

EN-PLAN

PLANNING & ARCHITECTURE

**DESIGN & ACCESS STATEMENT
PREPARED BY
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FOR & ON BEHALF OF
AMERESCO**

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Introduction

This Design & Access Statement has been prepared to accompany a Planning Application for two new air source heat pumps at Waterlow Park Centre.

We believe that the information set out hereunder identifies the heritage asset and how it will be preserved by the proposed works, and thereby ensure its ongoing retention and use for years to come. The report will also identify design and access issues pertinent to the proposals.

The Existing Site & Immediate Surroundings

Waterlow Park is a 26-acre park in the south east of Highgate Village, in north London. It was given to the public by Sir Sydney Waterlow, as "a garden for the gardenless" in 1889. It lies within the Highgate Conservation Area, and provides a mature and varied green landscape.

The Park is much enjoyed by people who live and work nearby, particularly families with young children. It is visited by many people who also come to Lauderdale House, which is within its grounds, and the neighbouring Highgate East and West Cemeteries. Lauderdale House is an Grade II* listed building which dates back to 1582; it runs primarily as an arts and education centre welcoming over 65,000 visitors annually. Waterlow Park Centre, located west of Dartmouth Park Lodge gate, is occupied by the arts organisation Lux. Nearby is St Joseph's Roman Catholic church.

The Waterlow Park Trust is held by Camden Council. A charity in its own right, the Trust is now directly supported by local stakeholders and the community with representatives serving as members of the Trust Advisory Group. The Trust Advisory Group has a strategic role on behalf of the Trust on all

Conservation Area Status.

Waterlow Park is located within the Highgate Conservation area. The conservation area appraisal refers to the park as follows:

The park is landscaped on the steep hillside with three ponds at different levels. The planned regularity of the tamed and relatively open landscape is in stark contrast with the Arcadian nature of the cemeteries. Notwithstanding, it is home to a large number of animal species, including foxes and bats. The parkland exploits the slope of the hillside, with level terraces for sport and more leisurely activities, including public tennis courts and a putting green inserted amongst the magnificent mature trees and vegetation. The south elevations of houses in Bisham Gardens, with their array of insensitive roof alterations, form a dramatic cliff edge against the northern skyline. Some features survive from the former gardens of Lauderdale House, including the enclosing wall to the former parterre and the upper terrace (listed grade II). The old brickwork did suffer from neglect and ill-conceived repairs in which brick types and pointing mixes have been selected and applied without regard to the quality texture and character of the original. However, the hard and soft landscaping around the house have recently been sensitively restored and reinstated by the Council's Parks and Open Spaces section.

As stated in the conservation area appraisal, the existing centre building is ‘tucked into the hillside in the southern portion of the park’. A retaining wall has been previously constructed to create a level area for the building, and the ground levels to the north are therefore appreciably higher. The change in level, together with the dense planting along this edge, conceals the building from view, as shown on pages 8. The roof is partly visible from some locations north west of the building, see page 9.

The addition of the proposed air source heat pumps will not make an appreciable difference to the visual appearance of the building within the landscape setting of the park.

Assessing the Significance

The original building is of importance as a heritage asset and as such any development in the grounds must be sensitively handled.

Design Concept of the Proposed Maintenance and Improvement Works

The adjacent built form completely overshadows the proposed site and its position will ensure the visual impact is minimal, and the air source heat pumps in no way impact on the built form of any structures within the grounds of the centre.

Access Issues

The application does not present any access issues.

Impact of the Proposed Development and Mitigation Strategy

Ultimately, the specified programme of works will benefit the de-carbonisation of the centre and with the design strategy that mitigates any negative impact the proposal will have a neutral impact on the character and setting of the Conservation Area.

Conclusions

With the above points in the mind Planning Consent will allow for the sympathetic and sustainable siting of two air source heat pump units on site without any negative impact upon the heritage asset that is Waterlow Day Centre.