



BUILT HERITAGE ASSESSMENT

**Former Reservoir
Gondar Gardens
Fortune Green
Hampstead**

Lifecare Residences Ltd

July 2018

Author:
Jody O'Reilly BA MA ACIFA
Jessica Jones BA (Hons) MA
MRICS IHBC

Approved by:
Jonathan Smith BA (Hons) MA
PGDip MCIFA IHBC

Report Status: FINAL

Issue Date: Revised July 2018
Revised November 2013
December 2011

CgMs Ref: JCH00570

© CgMs Limited

No part of this report is to be copied in any way
without prior written consent.

Every effort is made to provide detailed and accurate
information, however, CgMs Limited cannot be held
responsible for errors or inaccuracies within this report.

© ORDNANCE SURVEY MAPS REPRODUCED WITH
THE SANCTION OF THE CONTROLLER OF HM
STATIONERY OFFICE.
Licence No: AL 100014723

CONTENTS	PAGE(S)
EXECUTIVE SUMMARY	2
1 INTRODUCTION	3
2 LEGISLATIVE AND PLANING POLICY FRAMEWORK	5
3 HISTORIC BUILT ENVIRONMENT APPRAISAL	16
4 PROPOSALS AND ASSESSMENT OF IMPACT	25
5 CONCLUSIONS	28
REFERENCES, PLATES AND FIGURES	

EXECUTIVE SUMMARY

- 1 This Built Heritage Assessment has been prepared in order to assess the potential impact on the historic built environment arising from the redevelopment of the Former Reservoir, Gondar Gardens ('the Site'). Potential archaeological impacts are discussed within a separate report (CgMs, 2018).
- 2 The Site benefits from an extant consent for redevelopment, which was granted at appeal in December 2015 (reference APP/X5210/A/14/2218052). The current application proposes no material changes from this scheme. This report updates the previous Built Heritage Assessment produced in support of the application for this scheme (CgMs, December 2011; revised November 2013). The proposals comprise redevelopment of reservoir street frontage to provide 28 residential units in two blocks from lower ground to 3rd floors, following substantial demolition of roof and internal structure of reservoir and subsequent re-landscaping.
- 3 This Built Heritage Assessment demonstrates that the proposed development has the potential to impact on two built heritage assets. These comprise the reservoir within the Site boundary and the mansions of Gondar Gardens, both of which are entered on Camden's local list.
- 4 It is demonstrated that the proposed development will result in minor enhancement to the significance of the mansions of Gondar Gardens. The development will result in a limited degree of harm to the significance of the reservoir within the Site. This limited harm should be weighed in balanced judgement against the low, local significance of the asset, as required by Paragraph 135 of the NPPF.

1.0 INTRODUCTION

- 1.1 This Built Heritage Assessment has been researched and prepared by CgMs, part of the RPS Group, on behalf of Lifecare Residences Ltd, in order to assess the potential impact on the historic built environment arising from the redevelopment of the Former Reservoir, Gondor Gardens ('the Site').
- 1.2 The Site benefits from an extant consent for redevelopment, which was consented at appeal in December 2015 (reference APP/X5210/A/14/2218052). The current application proposes no material changes from this scheme. The proposals comprise redevelopment of reservoir street frontage to provide 28 residential units in two blocks from lower ground to 3rd floors, following substantial demolition of roof and internal structure of reservoir and subsequent re-landscaping.
- 1.3 The reservoir within the Site is a locally listed building, entered on Camden's local list for its 'historical and social significance', with its asset type defined as 'natural features or landscape'. The potential for impact to the significance of this heritage asset is assessed below.
- 1.4 There are also 23 statutorily listed buildings within a 500m search radius of the Site. Those situated in closest proximity to the Site are discussed below, although the Site is not considered to form a part of the setting of these by virtue of it not sharing any intervisibility, or sequential views with these listed buildings, and the lack of any apparent functional or direct historical link between the Site and these heritage assets.
- 1.5 The Site is considered to form part of the setting of one locally listed building, the mansions of Gondar Gardens, which adjoin the Site to the north and west. The potential for impact to the significance of this heritage asset, via development within part of its wider setting, is assessed below.
- 1.6 This Built Heritage Assessment forms part of the requirement under Paragraph 128 of the National Planning Policy Framework to identify and assess any heritage assets likely to be affected by a proposed development, including consideration of their settings, and demonstrate the likely impacts to that significance.

- 1.7 This report makes reference to the relevant legislation contained within the Planning (Listed Buildings and Conservation Areas) Act 1990 and both national and local planning policy. In addition relevant Historic England guidance, notably The Setting of Heritage Assets and Conservation Principles, has been consulted to inform the judgements made. Relevant information including the listing citations for the heritage assets has also been consulted. The conclusions reached in this report are the result of detailed historic research, a walkover survey of the Site and publically accessible locations in the surrounding area, map studies and the application of professional judgement.
- 1.8 The findings of this report are based on the known conditions at the time of writing and all findings and conclusions are time limited to no more than three years from the date of this report. All maps, plans and photographs are for illustrative purposes only.

2.0 LEGISLATIVE AND PLANNING POLICY FRAMEWORK

2.1 The current national policy system identifies, through the National Planning Policy Framework (NPPF), that applications should consider the potential impact of development upon 'heritage assets'. This term includes: designated heritage assets which possess a statutory designation (for example Listed Buildings and Conservation Areas); and non-designated heritage assets, typically compiled by Local Planning Authorities (LPAs) and incorporated into a Local List or recorded on the Historic Environment Record.

Legislation

- 2.2 Where any development may affect designated heritage assets, there is a legislative framework to ensure proposed works are developed and considered with due regard to 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 66(1) of the 1990 Act which states that in considering planning applications that may affect a listed building the LPA shall have special regard to the desirability of preserving the listed building or its setting, or any features of special architectural or historic interest that it possesses.
- 2.3 The meaning and effect of these duties have been considered by the courts in recent cases, including the Court of Appeal's decision in relation to **Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council** [2014] EWCA Civ 137.
- 2.4 The Court agreed with the High Court's judgment that Parliament's intention in enacting Section 66(1) was that decision-makers should give 'considerable importance and weight' to the desirability of preserving (i.e. keeping from harm) the setting of listed buildings.
- 2.5 In addition section 72 of the 1990 Act states that when considering applications for new development within a Conservation Area, local planning authorities must have special regard to the desirability of preserving or enhancing Conservation Areas.

National Planning Policy

National Planning Policy Framework (Department of Communities and Local Government (DCLG), March 2012)

- 2.6 The National Planning Policy Framework (NPPF) is the principal document that sets out the Government's planning policies for England and how these are expected to be applied. It has been purposefully created to provide a framework within which LPAs and the local populace can produce their own distinctive Local and Neighbourhood Plans respectively. Such Plans consequently reflect the needs and priorities of their communities. Consultation on a revised version of the NPPF is currently ongoing.
- 2.7 When determining planning applications, the NPPF directs LPAs to apply the presumption in favour of sustainable development; the 'golden thread' that is expected to run through the plan-making and decision-making process. Where a development plan is absent, silent or out-of-date, permission should be granted except where adverse impacts would significantly and demonstrably outweigh those benefits, when assessed against NPPF policies as a whole; or where specific policies contained within the NPPF (including those with regard to designated heritage assets) indicate that development should be restricted to some degree.
- 2.8 The NPPF defines a heritage asset as: "A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest". This includes both designated and non-designated heritage assets.
- 2.9 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. Paragraph 58 affirms 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.
- 2.10 Section 12 Conserving and Enhancing the Historic Environment contains paragraphs which relate to development proposals that have an effect upon the historic environment. Such policies provide the framework that LPAs need to refer to when setting out a strategy for the conservation and enjoyment of the historic environment in their Local Plans.

The NPPF advises LPAs to take into account the following points when drawing up strategies for the conservation and enjoyment of the historic environment:

- a) The desirability of sustaining and enhancing the significance of heritage assets and preserving them in a viable use consistent with their conservation;
- b) The wider social, cultural, economic and environmental benefits that the conservation of the historic environment can bring;
- c) The desirability of new development in making a positive contribution to local character and distinctiveness; and
- d) 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.

- 2.11 In order to determine applications Paragraph 128 states that LPAs should require applicants to demonstrate the significance of any heritage assets likely to be affected by development proposals, including the contribution made by their setting. The level of detail provided should be proportionate to each heritage asset's significance and sufficient to understand what impact will be caused upon their significance. This is supported by Paragraph 129 which requires LPAs to take this assessment into account when considering applications.
- 2.12 Paragraphs 132-134 consider the impact of development proposals upon the significance of designated heritage assets. Paragraph 132 states that where a development is proposed that would affect the significance of a designated heritage asset, great weight should be given to the asset's conservation and that the greater an asset's significance, the greater this weight should be. Paragraph 134 emphasises that where a proposed development will lead to less than substantial harm to the significance of a designated heritage asset, this should be weighed against the public benefits of the scheme, bearing in mind the great weight highlighted in Paragraph 132.
- 2.13 Paragraph 135 is concerned with the impacts on non-designated heritage assets and states that where a proposal will affect a non-designated heritage asset, a

balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

National Guidance

Planning Practice Guidance (DCLG)

2.14 The Planning Practice Guidance (PPG) has been adopted in order to aid the application of the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle. Consultation on a revised version of the PPG is currently ongoing.

2.15 Key elements of the guidance relate to assessing harm. It states that substantial harm is a high bar that may not arise in many cases and that while the level of harm will be at the discretion of the decision maker, generally the degree of substantial harm will only be at a level where a development seriously affects a key element of an asset's special interest. It is the degree of harm, rather than the scale of development that is to be assessed.

Conservation Principles, Policies and Guidance (English Heritage, April 2008)

2.16 Conservation Principles outlines Historic England's approach to the sustainable management of the historic environment. While primarily intended to ensure consistency in Historic England's own advice and guidance, the document is recommended to LPAs to ensure that all decisions about change affecting the historic environment are informed and sustainable.

2.17 The guidance describes a range of heritage values which enables the significance of assets to be established systematically, with the four main 'heritage values' being: evidential value; historical value; aesthetic value; and communal value. This guidance is currently being updated to bring the terminology more in line with the NPPF, but basic principles are expected to remain broadly unchanged. The revised edition is currently out for consultation and, subject to the results, is expected to be published shortly.

Overview: Historic Environment Good Practice Advice in Planning

2.18 The PPS5 Practice Guide was withdrawn in March 2015 and replaced with three Good Practice Advice in Planning Notes (GPAs) published by English Heritage (now Historic England), including GPA2: Managing Significance in Decision-Taking in

the Historic Environment and GPA 3: The Setting of Heritage Assets. These are complemented by the Historic England Advice Notes in Planning.

GPA2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)

2.19 This document provides advice on numerous ways in which decision making in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to that significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured, staged approach to the assembly and analysis of relevant information:

- 1) Understand the significance of the affected assets;
- 2) Understand the impact of the proposal on that significance;
- 3) Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
- 4) Look for opportunities to better reveal or enhance significance;
- 5) Justify any harmful impacts in terms of the sustainable development objective of conserving significance balanced with the need for change; and
- 6) Offset negative impacts to significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

GPA3: The Setting of Heritage Assets (Second Edition, December 2017)

2.20 This advice note focuses on the management of change within the setting of heritage assets. This document replaces GPA3: The Setting of Heritage Assets (July 2015) and the previously withdrawn Seeing History in the View (English Heritage, 2011) in order to aid practitioners with the implementation of national legislation, policies and guidance relating to the setting of heritage assets found in the 1990 Act, the NPPF and PPG. The guidance is largely a continuation of the philosophy and approach of the 2011 and 2015 documents and does not present a divergence in either the definition of setting or the way in which it should be assessed.

- 2.21 As with the NPPF the document defines setting 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'. Setting is also described as being a separate term to curtilage, character and context. The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset, or the ability to appreciate that significance. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.
- 2.22 While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, and thus the way in which an asset is experienced, setting also encompasses other environmental factors including noise, vibration and odour. Historical and cultural associations may also form part of the asset's setting, which can inform or enhance the significance of a heritage asset. Further clarification on this matter has been provided by the High Court in relation to **Steer v Secretary of State for Communities and Local Government and Others** [2017] which stresses the potential importance and contribution of non-visual elements of setting.
- 2.23 This document provides guidance on practical and proportionate decision making with regards to the management of change within the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may have positive or neutral effects.
- 2.24 The document also states that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting, and that different heritage assets may have different abilities to accommodate change without harming their significance. Setting should, therefore, be assessed on a case-by-case basis.

2.25 Historic England recommend using a series of detailed steps in order to assess the potential effects of a proposed development on significance of a heritage asset. The 5-step process is as follows:

- 1) Identify which heritage assets and their settings are affected;
- 2) Assess the degree to which these settings and views make a contribution to the significance of a heritage asset(s) or allow significance to be appreciated;
- 3) Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;
- 4) Explore ways to maximise enhancement and avoid or minimise harm; and,
- 5) Make and document the decision and monitor outcomes.

Strategic and Local Planning Policy

2.25 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by development plan policy and by other material considerations.

2.26 The local planning authority for the Site is the London Borough of Camden. Development on the Site will be subject to local development plan documents, as well as the relevant policies of the London Plan, which is the overall strategic development plan for London. The below policies are relevant to the Site and the proposals.

Strategic Policy

The London Plan: The Spatial Development Strategy for London Consolidated with Alterations since 2011 (Greater London Authority (GLA), March 2016)

2.27 The London Plan is the overall strategic plan for London, setting out a complete framework for its development to 2036. The following policies emphasise that developments which may have an effect upon heritage assets and their settings should conserve the significance of these assets, by being sympathetic to their form, scale, materials and architectural detail.

Policy 7.4 Local Character

Strategic

A Development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. It should improve an area's visual or physical connection with natural features. In areas of poor or ill-defined character, development should build on the positive elements that can contribute to establishing an enhanced character for the future function of the area.

Planning decisions

B Buildings, streets and open spaces should provide a high quality design response that:

- a) has regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass*
- b) contributes to a positive relationship between the urban structure and natural landscape features, including the underlying landform and topography of an area*
- c) is human in scale, ensuring buildings create a positive relationship with street level activity and people feel comfortable with their surroundings*
- d) allows existing buildings and structures that make a positive contribution to the character of a place to influence the future character of the area*
- e) is informed by the surrounding historic environment.*

Policy 7.8 (Heritage Assets and Archaeology) provides the relevant policy with regard to development in historic environments and seeks to record, maintain and protect the city's heritage assets in order to utilise their potential within the community. It states that *'Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail'*. Policy 7.8 also further supports Policy 7.4 in requiring local planning authorities in their own 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.

Emerging Strategic Policy

- 2.28 The New London Plan is currently being produced. Consultation on the draft plan ended in March 2018 and consultation responses are being collated prior to examination. Although not yet adopted, the plan is a material consideration in planning decisions. The following policies have relevance to the Site and the proposals.

Chapter 7 – Heritage and Culture

HCI Conservation and Growth

Local authorities should develop a clear evidence base of the historic environment in order to help identify heritage assets and increase understanding of, and access to, them. Development Plans and strategies should demonstrate how heritage assets can be used to enhance an area. Development proposals affecting heritage assets or their settings should conserve their significance.

Local Policy

Camden Local Plan

- 2.29 The Camden Local Plan was adopted by the Council in July 2017 and replaced the Core Strategy and Camden Development Policies documents as the basis for planning decisions and future development in the borough. The following policies are relevant to the Site and to built heritage.

Policy D1 Design states,

'The Council will seek to secure high quality design in development. The Council will require that development:

a. respects local context and character;

b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage; [...]

e. comprises details and materials that are of high quality and complement the local character;

f. integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage; [...]

k. incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping.'

Policy D2 Heritage states, 'The Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas'.

It goes on to state, 'The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.'

Fortune Green and West Hampstead Neighbourhood Plan

2.30 The Fortune Green and West Hampstead Neighbourhood Plan was adopted in September 2015. The following policies are relevant to the Site and the proposals.

Policy 2: Design and Character

All development shall be of a high quality of design, which complements and enhances the distinct local character and identity of Fortune Green and West Hampstead. This shall be achieved by [inter alia]:

i. Development which positively interfaces with the street and streetscape in which it is located.

ii. Development which maintains the positive contributions to character of existing buildings and structures.

iv. Development which has regard to the form, function, structure and heritage of its context - including the scale, mass, orientation, pattern and grain of surrounding buildings, streets and spaces.

vi. New buildings and extensions that respect and are sensitive to the height of existing buildings in their vicinity and setting.

Policy 3: Safeguarding and Enhancing Conservation Areas and Heritage Assets

i. Development that enhances or preserves Conservations Areas and heritage assets in the Area – as well as their distinct character, appearance, and setting – will be supported.

ii. Proposals which detract from the special character, and/or, architectural and/or historic significance, and setting of Conservation Areas and heritage assets in the Area will not be supported.

iii. In West End Lane, development will be expected to deliver improvements to the street environment and public realm of West End Lane, where appropriate. Such improvements shall be of a high standard and shall preserve or enhance the character of the West End Green and South Hampstead Conservation Areas (as appropriate).

Supplementary Planning Guidance

- 2.31 Camden have produced a number of supplementary planning guidance documents in order to guide development within the borough, including the CPG1 Design, which has been referred to in the production of this report.

3.0 HISTORIC BUILT ENVIRONMENT APPRAISAL

3.1 Introduction

3.1.1 The Site includes land adjoining Gondar Gardens, which is currently occupied by a raised reservoir structure with a banked southern side. There are no standing buildings on the Site and the reservoir roof is grass covered with vents at regular intervals along the north and south edges of the structure.

3.1.2 The building does not lie within a Conservation Area and is not protected through any statutory designation (i.e. is it not statutorily listed or scheduled). The reservoir was considered for statutory listing in 2002 but was turned down, being considered a typical example of one of 30 such structures in London.

3.1.3 Whilst it is clear that the structure is not of special interest, the reservoir is included on the Camden local list, identified for its local 'historical and social significance'.

3.2 Historic Development

3.2.1 The land at Shoot Up Hill where the reservoir is now situated was purchased by the Grand Junction Water Works Company in 1856.¹ The Directors thought it advisable to procure ground for a reservoir of greater elevation than the Company possessed at that time. They found twenty-three acres of land for sale at Shoot Up Hill priced at £1000 an acre.²

3.2.2 The Company Minutes state on 27 September 1871 that their engineer recommended 'the construction of an additional covered service reservoir at a level of 240 feet above the high water mark to contain six million gallons of water on the Company's land at Shoot Up Hill.'³ The Minutes on 6 December 1871 state that it was resolved to accept the tender of Messrs John Aird & Sons for the construction of the reservoir.⁴ The reservoir was completed in 1874 to

¹ The archive of Thames Water and its predecessors has been deposited at the London Metropolitan Archive. The original plans are not part of this collection however so enquiries have been made to the archivist at Thames Water regarding their location.

² Letter (14 December 1893) LMA [ACC2558/GJ/01/0542]

³ GJWW Board Minutes, 1871 LMA [ACC2558/GJ/1/13/1]

⁴ GJWW Board Minutes, 1871 LMA [ACC2558/GJ/1/14/1]

the designs of Alexander Fraser. This architect is not thought to have any listed buildings to his name and little is known about his life and works.

- 3.2.3 In 1880 the Grand Junction Water Works Company carried out a survey of all their property, including the following entry on the reservoir at Shoot Up Hill:

*'These works comprise about 20½ acres of land [...] and consist of a covered reservoir, capable of containing 6,000,000 gallons of filtered water and is so arranged that it can be trebled in size without difficulty. This reservoir is 250 feet above Ordnance Datum to tap water level, and being connected by a line of 24 inch pipes to the general system of mains at Marble Arch. [...] The reservoir is constructed entirely of brickwork, on a clay foundation. [...] There is a cottage for a resident superintendent and the roads, boundary fences and gates are in good order and condition. This new reservoir has not yet been taken into use.'*⁵

- 3.2.4 In 1902 the Metropolis Water Act established the Metropolitan Water Board which took over all the existing water companies. The MWB was then replaced by Thames Water who closed the reservoir at Shoot Up Hill, it is believed, in the 1980s.

3.3 **Assessment of Heritage Assets**

- 3.3.1 In order to identify and assess those built heritage assets potentially affected by the proposed development, a search radius of 500m has been used.

- 3.3.2 As identified above, the reservoir within the Site was considered for statutory listing in 2002 but was turned down, being considered a typical example of one of 30 such structures in London. Whilst it is clear that the structure is not of special interest, the reservoir is included on the Camden local list, identified for its local 'historical and social significance'. Its asset type is listed as a natural feature or landscape, implying that the greatest value placed upon the feature is for its open green space, not for the reservoir structures beneath the ground.

- 3.3.3 The former reservoir dates from 1874. It consists of a vault of rectilinear brick arches, the roof of which is covered in a nearly flat layer of soil and grass. The structure has eight rows of brick arches running in a north-south direction, and fourteen running east-west. The reservoir is entered via a ladder which drops

⁵ Survey of Property of GJWW, 1880 LMA [ACC2558/GJ//08/068]

down to a staircase at the western end. There are existing pipes which enter the chamber at the western end (Gondar Gardens side).

- 3.3.4 As discussed above, at least 30 reservoirs of this general type were built in London alone. The advice from English Heritage relating to this structure at the time the asset was turned down for listing was that the structure was "internally impressive but externally neutral to the point of invisibility". External details such as railings and vents were described as of no interest, or no intrinsic interest. The assessment was clear - the reservoir was not of special interest.
- 3.3.5 In terms of the values ascribed to heritage assets in Conservation Principles, the significance of the covered reservoir can be summarised as follows:⁶
- 3.3.6 Evidential Value - **Medium**, in that the evidence is that the reservoir is a representative of a well understood building type of which other examples survive. It has been cited that its capacity is on the larger side (6 million gallons) and that the brick arches are at 20ft intervals which is implied to be larger than most but neither of these are considered to provide significance value to the structure.
- 3.3.7 Historical Value - **Medium to Low**. The reservoir is a structure of limited historical value because it is built to a standard utilitarian format that was applied to many other sites.
- 3.3.8 Communal Value - **Medium to Low**. Neither the subterranean brick structure nor the grassed surface serves any public purpose. However, the structure has been added to the local list as a 'natural feature or landscape' with historical and social significance. This reflects a value placed on the structure - and the open space it lies beneath - by the local community.
- 3.3.9 Aesthetic Value - **Very Low**. The reservoir is a basic utilitarian structure that makes little or no contribution to its surroundings. The structure's presence does, however, create a considerable open space within the area. This open green space has been recognised by the reservoir's inclusion on the local list as a natural asset.

⁶ Using five categories: Very High, High, Medium, Low, Very Low (in which Very High would still be lower than the level of significance applicable to a Designated Heritage Asset).

- 3.3.10 An overall assessment based on the above analysis would suggest that the former reservoir has a significance that can be described as **Low**. As discussed above, the identification of the feature on the local list as an asset of 'natural features or landscape' suggests that the local value placed on the structure is focussed more on the open green space that the reservoir represents, along with associated biodiversity and environmental features, rather than the architectural or structural elements of the reservoir itself.
- 3.3.11 In addition, there are 23 listed buildings within 500m of the Site. Those situated in closest proximity to the Site are discussed below, and include the Hampstead Cemetery Registered Park and Garden (Grade II) and associated separately-designated monuments; two listed buildings forming part of Beckford Primary School (separately designated Grade II); and a pair of K2 telephone kiosks (Grade II). The Site is not considered to form a part of the setting of these by virtue of it not sharing any intervisibility, or sequential views with these listed buildings, and the lack of any apparent functional or direct historical link between the Site and these heritage assets.
- 3.3.12 Additionally, two locally listed buildings also have potential to be affected by the proposals via development within their wider settings. These comprise a group of 12 mansion blocks along Gondar Gardens and a George V pillar box outside 59 Achilles Road. The Site is not considered to form part of the setting of the pillar box. The Site is considered to form part of the wider setting of the mansion blocks, which are assessed below.

Hampstead Cemetery Registered Park and Garden (Grade II; NHLE 1001644) and Associated Monuments

- 3.3.13 Hampstead Cemetery is a nineteenth-century burial ground which contains a number of separately-designated ornamental monuments, assessed here as a group. The cemetery is situated some distance to the north of the Site, behind houses on the north side of Gondor Gardens.
- 3.3.14 The cemetery has a high degree of historical illustrative and associative value, as a fine example of a Victorian public burial ground, containing the remains of a number of eminent public figures. The cemetery also possesses a high degree of aesthetic value, with the listing description specifically noting that the cemetery is designated for the following reasons, as 'an exceptional example of a High

Victorian (1874-76) public cemetery for the Metropolis; Its artistically notable and impressive buildings and landscape design were by designers of note including the landscape architect Joseph Fyfe Meston and buildings including lodge, chapels, gate piers, and railings, designed by the architect Charles Bell; The cemetery layout and structures survive largely intact in good condition; Its local and national social interest is expressed in a rich variety of C19 monuments including many London worthies.'

3.3.15 The surrounding tight urban grain ensures that the setting of Registered Park and Garden is confined to the street that contains the principal entrance and approach. The cemetery is accessed from Fortune Green Road along a principal axial drive, with a smaller pedestrian path into the site across Fortune Green, and further access from the north off the playing fields. While the cemetery is experienced as an open space and community facility within the wider built up area, this is mainly perceived as such from within the cemetery itself and from immediately outside the cemetery on the stretch of Fortune Green Road that passes the cemetery and affords views into the area. Because of the degree of housing around the cemetery – including the three storey terraced houses on the north side of Gondar Gardens – it is not visible from that street or from further housing on the other side.

3.3.16 No part of the cemetery or its associated monuments is visible from the Site, indeed it is not possible to determine the presence of the cemetery from the Site or street in front of the Site at all. Consequently, the Site is not considered to form part of the setting of the cemetery or listed monuments within it, and makes no meaningful contribution to the significance of the assets.

Beckford Primary School and attached railings and gateway (Grade II; NHLE 1272354); Beckford Primary School building approximately 23 meters to east within playground (Grade II; NHLE 1272354)

3.3.17 Beckford Primary School comprises a group of late nineteenth-century school buildings, listed under two separate designations, but assessed here as a group. The school is located some distance to the south of the Site, off Broomsleigh Street.

3.3.18 The buildings are of special interest for their architectural style and their historical illustrative value in terms of their contribution to understanding the

educational history of the area. As noted in the listing description, the buildings originally formed one of the many board schools set up during the nineteenth century in the capital and elsewhere.

- 3.3.19 The main building is noted in the listing description as a: 'board school, now a primary school. 1885-6 and 1891, some later alterations. By TJ Bailey. For the School Board of London. Yellow stock brick with red brick dressings. Tiled roofs with tall slab chimney-stacks rising from party walls. Asymmetrical design on a south sloping site. 4 & 3 storeys. 2 left hand bays identical, each upper floor with groups of 3 windows having glazing bars, cornice at 3rd floor sill level and central 3rd floor windows having segmental-arched heads extending into inswept pediments surmounted by small stone pediments. Recessed central bay of small paired sashes. 2 right hand bays with similar windows to left but terminating in large Flemish gables, left hand with oculus and slab chimney-stack with bellcote, right hand with plaque'.
- 3.3.20 The second building is noted as a: 'detached building within playground of Beckford Primary School (qv). Probably c1885-6 with later additions. Yellow stock brick with red brick dressings. Tiled roof with large Flemish gables to each facade. Single storey with entrance in late 20th century extension. Windows in groups of 3 with tall segmental-arched central windows extending into gables'.
- 3.3.21 Both listed buildings are set within an enclosed playground, and are experienced most directly from the streets that border the school property and in views from the approaching streets. This tight urban grain gives the buildings a generally enclosed setting.
- 3.3.22 The listed buildings are not visible from the Site due to surrounding development and the intervening distances involved. Consequently, the Site is not considered to form part of the setting of the listed buildings, and makes no meaningful contribution to the significance of these assets.

Pair of K2 Telephone Kiosks Outside the Recreation Ground (Grade II; NHLE 1322166)

- 3.3.23 Two K2 type telephone kiosks are situated adjacent to Fortune Green, some distance to the east of the Site.

3.3.24 They are of special interest for their architectural styling and historic illustrative value as early telephone kiosks, augmented by their group value. The listing description notes that they comprise a 'pair of telephone kiosks. 1927. Designed by Giles Gilbert Scott. Cast-iron. Square kiosks of K2 type with domed roofs, perforated crowns to top panels and glazing bars to windows and doors'. The kiosks are experienced from Fortune Green Street and from within the Green itself, which largely defines their setting.

3.3.25 The kiosks do not share intervisibility with the Site due to surrounding development and the intervening distances involved. Consequently, the Site is not considered to form part of the setting of the kiosks, and makes no meaningful contribution to their significance.

Postbox Outside 59 Achilles Road (Locally Listed)

3.3.26 This asset is situated some distance east of the Site, at the junction of Achilles Road and Agamemnon Road. It comprises a George V pillar box, of a standard design first introduced in 1879.

3.3.27 The significance of the asset is primarily derived from its aesthetic value and historical illustrative value as an early to mid nineteenth-century pillar box. The local list entry notes that the asset is of local value for its architectural, historical and townscape significance. The structure has a distinctive form, reinforced by its position situated at the junction of two roads, which gives it some communal value as a local landmark.

3.3.28 Whilst this prominent position ensures the pillar box addresses a relatively broad setting which includes much of Agamemnon Road and Achilles Road, there is no intervisibility between the Site and the asset. Consequently, the Site is not considered to form part of the setting of the asset, and makes no meaningful contribution to its significance.

Mansions of Gondar Gardens (Locally Listed)

3.3.29 Gondar Gardens adjoins the Site to the north and west, with the back gardens of properties abutting the Site's northern and western boundary respectively. The local list entry notes that the 12 mansion blocks (along both sides of the road) are listed as a single group.

- 3.3.30 The local list entry summarises that the buildings comprise a: 'group of 12 mansion blocks set behind small front gardens dating to the turn of the 19th and 20th centuries. Full height projecting bays and particularly fine detailing in the fenestration which replicates that in the earlier houses to the east. Stock brick with red brick detailing to windows and slate roofs. Grand entrances at raised ground floor with the mansion's name painted on the top light, and decorative tiling to the entrance path'.
- 3.3.31 The significance of the buildings is primarily derived from the architectural interest and aesthetic value embodied in their form and fabric as a representative example of mansion development dating from the turn of the last century. This is augmented by the buildings' group value. As the local list entry notes, the buildings have townscape significance and 'form an impressive and unified group, and visually relate well to the houses further east'.
- 3.3.32 The surrounding tight urban grain ensures that the setting of the blocks is largely confined to Gondar Gardens and the immediately adjoining streets. The Site also forms part of the wider setting of the group, defining the layout of the buildings, with views also permitted from the Site towards the rear of the properties immediately adjoining the Site. These views make limited contribution to the significance of the buildings, however, taking in only the rear elevations and therefore allowing little experience of the buildings' architectural interest or aesthetic value
- 3.3.33 The Site is also visible in conjunction with buildings along Gondar Gardens to the west. The Site presently represents a negative feature in these views, where the hoarding and weak townscape contrasts with the architectural quality and sense of enclosure provided by existing mansion blocks along the street. Overall, the Site is currently considered to make a minor negative contribution to the significance of the mansion blocks of Gondar Gardens.

4.0 PROPOSALS AND ASSESSMENT OF IMPACT

4.1 Proposals

4.1.1 The proposals comprise redevelopment of reservoir street frontage to provide 28 residential units in two blocks from lower ground to 3rd floors, following substantial demolition of roof and internal structure of reservoir and subsequent re-landscaping.

4.1.2 Development on the Site will be restricted to the street frontage, leaving the rear part of the site open and returned to grassland. There will be basement level car parking. The scale of the new buildings will be set within the heights and rooflines set by adjacent properties.

4.1.3 Reference should be made to the accompanying Design and Access Statement and the full suite of technical documents accompanying the planning application.

4.2 **Assessment of Impact**

4.2.1 The following section will assess the likely impact of the proposed development on the significance of the heritage assets identified and assessed above.

4.2.2 The proposals are not considered to harm the significance of the designated heritage assets identified above. Whilst the Site forms part of the broad urban context of these heritage assets, it is not part of their setting. Similarly, the proposals are not considered to pose harm to the locally-listed pillar box outside 59 Achilles Road.

4.2.3 Development of the Site is primarily considered to have potential to impact upon the locally-listed reservoir within the Site itself, as well as the locally-listed mansion blocks on Gondar Gardens.

Gondar Gardens Reservoir

4.2.1 The proposals will entail the partial removal of the below ground structure to allow for car parking and basement accommodation, with retention and landscaping of the western elements of the reservoir. This will enable greater visual experience of the asset (albeit it would have originally been a much larger structure), something that is not possible today since the structure is privately owned and hidden from view as it is below ground.

- 4.2.2 The partial loss of the below-ground structure should also be considered in the context of the asset's low, local significance, as reflected by its inclusion in the local list. As outlined previously, the value ascribed to the structure relates more to the open space above the structure rather than the structure itself. The proposals will see the loss of some of this open space, although a considerable portion of the open site will be preserved as gardens.
- 4.2.3 As a non-designated heritage asset, as defined by the NPPF, any harm to the significance of the reservoir within the Site will be weighed in balanced judgement, having regard to the scale of any harm or loss and the significance of the heritage asset. In this case, the proposals will involve partial loss of an element of the below-ground structure, and as discussed above, this element is not considered to be a primary contributor to the significance of the asset. Recognising this, the Inspector's decision for the extant scheme specifically noted that given the significance of the Site 'relates to its natural features' and since the proposals will result in a 'relatively minor reduction in open space', any harm to the significance of the reservoir would be 'small in scale and limited'. This limited level of harm must be set against the low, local significance of the asset.

Mansions of Gondar Gardens

- 4.2.1 The proposals seek to deliver a sensitive design response that respects the setting of nearby buildings, notably the locally-listed mansions of Gondar Gardens. Reflecting this high-quality design response proposed, the Inspector's decision observed that the development 'would be of a high standard of design, appropriately respecting local setting, context and character by reflecting through a modern interpretation the traditional form and detail of the Victorian and Edwardian buildings in the surrounding local area'.
- 4.2.2 The proposed architectural detailing clearly references the traditional detailing and hierarchy of the existing mansion blocks along Gondar Gardens, which, as again noted in the Inspector's decision, ensures that the proposals will 'relate particularly well to the immediately adjacent mansion blocks on either side'. Importantly, the proposals seek to improve the existing weak townscape along

the western side of Gondar Gardens, complementing the setting of the mansion blocks in this location.

- 4.2.3 The significance of the mansions of Gondar Gardens is primarily derived from the architectural and historic interest embodied in the buildings' form and fabric, which is augmented by their group value, which will remain unaltered by the current proposals. The development proposals will not fundamentally change the setting of the mansion blocks. In the case of the blocks immediately adjoining the area where development is proposed, the proposals have potential to improve the townscape and reinforce the sense of enclosure to the street. Taken as a whole, it is therefore considered that the proposals have potential to deliver minor enhancement to the significance of the mansions of Gondar Gardens.

5.0 CONCLUSIONS

- 5.1 This Built Heritage Assessment has been prepared in order to assess the potential impact on the historic built environment arising from the proposed redevelopment of the Former Reservoir, Gondar Gardens.
- 5.2 The National Planning Policy Framework states in paragraph 134 that 'in weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'.
- 5.3 This report demonstrates that the proposed development has the potential to impact on the significance of two locally-listed buildings, the mansions of Gondar Gardens and the reservoir within the Site.
- 5.4 In the case of the mansion blocks, the proposals have potential to deliver minor enhancement to the significance of the buildings via development within part of their wider setting, improving the existing weak townscape and reinforcing the sense of enclosure to the street.
- 5.5 The proposals will involve partial loss of an element of the below-ground structure of the reservoir within the Site, however as discussed above, this element is not considered to be a primary contributor to the asset's significance, which is principally derived from the above-ground open space. The limited level of harm sustained should be weighed in balanced judgement against the low, local significance of the asset, in accordance with Paragraph 135 of the NPPF.
- 5.6 This Built Heritage Assessment meets the requirements of the NPPF and local planning policy and provides sufficient information and assessment to identify the potential impacts arising from the development of the Site on the historic built environment.

REFERENCES

Primary Sources

London Metropolitan Archives

- [24.217THA] Thames Water Catalogue of Works, 1974
[ACC2558/WM/A/03/VO5/014/02] Shoot Up Hill Reservoir: Correspondence with Hampstead Borough, 1904
[ACC2558//GJ/01/0542] Correspondence relating to Shoot Up Hill Reservoir, 1892-1902
[ACC2558/GJ/08/068] Report by Water Examiners on Grand Junction Water Works Property, 1880
[ACC2558//GJ/01/12/1] Minutes of Grand Junction Water Works, 4 June 1856 to 16 December 1863
[ACC2558//GJ/01/12/2] Index to Minutes of Grand Junction Water Works, 4 June 1856 to 16 December 1863
[ACC2558/GJ/1/13/1] Minutes of Grand Union Water Works 6 January 1864 to 1 November 1871
[ACC2558/GJ/1/13/2] Index to Minutes of Grand Union Water Works 6 January 1864 to 1 November 1871
[ACC2558/GJ/1/14/1] Minutes of Grand Union Water Works November 1871 to June 1878

British Library Map Room

Ordnance Surveyor's Drawing, Hampstead, surveyed 1807-8 and published 1822

Camden Local Studies Library

- [46.253] Gondar Gardens Ephemera File
Gondar Gardens News Cuttings File
[85.242] Map of the Parish of St John, Hampstead, surveyed by F. Daw & Co., 1864
Ordnance Survey 60" II.98, 1893
Ordnance Survey 60" II.98, 1921
Ordnance Survey 60" II.98, 1935
Ordnance Survey 25" TQ2485SE, 1953
Ordnance Survey 25" TQ2485SE, 1974
Ordnance Survey 25" TQ2485SE, 1994
Ordnance Survey 25" TQ2485SE, 2004

Secondary Sources

Clayton, Anthony, *Subterranean City: Beneath the Streets of London* (London: Historical Publications, 2000)

Dickinson, H. W. *Water Supply of Greater London* (London: Newcomen Society, 1954)

Elrington, E. R., *Victoria County History of Middlesex*, vol. 9 (1989)

Pevsner, Nikolaus and Bridget Cherry, *The Buildings of England: London 4: North* (London: Penguin, 1998)

Wade, Christopher, ed., *The Streets of West Hampstead* (Camden History Society, 1992)

Weindling, Dick and Colloms, Marianne, *Kilburn and West Hampstead Past* (London: Historical Publications, 1999)



Plate 1: View from within the Site towards the rear of mansion blocks along Gondar Gardens.



Plate 2: Utilitarian above ground structures within the Site boundary associated with the former reservoir, including a number of vents.



Plate 3: Typical view from within the Site showing the degree of visual containment. The majority of surrounding built heritage assets are screened in views from the Site by intervening built form.



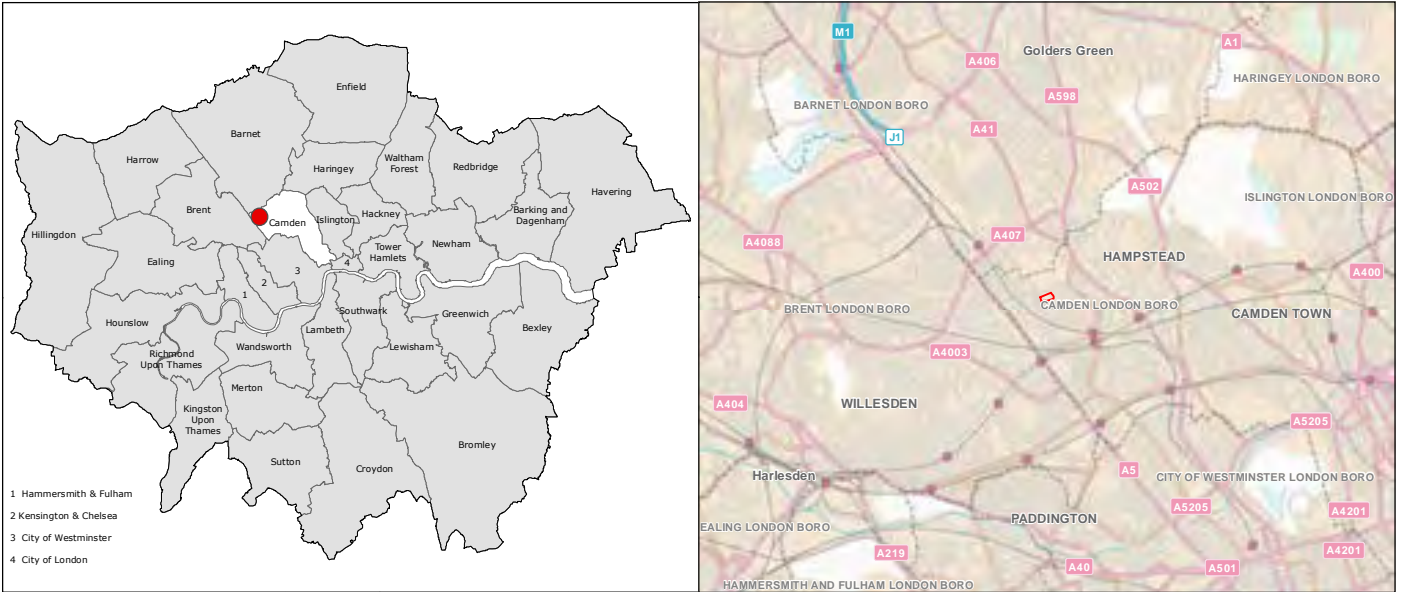
Plate 4: Mansion blocks of Gondar Gardens to the north of the Site, entered on the Camden local list.






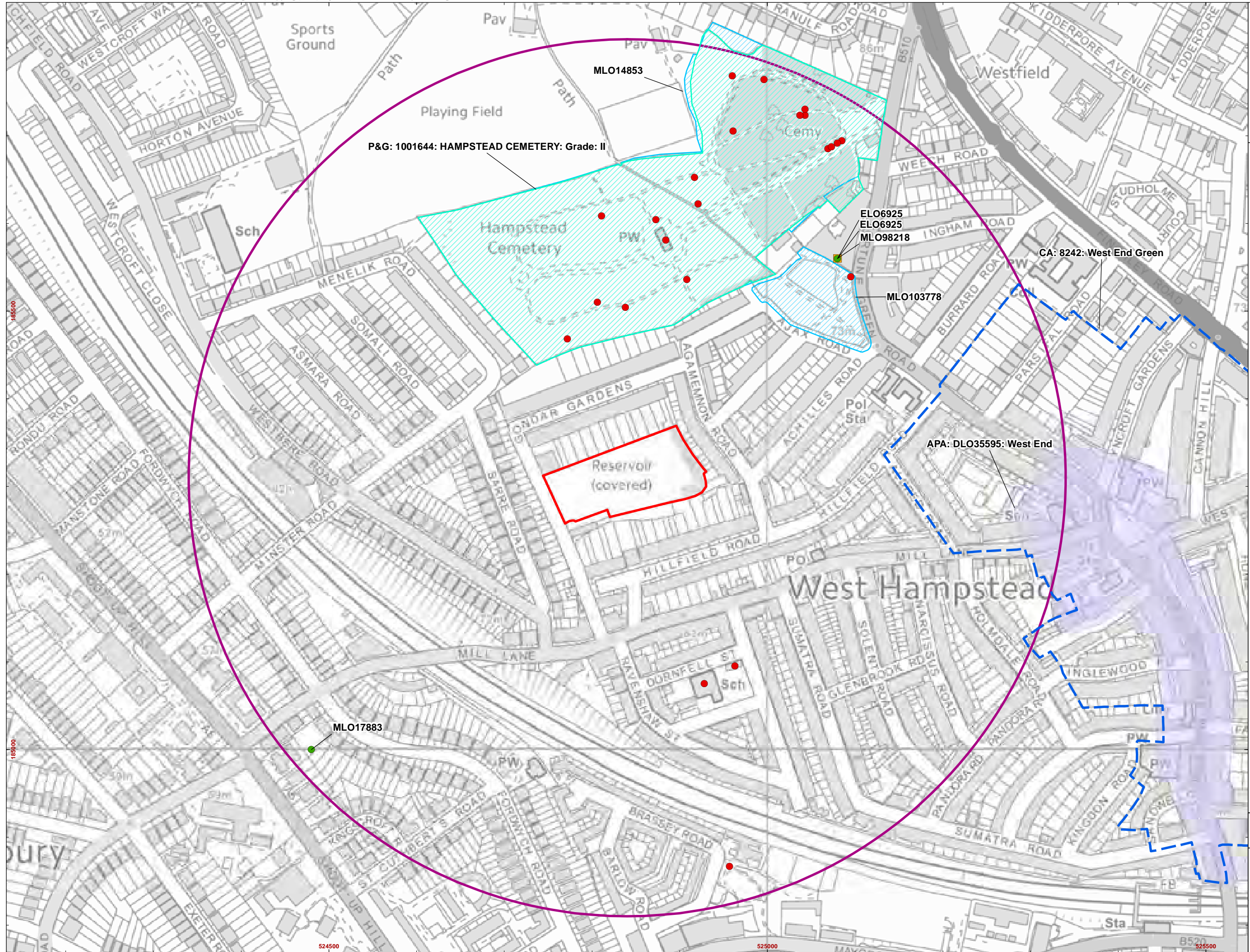
Plate 5: Existing weak townscape and hoarding along western side of Gondar Gardens, forming the current Site boundary.



Plate 6: Existing hoarding along Gondar Gardens frontage, viewed from within the Site.



<p>  Site Boundary </p> <p style="text-align: center;">  </p>		<p>Scale at A4: 1:8,000</p> <p>  </p> <p style="text-align: center;"> Figure 1: Site Location </p>
---	--	---



- Site Boundary
- Search Radius (500m)
- Designated Assets:**
- Listed Building
- Conservation Area
- Parks & Gardens
- Non-Designated Assets:**
- HER Record (Point)
- Monument
- HER Record (Polygon)
- Park
- Archaeological Priority Area**
- West End
- Previous Archaeological Work:**
- Event



Scale at A3: 1:4,000
 0 125m

Figure 2:
HER Plot (Data from GLHER)

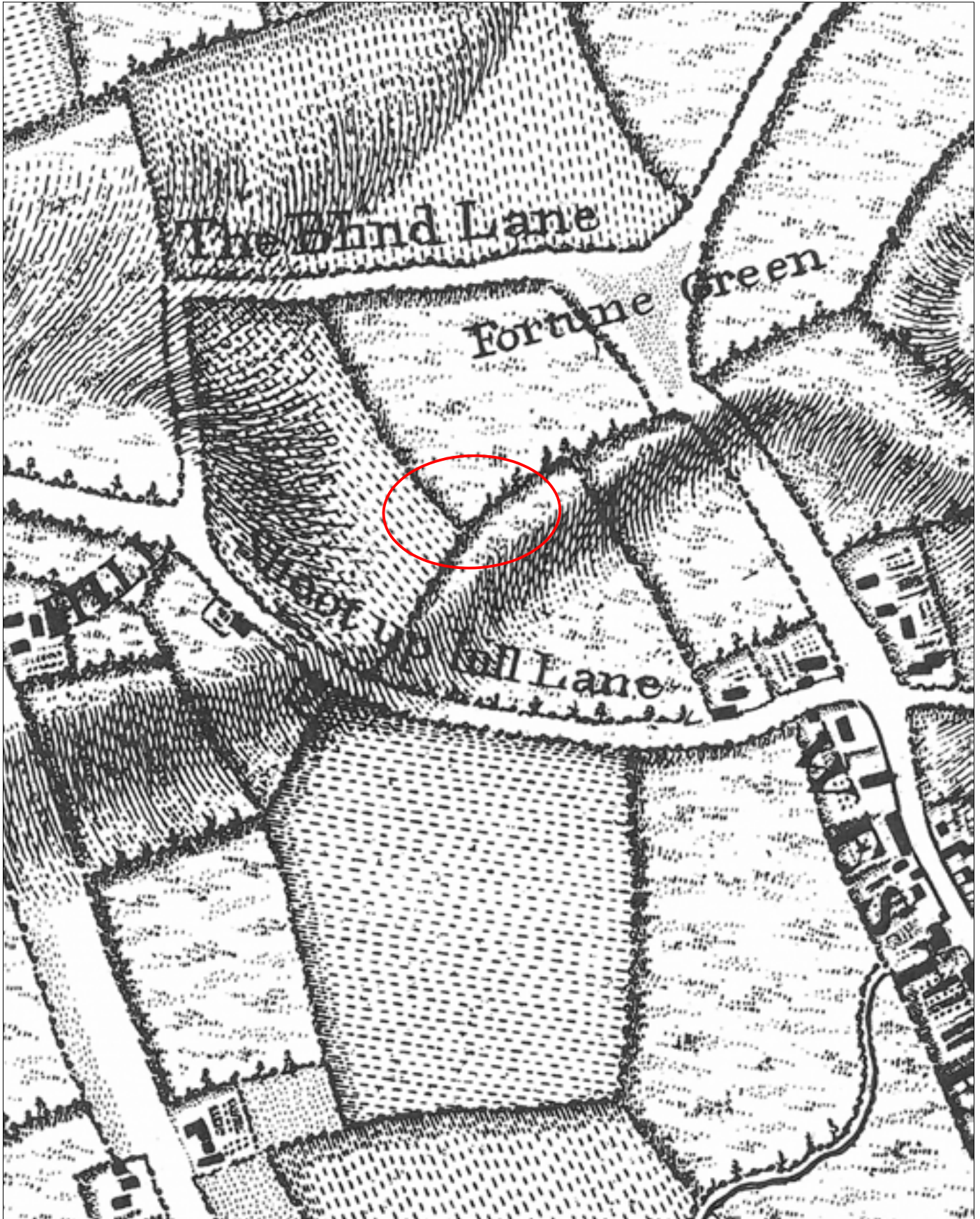


 Site Boundary



Scale at A4: 1:1250
0 20 m

Figure 3:
Site Topographic Survey



 Site Boundary



Not to Scale:
Illustrative Only

Figure 4:
1766 John Rocque Map of
London & Environs

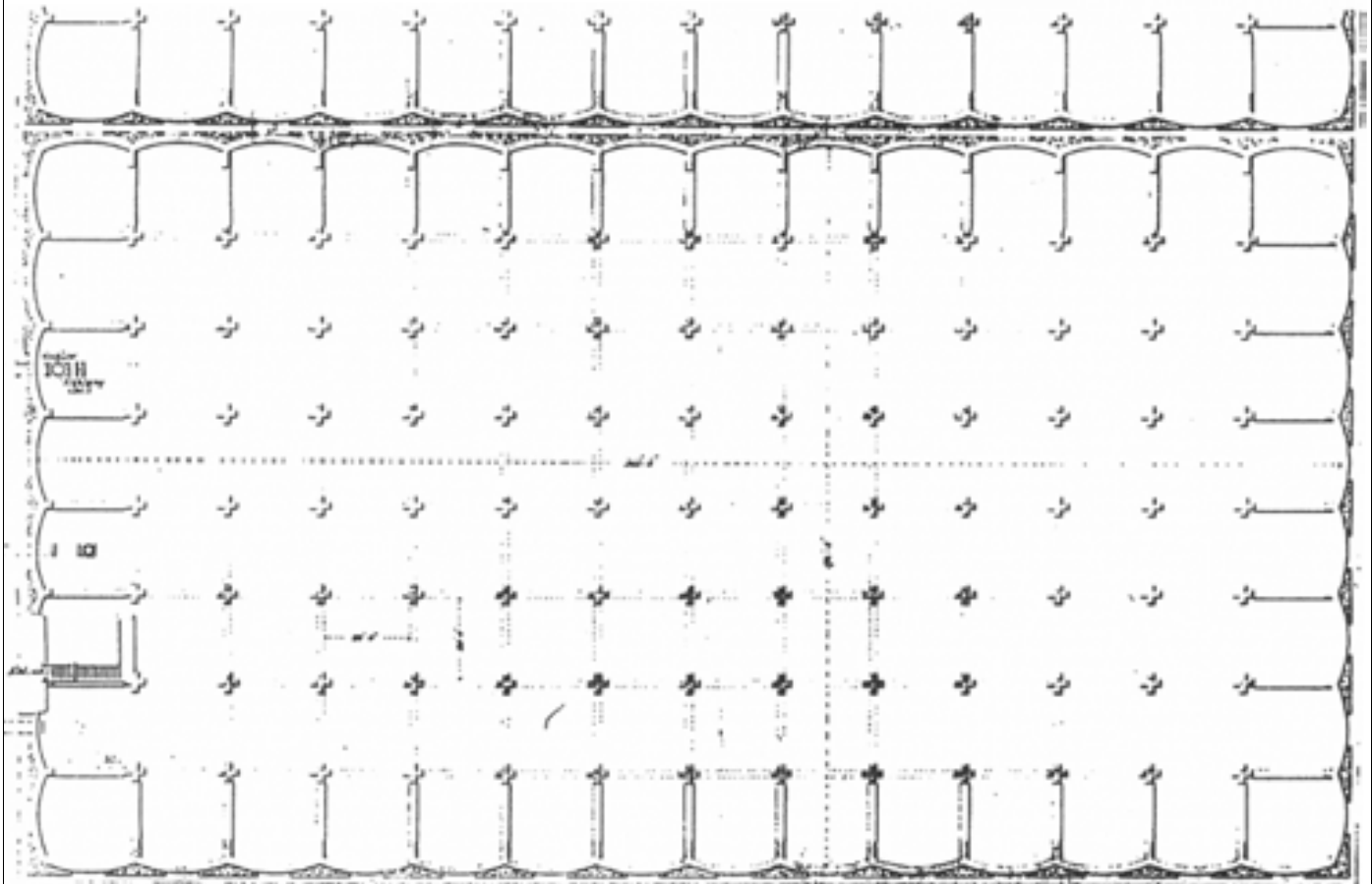


 Site Boundary



Not to Scale:
Illustrative Only

Figure 5:
1839 Hampstead Tithe Map



 Site Boundary



Not to scale

Figure 6:
1874 Gondar Gardens
Reservoir Structural Plan



 Site Boundary



Scale at A4: 1:1250
0 20 m

Figure 7:
1893 Ordnance Survey



 Site Boundary



Scale at A4: 1:1250
0 20 m

Figure 8:
1935 Ordnance Survey



 Site Boundary



Scale at A4: 1:1250
 0 20 m

Figure 9:
 1954 Ordnance Survey



 Site Boundary



Scale at A4: 1:1250
0 20 m

Figure 10:
1974 Ordnance Survey

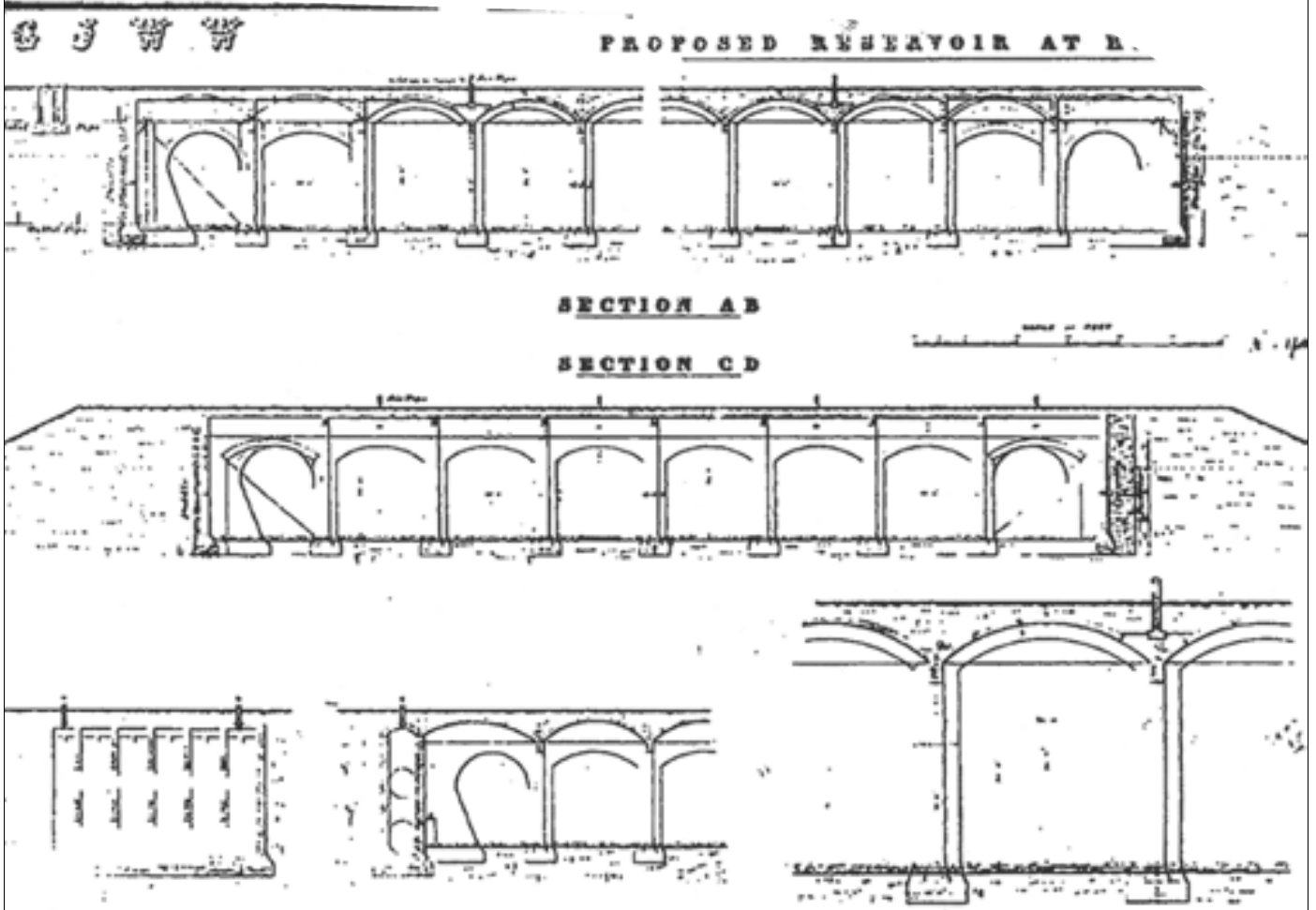


 Site Boundary



Scale at A4: 1:1250
 0 20 m

Figure 11:
 2009 Ordnance Survey



 Site Boundary

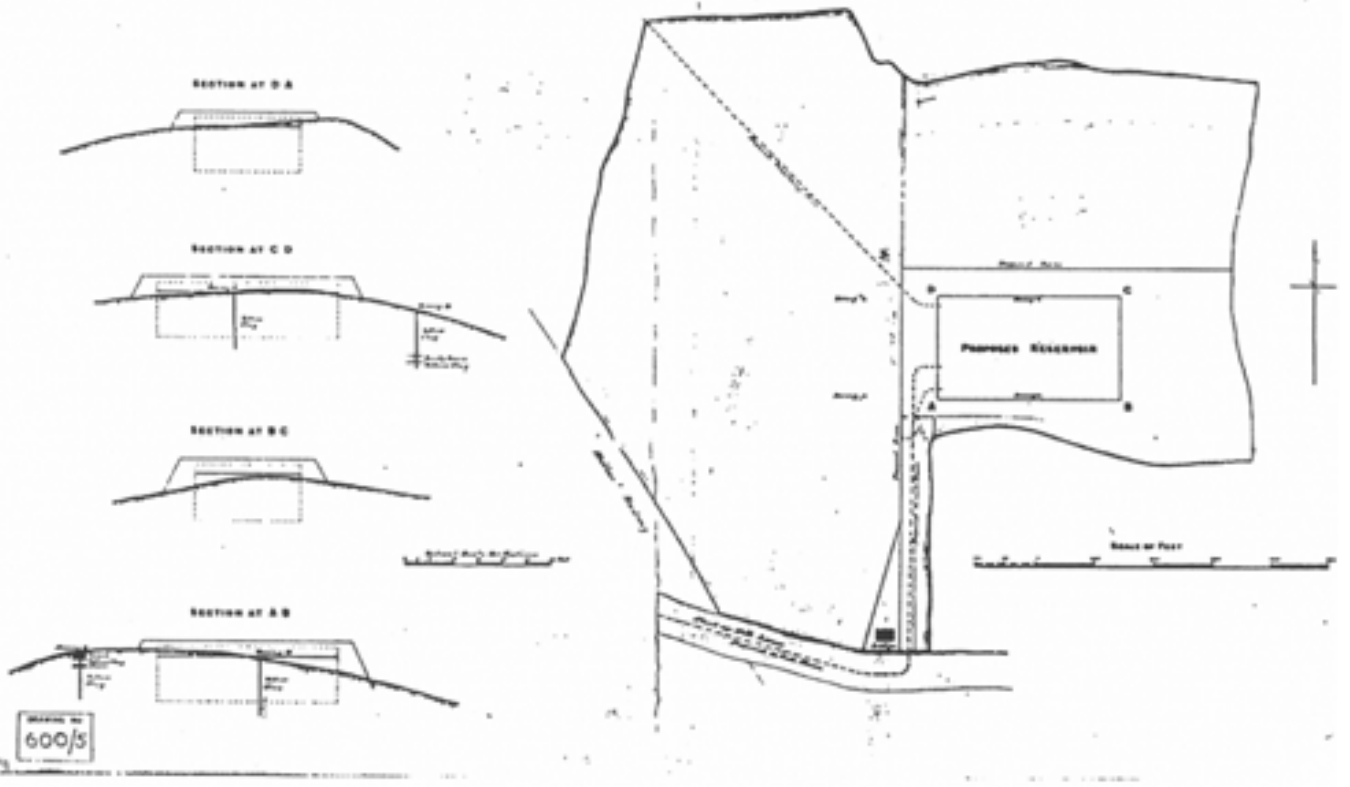


Not to scale

Figure 12:
Gondar Gardens Reservoir -
Sections

C J W W

PROPOSED RESERVOIR AT MILBURN

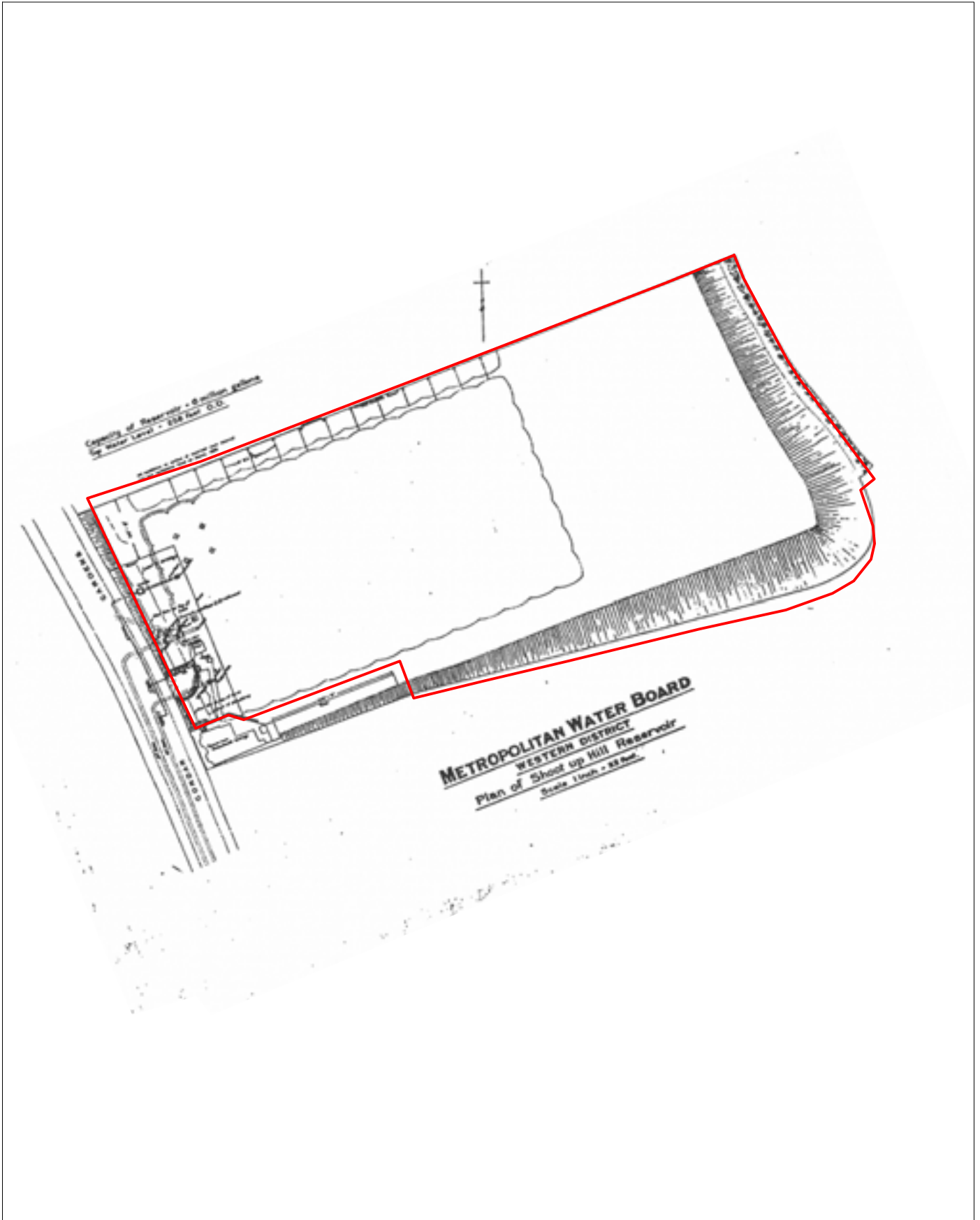


 Site Boundary



Not to scale

Figure 13:
Sections of the Reservoir
and the original ground level



 Site Boundary



Scale at A4: 1:1250
0 20 m

Figure 14:
Plan of Shoot up Hill Reservoir from the Metropolitan Water Board

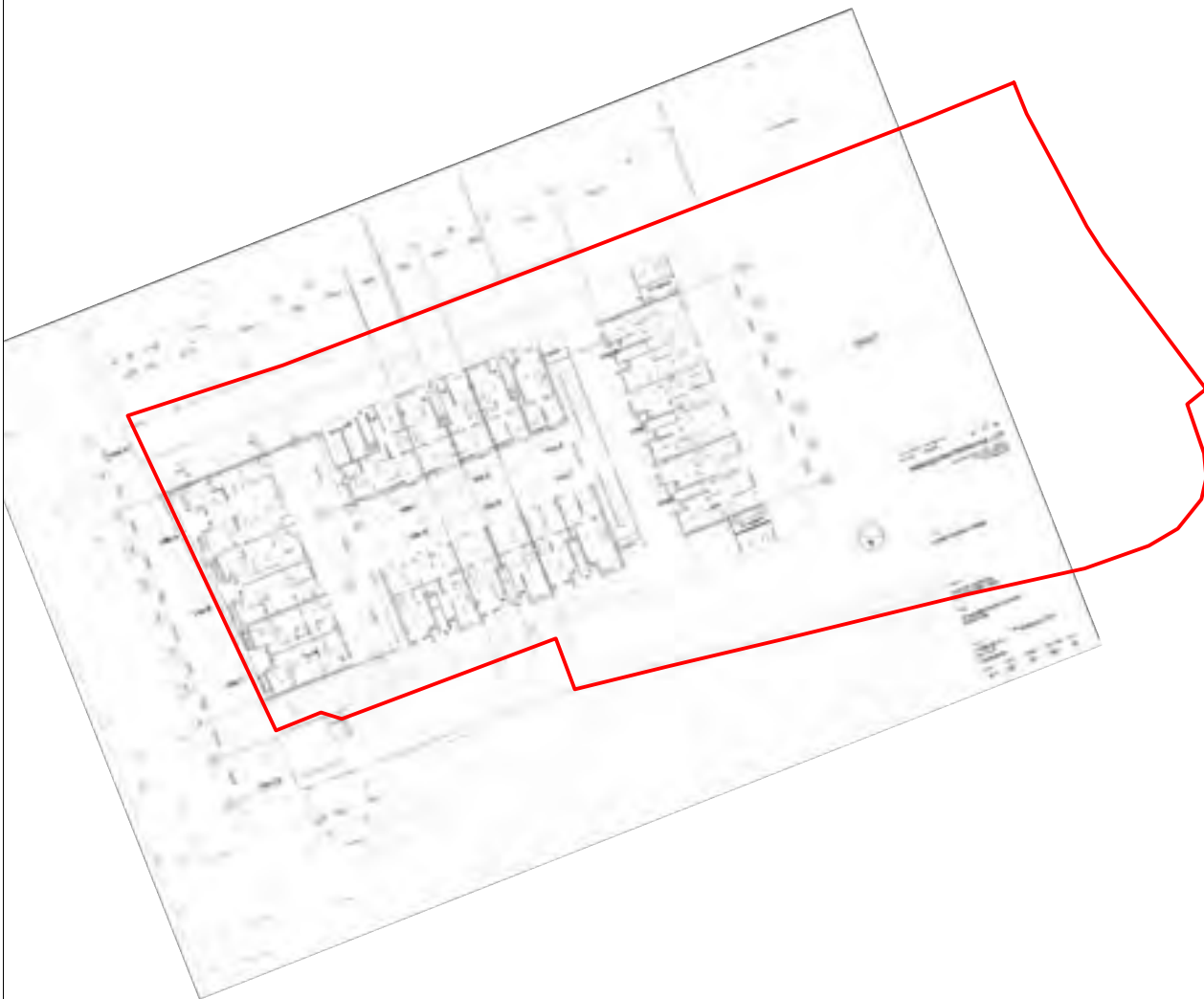


 Site Boundary



Scale at A4: 1:1250
0 20 m

Figure 15:
Proposed Development -
Ground Floor

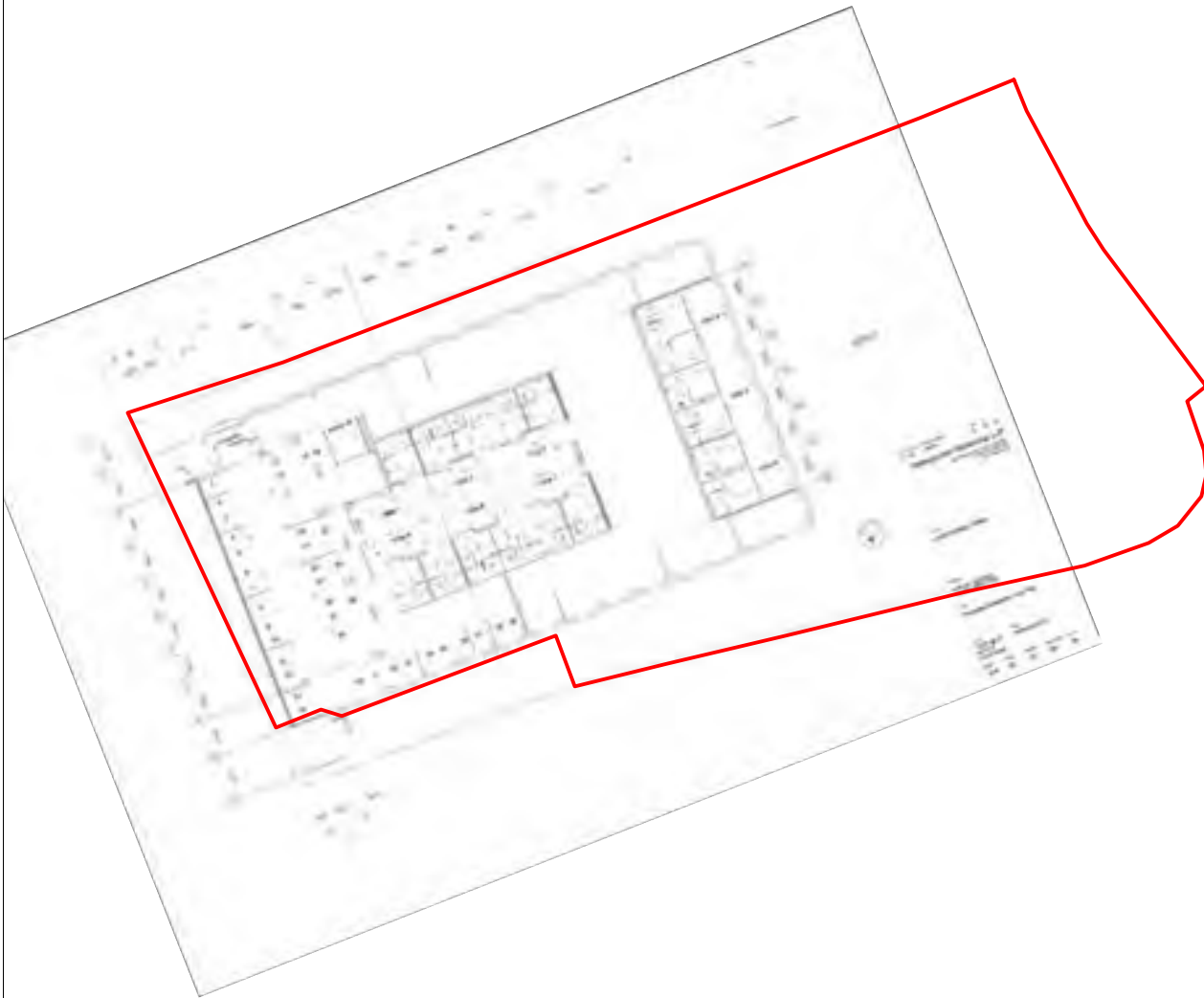


 Site Boundary



Scale at A4: 1:1250
0 20 m

Figure 16:
Proposed Development -
Lower Ground Floor

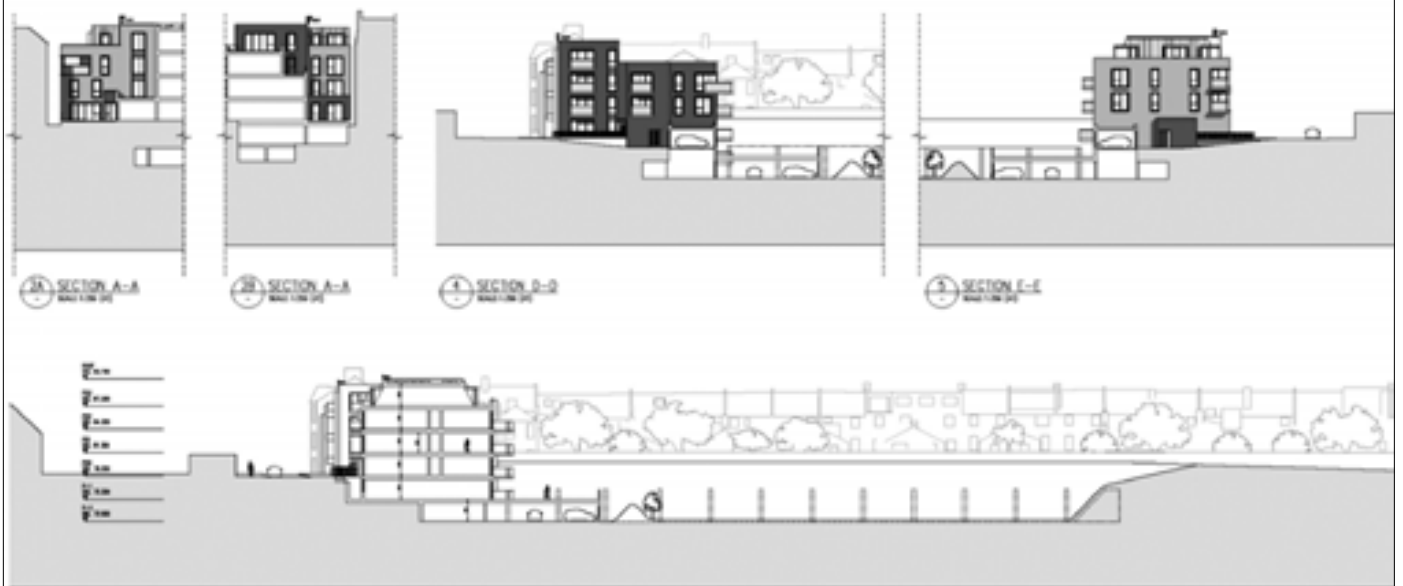


 Site Boundary



Scale at A4: 1:1250
0 20 m

Figure 17:
Proposed Development -
Basement



 Site Boundary



Not to scale

Figure 18:
Proposed Development - Site
Sections

Cgms

www.cgms.co.uk

Cgms