



HERITAGE STATEMENT

for

**Proposed New Railings,
Vehicle and Pedestrian Gates**

**Laystall Court
Mount Pleasant
London
WC1X 0AH**



Whymark & Moulton
Chartered Surveyors
20, North Street
Sudbury
Suffolk CO10 1RB

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1. **INTRODUCTION**

- 1.1 This statement accompanies a Full Planning Application for replacement enclosing railings and vehicle and pedestrian gates to the access and land at Laystall Court, MountPleasant, London, WC1X 0AH, and is to be read in conjunction with Whymark and Moulton drawing2 13/190 – 01, 02, 03 & 04
- 1.2 The aim of this statement is to demonstrate the design process involved and how the proposed development will be appropriate in planning terms and its impact on the Conservation Area and adjacent Listed Buildings.

Property Description

- 1.3 The application site is the private estate comprising 30 number self contained residential flats in a 15 storey high purpose built block.
- 1.4 The site lies within the Hatton Garden Conservation Area at the north western corner.
- 1.5 The adjacent terrace, 47-57 Mount Pleasant, are all Listed Buildings, Grade II.

2. **SIGNIFICANCE**

Assessment

- 2.1 The importance and significance of the conservation area is confirmed in the 1999 document - Hatton Garden Conservation Area Statement adopted by Camden Council.
- 2.2 The immediate environs of the site has a wide mix of building styles, ages and materials, wide paved areas and vacant sites.
- 2.3 Railings in the immediate area, on this site and adjacent, are painted steel surmounting dwarf brick walls.

Impact of Proposal on Significance

- 2.4 The adjacent Listed Buildings are not affected by this proposal as the new railings and vehicle gates are set back within the site and on the car park ramp.
- 2.5 The proposed railings have an increased height over the existing, although remain subservient to the existing building.

3. **JUSTIFICATION FOR PROPOSAL**

- 3.1 No works are proposed to the structure or fabric of or to impact on the adjacent Listed buildings. Accordingly their importance and character will be unaffected.
- 3.2 The proposed railings have an increased height over the existing, required to address anti-social behaviour problems and unlawful access of the site and protect the secluded entrance into the block.
- 3.3 Materials and style of the proposed railings is sympathetic to and inkeeping with others in the immediate area of the Conservation Area.
- 3.4 Therefore the Character and Appearance of the Conservation will not be adversely affected.

4. **DESIGN AND DEVELOPMENT OBJECTIVES**

- 4.1 The proposed replacement wall requires being designed as a part garden retaining wall.
- 4.2 Above ground and facing will be a salvaged bricks from the original wall or good quality matching reclaimed bricks suitable for use to match the original brickwork colour, texture and bond.

5. **PLANNING POLICY**

- 5.1 The Camden Local Development framework, adopted 8th November 2010 has a number of well-defined policies covering built heritage and work to Listed Buildings.

The overall aim being protection from unsympathetic work and maintain historic interest and significance.

- 5.2 The new National Planning Policy Framework, March 2012, supersedes Planning Policy Statement (PPS) 5. Section 12 *Conserving and enhancing the historic environment* provides general guidance and advice centred on the principle of conserving and enhancing significance.

6. **CONCLUSION**

- 6.1 The significance of the Area is confirmed by its designation as a Conservation Area.
- 6.2 The site and block of Laystall Court is not historic in terms of the overall importance of the wider Conservation Area.
- 6.3 The approach taken to the design of the new railings is considered sympathetic, in keeping with the aims and objectives of preserving the Conservation Area, and therefore in compliance with both National and Local planning guidance.