

HERITAGE STATEMENT

30 Patshull Road, London, NW5 2JY

Heritage Statement to accompany an application for the provision of two air source heat pumps to the rear of the property.



Better Planet

6, Northaw Place, Coopers Lane
Potters Bar, EN6 4NQ

01707 622408
info@betterplanet.co.uk

Contents

1. Introduction
2. Historical Context
3. Character and Appearance of the Area
4. Property Details
5. Relevant Planning History
6. Consultation
7. Assessment of Proposals
8. Legal and Planning Context
9. Conclusion

1. INTRODUCTION

This heritage statement supports the proposed installation of two air source heat pumps (ASHP) at 30 Patshull Road, London, NW5 2JY. It details the proposed development, the historical context of the property, and assesses the impact to ensure the preservation and enhancement of the heritage assets. This proposal aims to balance modern energy efficiency needs with respect for the property's historical significance.



Figure 1: Site Location Plan

2. HISTORICAL CONTEXT

The Bartholomew Estate Conservation Area is a well-maintained and compact Victorian residential district that has remained largely unchanged over the past 150 years. Developed over two decades, the area is characterised by a clearly defined boundary and a consistent townscape, making it distinct from the surrounding urban environment.

The land is mostly flat, with a gentle upward slope towards the northeast, and features a unique urban layout. At the heart of the conservation area is a regular grid pattern of continuous ribbon development, with streets running perpendicular to Kentish Town Road and Camden Road. Additionally, the less developed streets oriented north-south offer connections and views to private gardens. A key feature of the Bartholomew Estate is the harmonious balance between built and open spaces, showcasing exemplary Victorian town planning.



Figure 2: Bartholomew Estate Conservation Area Boundary

The Bartholomew Estate has largely preserved its Victorian character. Limited development pressure and modifications are due to the consistent historic freehold ownership and Camden Council's acquisition of numerous properties, especially within the Christ Church Estate, Bartholomew Road, and Lawford Road. Furthermore, development opportunities and alterations to residential buildings are restricted because most properties are subdivided into units, which eliminates permitted development rights.

The Bartholomew Estate is separated into three sub-areas based on historical patterns of land ownership and prevailing architectural styles:

Sub-Area 1: The Christ Church Estate: Bartholomew Road (part), Busby Place, Caversham Road, Gaisford Street, Islip Street, and Wolsey Mews.

Sub-Area 2: Dartmouth Family Estate: Bartholomew Road (part), Bartholomew Villas, Lawford Road (part), Patshull Road, and Sandall Road.

Sub-Area 3: St Bartholomew Hospital Estate: Bartholomew Road (part), Bartholomew Villas (part), and Lawford Road (part).

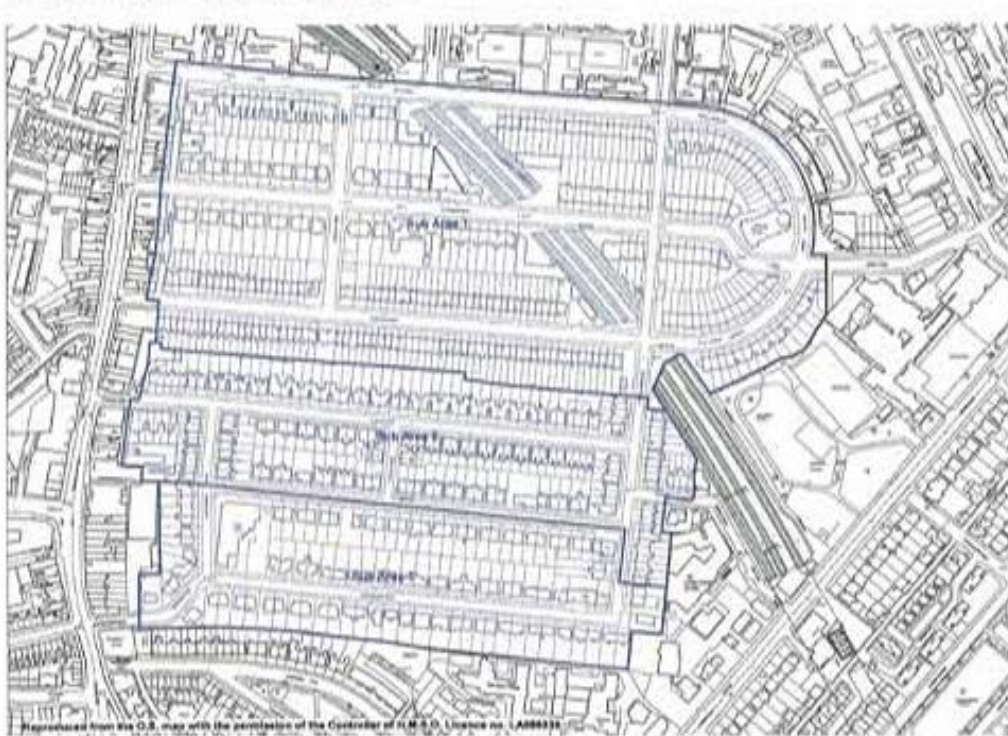


Figure 3: Conservation Sub-Area Map

3. CHARACTER AND APPEARANCE OF THE AREA

The Dartmouth Family Estate was situated between the Christ Church Estate and the St. Bartholomew Hospital Estate. Encompassing approximately 12 acres, it was developed by the 5th Earl of Dartmouth in the 1860s, slightly later than the Christ Church Estate. This area includes Patshull Road and Patshull Place, named after the Dartmouth family seat in Derbyshire, as well as the north side of Lawford Road, named after John Lawford, the Earl's land agent and founder of the builder merchants Lawford and Sons.

Patshull Road, Patshull Place, part of Bartholomew Villas, and the north side of Lawford Road form a uniform stylistic group. These narrow, tree-lined streets present an intimate and modest appearance. The buildings are generally three-storey, semi-detached villas and terraces with narrow plot widths and flush entrances without basement areas, reflecting the phasing out of this feature in the late 1870s. The streets' appeal lies in their attention to detail, such as red brick dressings and decorative patterning with painted stone emphasising lintels, keystones, and shallow decorative pot balconies.

The south side of Patshull Road features delicate pilasters with composite capitals and entablatures defining the ground floor entrances and tripartite windows at ground level. Decorative metal balconettes are a common feature on the first floors throughout this sub-area. Predominantly, the elevations are flat-fronted, with only a few buildings at the west end of Patshull Road having bay windows. The front garden areas, although very shallow, play a significant role in contributing to the area's soft landscape. These gardens are typically enclosed by dwarf walls, often with privet hedges behind. A particularly impressive Eucalyptus tree grows close to one of the buildings on Patshull Road, making a positive contribution to the street by softening views, although its proximity to the building may affect its long-term retention. Historically, railings likely enclosed the boundary areas of these streets, but these have mostly been removed over time. Some properties have redefined their front gardens by introducing decorative railings on low plinths, positively enhancing the street, although there is no consistent design approach.

4. PROPERTY DETAILS

The property is situated at 30 Patshull Road, London NW5 2LD. This address is part of a street where the buildings share residential use and similar architectural characteristics. The existing structure is a semi-detached, three-storey early Victorian house located within the Bartholomew Estate Conservation Area. The building features London stock brick walls and timber sash windows. There is a side storage area within the alleyway and two original outriggers, with a small external space between them leading to a private garden.

The surrounding area is primarily residential, with some shops and a commercial street (Kentish Town Road) just a five-minute walk from the property. There are trees along the road and in the rear gardens of surrounding properties, similar houses are situated across the street. The site is rectangular and located on a road accessible to both pedestrians and vehicles. The existing building serves as a single dwelling over three storeys, comprising a kitchen, dining room, and living room on the ground floor; a sitting room, a bedroom, and a bathroom on the first floor; and a bedroom, walk-in wardrobe, and bathroom on the second floor.

While the building lies within the designated Bartholomew Estate Conservation Area, it is not classified as a listed or locally listed structure.



Figure 4: Front Elevation



Figure 5: Existing & Proposed Rear Elevation

5. RELEVANT PLANNING HISTORY

Rear Extension (1975): Planning Reference Number 20189. The erection of a rear extension at the first floor level to be used as a bathroom was approved on 21 January 1975 with conditions to ensure compatibility with the existing structure.

Dormer Extension Proposal (2012): Planning Reference Number 2012/1842/P. A proposal to erect a side and rear dormer extension on the roof slope on 24 July 2012.

6. CONSULTATIONS UNDERTAKEN

Given the minor nature of works proposed, the applicant has not sought further consultation from Camden Council.

7. ASSESSMENT OF PROPSALS

The proposal seeks consent for installing two air source heat pumps at the rear of the property. Considering the site's location within the conservation area, specifically in order to propose appropriate design solutions that are in turn configured to ensure the preservation and enhancement of heritage assets, in line with the latest planning policy.

Location and Siting: The ASHP installation is envisioned at the rear of the property to harmonise with its surroundings and preserve the visual integrity of the designated area.

Design and Aesthetics: The compact nature of the ASHP and its integration with the property's rear aim to blend seamlessly with the landscape.

Scale and Size: The modest scale of the ASHP unit ensures it complements rather than dominates the property and its surroundings.

Environmental Benefits: The ASHP unit provides a low carbon and low emission heating solution, aligning with sustainability goals to reduce energy consumption and CO2 emissions.

A noise assessment accompanies the application, evaluating the background noise levels in the area and the specifications of the proposed ASHP. The report concludes that the proposed heat pumps will not negatively impact the amenity of neighbouring properties, complying with the requirements of Policy A4 of the Local Plan.

The proposal makes no alterations to existing front elevation features to the main house or decorative plasterwork details. Therefore, all features of the property that provide a contribution to the conservation area character are retained.

8. LEGAL and PLANNING CONTEXT

The property falls under the Camden Local Plan, adopted on 3 July 2017, which includes policies from the Core Strategy and Camden Development Policies documents. The Camden Planning Guidance (CPG) offers supplementary advice on implementing these policies, particularly in conservation areas like the Bartholomew Estate.

9. CONCLUSION

The proposed installation of two air source heat pumps at 30 Patshull Road is a thoughtful and essential development that enhances the property's energy efficiency while preserving its historical integrity. This proposal has been meticulously planned to ensure it meets modern energy requirements and respects the heritage significance of the Bartholomew Estate Conservation Area.

Respect for Heritage and Aesthetics: The ASHP units are strategically placed at the rear of the property, minimising visual impact. Their design and aesthetics have been carefully considered to blend with the existing architecture. The compact nature of the units ensures that the visual integrity and historical character of the property are preserved.

Environmental Benefits: The ASHP units represent a step towards sustainability, providing a low carbon and low emission heating solution. This approach aligns with both national and local sustainability goals, reducing the property's carbon footprint and contributing positively to broader environmental objectives.

Alignment with Planning Policies: The proposal aligns with the Camden Local Plan, emphasising sustainability and the conservation of heritage assets. Relevant policies from the Core Strategy and Camden Development Policies support developments that enhance energy efficiency while preserving historical significance. Additionally, the Camden Planning Guidance supports the careful integration of modern technologies within conservation areas.

Mitigation Measures: Every effort has been made to mitigate any potential adverse impacts. The use of discreetly coloured units and their placement in less visually prominent locations ensure the heritage significance of the property is maintained. These measures demonstrate a commitment to balancing modern needs with historical preservation.

In conclusion, this proposal represents a harmonious blend of heritage conservation and modern sustainability. By carefully considering the location, design, and environmental benefits of the ASHP units, we have ensured that the character and appearance of the Bartholomew Estate Conservation Area are preserved and enhanced. We respectfully request that planning permission be granted for this proposal, recognising its alignment with Camden's planning policies and its contribution to a more sustainable future.