

Boundary Wall Application

Bourne Estate

Planning, Heritage, and Design Statement

March 2017

Justification and Design Statement

Justification and Introduction

New boundary wall between Block 2 and Leather Lane: to be read in conjunction with application drawings

Introduction and background

Conditional Planning Consent was granted in October 2013 for the construction of two new mixed tenure residential blocks on the Bourne Estate. The proposals included the relocation and re-provision of a children's play space on Baldwin's Gardens, adjacent to premises at 39-49 Leather Lane. The site of the original playspace has been redeveloped and is now the location of Block 2 / Equiano Court together with private gardens for dwellings and a new play space (refer to new resi. block App. Ref. 2012/6372/P & 2014/1563/L - consents granted).

As the redevelopment project nears completion, the condition of the original boundary wall with 39-49 Leather Lane has revealed itself to be inadequate both in terms of build quality and as an effective boundary treatment. The purpose of this application is to seek approval for lining the existing boundary with a new wall to screen the existing haphazard and unsightly series of constructions.

Comment on existing wall

The existing boundary is formed from a series of structures. On the Bourne Estate side, there is a single 215mm thick solid brick wall which is rendered and painted green. This wall is circa 2.2m high (from the new Block 2 finished ground floor level) and has become damaged through the course of building works, requiring underpinning and brickwork repairs to be carried out.

Beyond the boundary wall, 39-49 Leather Lane have undergone ad hoc development with a series of utilitarian flat roofed back extensions. These vary in height and are constructed in differing materials. The parapet walls between ownerships vary in height and are capped with Galvanised metal security fencing, again of varying heights.

Mechanical plant servicing the Leather Lane premises (together with trunking and wiring) have been installed along the party wall. These represent a nuisance from extracted odours and negatively affect the visual amenity of this part of the site.



Examples of haphazard boundary condition between Leather Lane and the Bourne Estate.



Mechanical plant fixed to party wall with 43 Leather Lane.

Context Photographs



The parapet walls between ownerships vary in height and are capped with galvanised metal security fencing.



39 and 43 Leather lane with services fixed to party wall.



Ad hoc development with a series of utilitarian flat roofed back extensions vary in height and materials.

Design Statement

Design

The proposed design solution is to construct a new solid masonry wall, in brick to match the block 2 garden walls. The brickwork height will match the height of the original brick boundary wall to enable an effective weathering detail and to properly screen the patchwork of structures beyond. A planting screen will be developed of climbers trained up the brickwork.

To screen the plant and galvanised security fencing beyond the boundary wall, a 1.2m Siberian Larch palisade fence is proposed to provide a continuous datum above the new brick wall. The palisade's vertical boards will line through with the galvanised fence beyond to provide permeability whilst maintaining a visual screen.

The fence and brickwork will be detailed to match the fencing design to the MUGA and St Alban's Primary school adjacent to Block 2, to create a uniform approach to boundary treatments across the site.

Proposed Materials

The proposed materials are to match adjacent examples on the new development.

- Brick: First Quality Multi by Freshfield Lane
- Bond: Garden Bond with brick on edge capping
- Fencing: Siberian Larch fixed vertically.



Larch vertical fencing on garden wall bond, brick on edge capping. MUGA detail.



Brick garden wall matches brickwork to block 2:First Quality Multi by Freshfield Lane.

Planning and Heritage Statement

Planning and Heritage Statement

This Planning and Heritage Statement summarises the key policies and standards that have been taken into consideration when designing the proposed new boundary wall at the Bourne Estate.

This planning application is submitted as a full planning application, with no matters reserved. The description of development is:

“Construction of a new boundary wall between the Bourne Estate and the rear of properties on Leather Lane and associated site works.”

This application is a minor application and as such that statutory determination period of eight weeks from validation will apply.

Planning History

There is an existing planning consent for the wider regeneration of the Bourne Estate that has been implemented and is close to completion. The description of development for this scheme (Application Ref: 2012/6372/P) is as follows:

“Mixed use development comprising two new buildings to provide 75 units of new/replacement mixed tenure residential (class C3); 216sqm of new/replacement community facilities (class D1); an energy centre, substation, cycle parking and caretaker’s facilities and associated landscape and public realm improvement works including the relocation and re-provision of an existing multi use games area and children’s play space and the relocation and reorganisation of car parking within the site and on Portpool Lane, following demolition of Mawson House, an existing tenants hall, caretaker’s facilities and a substation.”

Relevant Planning Policy

The following documents and policies form the Development Plan for this application:

London Plan [MALP] (2016)

- Policy 7.5 Public Realm
- Policy 7.8 Heritage Assets and Archaeology

Camden Core Strategy (2010)

- Policy CS14 Promoting High Quality Places and Conserving Our Heritage

Camden Development Management Policies (2010)

- Policy DP24 Securing High Quality Design
- Policy DP25 Conserving Camden’s Heritage

Camden Planning Guidance (2015)

- CPG1 Design

The following policies form part of the emerging local planning policy anticipated to be adopted later this year. Policies within this plan should therefore be given consideration in planning applications:

Emerging Camden Local Plan: Submission Draft (2016)

- Policy D1 Design
- Policy D2 Heritage

Site Designations

The proposed new boundary wall is subject to the following designations:

- Hatton Gardens Conservation Area
- Designated View: Blackheath Point to St. Paul’s Cathedral: Right Lateral Assessment Area
- Archaeological Priority Area – London Suburbs

Planning Policy Assessment

As indicated above, the main considerations for this application relate to issues of design and heritage. These are discussed and assessed against the relevant policies below:

Design

The wider regeneration project at the Bourne Estate has upgraded and improved key areas of the public realm and built environment at the Bourne Estate. As the project nears completion, the existing boundary wall between the estate and the rear of neighbouring Leather Lane properties has been exposed and now stands out as a very poor quality element in the public realm. This is particularly evident when the wall is viewed in the context of new, high quality buildings and spaces created as part of the regeneration project, and in relation to the wider Hatton Garden Conservation Area.

Core Strategy Policy CS14 requires “development of the highest standard of design that respects local context and character” and promotes “high quality landscaping works to streets and public spaces.” Development

Management Policy DP24 requires all developments to be of “the highest standard of design” while expecting developments to consider the “character, setting, context and form and scale of neighbouring buildings.” Policy DP24 goes on to state that LBC expects developments to consider “the quality of materials to be used” and “the provision of appropriate hard and soft landscaping including boundary treatments.”

The supporting text of this policy states that boundary treatments “play a significant role in defining the character and attractiveness of a site or area and reinforcing local distinctiveness.” Policy D1 of the emerging Camden Local Plan seeks high quality design that “respects local context and character”, “preserves or enhances the historic environment”, “comprises details and materials that are of high quality and complement the local character” and “incorporates high quality landscape design.” The Camden Design CPG reiterates the importance of boundary treatments on the quality of public spaces.

The proposed boundary wall to be located between Block 2 of Bourne Estate and rear of the adjacent

properties on Leather Lane accords with all the relevant development policies related to design that are outlined above. The existing boundary wall is of demonstrably poor quality. It consists of a haphazard mix of materials, quality, and design that creates an unattractive and unpleasant space within Bourne Estate.

The proposed wall will be of a high quality design that uses materials that respect and complement the character of the immediate vicinity, such as the same bricks as used in the adjacent new build block. The proposed wall would also provide an attractive boundary treatment that would greatly improve the quality of the area, creating an inviting public space to be used by local residents. By using matching materials as the adjacent Block 2, the boundary wall would help define a distinct local character and vastly improve the visual amenity of local residents by replacing the existing poor quality boundary wall.

Heritage

The proposed boundary wall is located within the Hatton Garden Conversation Area. Development Management Policy DP25 states the Council will “take account of conservation area statements” and “only permit development within Conservation Areas that preserves and enhances the character and appearance of the area.”

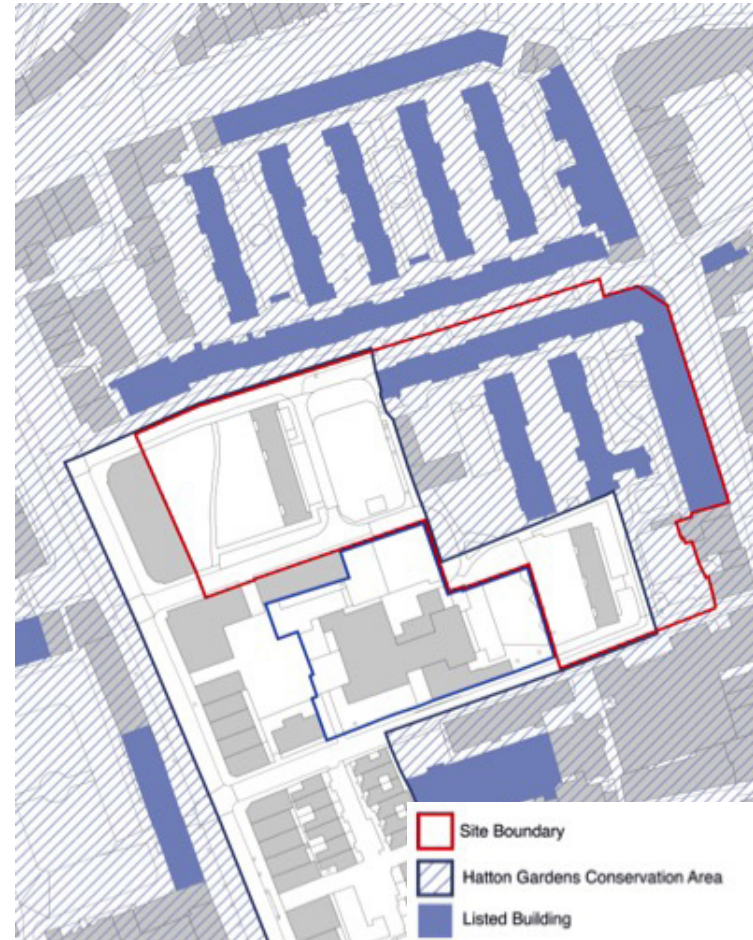
In addition to these policies outlined in the Development Management Plan, the Hatton Gardens Conservation Area statement requires development to “be of a high quality in terms of design, materials, and execution.” Policy D2 of the emerging Camden Local Plan (Submission Draft) also requires “that development within Conservation Areas preserves or, where possible, enhances the character or appearance of the area.”

The proposed boundary wall to be located between Block 2 of Bourne Estate and rear of the adjacent properties on Leather Lane accords with the above planning policies because it would significantly enhance the character of the immediate area. The existing boundary is in a poor

condition and along its length and varies in height, materials, quality, and design. The result is a haphazard boundary treatment that detracts from the overall quality of the Hatton Gardens Conservation Area and would provide an unsatisfactory outlook for the future residents of Block 2 of Bourne Estate.

Summary of Planning and Heritage Issues

The proposed boundary wall accords with all relevant development management policies that relate to both design and heritage within the development plan framework applicable to this scheme. It would replace the existing poor quality wall with a high quality boundary treatment that would enhance the character of the area and help create an attractive and welcoming public space that benefits local residents.



Site's location with the Hatton Gardens Conservation Area

