

Design, Access and Heritage Statement

Cottage 5, Hay Mews, 94 Haverstock Hill London Camden NW3 2BG

This Statement has been prepared to support planning application 2025/0337/INVALID submitted to London Borough of Camden

1.0. Introduction

This heritage statement provides a detailed overview of the proposed alterations at Cottage 5, Hay Mews a single storey detached property which is situated within the Parkhill Conservation Area and it is opposite a Grade II Listed Public house (No.94 Load of Hay Tavern).

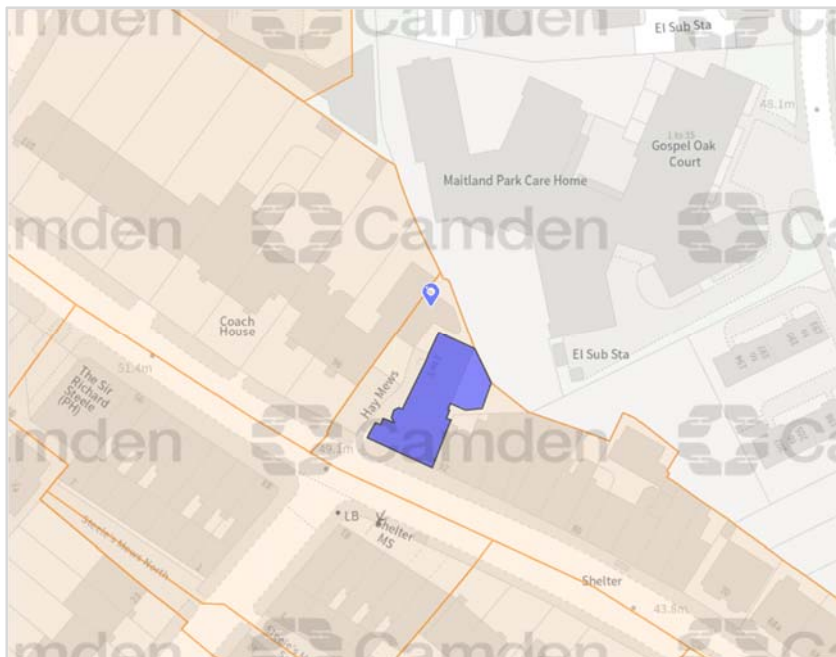


Fig 1:P Conservation Area map

2.0. Park Hill Conservation Area

The Parkhill and Upper Park Conservation Area forms part of the 19th-century London suburb of Belsize, situated along the eastern side of Haverstock Hill.

Parkhill and Upper Park Conservation Area is Camden Conservation Area Number 6. The area was designated on 16 January 1973 and extended on 1 June 1985, 1 November 1991 and 11 July 2011.

In 1819, John Lund built Haverstock Lodge for himself, surrounded by parkland until its demolition in the 1890s for Downside Crescent. He acquired Forster's estate on the east side of Haverstock Hill, then mostly meadows, as shown on Wyld's 1848 map. The row of properties along Haverstock Hill, from the Seventh-Day Adventist Church to Belsize Park Station, primarily features Italianate-style architecture dating back to 1877, interspersed with later modern infill developments. Buildings at Nos. 72–92 have projecting shopfronts, contributing to the area's commercial character. Notable landmarks in this stretch include the Load of Hay Public House (Grade II Listed), Crown Lodge, and the Haverstock Arms.

Under the Planning (Listed Buildings and Conservation Areas) Act 1990 (Sections 69 and 72), Camden is responsible for designating conservation areas that possess special architectural or historic interest, where preserving or enhancing their character is considered desirable. This designation forms the foundation for policies aimed at safeguarding and enhancing the area's unique qualities. Additionally, it strengthens controls over tree removal and imposes stricter criteria for assessing the demolition of unlisted buildings that contribute to the area's character.

The 1894 historical map illustrates the location of the Listed Load of Hay Public House and highlights the subsequent development of the cottage mews. The single-storey cottage is a more recent addition with no intrinsic historical value, apart from the significance of the land on which it stands.



Fig 2: Historical Old Map 1894



Fig 4: 2005 Site plan

3.0. Proposed development and alterations

The proposal involves modifications to the ground floor, including a rear extension and the replacement of the existing shed in that location. The extension is planned for an underutilized rear angular corner of the site, adjoining the side elevation of an existing single-storey outbuilding at 96A Haverstock Hill. Given its placement next to an existing structure, the extension will not cause any loss of daylight to neighboring garden spaces or create a greater sense of enclosure.

As the site is considered a backland development, with Cottage No. 5 already set back from the street, the proposal will have no visual impact on the street scene or the surrounding conservation area. The rear extension, standing at 3,000mm in height, remains lower than the main building, ensuring it is subordinate in terms of scale and placement. Due to its limited visibility and the reduction in site size, the proposal is expected to contribute to the preservation and enhancement of the Local Area of Special Character.

The proposed rear extension will be finished in white render to complement the existing building, maintaining visual harmony. White uPVC bi-fold doors will be installed on the side elevation, providing access to the garden amenity area. The extension will feature a flat roof with flat skylights, ensuring minimal visibility from the street. The design strategically places the extension in underutilized areas, optimizing space without compromising functionality.

The proposed alterations aim to extend the property to create an office space within the north-facing amenity area, which currently accommodates a small shed. This area, due to its location and the height of the neighboring boundary wall, is dark and underutilized. Converting it into internal space would enhance its usability while maintaining a discreet and unobtrusive presence. Given the site's existing layout and surrounding built environment, the extension will have limited visibility from the street and is unlikely to impact the streetscape significantly. The design has been carefully considered to ensure it integrates seamlessly with the existing structure without disrupting the overall aesthetic.

Additionally, the alterations are subtle and in keeping with the character of the property, ensuring they do not negatively impact the surrounding environment or the adjacent Listed Property. The proposal aligns with the architectural identity of the area and maintains its visual integrity, while also enhancing the functionality of the home. Given these factors, the proposal should be supported by the council, as it respects the area's character while making a positive contribution to the property's usability.

4.0. Assessment of Harm

In accordance with the NPPF and Camden's Core Strategy and Planning Supplementary Guide, the assessment of harm considers impacts on the built historic environment and its surrounding context.

The site is situated within a Conservation Area, and according to the Park Hill Conservation Area Appraisal, there is currently no Article 4 Direction in place. This means that permitted development rights remain unaffected, and demolition is not prohibited. However, any proposed changes should positively contribute to the Local Area of Special Character, ensuring they enhance rather than diminish its distinct architectural and historical value.

While certain alterations are permitted, they must be sensitively designed to complement the area's character. The council has recognized the potential benefits of Article 4 Directions in this conservation area, particularly to regulate front garden areas, boundary treatments, window replacements, and external door alterations.

Given this assessment, a rear extension is considered a minor alteration that would not impact the prominent front-facing features of the property. As such, the proposal is deemed to have no adverse effect on the overall character of the building or its surrounding context.

With reference to the levels of harm in the NPPF, the proposals are assessed to result in 'no harm' to the significance of Park Hill Conservation area. This determination aligns with the principles set forth in Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the proposals equate to 'less than substantial harm.' The PPG's requirement to articulate the amount of 'less than substantial harm' is addressed, considering the minimal loss or alteration to historic fabric.

The proposed development will remain subordinate to the existing structure, ensuring that the minor alterations do not detract from the distinctive features of the host Mews dwelling.

The proposed extension is not situated near any trees subject to a Tree Preservation Order (TPO), ensuring no impact on existing tree roots. Additionally, as the extension is being built on existing hardscaping and covers less than 25 sqm, it poses no risk to local biodiversity or ecological habitats.

5.0. Conclusion

The proposed development at Cottage 5, Hay Mews designed to enhance living spaces while preserving the existing character of the access street. Historical maps indicate significant housing

growth within the Haverstock hill with ongoing alterations and improvements over time that have enhanced the properties' conditions. These past changes, while maintaining the intimate character of the Mews and their original charm, provide a basis for the proposed additions.

street scene nor will it detract for the Historical merit of the Grade II Listed property. Given the close proximity of neighbouring houses' rear additions, visibility into opposite properties is unlikely. The design of the extension, with its modest height of 3,000mm, ensures that it will not be visually intrusive, thereby minimizing its impact on the surrounding area and neighboring properties.

Based on relevant legislation and guidance, the level of harm is considered to fall within the 'no harm' to 'less than substantial harm' categories, which suggests that the development will preserve the overall character of the estate while improving the property's functionality and on these merits the application should be considered acceptable.