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Heritage Statement

**9 Ellerdale Road
London
NW3 6BA**

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9 ELLERDALE ROAD

1.0 INTRODUCTION

This report has been prepared by CgMs Consulting to inform and support proposals for a lower ground floor extension and related works at 9 Ellerdale Road, Hampstead, NW3 6BA.

The property is situated at the junction between Ellerdale Road and Prince Arthur Road. The property is not statutorily listed but is located within the Fitzjohns Netherhall Conservation Area. The property does not appear on the draft local list. The Conservation Area largely retains its homogeneous nineteenth century residential character, of which 9 Ellerdale Road is considered to contribute in a positive way.

The proposals seek to improve the residential accommodation of this single family residence, in a manner in keeping with the character and appearance of the Conservation Area. This application follows the application 2013/3793/P for alterations to the rear and at roof level, which received full planning permission. An initial set of proposals pertaining to both the now consented application and the current application were the subject of pre-application consultation with officers at the London Borough of Camden. The proposals within this application have been informed by and substantially amended in light of feedback received during the application of August 2013. This is a continuation of sensitive amendments made to the scheme following pre-application comments provided in January 2013. The current scheme therefore seeks to undertake a sympathetic extension at lower ground level, whilst preserving the character of the property and its contribution to the Conservation Area.

By virtue of paragraph 128 of the NPPF, applications for developments which may have an impact upon the historic environment are required to demonstrate the significance of the identified heritage assets in order that the potential impact of the development upon this significance can be understood. This report fulfils this requirement in presenting an historical and architectural appraisal of the Conservation Area and the property at 9 Ellerdale Road, based on a site visit and the available documentary and cartographic evidence. A summary of the relevant planning policy at national and local levels has also been undertaken to inform an assessment of the proposals and the impact upon the identified heritage assets.

The report has been expanded to consider in depth the proposals for the extension at lower ground floor, and their impact on the heritage significance of the property and the conservation area.

This document should be read in conjunction with other documents submitted as part of this application, particularly the Planning Statement and Design and Access Statement.



Figure 1: Aerial view of the site at 9 Ellerdale Road. The location of the property is indicated by the red circle.



Figure 2: A view of the property at 9 Ellerdale Road in summer. This photograph was taken from the corner of Prince Arthur Road and Ellerdale Roads.



Figure 3: Location plan: property is semi-detached with 18 Prince Arthur Road.



Figure 4: A view of the side elevation of the property and the adjoining building at 18 Prince Arthur Road.

2.0 LEGISLATIVE AND PLANNING POLICY FRAMEWORK

The current policy regime identifies, through the National Planning Policy Framework (NPPF), that applications should consider the potential impact of development on Heritage Assets. This term includes both designated heritage assets, which possess a statutory designation (for example listed buildings, conservation areas, and registered parks and gardens), as well as undesignated heritage assets.

Legislation

Where any development may affect designated or undesignated heritage assets, there is a legislative framework to ensure the proposals are developed and considered with due regard for their impact on the historic environment. This extends from primary legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990. The relevant legislation in this case extends from Section 72 of the 1990 Act states that in exercising all planning functions, local planning authorities must have special regard to the desirability of preserving or enhancing Conservation Areas and their setting.

National Planning Policy

National Planning Policy Framework (NPPF) published March 2012

The National Planning Policy Framework (NPPF) was published on 27 March 2012 and is the document which sets out the Government's planning policies for England and how these are expected to be applied.

Section 7, 'Requiring Good Design' reinforces the importance of good design in achieving sustainable development, by ensuring the creation of inclusive and high quality places. This section of the NPPF affirms, in paragraph 58, the need for new design to function well and add to the quality of the area in which it is built; establish a strong sense of place; and respond to local character and history, reflecting the built identity of the surrounding area.

Section 12, 'Conserving and Enhancing the Historic Environment', Paragraphs 126-141, relate to developments that have an affect upon the historic environment. These policies provide the framework to which local authorities need to refer when setting out a strategy for the conservation and enjoyment of the historic environment in their Local Plans.

The NPPF advises local authorities to take into account the following points when drawing up strategies for the conservation and enjoyment of the historic environment:

- The desirability of sustaining and enhancing the significance of heritage assets and preserving them in a viable use consistent with their conservation;
- The wider social, cultural, economic and environmental benefits that the conservation of the historic environment can bring;
- The desirability of new development in making a positive contribution to local character and distinctiveness;
- Opportunities to draw on the contribution made by the historic environment to the character of a place.

These considerations should be taken into account when determining planning applications, and in addition, the positive contribution that the conservation of heritage assets can make to sustainable communities, including their economic vitality, should be considered.

As stated in Paragraph 128, when determining applications, LPAs should require applicants to describe the significance of the heritage assets affected and the contribution made by their setting. The level of detail provided should be proportionate to the significance of the asset and sufficient to understand the impact of the proposal on this significance. According to Paragraph 129, LPAs are also obliged to identify and assess the significance of an heritage asset that may be affected by a proposal and should take this assessment into account when considering the impact upon the heritage asset.

Paragraphs 132 to 136 consider the impact of a proposed development upon the significance of a heritage asset. Paragraph 135 states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect non designated assets, a balanced judgement will be required with regard to the scale of any harm or loss and the significance of the asset.

Paragraph 137 states that developments which better reveal or enhance the significance of a designated heritage asset and its setting, will be looked upon favourably. Paragraph 138 states that not all aspects of a Conservation Area will necessarily contribute to its significance.

The national policy framework has therefore moved away from narrow or prescriptive attitudes towards development within the historic environment, towards intelligent, imaginative and sustainable approaches to managing change. English Heritage has defined this new approach, now reflected in NPPF, as 'constructive conservation': defined as 'a positive and collaborative approach to conservation that focuses on actively managing change...the aim is to recognise and reinforce the historic significance of places, while accommodating the changes necessary to ensure their continued use and enjoyment.' (Constructive Conservation in Practice, English Heritage, 2009).

National Guidance

NPPG: National Planning Practice Guidance (2014)

Guidance has recently been adopted in order to support the NPPF. The guidance states that conservation is an active process of maintenance and managing change, requiring a flexible and thoughtful approach. Key elements of the guidance relate to assessing harm. It states that an important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. It is the degree of harm, rather than the scale of development, that is to be assessed.

PPS 5: Historic Environment Planning Practice Guide (Communities and Local Government, English Heritage, DCMS, March 2010)

PPS 5, issued by the Department of Communities and Local Government in collaboration with English Heritage and DCMS in 2010, remains valid, and provides important guidelines on the interpretation of policy and the management of the historic environment.

Conservation Principles, Policies and Guidance (English Heritage, 2008)

Conservation Principles outlines English Heritage's approach to the sustainable management of the historic environment. While primarily intended to ensure consistency in English Heritage's own advice and guidance through the planning process, the document is commended to local authorities to ensure that all decisions about change affecting the historic environment are informed and sustainable.

This document was published in line with the philosophy of PPS5, yet remains relevant with that of the current policy regime in the emphasis placed upon the importance of understanding significance as a means to properly assess the effects of change to heritage assets. The guidance describes a range of heritage values which enable the significance of assets to be established systematically, with the four main 'heritage values' being: evidential, historical, aesthetic and communal. The Principles emphasise that 'considered change offers the potential to enhance and add value to places...it is the means by which each generation aspires to enrich the historic environment' (paragraph 25).

The Setting of Heritage Assets (English Heritage, October 2011)

English Heritage's guidance on setting seeks to provide a firm definition for the term itself, as well guidance to allow councils and applicants to assess the impact of developments upon the settings of

2.0 LEGISLATIVE AND PLANNING POLICY FRAMEWORK

heritage assets. The document defines setting as ‘the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve.’ Setting is also described as being a separate term to curtilage, character and context; while it is largely a visual term, setting, and thus the way in which an asset is experienced, can also be affected by noise, vibration, odour and other factors.

This document provides guidance on practical and proportionate decision making with regards to the management of proposed developments and the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset.

Strategic Policy

The London Plan, adopted July 2011

On 22 July 2011 the Mayor of London published the London Plan which replaced the amended version of 2004. This now constitutes the strategic Development Plan for London, and Policy 7.8, ‘Heritage Assets and Archaeology’ seeks to record, maintain and protect the city’s heritage assets in order to utilise their potential within the community.

Policy 7.8 further provides the relevant policy with regard to development in historic environments. It requires that developments which have an affect upon heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail

Policy 7.4, ‘Local Character’ requires new developments to have regard to the local architectural character in terms of form, massing, function and orientation. This is supported by Policy 7.8 in its requiring local authorities in their LDF policies, to seek to maintain and enhance the contribution of built, landscaped and buried heritage to London’s environmental quality, cultural identity and economy, as part of managing London’s ability to accommodate change and regeneration.

The London Plan therefore encourages the enhancement of the historic environment and looks favourably upon developments which seek to maintain the setting of heritage assets.

Local Policy

The London Borough of Camden’s Local Development Framework (LDF) was adopted in November 2010, thus replacing the Unitary Development Plan (UDP). The LDF documents set out the strategy for managing

growth and development within the Borough. The Core Strategy is a central part of the LDF and sets out the key elements of the vision for the Borough.

London Borough of Camden’s Core Strategy, adopted November 2010

The following Core Strategy Policies have been identified as being of particular relevance to the consideration of the proposals in terms of design and conservation:

CS14, ‘Promoting high quality places and conserving our heritage’. This policy recognises that Camden has not one single built character, but is made up of many diverse areas, each with their own identity, and that by conserving and enhancing historic assets, the Borough can manage growth in a more sustainable way. This policy states that:

‘The Council will ensure that Camden’s places and buildings are attractive, safe and easy to use by requiring development of the highest standard of design that respects local context and character, preserving and enhancing Camden’s rich and diverse heritage assets and their settings...[and] promoting high quality landscaping and works to streets and public spaces.’

The following Development Policies have also been identified as being of particular relevance to the consideration of the proposals in terms of design and conservation:

DP24, ‘Securing high quality design’. This policy sets out a detailed approach to the design of new developments and alterations and extensions. The principles contained within this document will ensure that all parts of Camden’s environment are designed to the highest possible standards and contribute to providing a healthy, safe and attractive environment.

DP25, ‘Conserving Camden’s heritage.’ Policy DP25 is designed to help implement Policy CS14 and provides, in particular, guidance on the management of new development in Conservation Areas, seeking to ensure that new develop preserves and enhances their character in line with national policy.

DP27, ‘Basements and light wells’. This policy states that in determining applications which involve underground development, the scheme must not have any adverse effect upon the surrounding built or natural environment, and that the applicant must present the ways in which these issues have been addressed.

Supplementary Planning Guidance

The London Borough of Camden has published a number of documents which act as supplementary guidance in support of the policies contained within the LDF.

CPG1 ‘Design’ contains chapters relevant to developments within Conservation Areas. In short, the Council will only support developments which seek to preserve and enhance the character and appearance of the Conservation Area in question.

CPG4 ‘Basements and Light wells’ contains guidance on the Council’s policies on subterranean development and should be considered with regards to these applications.

This guidance states that the Council should be involved in the formulation of basement proposals from the earliest opportunity. It advises that exposed areas of the basement should:

- be subordinate to the building being extended;
- respect of the original design and proportions of the building;
- retain a reasonable sized garden.

In number, form, scale and pane size, basement windows should relate to the façade above and should normally be aligned to the openings above, and be clearly subordinate to them.

The guidance states that excessively large lightwells will not be permitted in any garden space, however, where basement lightwells are more easily concealed by landscaping and boundary treatments, and a substantial garden area can be retained providing a visual buffer from the street, new lightwells that are sensitively designed to maintain the integrity of the existing building may be acceptable.

Fitzjohns/Netherhall Conservation Area Appraisal and Management Strategy

The London Borough of Camden has 39 Conservation Areas, many of which are supported with Conservation Area Management Appraisals and Management Strategies. These documents set out the Council’s rationale for designation based on an historic and architectural appraisal of the area as well as policies and guidance for the area’s on going management.

The Fitzjohns and Netherhall Conservation Area Statement was adopted in March 2001, following the last revision made to the Conservation Area boundary and gives a clear approach to the preservation and enhancement of this heritage asset. This document is to be used as an aid to drawing up development proposals and will be used in the assessment of all planning applications within the Conservation Area.

3.0 HISTORIC AND ARCHITECTURAL APPRAISAL

3.1 HAMPSTEAD: HISTORIC DEVELOPMENT

Historically, the area which is now included within the Fitzjohns Netherhall Conservation Area was divided between three estates: The Hampstead Manor, Belsize Estate and Greenhill. The mid nineteenth century expansion of the area north of the metropolis, as well as the internal politics associated with manorial owners, shaped the development of the land which was later to become the location for Ellerdale Road.

Hampstead Estate

The family disputes which delayed the development of the northern parts of the Conservation Area, the parts which now surround Fitzjohn's Avenue and Ellerdale Road, gave rise to its late nineteenth character. Property building activities only took hold in the 1880s, leading to the proliferation of architectural types which characterised the style of these building activities through to the early twentieth century.

This land of the subject property was originally part of the Hampstead Estate, an estate that had been in the hands of the Church until sixteenth century Dissolution of the monasteries. The death of Sir Thomas Maryon Wilson in 1821, the extant Lord of the Manor of Hampstead, saw the division of the Hampstead Estate into three parts; each of which went to his three sons. The aspirations of the youngest son, Sir Thomas, to develop his portion of land for housing in the manner of the residential development which had already taken hold in St John's Wood, were thwarted by the terms of the will. Sir Thomas' aspirations were well founded, as Colonel Eyre, Lord of the nearby Eyre Estate, encouraged such development through the passing of the Finchley Road Act in 1826. Colonel Eyre's extension to the Finchley Road was achieved by 1829, which passed through the Maryon Wilson's lands.

This led to a lengthy legal battle at which Sir Thomas was repeatedly unsuccessful. This kept his portion of land as open farmland: something welcomed by the local population in the face of encroaching residential development from the south. However, the death of Sir Thomas and the succession of his brother John, an individual who saw the potential for negotiation to further the family's interest, led to the Hampstead Heath Act of 1871, after which the Mount Farm area was designated for residential housing.

Following the Act, the developable portion of John's Estate was divided with his son Spencer, whose portion included Fitzjohns Avenue, Priory

Road and the surrounding streets. The sale of the land in 1875 led to the start of roadmaking proper.

Built Character

The character of the area around Fitzjohns Avenue therefore built up according to the grand vision of Spencer Wilson. The Avenue itself was built around a 50ft road and with 10ft pavements, and bricks from Hampstead Heath were used, giving these properties their characteristic pallor, as can be seen in figure 6. The rapid development of these houses, many of which were monumental in size, led it to become known as 'one of the noblest streets in the world' (*Harpers Magazine*, 1883).

The neighbouring streets around Fitzjohns Avenue were built in the ten years following 1876. The way in which these plots were sold off in these later years led to the design of individual houses upon single plots, all of which were either detached or semi detached properties within grounds of a good size. Many individual parties bought plots and commissioned architects to create houses of singular design, thus a number of styles populated the area. Houses were therefore built in a range of styles which included Queen Anne revival, Jacobean or Gothic Revival, and the work of Richard Norman Shaw influenced the use of the Queen Anne and Arts and Crafts style within the area. Norman Shaw designed and built three substantial properties in the area, one of which stands at Hampstead Towers, which was built as his own family home in 1874-7.



Figure 5: An early twentieth century view of the Grade II listed Palmer Memorial Drinking Fountain located at the junction of Fitzjohns Avenue and College Crescent, at the south of the Conservation Area.



Figure 6: Two properties situated along Fitzjohns Avenue. These detached, monumental, rather uniform buildings were some of the first to be built as part of Spencer Wilson's developments within the area.



Figure 7: Richard Norman Shaw's family home that he built for himself in Ellerdale Road in 1874-7.

3.2 HISTORIC MAP PROGRESSION

This map progression shows the development of the residential area to the north of Finchley Road. The location of the property at 9 Ellerdale Road has been indicated on each map by the red circle. As already discussed, the roads which led off from the main thoroughfare of Fitzjohns Avenue were developed in the ten years following 1876, a pattern which is evident in the differences that can be discerned between the maps of 1871-9 (figure 9) and 1896 (figure 10).

Although the area remains undeveloped in the map of 1871-9, included in figure 9, this detail reveals the location and orientation of what was to become Fitzjohns Avenue to the south of the 'High Street'. What is also evident is that the majority of the area to the northwest of what was to become Fitzjohns Avenue remained as agricultural land. By contrast, by 1896, this area had undergone more formal development in the formation of spacious plots containing detached and semidetached housing, a layout which now defines the character of the Conservation Area. There is a distinct change in the built environment of the area between these two maps, and the property at 9 Ellerdale Road is visible for the first time. Relatively little change can be discerned between the map of 1896 and that of 1915, whilst in a comparison of the maps of 1915 and 1955, the properties built at Ellerdale Close by William Ellis are visible on the latter.

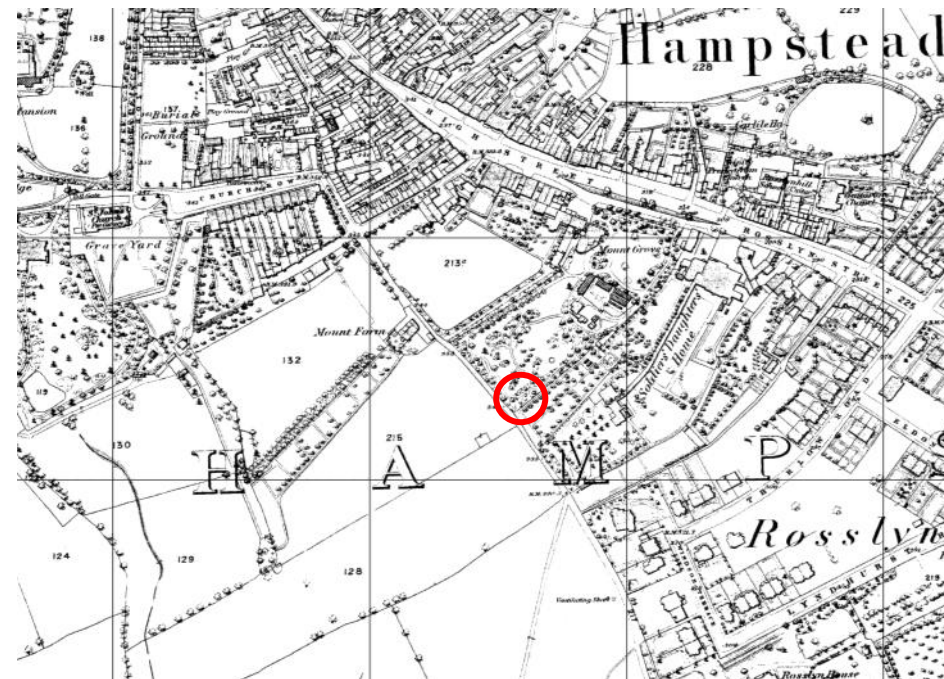


Figure 9: This OS map from 1871-9 shows the piecemeal development of the area to the north of what was to become Fitzjohns Avenue. 'Mount Farm' and the surrounding establishments to the north are clearly marked on this map.



Figure 11: This OS map from 1915 shows that relatively little changed along Ellerdale Road within the first two decades of the twentieth century, aside from the building of the University College School to the west of the site.

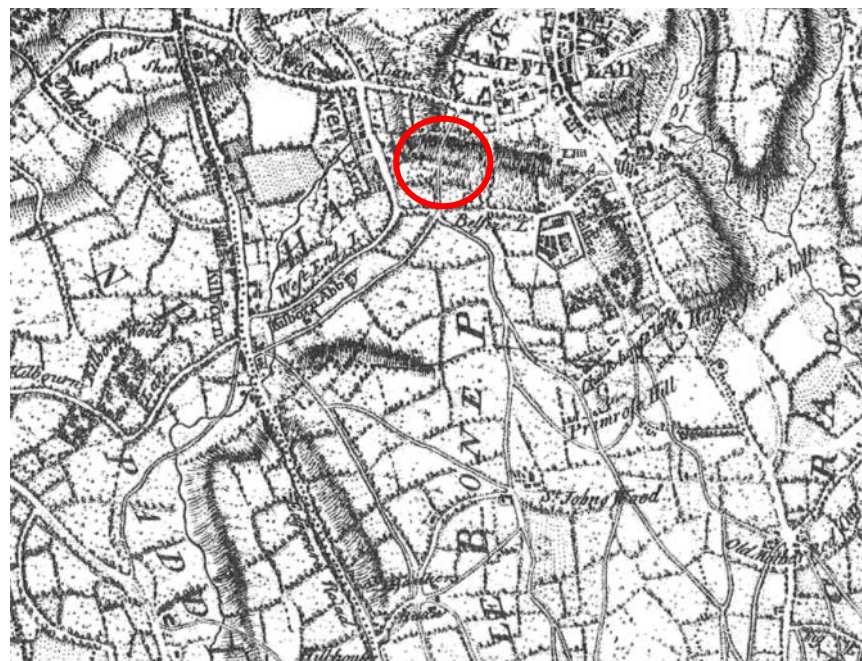


Figure 8: John Rocque's map of 1754 depicts the rural nature of the area surrounding St Johns Wood and Primrose Hill and to the north which was later to become Finchley and Frognal. Part of the 'Belsize' estate is labelled upon this map to the north.



Figure 10: In a comparison of this OS map from 1896 and that of the above, it is clear that Ellerdale Road and surrounding streets have been the subject of residential development. It is interesting to note that the formation of streets reflects the layout of the fields which previously dominated the area.



Figure 12: The 1930s development in Ellerdale Close, built by William Ellis, can be seen to the north west of the application site on this OS map from 1955. Other properties can be seen to have been built along Prince Arthur Road.

3.3 FITZJOHNS NETHERHALL CONSERVATION AREA

The Fitzjohns Netherhall Conservation Area was first designated in March 1984 and is the subject of a Conservation Area Statement, published in 2001, which provides a basis for policies to enhance its special architectural and historic interest. The Conservation Area is largely of a homogeneous mid nineteenth century residential character, and most of the contemporary buildings are identified as making a positive contribution to the Conservation Area.

Fitzjohns Netherhall Conservation Area

The thoroughfare of Fitzjohns Avenue dominates the street layout within this Conservation Area, and determines the urban grain. As a result of the historic development of the area, this is largely made up of large nineteenth century houses, both detached and semi detached which are set in their own gardens, whilst denser settlements exist at Belsize and Hampstead villages and along Finchley Road. As a result the Conservation Area is divided into two areas which reflect these differences in character, and the site at 9 Ellerdale Road lies within the northern part of the Conservation Area which was built upon the former Hampstead Estate.

Character

As already discussed, the development of this part of the Conservation Area occurred primarily in the late 1870s and 1880s. The nature of the development, governed as it was by the individual leasing of plots to a variety of architects and individual owners, led to a varied architectural character which demonstrates a mixture of Queen Anne, Jacobean, Domestic Revival and Arts and Crafts styles. These styles are however, often identified in certain areas, with the area around Ellerdale Road displaying influences of the neo-Gothic and Queen Anne. Throughout the Conservation Area, smaller scale development which occurred in 1970s is often thought to detract from this, although the overriding sense of the Conservation Area remains that of a leafy suburb.

The character and layout of the Conservation Area is thus shaped by the predominance of late nineteenth century residential properties, whilst a number of educational and institutional buildings add variety to this character. The denser and more commercial aspects of the Conservation Area along the Finchley Road to the south of the Area, are offset by the overriding character of the residential areas which give more of an impression of being leafy suburbs. Architectural variety is evident throughout the Area, as the Gothic details and influences seen in the properties along Fitzjohns Avenue and Ellerdale Road stand in contrast to the more Italianate stuccoed villas within the Belsize Estate to the south.



Figure 13: A photograph of the properties at 16-18 Ellerdale Road, as built by Theodore Green.



Figure 14: A photograph of properties along Belsize Park. The contrasts within the Conservation Area are evident in a comparison of these stuccoed villas which have been built with strong Italianate references.

Particular features which contribute to the Conservation Area exist in the long views down and through the Avenues, which are characterised by the situation of monumental properties within their own grounds and are often lined with established trees, whilst the topography of the hills and gradients are an important aspect of this character. Roofs and rooflines are an important and conspicuous element of the Conservation Area and add to the varied profile of the skyline. Other important features of the Conservation Area exist in the original boundary walls which are often of the same detail and materials of the properties.

Ellerdale Road

Ellerdale Road is characterised within the Statement as a street consisting of properties which date mostly from the 1870s. That at number 6, built 1874-7 by Norman Shaw, is highlighted as perhaps the best example of one of the more impressive individual compositions built within this era, it being the only Grade I listed building within the Conservation Area.

The even numbered properties at 2 and 8-18 Ellerdale Road were built by Theodore Green c. 1890. The property at number 2 has a corner tower and turret and is listed at Grade II, and can be considered as a more extravagant version of that at number 9, whilst numbers 8-18 are semi detached properties of yellow brickwork and red brick banding decoration. A range of Italianate and Gothic details are used for window and door surrounds on properties elsewhere in the road, and turn of the century houses are noted at numbers 5,7 and 7a, although these are 'interspersed' amongst the earlier Victorian properties. Ellerdale Close is of note, having been built 1920-30s by Clough William Ellis, and provides contrast in scale and design to the more monumental red brick compositions. Trees dominate the streetscene in Ellerdale Road, like elsewhere throughout the Conservation Area, and the stock brick boundary wall outside 9 Ellerdale Road contributes to the streetscene.

9 Ellerdale Road is identified as a 'building which makes a positive contribution' to the character and appearance of the Conservation Area. The general presumption is in favour of retaining such buildings, and any proposals contrary to this should be assessed against the same broad criteria as proposals for listed buildings. However this is the only situation in which this level of assessment is called for.

It is stated that new development should enhance the Conservation Area and incorporate architectural details and features already extant on host properties in order to preserve the character of this asset.

3.4 9 ELLERDALE ROAD: SITE APPRAISAL

9 Ellerdale Road is a semi detached property with that of 18 Prince Arthur Road and lies on a corner site between these two thoroughfares. This property can be appreciated as an individual building of 1880s or 1890s origin, which typifies the late nineteenth century approach to residential development within the area.

9 Ellerdale Road is constructed of yellow brick with red brick banding, a detail that is used elsewhere on properties throughout the Conservation Area. However, this building can be considered to be less consistent in architectural character than that of its neighbours, composed of a mix of features and elements, all of which can be seen in other examples throughout the Conservation Area. This property has an interesting roof form, created by the combination of the angular tower structure and prominent chimneys of neo-Gothic design, and which create two gabled pitches at roof level. Elsewhere, the round headed arched windows with stuccoed surrounding detail contribute to the character of the building with this Italianate detail.

The overall design of the property is governed by the idiosyncratic plan form which exists as a result of the varying topography. It is noted within the Conservation Area Appraisal that gradients are an important aspect of the character of this Conservation Area, and as a result, views of the full height of the property at both the rear and the front are limited by the nature of the ground and street levels, as well as the heavy planting within the front garden area and boundary treatments.

An external appraisal of the property reveals that a number of less sympathetic alterations have been made over time. A number of windows, especially on the front and at the rear of the property have been replaced, whilst a small extension was added at the rear of the property as part of the alterations made in 1994 (figure 16). This has been constructed in stock brick, but the absence of the red banding detail, the presence of casement windows and the insertion of the first floor window sill within the roof of this structure signifies that this is a more recent addition of lower overall quality.



Figure 15: A view of the property from the corner of Ellerdale Road and Prince Arthur Road. Note the high boundary wall.

3.4 9 ELLERDALE ROAD: SITE APPRAISAL

Topography and Interior Layout

The idiosyncratic plan form is perhaps most apparent from within the property, where the topography has caused some unusual changes between floor levels and some awkward divisions of the existing space.

The ground floor exists at two levels, with access provided to the kitchen both via the existing Dining Room and by a staircase at the rear of the Hallway. The kitchen is located at the same level as the rear single storey extension. As can be seen in figure 19, a separate staircase leads from this extension to a single room in the block adjacent to the tower.

A further staircase leads to the second, lower level of the Lower Ground Floor, where the existing area has only partly been provided as habitable accommodation as part of the single family residence. As well as further accommodation at this level, space is utilised for storage. A photograph of the area under the existing building which is currently being used as a storage area is shown in figure 18, which makes it clear that this existing space has yet to be efficiently utilised.

This structure does not feature within views of the streetscene and does not contribute to an appreciation of the character of the building within the Conservation Area.



Figure 16: A view of the rear of the building and the conservatory extension, which currently adds nothing to an appreciation of the property.



Figure 18: A view of the existing basement area under the property which has yet to be converted as part of the family dwelling and is currently used as a storage area.



Figure 17: Left: A view of the tower from the steps below the entrance to the property; Right: Detail of the mullioned windows on the property.

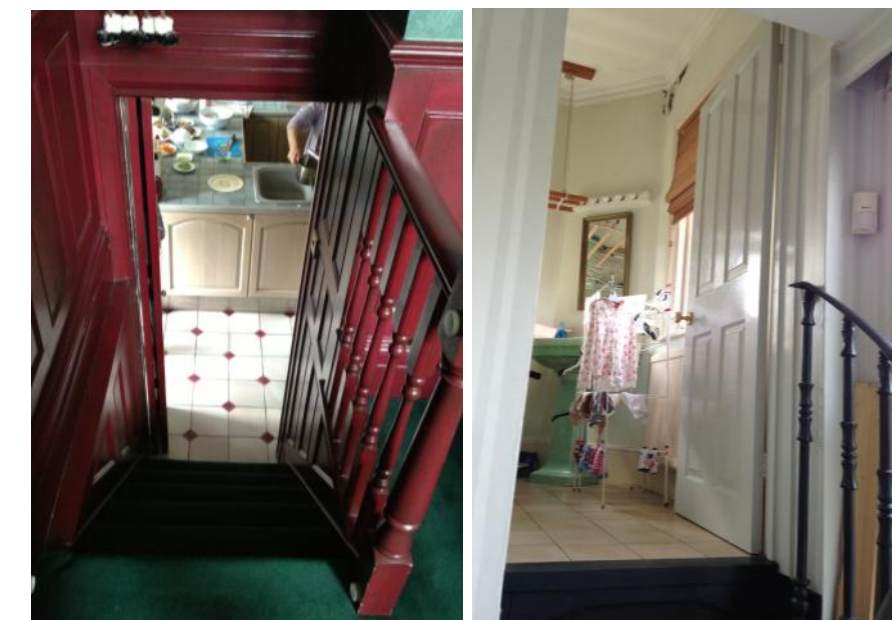


Figure 19: A view of the existing change in floor levels. Left: Access down to the kitchen area from the existing Dining Room Right: Access to the single room in the lower structure.

3.4 9 ELLERDALE ROAD: SITE APPRAISAL

Surrounding Garden Area

The garden surrounding the property is currently the subject of large areas of hard landscaping which is stepped down from the main entrance to the property at the ground floor level. To the rear, the garage, also added in 1994, is covered in paving slabs, whilst the remaining area is mostly landscaped with stone and water features. This garden and its character are not fully in-keeping with the character of the late Victorian property. Historic plans from 1938 (Appendix A) show the majority of the land to be grassed; the introduction of extensive hardstanding was an intervention of the mid to late twentieth century. The view shown in figure 21, was labelled in the earlier plans as a garden with soft landscaping, with curving central flower beds shown. Therefore the extensive paving is a mid or late twentieth century addition, and it would be beneficial to the property to reintroduce a soft landscaping scheme.

Boundary Wall

The historical context of this property, its external appearance and its position within the street is enhanced by the very high stock brick boundary wall which contains the garden fronting both Prince Arthur and Ellerdale Roads. The wall retains its original lettered sign in the side to Prince Arthur Road.

The Fitzjonns Netherhall Conservation Area audit recognises original boundary walls as an important feature of the conservation area, and specifically identifies the 'boundary wall outside 9 Ellerdale Road' as contributing to the streetscene. This recognition is independent of the recognition of the building itself as a positive contributor. Additionally, the historical context of the property is considered to be enhanced by the stock brick boundary wall.

This wall, and the height it rises above the sloping street level obscures views of the lower areas of the property, and totally obscures any views of the garden space. Works proposed within this area, including the insertion of skylights, would not be visible from the public realm.

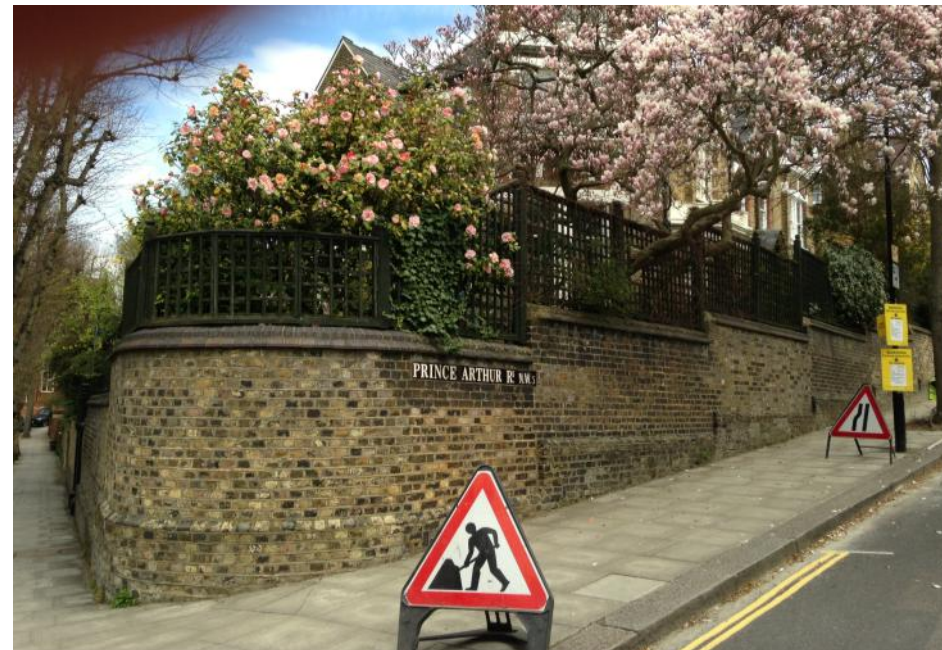


Figure 20: The view of the significant boundary wall with original lettering.



Figure 22: The view of the garden area to the rear of the property



Figure 21: The view over the patio to the front of the site. This will be replaced with soft landscaping under the proposals.



Figure 23: The view of the garden from the existing conservatory. The garage is located below the paving as shown within this view.

4.0 PROPOSALS AND ASSESSMENT OF IMPACT

4.1 PROPOSALS

As demonstrated in the historic and architectural appraisal, the character of this property and its situation upon the corner plot make a positive contribution to the character and appearance of the Conservation Area. The current proposals seek to preserve this contribution through a series of well considered works which will improve the accommodation provisions of this single family residence.

Overview

The main elements of the previously consented scheme 2013/3793/P can be summarised as follows:

- Reconfiguration of the roof space to increase the residential accommodation at the attic level;
- Replacement of the modern brick extension at the rear of the property with a traditional Victorian timber conservatory;
- Minor alterations to the fenestration to improve the quality of the appearance of the building.

The main elements of the proposals subject to this application are limited to the following elements:

- Reconfiguration and extension of the lower ground floor;
- Windows to south and west elevations to light lower ground floor.
- Glazed walk-on skylights to sit flush with the ground level, as per the glazed light wells consented at neighbouring property 18 Prince Arthur Road;
- Landscaping scheme to incorporate areas of hard and soft landscaping.

Full existing and proposed drawings, and photographs of the property and its neighbour during day and night are included within the Design and Access Statement, and should be viewed in conjunction with the following pages of assessment.

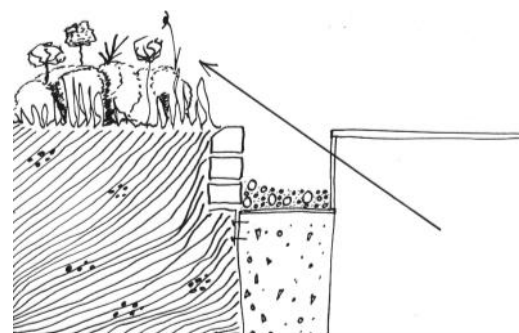


Figure 24: The proposed pebble troughs to be introduced as part of the overall landscaping scheme. These are c. 200mm deep. The arrow shows how views of the garden will be afforded from the basement space, whilst the planting and flush structural elements will preserve the appearance of the garden.

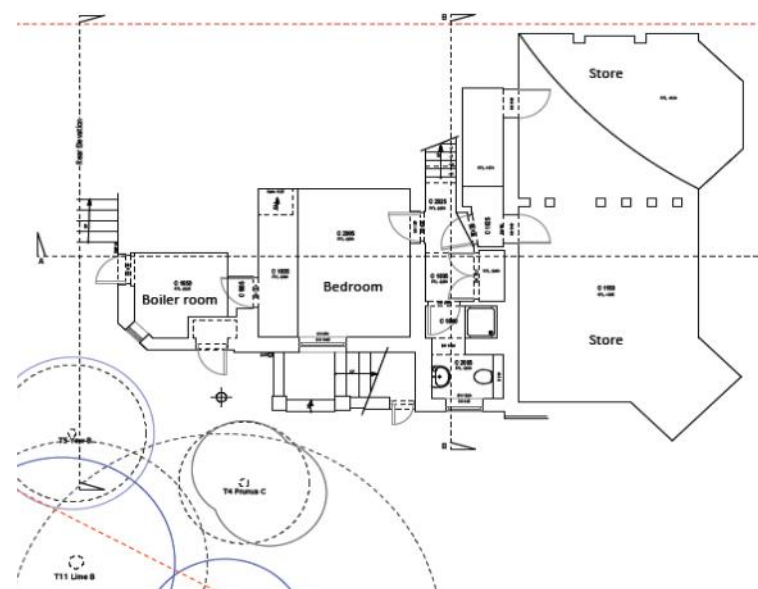


Figure 25: Existing lower ground floor plan: detail of house only.

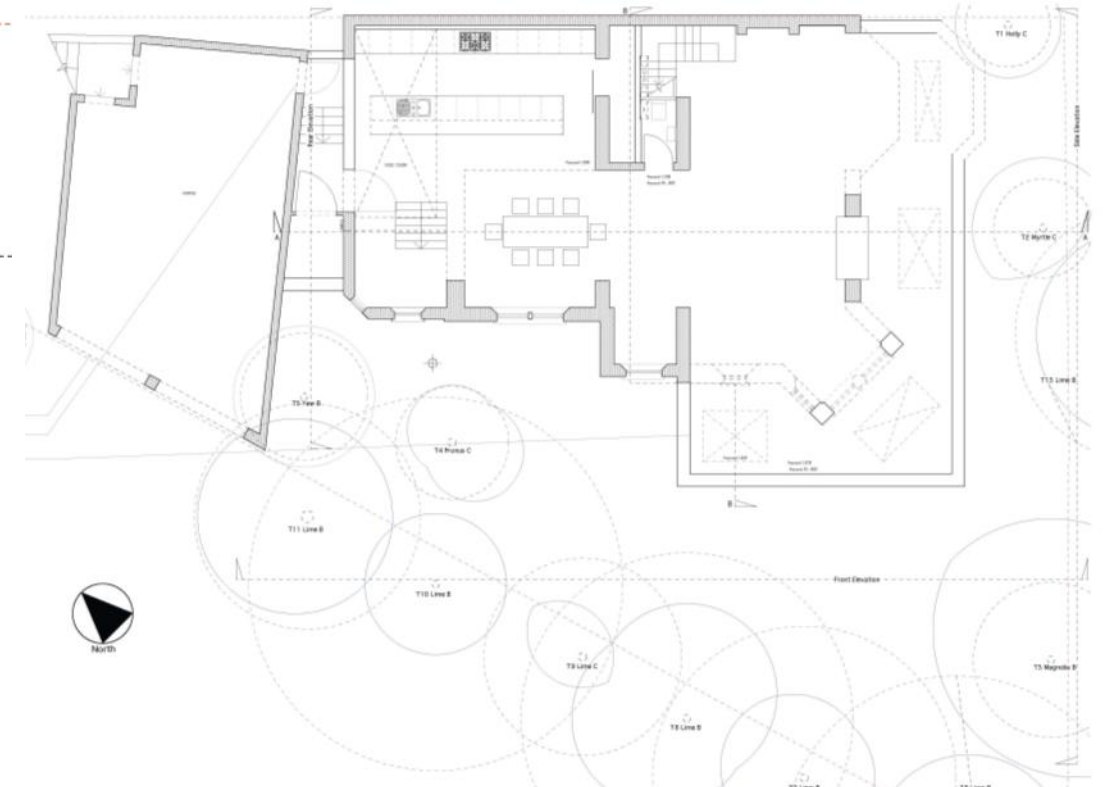


Figure 27: Proposed lower ground floor plan.



Figure 26: Existing west (front) elevation: detail excluding garage and surrounding garden area and boundary wall.



Figure 28: Proposed west (front) elevation to Ellerdale Road. The lower ground floor extension will not feature prominently in views of the property. The only visible elements (the windows) are in-keeping with the character and appearance of the property, and subordinate to the principal and historic floors.

4.2 PLANNING HISTORY AND PRECEDENT

Planning History

Full Planning Permission (2013/3793/P) was granted in August 2013 for 'erection of replacement conservatory extension and roof extensions to single dwellinghouse (Class C3).

Pre-application advice was received from the Council on the 21st January 2013, relating to a potential scheme for 'extension of basement and creation of light wells in front setback area; infill roof extension; removal of window grills at 2nd floor; modification to windows and doorways at basement level front elevation; modification to windows/doorways as well as insertion of roof lights to rear elevation at ground floor and minor internal reconfiguration to dwelling house (C3).'

The advice relating to the basement was concerned with the skylights to the basement 'in effect a glass apron around the property', which was deemed likely to impact upon the 'character and appearance of the host building and the conservation area'. The advice relates to the potential 'prominence' of the basement and therefore its potential negative impact upon the streetscene. However it is noted that the proposals would not cause the built relationships of the property 'particular to No. 18 Prince Arthur Road and 7a Ellerdale Road, to be materially different or worsened'.

The proposals were modified accordingly, but following further advice received in August 2013 the basement element was omitted from the full application to allow for further design modification and in order to undertake a Basement Impact Assessment (BIA). The current application concerns the application for basement extension, following a revised scheme, the external manifestation of which is significantly reduced, and highly sympathetic in terms of scale and proportion.

Prior History

There is no further recent planning history for this property. Earlier planning history is limited.

In 1994, planning records show that consent was granted for erection of a double garage, erection of a single storey rear extension to the house and partial demolition of the rear wall in connection with the rear extension, and partial demolition of the boundary wall.

In 1983-4, alterations and repairs were made, on a substantial scale, to the property by owner M.V. Lockett (Appendix A). This included bricking up an access 'hatch and frame' to the lower ground floor void, the location of which will now be the location of the new window to the west (front) elevation at basement level.

Between 1952 and 1956 the house was owned by Webster Booth and his wife Anne Ziegler, prominent duettists in the UK and South Africa in the 1940s and 1950s. Alterations to modernise the house were made following its purchase by the couple in 1952. Alterations were made to the ground floor in 1949 by a previous owner, and before that in 1929.

In 1938 F. Surgey undertook significant works to the property, modernising the house and building a new garage accessed from Ellerdale Road, set back from the road. This garage formed the basis for the substantial enlargement in 1994. The proposed plans, with details of the garage at a lower level than the property, are included in Appendix A.

Precedent: 18 Prince Arthur Road

This property is semi detached with the subject property at 9 Ellerdale Road, as shown on the location plan reproduced from the Council website, below.

This property is highly comparable to the subject property, in occupies an almost identical location and dating to the same period and style. The topographical idiosyncrasies informed the development of this property in the same manner as the subject property, and the lower ground floor was split; the basement element of an application for full planning permission consented in 2011 has many similarities with the current proposals for 9 Ellerdale Road.

In 2011 (2011/1814/P) full planning permission was granted for works including 'external alterations and additions including enlargement of the lower ground floor and creation of front lightwell covered by glazed rooflight...'. The glazed lightwell may be considered to be externally indistinguishable from the skylights proposed at 9 Ellerdale Road, and to have considerably less impact on the conservation area and streetscene due to the street levels and height of front boundary walls.

The Officer's Report stated that the proposals were acceptable for the



Figure 33: Location plan from Council website showing the semi-detached neighbouring property.

following reasons:

'Creation of lightwell to the lower ground floor covered by glazed rooflight: The lightwell... would be located adjacent to a prominent bay window and would match this bay in width. The lightwell would have a glazed walk-on rooflight and would be well set back from the street at the rear of the garden.'

'This element of the proposal would be modest in size and would not result in a prominent lower ground floor level in views from the street.'

'The proposed design and proportions of the windows and doors at lower ground floor level would match the existing in design and finish. These would be modest in size and only marginally visible in long views from the public realm.'

'The garden would continue to be able to accommodate mature planting and tree growth. In conclusion, the proposal would safeguard the appearance of the property and preserve the character and appearance of the conservation area.'

These comments are considered to apply equally to the proposals for 9 Ellerdale Road which are subject of this application. Additionally, the garden space at the subject property would be returned to soft landscaping from the current paving, and any views of the new elements from the public realm are significantly more obscured at the subject property, due to the topography and significant boundary wall.

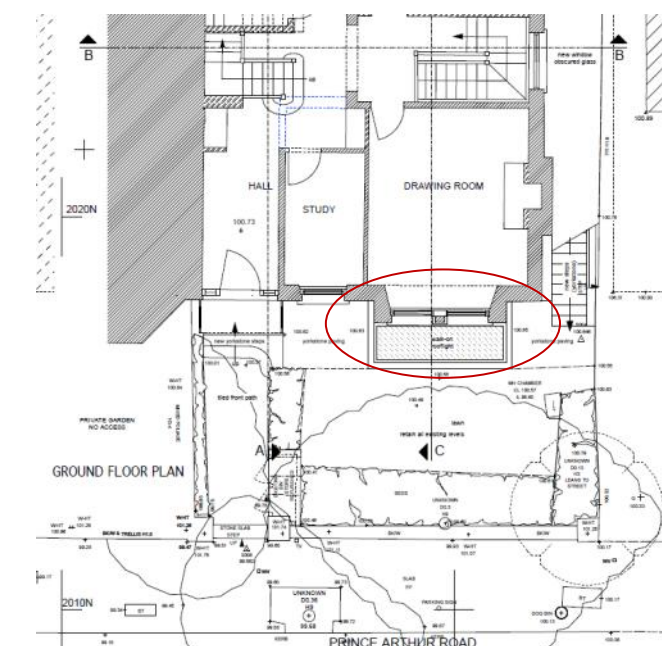


Figure 34: 18 Prince Arthur Road, 'glazed lightwell' circled in red.

4.3 ASSESSMENT OF IMPACT

The proposals at lower ground level seek to convert and extend the existing accommodation to create an open plan living space. The floorspace is to be extended beyond the footprint of the existing ground floor of the building to the south and west in a manner that will incur a minimal amount of external manifestation within the setting of the host building.

The pre-application feedback received from Camden has informed the design process for the proposed skylights, as has correspondence regarding the previous application. As recommended, the amount of glazing around the property has been substantially reduced. Whilst initially an 'apron' of glazing was proposed, this was then reduced to four structural glazed elements in discrete locations within the landscaping scheme. These have been further reduced as part of this application scheme, following further discussion with the Council. This iteration of the design presented here is considered to be the optimum design. The skylights in their position and size are proportional and subservient to the main building. They are in line with the existing fenestration and their minimised proportions are in keeping with the fenestration they sit beneath. One skylight does not sit directly beneath existing windows, but has likewise been substantially reduced in size to be subservient to the wall it sits beneath whilst retaining pleasing proportions. These elements are to lie flush with the ground level and facilitate natural light to be introduced into the basement area, whilst preserving the existing character of the property and views towards it from within the Conservation Area. Horizontal blinds will be installed for use at night, and light spill will not be greater than that emitted from the existing fenestration of the building or the consented glazed lightwell within the semi-detached neighbouring property.

As detailed within the Design and Access Statement, the topography of the site presents particular challenges in the introduction of a basement extension in this location. The design approach used here retains the relationship between the property and the landscaped gardens in an appropriate response to the circumstances of the site. These additions are located away from the structure of the existing building, and will sit as comfortable elements within the landscaping scheme as a whole. The setting of the property and views towards it in the Conservation Area will be preserved in accordance with the relevant Policies of the Development Plan, namely DP24 'Securing high quality design' and DP27 'Basements and light wells'.

The proposals seek to introduce increased soft landscaping to the south and west of the dwelling, which will constitute an improvement to the setting of the non-designated heritage asset, and will incorporate the flush skylights to the extension, as an integral part of the landscaping scheme.

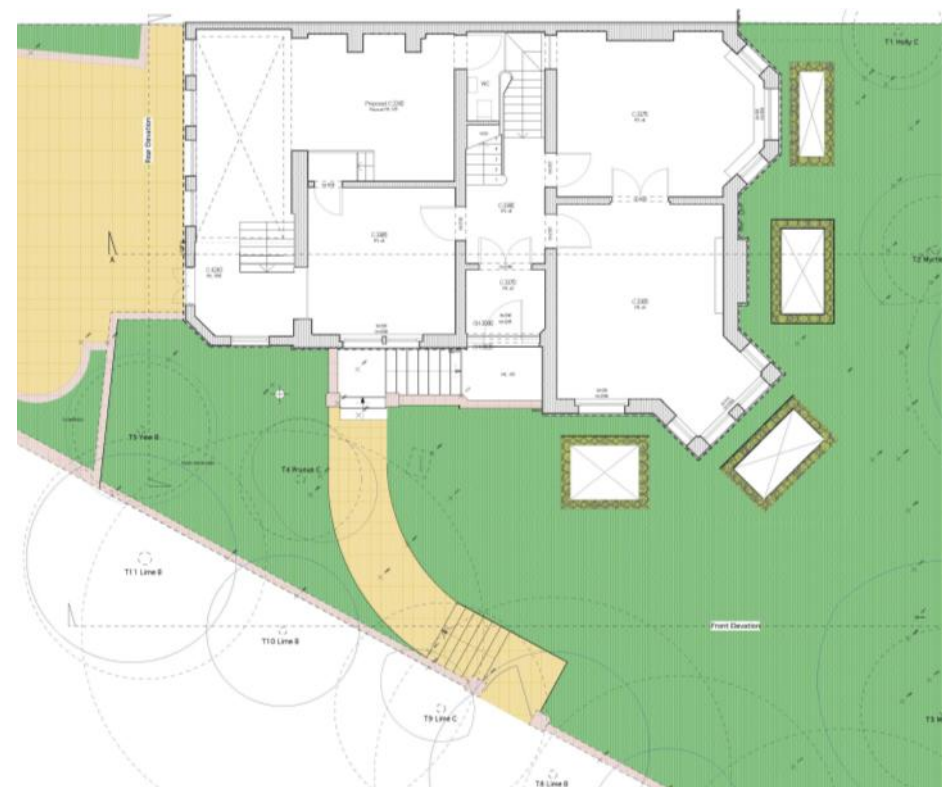


Figure 29: Proposed: in this final design iteration the skylights are proportional and subservient.



Figure 30: Existing plan form and landscaping.

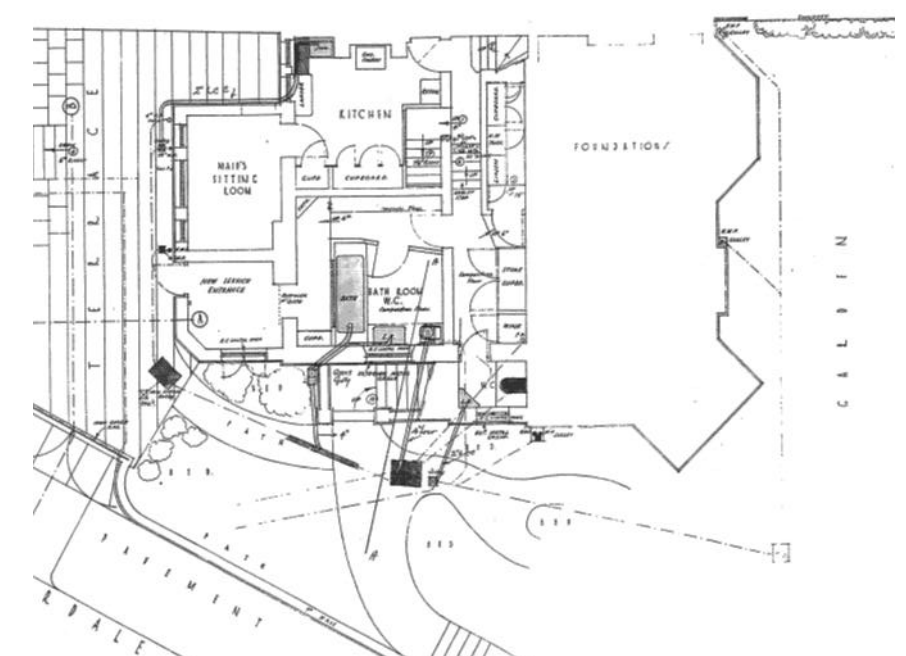


Figure 31: 1938 lower ground floor plan: see Appendix A.



Figure 32: This drawing is now superseded by figure 29. Modified proposed plan following pre-application advice.

5.0 CONCLUSIONS

This report has been prepared in support of the application for planning permission for a lower ground floor extension and associated works at 9 Ellerdale Road. The property lies within the Fitzjohns Netherhall Conservation Area and is a late nineteenth century property in the Gothic Revival style, identified as making a positive contribution to the Conservation Area. As detailed within the Design and Access Statement, the current proposals have been through thorough design review according to the pre-application and ongoing advice given by officers at the London Borough of Camden. CPG4 'Basements and Lightwells' states that the Council should be involved in the formulation of proposals from the earliest opportunity and this has certainly been the case with the proposals at hand. Proposals relating to the rear and roof of the property were consented in August 2013 following design review, and the current proposals are now in a form which is an appropriate and considered response to the heritage considerations at the site, having had full regard throughout the design process to input by the Council.

Paragraph 135 of the NPPF states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect non-designated assets, a balanced judgement will be required with regard to the scale of any harm or loss and the significance of the asset.

9 Ellerdale Road has been identified as contributing to the character of the conservation area. However the building can be considered to be less consistent in architectural character than its neighbours. The property has an interesting roof form, and an irregular and idiosyncratic plan form. A number of less sympathetic alterations have been made to the property over time. Several windows have been replaced, and a substantial works were carried out in 1994. Views of the lower sections of the property are limited on both sides by the nature of the ground and street levels, as well as the original tall and significant boundary wall and heavy planting to the boundary and within the front garden area.

Guidance has recently been adopted in order to support the NPPF stating that conservation is an active process of maintenance and managing change, requiring a flexible and thoughtful approach. Key elements of the guidance relate to assessing harm. It states that an important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. It is the degree of harm, rather than the scale of development, that is to be assessed.

The proposed lower ground floor extension will not be visible from the street. It will not harm the character or setting of the non-designated heritage asset or the contribution of the building to the conservation area. It will maintain the current external scale of the building. The proposed extension has no detrimental impact on the Conservation Area, due to the topography of the site and the significant boundary wall. The reduced scale of the glazed areas, with the use of horizontal blinds mean lightspill will be no greater than that from existing fenestration or the consented lightwell to neighbouring property 18 Prince Arthur Road.

The proposals are of high architectural quality, and are in accordance with all relevant policies and guidance, including policy CS14 'Promoting high quality places and conserving our heritage' of the Core Strategy and Development Policies DP24 'Securing high quality design' and DP25, 'Conserving Camden's heritage'. The proposals are further in accordance with policy 7.8 of the London Plan in conserving the significance of the historic environment. Section 72 of the Planning Act 1990 states that local planning authorities must have special regard to the desirability of preserving or enhancing conservation areas. The proposals will certainly preserve the conservation area, and the associated landscaping scheme and general improvement works to the property may be considered to constitute an enhancement.

The guidance CPG4 'Basements and Light wells' states that excessively large lightwells will not be permitted in any garden space, however, where basement lightwells are more easily concealed by landscaping and boundary treatments, and a substantial garden area can be retained providing a visual buffer from the street, new lightwells that are sensitively designed to maintain the integrity of the existing building may be acceptable.

The guidance further states that exposed areas of the basement should be subordinate to the historic building, respect of the original design and proportions of the building, and retain a reasonable sized garden. The soft landscaped area of garden will increase substantially as a result of the proposals and boundary planting will not be harmed by the proposed extension. In number, form, scale and pane size, the four proposed windows relate to the façade above; they are aligned to the openings above, and are clearly subordinate to them.

The layout and proportions of the proposed skylights, are sympathetic to the form, scale, materials and architectural detail of the non-designated heritage asset in accordance with London Plan policy 7.8. The extension sits primarily within the footprint of the house, utilising existing space and thereby having regard to the form and massing of the property.

In accordance with paragraph 128 of the NPPF, this Heritage Statement has

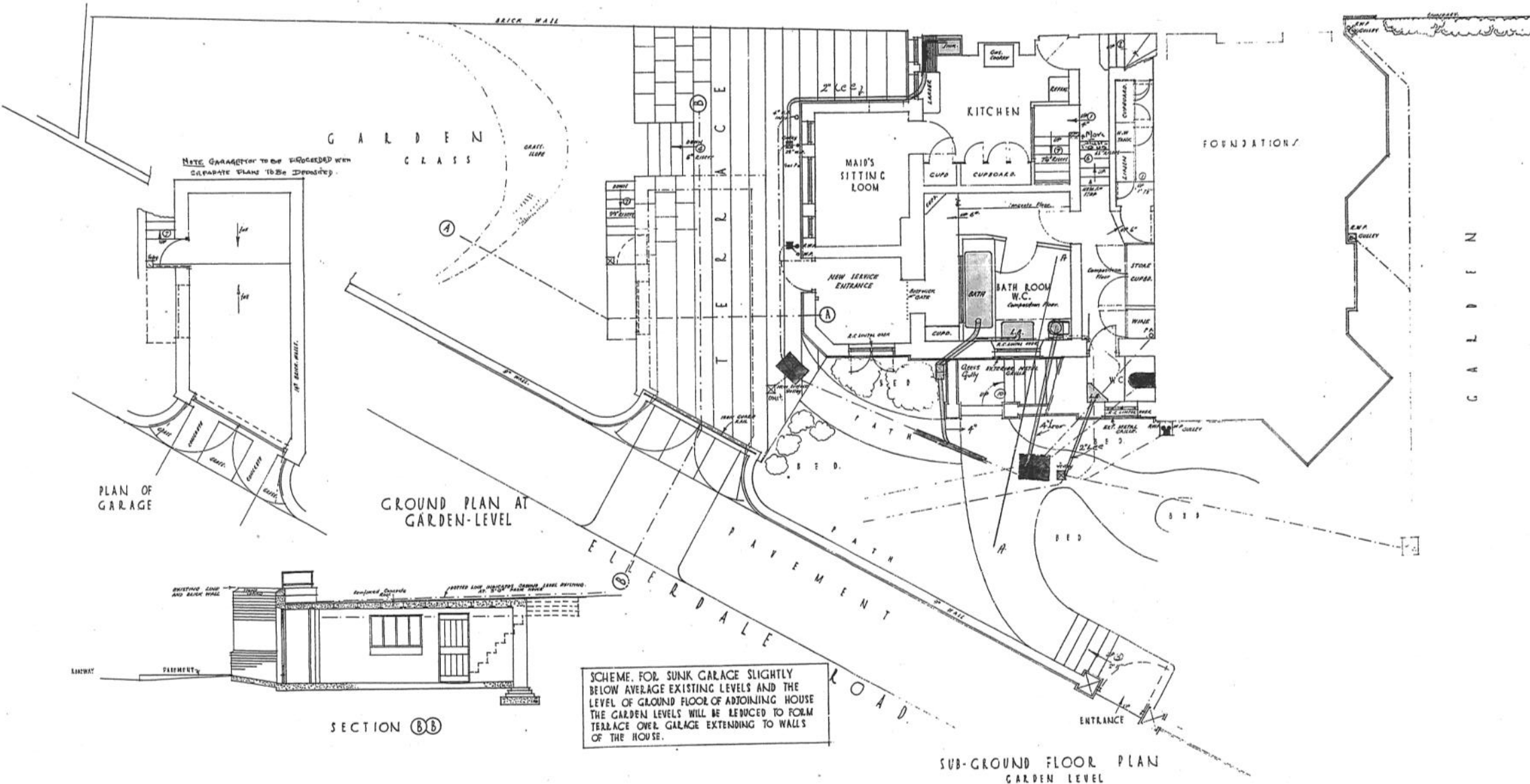
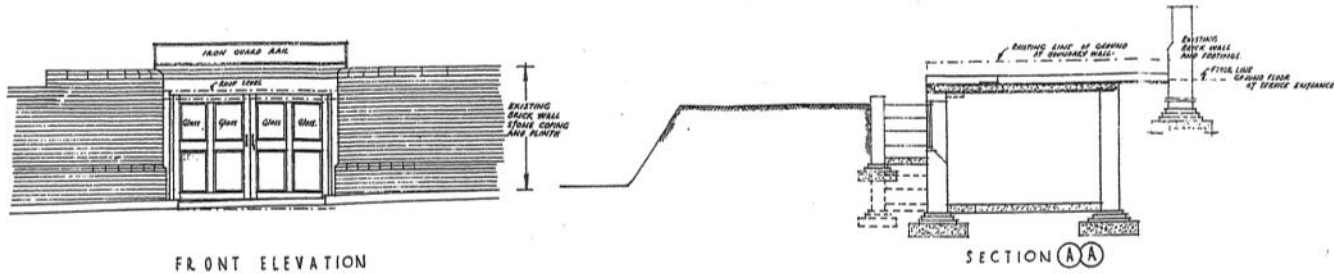
presented a summary of the relevant national, strategic and local policy with regard to developments which affect designated and non-designated heritage assets. Particular consideration has been paid to those policies which concern the management of developments which have an impact on non-designated heritage assets and Conservation Areas. A history of the development of the Hampstead Estate, and an architectural study of the property has informed an assessment of these proposals. The presented scheme has been found to preserve and enhance those features of the property and its setting which contribute to its character of the property as a non-designated heritage asset, and its position and contribution to the character and appearance of the Conservation Area. Enhancements are to be made to the property through the landscaping scheme.

This report should be read alongside the drawings and Design and Access Statement submitted with the application. It has been found that the proposed scheme has addressed the particular heritage considerations at the site and is in accordance with the relevant national and local planning policies and guidance. Camden Borough Council is invited to grant planning permission for these sympathetic and considered proposals.

APPENDIX: HISTORIC PLANS

1938: Application for new garage and bathroom and drainage facilities.

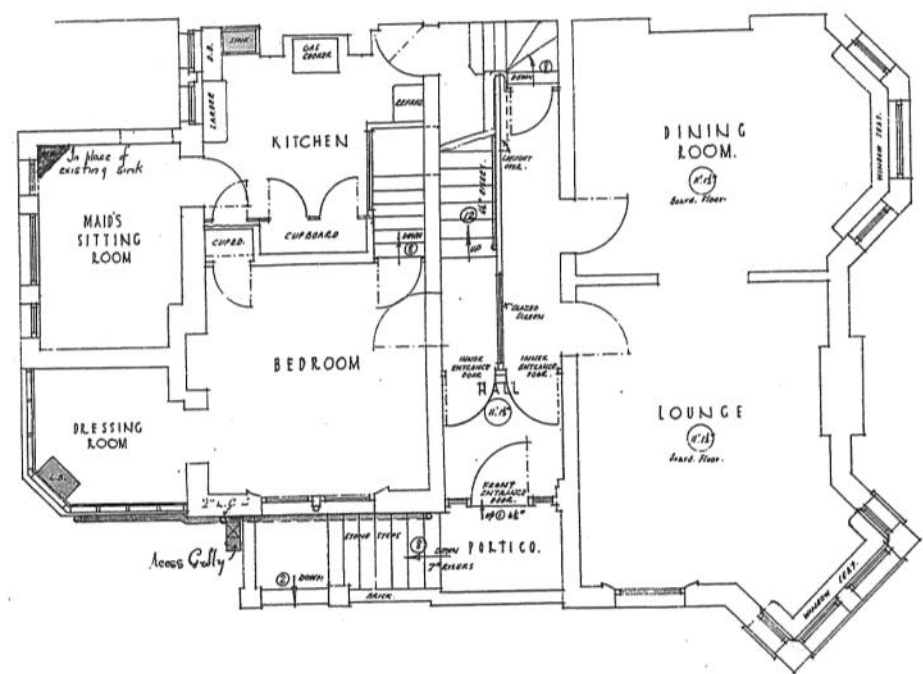
NO 9, ELLERDALE ROAD.
HAMPSTEAD.
PROPOSED ALTERATIONS AND ADDITIONS
FOR FRANK SURGEY ESQ.
SCALE. 1/4" = 1 FOOT.
SEE. No. 1.



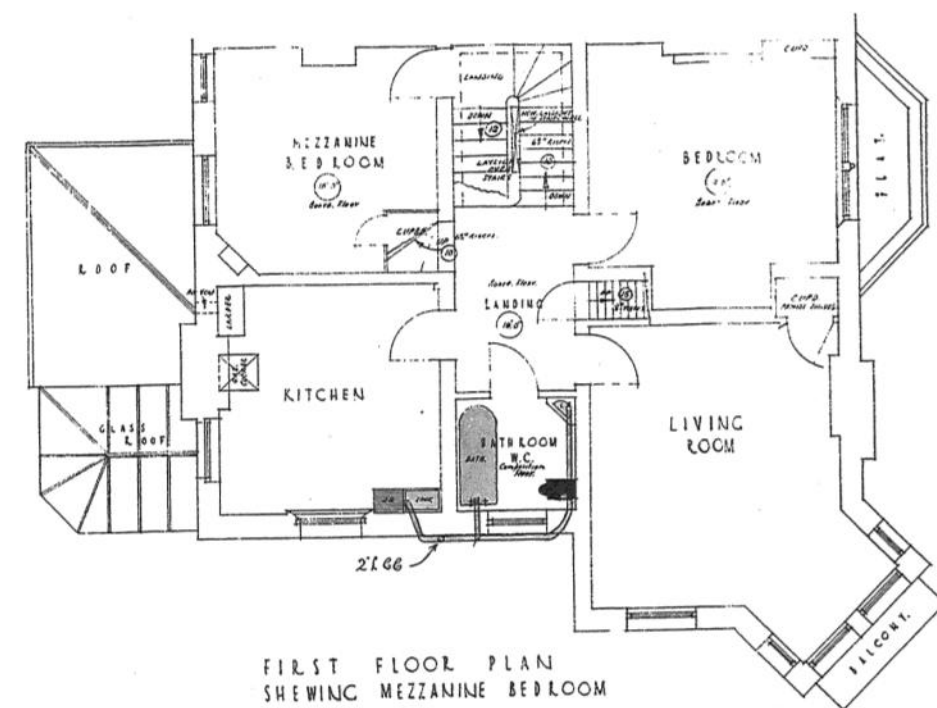
APPENDIX: HISTORIC PLANS

1938: Application for new garage and bathroom and drainage facilities.

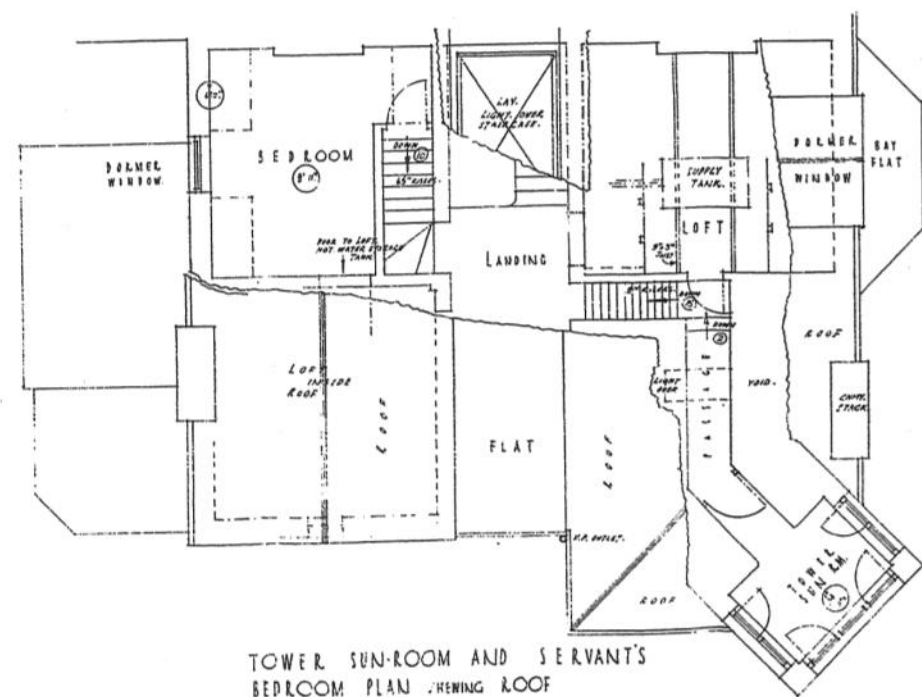
№ 9, ELLERDALE ROAD.
HAMPSTEAD
PROPOSED ALTERATIONS AND ADDITIONS
FOR FRANK SURGEY ESQ.
SCALE 1/4" = 1 FOOT.
SHEET NO. 2.



GROUND FLOOR TO SUB-GROUND FLOOR PLAN



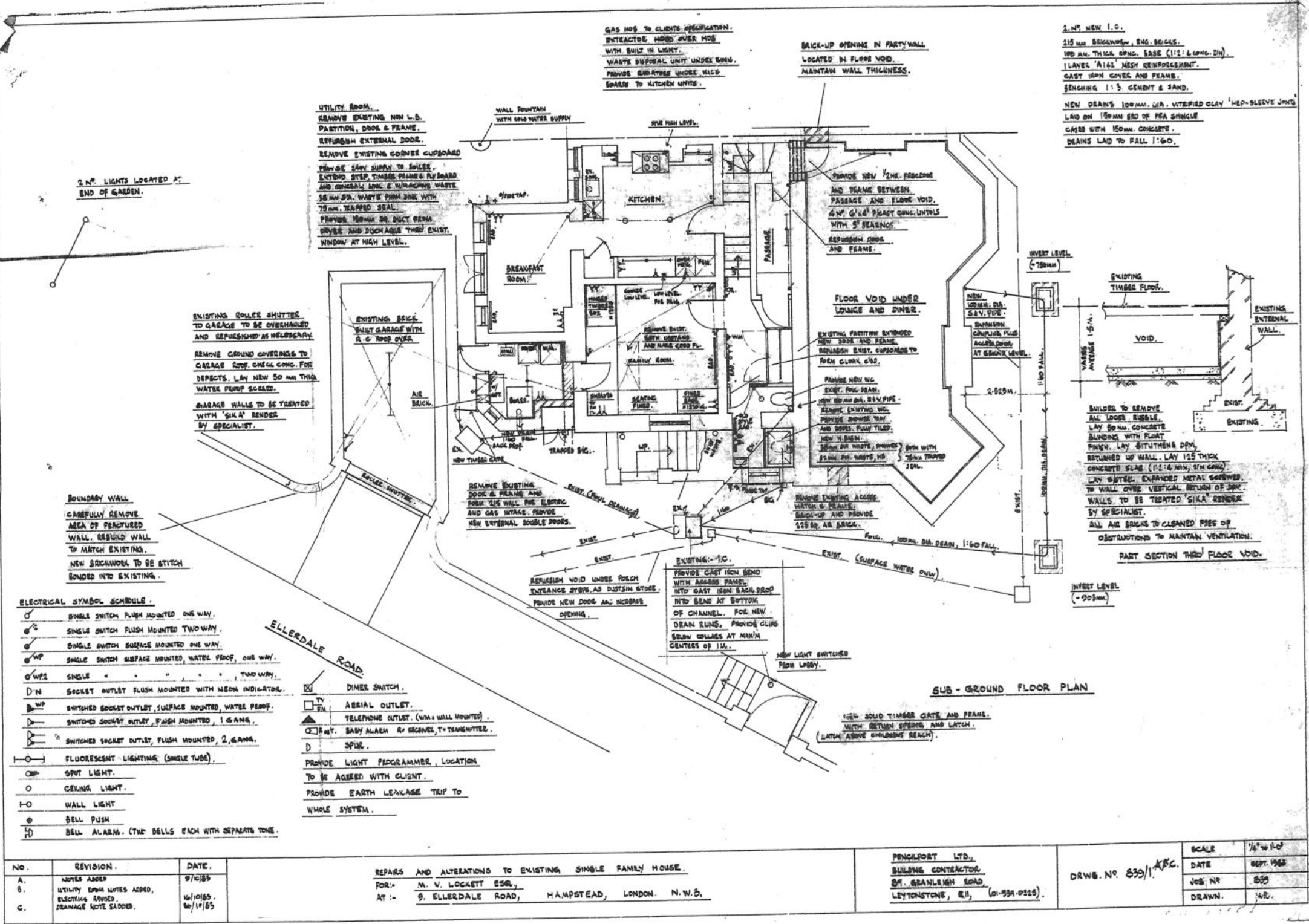
FIRST FLOOR PLAN
SHOWING MEZZANINE BEDROOM



TOWER SUN-ROOM AND SERVANT'S
BEDROOM PLAN SHOWING ROOF

APPENDIX: HISTORIC PLANS

1984: Application for repairs and alterations to single family home.



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