



JULY 2017

72 Maresfield Gardens, London NW3 5TD

Heritage Statement

Iceni Projects Limited on behalf of
Ackroyd Lowrie Architects

July 2017

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HERITAGE STATEMENT

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1. INTRODUCTION

- 1.1 This Heritage Statement report is supplied to provide an assessment of the significance of No 72 Maresfield Gardens, in the London Borough of Camden, London, NW3 5TD (henceforth 'the Site'), as part of a full planning application for alterations to the existing house and boundary treatment.
- 1.2 The Site is neither locally nor statutorily listed, nor does it fall within the setting of any other designated heritage assets. The Site is within the Fitzjohns/Netherhall Conservation Area.
- 1.3 Accordingly, the report will:
- Set out the relevant legislative and policy framework within which to understand the proposed redevelopment of the Site;
 - Provide a proportionate and robust analysis of the Site and surrounding area's historic development;
 - Describe the site and identify designated heritage assets;
 - Appraise the heritage significance of the Site and identify the contribution to the Fitzjohns/Netherhall Conservation Area; and,
 - Provide a detailed assessment of impact for the proposals on the Site and its setting, and on the character and appearance of the Fitzjohns/Netherhall Conservation Area.
- 1.4 The existing Site and surrounding area was appraised during a site visit (June 2017), and a desk-based study was also undertaken to inform report findings. This includes review of scholarly secondary works published on the British History Online site, the Fitzjohns/Netherhall Conservation Area Statement, and an Ordinance Survey Map regression.
- 1.5 The report is produced by Iceni Projects. Specifically, it is authored by Stephen O'Fegan BA MSc, Assistant Heritage Consultant, with guidance and review by Anna Shelley BA (Hons) MSt, Senior Heritage Consultant.

2. RELEVANT LEGISLATION, POLICY, AND GUIDANCE

Legislation

- 2.1 Where any development may have a direct or indirect effect on designated heritage assets, there is a legislative framework to ensure the proposals are considered with due regard for their impact on the historic environment.
- 2.2 Primary legislation under Section 66 (1) of the Planning (Listed Buildings and Conservation Areas Act) 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority or Secretary of State, as relevant, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest that it possesses.
- 2.3 Section 72(1) of the Act, meanwhile, states that:

'In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.'

National Policy

National Planning Policy Framework (March 2012)

- 2.4 In March 2012, the government published the National Planning Policy Framework ("NPPF"), which immediately replaced the previous policy regime, including the design and heritage policies set out in Planning Policy Statement 1: Delivering Sustainable Development (PPS1), and Planning Policy Statement 5: Planning for the Historic Environment (PPS5).
- 2.5 This national policy framework encourages intelligent, imaginative and sustainable approaches to managing change. Historic England has defined this approach, which is reflected in the 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, Historic England, 2009).
- 2.6 The NPPF promotes sustainable development as a fundamental theme in planning and sets out a series of 'Core Planning Principles' (Paragraph 17). These core principles highlight that planning should be a creative exercise in finding ways to enhance and improve the places in which people live their lives; that it should secure high quality design and a good standard of amenity; and that

heritage assets should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.

- 2.7 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 surrounding area, establish a strong sense of place, and respond to local character.
- 2.8 The guidance contained within Section 12, 'Conserving and enhancing the historic environment', relates to the historic environment, and developments which may have an effect upon it.
- 2.9 Heritage Assets are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority. Listed buildings and Conservation Areas are both designated heritage assets.
- 2.10 'Significance' is defined as 'The value of a heritage asset to this and future generations because of its heritage interest. This interest may be architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'
- 2.11 The 'Setting of a heritage asset' is defined as 'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'
- 2.12 Paragraph 128 states that, when determining applications, local planning authorities should require applicants to describe the significance of the heritage assets affected and any 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, local planning authorities are also obliged to identify and assess the significance of any heritage asset that may be affected by a proposal and should take this assessment into account when considering the impact upon the heritage asset.
- 2.13 Paragraph 131 emphasises that local planning authorities should take account of: the desirability of new development making a positive contribution to local character and distinctiveness; 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.

- 2.14 Paragraph 132 states that 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. It emphasises that the weight given to an asset's conservation should be proportionate to its significance, and that clear and convincing justification will be required for loss and harm to heritage assets.
- 2.15 Paragraphs 133 and 134 address the balancing of harm against public benefits. If a balancing exercise is necessary (i.e. if there is any harm to the asset), considerable weight should be applied to the statutory duty where it arises. Proposals that would result in substantial harm or total loss of significance should be refused, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss (per Paragraph 133). Whereas, Paragraph 134 emphasises that where less than substantial harm will arise as a result of a proposed development, this harm should be weighed against the public benefits of a proposal, including securing its optimum viable use.

Planning Practice Guidance ("PPG") (Department for Communities and Local Government, March 2014)

- 2.16 The guidance in the PPG supports the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle. It states that conservation is an active process of maintenance and managing change that requires a flexible and thoughtful approach, and that neglect and decay of heritage assets is best addressed through ensuring that they remain in active use that is consistent with their conservation.
- 2.17 The PPG refers to key elements of a building's special architectural or historic interest when assessing harm. If proposed works adversely affect a key element of the heritage asset's special interest, then those works could amount to substantial harm. It is the degree of harm rather than the scale of development that is to be assessed by the decision taker. Substantial harm is stated to be a high test that may not arise in many cases.
- 2.18 Harm may arise from works to the heritage asset or from development within its setting. Setting is stated to include the surroundings in which a heritage asset is experienced, and may be more extensive than its curtilage. A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.
- 2.19 The PPG also provides clear guidance on the meaning of 'public benefits', particularly in relation to historic environment policy, including paragraphs 132 to 135 of the NPPF. The PPG makes clear that public benefits should be measured according to the delivery of the three key drivers of sustainable development: economic, social and environmental outcomes, all of which are reflected in the roles of the planning system (per Paragraph 7 of the NPPF).

Strategic Policy

The London Plan

- 2.20 Regional policy for the London area is defined by the London Plan (Greater London Authority/ Mayor of London 2011), Revised Early Minor Alterations to the London Plan (Greater London Authority/ Mayor of London 2013) and Further Alterations to the London Plan 2014 Consultation Draft (Greater London Authority/ Mayor of London 2014), and defined by the London Plan Consolidated with Amendments (2015).

London Plan Consolidated with Amendments (2015)

- 2.21 The Consolidated London Plan (GLA 2015) incorporates the changes made in the Revised Minor Alterations to the London Plan (GLA 2013) and Further Alterations to the London Plan (GLA 2014). The Revised Early Minor Alterations to the London Plan (REMA) set out minor alterations in relation to the London Plan and changes to UK legislation including the Localism Act (2011) and the NPPF. The revisions amend and split paragraph 7.31 supporting Policy 7.8 Heritage Assets and Archaeology with regard to developments affecting the setting of heritage assets, the need to weigh developments causing less than substantial harm on heritage assets against the public benefit and the reuse or refurbishment of heritage assets to secure sustainable development. The Glossary for the REMA also contains definitions for 'Heritage Assets' and 'Substantial Harm'. The Further Alterations to the London Plan (GLA 2014) updated policy in relation to World Heritage Sites in London and the assessment of their setting.
- 2.22 The Consolidated London Plan deals with heritage issues in Chapter 7, London's Living Spaces and Places – Historic environment and landscapes.
- 2.23 Policy 7.8 'Heritage assets and archaeology' establishes the following clauses regarding heritage assets in London:

Strategic: London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.

Planning Decisions: Development should identify value, conserve, restore, re-use and incorporate heritage assets, where appropriate.

Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

Local Development Plan

- 2.24 Camden Development Policies forms part of the Council's Local Development Framework, which sets out the planning strategy and policies. The lead document of the LDF is the Core Strategy, which sets out the key elements of the Council's planning vision and strategy for the borough and contains strategic policies. The Core Strategy contributes to achieving the vision and objectives of Camden's Community Strategy and helps the Council's partners and other organisations deliver relevant parts of their programmes.
- 2.25 Camden Development Policies contributes towards delivering the Core Strategy by setting out detailed planning policies that the Council will use when determining applications for planning permission in the borough, in order to achieve the vision and objectives of the Core Strategy.

Camden Development Policies 2010

- 2.26 DP24 – Securing high quality design - The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:
- a) character, setting, context and the form and scale of neighbouring buildings;
 - b) the character and proportions of the existing building, where alterations and extensions are proposed;
 - c) the quality of materials to be used;
 - d) the provision of visually interesting frontages at street level;
 - e) the appropriate location for building services equipment;
 - f) existing natural features, such as topography and trees;
 - g) the provision of appropriate hard and soft landscaping including boundary treatments;
 - h) the provision of appropriate amenity space; and
 - i) accessibility.

2.27 DP25 – Conserving Camden’s heritage

Conservation areas - In order to maintain the character of Camden’s conservation areas, the Council will:

- a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;
- b) only permit development within conservation areas that preserves and enhances the character and appearance of the area;
- c) prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;
- d) not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and
- e) preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden’s architectural heritage.

Core Strategy 2010

- 2.28 CS5 - Managing the impact of growth and development - The Council will manage the impact of growth and development in Camden. We will ensure that development meets the full range of objectives of the Core Strategy and other Local

Development Framework documents, with particular consideration given to:

- a) providing uses that meet the needs of Camden’s population and contribute to the borough’s London-wide role;
- b) providing the infrastructure and facilities needed to support Camden’s population and those who work in and visit the borough;
- c) providing sustainable buildings and spaces of the highest quality; and
- d) protecting and enhancing our environment and heritage and the amenity and quality of life of local communities.

- e) The Council will protect the amenity of Camden's residents and those working in and visiting the borough by:
- f) making sure that the impact of developments on their occupiers and neighbours is fully considered;
- g) seeking to ensure development contributes towards strong and successful communities by balancing the needs of development with the needs and characteristics of local areas and communities; and
- h) requiring mitigation measures where necessary.

2.29 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.

3. HISTORIC DEVELOPMENT OF THE SITE AND SURROUNDINGS

Fitzjohns/Netherhall Conservation Area

- 3.1 The Conservation Area was divided between three historic estates that, combined with the growth of London's urban centre during the 19th century, largely account for the residential development of the area. The three Manors were Hampstead, Belsize Estate, and Greenhill. Hampstead Manor, the largest of the three, was a small upland village in medieval times, stretching from Hampstead to the modern Kilburn High Road, and had highly desirable farmland. Eventually the land was sold and divided amongst heirs, with Finchley Road developed around 1873. At this time, the estate was further divided, and two new roads proposed: Fitzjohns Avenue, and Priory Road. In 1875 the contract for development was tendered, and road making began, with the majority of houses built over the next ten years. The bricks used for their construction came from a brickfield on the nearby Heath.
- 3.2 The street layout was determined from a desire to connect Swiss Cottage and Hampstead, but three railway tunnels also influenced their positioning. The North London Railway made a tunnel between Hampstead Heath Station and Finchley Road and Frognel in 1860. To the east of Fitzjohns, the tunnel runs under properties and their gardens, but the northern end of Netherhall Gardens was designed to lie over the tunnel. The Midland Railway connected to St Pancras in 1868, with a mile long Belsize Tunnel linking Haverstock Hill and Finchley Road. Nutley Terrace, which had to run over the line of the tunnel, was therefore laid with an angle to Fitzjohns Avenue. A second Belsize Tunnel was required by 1884.
- 3.3 The neighbourhood was built in the decade after 1876, with the adjoining streets slightly less spacious than the main Avenue, but still comprised of large building plots, containing detached and semi-detached dwellings, with some having enough space for carriage drives. Netherhall Gardens and Maresfield Gardens were named after a manor and parish of the Maryon Wilson (who developed Finchley Road) family estate in Sussex. The architectural interest in the area arose from the buyers of freeholds, who would commission architects to create high quality, one of a kind buildings. The area quickly became popular with artists, writers, social reformers, and those in a medical profession. Popular architectural styles varied, and include Queen Anne revival, Arts and Crafts (influenced by Norman Shaw, who built three properties in the area, two which survive), and Gothic. Some houses were so large that letting them became difficult, and a number were converted into girls' schools by the 1890s for this reason.
- 3.4 Since the initial development of the area there has been some small scale back land development, particularly in the 1920s and 30s, while in the 1970s, a number of local authority housing schemes were built by the London Borough of Camden on the sites of demolished houses.

The Site

- 3.5 The Site was originally part of Hampstead Manor, with the main part of the estate, Manor Farm, comprising 356 acres in the vicinity of Finchley Road. Development towards Hampstead Village approached the west of the Site by 1871 (Map 1), and shortly after, new roads were laid including Fitzjohns Avenue, in 1876. Over the following decade, the majority of the Conservation Area was developed, though the location of No 72 remained unoccupied (Map 2).
- 3.6 No 72 Maresfield Gardens was constructed from 1937-1938, designed by H S Jaretzki, a Jewish immigrant from Berlin that arrived in the UK in 1934. Jaretzki was a minor figure in the wave of skilled workers who came to the United Kingdom when work in Germany became difficult to obtain in the lead up to the War. Jaretzki's German buildings were completed in a wholly modern style, notably the Residence of the British Ambassador in Berlin, but there is little evidence or analysis about his work in Britain, or signs of wider influence.
- 3.7 The Site first appears on OS mapping from 1953 (Map 4), and by this time, the majority of the Area had been developed, save for the eastern side of Maresfield Gardens. By the 1970s, a few houses were constructed to the southern edge of the Street, but a large gap in the development existed well into the 90s (Map 6), before it too was infilled with housing.

4. SITE DESCRIPTION AND IDENTIFICATION OF ASSETS

The Site

- 4.1 No. 72 Maresfield Gardens is a mid-20th century house, located at the north-eastern end of Maresfield Gardens, at the junction with Netherhall Gardens. The Site is a large detached red/purple brick house of two storeys with a lower ground floor garage to the south. The structure has an irregular hipped tile roof, with dormers central to each elevation, with the principal façade demonstrating an unusual tiered parapet eaves line, stone capped with decorative stone urns flanking the central bay. The ground floor has a central arched entry with a recessed panelled door with fanlight, and slightly protruding eastern and western bays contain sash windows. The upper storey has a central narrow arched window, with a pair of six over six sash windows to each side. All windows are topped with a flat arch, except for the central window. The gables at roof level contain irregular fenestration.
- 4.2 The house is set back from the road with a small landscaped front garden, and is fully visible from the street due to a lack of mature trees. The boundary treatment that separates the property from the street is composed of red brick, which does not match the material of the house. The structure of the boundary is a low wall with regularly spaced brick columns, with iron bars filling the gaps between. The boundary treatment is irregular in the context of the general streetscape, and does not fit into the Area when considering other treatments nearby. There is also not a clear relationship between the style or materiality of the wall and the house, a characteristic which is often found elsewhere in the Conservation Area.

Fitzjohns/Netherhall Conservation Area

- 4.3 The Conservation Area is on the southern slope of Hampstead, and the hills play an essential role in the character of the Area, establishing long views along avenues. Combined with large-scale properties set within generous gardens, the character of the Area is imposing. The Area is primarily residential, though a number of institutional and educational uses have been introduced. There is also evidence of some infill development and demolition, but as a whole, the Area is considered to have the character of a quiet and leafy suburb.
- 4.4 Within a wider framework of broadly similar building types is a mixture of architectural styles evident, which include neo-Gothic, classical Italianate, Queen Anne, Jacobean, Domestic Revival, and Arts and Crafts/Norman Shaw. The varied character of the area comes from a number of properties being constructed for individual owners, often by respected architects. Details evident on individual properties are extensive, and include fine rubbed brickwork, terracotta detailing, stained glass, wrought iron work, extensive tile and tile hanging, gate piers, and elevated ground floors. Roofs are a central and noticeable element of the Area, reflecting development of the mid-late

Victorian period, with the most common styles being various gable styles, pitched with dormers, or shallow pitch with overhanging eaves. A majority of properties in the Area are detached or semi-detached, with few examples of terracing. The gaps between buildings offer views to the rear gardens, as well as rhythm to the streetscape.

- 4.5 Streetscape is a significant element of the Conservation Area, with trees and other vegetation, as well as boundary treatments, being of high interest. Mature trees are visible in almost every view, and some streets, such as Fitzjohns Avenue, were street planted, while others rely on heavy planting within private gardens, but in any case are inherent to the character of the Area. Original boundary walls are distinctive and typically incorporate materials and details that relate to the main house. Though the composition of the walls themselves can vary, the repeated details create a sense of consistency throughout the Area. Though some original walls remain, they are often lacking ironwork in the form of railings and gates.

Character Sub-Areas

- 4.6 The Conservation Area is divided into character areas, with the Site within 'Sub-Area One – Fitzjohns'. Largely built over a ten year period, between the late 1870s and early 1880s, the sub-area of Fitzjohns marks the style and preoccupations of the 1880s. Architectural influences are generally in the Queen Anne and Domestic Revival Style, with purple/red brick, rubbed and carved brick, decorative ironwork, and roof details. The road layout in the area is an irregular grid, with Fitzjohns Avenue running on a north/south axis. The avenue is the main roadway in the area, and demonstrates a higher grade of grandeur, scale, and length.
- 4.7 Maresfield Gardens contains few street trees compared to the rest of the area, and instead its character comes from trees and other vegetation in private gardens. Front boundary treatments on the street are varied with no predominant style, though there are examples of brick with over-burnt brick and stone cappings visible that is predominant in other sections of the area. The form of gardens is relatively consistent, however, with front gardens behind physical boundaries that relate sensitively to the architecture behind them. Maresfield Gardens is predominantly a residential street, and from the turning point to Nutley Street, there are variations in the building type, with a rich choice of styles and building types offering different sections subtle changes in character.
- 4.8 The Appraisal makes direct reference to No. 72, stating that it forms part of a group, in terms of scale, with Nos. 70 and No. 43 Netherhall Gardens at the junction of the two streets. No. 70 is an earlier house dating from the early 20th century, and though the principal elevation of the house is of a similar scale, the house is much deeper, extending further into its plot than No. 72. No. 43 is considerably larger and of a different planform to No. 72 with a loose stylistic connection arising from a common architect, along with Nos. 44 and 46 Netherhall Gardens, which were also completed by 1938.

- 4.9 As mentioned above, Jaretski's other works were in the modern style, and his work on the Site demonstrates his discomfort with neo-Georgian architecture. The uncomfortable relationship between the front and rear elevations, the unusual façade-esque effect of the front elevation, and the irregular roof form are all indicative of this poor handling of these feature, as is further recognised in the Conservation Area Appraisal, noting that No. 72 has 'a hard, unsympathetic front boundary, with garage at semi-basement level'.
- 4.10 Though the predominant building material in the Area is brick, houses are often dressed with stone or render, and there are examples of some homes that are entirely or partly rendered, with rendering almost exclusively painted white. There are also a number of examples of houses of painted brick, primarily white in colour, though grey and black are also apparent. Examples of painted and rendered houses can be found in Appendix A2 below.

5. ASSESSMENT OF SIGNIFICANCE

Assessment Methodology

- 5.1 The assessment methodology used here for assessing the significance of the identified heritage assets and their settings is the framework set out in Historic England's best-practice guidance document *Conservation Principles, Policies, and Guidance* (2008).¹ Broadly, this proposes the use of four key heritage values – evidential, historical, aesthetic, and communal – in assessing what makes a place and its wider context special.

The four values are defined summarily as follows:

Evidential value derives from the potential of a place to yield evidence about past human activity.

Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.

Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place.

Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional and specific aspects.

The Site

- 5.2 The Site, which consists of a mid-20th century detached dwelling, is considered to be of negligible heritage significance, being of limited architectural or historical interest. This is reflected in the fact that the structure is neither statutorily nor locally listed, and in the fact that it makes a limited architectural or historical contribution to the Fitzjohns/Netherhall Conservation Area.
- 5.3 The Site's primary interest is simply as a large detached house set within a mature garden, with a boundary treatment, but it lacks any specific architectural or historic interest otherwise, being a poorly handled example by a little known architect; and the design of both the house and the

¹ <https://content.historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/conservationprinciplespoliciesguidanceapr08web.pdf/>

boundary treatment compare unfavourably to other properties within the Area, as noted in the Conservation Area Appraisal. Therefore, it is considered that the only contribution the Site makes to the character and appearance of the Conservation Area is a contribution to the local streetscape by adhering to a broadly typical plan form.

The Conservation Area

- 5.4 The Conservation Area as a whole is of high heritage significance, as a nationally recognised and statutorily protected area of special architectural and historic interest. Clearly, this significance is derived from a variety of different elements within the Area, with some elements contributing positively, and others making a neutral or negative contribution. The character of the Area, as discussed, is comprised of its varied architectural styles, the relationship of boundaries to their hosts, and mature trees and other vegetation. The Area has an imposing sense of a garden suburb, with detached and semi-detached houses set on large plots. Buildings which follow this form can therefore be considered as having a limited contribution to the character and appearance of the Conservation Area. Though the Site is considered to fit with the overall character of the Area, when it is considered on its individual merits and contribution, the contribution is considered to be limited with some negative elements, particularly the current boundary treatment.

6. ASSESSMENT OF IMPACT

Summary of Proposals

- 6.1 Proposals to the main structure comprise replacement of the existing irregular roof with a mansard, the replacement of the garage door with a light well, the replacement of windows at north and south elevations, and the insertion of rear sliding doors at the east elevation, along with replacement of existing windows to the upper storey. It is also proposed to cover the existing brickwork with white render, and to update the boundary treatment.

Methodology

- 6.2 The impact assessment uses as its basis the assessment methodology set out in Paragraphs 132 to 134 of the NPPF, and is applied in line with the interpretation established in current case law.

Impact Assessment

- 6.3 As outlined in Section 5 above, the Site is judged to be of negligible historic or architectural interest, as it is a mid-20th century building of a plain and poorly handled design. Interest that does exist is with the building's limited contribution to the Conservation Area, as a detached house that sits comfortably within the local streetscape. None of the proposed changes would have an impact on this contribution, and as the building is of negligible historic or architectural interest, no historic material or features of special interest will be lost. The full execution of the proposals, therefore, would have a neutral impact on the special character or appearance of the Conservation Area.
- 6.4 The Conservation Area is characterised as having a varied skyline, with multiple architectural styles and roof forms evident, and therefore the replacement of the existing roof would not be out of character with the Area. As the building exists, the roof form is irregular, with a parapet eaves existing only on the principal west elevation, and an off-centre hipped roof with atypically placed dormer windows. The proposed mansard roof would introduce a new balance and symmetry to the structure, which is clearly visible on the two storeys below, and is to be completed in slate tile. A small reduction in the height of the central parapet would create a more traditional roof form better in keeping with the character of the surrounding Conservation Area, as well as allowing for the introduction of a central dormer window to both the front and rear elevations.
- 6.5 Other alterations to the structure include the replacement of the main entrance, and the replacement of the existing windows at all elevations. It is proposed that at the main entrance, the doorway is brought forward to be in line with the main elevation, retaining a fanlight detail in this new form. This alteration allows for a new internal entranceway to be formed, and does not affect the character of the house in terms of its contribution to the character and appearance of the

Conservation Area. The windows at the principal façade are to be upgraded to double glazed and replaced with high quality timber units to match the existing, while at roof level there will be a new zinc clad dormer window as a legible addition to the reworked roofscape. At the southern elevation, the existing windows at ground and first storey are opened up, creating a single double height opening, while at the northern elevation, new double glazed windows at first and second floor, while remaining separate, share an external surround. To the rear of the house, existing fenestration will be replaced with large glazed panels, three panels, including sliding doors, to the northern half, and a fixed pane and single door to the south, all of aluminium composite. The replacement of existing fenestration to the rear with two larger glazed sections maximises the usable space to the rear of the house, and does so by combining a number of smaller, existing openings. At first story, the small balcony is to be removed, and the three central windows are reduced in size, replaced with glazing to match the scale of the other windows for a sense of uniformity. The rear of the Site is entirely concealed from the Conservation Area, and these alterations would therefore not have any impact on the character or appearance of the immediate or wider Conservation Area.

- 6.6 As the current boundary wall has been highlighted within the Conservation Area Statement as being hard and unsympathetic, its replacement with a thoughtfully designed replacement would present an enhancement to the character and appearance of the surrounding area. It is characteristic of the Conservation Area for the front boundary treatment to reflect the style and design of the main structure, and so the boundary has been redesigned to be more sympathetic in this regard. The redesign includes new black cast iron railings and gate piers, as well as being rendered in white as a response to the main house and to further establish a responsive and visible connection between the house and its boundary treatment. The new gate piers frame a small terrace and new front steps, which more clearly identifies the entrance to the Site, and more closely reflects other boundary treatments in the Area. The new boundary treatment is more fitting to the character of the Area as a whole, and more clearly relates the house and its entrance to the local streetscape by eliminating numerous stark brick columns and introducing traditional cast iron rails.
- 6.7 The replacement of the garage to the south of the Site results in the levelling of the existing driveway to a flat parking space. In line with the new gate piers is an inward opening metal driveway gate, with perforated metal backing, which matches the railings of the boundary treatment discussed above. Not only does the gate act as a privacy screen and conceal the parking space from the street, but contributes to a sense symmetry of the boundary treatment itself. The garage is a domestic feature of the house, and its replacement with another domestic feature, in this case a light well which will provide light to new lower ground storey accommodation, will not alter the character of the building in terms of its current neutral contribution to the Conservation Area.
- 6.8 Lastly, as viewed within its surrounding context, it is evident that there are numerous examples of private residences within the Area that are entirely painted white or entirely or partially rendered

white. In addition, it is common within the Area to use white rendering for accented features, such as staircases and gables, and therefore white render forms part of the wider materials and colour palette found within the Conservation Area. The brickwork at No. 72, though sympathetic to its surroundings, is not particularly interesting in style or form, and as established, is of negligible historic interest. Its replacement with a high quality rendering system would enhance the appearance of a relatively simply designed house as a standalone asset, and, as there are numerous other examples of painted or rendered houses within the Conservation Area, is further considered to have a neutral impact on the character or appearance of the Conservation Area.

- 6.9 Overall, it is considered that the Site is of negligible architectural or historic interest, and therefore its contribution to the character and appearance of the Conservation Area is limited. The proposals as they stand would offer an enhancement to the building, including a greater sense of symmetry, which is more appropriate for the Neo-Georgian style, as well as a stronger boundary treatment, which, as a characteristic of the Area, will have a positive contribution to the immediate streetscape, as well as the wider Conservation Area, particularly as this element is identified as a negative feature in the Conservation Area Appraisal. Other proposed alterations are concealed, and do not involve historic fabric or features, and therefore would serve to preserve the special character and appearance of the Conservation Area.

7. CONCLUSION

- 7.1 A review of the historic development of No. 72 Maresfield Gardens and the Fitzjohns/Netherhall Conservation Area has identified that the Site holds negligible architectural or historic interest or significance, and that there is limited interest in the Site as a contributor to the character and appearance of the Conservation Area. The Conservation Area is of high heritage significance more broadly, with some degree of variation within this overall assessment. The character of the Area has been determined to be of detached and semi-detached houses in a range of architectural styles, with heavy planting and well-designed boundary treatments.
- 7.2 In view of this baseline assessment, it is concluded that the proposed alterations would not have an impact on this special character, and the introduction of a more sympathetic boundary to the Site would offer a slight enhancement. The current proposals to replace a number of windows at the north, south, and east elevations, as well as construction of a new roof, and the rendering of the building, will result a neutral impact on the character or appearance of the Conservation Area. The replacement of the extant boundary treatment will result in a minor enhancement of the contribution of the Site to the Conservation Area character and appearance, as sympathetically designed boundary walls are characteristic of the Area and the existing boundary treatment is identified as 'hard [and] unsympathetic' in the Conservation Area appraisal. This conclusion is in line with both the requirements of Section 72(1) of the 1990 Planning (Listed Buildings and Conservation Areas) Act, to have special regard for the special character and appearance of the Conservation Area, and is also in line with National and Local Policies relevant to the Site.
- 7.3 As such it is considered that the proposals meet the requirements of the relevant tests, and it is therefore our view that the proposals are acceptable in heritage terms.

A1. SITE PHOTOGRAPHS

A1.1 No 72 as it exists today (June 2017), as viewed from the front looking east



A1.2 The existing boundary wall



A1.3 The Site looking south east



A2. CONSERVATION AREA PHOTOGRAPHS

- A2.1 There are numerous examples of white painted houses within the Conservation Area, either entirely or partially, as demonstrated by the upper storey of this house.



- A2.2 This school building is entirely painted, and holds a dominate position within the local Streetscape



- A2.3 A house painted white on the ground floor and black on the first storey and attic, demonstrating a mix of colours in the Conservation Area



- A2.4 As well as paint, some houses are entirely or partly rendered. The principal elevation of this house is rendered in white at all levels.



A2.5 An entirely rendered house of a similar scale to the Site.



A2.6 Another house that is almost entirely rendered, though the chimneystacks remain in red brick



A2.7 Another example of a building that has been entirely rendered



A2.8 An entirely contemporary extension in white render, located very close to the Site at No. 45



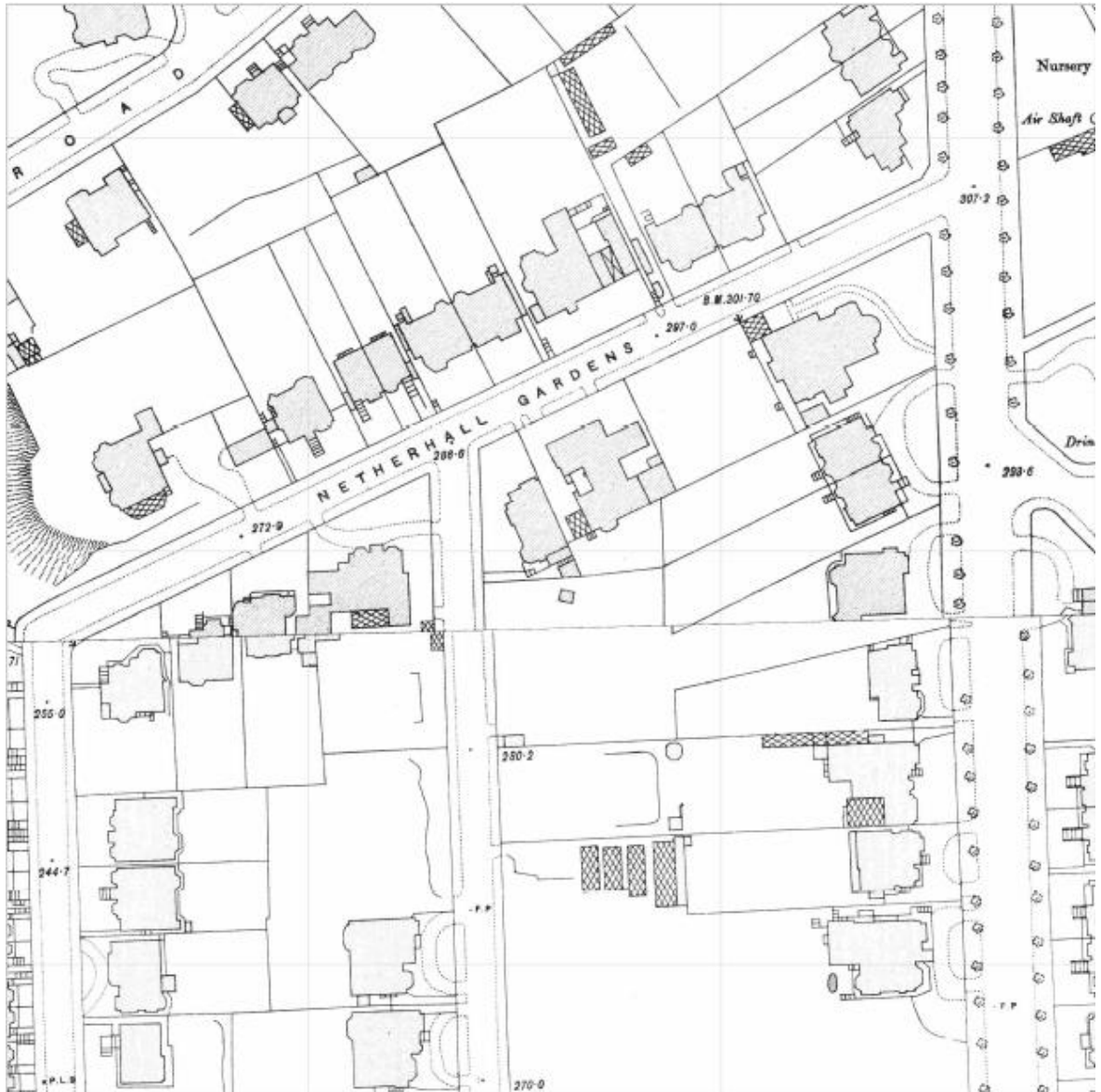
- A2.9 An entirely modern house within the Conservation Area utilises timber and render with a small amount of yellow brickwork in its construction



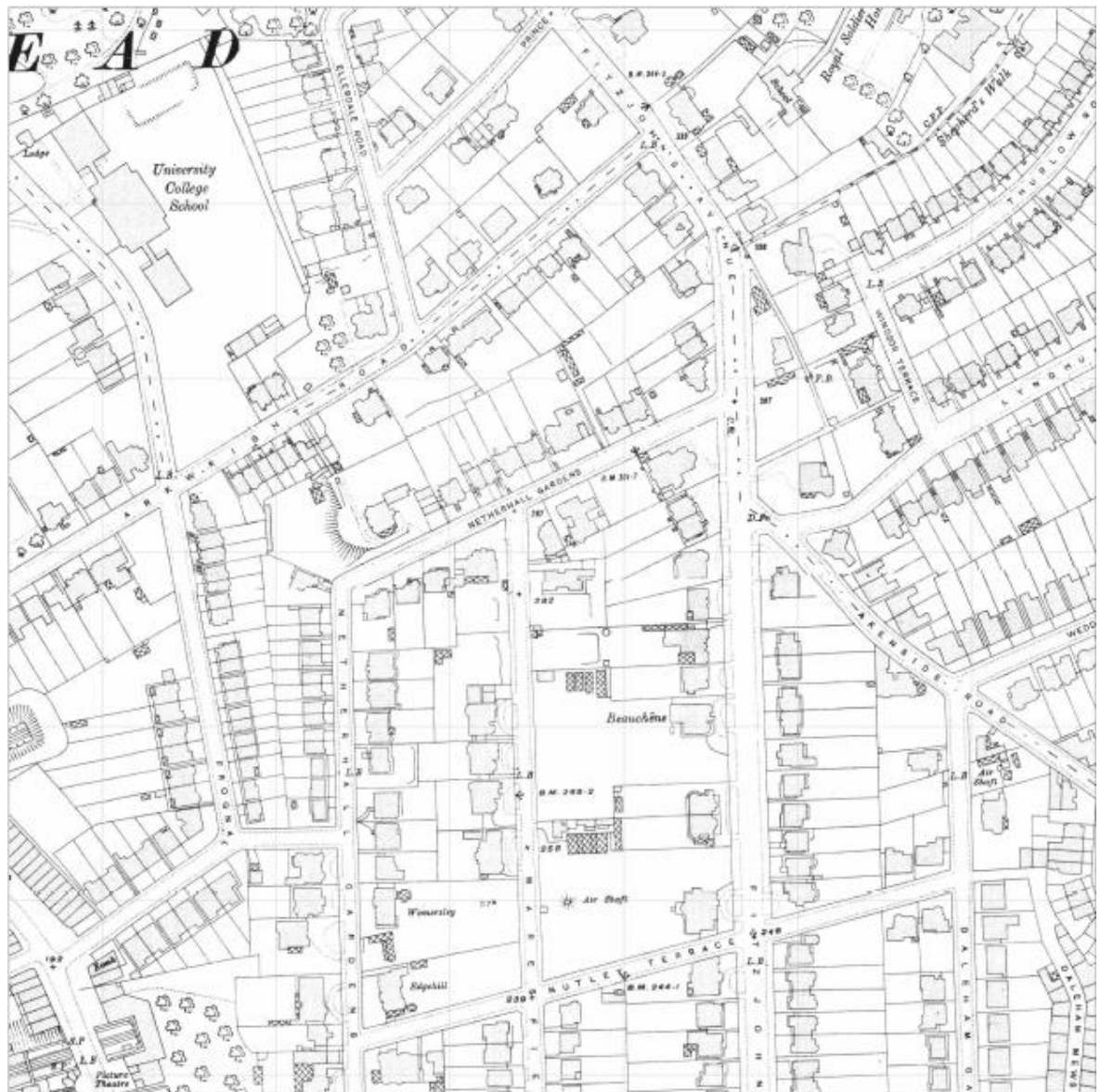
A3. HISTORIC MAPS

A3.1 Map 1 OS Map 1871 ©100035207





A3.3 **Map 3** OS Map 1915 ©100035207



A3.4 **Map 4** OS Map 1953 ©100035207



A3.5 **Map 5** OS Map 1965 ©100035207



