



26 Rosslyn Hill, Hampstead, NW3 1PD

Townscape Visual Impact Assessment

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1.0. INTRODUCTION

- 1.1. The subject site at 26 Rosslyn Hill, Hampstead, NW3 1PD, a Victorian house of the later 19th Century, adjoining the early 20th Century Grade II listed former Hampstead Police Station in Hampstead. The subject site comprises three storeys, lower ground floor, ground floor and first floor. The building is constructed of stock brick which has been rendered on the front elevation and side (south) elevation, with decorative features in contrasting rubbed red brick on the front elevation. There is a front garden area, with steps down to the original entrance door at lower ground floor level. The subject site is not listed locally or statutorily but is within the Hampstead Conservation Area and is identified in the area appraisal as being a positive contributor to the Conservation Area.
- 1.2. This Townscape Visual Impact Assessment (“TVIA”) has been produced to assess the visual impact of the proposals on the townscape surrounding the subject site, and in particular three principal views of the area. This TVIA has been produced as part of a planning application to retain the front façade of the building, and demolish the remaining fabric, to build a new three-flat development behind the original façade. There will also be a ramped accessible side path along the edge of the front garden to new entrances on the south side elevation. The front garden will be retained with enhanced landscaping. The front boundary wall will be rebuilt and the front boundary railings will be replaced with a more historically appropriate option to increase views of the front façade from the public realm and in order to provide added interest to the streetscape and Conservation Area. This TVIA should be read in conjunction with the Heritage Statement (February 2025 - also authored by Heritage Information) which sets out in detail the context of the site and the impact of the proposals on the character and appearance of the Conservation Area and the settings of nearby statutorily and locally listed buildings. This report should also be read with reference to the set of existing and proposed architectural drawings of the subject site and associated documents, provided by Square Feet Architects.
- 1.3. This assessment complies with the requirements of the National Planning Policy Framework (NPPF, December 2024) and the online Planning Practice Guidance (PPG) in respect of Heritage issues. It also considers the National Design Guide (2019) [Appendix 2] and the *Buildings in Context Toolkit* (2001) [Appendix 3].
- 1.4. The purpose of this document is to establish the visual impact of the proposed development on the surrounding townscape, on the character and appearance of the Conservation Area and on the settings of nearby heritage assets. The document establishes a clear understanding of the subject site and its townscape context. Key views towards the site and the potential impacts on the townscape which would result as a consequence of the development proposals have been assessed.
- 1.5. **Authorship**
 - **Dorian A T A Crone** BA BArch DipTP RIBA MRTPI IHBC - Heritage and Design Consultant. Dorian has been a Chartered Architect and Chartered Town Planner for over 30 years. He has also been a member of the Institute of Historic Building Conservation for over 25 years. Dorian is a committee member of The Society for the Protection of Ancient Buildings (“SPAB”), the International Committee on Monuments and Sites (ICOMOS), ICOMOS UK and Institute of Historic Building Conservation. He has been a court member with the Worshipful Company of Chartered Architects and a trustee of the Hampstead Garden Suburb Trust. He is currently a trustee of both the Dance and Drake Trusts and a scholar of SPAB. He is

the Vice Chairman of the City Heritage Society (having previously been the Chairman), and a panel member of the City Conservation Area Advisory Committee.

Dorian has worked for over 30 years as Historic Buildings and Areas Inspector with English Heritage/Historic England, responsible for providing advice to all the London Boroughs and both the City Councils. Dorian has also worked as a consultant and expert witness for over 20 years advising a wide variety of clients on heritage and design matters involving development work, alterations, extensions and new build projects associated with listed buildings and conservation areas in design and heritage sensitive locations. He is a panel member of the John Betjeman Design Award and the City of London Heritage Award. He is also a Design Review Panel member of the Design Council, Design: South-West, Design-South East, and the London Boroughs of Lewisham, Wandsworth, Richmond-upon-Thames, Croydon and formerly Islington. In addition, Dorian has also been involved with the Royal Academy Summer Exhibition Architectural Awards and the Philip Webb Award along with a number of other public sector and commercial design awards.

- **Dr Daniel Cummins** MA (Oxon) MSc PhD IHBC – Historic Environment Consultant. Daniel is an historian with a BA and Master's in History from Oxford University and a doctorate from the University of Reading, where he specialised in ecclesiastical buildings and estates and had his work published in leading academic history journals.

Daniel has a Master's in the Conservation of the Historic Environment and provides independent professional heritage advice and guidance to leading architectural practices and planning consultancies, as well as for private clients. He undertakes detailed historical research, significance statements, character appraisals, impact assessments and expert witness statements for new development projects, as well as for alterations and extensions which affect the fabric and settings of Listed Buildings and Locally Listed Buildings, the character and appearance of Conservation Areas, the outstanding universal value of World Heritage Sites, and all other types of heritage assets.

- **Ellen Abbi** MA Hons. MA Law MSc – Heritage Consultant. After graduating from her MA Hons. degree in French and German at the University of Edinburgh, Ellen pursued a career in the law whilst developing her keen interest in history and historic buildings, acting as a conservation volunteer and tour guide for the National Trust at Hughenden Manor and West Wycombe Park, in Buckinghamshire. Her legal background helps inform her understanding of the regulations and policies affecting the management of the historic environment and she keeps abreast of current developments. She has a Master's degree in Historic Conservation at Oxford Brookes University in conjunction with the University of Oxford, gaining a distinction in her dissertation on wartime uses of country estates.

2.0. METHODOLOGY

- 2.1. This Townscape Visual Impact Assessment (TVIA) takes into account the good practice guidance outlined in ***Guidelines for Landscape and Visual Impact Assessment*, Landscape Institute (LI) and Institute of Environmental Management and Assessment (IEMA), 3rd Edition, 2013: (GLVIA3)**; this guidance pertains to urban townscape as much as landscape. The guidance does not provide a detailed universal methodology, but recognises that much of the assessment must rely on professional judgement.
- 2.2. This TVIA will also take into account relevant conservation guidance and principles, including ***The Setting of Heritage Assets (Historic England, 2017)***, for adopting a broad approach to assessment (see Appendix 1 for an outline of the 5-Step approach described in the guidance), undertaken as a series of steps to assess the contribution of a view and landscape to the significance of heritage assets and the ability to appreciate that significance:
- **Step 1:** Identify which heritage assets and their settings are affected
 - **Step 2:** Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated
 - **Step 3:** Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it
 - **Step 4:** Explore ways to maximise enhancement and avoid or minimise harm
- 2.3. Historic England's *Setting of Heritage Assets* observes that the contribution of setting to the significance of a heritage asset is often expressed by reference to views, a purely visual impression of an asset or place which can be static or dynamic, long, short or of lateral spread, and include a variety of views of, from, across, or including that asset (paragraph 10). The document also recommends that where complex issues involving views come into play in the assessment of setting – whether for the purposes of providing a baseline for plan-making or for development management – a formal views analysis may be merited.
- 2.4. Three viewpoints have been assessed in order to establish the likely visual impact of the proposed development on the local townscape (Figure 1). These specific viewpoints have been chosen where the proposed mansard roof extension from a height, bulk, scale and mass perspective might impact on the townscape and the settings of any heritage assets. Consideration has been given to the historical development of the area, its physical fabric (building types and materials):
- **Viewpoint 1:** Rosslyn Hill looking North North-West.
 - **Viewpoint 2:** Rosslyn Hill looking towards subject site (North East).
 - **Viewpoint 3:** Rosslyn Hill looking North-East
 - **Viewpoint 4:** Downshire Hill looking South-East towards Rear Yard
 - **Viewpoint 5:** Rear Yard accessed from Downshire Hill looking South.

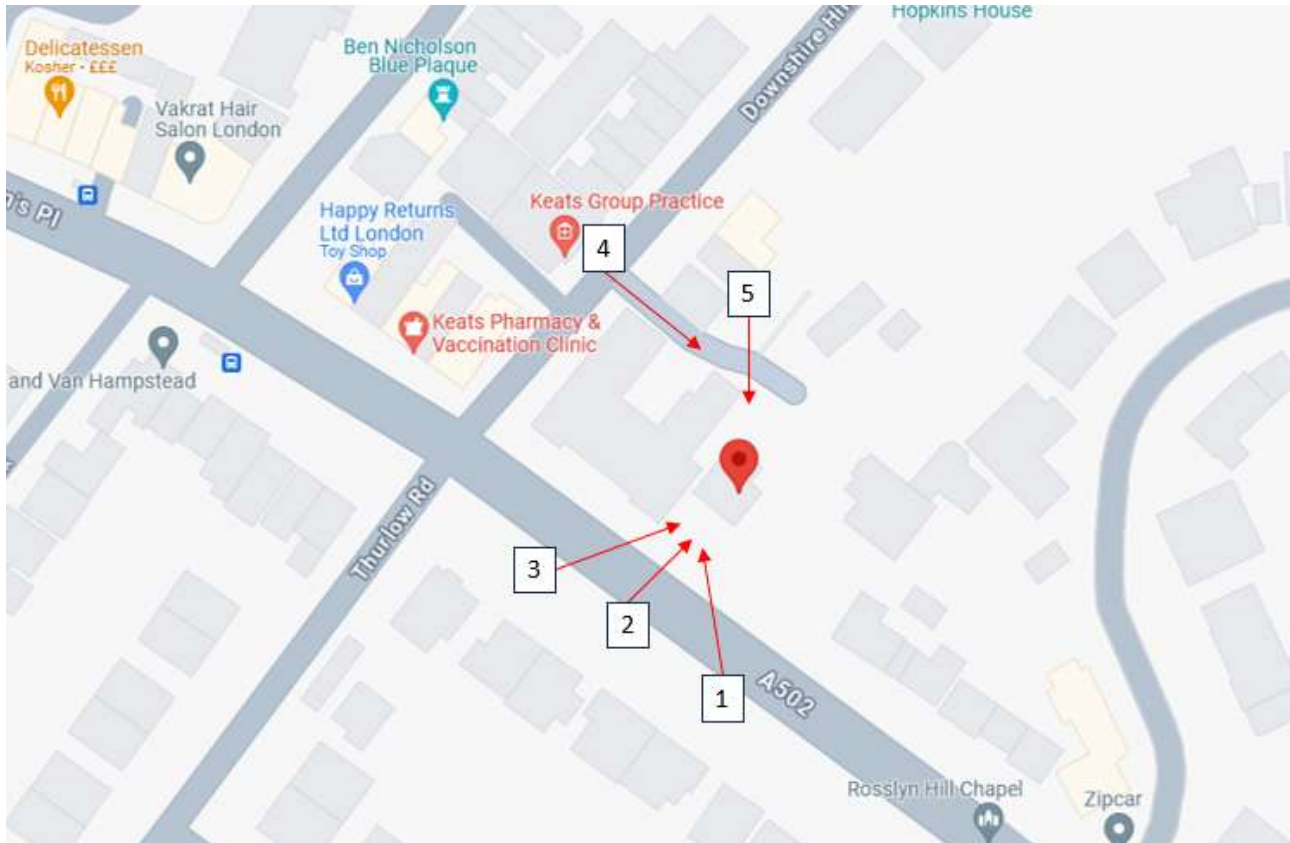


Figure 1: Plan of the views assessed in this report in relation to the Site (indicated by red icon).

- 2.5. The TVIA will firstly establish a baseline for each view against which to judge the impact of the proposed development upon the local townscape. The townscape in each view is described in terms of its constituent elements and character, including development patterns and scale (including use of materials, massing, density and enclosure), any heritage assets, green and open spaces, transport routes and uses; the way in which the townscape is experienced and by whom also forms part of the assessment. In accordance with **Steps 1 and 2** of the Historic England criteria outlined above, the baseline will identify the heritage assets and the degree to which the townscape in the view contributes to an understanding and appreciation of their setting/significance. The extent to which the proposed development has an impact on the existing townscape character is often related to the sensitivity of the townscape to change. Criteria for assessing townscape sensitivity have been based on a variety of factors and attributes which are generally agreed to influence the existing character and value of the townscape:

Sensitivity	Criteria
Very High	Strong townscape structure and a distinctive intact character exhibiting unity, richness and harmony, and a strong sense of place. Internationally or nationally recognised townscape, e.g. a World Heritage Site, extremely susceptible to minor levels of change.
High	Strong townscape structure, distinctive features and a strong sense of place with some detracting features. Nationally or regionally recognised townscape or high quality and distinctive character, e.g. a conservation area containing a high proportion of listed buildings, susceptible to change.
Medium	Recognisable (perhaps locally recognised) townscape structure with some distinctive characteristics and in a reasonable condition. May be capable of low levels of change without affecting key characteristics.

Low	Undesignated townscape of local value with few distinctive characteristics. May contain elements in a poor state of repair. Capable of moderate levels of change/enhancement.
Negligible	Weak or disjointed townscape structure, capable of high levels of change/enhancement.

Source: Based on GLVIA3 (2013).

- 2.6. Using the baseline, the impact of the proposed development on the views will be assessed by considering how the townscape and an appreciation and understanding of the setting and significance of identified heritage assets may be changed or affected by reason of the proposed design. For all views, aspects of townscape and design such as scale, height, mass, orientation, palette of materials and landscaping are particularly relevant. The assessment will illustrate how the proposed development might affect the elements that make up the aesthetic and perceptual aspects of the townscape and its distinctive character, and how observers may be affected by any changes in the content and character of the views. The potential impacts have been categorised as:

Magnitude of Impact	Criteria
Negligible	Impacts considered to cause no material change to the visual quality of the view.
Minimal	Impacts considered to make a limited impact on a townscape where there is some sensitivity to change. Where the proposed change would form a minor component of the wider scene that may affect slightly the character and quality of the townscape in the view or the setting of a heritage asset.
Moderate	Impacts considered to make an appreciable difference or change the quality of the townscape where there is some sensitivity to change. Where the proposed change would form a recognisable new element within the scene that would noticeably have an impact on the quality and character of the townscape in the view or the setting of a heritage asset.
Substantial	Impacts considered to cause a fundamental change in the appreciation of the townscape where there is a high sensitivity to change. Where the proposed change would affect the quality and character of a valued view, the character and quality of a highly sensitive townscape, or the setting of a highly significance heritage asset.

Source: Based on GLVIA3 (2013).

- 2.7. Impacts are therefore assessed in terms of the sensitivity of the townscape affected and the magnitude of the impact or change, and whether the impact is considered to be positive, negative or neutral. If the proposed development will enhance the character and quality of the townscape, then the impact on heritage significance within the view will be deemed **positive**; however, if it fails to sustain the quality of the townscape in the view by the removal of characterising elements or add new intrusive or discordant features then the impact will be deemed **negative**. If the proposed development preserves the quality of the townscape in the view, or where positive and negative impacts are finely balanced then the impact will be deemed **neutral**.

3.0. ASSESSMENT OF CONTEXT AND DESIGN

3.1. Summary of Townscape Context

- 3.1.1. The subject site is located on the north-east side of Rosslyn Hill adjoining the Grade II listed Hampstead Police Station and adjacent to Grade II listed No. 24 Rosslyn Hill. The rear of the building faces into the courtyard parking area for the Police Station across from the listed Police Stable building. The primary elevation of the building and sizeable front garden address Rosslyn Hill, however the subject site building is set back behind the building line of the listed Police Station. The heritage context of the site is set out in detail in the Heritage Statement (Heritage Information, February 2025).
- 3.1.2. The subject site is located within the **Hampstead Conservation Area**. The contribution of the subject site at Rosslyn Hill to the character and appearance of the Conservation Area has been assessed within the accompanying Heritage Statement as neutral to positive; which somewhat agrees with the assessment made in the Council's Conservation Area Appraisal of the building being a positive contributor. In the Heritage Statement also produced by Heritage Information Ltd, the subject site's front elevation is deemed to provide a positive contribution to the character and appearance of the Hampstead Conservation Area but not the side and rear elevations which were deemed to be neutral.
- 3.1.3. Rosslyn Hill is a busy road with an uphill gradient curving up towards the south end of the Hampstead High Street, beginning at the northern end of Haverstock Hill. It is principally residential with Victorian paired houses to the south-west side, and later-Victorian houses and 20th century replacement houses to the east side aside from Grade II listed Nos. 22-24 Rosslyn Hill, with some later Victorian blocks with ground floor retail higher up on the north-east side of the street towards the south end of Hampstead High Street. The **Grade II listed former Police Station** dating from 1913, three storeys of brick and stone dressing, forms a principal part of the view looking south-east down the hill from the corner of Thurlow Road and it adjoins the subject site to the north-west, and also looking north-west up the hill during parts of the year when there is no coverage from mature trees. There is a **Grade II listed K6 Telephone Box** outside the former Police Station on Rosslyn Hill. The street is planted with trees along the north-east side which guide the eye both up and down the view along Rosslyn Hill during the summer months, shrouding many of the buildings from view. However, the Rosslyn Hill elevation of the former Police station's building line is set closer to the street than the other buildings on both north-east and south-west sides of the street, which are set further back typically behind low brick boundary walls with fencing or vegetation forming a boundary with the public realm. Indeed, **Grade II listed Nos. 22-24 Rosslyn Hill**, a large detached mid-19th Century brick house converted into two houses, built from a mid-18th Century house, is set far back from the street, and shrouded by the boundary treatment of fencing and mature vegetation for much of the year. The house at the subject site itself is set back behind the adjoining Grade II listed former police station which blocks many longer views up and down Rosslyn Hill, with only parts of its front garden and boundary wall being visible in these longer views during the winter months when not shrouded by vegetation. In shorter views from closer to the subject site, parts of the subject site building's front elevation and can be seen from along Rosslyn Hill.
- 3.1.4. The rear of the subject site addresses the rear elevations of **Grade II listed Nos. 50-51 Downshire Hill**, and the **Grade II listed stable building for the Police Station** across an enclosed parking area behind the Police Station which is gated and not publicly accessible. **Grade II listed No 24. Rosslyn Hill** addresses the brick boundary wall to the immediate south-east of the subject site and adjoins the Grade

II listed former Police Station to the north-west side, with a short brick boundary wall also being present. The subject site has some historical relationship with the Grade II listed former Police Station adjoining it, but its form appears somewhat incongruous with an uncomfortable relationship, albeit subordinate, to this larger higher status listed building. The Police Station's rear elevation in the courtyard accessed from Downshire Hill has been substantially altered since its creation and has many service pipes projecting from it. It should also be noted that the former Police Station recently had a proposed scheme consented (2024/1078/P and 2024/1078/L), which significantly alters the rear yard area, extending the former police station vertically, and to the rear, and impacts the subject site [Figure A], and therefore the TVIA will respond to the cumulative effect of the consented police station scheme and the proposed scheme for the subject site. The subject site's front elevation is unusual on Rosslyn Hill, a lone survivor of a smaller-scale house, forming neither a part of the larger detached houses which are consistent with proportion and original detailing on the south-west side of the street, nor the 4 storey late Victorian retail and residential red brick blocks to the north-east, or the high status Queen Anne style houses such as **Grade II listed Nos. 1, 3, 5 and 7 Hampstead Hill Gardens** further east of the subject site. The subject site does not sit within any views identified as important in the Conservation Area Appraisal.



Figure A: Consented former police station scheme rear elevation

3.2. Assessment of Design

- 3.2.1. As part of the TVIA, the following analysis carries out a summary review of the proposed development in the spirit of Paragraph 138 of the NPPF using the accepted and established criteria of most Design Review Panels and in particular used by the Design Council (Dorian Crone is a Design Review Panel Member of the Design Council, Design South West, Design South East, and the London Boroughs of Richmond-upon-Thames, Lewisham, Wandsworth, Croydon and formerly Islington).
- 3.2.2. The proposals involving changes to the townscape visible from the public realm are principally the addition of a mansard roof to the new building behind a retained front elevation and the implementation of the new

scheme behind this retained front elevation. The existing rear and side elevations are largely imperceptible from the public realm as these can only be seen from the semi-private gated rear carpark area accessed from Downshire Hill. The existing side and rear elevations will be demolished, but the bricks salvaged and reused to complete the new scheme, which will be slightly larger in bulk, mass and form, however will not significantly increase the perception of the scale of the building, particularly when viewed in the context of the consented former police station development adjoining the subject site, and the design has been developed to ensure the settings of the neighbouring listed buildings will be respected and preserved. The design also takes inspiration from the footprint and functional design, and minimal detailing of the existing subject site's rear and side elevations to ensure it does not compete with the higher status front elevation. A new shallow pitched mansard roof will be introduced, as well as a new rear dormer window, small terrace area at first floor level, and a small rear garden area which was historically present will be reinstated. The front elevation addressing Rosslyn Hill will be retained essentially as it is, aside from a minimal increase in the front face roof height and the slight raising of the front parapet, more akin to the original roof design, to improve the overall proportions and will be done in keeping with the roof's current materials. Two of the chimneys and the front roof face will be rebuilt. The changes made to the subject site's front roof face are unlikely to be perceived from the public realm of Rosslyn Hill, with the only small change being a possible slight increase in height to the subject site's roofscape and only glimpsed from street level. A new mansard roof will be constructed behind the front roof face which will be slightly taller than the roof of the existing house, and will be of a shallow pitch so as to be largely concealed from street level on Rosslyn Hill.

The front garden area will be retained, and the landscaping enhanced. The introduction of the new gates, railings and piers for the front boundary treatment are more historically appropriate than those which are currently there (which are somewhat bland and modern in appearance) providing added interest to the streetscape and conservation area, and indeed the replacement of the wooden double gate for one with metal railings provides the opportunity for greater appreciation of the character and appearance of the Conservation Area from the public realm on Rosslyn Hill.

- 3.2.3 **The Setting of Heritage Assets (Historic England 2017)** (ref. Appendix 1) has been used to assess the impact of the proposal on the settings of nearby heritage assets. The assessment has demonstrated that the proposed design has sought to avoid any harm to the significance and settings of identified nearby statutorily listed buildings (Step 4) by nature of providing a largely hidden roof which sustains the appearance and form of the subject site from Rosslyn Hill, and a full assessment of this can be found in the Heritage Statement prepared by Heritage Information Ltd. The proposal will add architectural and visual interest within the settings of these buildings, which draws on the architectural language of the existing building but introducing a modern idiom design, materials of the existing building and the local context to ensure it is a comfortable addition. The materiality and detailing complement the prevailing architectural language of the local context whilst not imitating it, and the existing building whilst involving only a minimal increase in height. The height of the scheme will conceal some of the police station's south-east side elevation. However, what can be seen of this elevation makes little or no contribution to an appreciation of the architectural composition and interest of the listed building. The height, mass and bulk of the scheme will have a minimal impact on the significance of the setting of the Grade II listed No. 22/24 Rosslyn Hill, given there is a large boundary wall and mature vegetation between these listed buildings and the subject site which will likely obscure any change in height for much of the year. The increase in mass and bulk at the rear will have a neutral impact on the setting of No.22/24, as the lower ground floor will be behind the boundary wall with the upper floors set back, so they will not be overbearing on No. 22/24. The Police Station, particularly with its consented extensions, behind the subject site will still be the dominant feature

in views across from No. 22/24. The increase in roof height will have a minimal and neutral effect on the Grade II listed K6 Telephone Box, Nos. 50/51 Downshire Hill and No. 3 Hampstead Hill Gardens.

The changes to the front boundary wall and front garden are considered to enhance the settings of these nearby heritage assets by making the front elevation of the subject site more visible and able to be appreciated as part of the streetscape along Rosslyn Hill. The side path and new south elevation are not considered to harm the setting of the Grade II listed No 24 Rosslyn Hill as this will largely be shielded from view due to mature vegetation and a brick boundary wall and fencing.

- 3.2.4. **The National Design Guide (Ministry of Housing and Local Government, January 2021)** sets out ten characteristics for good design and has been used in the development of the design and its assessment in this report (Appendix 2). Of particular relevance here are **Context (1)**: understanding the history of the area, the settings of heritage assets and the context of the site (appropriate form, appearance, scale, details and materials) in order that the proposal relates well to its surroundings; and **Identity (2)**: reinforcing a coherent and distinctive identity (appropriate scale, height, materials and consideration of views) that relates well to the history and context of the site. This has been taken into account through the assessment of significance, history of the place and lie of the land in the Heritage Statement. The proposed mansard roof extension to the new scheme at the subject site is considered to respond positively to the local context and the existing retained front elevation addressing Rosslyn Hill by taking full account of the height, scale, detailing, and use of materials to sustain the character and quality of the townscape in this part of the Conservation Area and within the settings of nearby Grade II listed buildings. The rear/side design proposal for the new scheme has taken inspiration from the current rear and side elevations of the subject site, ensuring that they are subservient to the main street elevation, and these are not as architecturally detailed as the retained front elevation addressing Rosslyn Hill, and will re-use salvaged bricks from the rear portion of the building which will be demolished as part of the proposals. The increase in mass and bulk of the rear scheme and the mansard roof is considered to be minimal. The design is considered to respond positively to the architecture prevalent in the area, which has informed the form, scale, proportions and elevational appearance and materiality of the proposal, whilst taking full account of the significance and setting of heritage assets.
- 3.2.5. **The Building in Context Toolkit (2001)** was formulated by English Heritage and CABI/Design Council to stimulate a high standard of design for development taking place in historically sensitive contexts (ref. Appendix 3). The proposals have taken account of the eight principles, particularly in assessing the value of retaining what is there (Principle 1), understanding the history of the place and lie of the land (Principle 2), designing the scheme so the building will continue to sit happily in the pattern of existing development (Principle 4), respecting the scale of neighbouring buildings to ensure the building remains appropriate in scale to the neighbouring houses within the townscape (Principle 6), and using high-quality materials to reflect those within the immediate and wider context (Principle 7).

4.0. TOWNSCAPE VISUAL IMPACT ASSESSMENT

4.1. Viewpoint 01: Rosslyn Hill looking North-North-West

4.1.1. Baseline View



Figure 2a: View 01 as existing looking north-west along Rosslyn Hill.

This south-west view is taken also from the Fitzjohns Netherhall CA side of Rosslyn Hill looking along Rosslyn Hill to the north-west into the Hampstead Conservation Area. The dominant Grade II listed former Police Station adjoins the subject site on the north side, but the subject site is considerably set back compared to the police station. The view captures the comparatively smaller scale the subject site represents when compared with the taller Police Station and buildings higher up Rosslyn Hill. The uncharacteristic timber gate is also visible in this view as is the fencing and vegetation associated with Grade II listed No .24 Rosslyn Hill.

The view has low to medium sensitivity – there are a number of surrounding Grade II listed buildings, of which the former Police Station and part of the garage of No. 24 Rosslyn Hill, are visible from this view, and the subject site is situated between these and is within their respective settings. The view also encompasses part of the setting, being opposite the Rosslyn Hill edge of the Fitzjohns Netherhall Conservation Area on the other side of the road. There is some capacity for change and enhancement as the subject site's roofscape can retain its interest whilst also affording some minimal additional height without compromising the settings of the neighbouring listed buildings, as detailed above. The chimneystacks are visually architecturally interesting and in keeping with those of the conservation area.

4.1.2. Proposed View



Figure 2b: View 01 as proposed.

The proposed view can be seen in Figure 2b above, in the context of the consented police station scheme, which extends their south elevation vertically. The proposed mansard roof extension and side south elevation will be scarcely perceptible in the view, and has been designed to be minimally impactful to the views of the listed buildings and Conservation Area. The mansard roof is of a shallow pitch which will not obstruct any building or landscape already existing behind it from this view on the public realm on Rosslyn Hill and will be complementary to the palette of material already found within the conservation area. The raised ridge height and parapet is minimal and improves the architectural proportions of the retained front elevation and the rebuilt chimneystacks continue to add visual interest to the roofscape. The scheme does not harm the settings of the Grade II listed former Police Station to the north or Grade II listed Nos. 22/24 to the south of the subject site. The new more historically appropriate front boundary brick wall and cast-iron railings are appropriate for the conservation area and others found on Rosslyn Hill, allowing for greater appreciation of the architectural interest of the retained front elevation.

The magnitude of impact is therefore considered to be minimal to negligible and neutral to positive, as the proposed development will form a barely discernible new component to the character and quality of this view by nature of its contextual design, and changes to the bulk, scale and massing being largely concealed by virtue of the subject site being set back from the street, and the boundary wall and vegetation of neighbouring No. 24 Rosslyn Hill for the side south elevation and part of the side of the mansard roof. The view of the architecturally and historically significant front elevation will be enhanced by the addition of the historically appropriate new front boundary wall and railings, allowing more of this to be seen as stated above. The minimal change of height in the ridgeline and parapet is marginal and barely perceptible from this view within the public realm, and will be covered by trees in leaf for much of the year.

4.2. Viewpoint 02: Rosslyn Hill looking towards subject site (north-east)

4.1.1. Baseline View



Figure 3a: View 02 as existing looking north-east along Rosslyn Hill.

This view is taken also from the Fitzjohns Netherhall CA side of Rosslyn Hill looking along Rosslyn Hill to the north-east into the Hampstead Conservation Area towards the subject site. The dominant Grade II listed former Police Station adjoins the subject site on the north side, but the subject site is considerably set back compared to the police station. The view captures the comparatively smaller scale the subject site represents when compared with the taller Police Station and buildings higher up Rosslyn Hill. The uncharacteristic timber gate is also visible in this view as is the fencing and vegetation associated with Grade II listed No .24 Rosslyn Hill.

The view has low to medium sensitivity – there are a number of surrounding Grade II listed buildings, of which the former Police Station and No. 24 Rosslyn Hill, are visible from this view, and the subject site is situated between these and is within their respective settings. The view also encompasses part of the setting, being opposite the Rosslyn Hill edge of the Fitzjohns Netherhall Conservation Area on the other side of the road. There is some capacity for change and enhancement as the subject site's roofscape can retain its interest whilst also affording some minimal additional height without compromising the settings of the neighbouring listed buildings, as detailed above. The chimneystacks are visually architecturally interesting and in keeping with those of the conservation area.

4.1.2. Proposed View



Figure 3b: View 02 as proposed.

The proposed view can be seen in Figure 3b above. The proposed mansard roof extension is not perceptible in the view, the design is minimally impactful on the views within the Conservation Area. As stated above, the mansard roof is of a shallow pitch which will not obstruct any building or landscape already existing behind it from this view on the public realm on Rosslyn Hill and will be complementary to the palette of material already found within the conservation area. The raised ridge height and parapet is minimal and improves the architectural proportions of the retained front elevation and the rebuilt chimneystacks continue to add visual interest to the roofscape. The scheme does not harm the settings of the Grade II listed former Police Station to the north or Grade II listed Nos. 22/24 to the south of the subject site. The new more historically appropriate front boundary brick wall and cast-iron railings are appropriate for the conservation area and others found on Rosslyn Hill, allowing for greater appreciation of the architectural interest of the retained front elevation. The side ramp and slight change in incline to the south of the garden is scarcely perceptible.

The magnitude of impact is therefore considered to be minimal to negligible and neutral to positive, as the proposed development will form a barely discernible new component to the character and quality of this view by nature of its contextual design, and changes to the bulk, scale and massing being largely concealed by virtue of the subject site being set back from the street, the topography of the site, and the boundary wall and vegetation of neighbouring No. 24 Rosslyn Hill for the side south elevation and part of the side of the mansard roof. The view of the architecturally and historically significant front elevation will be enhanced by the addition of the historically appropriate new front boundary wall and railings, allowing more of this to be seen as stated above. The minimal change of height in the ridgeline and parapet is marginal and barely perceptible from this view within the public realm.

4.3. Viewpoint 03: Rosslyn Hill looking North-East

4.3.1. Baseline View



Figure 4a: View 03 as existing looking north-east from Rosslyn Hill.

The view is taken looking into the Hampstead Conservation Area from opposite the subject site, from the Fitzjohns Netherhall Conservation Area on the south-west side of Rosslyn Hill. The Grade II listed former Police station dominates the foreground of this view to the north-west of the subject site which is partially concealed behind garden vegetation and a mature tree, particularly during the summer months. The front elevation is in keeping with the Victorian architecture found along the street and adds architectural interest to the streetscape with its contrasting red brick detailing around the doors and windows in particular, where this is visible. The chimneystack on the south side of the subject site adds visual interest to the skyline, maintaining the character of the subject site's smaller scale domestic architecture compared to the higher status Grade II listed former Police Station adjoining the subject site. However, the front boundary wall and railings, and timber gate are not particularly in keeping with the architectural style of the house, being modern copies. Grade II listed Nos. 22/24 Rosslyn Hill can be seen in the background of this view, however again this is largely obscured by mature trees and vegetation for much of the year.

The view has medium sensitivity – there are a number of surrounding Grade II listed buildings, of which the former Police Station and Nos. 22/24 Rosslyn Hill are visible from this view, and the subject site is situated between these and is within their respective settings. The view also encompasses part of the setting, being opposite the Rosslyn Hill edge of the Fitzjohns Netherhall Conservation Area on the other side of the road. There is some capacity for change and enhancement to better reveal the positive contribution made by the subject site's front elevation in the centreground of the view to reveal more of its

architectural and historic interest from the public realm, namely replacing the front boundary treatment with a more historically appropriate option which will also permit more of this elevation to be seen. Furthermore, there is some scope to increase the height of the roof behind its front slope/roofline by a small amount which would still retain the character of the subject site and the conservation area, and would only minimally impact the setting of the neighbouring listed buildings.

4.3.2. Proposed View



Figure 4b: View 03 as proposed.

The proposed view can be seen in Figure 4b above. The proposed mansard roof extension is not perceptible from this view, as it has been designed to be as minimally impactful as possible to sustain the uniformity of the existing front elevation's positive contribution of the roofscape. The proposal has raised the parapet and front face of the roof by a scarcely perceptible amount which does not harmfully impact this view in any way, and improves the proportions of the front elevation. The mansard roof will be shallow-pitched to blend comfortably with the adjacent listed buildings so that their settings are not harmed. There will be a slight increase in height, but the angled form of the mansard roof and the set back behind the parapet will minimise any perceived increase and will sustain the perception of the subordinate scale and form of the existing subject site appropriate to the street pattern located between the listed former Police Station and Nos. 22-24 Rosslyn Hill. The design will also rebuild the chimneystack on the south side elevation to ensure it remains a distinctive architectural element of the building and the streetscape. The front boundary treatment has been improved by the proposals which introduce a historically appropriate low front boundary brick wall with iron railings, which is in keeping with other boundary treatments found along Rosslyn Hill, and replaces the timber gate with one with railings, all of which improves the visibility of the retained front elevation of the subject site, allowing for greater appreciation of the architectural

contribution the front elevation makes to the Conservation Area. The side accessible ramp may be glimpsed but has a neutral impact on the Conservation Area.

The magnitude of impact is therefore considered to be minimal to negligible and neutral to positive, as the proposed development will form a barely discernible new component to the character and quality of this view within the Conservation Area by nature of the considered design of the new mansard roof, raised parapet and minimally increased front roof face height, and improvements to the visibility of the front elevation. The proposal will sustain the settings of the surrounding listed buildings whilst ensuring the positive contribution the subject site makes to the streetscape is preserved and enhanced in the view along Rosslyn Hill.

4.4. Viewpoint 04: Downshire Hill looking South-East towards Rear Yard

4.4.1. Baseline View



Figure 5a: View 04 as existing from Downshire Hill.

This view is taken from Downshire Hill within Hampstead Conservation Area, looking south towards the gated entrance to the rear yard accessed from Downshire Hill. The architectural and historic interest of the neighbouring listed buildings is not best experienced in this view – although part of the Grade II listed former Police Station is visible, this is not the principal elevation. It should be noted that this rear courtyard is gated with tall timber gates on Downshire Hill. The red brick wall along the south side boundary of the subject site with Grade II listed No. 24 Rosslyn Hill, and the listed building itself are visible. The rear of the former Police Station which protrudes into the yard blocks all views of the subject site as it currently exists in this view.

The view has low sensitivity – there is capacity for change and enhancement available to the subject site in the centreground of the view, with the addition of the rear garden, provided that it is respectful of the bulk, form, scale and massing of the surrounding statutorily listed heritage assets and their settings, so that it does not overwhelm the character and appearance of the Hampstead Conservation Area, namely No. 24 Rosslyn Hill, and it preserves or enhances the materiality of the area, staying below the boundary wall with No. 24 Rosslyn Hill.

4.4.2. Proposed View



Figure 5b: View 04 as proposed in the context of the consented police station scheme.

The proposed view can be seen in Figure 5b above, in the context of the consented police station scheme. The new scheme does not block the view of any elements of interest within the townscape. The rear garden boundary wall which can be seen will sustain an appreciation and understanding of the hierarchy of the surrounding listed buildings by remaining subordinate to them in scale and detailing, and enhance the view into the rear yard by reintroducing a rear garden to the site, indicating its residential use, especially when viewed in the context of the dominating bulk scale and mass of the consented police station extension closer to the foreground which is also being converted to residential use. **The magnitude of impact is therefore considered to be minimal to negligible and neutral to positive.**

4.5. Viewpoint 05: Rear Yard accessed from Downshire Hill looking south

4.5.1. Baseline View



Figure 6a: View 05 as existing looking south towards the subject site from the rear yard accessed from Downshire Hill

This view is taken from within the rear courtyard accessed from Downshire Hill, still within Hampstead Conservation Area, looking south towards the rear of the subject site. The architectural and historic interest of the neighbouring listed buildings is not best experienced in this view - as well as the character and appearance of the Hampstead Conservation Area. Indeed, the rear elevation of the former police station is somewhat unsightly and dominates the unattractive car park space. It should be noted that the subject site cannot be seen from the public realm, as it is hidden behind the Police Station when looking from Downshire Hill, and this rear courtyard is gated with tall timber gates on Downshire Hill its sole access point. The red brick Grade II listed former Police Station projects into the foreground to the side, and Grade II listed house at Nos. 22/24 Rosslyn Hill is partially visible in the background behind the tall brick side boundary wall and mature trees and vegetation. The subject site is in the centreground of the image, pared back but likely historic window openings and use of stock brickwork reflecting its period, at the top of a slightly sloped hardstanding rear parking area. The subject site has been unused for a number of years and is now in a state of disrepair.

The view has low to negligible sensitivity – there is capacity for change and enhancement available to the subject site in the centreground of the view, provided that it is respectful of the bulk, form, scale and massing of the surrounding statutorily listed heritage assets and their settings, so that it does not overwhelm the character and appearance of the Hampstead Conservation Area, and it preserves or enhances the spirit of the architectural style and detailing of the current subject site. A minimal increase in

the roof height would be acceptable, as the south and east side and rear elevations of the Grade II listed former Police Station are not of particular interest and have seen some modern alterations and obvious service pipework which has accumulated over the years. The chimneystacks add visual interest to the roofscape and remain in keeping with the area. This rear parking courtyard area would be well served by enhancements, as also within this courtyard are Grade II listed rear elevation of Nos. 50-51 Downshire Hill and the Grade II listed Police Stable building.

4.5.2. Existing Subject Site with Consented Police Station Scheme View



Figure 6b: View 05 subject site as existing with consented police station scheme looking south towards the subject site from the rear yard accessed from Downshire Hill

This view shows the existing subject site in the context of the consented police station extension scheme. The consented scheme for the police station dominates the existing subject site building, largely screening most of the rear elevation through the terrace railings, privacy screens, and bulk scale and mass of the four storey extension.

4.5.3. Proposed View



Figure 6c: View 05 as proposed.

The proposed view can be seen in Figure 6c above. The new scheme does not block the view of any elements of interest within the townscape. The scheme will sustain an appreciation and understanding of the hierarchy of the surrounding listed buildings by remaining subordinate to them in scale and detailing. Fencing has been introduced on the boundary wall with Grade II listed Nos. 22/24 Rosslyn Hill to ensure that privacy is respected and to reduce the impact of any increase in bulk, scale and massing which the new scheme represents, the stepped form and footprint of the proposed rear break up the massing, and adds visual interest and better reflects the form of the police station extension. As seen in Figure 4b, the mature vegetation and trees associated with Nos. 22/24 Rosslyn Hill will shroud the increase in footprint and bulk and massing quite considerably, so the setting of Grade II listed Nos. 22/24 Rosslyn Hill is minimally affected. The scheme is taller than the existing subject site, however this does not harmfully impact the Grade II listed Police Station, which itself is being extended to the rear, as seen at 6b above, as the front Rosslyn Hill elevation and the side Downshire Hill elevation are the principal elevations from where the building is appreciated. Nos. 22/24 Rosslyn Hill is also not harmfully impacted due to the shrouding provided by the fencing, mature trees and vegetation, and boundary wall, as well as the set back of Nos. 22/24 away from the subject site building. The proposed subject site will sit comfortably alongside with the bulk, scale and mass of the consented police station. The detailing of the scheme is in a modern idiom which references the existing building but adds architectural interest, and has been contextually designed and inspired by the existing building, with the chimneys being rebuilt. The addition of the mansard roof is minimally impactful on the appreciation of the character of the subject site and can barely be seen in this view.. The new enclosed garden would reintroduce partially the rear garden which originally was associated with the subject site, albeit on a smaller scale, which was lost when the Police

Station rear area was expanded, making way for police cars. The boundary wall for this garden is designed taking inspiration from the context of the rear yard area using the existing palette of materials.

The magnitude of impact is therefore considered to be moderate and neutral to positive, as the proposed scheme will moderately impact this view, by making a neutral to positive contribution. This is due to the contextual traditional design and detailing and minimal increase in height and scale to remain visually and architecturally subordinate. The proposal is considered to provide some added architectural interest, verdancy/green space which will lessen the impact of the current hardstanding of the rear car parking courtyard, and return the subject site to its character as a residential dwelling. This is likely to enhance the character and appearance of the conservation area. The impact on the former Police Station's elevation seen here is of low interest and does not best represent its architectural and historic interest.

5.0 CONCLUSION

- 5.1. This Townscape Visual Impact Assessment has reviewed the visual impact of the proposed development of the subject site on the local townscape and on the settings of nearby heritage assets. **The quality and sensitivity of the townscape in the five assessed views is low to medium, but capable of some change and enhancement** given the reduced visibility of much of the rear and side elevations of the subject site from the public realm on Rosslyn Hill, and the option to highlight more of the front elevation which is being retained. The architecturally interesting features such as the brick detailing of the front elevation is being enhanced, and the chimney being rebuilt to ensure an interesting skyline from the view on Rosslyn Hill. The changes to the roofscape are minimally impactful on the settings of the nearby Grade II listed buildings at the adjoining former Police Station and Nos. 22/24 Rosslyn Hill, views of which from Rosslyn Hill remain unharmed by the proposals. It is noteworthy that the proposals will only be partially visible or at most glimpsed in the Rosslyn Hill assessed views owing to the urban density, scale and grain of the townscape context, aside from the enhancement of the new front boundary treatment allowing more of the positive contribution of the front façade being visible. The rear view from the courtyard represents a moderate impact to this assessed view, the greatest impact is from the place of least townscape sensitivity and from a private courtyard that is not visible from the public realm, but nonetheless the scheme makes a neutral to positive contribution through the use of the existing building to inspire the design and functional character of the new scheme, as well as the enhancement of reintroducing verdancy and green space to the rear of the building, which was historically a garden prior to its conversion to a parking area for use by the police, prior to the police station being closed. The bulk, scale and mass of the new scheme, whilst increased, is respectful of the scale of the surrounding listed buildings and has been carefully designed to be an architecturally considered and appropriate addition to the rear courtyard, which is also respectful of the settings of the surrounding listed buildings.
- 5.2. *The National Design Guide (2021)* [Appendix 2] and *The Building in Context Toolkit (2001)* [Appendix 3] have both been used to inform the proposed development - the architectural quality of the proposed extension, as well as its sensitivity to the townscape context and the settings of nearby heritage assets. The NDG and Building in Context Toolkit have also been considered in this TVIA when evaluating the designs of the proposals, and their impact on the surrounding townscape.
- 5.3. The proposed mansard roof has been designed to be of a shallow pitch to sustain the interest in the front face of the marginally altered existing roofscape, and will be scarcely perceptible from the views identified in this assessment. The height of any increase to the roof's eaves and ridge overall is minimal and the bulk, scale and mass of the mansard roof has been minimised by the provision of a shallow pitched roof form to the top of the mansard. The subject site is not prominent within the Conservation Area and although it is within the settings of nearby statutorily listed buildings, these settings will therefore be sustained as seen from these views, with the architecturally interesting elements of the subject site being retained and ensuring visibility from the public realm through the provision of the new historically appropriate front boundary treatment. The rebuilding of the chimneys is considered to sustain the architectural interest of the roofscape. The new scheme to the rear of the subject site is considered to make a neutral to positive and moderate impact in the assessed view, due to the slight increase in scale, bulk and mass but, also the contextual design in a modern idiom which takes inspiration from the current subject site building, maintaining its unique character as well as preserving the setting of the conservation area and the surrounding listed buildings' settings. In particular, the enhancement of partially reintroducing the rear

garden area is considered to be a positive contribution, thus enhancing the verdant character and appearance of the conservation area.

- 5.4. The proposed development has therefore taken full account of Step 4 of the Historic England criteria ***The Setting of Heritage Assets*** (ref. Appendix 1) in order to avoid harm to the settings of all identified heritage assets, principally in the provision of a contextual and architecturally subordinate mansard roof extension which will add architectural interest to the site, and which will not detract from an appreciation and understanding of the settings of any heritage assets, but rather will complement and sustain those settings.
- 5.5. **It is considered that the proposed development overall will have a minimal to moderate and neutral to positive impact on the local townscape character, sustaining and enhancing the character and quality of the townscape, the character and appearance of the Hampstead Conservation Area and the settings of nearby heritage assets.** From the public realm on Downshire Hill and Rosslyn Hill the impact will be largely minimal to negligible. Only from the enclosed private courtyard will the impact be moderate, but even this moderate impact is considered to sustain and enhance the character and quality of the townscape.

APPENDIX 1: HISTORIC ENGLAND'S PLANNING NOTE 3: "THE SETTING OF HERITAGE ASSETS", DEC 2017

This note gives assistance concerning the assessment of the setting of heritage assets. Historic England recommends the following broad approach to assessment, undertaken as a series of steps that apply proportionately to the complexity of the case, from straightforward to complex:

Step 1: Identify which heritage assets and their settings are affected.

The setting of a heritage asset is 'the surroundings in which a heritage asset is experienced'. Where that experience is capable of being affected by a proposed development (in any way) then the proposed development can be said to affect the setting of that asset. The starting point of the analysis is to identify those heritage assets likely to be affected by the development proposal.

Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.

This assessment of the contribution to significance made by setting will provide the baseline for establishing the effects of a proposed development on significance. We recommend that this assessment should first address the key attributes of the heritage asset itself and then consider:

- the physical surroundings of the asset, including its relationship with other heritage assets
- the asset's intangible associations with its surroundings, and patterns of use
- the contribution made by noises, smells, etc to significance, and
- the way views allow the significance of the asset to be appreciated

Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it.

The wide range of circumstances in which setting may be affected and the range of heritage assets that may be involved precludes a single approach for assessing effects. Different approaches will be required for different circumstances. In general, however, the assessment should address the attributes of the proposed development in terms of its:

- location and siting
- form and appearance
- wider effects
- permanence

Step 4: Explore ways to maximise enhancement and avoid or minimise harm.

Enhancement may be achieved by actions including:

- removing or re-modelling an intrusive building or feature
- replacement of a detrimental feature by a new and more harmonious one
- restoring or revealing a lost historic feature or view
- introducing a wholly new feature that adds to the public appreciation of the asset
- introducing new views (including glimpses or better framed views) that add to the public experience of the asset, or
- improving public access to, or interpretation of, the asset including its setting

Options for reducing the harm arising from development may include the repositioning of a development or its elements, changes to its design, the creation of effective long-term visual or acoustic screening, or management measures secured by planning conditions or legal agreements. For some developments affecting setting, the design of a development may not be capable of sufficient adjustment to avoid or significantly reduce the harm, for example where impacts are caused by fundamental issues such as the proximity, location, scale, prominence or noisiness of a development. In other cases, good design may reduce or remove the harm, or provide enhancement. Here the design quality may be an important consideration in determining the balance of harm and benefit.

Step 5: Make and document the decision and monitor outcomes.

It is good practice to document each stage of the decision-making process in a non-technical and proportionate way, accessible to non-specialists. This should set out clearly how the setting of each heritage asset affected contributes to its significance or to the appreciation of its significance, as well as what the anticipated effect of the development will be, including of any mitigation proposals.

Assessment Step 2 Checklist

The starting point for this stage of the assessment is to consider the significance of the heritage asset itself and then establish the contribution made by its setting. The following is a (non-exhaustive) check-list of potential attributes of a setting that may help to elucidate its contribution to significance. It may be the case that only a limited selection of the attributes listed is likely to be particularly important in terms of any single asset.

The asset's physical surroundings

- Topography
- Aspect
- Other heritage assets (including buildings, structures, landscapes, areas or archaeological remains)
- Definition, scale and “grain” of surrounding streetscape, landscape and spaces
- Formal design (eg. hierarchy, layout)
- Orientation and aspect
- Historic materials and surfaces
- Green space, trees and vegetation
- Openness, enclosure and boundaries
- Functional relationships and communications
- History and degree of change over time

Experience of the asset

- Surrounding landscape or townscape character
- Views from, towards, through, across and including the asset
- Intentional intervisibility with other historic and natural features
- Visual dominance, prominence or role as focal point
- Noise, vibration and other nuisances
- Tranquillity, remoteness, “wildness”
- Busyness, bustle, movement and activity
- Scents and smells
- Diurnal changes
- Sense of enclosure, seclusion, intimacy or privacy
- Land use
- Accessibility, permeability and patterns of movement
- Degree of interpretation or promotion to the public
- Rarity of comparable survivals of setting
- Cultural associations
- Celebrated artistic representations
- Traditions

Assessment Step 3 Checklist

The following is a (non-exhaustive) check-list of the potential attributes of a development affecting setting that may help to elucidate its implications for the significance of the heritage asset. It may be that only a limited selection of these is likely to be particularly important in terms of any particular development.

Location and siting of development

- Proximity to asset
- Position in relation to relative topography and watercourses
- Position in relation to key views to, from and across
- Orientation
- Degree to which location will physically or visually isolate asset

Form and appearance of development

- Prominence, dominance, or conspicuousness
- Competition with or distraction from the asset
- Dimensions, scale and massing
- Proportions
- Visual permeability (i.e. extent to which it can be seen through), reflectivity
- Materials (texture, colour, reflectiveness, etc)
- Architectural and landscape style and/or design
- Introduction of movement or activity
- Diurnal or seasonal change

Wider effects of the development

- Change to built surroundings and spaces
- Change to skyline, silhouette
- Noise, odour, vibration, dust, etc.
- Lighting effects and “light spill”
- Change to general character (eg. urbanising or industrialising)
- Changes to public access use or amenity
- Changes to land use, land cover, tree cover
- Changes to communications/ accessibility/ permeability, including traffic, road junctions and car-parking, etc
- Changes to ownership arrangements (fragmentation/ permitted development/ etc)
- Economic viability

Permanence of the development

- Anticipated lifetime/ temporariness
- Recurrence
- Reversibility

APPENDIX 2: THE NATIONAL DESIGN GUIDE, MINISTRY OF HOUSING, COMMUNITIES & LOCAL GOVERNMENT

The Ministry of Housing, Communities and Local Government's **National Design Guide** ("NDG") is the national planning practice guidance for "beautiful, enduring and successful places", published in October 2019. Its stated components for good design are: the layout (or masterplan); the form and scale of buildings; their appearance; landscape; materials; and their detailing. It focuses on what it terms the "ten characteristics": Context, Identity, Built Form, Movement, Nature, Public Spaces, Uses, Homes and Buildings, Resources, and Lifespan.

Below are extracts which are relevant to heritage/conservation, design, and townscapes.

Context:

para 38: *An understanding of the context, history and the cultural characteristics of a site, neighbourhood and region influences the location, siting and design of new developments.*

para 40: *Well-designed new development responds positively to the features of the site itself and the surrounding context beyond the site boundary. It enhances positive qualities and improves negative ones. Some features are physical, including:*

- *the existing built development, including layout, form, scale, appearance, details, and materials;*
- *local heritage... and local character...*
- *views inwards and outwards;*

para 42: *Well-designed new development is integrated into its wider surroundings, physically, socially and visually. It is carefully sited and designed, and is demonstrably based on an understanding of the existing situation, including:*

- *the landscape character and how places or developments sit within the landscape, to influence the siting of new development and how natural features are retained or incorporated into it;*
- *patterns of built form, including local precedents for routes and spaces and the built form around them, to inform the layout, form and scale...*
- *the architecture prevalent in the area, including the local vernacular and other precedents that contribute to local character, to inform the form, scale, appearance, details and materials of new development...*
- *public spaces, including their characteristic landscape design and details, both hard and soft.*

para 43: *However, well-designed places do not need to copy their surroundings in every way. It is appropriate to introduce elements that reflect how we live today, to include innovation or change such as increased densities, and to incorporate new sustainable features or systems.*

para 45: *When determining how a site may be developed, it is important to understand the history of how a place has evolved. The local sense of place and identity are shaped by local history, culture and heritage, and how these have influenced the built environment and wider landscape.*

para 46: *Sensitive re-use or adaptation adds to the richness and variety of a scheme...*

para 47: *Well-designed places and buildings are influenced positively by:*

- *the history and heritage of the site, its surroundings and the wider area, including cultural influences;*
- *the significance and setting of heritage assets and any other specific features that merit conserving and enhancing;*
- *the local vernacular, including historical building typologies such as the terrace, town house, mews, villa or mansion block, the treatment of façades, characteristic materials and details...*

Identity:

para 52: *Well-designed new development is influenced by:*

- *an appreciation and understanding of vernacular, local or regional character, including existing built form, landscape and local architectural precedents;*
- *the characteristics of the existing built form...*
- *the elements of a place or local places that make it distinctive; and*
- *other features of the context that are particular to the area...*

This includes considering:

- *the composition of street scenes, individual buildings and their elements;*
- *the height, scale, massing and relationships between buildings;*
- *views, vistas and landmarks;*
- *roofscapes;*
- *the scale and proportions of buildings;*
- *façade design, such as the degrees of symmetry, variety, the pattern and proportions and windows and doors, and their details;*
- *the scale and proportions of streets and spaces;*
- *hard landscape and street furniture;*
- *soft landscape, landscape setting and backdrop;*
- *colours, textures, shapes and patterns.*

para 55: *Well-designed places contribute to local distinctiveness. This may include:*

- *adopting typical building forms, features, materials and details of an area;*
- *drawing upon the architectural precedents that are prevalent in the local area, including the proportions of buildings and their openings;*
- *using local building, landscape or topographical features, materials or planting types;*
- *introducing built form and appearance that adds new character and difference to places;*
- *creating a positive and coherent identity that residents and local communities can identify with.*

para 56: *Materials, construction details and planting are selected with care for their context. ... They contribute to visual appeal and local distinctiveness.*

para 57: *Design decisions at all levels and scales shape the character of a new place or building. Character starts to be determined by the siting of a development in the wider landscape, then by the layout – the pattern of streets, landscape and spaces, the movement network and the arrangement of development blocks. It continues to be created by the form, scale, design, materials and details of buildings and landscape.*

para 58: *Where the scale or density of new development is very different to the existing place, it may be more appropriate to create a new identity rather than to scale up the character of an existing place in its context. New character may also arise from a response to how today's lifestyles could evolve in the future, or to the proposed method of development and construction.*

para 59: *Where the character of an existing place has limited or few positive qualities, then a new and positive character will enhance its identity.*

Built Form:

para 64: Well-designed new development makes efficient use of land with an amount and mix of development and open space that optimises density. It also relates well to and enhances the existing character and context.

para 65: Built form is determined by good urban design principles that combine layout, form and scale in a way that responds positively to the context.

para 66: Well-designed places also use the right mix of building types, forms and scale of buildings and public spaces to create a coherent form of development that people enjoy.

para 68: Built form defines a pattern of streets and development blocks. ... Street types will depend on:

- their width, relating to use;
- the height of buildings around them, the relationship with street width, and the sense of enclosure that results;
- how built up they are along their length, and the structure of blocks and routes that this creates;
- the relationship between building fronts and backs, with successful streets characterised by buildings facing the street to provide interest, overlooking the active frontages at ground level...
- establishing an appropriate relationship with the pattern, sizes and proportions of existing streets in the local area.

para 69: Well-designed tall buildings play a positive urban design role in the built form. They act as landmarks, emphasising important places and making a positive contribution to views and the skyline.

para 70: Proposals for tall buildings (and other buildings with a significantly larger scale or bulk than their surroundings) require special consideration. This includes their location and siting; relationship to context; impact on local character, views and sight lines; composition – how they meet the ground and the sky... These need to be resolved satisfactorily in relation to the context and local character.

Movement:

para 81: A clear layout and hierarchy of streets and other routes helps people to find their way around...

para 82: Wider, more generous spaces are well-suited to busier streets... Narrower streets are more suitable where there is limited vehicle movement and speeds are low.

para 83: Well-designed streets create attractive public spaces with character, through their layout, landscape, including street trees, lighting, street furniture and materials.

para 86: Well-designed parking is attractive, well-landscaped and sensitively integrated into the built form so that it does not dominate the development or the street scene.

Nature:

para 92: Well-designed places provide usable green spaces, taking into account:

- the wider and local context...
- how spaces are connected;
- the balance between public and private open spaces...

Public Spaces:

para 105: Careful planning and design create the right conditions for people to feel safe and secure... These include:

- buildings around the edges of a space;
- active frontages along its edges, provided by entrances onto the space and windows overlooking it, so that people come and go at different times;

para 107: A well-designed public space that encourages social interaction is sited so that it is open and accessible to all local communities. It is connected into the movement network, preferable so that people naturally pass through it as they move around.

APPENDIX 3: THE BUILDING IN CONTEXT TOOLKIT

The Building in Context Toolkit grew out of the publication **Building in Context** published by English Heritage and CABI (now the Design Council) in 2001. The purpose of that publication was to stimulate a high standard of design for development taking place in historically sensitive contexts. The founding and enduring principle is that all successful design solutions depend on allowing time for a thorough site analysis and character appraisal to fully understand context.

The eight Building in Context principles are:

Principle 1

A successful project will start with an assessment of the value of retaining what is there.

Principle 2

A successful project will relate to the geography and history of the place and lie of the land.

Principle 3

A successful project will be informed by its own significance so that its character and identity will be appropriate to its use and context.

Principle 4

A successful project will sit happily in the pattern of existing development and the routes through and around it.

Principle 5

A successful project will respect important views.

Principle 6

A successful project will respect the scale of neighbouring buildings.

Principle 7

A successful project will use materials and building methods which are as high quality as those used in existing buildings.

Principle 8

A successful project will create new views and juxtapositions which add to the variety and texture of the setting.