

**DESIGN AND ACCESS STATEMENT
CCTV CAMERA INSTALLATION IN THE GROUNDS OF BEECHWOOD
43 HAMPSTEAD LANE, HIGHGATE LONDON**

1.00 INTRODUCTION

- 1.01 The following Design and Access Statement has been prepared on behalf of the owner of the Beechwood Estate, Hanley Limited, to accompany an application for Planning Permission prepared by the owner's Project Team to provide a CCTV Camera installation to the perimeter of the property.

This statement has been prepared by Martin Ashley Architects in conjunction with the Project Team and the security consultants, RMS Integrated Solutions Limited.

In view of security considerations, the details submitted confine themselves to the location and appearance of equipment and consideration of the setting in the Conservation area rather than technical details of the equipment's performance or operation.

- 1.02 Beechwood House is a statutorily listed (Grade II) 19th Century Regency style villa built between 1838 and 1840 along with the adjoining 'Elms' to the designs of George Basevi.

The Estate is part of the former Fitzroy Park Estate, formerly owned by Lord Southampton, which was passed to the Duke of Buckingham in 1811 and subsequently sold and divided into developable plots, with Fitzroy House being pulled down in 1828.

The original plot containing Beechwood House had adjoining areas of land added to it, notably to the west, where a portion of the adjoining plot (Caen Wood Towers) including a Gate Lodge and drive were added in the early 20th Century and which now forms the site of the swimming pool built in 1950-51.

The Estate lies with the Highgate Village Conservation area and is designated Metropolitan Open Land and is indicated on the Site Location Plan – Drawing No. 2191-07/00/00 appended.

- 1.03 The purpose of this statement is to explain the design considerations and process undertaken to arrive at the submitted proposals and specifically how this has been achieved while taking into account the setting of this building within the landscape and its contribution to the character of the Conservation Area.

2.00 DESIGN PRINCIPLES

2.01 The grounds surrounding Beechwood House are unusually extensive for a property within the London area, extending to some 11 acres in extent, bounded on the north edge by Hampstead Lane, two other substantial properties to the east (The Elms) and west (Athlone House), while the gardens extend down to adjoin Hampstead Heath on its southern edge.

2.02 This extensive perimeter currently has no overview by the in-house security team, the existing security camera installation provides surveillance to entrance gates and the environs of the House only.

To provide an adequate level of security, expert advice has indicated that visual surveillance of the perimeter is a key requirement, which these proposals seek to provide.

The Design Process

2.03 The provision of the CCTV camera installation is a key requirement to enable a secure environment for the Estate and its occupants.

The key elements to consider were:

- Ensure a system that provided comprehensive and effective coverage of the site perimeter fencing, gates, walls and structures under all conditions.
- Select locations and designs of camera and their mounts that do not adversely affect the character of the Conservation Area.
- Removal of existing camera locations from obtrusive or aesthetically poorly located positions to enhance the character of the Listed Building and associated buildings and structures on site.

2.04 Modern CCTV camera systems have developed significantly since the existing installation was installed.

Camera size has reduced substantially, while their capabilities (e.g. low-light visibility) have increased significantly along with the control and monitoring aspects.

2.05 The following design decisions were taken to address the key issues:

- Incorporating the camera positions along the edge of perimeter planting on the Estate.
- Providing simple poles rather than ornate posts more appropriate for an 'urban' streetscape.
- Locating control gear in remote cabinets concealed within existing planting to reduce the impact of the posts.
- Utilising locations near existing perimeter path lighting to run camera power supplies and controls. To be hand dug to protect tree roots.
- Select colours for cameras and masts that allow 'blending-in'

with the surrounding tree/shrub planting.

- 2.06 Cameras (see attached details) are generally mounted on slender, unobtrusive poles at a 3 or 4 metre height where they can oversee ground obstructions (low level planting), but remain below the tree canopy and skyline.

The camera poles (see attached details of AW1502) have been selected to have minimum physical impact in terms of size (diameter), by having control gear remotely located in cabinets located within existing planting (see attached illustration) and are proposed to be finished in a dark olive/green (BS 14C40) to visually form part of the surrounding planting screen.

Camera arcs are limited to provide surveillance to the grounds and boundaries of Beechwood House only – not to overlook adjoin properties such as The Elms or Athlone House and the Apartments.

- 2.07 All camera positions indicated on drawing *Beechwood Camera Positions* (appended) have been agreed as a result of site meetings between landscape consultant, security advisor and architect to ensure that these design criteria can be best met.

Camera positions have been subsequently staked-out on site to record these positions, which are reflected on the plan submitted for approval.

Building Use

- 2.08 Beechwood House, together with its grounds and ancillary buildings comprising the 11-acre Estate, will continue to be used as a **single domestic dwelling** with associated on-site staff accommodation to service the operation of the Estate.
- 2.09 The hierarchy of these spaces and their arrangement within the site reinforces the character of this historic building at the centre of its estate and plays a significant role in the character of this Conservation Area.

The proposals for the Estate as a whole, of which this proposal forms an integral part, seek to re-establish this hierarchy and use, enhancing the overall value and contribution of the Estate to the area.

Layout

- 2.10 In both design and practical terms, the proposal for the CCTV camera positions seeks to move camera locations away from the buildings on the site (including the Listed Building) with the obvious benefit to these buildings and their setting, while moving the camera locations to perimeters where they can more effectively monitor boundaries and be located in the planting screens to conceal their presence to a significant degree.

Scale

- 2.15 Except where fitted to existing boundary walls on the internal face, cameras are generally located on 4 metre high masts which allow an overview of boundary wall tops (up to 2.7 metres in height) and a field of view over existing low level planting which is important for maintaining privacy and the Estate's character.

Because of the mature nature of much of the landscaping on site, the scale of the masts is significantly less and subservient to the scale of the tree canopy that is present around the margins of the site.

Appearance

- 2.11 The selection of materials and details are designed to provide a simple, unobtrusive element in conjunction with the landscaping. Selection of suitable colour finish to the masts and cameras will further assist to blend these elements into their backdrop.

Similar poles are located in the adjoining property (Kenwood Place Apartments) adjacent Beechwood Bungalow for comparison.

- 2.12 Camera poles are generally located behind existing boundary walls and fences, rather than be mounted on them. This is intended to focus attention on the existing elements, such as the brick boundary wall along Hampstead Lane, uninterrupted by the camera positions.

There are 10 No. 3 metre high poles and 5 No. 4 metre high poles.

- 2.13 Where control gear is required to be housed in a remote cabinet, these are located within existing low level planting, where their height (max. 1100mm) is concealed from view both from inside and outside of the site.

Landscaping

- 2.14 As part of proposal to re-establish the character of the grounds, notably remodelled for Sir Oswald Lewis in the early 1950's, boundary planting is being retained and enhanced generally around the site, into which the CCTV camera installation is being incorporated in a considered and minimal fashion within the context of the original setting of the Regency 'Villa' in a 'parkland' setting.

A combination of removal of poor quality, often overgrown trees and shrub planting is being replaced with new tree and shrub planting more appropriate to the Regency character of the House. These intentions are indicated in separate proposals prepared by landscape consultants, Colvin & Moggridge and submitted to the local authority.

- 2.15 No camera pole positions (including base footing) involve the felling or disturbance of existing trees (subject to TPO). All trenching work is to be hand-dug in conjunction with the landscape consultant and the Estate Head Gardener.

3.00 ACCESS

- 3.01 No changes are proposed to the external access arrangements of the site, with all regular access coming through the main gates onto Hampstead Lane.

The existing set of gates in the south onto Fitzroy Park are not in general use and are designated as a secondary private access to the House and grounds.

Both of these sets of gates have access controlled from the Security room and are currently covered by existing security cameras, which are to be replaced.

- 3.02 Two further secondary access gates on the site are primarily for occasional maintenance access for existing plant located in these positions and include:

1. Rear of Beechwood Bungalow in the NW corner of the site with double gate access onto Hampstead Lane.
2. Between the Old Squash Court and Chauffeurs Lodge in the NE corner of the site with double gate access onto Fitzroy Park.

- 3.03 Existing pathways around the Estate are generally unaffected by the proposals (repairs undertaken), with the camera positions being located in proximity to the perimeter path on the Estate, where power supplies for the existing perimeter path lighting afford the opportunity to co-ordinate this installation with camera power supplies.

This pathway will also afford future regular maintenance of the cameras and the associated security installations.

4.00 LISTED BUILDINGS

- 4.01 The Conservation Assessment Report (June 2008) makes an assessment of the architectural and historical significance of Beechwood House and the buildings and structures on site, most of which by their nature are all curtilage buildings.

The 11 acre Grounds form an 'Estate' within which Beechwood House and associated structures stand, are part of the Highgate Conservation Area and lie with an area designated as Metropolitan Open Land.

- 4.02 Generally the proposals for the camera locations have been designed to minimise any affect on the character and setting of the Listed Building and the character of the Conservation Area overall.

Indeed, the replacement of existing out-of-date and unsympathetic cameras removed from the Gate Lodge and the House itself afford the opportunity to enhance this character through a more sympathetic visual treatment of the buildings that impart so much of the character to this Conservation Area and maintaining the openness of the MOL.

- 4.03 In considering the proposed use of the building (domestic dwelling) and the likely needs of its occupants, it is thought that these proposals strike a reasonable balance with security needs and the need to protect the character of Listed Building and its contribution to the Conservation Area.

Appendix A: Photographs (as existing)



Fig 1: Both camera positions on Hampstead Lane Gate Lodge.



Fig 2: Camera located on NW corner of Guest Bungalow



Fig 2. Camera over door to Beechwood Lodge



Fig 4: Camera locations on corner of Stables Building.



Fig 5: Prominent camera positions on Beechwood House



Fig 6: Camera positions on southeast side of House



Fig 7: Typical existing camera location on House



Fig 8: Detail of existing camera to be replaced.



Fig 9: CCTV camera installation on adjoining property (Kenwood Place).