

8th November 2017

**DESIGN AND ACCESS STATEMENT
INCORPORATING HERITAGE STATEMENT**



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Introduction

The proposal involves enlargement of an existing window to the rear elevation to create a door and use of the rear first floor flat roof area as a roof terrace.

Historic context

Prior to commencing design, analysis was undertaken of the history of the site, its immediate surroundings and the wider local area. This analysis included:

- Walking the area and compiling a photographic database to gain a greater knowledge and understanding of the character of the area and its setting.
- Review of the National Planning Policy Framework, London Plan, Camden Local Plan, Supplementary Planning Documents and Guidance, and the Hampstead Conservation Area Statement.
- Research of council records relating to the site and its context.
- Assessing local views into and out of the site.

The local area

The local area is predominantly in residential use comprising a range of detached, semi detached and terraced houses or flats, with a variety of building types, ages and styles.

The site

The property is a white stucco Georgian semi-detached house, part of a pair with No. 11, located on the west side of Squires Mount between East Heath Road to the north and Cannon Place to the south. The property has been previously altered, including a single storey rear extension and roof top conservatory.

The property is located within Hampstead Conservation Area and Hampstead Archaeological Priority Area.

The property is not listed or locally listed, but is identified within the Hampstead Conservation Area Statement, along with No. 11, as making a positive contribution to the character and appearance of the Hampstead Conservation Area. The nearest listed buildings are at 1-5 Squires Mount on the east side of Squires Mount opposite the property.

Relevant planning history

The property has no relevant planning history

Design

The proposal involves enlargement of an existing window to the rear elevation to create a door and use of the rear first floor flat roof area as a roof terrace. The proposed works are described on the attached drawings and summarised as follows.

- Remove existing window to southern side of rear elevation at first floor level, lower the sill level and fit a new traditional white painted timber framed glazed door with a Georgian fenestration pattern to match the existing windows.
- Fit a frameless glass balustrade inside the existing parapet of the roof on the south and west elevations, and set in beside the existing glazed rooflight to the north to provide guarding to the proposed terrace. The balustrade to the southern side will rise to 1700mm above the terrace level and be obscured to provide privacy screening and prevent overlooking of 11 Squires Mount.

Heritage statement

Introduction

The following is evident:

- The site is within Hampstead Conservation Area.
- The existing building is not listed or locally listed, but is identified within the Hampstead Conservation Area Statement, along with No. 11, as making a positive contribution to the character and appearance of the Hampstead Conservation Area.
- The nearest listed buildings are at 1-5 Squires Mount on the east side of Squires Mount opposite the property.
- The site is located within Hampstead Archaeological Priority Area.

Methodology

Desk based historical research and site inspections have been undertaken to establish the historical significance of the Hatcham Conservation Area, and assess the impact of the proposed new building on its setting.

The significance of the heritage asset has been established from historic research in accordance with the advice of *Conservation Principles, Policies and Guidance for the sustainable management of the historic environment* published by English Heritage. The historic research and assessment of significance of the heritage assets has informed the proposed design.

Description of the significance of the heritage assets affected

Hampstead Conservation Area

Hampstead Conservation Area and its significance are described in detail in the Hampstead Conservation Area Statement published by London Borough of Camden.

Squires Mount is described within the Statement as follows.

Squire's Mount A short road between East Heath Road and Cannon Place it has a terrace of five mid 19th century cottages on the east side (listed) that are two storey brick with dog tooth eaves and tall chimneys. Nos.3-5 are painted. The small front gardens are mostly fronted by low wooden fencing. Squire's Mount (listed grade II) itself is a fine old house of dark brick with red dressings. Built in 1714, it has been much altered over the years and is now divided into several dwellings. On the west side is a two storey semi-detached pair of houses with a large and overbearing conservatory on the roof of No.11*

Assessing historic significance

The existing site holds no historic significance.

The significance of the Hampstead Conservation Area is recognised by its conservation area designation.

The National Planning Policy Framework (NPPF) states the following as one of the core planning principles in achieving sustainable development.

Conserve heritage assets 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;

The glossary in Annex 2 of the NPPF defines significance as follows.

Significance (for heritage policy): *The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.*

English Heritage's *Conservation Principles, Policies and Guidance* (2008) lists the following criteria that contribute to the significance of a building.

- *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 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.*

Significance of property

The significance of the property can be summarised as follows in relation to the criteria identified by the National Planning Policy Framework and English Heritage.

National Planning Policy Framework criteria

Archaeological interest

The property may hold archaeological interest for information it may provide about the history of the area, although the excavation required for the existing building means the site is likely to have low archaeological significance. No excavation is required as part of the proposal.

Architectural and artistic interest

The existing building holds no specific architectural or artistic interest, but the generally well preserved principal exterior elements contribute to the setting of the Hampstead Conservation Area. The proposed alterations preserve the appearance and character of the original host building.

Historical interest

The existing building holds no historical interest.

English Heritage criteria

Evidential value

The property may hold archaeological interest for information it may provide about the history of the area, although the excavation required for the existing building means the site is likely to have low archaeological significance. No excavation is required as part of the proposal.

Historical value

The existing building holds no historical interest.

Aesthetic value

The existing building holds no specific aesthetic value, but the generally well preserved principal exterior elements contribute to the setting of the Hampstead Conservation Area. The proposed alterations preserve the appearance and character of the original host building.

Communal value

The existing building contributes to the communal value of the streetscape. The proposed alterations preserve the appearance and character of the original host building and the local area.

Heritage impact assessment

Contribution of the existing site on the setting and significance of the heritage asset

The existing building and generally well preserved principal exterior elements contribute to the appearance and setting of the Hampstead Conservation Area.

Impact of the proposal on the significance of the heritage asset

The proposed minor alterations are located at the rear of the property above a previous extension, and are not visible from Squires Mount. The sympathetic alterations preserve the appearance and character of the original host building, the local area and Hampstead Conservation Area.

Visual impact

The proposal has no impact on strategic or local views, and does not affect the setting of any listed or locally listed buildings. The proposed alterations respect the character, setting and appearance of the original host building, local streetscape, and the Hampstead Conservation Area

Access statement

The applicant has adopted a commitment to ensure that access for disabled people is maximised where reasonably possible.

The applicant is aware of their responsibility encompassing the principles and practices that form the basis for The Equality Act. The applicant has appointed design staff and will appoint contractors who are familiar with the principles and practices of The Equality Act. The design and construction team will encompass these principles and practices and adopt performance indicators where possible from BS 8300 or Approved Document M of the Building Regulations.

The proposal involves enlargement of an existing window to the rear elevation to create a door and use of the rear first floor flat roof area as a roof terrace.

The existing access arrangements are retained, and there are no principle departures.

Conclusion

The design for enlargement of an existing window to the rear elevation to create a door and use of the rear first floor flat roof area as a roof terrace has been developed through research of the site and the local area. The proposal improves the quality of the existing family house through the provision of additional outdoor space without any detrimental impact on neighbouring amenity.

The proposal is a highly sustainable and efficient use of the land which complies with the policies of the National Planning Policy Framework, London Plan, Local Plan, and other relevant planning policy guidance.