so the proposals are compliant with the NPPF (2015), Policy HC1 and the London Plan and Policy D2 of the Camden Local Plan
- 6.1.5 By providing a safe, efficient and reliable supply of gas to the property, Policy D12 of the London Plan will also be satisfied by ensuring that the property can benefit from the highest standards of fire safety.
- 6.1.6 In order to further limit the harm on the identified heritage assets as a result of the proposals, the following is recommended:
- Ensure holes for the riser are drilled between the brick joints rather than the bricks themselves;
  - Where pipework is installed to white rendered areas it should be painted white (colour matched) and where the pipework is installed to exposed brick it should remain copper in order to blend in with the brickwork;
  - The pipework should not cross any architectural features such as windows;
  - The pipework should be installed as close together as possible, in order to minimise the spread of visual clutter



- Undertake appropriate reinstatement of the working area as previous following completion of the works; and,
- Produce a photographic record of condition before and after the works to cover liability.

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## **DRAWINGS**

**Elevation Survey Key:**

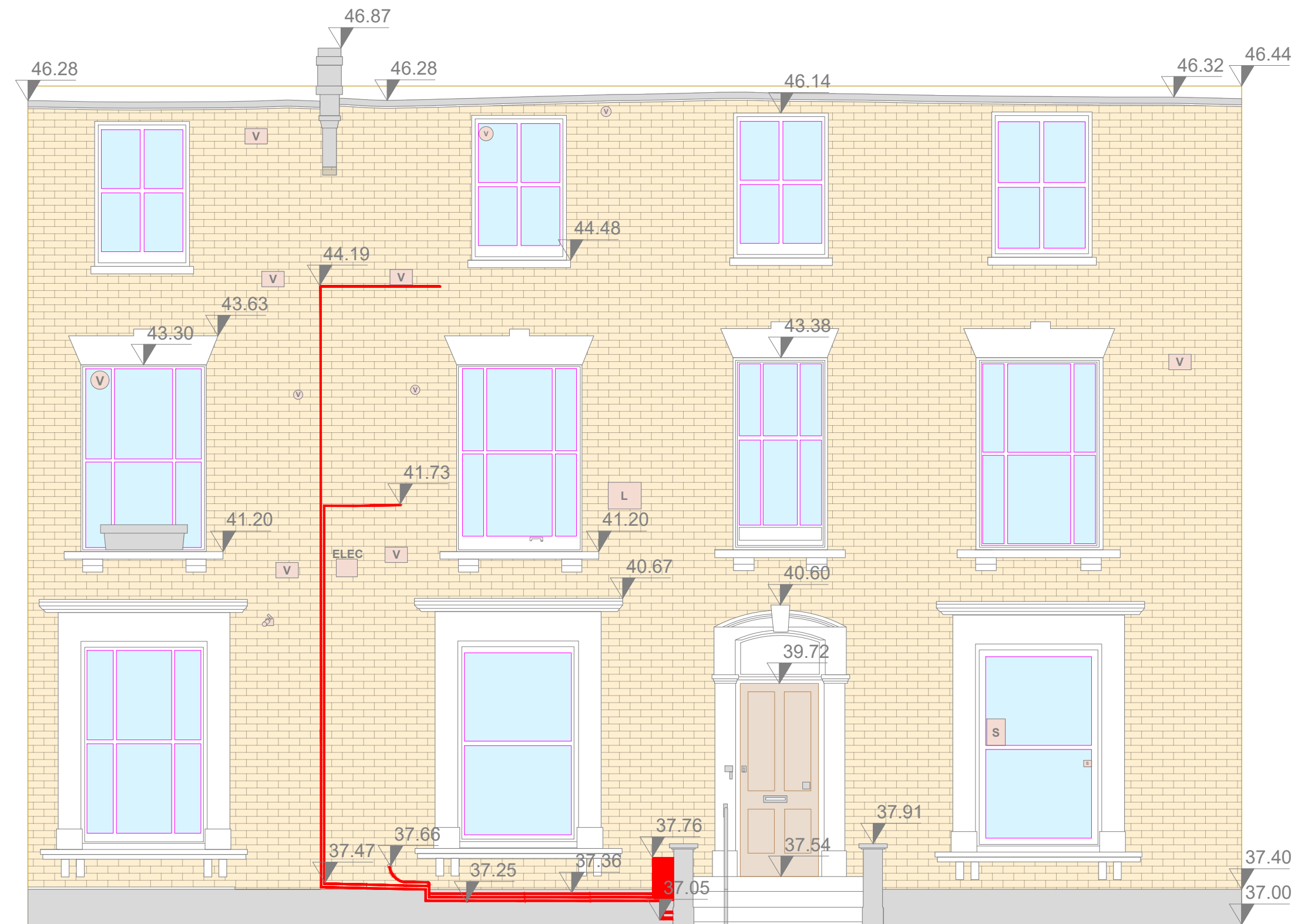
	GLASS PANE	50	LEVEL ABOVE OS DATUM
	INDICATIVE ROOF TILES	A	ALARM
	INDICATIVE BRICK WORK	V	VENT
	INDICATIVE CLADDING	L	LIGHT
	PROPOSED GAS RISER MAINPIPEWORK	S	SIGN
	PROPOSED GAS RISER MAINPIPEWORK	LB	LETTER BOX
	PROPOSED GAS RISER MAINPIPEWORK	MB	METER BOX

- Elevation Survey Notes:**
- Survey undertaken to accuracy indicated as per level 5 within the BS5533 guidance note for Measured Surveys of Land, Buildings and Utilities, 3rd edition.
  - Dalcour Maclaren have undertaken this survey as per the original instructions and accept no liability for any inaccuracy of the reproduction beyond those specified tolerances, scales or accuracies, or for any matters resulting from their use for purposes other than that stated in the instruction.
  - Survey data is contained to the area specified/provided; all reasonable efforts were made to obtain all data but obstructed areas or areas with no access were not surveyed and are highlighted on plans.
  - All survey data is recorded to a local grid and arbitrary datum of 37m.
  - Elevation should have been measured using laser scanning technology, only detail that can be captured from the laser scanner location at ground level is shown.
  - Dimensions should not be used as dimensions should be checked on site before any works commence.
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Existing South Elevation

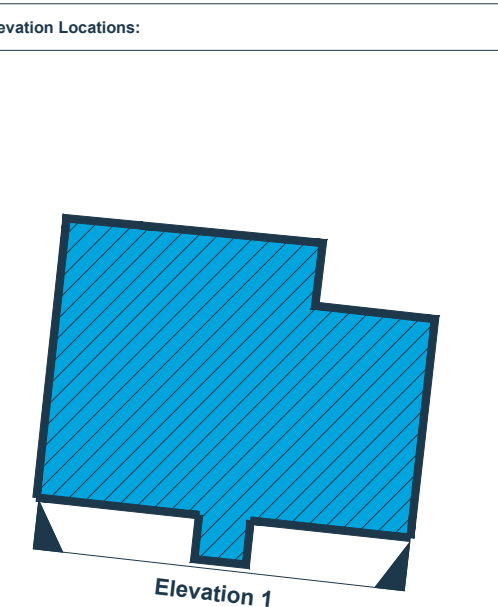


Proposed South Elevation



Datum 34.00

Datum 34.00



**Client:**  
Cadent Gas

**Location:**  
32 Bartholomew Road, London, NW5 2AJ

**Coords:** N/A

**Scheme Name:**  
EP - 32 Bartholomew Road, London

**Drawing Name:**  
Elevation Plan

**Drawing No:** 23008531\_PLN\_EL\_1.1

Rev	Date	Description
-	01.09.2023	First Issue

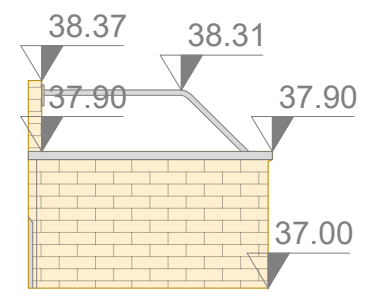
<b>Surveyed by &amp; Date:</b>	JM	24.08.2023
<b>Drawn:</b>	RV	
<b>Approved:</b>	DH/ES	
<b>Sheet No:</b>	1 of 2	
<b>Sheet Size:</b>	A1	

**Elevation Survey Key:**

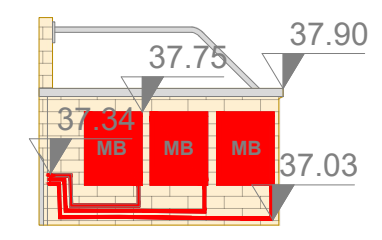
	GLASS PANES	50	LEVEL ABOVE OS DATUM
	INDICATIVE ROOF TILES	A	ALARM
	INDICATIVE BRICK WORK	V	VENT
	INDICATIVE CLADDING	L	LIGHT
	PROPOSED GAS RISER MAINPIPEWORK	S	SIGN
		LB	LETTER BOX
		MB	METER BOX

- Elevation Survey Notes:**
- Survey undertaken to accuracy stipulated as per band E within the RICS guidance code for Measured Survey of Land, Buildings and Utilities, 2nd edition.
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  - Survey data is confined to the area specified/provided; all reasonable efforts were made to obtain all data for discoloured areas or areas with no access were not surveyed and are highlighted in pink.
  - All survey data is recorded to a local grid and arbitrary datum of 37m.
  - Elevation details have been measured using Laser Scanning technology, only detail that can be captured from the Laser Scanner location at ground level is shown. Where indicated, detail will be inclusive.
  - Dimensions should not be scaled. All dimensions should be checked on site before any works commence.
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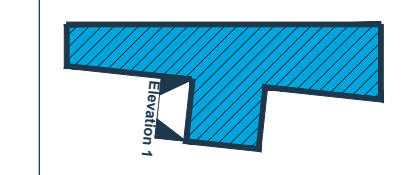
### Existing East Return



### Proposed East Return



Elevation Locations:



**Client:**  
Cadent Gas

**Location:**  
32 Bartholomew Road, London, NW5 2AJ

**Coords:** N/A  
**Scheme Name:**  
EP - 32 Bartholomew Road, London

**Drawing Name:**  
Elevation Plan

**Drawing No:** 23008531\_PLN\_EL\_1.2

Rev	Date	Description
-	01.09.2023	First Issue

<b>Surveyed by &amp; Date:</b>	JM	24.08.2023
<b>Drawn:</b>	RV	
<b>Approved:</b>	DH/ES	
<b>Sheet No:</b>	2 of 2	
<b>Sheet Size:</b>	A2	

Key:

Application Area

Interest:

Mayor of the London Borough of Camden

Location:

32 Bartholomew Road, London, NW5 2AJ

Coords: 529224, 184655

Scheme Name:

EP - 32 Bartholomew Road

Drawing Name:

Location Plan

Drawing No: 23008990\_PLN\_LOC\_2.1

Rev	Date	Description
-	01.09.2023	First Issue

Drawn: ML

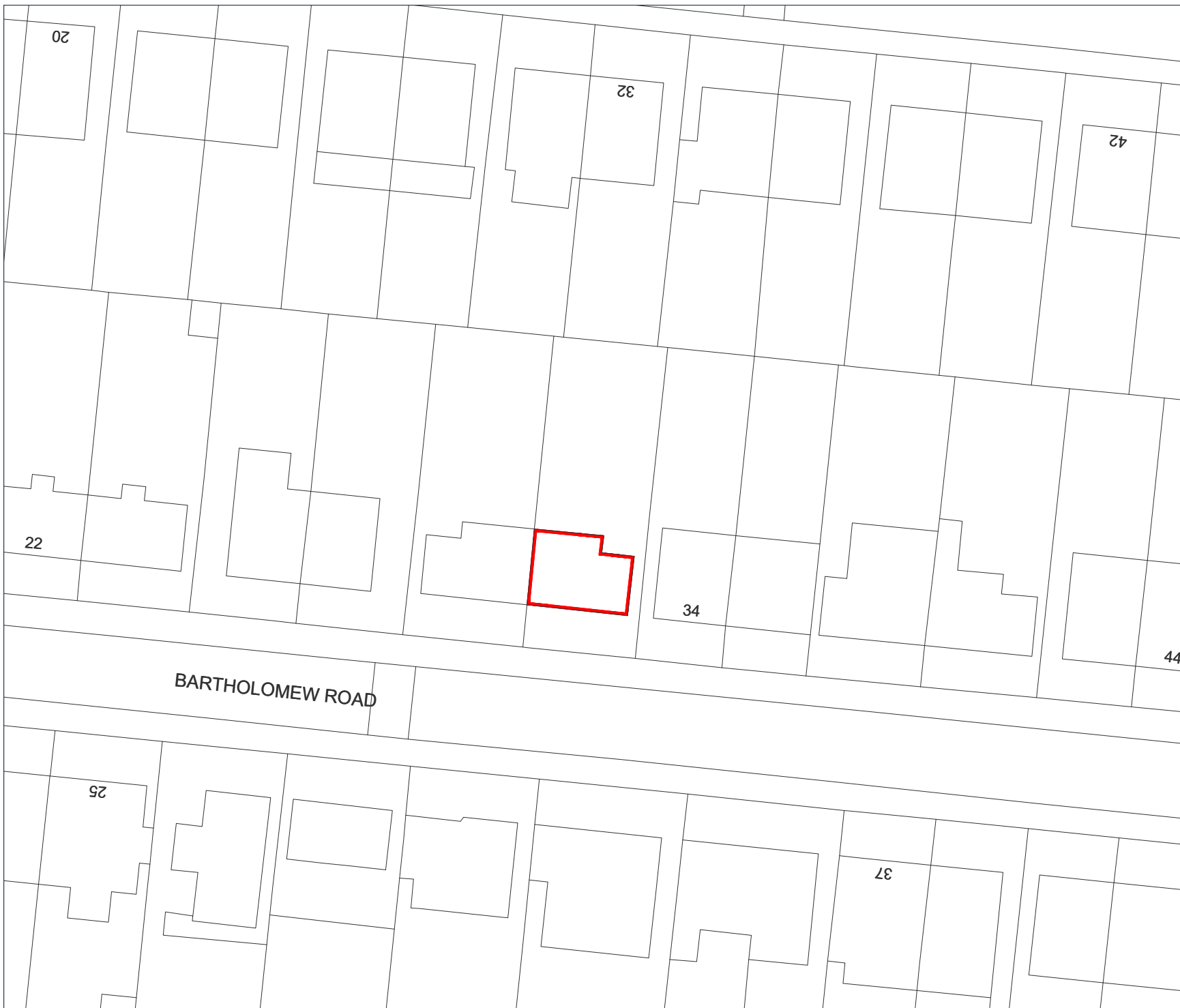
Approved: DH/ES

Sheet No: 1 of 1

Sheet Size: A4



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Key:

- Application Area
- Existing LP Main

Interest:

Mayor of the London Borough of Camden

Location:

32 Bartholomew Road, London, NW5 2AJ

Coords: 529224, 184655

Scheme Name:

EP - 32 Bartholomew Road

Drawing Name:

Site Plan

Drawing No: 23008990\_PLN\_SI\_3.1

Rev	Date	Description
-	01.09.2023	First Issue

Drawn:	ML
Approved:	DH/ES
Sheet No:	1 of 1
Sheet Size:	A4



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- Key:
- Application Area
  - Existing LP Main
  - Proposed LP Main
  - Elevations subject to proposed gas pipe apparatus installations

Interest:  
Mayor of the London Borough of Camden

Location:  
32 Bartholomew Road, London, NW5 2AJ

Coords: 529224, 184655

Scheme Name:  
EP - 32 Bartholomew Road

Drawing Name:  
Site Plan

Drawing No: 23008990\_PLN\_SI\_4.1

Rev	Date	Description
-	01.09.2023	First Issue

Drawn:	ML
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Sheet No:	1 of 1
Sheet Size:	A4



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**APPENDIX 1  
ICOMOS ASSESSMENT METHODOLOGY**

Table 1: Table of Significance

<b>Significance</b>	<b>Factors Determining Significance</b>
Very High (National or International Importance)	<p>World Heritage Sites (including nominated Site)</p> <p>Assets of recognised international importance</p> <p>Assets that can contribute to acknowledged international research objectives</p> <p>Other buildings of recognised international importance</p> <p>Historic landscapes of international value, whether designated or not</p> <p>Extremely well-preserved historic landscapes with exceptional coherence, time-depth, or other critical factors</p>
High (National Importance)	<p>Scheduled monuments (including proposed Sites)</p> <p>Non-designated receptors of schedulable quality and importance</p> <p>Grade I and Grade II* Listed Buildings</p> <p>Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade</p> <p>Grade I and Grade II* Registered Parks and Gardens</p> <p>Conservation Areas containing very important buildings</p> <p>Non-designated assets of clear national importance</p> <p>Non-designated historic landscapes of outstanding interest, high quality, and importance, and of demonstrable national value.</p> <p>Well preserved historic landscapes with exhibiting considerable coherence, time-depth, or other critical factors</p> <p>Assets that contribute significantly to acknowledged national research agendas</p>
Medium (Regional Importance)	<p>Certain Grade II Listed Buildings</p> <p>Historic (unlisted) buildings that can be shown to have exceptional qualities in their fabric or historical associations</p> <p>Conservation Areas containing buildings that contribute significantly to its historic character</p> <p>Designated or non-designated assets that contribute to regional research objectives</p> <p>Non-designated historic landscapes that would justify special historic landscape designation, landscapes of regional value.</p> <p>Average well-preserved historic landscapes with reasonable coherence, time depth or critical factor(s).</p>
Low (Local Importance)	Designated and non-designated assets of local importance

	<p>Locally Listed Buildings</p> <p>Historic (unlisted) buildings of modest quality in their fabric or historic association</p> <p>Assets compromised by poor preservation and/or poor survival of contextual associations</p> <p>Assets of limited value, but with potential to contribute to local research objectives</p> <p>Robust non-designated historic landscapes.</p> <p>Historic landscapes with importance to local interest groups.</p> <p>Historic landscapes whose value is limited by poor preservation and/or poor survival of contextual associations.</p>
Negligible	<p>Assets with little or no archaeological/historical interest</p> <p>Buildings of no architectural or historical note; buildings of intrusive character</p> <p>Historic landscapes with little or no significant historical interest</p>
Unknown	<p>The importance of the asset has not been ascertained from available evidence</p> <p>Buildings with some hidden (i.e., inaccessible) potential for historic significance</p>

Table 2: Magnitude of Impact and Descriptions

Impact Grading	Archaeological Attributes	Built Heritage or Historic Urban Landscape Attributes	Historic Landscape Attributes	Intangible Cultural Heritage Attributes or Associations
Major	Changes to attributes that convey OUV of WH properties. Most or all key archaeological materials, including those that contribute to OUV such that the resource is totally altered. Comprehensive changes to setting.	Change to key historic building elements that contribute to OUV, such that the resource is totally altered.  Comprehensive changes to the setting.	Change to most or all key historic landscape elements, parcels or components; extreme visual effects; gross change of noise or change to sound quality; fundamental changes to use or access; resulting in total change to historic landscape character unit and loss of OUV.	Major changes to area that affect the ICH activities or associations or visual links and cultural appreciation.
Moderate	Changes to many key archaeological materials, such that the resource is clearly modified. Considerable changes to setting that affect the character of the asset.	Changes to many key historic building elements, such that the resource is significantly modified. Changes to the setting of an historic building, such that it is significantly modified.	Change to many key historic landscape elements, parcels or components; visual change to many key aspects of the historic landscape; noticeable differences in noise or sound quality; considerable changes to use or access; resulting in moderate changes to historic landscape character.	Considerable changes to area that affect the ICH activities or associations or visual links and cultural appreciation.
Minor	Changes to key archaeological materials, such that the resource is slightly altered. Slight changes to setting.	Change to key historic building elements, such that the asset is slightly different. Change to setting of an historic building, such that it is noticeably changed.	Change to few key historic landscape elements, parcels or components; slight visual changes to few key aspects of historic landscape; limited changes to noise levels or sound quality; slight changes to use or access; resulting in limited change to historic landscape character.	Changes to area that affect the ICH activities or associations or visual links and cultural appreciation.
Negligible	Very minor changes to key archaeological materials or setting.	Slight changes to historic building elements or setting that hardly affect it.	Very minor changes to key historic landscape elements, parcels or components; virtually unchanged visual effects; very slight changes in noise levels or sound quality; very slight changes to use or access; resulting in a very small change to historic landscape character.	Very minor changes to area that affect the ICH activities or associations or visual links and cultural appreciation.

No Change	No Change.	No Change to Setting or Fabric.	No change to elements, parcels or components; no visual or audible changes; no changes in amenity or community factors.	No Change.
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Table 3: Significance Matrix

Significance	Magnitude of Impact				
	No Change	Negligible Change	Minor Change	Moderate Change	Major Change
Very High	Neutral	Slight	Moderate/Large	Large/Very Large	Very Large
High	Neutral	Slight	Moderate/Large	Moderate/Large	Large/Very Large
Medium	Neutral	Neutral/Slight	Slight	Moderate	Moderate/Large
Low	Neutral	Neutral/Slight	Neutral/Slight	Slight	Slight/Moderate
Negligible	Neutral	Neutral	Neutral/Slight	Neutral/Slight	Slight

Table 4: Significance Categories and Typical Descriptions

Magnitude of Impact	Description
Very Large	Effects at this level are material in the decision-making process.
Large	Effects at this level are likely to be material in the decision-making process.
Moderate	Effects at this level can be considered to be material decision-making factors.
Slight	Effects at this level are not material in the decision-making process.
Neutral	No effects or those that are beneath levels of perception, within normal bounds of variation or within the margin of forecasting error.



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