

Heritage Statement

Installation of a Panoramic Interpretation Viewpoint Panel and Plinth.

Kenwood House, Hampstead Lane, Hampstead,

NW3 7JR London

This Heritage Statement is provided as part of Listed Building consent and Full Planning application for installation of a panoramic interpretation viewpoint plinth in the grounds of Kenwood House. It has been produced in accordance with NPPF, Section 12: *Conserving and enhancing the historic environment*, paragraphs 128, 131, and 132 to demonstrate the understanding of the site and assess the impact of the proposal on its significance as a heritage asset.

1. THE SITE

The plinth will be installed on the elevated point in the 'Stable field' between the Millfield Lane and Cut Through Lane to the east of Kenwood House and south of the Stable Block. This position has been identified by the London View Management Framework as the 'viewing location' for a view described as a London Panorama – one of the six in the Inner London National Character Area (3A, Fig.1 & 5 in Appendix A). The surrounding area has been described in the 'Caring for Kenwood' Landscape Management Plan (first issued in 1996) as the 'Pasture Ground' character area (see Fig.2 in Appendix A).

As noted in the Landscape Conservation plan, the main feature of this part of Kenwood landscape is its elevation, together with a crescent of forest trees planted along the crest. The north side of the field is formed by the ancient manor boundary between Tottenham and Homsey which is identified by ancient boundary oaks and stones. A subterranean air raid shelter from the 2nd World War lies close to the stables in the field.

The site forms part of the setting of the grade II listed Stables and sits within the grade II* Registered Park and Garden. The view, which is to be interpreted through the medium of engraved panorama, is protected by inclusion in the London View Management Framework and by Camden Borough Council's local planning policies.

Kenwood House and grounds are in the ownership of and managed by English Heritage.

2. THE PROPOSAL

2.1 Design and Content

English Heritage proposes to install a viewpoint plinth with a metal etched panel displaying a panoramic view of London to interpret the protected view of London (see the visualisation appended as part of this application and photos showing similar panels installed in London – Fig.3 and 3A&B in Appendix A). The proposed viewpoint will be installed on the same spot as a modern pagoda-style gazebo (Fig. 4 in Appendix A), which incorporated a similar plinth with a panoramic view panel, and which was removed about 3 years ago.

The plinth will be made by an experienced stone mason in light cream Portland stone (see sample photo appended as part of the application). It requires a shallow foundation

(see engineer's specification appended as part of the application). The scale and massing of the foundation has been consulted with the Greater London Archaeological Advisory Services who advised that it will not have a detrimental impact on the archaeological sensitivity of the site (see Laura O'Gorman's e-mails dated 30th March 2015 and 10th Feb 2016 appended to this application).

The interpretation will be at a suitable height, taking into consideration that it needs to be accessible to the young and visitors using a wheelchair.

The etched panel will illustrate the view of the London townscape giving prominence to the key historic and modern buildings which can be seen from this location. It will also provide separate, small images of the buildings which played a part in the lives of the owners of Kenwood throughout the centuries – for example Westminster Abbey where William Murray, the 1st Lord Mansfield is buried.

2.2 Pavement

The pavement designed for the pagoda remains in situ. Following the removal of the old structure the pavement has been slowly degrading and at present the viewing spot has an unattractive, overgrown and unkempt appearance (Fig.6 in Appendix A).

The Viewpoint will be installed to the south and immediately adjacent to the pavement and will not interfere with its structure. Furthermore, its appearance will be enhanced by like-for-like repairs and replacement of the broken slabs to match the original. The proposed repairs will be beneficial from the health & safety point of view as at present the broken and uneven stones present some trip hazard (especially since this area is open at night and not illuminated).

These improvements will provide tangible evidence for careful and considerate landscape and open-space management at Kenwood.

3. THE VIEW

3.1 Policy Documents for Material Consideration

Several policy documents should be considered as additional material consideration in relation to planning decisions on the Kenwood protected view. These include the Camden Local Development Framework (LDF, 2010), the 'development plan' for Camden - the starting point for planning decisions in the borough. Among the documents included in the LDF, the Core Strategy and Development Policies include legislation and guidance relevant to the Site. Camden Planning Guidance Design (CPG 1, last reviewed in 2015), is a Supplementary Planning Document and also supports the policies within the LDF.

The National Character Area guidance document provides a short description and emphasises the significance of the view (see below).

In addition, London View Management Framework, which has been issued by the Mayor of London as Part of the London Plan, provides detailed guidance on the important views within the metropolis including the view from Kenwood towards the .

As outlined by the View Management Framework, the position of the existing pavement and the proposed interpretation plinth conforms to the spot from which this view should be considered. The view includes a Protected Vista orientated towards St Paul's Cathedral.

3.2 Description

The London View Management Framework describes the view as follows:

116. The middle ground consists of a wooded ridge, generally free of buildings. There is an abrupt contrast between the parkland in the foreground and middle ground and the modern commercial tower buildings of central London. Hills beyond the City form the background.

117. Within the City of London, 30 St Mary Axe is prominent in the dense cluster of more rectilinear towers around Tower 42. Many of these buildings break the line of hills in the background. St Paul's Cathedral, to the west of the City of London, is seen in front of a cluster of taller buildings at London Bridge, including Guy's Hospital tower and the Shard. The views of the Cathedral dome benefit from an absence of development in the foreground but development behind the dome compromises the viewer's ability to appreciate the landmark.

118 There is also a glimpsed view of the Clock Tower of the Palace of Westminster, amongst the group of buildings between Camden and Westminster. There is little consistency in the composition of this part of the view; no recognisable cluster of tall buildings exists, it is instead a mixture of tall commercial structures interspersed with residential towers, other commercial development such as Centre Point, and occasional individual elements such as church spires, the Clock Tower of the Palace of Westminster and the London Eye. In the far background the Crystal Palace transmitter creates a distinctive structure on the horizon.

4. HISTORY OF THE SITE

The history of the cultivated estate at Kenwood can be divided into three documented phases: the formal garden of the first half of the 18th century, as recorded in Rocque's map of 1745; the more picturesque landscape from the 1st Earl of Mansfield's time, as painted (with some artistic licence) by John Wootton in 1755; and the landscape remodelled by the 2nd Earl of Mansfield in 1793-6 and completed by the third Earl, largely following the plans prepared by the renowned landscape designer, Humphry Repton (1752-1818).

The development site area is outside the parkland designed by Humphry Repton and within the land which was bought and incorporated into the estate in 1840 to prevent its development. But it provides the principal setting to the listed stables which were built as part of Repton's designs post 1793. Repton was advised by the second Earl's architects, Robert Nasmith and later George Saunders, on the building works. Their landscaping project included the removal of the kitchen garden to the west of the house and the extension to the south of both ends of the terrace, to enclose the lawn. Repton made further proposals but this work was largely carried out by George Saunders, William Marshall, William Emes, and others, under the guidance of Edward Hunter, the estate steward. Apart from the extensions to the House, alterations to the drives, this included the construction of an octagonal farmhouse, new gate lodges, service wing and new stables.

A modern Chinese pagoda (or a 'Gazebo') which incorporated an interpretation plinth, was first recorded by the Conservation Management Plan in 1995 and was removed c.2011 due to health and safety concerns.

5. SIGNIFICANCE

As attested by 18th-century art (Fig. 7), views of London had for a long time formed an important part of the estate's design and its appeal.

5.1 Historical – Associative Values

Since the 17th century Kenwood functioned as a residence of important individuals such as Lord Bute or the Earls of Mansfield. One of the reasons why it emerged as a major suburban London villa estate was its location which offered respite from the stress and impure air of the big city but connected with the metropolis, through the spectacular views, highlighting the important position its owner held within London society and in government.

5.2 Aesthetic Values

Kenwood views have inspired artists throughout centuries and the Conservation Management Plan notes that today it attracts many visitors because of the exceptionally high visual appeal of its landscape. This derives from, among others, the nature and quality of the views within the estate. As recognised in the National Character Area guidance document for Inner London area: "*The low wooded ridges to the north (...) form a low key backdrop to the internationally significant buildings and cityscape in the wide valley bottom. The views from Greenwich Park and Hampstead Heath down over the city have been important for many centuries*".

5.3 Social and Communal Values

The view from Kenwood Stable fields also holds high social and communal value. Kenwood attracts a very diverse crowd ranging from joggers and dog walkers who never set foot inside the house, to art lovers, architectural historians, and family groups using the cafe as a meeting place. The view provides aesthetic inspiration for all the visitors, has considerable educational potential and for the local community it is important in creating the sense of place and identity.

5.4 Educational Values

At present the education potential of the view is undermined by lack of interpretation which would facilitate understanding and appreciation of the importance of the view in the history and development of the estate and the social standing of its owners.

6. CONTEXT AND JUSTIFICATION

As noted in the Landscape Conservation Management Plan Kenwood is a designed landscape which derives its character from the contrast of semi-natural picturesque, wild and designed landscape and where elements of woodland, water, parkland, meadows and gardens form a carefully contrived setting to the mansion and the estate buildings. It is also appreciated for the quality of views over London.

The viewing point has been enjoyed and appreciated by Kenwood visitors but the orientation board and pagoda had to be removed for health & safety reason. This lack of interpretation has weakened the heritage value of the view. For this reason English Heritage proposes to install a new, updated plinth which will draw attention to the view and point out the key buildings which can be seen from this location, linking these to the history of Kenwood House and its owners.

This will also complement the recent new interpretative scheme in Kenwood house and grounds funded by the HLF Caring for Kenwood project and will be in line with the main objectives of the management and conservation strategy for the estate as outlined in 'Caring for Kenwood', the Conservation Management Plan for the Kenwood Estate.

7. POLICY FRAMEWORK

7.1 National Planning Policy Framework NPPF

Section 12. Conserving and enhancing the historic environment

Par 128: In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

In preparation of this statement we considered a wealth of records and documents as well as the 'Caring for Kenwood' Conservation Plan in order to understand the cultural significance of the development site and provide an informed assessment of the impact of our proposal on the heritage values of the asset.

Considering that the installation of the new plinth will require some shallow excavation and potentially may have an impact on the archaeological interest of the site, the Greater London Archaeological Advisory Service has been consulted. They raised no issues with the proposal stating that: "The site lies within an area of archaeological interest, but the proposed new build is of a small scale and in this instance I do not feel that the archaeological resource would be compromised by these works. No further assessment or conditions are therefore necessary at this stage." (See Laura O'Gorman's e-mails dated 30th March 2015 and 10th Feb 2016 and submitted as part of this application).

The new plinth requires concrete foundations but its location is sufficiently distant from any trees not to impact on their root systems.

Par 131. In determining planning applications, local planning authorities should take account of:

the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

the desirability of new development making a positive contribution to local character and distinctiveness.

The proposal will result in the enhancement of historic views and community values of Kenwood. The views from Kenwood are an important element contributing to the character and distinctiveness of the landscape and have formed part of the history of the estate for centuries. They and contribute to the sense of place and identity.

The proposal is in line with the long-term conservation and management strategy for Kenwood estate adopted by English Heritage. The principal aims of this strategy are to enhance the significance of the site as a heritage asset and enable the sympathetic, long-term use of the house and the surrounding landscape.

Par 132. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

It has been ensured, through the careful analysis of the history and character of all the assets, and community consultation involving a range of stakeholders, Kenwood Landscape Forum and Friends of Kenwood Council amongst them, that no harm will be caused to the heritage significance of the site.

7.2. London Borough of Camden Local Planning Policies

The Council has adopted a number of planning documents that form Camden Local Development Framework (2010), the 'development plan' for Camden - the starting point for planning decisions in the borough. Among these documents, the Core Strategy and Development Policies include legislation and guidance relevant to the Site.

7.2.1 Camden Local Development Framework (2010), Core Strategy:

Policy CS14 *Promoting high quality places and conserving our heritage*

The Council will ensure that Camden's places and buildings are attractive, safe and easy to use

by:

a) requiring development of the highest standard of design that respects local context and character;

- b) preserving and enhancing Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens;*
- c) promoting high quality landscaping and works to streets and public spaces;*
- d) seeking the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible;*
- e) protecting important views of St Paul's Cathedral and the Palace of Westminster from sites inside and outside the borough and protecting important local views*

Views

14.21 A number of London's most famous and valued views originate in, or extend into, Camden. These are:

- views of St Paul's Cathedral from Kenwood, Parliament Hill and Primrose Hill,*
- views of the Palace of Westminster from Primrose and Parliament Hills,*
- background views of St Paul's from Greenwich and Blackheath.*

14.22 The Council will protect these views in accordance with London-wide policy and will resist proposals that would harm them. Where existing buildings that affect a view are redeveloped it is expected that any replacement building will be of a height that does not harm the view. The current framework for protecting these views is set by the London Plan (policies 4B.16 - 4B.18) and the Mayor's London View Management Framework supplementary planning guidance.

In line with the above policies the proposal, through renewed and imaginative interpretation will enhance the heritage value of the London view.

Policy CS15 Protecting and improving our parks and open spaces and encouraging biodiversity

The Council will preserve and enhance the historic, open space and nature conservation importance of Hampstead Heath and its surrounding area by:

- k) working with the City of London, English Heritage and Natural England to manage and improve the Heath and its surrounding areas;*
- l) protecting the Metropolitan Open Land, public and private open space and the nature conservation designations of sites;*
- n) taking into account the impact on the Heath when considering relevant planning applications;*
- o) protecting views from Hampstead Heath and views across the Heath and its surrounding area;*

15.1 Camden has over 250 designated parks and open spaces and 36 sites of nature conservation importance. In addition many housing estates include green areas that play a role in meeting the open space needs of local people. Hampstead Heath is the largest open space in the borough, providing nearly half of our total area of open space and many of our

outdoor sporting facilities. The openness and semi-rural feel of the Heath and its surrounding green areas is preserved through its designation as Metropolitan Open Land (MOL), broadly equivalent to the green belt.

The proposal will not encroach on, or interfere with the character of Hampstead Heath or its importance as the site of nature conservation. It will aid the understanding of the landscape and open space by providing a well-designed and carefully researched interpretation of one of the most important Kenwood views. It will therefore enhance the amenity value of the area.

7.2.2 Camden Planning Guidance, Design (CPG1)

This document highlights that Camden Borough Council is committed to excellence in design and working with their partners to promote high quality design to improve the historic environment.

7.2.2.i Section 2 Design Excellence

Design of public space

2.17 The design of public spaces, and the materials used, is very important. They can (...) provide useful amenity space...

2.19 Public art can be a catalyst for improved environmental quality by upgrading and animating public space and enhancing local character and identity through helping create a sense of place. The Council will therefore encourage the provision of art and decorative features as an integral part of public spaces, where they are appropriate to their location and enhance the character and environment...

2.20 It is important that public spaces and streets are maintained to a high standard...

The interpretation plinth will be made in high quality organic materials (Portland stone and metal). Its design is distinguished by restrained elegance and clean lines which is in keeping with the natural ambience of the area. It will animate and enhance the quality of the space and help create a better sense of place for visitors and the local community.

7.3 'Caring for Kenwood', the Conservation Management Plan for the Kenwood Estate.

This document was first adopted in 1996 and revised in 2012. It is a guidance document whose policies and recommendations for the landscape at Kenwood remain fundamental to English Heritage's conservation and management of the estate.

The main objectives of the Plan are:

- 1 To retain the important open views south.
- 2 To improve the setting to the stables.

One of the key aspects of the Management Approach includes upgrades to the panoramic map on the orientation board/plinth to identify recent buildings. The Plan also emphasises that no trees will be planted to interfere with the view.

8. IMPACT ASSESSMENT

8.1 Setting of Listed House and Stables

Due to its low-key scale, simple lines, good quality design and materials, as well as the natural colour-scheme, the installation will blend well with the surrounding landscape and will not have a detrimental effect on the setting of the House and the Stables. As this area is outside Repton's landscaped grounds, its construction will not have an impact on the design value of Kenwood landscape.

8.2 Landscape Impact

The main features of this area are its elevation and a crescent of forest trees planted on the ridge. Once again, due to its scale and design, the viewpoint will not detract from the informal character of this area or the ambience of the Heath. No trees will be removed in the process and as the foundations are shallow and will only slightly breach the perimeter of the existing pavement, the roots of the nearby trees should not be affected.

8.3 Heritage Significance

By explaining the connection of Kenwood with various London buildings the interpretation will provide an insight into the history of the site and importance of its owners in the life and development of the city. Because of this the viewpoint will enhance the historical and associative value of the site as well as the educational value of visitors' experience.

High quality design and repaired, well-kept pavement will enhance the aesthetic qualities of the estate.

The protected view forms an important part of the Kenwood experience and is one of the reasons while the area attracts multitudes of visitors and is regularly used for leisure and recreation by local people. Carefully researched and attractively presented interpretation will enhance their sense of connection and identity thus enhancing the communal and social value of Kenwood as a heritage asset. The proposal has been consulted with the members of Kenwood Landscape Forum and the Friends of Kenwood Council and they eagerly await the installation.

9. CONCLUSION

The proposed interpretation viewpoint is a small-scale and high quality development which is highly site specific and has a clear historical or conceptual connection to its location. It will deliver multiple public benefits.

Due to its massing and scale it will have no detrimental impact on the setting of the grade II listed Stables. Similarly, because of its good design and organic appearance, it will blend in well in the landscape not interfering with the natural character of Kenwood and Hampstead Heath landscape. The improvements in quality and appearance of the location will provide tangible evidence for careful and considerate management and will improve the amenity value of the area for all the visitors. New interpretation will enhance the heritage qualities of the site and aid the understanding of the importance of the view which can lead to better appreciation and public support for further protection of London cityscape from inappropriate development.

Taking all the above into account it is considered that the proposal is in compliance with national and local policy and guidance and appropriate to its location.

Dr Agnieszka Sadraei

4th March 2016