

Design, Access and Heritage Statement



113A Camden Street, London

On behalf of Mr G Pigache

June 2016

Project Ref: 2674A

Project Number:	2674A
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Date:	June 2016
Document version	M:\HC\Projects\Projects 2501-3000\2601-2700\2674 - 113A Camden Street, London\2674A\Reports\2016.06.08 113A Camden Street DAS and Heritage.docx

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1.0 INTRODUCTION

- 1.1 This Design, Access and Heritage Statement has been prepared by Heritage Collective on behalf of Mrs S Pigache. It accompanies an application for listed building consent for the replacement of one window, one door and the creation of a new rear door in place of a window at 113A Camden Street, in the London Borough of Camden (LBC).

The Application Site

- 1.2 113A Camden Street is listed grade II as part of a terrace (nos. 107-117). These buildings date from the early 19th century and are of three storeys with basements. No.113 has been converted into two maisonettes with 113A comprising the basement and ground floor. As such this application only relates to these areas of the building. The building is not located within a conservation area.

Access

- 1.3 There will be a slight change of access to the property by the introduction of a door to the rear of the building at basement level.

Purpose and scope of the statement

- 1.4 This statement deals with the effects on the heritage significance, or special interest, of the listed building. It should be read alongside the application drawings and photographs.
- 1.5 The purpose of this document is twofold:
- i Firstly, to provide the London Borough of Camden (LB Camden) with sufficient information about the significance of the heritage asset to determine the application, in accordance with paragraph 128 of the National Planning Policy Framework.
 - ii Secondly, to provide LB Camden with reasoned justification as to why the proposed window replacement is acceptable in this instance.

2.0 RELEVANT PLANNING POLICY CONXTEXT

Legislation

- 2.1 Legislation relating to listed buildings and conservation areas is contained in the Planning (Listed Building and Conservation Areas) Act 1990. Section 16 requires special regard to be given to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 2.2 Harm is defined by English Heritage as change which erodes the significance of a heritage asset.¹
- 2.3 The significance of a heritage asset is defined in the NPPF as being made up of four main constituents, architectural interest, historical interest, archaeological interest and artistic interest.
- 2.4 The NPPF requires the impact on the significance of a designated heritage asset to be considered in terms of either 'substantial harm' or 'less than substantial harm' as described within paragraphs 132 to 134 of that document. National Planning Practice Guidance (NPPG) makes it clear that substantial harm is a high test, and recent case law describes substantial harm in terms of an effect that would vitiate or drain away much of the significance of a heritage asset.

The London Plan

- 2.5 The London Plan (2015) provides a city-wide context within which individual boroughs must set their local planning policies. Policies of relevance to the historic environment include:
- 2.6 Policy 7.4 – Local Character: Buildings, streets and open spaces should provide a high-quality design response that (i) has regard to pattern and grain of existing spaces, (ii) contributes to positive relationships between urban and natural landscapes, (iii) is human in scale, (iv) allows positively contributing buildings to influence the future character, and (v) is informed by the surrounding historic environment.

¹ Paragraph 84 of Conservation Principles 2008.

- 2.7 Policy 7.8 – Heritage Assets and Archaeology: This policy seeks to safeguard heritage assets. The policy encourages development that (i) identifies, values, conserves, restores, re-uses and incorporates heritage assets, where appropriate, and (ii) that conserves heritage assets and their setting.

Local Heritage Policy

- 2.8 The London Borough of Camden assesses planning applications against the policy set out in the Local Development Framework which includes the Core Strategy and Development Policies.

Core Strategy

- 2.9 Policy CS14 promoting high quality places and conserving our heritage - The council will preserve and enhance Camden’s heritage assets and their setting, including conservation areas and listed buildings.

Development Policies

- 2.10 Policy DP25 Conserving Camden’s Heritage sets out the council’s strategy for conserving its heritage. The council will preserve or enhance listed buildings by:
- Only granting consent for a change of use or alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building

3.0 ASSESSMENT OF HERITAGE SIGNIFICANCE

- 3.1 It is recognised that not all parts of a heritage asset will necessarily be of equal significance. In some cases certain elements of a building or area could accommodate change without affecting the significance of the asset. Change is only considered harmful where it erodes the significance of an asset. Understanding the significance of any heritage assets affected (paragraph 128, NPPF 2012) is therefore fundamental to understanding the scope for the acceptability of change.
- 3.2 A description of 113A Camden Street and its heritage significance is presented below. The descriptions are proportional to the assets significance and are sufficient to understand the nature of any impact the proposals may have upon that significance.
- 3.3 The property forms part of a terrace of six early 19th century listed buildings of yellow stock brick with rusticated ground floors and slated roofs. Each house is 3 storeys high above a basement and two bays wide. The windows have gauged brick flat arches and recessed timber sashes (with the exception of the basement floors where windows vary in style and materials). The windows at first floor level have cast iron balconies.
- 3.4 In 1969 113 Camden Street was converted into a communal home with office accommodation to be used by the Soho Project. In 1974 Listed Building Consent was granted for the change of use to two self contained maisonettes and the rebuilding of the rear extension at ground floor level. In 1975 consent was granted for the demolition of the rear extension and in 1976 alterations were made to the building, no further details are given in the planning files.
- 3.5 The windows at basement level have been altered. The front elevation basement window is now a crittal casement window. This has required an increased opening at basement level resulting in a window larger than originally present and out of keeping in both style and size with the upper floors detracting from the appearance of this elevation.
- 3.6 To the rear of the building at ground and basement level the original doors and windows have been altered. There is a casement window at basement level that is out of keeping with the character of the rest of the building. In

addition a modern door has been inserted at ground floor level to provide access to the rear of the property via a modern spiral staircase. The rear elevation is plainer and less susceptible to change but these alterations have had a negative impact on the historic character of the building.

- 3.7 Architectural Interest: There is architectural interest derived from the uniformity of the terraced buildings. The similarity of materials and design has aesthetic interest. There is additional interest in the rusticated ground floor treatment, the cast iron balcony at first floor and the remaining original sash windows. Internally the architectural interest has been diminished in the 1970s when the house was converted to flats resulting in a loss of a number of original features and a change to the floor plan.
- 3.8 Historic Interest: The building has some historic interest as part of the development of the prebendal manor of Kentish Town. The similarity of style with a number of buildings in surrounding streets gives illustrative interest of the former wealth and residential use of the area.
- 3.9 Artistic Interest: Though the building is of some aesthetic interest as part of an early 19th century terrace, the significance of the structure is not derived from any artistic interest.
- 3.10 Archaeological Interest: The building is not of archaeological interest.

4.0 IMPACT ASSESSMENT AND POLICY COMPLIANCE

Impact Assessment

- 4.1 This section appraises the impact of the proposed development on the heritage sensitivities identified within the report. It seeks to support LB Camden in their decision making process.
- 4.2 As identified in the preceding section the existing non-original windows detract from the significance of the grade II listed building due to their inappropriate form and appearance.
- 4.3 Proposals entail the replacement of the non-original casement window at basement level with a Venetian sash window.
- 4.4 The proposed works also include the removal of one casement window to the rear basement level and its replacement with a four panel door. This change has been made on other buildings in the terrace without affecting the historic character of the properties. It is also proposed to replace the existing modern rear door to a four panel door to match the proposed new door at basement level.
- 4.5 The replacement window and doors will be appropriately detailed and constructed of white painted timber. Due to the size of the front elevation window opening it is proposed to replace the existing crittal window with a Venetian sash. This will better relate to the six over six sash window above.
- 4.6 As demonstrated by the submitted elevations and detailed plans the proposed units will suit the character of the building and the other buildings within the terrace and will not affect the heritage interest of the grade II listed buildings. The windows and door to be replaced are not original and do not contribute to the character of the building. Their replacement with a more appropriate style of window will preserve the significance of the building.
- 4.7 The basement windows are less sensitive to change than windows further up the building and as such the introduction of a new window style will not

be an obtrusive form of alteration when experiencing the special interest of the building from the interior or exterior.

- 4.8 In summary the proposals to replace the windows will result in a visual enhancement to 113 Camden Street. The introduction of a more appropriately detailed window to the basement level and doors to the rear elevation will preserve if not enhance the architectural interest of the building.

Policy Compliance

- 4.9 This report has assessed that the proposed change to the windows and door are compliant with local and national planning policy and guidance.
- 4.10 This Design, Access and Heritage Statement has satisfied requirements of paragraph 128 of the NPPF insofar as it provides a proportionate assessment of the significance of heritage assets affected by the proposals. The report has assessed the impact of the proposed changes to the windows and door on that significance and has found that the proposed changes fall outside of the remit of paragraphs 132-134 as they will not cause harm to the significance of the grade II listed building. Rather the proposals will have a beneficial effect by restoring a more traditional character to the front elevation at basement level.
- 4.11 With regards to local policy, the proposed changes to the windows and door are compliant with the following policies (relating to heritage matters).
- 4.12 Policy CS14 - Promoting High Quality Places and Conserving our Heritage: This policy requires the heritage significance of buildings to be preserved. The proposed alterations to the windows and doors will preserve the significance of the building and is therefore considered policy compliant.
- 4.13 Policy DP25 Conserving Camden's Heritage: The proposed alterations to the windows and doors are compliant with this policy as they will not harm the special interest of the listed building.

5.0 SUMMARY AND CONCLUSIONS

- 5.1 113 Camden Street is a grade II listed building. It was listed as part of a terrace of six buildings 107-117 (odd). The building dates to the early 19th century and has been altered to provide two maisonettes in 1974. The building has architectural interest due to its uniformity as part of a designed terrace and its aesthetic value within the streetscene.
- 5.2 The windows at basement level have been altered in the past and no longer reflect the original character of the building. The proposed change to the style of window will help to restore the original character of the building. The proposed new doors will not harm the significance of the listed building, as they are in-keeping with the character of the building.
- 5.3 Paragraphs 132-134 of the NPPF would not be engaged by this proposal as no material harm to the significance of the listed building will occur or to the wider group. Rather, as a result of the introduction of a more appropriate style of window it will enhance the significance, specifically the architectural interest of the grade II listed building. As such the proposed alterations to the windows and door are in accordance with the requirements of the NPPF and relevant local planning policies CS14 and DP25 of LBC Core Strategy and Development Policies.

APPENDIX 1: Photographs 2016



Appendix 1.1: 107-117 Camden Street Listed grade II



Appendix 1.2: Crittal casement window to be replaced



Appendix 1.3: Window at basement level and door to be replaced.



Appendix 1.4: Window to be removed and made into a door