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## Heritage, Design and Access Statement

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**9 Ellerdale Road**

**LONDON**

**NW3 6BA**

**October 2016**

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## 9 ELLERDALE ROAD

### 1.0 INTRODUCTION

This report has been prepared by CgMs to inform decisions relating to the application for Planning Permission in relation to the property at 9 Ellerdale Road.

The property is situated on a prominent site 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, which was first designated in March 1984 and is the subject of a Conservation Area Statement published in 2001. 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 therefore proposes the erection of a replacement conservatory extension and roof extension to single dwelling house (Class C3).

**Planning permission was approved in 2013 for this scheme (Reference: 2013/3793/P), however the three year time period for implementation expired on 2 July 2016. The owners of the property however are now in a position to commence works and therefore this application seeks consent for the same proposals as previously approved.**

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 will fulfil 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 will also be undertaken to inform an assessment of the proposals and the impact upon the identified heritage assets.

This document should be read in conjunction with other documents submitted as part of this application, particularly the Planning 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: A view of the side elevation of the property and the adjoining building at 18 Prince Arthur Road.



Figure 4: The current view of the rear of the property as seen from further north along Ellerdale Road. It is clear that the existing planting, boundary wall and topography obscure views of the rear elevation.



## 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).

### Guidance

#### ***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).

### Strategic Policy

#### ***The London Plan, modifications adopted July 2016***

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 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.

## 2.0 LEGISLATIVE AND PLANNING POLICY FRAMEWORK

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### 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 development preserves and enhances their character in line with national policy.

### 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.

#### ***The Fitzjohns/Netherhall Conservation Area Management Appraisal and 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 covered by 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 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 area was originally part of the Hampstead Estate, an estate that had been in the hands of the Church until these lands were exchanged following the 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 plot in 1875 led to the start of roadmaking proper.

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 within the vicinity of Ellerdale 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 and 1896.

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 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.

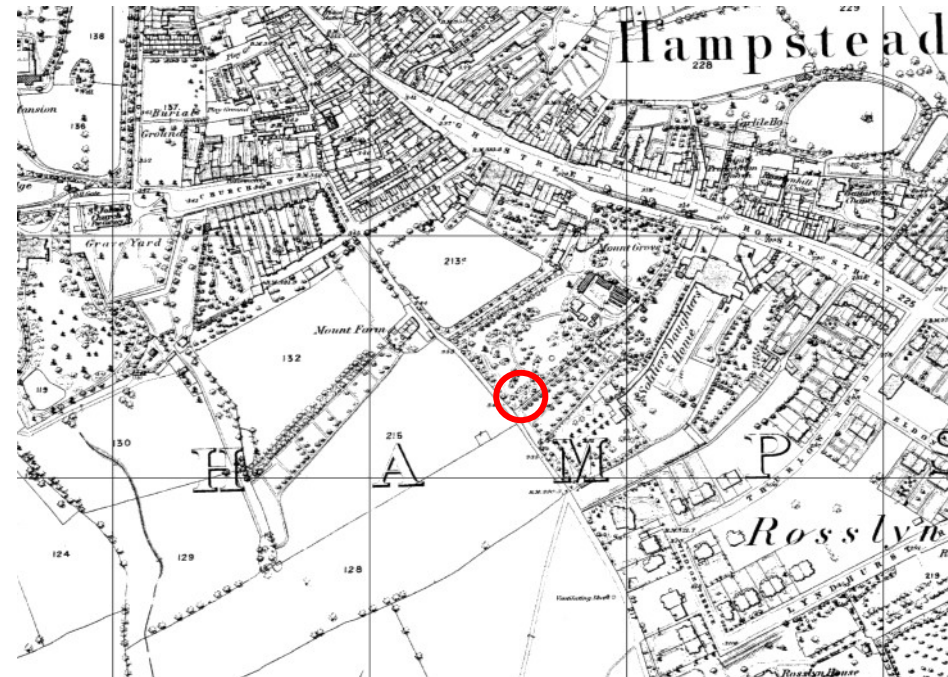


Figure 9: This OS map from 1871-9 shows the piecemeal development of the area to the north of what was to become Fitzjohns Avenue. 'Mount Farm' and the surrounding establishments to the north are clearly marked on this map.



Figure 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 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 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.

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.

### Exterior

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.

The view of the tower included in figure 16 show the unusual composition of this property and the heavy proportions of its strong features when viewed from certain angles. The view included in figure 17, shows how the roof form is of an unusual composition, with two pitched roofs and the tower creating a channel between these structures. A roof lantern is located within this channel and its position, as well as the treatment of the interior detailing in the ceiling at the first floor level, suggests that this feature was introduced to provide light to the floors below. Whilst most likely in its original location, it is unlikely that this an original nineteenth century structure, based upon an appraisal of its external appearance and materials, which suggests that this skylight was overhauled at some point during the twentieth century, as shown in figure 17.

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



Figure 15: A view of the rear of the building and the conservatory extension, which currently adds nothing to an appreciation of the property.



Figure 16: 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 17: A view at roof level of the party wall with the property at 18 Prince Arthur Road. The roof lantern pictured here provides light to the landing below, and is not visible from the street level. This feature has clearly been the subject of more recent replacement as can be seen in the materials shown in this photograph.

An external appraisal of the property reveals that a number of less sympathetic alterations have been made overtime. A number of windows, especially on the front and at the rear of the property have been replaced with simple casement windows, whilst a small extension was added at the rear of the property as part of the alterations made in 1994. 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.

The historical context of this property, its external appearance and its position within the street is enhanced by the stock brick boundary wall which contains the garden to Prince Arthur and Ellerdale Roads, and retains its original lettered sign in the side to Prince Arthur Road. Despite perhaps some of the weakness in its overall composition, this property is recognised as making a special contribution to the character and appearance of the Fitzjohns Netherhall Conservation Area.



## 3.4 9 ELLERDALE ROAD: SITE APPRAISAL

### Interior

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 Lower 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 18, 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. Planning permission ref: 2014/4617/P approved the extension of the existing basement in November 2014 to enhance the space at the lower ground floor level. The main staircase leads from the ground floor entrance hallway to the first floor level, where access is provided to the bedrooms and bathrooms. Two separate staircases/ladders then lead to the rooms contained within the roof.

At the roof level, the two pitched roofs create an unusual internal layout at the upper storeys of the property. No connection exists between the tower and the accommodation provided within the opposite pitch. The tower room is a small space which provides good views across the city, and access is provided through a tight corridor leading from a ladder access. The other gable contains one room which currently exists as a child's bedroom in a split level arrangement, as shown in figure 19. These two roof spaces are currently rather cramped, with accessibility restrictions, and their arrangement and layout limit their utility as part of this family residence.

### **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 as a late Victorian landscaped area can be considered to contribute to the setting of this late nineteenth century building.



**Figure 18:** 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 tower structure.



**Figure 19:** The upper level of the bedroom space contained within one of the roof gables. This space, whilst useable to an extent, is limited by the awkward layout at the roof level.



**Figure 20:** 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

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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.

The proposals within this application seek to replace the conservatory structure to the rear and extend the roof . The proposals were originally approved in 2013 (ref: 2013/3793/P) following pre-application consultation with officers at the London Borough of Camden and design review. The 2013 permission however expired in July 2016 and therefore this application seeks consent for the proposals as the owners are now in a position to implement the changes. There are no changes proposed from the originally approved scheme.

#### Overview

The main elements of the proposals 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.

As part of the submission package, and in order to inform discussions in relation to the particular heritage considerations at the site, a verified view of the roof addition has been produced to illustrate the minimal impact that the proposed addition will incur. A discussion of this verified view will be included in the following analysis of the scheme.



## 4.2 ASSESSMENT OF IMPACT

### Roof level alterations

The proposals at the roof level seek to increase and improve the accommodation at this level through a series of well considered alterations which will preserve the character of the property on this corner plot and its contribution to the Conservation Area.

As indicated in the drawings, detail of which is included at figure 23, the alteration is to be constructed in slate; the existing facing materials at roof level, in order to present as a contextual and consistent addition at roof level. A flat glazed section will be introduced as part of the new roof to the rear in a replacement of the existing lantern in order to continue to allow light through into the stairwell of the property at the second and first floor levels. The existing roof lantern is not visible from street level, nor will the proposed glazed section of the new roof.

An important aspect of these proposals lies in the concerted preservation of the characteristic elements of this roof, namely the two gabled pitches and the tower, which serve to create its unusual appearance. Indeed, the proposed roof addition has been deliberately set back from the edge of the existing parapet in order to reduce its appearance within views towards the property, whilst the height of the roof is to sit as a subservient addition within the roofscape, below the ridgeline of the existing pitches.

This is illustrated in figure 22 which contains a verified view of the proposed alteration and the way in which this will sit as a discreet addition between the existing pitches. Currently, views towards the roofscape from street level highlight the awkward junction between the two pitches and the channel which is created as a result (figure 21). Furthermore, the particular orientation and position of the proposed addition mean that it will be visible to a minimal extent when viewed from a distance and from the corner of Prince Arthur and Ellerdale Road.

It is evident therefore that this addition will preserve the unusual roof form which is an integral part of the character of the property, and the contribution that this makes to the characteristic rooflines of the Conservation Area in accordance with 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'.



Figure 21: The existing view of the roof as seen from directly opposite the property on Ellerdale Road. This should be consulted in relation to figure 24 below.



Figure 22: The verified view of the proposed addition to the property at roof level. The position of the proposed addition, set back from the existing ridgeline, and the pitch and height of the proposed extension

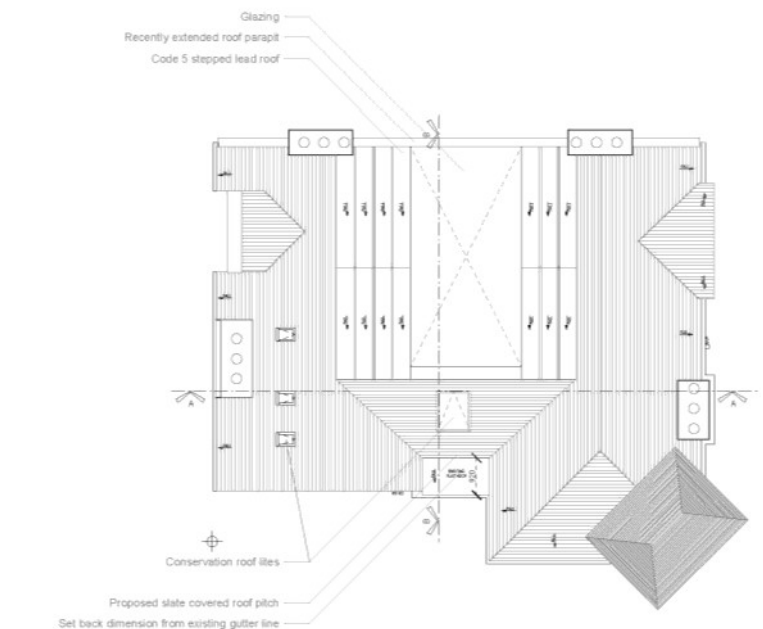


Figure 23: The proposed roof plan, which highlights how the addition is to be set back from the existing ridgeline and that the pitch of this new addition will reduce its appearance within views

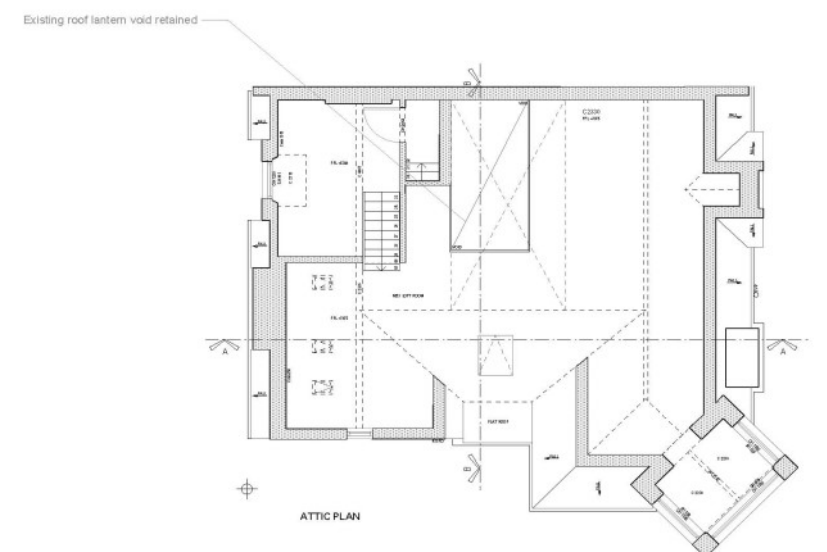


Figure 24: The proposed attic plan. This shows how the existing accommodation at the attic level will be vastly improved through the introduction of the open plan living space.

## 4.2 ASSESSMENT OF IMPACT

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### Rear Extension

The proposals seek the removal of the existing extension at the rear of property. As discussed, this extension was constructed in the mid 1990s and is of a form and design which does not contribute to the character of the building.

The proposals seek to replace this structure with a bespoke timber framed conservatory of traditional Victorian design. This structure will retain the footprint of the current structure and is of a mass and form more in keeping with the character of the property. This new structure thus presents as an enhancement to the host building and thus to the Conservation Area as a whole in accordance with Policies 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'.



**Figure 25:** A sketch of the proposed conservatory to replace the brick infill extension at the rear of the property. It is clear that this will present as an enhancement as part of the overall scheme.



## 5.0 CONCLUSIONS

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This report has been prepared in support of the application for Planning Permission at the property of 9 Ellerdale Road. The property lies within the Fitzjohns Netherhall Conservation Area and is identified as making a positive contribution to the Conservation Area, being a late nineteenth century property in the Gothic Revival style. The proposals are the same as previously approved in 2013, however that consent has expired and therefore this new consent is required to enable works to be implemented at this time. The proposals form a well considered scheme which have been drawn up in an appropriate response to the heritage considerations at the site.

This 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 listed buildings 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. Not only will these features be preserved, but enhancements are to be made to the property through the replacement of the twentieth century extension at the rear with a high quality structure of traditional Victorian design, and through the proposed landscaping scheme. In particular, an analysis of the Verified view produced by AVR has illustrated that the proposed roof addition will preserve the integral parts of the existing unusual roof form which is characteristic of other properties within the Conservation Area.

This report should be read alongside the drawings submitted with the application. It has been found that the proposed scheme has addressed the particular heritage considerations at the site in accordance with the relevant National and Local planning policies and provides an acceptable design solution.

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