

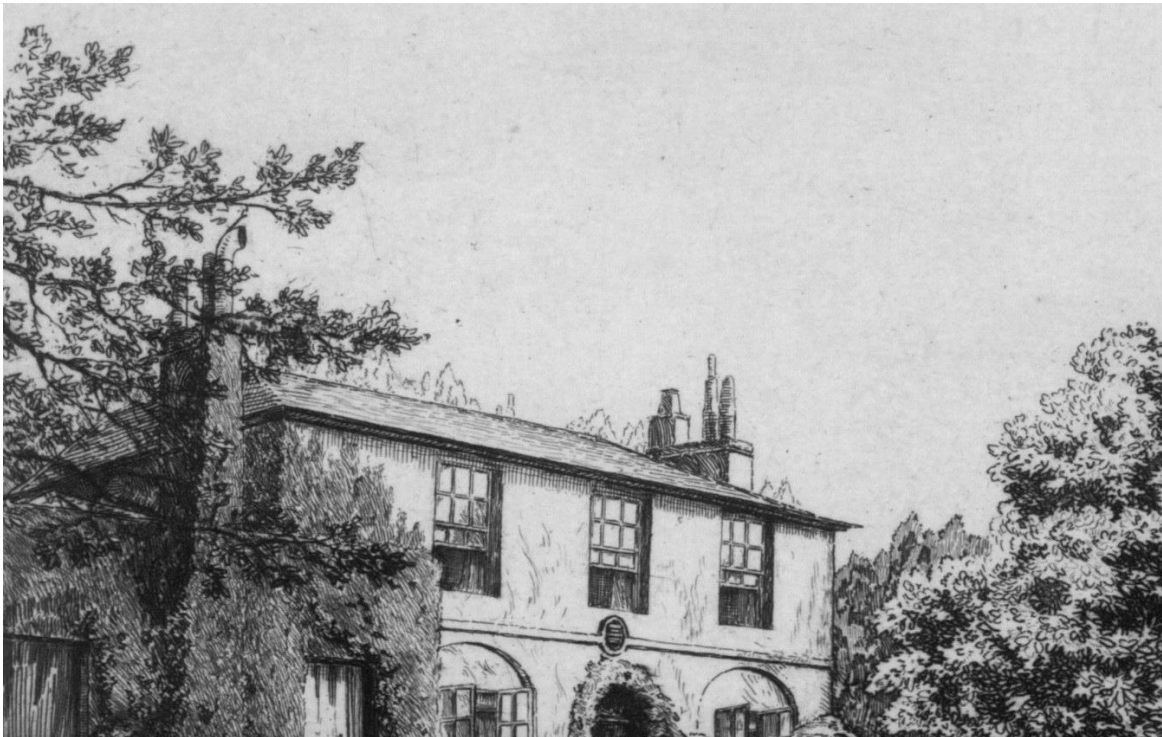
P A U L V I C K

ARCHITECTS

**OUTLINE PLANNING, DESIGN AND ACCESS STATEMENT
WITH HERITAGE ASSESSMENT**

to accompany the planning and listed building consent applications for works to

Garden Entrance and Associated Works
at Keats House, No10 Keats Grove, London NW3 2RR
Ref: 702, **FN_021** 08.03.19



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1.0 Description and Proposal

1.1 This statement is to accompany the planning and listed building consent applications for new entrance gates, paving and external lighting with refurbishment of the existing external WCs at **Keats House and Garden, 10 Keats Grove NW3 2RR**. Keats House is Grade 1 listed and the library adjacent is Grade 2 listed.

1.2 The proposal does not physically affect these two buildings. The proposals are within the setting of the listed house. The existing trees on the streetscape are important and the scheme releases one tree from an old, boundary fence which runs into it. The trees are otherwise not affected.

1.3 This planning, design and access statement is to be read in conjunction with the following documentation which is attached:

- Conservation Management Plan (CMP) first draft
- Archaeology Report
- Keats House Historic Development Report
- FN_018 Poetry and Proposal for the new entrance
- FN_016 Metal gates in the area research
- FN_019 Keats Grove Metal Gates
- FN_012 Initial Tree report
- FN_014 sunrise and sunset table comparison.
- AP_015 existing evening lighting precedents locally
- Existing and proposed drawings

1.4 Please also refer to Section 7 Summary and Conclusion.

Description of the proposal

1.5 There are three entrances to Keats House and garden from the north onto Keats Grove:

- i. The first is to the west end and primarily serves the library. This entrance is unaffected by the proposals.
- ii. There is a central pedestrian gate which serves No10 Keats Grove NW3 2RR (the north half of Keats House) which is rotten, unoriginal and needs replacing. A new, metal gate patterned to match the House's metal railing pattern visible from this gateway will replace the existing gateway and there will be a new, smoothly joined, handrail replacing the existing, galvanised key clamp, scaffold style, handrail. This will improve welcome, accessibility and durability.
- iii. The east entrance currently has the character of a service entrance with unoriginal service entrance gate, dropped kerb, pedestrian gate and extensive waste bin area (both for garden waste and House day to day waste), bicycle and one groundsman/ accessibility off street parking space. There is 'stuck on', ad hoc signage and a clapperboard sign. This is the main entrance for visitors to the site (over 30,000 pa) and the entrance that led to the front door of where Keats lived for the period he was at the property.

The entrance will be remodelled appropriately including replacing the old, unoriginal, dilapidated gates and fence with metal gates appropriate to Keats' significance and poetry, reducing the bin store area (garden waste will be off site and other waste located in the bin store to the rear of the site directed by Corporation of London's Open Spaces Team) with less crossover with pedestrians, locating the off street parking space further from the pedestrian grassed area, retaining bicycles, retaining the dropped kerb, new paving including under the existing bin store area and pavement, integrated signage and some subtle lighting. A subtle visitor counting

mechanism will be incorporated. This will improve the character and enjoyment of the cultural asset and property, improve welcome, accessibility and safety, improve durability and integrate the signage.

1.6 Path. There is ponding on the existing pathway in the garden to the NE.

- i. The line of the access path shall be rerouted in this area so it aligns closer to the original path of Keats' time along the east boundary and will be replaced with grass extending the lawn continuously as originally intended;
- ii. A soakaway will be formed under the lawn to allow faster removal of the water from the surface. No new drain will be connected to the main drains.
- iii. Low level, path lighting will be introduced on the pathway that does not alter the existing floodlighting of the house.
- iv. Path will be paved to match the York Stone in front of the main façade of the house. It will replace the existing grey, gravel on exposed tarmac finish in these areas.

These modifications will recover the path route closer to the original, improve materiality and match the paving outside the main façade, improve accessibility, safety and drainage.

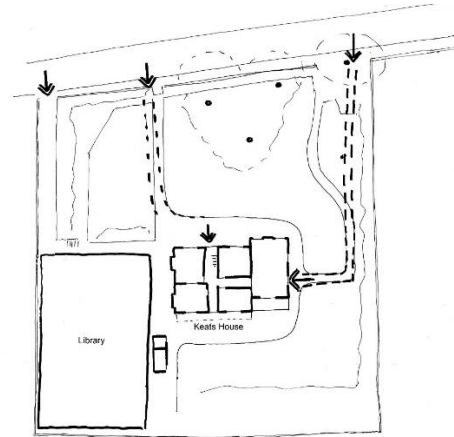
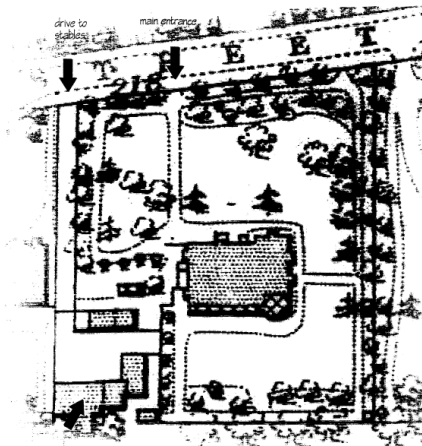
1.6 The existing, modern wcs to the rear of Keats' House shall be fully refurbished with like for like facilities, retaining the existing accessible WC.

1.7 In accordance with CABE guidelines, the attached statement and drawings show:

- i. An assessment and consideration of the context (physical, social and relevant planning policies) as it has been important to develop a good understanding of the context to inform the design process;
- ii. The evaluation of the above and how this has been translated into the proposed design.

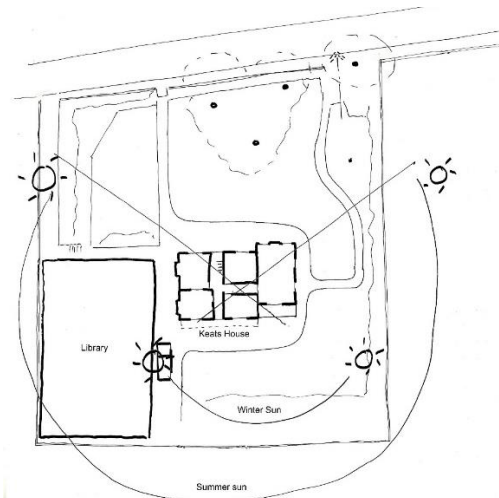
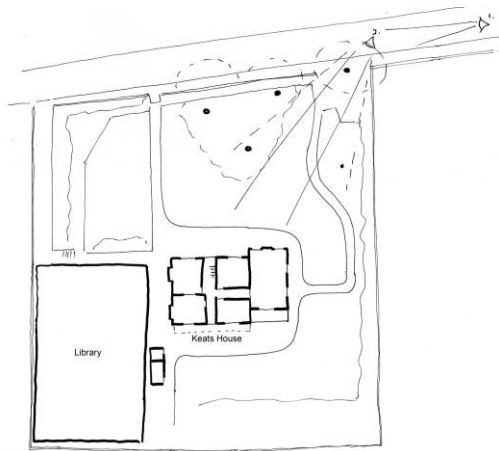
1.8 The components of the Planning, Design and Access Statement comprise, as required, a description of:

- i. Massing;
- ii. Size and Areas;
- iii. Use;
- iv. Layout;
- v. Appearance;
- vi. Landscaping;
- vii. Access.



Reconstruction of 1866 plan, prior to stables (in bottom left) being replaced with the library. The back entrance (at the bottom) has now disappeared by enclosure by other properties. The entrance to Keats House (right hand side of two semi-detached houses) is entered from NE (top right). Today is the largest and the main entrance for visitors. Visitors arriving from Hampstead Heath Overground and East Heath car / coach park come from this direction for example.

Site Analysis - Historic Main Entrances remaining.



Site Analysis – Enhanced views from current main entrance.

Site Analysis – Sun Paths. Sun through NE entrance demarks NE main entrance today.

2.0 Background and Historic England support

- 2.1 A pre-application was undertaken (ref. 2017/6570/P) and planning officers visited the site and gave written responses in respect of planning, conservation, traffic, waste, trees, drainage and signage. Paul Vick architects have amended the scheme and provided further study reports and there was clarification with officers. The process has been through the period from February to October 2018.
- 2.2 After the amends to the scheme and further reports above, the scheme was submitted to Historic England who visited the site and reviewed the scheme with the benefit of the developed proposal and additional information. Historic England fully support the proposals including for the design, materials and lighting of the scheme. Please refer to Historic England's letter of support 22.08.18 which is attached to this application.
- 2.3 The planning officer's main comments had related to:
- i. Path finishes.
 - ii. Soakaway to be explained.
 - iii. Wc door swing to be reversed.
 - iv. Reduce number of banners from two to one.
 - v. Bicycles to be stored with both wheels on ground not vertically for easier accessibility.
 - vi. Lighting under tree to be removed.
 - vii. Providing lighting on pathway that was necessary and unobtrusive to the building.
 - viii. Width of NE corner gate.
 - ix. Material and design of NE corner gate.
- 2.4 The scheme was amended to comply with officer recommendations and/or further study reports were undertaken:
- i. Paving. After discussion with officers it was agreed to match in with existing York Stone paving in front of the house.
 - ii. Soakaway. This will be subject to soakaway tests in the usual way following Building Control guidance prior to construction and will not have a connection to the main drain. ie sustainable drainage will be improved.
 - iii. wc door swing to be reversed. This has been reversed.
 - iv. Banners. The number of banners have been reduced to one.
 - v. Bicycle racks to give two wheels on ground rather than one has been incorporated.
 - vi. Lighting under the tree was removed.
 - vii. Path lighting. Further reports submitted shows the property is currently allowed to be open in dark hours for 10 months of the year (see attached FN_014 Sunrise and sunset tables). There is an existing, full spread floodlight for the house already in the SE corner (see existing drawing AP_100). The proposed lighting is low level, ground spreading on the access path to improve safety and accessibility and will not change the lighting of the house or affect neighbors. It is noted that the proposal is better than uncontrolled, temporary lighting which may spill further and *is* permitted. This is an improvement (See Appendix D for the lighting specification).
 - viii. NE gate width. Further reports identified that the widest part of the proposed gate is the same as the existing - the existing Lime Tree breaks the opening in the same place as it does the current gate width. The study also shows that in the pattern of development the width of the opening is within the usual range (ie not the largest or smallest on the road), see FN_019 Keats Grove Metal Gates and Width. The new gates will also improve the views when open and closed, improve access and enjoyment of the grade 1 listed house without compromising the intimacy of the garden or house inside. The Lime tree's setting and condition is improved by the removal of the current, poor boundary fence running straight into it.
 - ix. NE gate material and design. Further reports submitted identify metal as the prevalent material of gates in the area (FN_016 and 019) with some more and some less permeable than that proposed. The house has metal railings and canopy roof in metal. The autumnal colour was supported by officers, and fits with the poetic fit of 'to Autumn' by Keats and it is a subtle and distinct colour. The design of the gate has been carefully developed and paired back from the first designs to build upon the significance of Keats' poetry to inform and improve visibility of the grade 1 Listed House and its garden, give a more signified, robust entrance that meanwhile retains the intimacy of the House and its garden.

2.5 Historic England fully support the proposal including for the design, materials and lighting of the scheme. Please refer to Historic England's letter of support 22.08.18 which is attached to this application.

3.0 Listed Building status and Heritage Assessment

Keats and his Poetry

- 3.1 The historic significance has been central to developing the design and is central to the assessment of it under planning (NPPF). Please refer to the Conservation Management Plan (CMP) and Keats House Historic Development Report attached which identify in detail the development of the house and its significances. It is not the intention here to repeat these more comprehensive documents but summarise the basis for assessment.
- 3.2 Keats is one of the great British Romantic poets. He sits alongside Byron and Shelley of the same period even though he died at only 25 years old. He wrote 'Ode to a Nightingale' at Keats House, inspired by a singing nightingale outside. Also, the famous Mulberry tree is still present in the front of the garden.
- 3.3 Keats believed he had made no literary mark in his lifetime and, he wrote to his fiancée Fanny Brawne in February 1820, *'I have left no immortal work behind me – nothing to make my friends proud of my memory – but I have lov'd the principle of beauty in all things, and if I had had time I would have made myself remember'd'*.
- 3.4 Appreciation of his work and significance grew posthumously, and he became revered as *the* great sensory poet. His work was supported by Tennyson and the Cambridge Apostles and he inspired the pre-Raphaelites including Rossetti.
- In the [Encyclopaedia Britannica](#) of 1882, Swinburne wrote: *that the Ode to a Nightingale, [is] one of the final masterpieces of human work in all time and for all ages* and later it was stated that the odes *are a group of works in which the English language find ultimate embodiment*.
- And for 'To Autumn' [Bate](#) stated: *Each generation has found it one of the most nearly perfect poems in English* and
- M. R. Ridley that the ode *is the most serenely flawless poem in our language*.
- 3.5 The primary significance of the project relates to that of Keats's poetry and the property's association with it.
- 3.6 The growth of his importance saw public subscription (mostly from U.S.A.) save the house and garden from redevelopment in 1920-21 and it opened as a public memorial and museum accordingly: a *'permanent trust be restored and equipped with relics of the poet as a Keats Museum and a live memorial to his genius, a shrine for pilgrimage for his worldwide admirers and a literary meeting place and centre'* (CMP p2).
- 3.7 Keats House was registered as a charity in March 1996. The object of the Charity is *to preserve and maintain and restore for the education and benefit of the public the land with the buildings known as Keats House as a museum and live memorial to John Keats and as a literary meeting place and centre*.
- 3.8 From 1997, The City of London Corporation took over responsibility for Keats House and, today, over 30,000 people visit the property each year.
- 3.9 Public support, engagement and use of the historic asset is the property's ongoing raison d'être and its identity accordingly and the proposal must seek to fulfil this role.
- 3.10 The CMP identifies the need for suitably robust materials.

Keats House itself

- 3.11 Keats House is a Listed Grade I building (ref. 1379221) located south west of Hampstead Heath and within the Hampstead Conservation Area.
- 3.12 It falls within the Hampstead and Highgate Ridge Special Policy Area and has a Public Open Space (Small Local) designation.
- 3.13 Keats House has a special historical interest primarily as evidence of the life and work of the poet John Keats, who stayed in the eastern part of the house from 1818-1820 when he wrote some of the most important poems within the canon of English writing.
- 3.14 The house was built between 1814 and 1816 and was originally a pair of semi-detached houses, known as Wentworth Place. The garden was always shared and contained fruit trees, including the Mulberry tree which still grows there today.
- 3.15 Keats House was built to appear as one villa containing in fact two semi-detached dwellings with a central main front entrance and another to the east side with a unified garden (c.1815).
- 3.16 The first people known to have lived here were Charles Wentworth Dilke (an antiquary and critic) and his family and Charles Brown (a writer). Brown and Keats lived in the east house, and from 1819, the west house was let to Mrs Brawne's family; Keats fell in love and later became engaged to her daughter Fanny Brawne.
- 3.17 The entrance to Keats' front door was to the east, with a pedestrian gate in the ne corner and path that was parallel to the east hedge line, turning west at the same point it does currently into the east front door. The large room on the east of the house was added after Keats had died. The front door to Keats' house today is located within this larger addition and in line with where the path currently turns towards the house.
- 3.18 In 1838, the two houses were combined by Miss Chester, a retired actress, and a conservatory was added on the east side. Further alterations were made in the 19th and 20th centuries.
- 3.19 Stables were originally located where the library is now located and there was a rear access (on the south side) to the property near the stables. With the enclosure of the area behind the property and loss of access road outside the south wall the back entrance was removed.
- 3.20 The original main garden entrance for Keats was the NE corner. It was later replaced with the wider opening and timber gates and today serves as the waste and maintenance entrance as well as the main entrance for most people visiting the site (over 30,000 people).
- 3.21 It has the architectural character of a service entrance although it is the main, garden entrance that Keats will have most probably used, and therefore refers to being the most significant one historically.
- 3.22 The existing garden was a shared garden to the original semi-detached dwellings. It was used by, gave inspiration to and written about by John Keats. It retains its famous Mulberry Tree.
- 3.23 During the late 19th century, Keats's connection with the house was rediscovered but by 1920 it was in poor condition and threatened with demolition. A fundraising campaign, led by the American poet Amy Lowell, was successful in saving the house and it opened as a museum in 1925. In 1931 the Heath Branch Library and Keats Memorial Library building ((Listed Grade II, ref. 1430883) opened adjacent to the house, on the site of the old stables and outbuildings.
- 3.24 Keats House was registered as a charity in March 1996. As stated above, the object of the Charity is 'to preserve and maintain and restore for the education and benefit of the public the land with the buildings known as Keats House as a museum and live memorial to John Keats and as a literary meeting place and centre'.

- 3.25 From 1997, The City of London Corporation took over responsibility for Keats House and, today, over 30,000 people visit the property each year.
- 3.26 Planning permission was granted in 2004 for the erection of a single storey external toilet block to the rear of Keats House and for a new path and entrance gates to the east of the garden (ref. 2004/2147/P).
- 3.27 There is a car and bus park nearby on East Heath Road from where coach parties walk to the NE entrance of the house. The smaller central entrance is used less accordingly.
- 3.28 The front timber gates and fence are not original and are in need of replacement, the CMP has identified.
- 3.29 The flower beds to the perimeter of Keats House garden have been planted more recently and are broadly themed in relation to Keats poetry.
- 3.30 The listing describes Keats House as follows (from HE website <https://historicengland.org.uk/listing/the-list/list-entry/1379221>):

“Semi-detached pair, designed to appear as one house, known when built as Wentworth Place; now converted to one house being a house museum. c1815-16. Built for antiquary & critic Charles Wentworth Dilke and writer Charles Armitage Brown; altered c1839 and late C20. Stucco with plain 1st floor band. Slated hipped roof having projecting eaves and tall chimney-stacks on both returns. 2 storeys and basement. Double fronted with 3 windows plus 1 storey 2 window extension at east end added c1839-40. Ground floor openings in shallow, round-arched recesses. Round-arched doorway with splayed reveals, fanlight and panelled door approached by steps with cast-iron railings. Ground floor square-headed casements with cast-iron balconies. 1st floor and extension, recessed sashes. Rear ground floor has continuous cast-iron verandah. INTERIOR: not inspected. HISTORICAL NOTE: from 1818-20 the poet John Keats stayed with Brown in the eastern part of the house (plaque); in 1819 Keats composed "Ode to a Nightingale" here, and Dilke let the western house to the family of Fanny Brawne, to whom Keats became engaged. The houses were combined into one by Eliza Chester, retired actress, in 1838-9. Now the Keats museum.”

The proposal

3.31 The overall aims are to improve and enhance:

1. the main entrance welcome to the house and its intimate garden
2. access including subtle lighting and resolving the area that floods within the garden
3. visitor facilities by refitting the external toilets
4. the fence and gates facing Keats Grove.

3.32 The Proposal:

1. replaces the modern timber gates with new gates
2. steps the line of the gate back from the pavement releasing the Lime tree
3. creates better views of the house and garden (including the Mulberry tree) by relocating the bin store and reducing its size. Greater south light will be visible on Keats Grove by the wider opening.
4. relocates the pathway so that it is closer to the line of the original path to Keats's front door
5. accordingly the open garden area is restored closer to the original single lawn at the front
6. installs a grassed over soakaway in the area which floods
7. replaces the patchy gravel set in tarmac, which is hard to repair evenly, and will be replaced with stone to match existing front path
8. retains the existing bicycle and off-street accessible car parking space
9. introduces low level lighting along the access path to the east house where Keats lived and on to the current visitor entrance at the rear of the house. This is to replace any unregulated ad hoc lighting and provide safer access.
10. refurbishes the modern wcs to the rear

These do not give any harm and are enhancements to the setting of the house and garden and its use as a public asset. It does no harm

Design of the Entrance

3.33 The intent has been to enhance the setting of the house as a museum and its arrival and better appreciate Keats and his work.

3.34 Initial designs picked up on the fact that views of the house and its garden (including the famous Mulberry tree) can be improved with a better, wider opening, which can also frame and set off the Lime tree better.

3.35 The presence of this main entrance is also seen as best presented by using the light that comes through from the south onto Keats Grove. This has set the scene for and allowed a subtle intervention rather than a conspicuous entrance, ie so it is not projecting and not with a colourful graphics approach. The aim is to create a physically robust and appropriately significant yet subtle design for the public visiting yet retain the intimacy of the gardens.

3.36 There is existing signage for the gates currently which is “stuck” on and looks inappropriate and the identity of the main entrance is poor and deteriorating. It is also used as the service entrance which detracts from the setting.

3.37 The existing fence and gate is also not original in style or material.

3.38 Initial designs for the new entrance picked up on the tree stepping behind it with a mesh behind the tree and cut outs in another panel, both letting dappled light through to mark the entrance even when closed.

3.39 The challenge has been to create a direct sensory experience of Keats’ poetry without a ‘literal’ use of the words. The representational aim has been one of how one represents the rhythm and structure of Keats’ poetry without resorting to merely printing words.

3.40 The cut outs of the word lengths in rectangles only were seen as:

- a. a strong way to communicate the rhythm and structure in Keats’s poetry without being literal
- b. at the same time, it allowed light through and reference its dappled light for the trees and allow the sun’s signature (as well as Keats’s) to light the path through the rectangular cut outs;
- c. also allowed some possibility for intrigue and unfolding interest by providing through it glimpses of the house and garden, including the Mulberry tree, whilst still providing the necessary barrier when closed.

3.41 The signage itself has the name of the house integrated in the correct typeface with a material to match that behind it, but with different texture and relief. Similarly, the brochure holder is more integrated than the current one.

3.42 The material of the gate was chosen as an ‘Autumnal’, dark material, referring to Keats’ seasonal “To Autumn” and also ‘stepping back’ in terms of colour, providing a robust signified entrance.

3.43 Keats holds the most significance on the street. The street itself is now named after him: Keats Grove. Clearly, he is known and appreciated around the world and across ages and this is drawn into the design of the proposed entrance to reinforce and enhance the setting where he wrote some of his most famous poems. The design has been carefully curated and paired back to suit the intimacy of the garden and direct expression of the poetry’s rhythm and structure.

3.44 In short, you are looking through the frame of Keats’s poetry to see his world.

Assessment

3.45 The house and its meaning has fundamentally changed since Keats’s time and it is dependent on its changed circumstance for its significance and survival. The changes are not only physical in that (see CMP):

- it was two houses at Keats' time. Keats lodged in the East house 1818-1820. The houses were made into one in 1838-9.
- stabling added later C19th replaced with museum and public library (in 1931)
- additions of Chesterton Room (c1839-40) to house
- 1836 conservatory replaced by modern conservatory to north elevation
- but also that this is not a lived in house anymore and became a museum in perpetuity from 1925 and the site has housed Keats Memorial library from 1931.

3.46 The significance and importance of Keats as a figure and with it the house itself has changed (grown) over time. The established use is of a museum for the benefit of the public, with over 30,000 people a year ie this is a public place and the house depends on its appreciation and survival as a public historic asset. Obviously, this was not the case at the time of the fairly unknown and only somewhat recognised Keats. The notion of identity then also has changed and this is inherent and fundamental.

3.47 Importantly the proposal can still allow intimacy.

3.48 Detailed significance of entrance

- At a detailed level, the front fence and gates are not original
- the CMP recommends replacement of gates (p30):

Fencing – The main entrance gates and fencing to the road are tired looking and would benefit from replacement. The gates are in a very poor condition and need immediate attention.

And, The fencing and entrance gates are non-original and should be replaced with new See photos in the same report and in Historic Development report.

- The CMP encourages improved access and visibility (p31, 4.7.3):
Access – Currently you enter Keats House through a small gate and via a rather convoluted pathway which brings you to the visitor entrance. From the main road the only obvious entrance is to the Library building.
The main entrance would hugely benefit from better signage on the main road to make a more visible route for visiting public. The current fencing should be replaced as in a very poor condition.
- The CMP also encourages a proper maintenance regime and robust materials and workmanship as one would expect.
- The plan for 1889 (p19 of CMP and Historic Development Report in preapp), shows the original main entrance to Keats' house (east half of the house), as having its main entrance where the NE corner entrance is now. The NE corner has become the main entrance for visitors (coaches go to a car park to the east of the site and visitors mainly come from this side) yet its treatment is as a service entrance. The idea of this entrance having the identity of a secondary, service entrance is entirely out of keeping with the historic use and experience of the house. At the same time, it is out of keeping with the use of today and its public identity.

The proposed gates are clearly an enhancement to the current anomalous and poor quality materials and form. Some permeability in the proposed gates allows for better visibility while retaining enclosure and intimacy of the grade 1 listed house and garden, both of which are enhancements. The simple poetic effect is clearly curated with the origins and meaning and current use of the house and garden. It steps back from the street while making use of sunlight and integrated signage which are subtle, robust improvements and do not dominate the buildings or street scene.

3.49 Metal in the original house and garden.

- The original roof and structure of the house's existing verandah is metal as well as the front railings cast iron and railings to the external steps. The original conservatory to the east (now replaced by a smaller conservatory) also appears to have had a metal roof. The verandah roof is approx. 11.3 m long (originally copper covered); the original conservatory was approx 4.8 m w x 3.3m L (and partly visible from the front); and the proposed gates

are approx. 7.2m long. Expanses of metal are part of the approach to the grade 1 listed house both in terms of material and extent. See pictures AP_070 and AP_702.

- A planning application (LWX0203025) for the internal GF staircase balustrade to be changed from timber to metal was granted in 2002.
- The entrance gateway to the library (c 1930) is prominent and metal. This entrance is important although less important than the main entrance to the site than the larger, NE entrance to the Site.
- The front railings to the house are of metal. The pattern of these is referenced in the existing and proposed pedestrian gate.

3.50 Metal gates to neighbors

- The grade 2 listed, private house of 24 Keats Grove opposite the site has 2no, double, solid metal gates. These are higher than the proposed gates at Keats House.
- The grade 2 listed, private house of 22-24 Rosslyn Hill near to the site also has double, solid metal gates. These appear to be of a similar height to those proposed at Keats House.
- See attached FN_016
- There are also numerous metal gates which are more transparent than this for both residential and public buildings locally. Creating some privacy and transparency in a way relevant to the house's use and meaning then is entirely in keeping. Also see FN_016 attached.

Metal gates are the predominant material for gates on the street scene and area. Some are more permeable and some are less than this proposal.

3.51 Maintenance

- i. The Construction Maintenance Plan included in the application refers to maintenance many times. The need for work that has longevity is essential to this intimate yet public building.
- ii. The existing timber fence to the front is not original and is rotting.

The metal of the neighboring gates is dark and the proposed colour of the gates are dark. The materiality and permeability are suitable.

3.52 The entrance path rerouted back closer to the original path is an enhancement in historic terms. The recovery of the garden space into a larger area as a result is closer to the historic unity of the original lawn and is also an enhancement. That it has allowed a non-visible soakaway to be introduced to remove the flooding on the grass is also an enhancement.

3.53 Improved access along the path by way of pavers to match those on the central path in York Stone, and low level path lighting does no harm to the historic asset and sympathetically promotes use of the historic asset.

3.54 Historic England fully support the proposal including for the design, materials and lighting of the scheme. Please refer to Historic England's letter of support 22.08.18 which is attached to this application.

4.0 In planning terms.

- 4.1 The house is grade 1 listed and the library in the furthest west corner from the proposals is grade 2 listed. The proposals are within the curtilage of Keats House. The area is in the Hampstead Conservation Area and the trees are protected.
- 4.2 There is no change of use proposed for the premises which is a museum and its garden.
- 4.3 The buildings are not physically affected by the proposals. The historic element is laid out in the Section above.
- 4.4 The trees themselves will be unaffected and the setting of and access for maintenance of the Lime tree at the existing service entrance will be enhanced. See also FN_012 Initial Tree Report.
- 4.5 The service entrance and associated pedestrian gate will be greatly enhanced. Both are left open during public opening hours to the garden and these are the most used entrances with best views of the house on entry:
- The entrance currently has the quality of a service entrance and will be replaced with a gate and ground surfaces befitting a world-renowned museum. It will be subtle in scale and materiality to the immediate area providing an underplayed high quality, and not dominate the neighbors or road;
 - The north east entrance is the closest entrance for visitors coming from Hampstead Heath and Hampstead Heath station;
 - The views of the grade 1 listed house will be improved by the removal of the bin store enclosure currently located next to the service entrance;
 - The Lime Tree which is partly attached to the bin store will be released and appreciated better within the new space;
 - Removing organic garden waste from the site;
 - Relocating recycling bins at the entrance away from best viewing angles of the house;
 - Improving access for pick up for remaining bins with access directly onto the street;
 - Improving pedestrian and vehicular access;
 - The new paving will be permeable improving drainage and water ingress e.g. for the Lime Tree.
- 4.6 Hampstead Heath Overground station and South End Green Bus and Coach Station are approx. 250m and approx. 350m to the East respectively which brings visitors to this entrance first.
- 4.7 The property is in Flood Risk Zone 1 and a Flood Risk Assessment is therefore not required (see Appendix C - Flood Risk Map). It is proposed to create a soakaway where the front garden is affected by flooding to remove local ponding on the existing eastern path and lawn.
- 4.8 Signage and wayfinding of the entrance will be enhanced for the over 30,000 annual visitors to the house and garden. The east service-pedestrian entrance is not well signed and relies on a temporary clapperboard put out on the street:
- New integrated signage for the entrance will be provided;
 - Greater south light will come onto the street under the canopy of the trees at the point of entry by removing the fence to the east of the Lime tree and making it part of the new entrance gate;
 - Better views of the house and garden will be provided for wayfinding accordingly;
 - A flagpole integrated into the design of the new opening will be provided to allow the location of the museum entrance to be better visible from the street. The flagpole will match the metal of the gate. The banner will be approx. 500Wx1000Hmm and the base of them will be located approx. 2200mm above pavers level to avoid any obstruction to pedestrians. This is an enhancement to any existing, temporary banners put out.
 - Low level light fittings encased in the pavers along the access, path and entrance will be provided to improve accessibility and provide safe access to Keats House and toilets during hours of darkness, especially during winter and for evening events. There will be no spill of light into any of the neighbouring properties and this will not materially affect neighbors. See appendix D for details of the light proposed.

- There is an existing floodlight onto the House. The lighting onto the house will not be changed.
- The York Stone pavers are proposed to be extended over the pavement to the kerb to improve the surface and awareness of the entrance.
- These will all improve public amenity.

4.9 Vehicular traffic will be accommodated better and more safely:

- Pedestrians currently use both the wide and narrow entrance gates at the east entrance to Keats House and garden and the parking of the occasional single service or disabled vehicle will be placed within the proposed access arrangement closer to the east wall further out of the way of the pedestrian flow increasing safety and visibility;
- Existing Blue Badge (disabled) parking is available immediately outside Keats House on Keats Grove already;
- There are crossovers between pedestrians and occasional vehicles currently. These are reduced under the proposed access arrangement as the access for waste removal will be direct onto the road rather than through the entrance area, which is an enhancement;
- The existing dropped kerb shall be retained;
- A Blue Badge sign will be fixed to the perimeter wall to East where currently this wall is the bin store.

4.10 The pedestrian path route will be enhanced. The route of the path from the service-pedestrian entrance will be rerouted so that it runs parallel to the east wall. This is an enhancement:

- The proposed route is along the approximate line of the historic path at this point;
- Remove the C20th bonded gravel/tarmac from the view of the house and extend the lawn as originally through this area;
- Increase amenity of the soft useable area for the well-known garden poetry events and redirecting pedestrian traffic away from this area;
- It will have to be dug up in any case as the soakaway will be dug for removal of local ponding, which currently goes over the path and obstructs the step-free access route during wet weather (see drawing AP100).
- With the re-routing of the curved part of the path to along the historic route of the path there is the possibility of the path being above archaeological remains of the original path. Trial pits undertaken in 2001 indicated they may be approx. 200mm below the ground. It is proposed the ground to be built up where the new path sub-base would require more than 200mm to protect the remains. See Archaeological Report (2001). A watching brief is proposed as a condition of planning.

4.10 The central, un-original pedestrian gate will be enhanced:

- It is rotten and will be replaced with a more robust metal gate to match the new gate at the east end;
- The existing gate is not original;
- It is believed its decorative patterns refer to the plant holder balconies on the front of Keats' House, and this pattern is re-created in the new gate;
- The new gate is of the same size as the original.

4.11 The handrail inside the existing central gate will be enhanced visually and in terms of accessible guidance. The existing handrail is made of galvanised steel, is key clamped together in a scaffold type detail, and has intermediate cranked supports. It is out of place and looks temporary. The proposal:

- Will create a smooth, invisibly fixed handrail of a metal to match the front gate (dark metallic bronze polyester powder coated over galvanised steel)
- Heights will respect Part M under Building Regulations and will have an overhang at the end of the rail of 300mm accordingly.

This is an enhancement to the character, materiality and access of the entrance.

4.12 Waste. The proposed works include:

- Removal of bin store enclosure at the main entrance which holds 6no bins (2no day to day waste and 4no recycling) plus temporary dump for organic waste and its timber enclosure on east side of the service entrance;
- Creation of a smaller bin store for 3no. bins for day to day waste to the west side of the proposed entrance with timber gates facing directly onto pavement for direct access of collection;

This will improve the character of the main entrance and accessibility by reducing crossovers with the pedestrians in the site.



View of the existing bin store.

P A U L V I C K

ARCHITECTS



View of the existing east service entrance from Keats Grove.



View of the proposed east entrance from Keats Grove when sliding gate is closed, with gate not hitting Lime Tree.



View of the proposed east entrance from Keats Grove

when sliding gate is open with enhanced views of grade I listed Keats House.

5.0 Layout and Use

- 5.1 Keats House will not be physically altered by the proposal, and there is no change of use proposed for the premises which is a museum and its garden. The remodeling of north-east service entrance and north pedestrian entrance will improve public access and emphasise the significance of the museum and its location, improving Keats House as a community and historic asset. See drawings AP200 and AP201.
- 5.2 The re-directed path from the reconfigured service entrance gate along the direction of the original path and replacing finish with lawn continuous with rest of garden improves safety and accessibility
- 5.3 The proposed soakaway will remove local ponding on the existing eastern path and lawn. See drawings AP006, AP100 and AP200.
- 5.4 Low level lighting will be incorporated along the path to the existing visitor entrance to the rear of the house. This will not materially affect neighbors and it is an enhancement as it will improve accessibility to the museum and its garden. See also Appendix D for light fittings technical details and drawing AP270 for approx. lighting location.
- 5.5 The removal of the existing bin store for 6no bins (2no day to day waste and 4no recycling) plus being a temporary dump for organic waste and its timber enclosure on the east side of the service entrance will reduce clutter to the site. Recycling waste bins will be relocated to the existing bin store towards the rear of the site, with removal of waste directed by Corporation of London Open Spaces team and the removal of organic waste temporary pile to off-site only. See drawings AP005, AP100, AP200 and AP303 to AP305.
- 5.6 This has no negative material effect on its neighboring private or public spaces nor their amenities, and at the same time is an enhancement e.g. by removing waste away from neighbors, increasing safety by reducing crossovers and improving character of the entrance. See drawings AP005, AP100, AP200 and AP303 to AP305.
- 5.7 The proposed garden is modest in size and does not interfere with the quality of the place and the neighboring properties. The ability to make the lawned area a larger piece, closer to the original historic layout, improves amenity.
- 5.8 Improved safety and disabled access and improved character of entrance and grounds will assist visitors and it is an enhancement to the existing.
- 5.9 See also Sections above.

6.0 Appearance, size and scale

- 6.1 The main entrance currently has the quality of a service entrance which is a negative contribution to the garden and house and street scene. See drawings AP003 to AP004 and AP020.
- 6.2 The area of the proposed works, as marked on the plan AP200, is only approx. 250 sqm (i.e. north east service entrance, existing and proposed path and proposed paved area around Keats House).
- 6.3 The proposed gates and ground surfaces are subtle in scale and materiality to the immediate area providing an underplayed high quality of materials and will not dominate the neighbors or road. It will befit an internationally known museum without compromising its intimacy or dominating the street scene, buildings or landscape. See drawings AP210, AP211 and AP303 to AP305.
- 6.4 The proposed gates and handrail to the central pedestrian entrance from Keats Grove will be steel galvanised and Polyester Powder Coated metallic bronze or Anodised Aluminium with bronze color finish. Fixed side metal panels to the north-east access gates will incorporate embossed polished finish Keats Museum ID and match the finish of the gates, including e.g. museum opening hours and leaflets holders similar to the existing, and match the finish of the gates. See drawings AP210 and AP510. These are more robust than the existing, unoriginal and poor quality timber fencing and gates.
- 6.5 The proposed central pedestrian metal gate will match the pattern and size of the existing and be the same finish as the new gates to the east entrance. See drawing AP210.
- 6.6 Flagpole integrated into the design of the new east opening will be provided to allow the location of the museum entrance to be better visible from the street. The flagpole will match the metal of the

gate. This is an enhancement to the existing, temporary banners and 'stuck on' signage. See drawings AP003 to AP006, AP210 to AP211 and AP303 to AP305.

- 6.7 The repaving of the front area, including in place of the soil base of the existing bin store and the removal of the timber gate and fence, will release the existing Lime tree from this encumbrance with the new gate clearly behind it, greatly enhancing the views towards Keats House and improving amenity of site when approached from Keats Grove, as well as improving the tree's setting.
- 6.8 In front of the central entrance to the house there is an area of York stone paving with a York stone path leading from the central entrance gate.
- 6.9 The York Stone pavers are proposed to be extended to the proposed north east access and path, around Keats House and in front of the existing WCs and over the pavement to the existing front kerb to improve the surface and awareness of the entrance and throughout the site generally. See drawings AP200 and AP303 to AP305.
- 6.10 The replacement of the existing, rotting unoriginal gate with new metal gate of same size as existing and the replacement of the existing rickety, exposed galvanised metal handrail with a smooth, invisibly fixed metal handrail of same finish as new metal gate is an improvement. See drawings AP210 and AP510.
- 6.11 Re-directing the existing eastern path from reconfigured service entrance gate along the direction of the original path will increase amenity of the soft useable area for the well known garden poetry events and redirecting pedestrian traffic away from this area.
- 6.12 Refurbish interior of the WCs with like for like facilities, retaining the existing accessible WC is an enhancement.
- 6.13 See also Sections above.

7.0 Landscaping

- 7.1 The flower beds to the perimeter of Keats House garden have been planted only recently and are broadly themed around Keats poetry.
- 7.2 The modest proposal will affect the existing landscape locally only, where proposed works will be undertaken. See drawings AP200 and AP201.
- 7.3 The trees themselves will be unaffected and the setting of and access for maintenance of the Lime Tree at the existing service entrance will be enhanced.
- 7.4 Views from the north east entrance towards Keats House and the well known Mulberry Tree are enhanced, by removing the existing timber fence around the existing Lime tree and relocation of refuse and recycling bins on site.
- 7.5 See also Section 1 above.

8.0 Access

- 8.1 Pedestrians use both the wide and narrow entrance gates at the east entrance to Keats Grove and the parking of the occasional single service or disabled vehicle will be placed within the proposed access arrangement closer to the east wall further out of the way of the pedestrian flow increasing safety and visibility of the house.
- 8.2 The redevelopment of the entrance area will provide a welcoming, accessible public entrance to the site and moving the access path from the flooded ground, which currently obstructs the step-free access route during wet weather. A soakaway is proposed to be installed to the flooded area of the garden. See drawings AP005, AP100, AP200, AP201 and AP303 to AP305.
- 8.3 Better views of the house and garden will be provided for wayfinding accordingly.
- 8.4 There are crossovers between pedestrians and the occasional vehicle currently with the existing access layout. This is reduced under the proposed access arrangement, which is an enhancement.
- 8.5 The existing dropped kerb shall be retained.
- 8.6 The extension of the proposed paving across public sidewalk to the front of the north east entrance brings texture, improved materiality and signifies a welcome and inclusion in the civic realm and this is an enhancement. See drawings AP303 to AP305.

- 8.7 Existing Blue Badge (disabled) parking is available immediately outside Keats House on Keats Grove already. See drawing AP100.
- 8.8 A Blue Badge sign will be located on the east perimeter wall of the garden where the bin store currently is located. Most accessible parking on site come after a telephone arrangement currently. See drawings AP100 and AP200.
- 8.9 Hampstead Heath Overground station and South End Green Bus and Coach Station are approx. 250m and approx. 350m to the East respectively and Hampstead Heath. Hampstead Heath Car Park is only approx. 300m away.
- 8.10 See also Section 1 above.

9.0 Summary and Conclusion

Keats and his poetry

9.1 John Keats is one of the great Romantic poets, sitting alongside Byron and Shelley who were his contemporaries. He lived at Keats House from December 1818 until September 1820, when he left to travel to Italy. He died in Rome on 23 February 1821, aged just 25.

9.2 Keats wrote many of his best known works, including 'Ode to a Nightingale', while living at Keats House. According to his friend Charles Brown, Keats wrote the poem in the garden where he was inspired by a nightingale's song.

9.3 Keats believed he had made no literary mark in his lifetime and, he wrote to his fiancée Fanny Brawne in February 1820, *'I have left no immortal work behind me – nothing to make my friends proud of my memory – but I have lov'd the principle of beauty in all things, and if I had had time I would have made myself remember'd'*.

9.4 Appreciation of his work and significance grew after his death, due in part to his circle of friends keeping his memory alive. His work inspired other poets, such as Tennyson, as well as the pre-Raphaelites including Rossetti. By the mid-nineteenth century his reputation as a great poet was growing. Another poet, Algernon Swinburne, wrote that the 'Ode to a Nightingale' is *'one of the final masterpieces of human work in all time and for all ages'*.

The Development of Keats House

9.5 The house was built between 1814 and 1816 and was originally a pair of semi-detached houses, known as Wentworth Place. The garden was always shared and contained fruit trees, including the Mulberry tree which still grows there today.

9.6 The first people known to have lived here were Charles Wentworth Dilke (an antiquary and critic) and his family and Charles Brown (a writer). Brown and Keats lived in the east house, and from 1819, the west house was let to Mrs Brawne's family; Keats fell in love and later became engaged to her daughter Fanny Brawne.

9.7 In 1838, the two houses were combined by Miss Chester, a retired actress, and a conservatory was added on the east side. Further alterations were made in the 19th and 20th centuries.

9.8 During the late 19th century, Keats's connection with the house was rediscovered but by 1920 it was in poor condition and threatened with demolition. A fundraising campaign, led by the American poet Amy Lowell, was successful in saving the house and it opened as a museum in 1925. In 1931 the Heath Branch Library and Keats Memorial Library building opened adjacent to the house, on the site of the old stables.

9.9 Keats House was registered as a charity in March 1996. The object of the Charity is 'to preserve and maintain and restore for the education and benefit of the public the land with the buildings known as Keats House as a museum and live memorial to John Keats and as a literary meeting place and centre'.

9.10 From 1997, The City of London Corporation took over responsibility for Keats House and, today, over 30,000 people visit the property each year.

Access

9.11 In 1866, there were 3 main entrances to the site:

- A driveway to the stables in the north-west corner, which today is the main entrance from Keats Grove to the Library
- The central pedestrian entrance from Keats Grove
- The north east entrance which appears to have been the entrance to the east house and its front door (used by Brown and Keats) when the house had originally been a pair of semi-detached houses.

To the rear was a service access, adjacent to the stables, which has been blocked off as a result of enclosure by other properties to the rear of the property.

9.12 Today the north east entrance is the main entry point where most visitors arrive from the Heath and public transport connections. It also doubles as the main service entrance for deliveries and waste collection.

9.13 In 2017 an application was made to Camden Council's Local Community Infrastructure Levy (CIL) funding programme to support improvements to the access and public facilities at Keats House.

9.14 Paul Vick Architects successfully tendered and was appointed as the architect for the design and planning of the project.

Aims

9.15 The overall aim is to improve and enhance:

1. the main entrance welcome to the house and its intimate garden
2. access including subtle lighting and resolving the area that floods within the garden
3. visitor facilities by refitting the external toilets
4. the fence and gates facing Keats Grove.

Proposal

9.16 The Proposal:

1. replaces the modern timber gates with new gates
2. steps the line of the gate back from the pavement releasing the Lime tree (see also next panel)
3. creates better views of the house and garden (including the Mulberry tree) by relocating the bin store and reducing its size. Greater south light will be visible on Keats Grove by the wider opening.
4. relocates the pathway so that it is closer to the line of the original path to Keats's front door
5. accordingly the open garden area is restored closer to the original single lawn at the front
6. installs a grassed over soakaway in the area which floods
7. replaces the patchy gravel set in tarmac, which is hard to repair evenly, and will be replaced with stone to match existing front path
8. retains the existing bicycle and off-street accessible car parking space
9. introduces low level lighting along the access path to the east house where Keats lived and on to the current visitor entrance at the rear of the house. This is to replace any unregulated ad hoc lighting and provide safer access.
10. refurbishes the modern wcs to the rear

Design of the Entrance

9.17 The intent has been to enhance the setting of the house as a museum and its arrival and better appreciate Keats and his work.

9.18 Initial designs picked up on the fact that views of the house and its garden (including the famous Mulberry tree) can be improved with a better, wider opening, which can also frame and set off the Lime tree better.

9.19 The presence of this main entrance is also seen as best presented by using the light that comes through from the south onto Keats Grove. This has set the scene for and allowed a subtle intervention

rather than a conspicuous entrance, eg. projecting and with a colourful graphics approach. The aim is to create a physically robust and appropriately significant yet subtle design for the public visiting yet retain the intimacy of the gardens.

9.20 There is existing signage for the gates currently which is “stuck” on and looks inappropriate and the identity of the main entrance is poor and deteriorating. It is also used as the service entrance which detracts from the setting.

9.21 The existing fence and gate is also not original in style or material.

9.22 Initial designs for the new entrance picked up on the tree stepping behind it with a mesh behind the tree and cut outs in another panel, both letting dappled light through to mark the entrance even when closed.

9.23 The challenge has been to create a direct sensory experience of Keats’ poetry without a ‘literal’ use of the words. The representational aim has been one of how one represents the rhythm and structure of Keats’ poetry without resorting to merely printing words.

9.24 The cut outs of the word lengths in rectangles only were seen as:

- a. a strong way to communicate the rhythm and structure in Keats’s poetry without being literal
- b. at the same time, it allowed light through and reference its dappled light for the trees and allow the sun’s signature (as well as Keats’s) to light the path through the rectangular cut outs;
- c. also allowed some possibility for intrigue and unfolding interest by providing through it glimpses of the house and garden, including the Mulberry tree, whilst still providing the necessary barrier when closed.

9.25 The signage itself has the name of the house integrated in the correct typeface with a material to match that behind it, but with different texture and relief. Similarly, the brochure holder is more integrated than the current one.

9.26 The material of the gate was chosen as an ‘Autumnal’, dark material, referring to Keats’ seasonal “To Autumn” and also ‘stepping back’ in terms of colour, providing a robust signified entrance.

9.27 Keats holds the most significance on the street. The street itself is now named after him: Keats Grove. Clearly, he is known and appreciated around the world and across ages and this is drawn into the design of the proposed entrance to reinforce and enhance the setting where he wrote some of his most famous poems. The design has been carefully curated and paired back to suit the intimacy of the garden and direct expression of the poetry’s rhythm and structure.

9.28 In short, you are looking through the frame of Keats’s poetry to see his world.

Conclusion

- 9.29 The proposal will do no harm to its neighbors or property.
- 9.30 The existing service character of what is today the main entrance for over 30,000 visitors pa, the unoriginal timber gates which are in poor condition, and ‘stuck on’ signage are negative contributions to the grade listed property and its curtilage as well as the street scene.
- 9.31 The proposal will greatly enhance the amenity, robustness and longevity for public access and with local cultural significance through the poet J. Keats.
- 9.32 The proposal has been carefully and sympathetically designed and curated to respect the scale, landscape, materiality and character of the neighborhood and property improving the character, significance of the access appropriate to the Poet and retaining the intimacy of the garden and house.
- 9.33 The remodeling of the north-east service entrance and path, with the new pedestrian gates is an important enhancement to the significance, setting and visibility of the grade I listed Keats House.
- 9.34 The setting of the Lime Tree on Keats Grove has been improved.
- 9.35 Reducing waste bins on site, providing improved safety and access through improved path finishes and lighting are enhancements.

9.36 Accordingly, this modest proposal should therefore be supported.

Appendix A - Context and relevant planning policies

8.1 LB Camden Local Plan (adopted June 2017)

The Camden Local Plan replaced the Council's Core Strategy and Development Policies in July 2017 from <https://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-policy/planning-policy-documents/>

8.7.1 Policy A3 - Biodiversity

The Council will protect and enhance sites of nature conservation and biodiversity. We will:

- a. designate and protect nature conservation sites and safeguard protected and priority habitats and species;
- b. grant permission for development unless it would directly or indirectly result in the loss or harm to a designated nature conservation site or adversely affect the status or population of priority habitats and species;
- c. seek the protection of other features with nature conservation value, including gardens, wherever possible;
- d. assess developments against their ability to realise benefits for biodiversity through the layout, design and materials used in the built structure and landscaping elements of a proposed development, proportionate to the scale of development proposed;
- e. secure improvements to green corridors, particularly where a development scheme is adjacent to an existing corridor;
- f. seek to improve opportunities to experience nature, in particular where such opportunities are lacking;
- g. require the demolition and construction phase of development, including the movement of works vehicles, to be planned to avoid disturbance to habitats and species and ecologically sensitive areas, and the spread of invasive species;
- h. secure management plans, where appropriate, to ensure that nature conservation objectives are met; and
- i. work with The Royal Parks, The City of London Corporation, the London Wildlife Trust, friends of park groups and local nature conservation groups to protect and improve open spaces and nature conservation in Camden.

Trees and vegetation

The Council will protect, and seek to secure additional, trees and vegetation. We will:

- j. resist the loss of trees and vegetation of significant amenity, historic, cultural or ecological value including proposals which may threaten the continued wellbeing of such trees and vegetation;
- k. require trees and vegetation which are to be retained to be satisfactorily protected during the demolition and construction phase of development in line with BS5837:2012 'Trees in relation to Design, Demolition and Construction' and positively integrated as part of the site layout;
- l. expect replacement trees or vegetation to be provided where the loss of significant trees or vegetation or harm to the wellbeing of these trees and vegetation has been justified in the context of the proposed development;
- m. expect developments to incorporate additional trees and vegetation wherever possible.

The trees themselves will be unaffected and the setting of and access for maintenance of the Lime tree at the existing service entrance will be enhanced. Views towards Keats House and the well known Mulberry tree will be enhanced.

8.7.2 Policy C2 - Community facilities

The Council will work with its partners to ensure that community facilities and services are developed and modernised to meet the changing needs of our community and reflect new approaches to the delivery of services.

The Council will:

- a. seek planning obligations to secure new and improved community facilities and services to mitigate the impact of developments. The Council may also fund improvements to community facilities using receipts from the Community Infrastructure Levy where this is identified on the Council's CIL funding list;
- b. expect a developer proposing additional floorspace in community use, or a new community facility, to reach agreement with the Council on its continuing maintenance and other future funding requirements;
- c. ensure that facilities provide access to a service on foot and by sustainable modes of travel;
- d. facilitate multi-purpose community facilities and the secure sharing or extended use of facilities that can be accessed by the wider community, except for facilities occupied by the emergency services due to their distinct operating needs;
- e. support the investment plans of educational, health, scientific and research bodies to expand and enhance their operations, taking into account the social and economic benefits they generate for Camden, London and the UK. In assessing proposals, the Council will also balance the impact proposals may have on residential amenity and transport infrastructure;
- f. seek the inclusion of measures which address the needs of community groups and foster community integration;
- g. ensure existing community facilities are retained recognising their benefit to the community, including protected groups, unless one of the following tests is met:
 - i. a replacement facility of a similar nature is provided that meets the needs of the local population or its current, or intended, users;
 - ii. the existing premises are no longer required or viable in their existing use and there is no alternative community use capable of meeting the needs of the local area. Where it has been demonstrated to the Council's satisfaction there is no reasonable prospect of a community use, then our preferred alternative will be the maximum viable amount of affordable housing;
- h. take into account listing or nomination of 'Assets of Community Value' as a material planning consideration and encourage communities to nominate Assets of Community Value.

Proposed development will enhance the cultural, community and leisure, offer of the site through the enhanced public access of this cultural asset.

8.7.3 Local context and character

7.2 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:

- character, setting, context and the form and scale of neighbouring buildings;
- the character and proportions of the existing building, where alterations and extensions are proposed;
- the prevailing pattern, density and scale of surrounding development;
- the impact on existing rhythms, symmetries and uniformities in the townscape;
- the composition of elevations;
- the suitability of the proposed design to its intended use;
- inclusive design and accessibility;
- its contribution to public realm and its impact on views and vistas; and
- the wider historic environment and buildings, spaces and features of local historic value.

7.3 The Council will welcome high quality contemporary design which responds to its context, however there are some places of homogenous architectural style (for example Georgian Squares) where it is important to retain it.

7.4 Good design takes account of its surroundings and preserves what is distinctive and valued about the local area. Careful consideration of the characteristics of a site, features of local distinctiveness

and the wider context is needed in order to achieve high quality development which integrates into its surroundings.

Character is about people and communities as well as the physical components.

How places have evolved historically and the functions they support are key to understanding character. It is important to understand how places are perceived, experienced and valued by all sections of the community. People may value places for different reasons, often reflecting the services or benefits they provide for them. In addition, memory and association are also a component of how people understand a place. All of these values and experiences are part of understanding the character of a place. Planning applications should include a Design and Access Statement which assesses how the development has been informed by and responds to local context and character.

7.5 Design should respond creatively to its site and its context including the pattern of built form and urban grain, open spaces, gardens and streets in the surrounding area. Where townscape is particularly uniform attention should be paid to responding closely to the prevailing scale, form and proportions and materials

The entrance currently has the quality and character of a service entrance and will be replaced with a gate and ground surfaces befitting an internationally renowned museum. It will be subtle in scale and materiality to the immediate area providing an underplayed high quality and not dominate the neighbors or road.

The route of the path from the service-pedestrian entrance will be rerouted so that it runs parallel to the east wall, closer to the original route which is an enhancement. The design responds creatively to the site and incorporates references to Keats' poetry and visibility of the main house.

8.7.4 Policy D1 - Design

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";
- c. is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;
- d. is of sustainable and durable construction and adaptable to different activities and land uses;
- 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;
- g. is inclusive and accessible for all;
- h. promotes health;
- i. is secure and designed to minimise crime and antisocial behaviour;
- j. responds to natural features and preserves gardens and other open space;
- 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,
- l. incorporates outdoor amenity space;
- m. preserves strategic and local views;
- n. for housing, provides a high standard of accommodation; and
- o. carefully integrates building services equipment.

The Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Public art

The Council will only permit development for artworks, statues or memorials where they protect and enhance the local character and historic environment and contribute to a harmonious and balanced landscape design.

The path route will be enhanced. The route of the path from the service-pedestrian entrance will be rerouted so that it runs parallel to the east wall. This is an enhancement. The permeability and reference to Keats' poetry is an enhancement giving a signified entrance and better appreciation of the house and garden.

Excellence in design

The Council expects excellence in architecture and design. We will seek to ensure that the significant growth planned for under "Policy G1 Delivery and location of growth" will be provided through high quality contextual design.

The entrance currently has the quality of a service entrance and will be replaced with a gate and ground surfaces befitting a world-renowned museum. It will be subtle in scale and materiality to the immediate area providing an underplayed high quality and not dominate the neighbors or road. The views of the grade 1 listed house will be improved by the removal of the bin store enclosure currently located next to the service entrance with the Lime Tree being released and appreciated better within the new space. High quality design and materials have been incorporated in the proposal and should be supported accordingly.

8.7.5 Policy C6 - Access for all

The Council will seek to promote fair access and remove the barriers that prevent everyone from accessing facilities and opportunities. We will:

- a. expect all buildings and places to meet the highest practicable standards of accessible and inclusive design so they can be used safely, easily and with dignity by all;
- b. expect facilities to be located in the most accessible parts of the borough;
- c. expect spaces, routes and facilities between buildings to be designed to be fully accessible;
- d. encourage accessible public transport; and
- e. secure car parking for disabled people.

The Council will seek to ensure that development meets the principles of lifetime neighbourhoods.

Existing Blue Badge (disabled) parking is available immediately outside Keats House on Keats Grove. The existing disabled parking space on site is retained and signage for it added.

The proposed path lighting improves safe access to the site during winter months and in the evenings when the museum is open for events.

Accessibility is improved.

8.7.6 Access

7.14 Good access benefits everyone.

The Council requires new buildings and spaces to be inclusive and accessible to all. As accessibility is influenced by perceptions as well as physical factors, buildings should also be designed to appear, as well as be, fully accessible. The Council will require Design and Access Statements for developments to show how the principles of inclusive design, ensuring access for all, have been integrated into the proposed development and how inclusion will be maintained and managed.

7.15 Making roads and pavements and the spaces between buildings fully accessible is as important as making the buildings themselves accessible. The Council will seek improvements for all pedestrians to ensure good quality access and circulation arrangements, including improvements to existing routes and footways. The Camden Streetscape Design Manual and our supplementary planning documents Camden Planning Guidance on design and Camden Planning Guidance on amenity provide more detailed information on this issue.

The north east access and path will be repaved, including in place of the soil base of the existing bin store, which is an enhancement.

Vehicular traffic will be accommodated better and more safely than currently.

A soakaway will be dug for the removal of local ponding, which currently goes over the eastern path and obstructs the step-free access route during wet weather.

Signage and wayfinding of the entrance will be enhanced with new integrated signage to the north east entrance and with the introduction of low level light fittings to provide safe access to Keats House and toilets during hours of darkness.

The temporary looking, scaffold style handrail inside the existing central north gate will be replaced by a new one and enhanced visually and in terms of accessible guidance and will respect Part M under Building Regulations for height and overhang.

The proposed path lighting improves safe access to the site during winter months and in the evenings when the museum is open for events.

8.7.7 Policy D2 - Heritage

The Council will preserve and, where appropriate, enhance 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 and locally listed heritage assets.

Designated heritage assets

Designed heritage assets include conservation areas and listed buildings.

The Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and Listed Buildings, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a. the nature of the heritage asset prevents all reasonable uses of the site;
- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;
- c. conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- d. the harm or loss is outweighed by the benefit of bringing the site back into use.

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.

Conservation areas Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas.

The Council will:

- e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;
- f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;
- g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and
- h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.

The site is located within the Hampstead Conservation Area and within the curtilage of a grade I listed building.

The modest proposal will do no harm to its neighbors or current state of the corner and is limited to the garden and rear external WCs, which has been only recently built.

The remodeling of north-east service entrance and path, with the new pedestrian gate is an important enhancement to the setting and visibility of grade I listed Keats House and has been carefully and sympathetically designed to respect the scale, landscape and character of the neighborhood.

In addition, this proposal will greatly enhance the amenity for public access.

The entrance currently has the quality of a service entrance and will be replaced with a gate and ground surfaces befitting a world-renowned museum. It will be subtle in scale and materiality to the immediate area providing an underplayed high quality and not dominate the neighbors or road.

A Draft of the Keats House Conservation Management Plan (31.03.17) addressed the existing fencing and gates as 'tired looking' with the gates being 'in very poor condition' and is in support of their replacement. Accordingly, this modest proposal should therefore be supported.

8.7.8 Listed Buildings

Listed buildings are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. To preserve or enhance the borough's listed buildings, the Council will:

- i. resist the total or substantial demolition of a listed building;
- j. resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and
- k. resist development that would cause harm to significance of a listed building through an effect on its setting.

The proposal is limited to the external garden, garden accesses and WCs. See also item 8.7.6 Comments on Policy D2.

8.7.9 Archaeology

The Council will protect remains of archaeological importance by ensuring acceptable measures are taken proportionate to the significance of the heritage asset to preserve them and their setting, including physical preservation, where appropriate.

Other heritage assets and non-designated heritage assets The Council will seek to protect other heritage assets including non designated heritage assets (including those on and off the local list), Registered Parks and Gardens and London Squares.

The effect of a proposal on the significance of a non-designated heritage asset will be weighed against the public benefits of the proposal, balancing the scale of any harm or loss and the significance of the heritage asset.

An archaeological investigation was undertaken on site to investigate the entrance and character of former garden paths in 2001.

The proposal will reinstate one of the original paths in its approx. original location. The proposed works, except for the soakaway, will be above archaeological level. Any below ground work will be hand dug in respect of works within the Root Protection Area around the retained Lime tree, for example.

8.7.10 Landscape

7.55 The value of existing gardens, trees and landscape to the character of the borough is described in "Policy A2 Open space" and they make a particular contribution to conservation areas. Development will not be permitted which causes the loss of trees or garden space where this is important to the character and appearance of a conservation area.

The Lime Tree which is partly attached to the existing bin store will be released and appreciated better within the new space. All other trees on site are retained and unaffected by the proposal.

8.7.11 Policy D4 - Advertisements

The Council will require advertisements to preserve or enhance the character of their setting and host building. Advertisements must respect the form, fabric, design and scale of their setting and host building and be of the highest standard of design, material and detail.

We will support advertisements that:

- a. preserve the character and amenity of the area; and
- b. preserve or enhance heritage assets and conservation areas.

We will resist advertisements that:

- c. contribute to an unsightly proliferation of signage in the area;
- d. contribute to street clutter in the public realm;
- e. cause light pollution to nearby residential properties or wildlife habitats;
- f. have flashing illuminated elements; or
- g. impact upon public safety.

The Council will resist advertisements on shopfronts that are above fascia level or ground floor level, except in exceptional circumstances.

Shroud advertisements, banners, hoardings / billboards / large outdoor signboards are subject to further criteria as set out in supplementary planning document Camden Planning Guidance on design.

New integrated signage will be provided for the entrance.

A flagpole integrated into the design of the new opening will be provided to allow the location of the museum entrance to be better visible from the street. The flagpole will match the metal of the gate and the banners will be approx. 500Wx1000Hmm and located approx. 2200mm above pavers to avoid any obstruction to pedestrians. This is an enhancement to the existing, temporary banners.

Low level light fittings encased in the pavers along the access, path and entrance will be provided to improve accessibility and provide safe access to Keats House and toilets during hours of darkness, There will be no spill of light into any of the neighbouring properties and this will not materially affect neighbors. See appendix also D for details of the light proposed.

8.7.12 Policy CC3 - Water and flooding

The Council will seek to ensure that development does not increase flood risk and reduces the risk of flooding where possible. We will require development to:

- a. incorporate water efficiency measures;
- b. avoid harm to the water environment and improve water quality;
- c. consider the impact of development in areas at risk of flooding (including drainage);
- d. incorporate flood resilient measures in areas prone to flooding;
- e. utilise Sustainable Drainage Systems (SuDS) in line with the drainage hierarchy to achieve a greenfield run-off rate where feasible; and

f. not locate vulnerable development in flood-prone areas. Where an assessment of flood risk is required, developments should consider surface water flooding in detail and groundwater flooding where applicable. The Council will protect the borough's existing drinking water and foul water infrastructure, including the reservoirs at Barrow Hill, Hampstead Heath, Highgate and Kidderpore
The property is in Flood Risk Zone 1 and a Flood Risk Assessment is therefore not required (see Appendix C - Flood Risk Map).

The new paving will be above archaeology and permeable improving drainage and water ingress for the Lime Tree. It is also proposed to create a soakaway where the front garden is affected by flooding to remove local ponding on existing eastern path and lawn.

8.7.13 Policy T2 Parking and car-free development

The Council will limit the availability of parking and require all new developments in the borough to be car-free. We will:

- a. not issue on-street or on-site parking permits in connection with new developments and use legal agreements to ensure that future occupants are aware that they are not entitled to on-street parking permits;
- b. limit on-site parking to:
 - i. spaces designated for disabled people where necessary, and/or
 - ii. essential operational or servicing needs;
- c. support the redevelopment of existing car parks for alternative uses; and
- d. resist the development of boundary treatments and gardens to provide vehicle crossovers and on-site parking.

Existing Blue Badge (disabled) parking is available immediately outside Keats House on Keats Grove. The existing disabled parking space on site is retained.

Hampstead Heath Overground station and South End Green Bus and Coach Station are approx. 250m and approx. 350m to the East respectively and Hampstead Heath.

Hampstead Heath Car Park is only approx. 300m away.

See also drawings AP100, AP200 and paragraph 1.0 above.

8.2 Hampstead conservation area (Adopted 2001)

From LB of Camden website <https://www.camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-policy/supplementary-planning-documents/conservation-area-appraisal-and-management-strategies/hampstead/>

8.8.1 Front Boundaries/Open Space

Alterations to the front boundaries between the pavement and properties can dramatically affect and harm the character of the Conservation Area. Brick walls and piers, railings and hedges are enormously important to the streetscape and there is a rich variety of detail and materials in the area. There are a number of styles of front boundaries referred to in the text and these distinctive and attractive features should be retained and restored where they have been lost. A number of front gardens have been turned into parking areas and what should be a soft landscape with a path, possibly tiled, becomes a hard surface. The principle is not acceptable and further loss will be resisted. The introduction of security fences and electronic gates can also erode the character of the boundary.

The service entrance and associated pedestrian gate will be greatly enhanced. Both are left open during public opening hours to the garden and this has become the widest entrance with best views of the house on entry.

The entrance currently has the quality of a service entrance and will be replaced with a gate and ground surfaces befitting a world-renowned museum. It will be subtle in scale and materiality to the immediate area providing an underplayed high quality and not dominate the neighbors or road.

In addition, this proposal will greatly enhance the setting, visibility and amenity for public access and local cultural significance of grade I listed Keats House and through poet J. Keats and should be supported accordingly.

8.8.2 H1 - Archaeology

The Conservation Area coincides with an Archaeological Priority Area, designated by the Council in the UDP, which represents the core of medieval Hampstead. In accordance with Planning Policy Guidance Note PPG 16, the Council will seek to ensure the preservation of the archaeological heritage and promote its interpretation and presentation to the public. Within archaeological priority areas and on other sites identified as having archaeological potential, an archaeological desk based assessment report and/or field evaluation may be required to determine the impact of development upon archaeological remains. Where groundwork's are proposed, it is important that the Council's Conservation and Urban Design Team and the Greater London Archaeology Advisory Service at English Heritage are consulted to ensure adequate protection of such remains. (refer to UDP Policies EN41 & EN42).

The new paving will be above. See also paragraph 1.4.8, 8.7.12 and 1.0 to 7.0 above.

8.8.3 H8 - Demolition

The removal of streetscape features which make a positive contribution to the character and appearance of the Conservation Area will be resisted.

See paragraphs 1.0 to 7.0 and 8.8.1 above.

8.8.4 H10 - Front Gardens/ Backland/Rear Gardens

Front and rear gardens are an integral characteristic of the Conservation Area, many of which retain boundary walls/ railings and planting. Alterations to the front boundaries between the pavement and houses can dramatically affect and harm the character of the Conservation Area as the walls/railings alongside the road and within properties add to the attractive appearance of the front gardens and architectural setting of the buildings in the Conservation Area.

Proposals should respect the original style of boundary and these should be retained and reinstated where they have been lost. Particular care should be taken to preserve the green

character of the Conservation Area by keeping hedges. The loss of front boundary walls where it has occurred detracts from the appearance of the front garden by reducing the area for soft landscaping in this urban residential area. Furthermore, the loss of front boundary walls facilitates the parking of vehicles in part of the property, which would adversely affect the setting of the building and the general street scene. The Council will resist any further loss of front boundary walls and conversion of front gardens into hardstanding parking areas.

The proposal is a subordinate development to the curtilage of the grade I listed building. Proposed development including hard and soft landscaping enhances the definition of the urban context, improving accessibility, visibility and setting of the grade I listed building and the place as a historic local centre in urban terms.

The proposal will enhance the existing community facilities, and enhance the enjoyment of the museum's garden as an accessible open space.

- 8.8.5 In all cases, existing/original architectural features and detailing characteristic of the Conservation Area should be retained and kept in good repair, and only be replaced when there is no alternative, or to enhance the appearance of the building through the restoration of missing features. Original detailing such as door/window pediments and finials, porches, ironwork (window cills, railings), timber framed sash windows, casement windows, doors, tiled footpaths, roof tiles, decorative brickwork, bargeboards, stained glass, boundary walls and piers, where retained add to the visual interest of properties. Where details have been removed in the past, replacement with suitable copies will be encouraged. Original, traditional materials should be retained wherever possible and repaired if necessary.

The existing fence and gates are recent and non original. The existing fence height is retained. The proposed central north gate matches the pattern of the existing dilapidated one, matching the pattern of Keats House handrails to front balconies. The handrail inside the existing north gate will be enhanced visually and in terms of accessible guidance. The service entrance and associated pedestrian gate will be greatly enhanced and should be supported for permission accordingly.

8.8.6 Shopfronts/Advertisements

H38 Similarly shop signage should be appropriate for the Conservation Area, respecting the proportions of the shop frontages, and maintaining the division between units and reflect the plot widths of buildings. Internally illuminated box signs are unacceptable and generally signage should be non-illuminated or externally illuminated. Signage will usually consist of one fascia sign and one projecting sign. Shop signs should not normally be above ground floor level. The Council will also give consideration to 'corporate retail signage' and how this could be altered to enhance the appearance of the Conservation Area.

H39 Signage for other uses on residential streets should be appropriate in terms of scale for its location and respect the character of the Conservation Area.

Signage will be better integrated into the design than the existing.

8.8.7 H45 Trees and Landscape Design

All trees which contribute to the character or appearance of the Conservation Area should be retained and protected. Developers will be expected to incorporate any new trees sensitively into the design of any development and demonstrate that no trees will be lost or damaged before, during or after development.

H47 Applications for development should take into account the possible impact on trees and other vegetation, and state clearly whether any damage/removal is likely and what protective measures are to be taken to ensure against damage during and after work. BS 5837: 1991 shall be taken as the minimum required standard for protection of trees. All trees within 10 metres of a development proposal should be clearly identified. This also applies to underground development.

The Lime Tree which is partly attached to the existing bin store will be released and appreciated better within the new space. All other trees on site are retained and unaffected by the proposal.

Below ground work will be hand dug in respect of works within the Root Protection Area around the retained Lime tree.

Appendix B - Recent planning history

From the LB of Camden website.

Note: Developments of a similar nature to the proposal are highlighted in **bold**.

Ref. Number	Site Address	Development	Decision
2017/4201/L	10 Keats Grove London NW3 2RR	Alteration to boiler flue	Granted
2016/7148/L	4 Keats Grove London NW3 2RT	Internal alterations to partitions, doors, floors, ceilings, cornices and architraves, new ceiling to the stables and alterations to the second floor of the main house, refurbishment of the porch, alterations to fenestration, landscaping to front and rear, replacement of a chimney, replacement of the rear balustrade.	Granted
2016/6840/P	4 Keats Grove London NW3 2RT	Refurbishment of the porch, replacement of a chimney, alterations to fenestration, landscaping to front and rear, replacement of the rear balustrade to the existing residential building (Class C3)	Granted
2016/1121/P	Keats Grove London NW3 2RS	New bay extension to rear garden elevation proposed with heritage double-glazed painted Crittall windows and doors to match existing. New extension below existing bay proposed with heritage double-glazed painted Crittall windows and doors to match existing	Granted
2015/5640/P	2 Keats Grove London NW3 2R	Erection of garden building	Granted
2015/3642/L	10 Keats Grove London NW3 2RR	Installation of a picture hanging rail - installation of track lighting	Granted
2015/2312/L	3 Keats Grove London NW3 2RT	Construction of a glazed sunroom on an existing terrace to the rear of the building.	Granted
2015/0125/L	4 Keats Grove London NW3 2RT	Replacement of front porch, alterations to front and rear fenestration and internal works to enable conversion	Granted
2014/7932/P	4 Keats Grove London NW3 2RT	Conversion of 4 flats into 3 flats (1 x 3-bed, 2 x 1-bed), replacement of front porch, and alterations to front and rear fenestration	Granted
2013/5112/L	Flat A 4 Keats Grove London NW3 2RT	Internal alterations to form new wall and door openings, infill a door and relocate and remove existing partition walls, in connection with the creation of two	Granted

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		additional bathrooms to flat at ground and basement levels (Class C3).	
2010/6183/P	16 Keats Grove London NW3 2RS	Replacement of existing single glazed steel windows with double glazed steel windows on the front and side elevations of dwellinghouse (Class C3).	Granted
2010/6062/L 2010/6030/P	24 Keats Grove London NW3 2RS	Creation of a door following removal of window to the front elevation of single family dwelling house, and various internal alterations to kitchen; joinery, flooring and removal of non original stove.	Granted
2010/4158/L	24 Keats Grove London NW3 2RS	Internal alterations to include removal and replacement of drawing room fireplace and conversion of dressing room to shower room to existing dwelling house class C3	Granted
2010/2348/L 2010/2340/P	Flat A 4 Keats Grove London NW3 2RT	Works in association with the erection of new enlarged timber shed/ garden room in rear garden (following demolition of existing garden shed) in association with Flat A 4 Keats Grove (Class C3).	Granted
2010/1085/C	6 Keats Grove London NW3 2RT	Demolition of existing boundary wall/fence facing Keats Grove and Heath Hurst Road at single dwelling house.	Granted
2010/0845/P	6 Keats Grove London NW3 2RT	Erection of boundary wall comprising steel railings, brick foundations and brick piers, to replace existing timber fencing and stone foundations, fronting Keats Grove, Heath Hurst Road and garage approach.	Granted
2009/4631/P	6 Keats Grove London NW3 2RT	Alteration and extension of existing garage building in association with its use as an outbuilding ancillary to the existing residential dwelling and landscaping	Granted
2009/0961/P	6 Keats Grove London NW3 2RT	Extension of existing balcony and associated railings at rear ground level to existing dwelling house, replacement of roughcast surfaces by render on front and side elevations, and excavation works to create enlarged lower terrace in rear garden	Granted
2008/3854/T	10 Keats Grove London NW3 2RR	FRONT GARDEN, CLOSER TO FRONT BOUNDARY: 1 x Lime - Reduce crown back to main union. ALONG FRONT BOUNDARY: 1 x Sorbus - Remove. ALONG BOUNDARY WITH No. 6 KEATS CLOSE: 1 x Red Chestnut - Remove. CENTRE OF THE FRONT GARDEN: 1 x Mulberry - Minor reduction SIDE GARDEN, ALONG BOUNDARY WITH No. 5 KEATS CLOSE: 1 x Acacia - Cut back the overhanging branch. REAR GARDEN, CLOSER TO CORNER OF THE BUILDING: 1 x Bay - Remove. ALONG BOUNDARY WITH No. 30 HEATH HURST ROAD: 1 x Ash - Crown reduction by 20%. ALONG BOUNDARY	Granted

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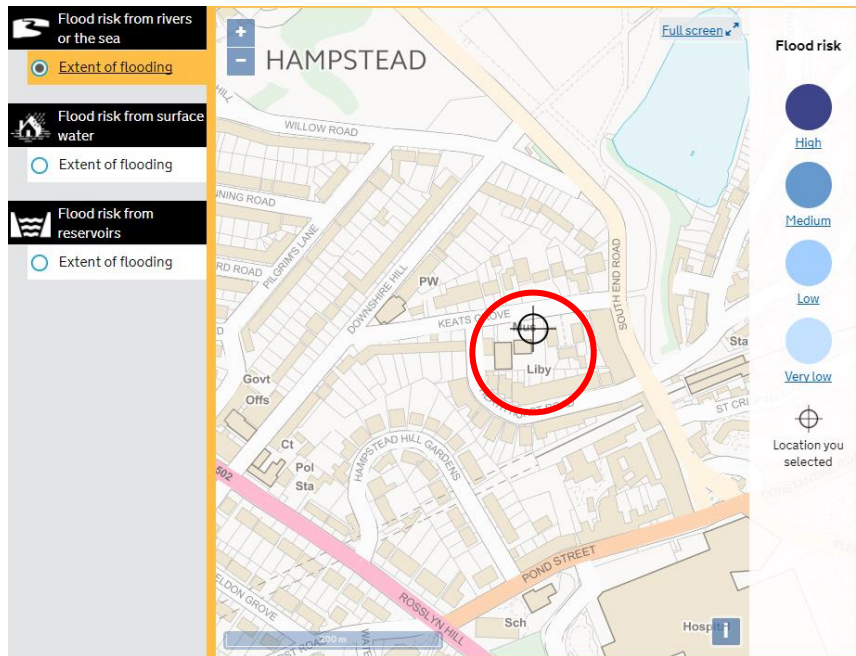
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		WITH No. 5 KEATS CLOSE: 1 x Maple - Crown reduction by 10%. GARDEN IN FRONT OF HEATH LIBRARY:1 x Magnolia - Remove. 1 x Plum - Remove. GARDEN IN FRONT OF HEATH LIBRARY, ALONG DRIVE WAY: 1 x Home Oak - Remove. 1 x Hawthorn - Reduce.	
2008/2516/L	Keats House 10 Keats Grove London NW3 2RR	Internal alterations of refurbishment and redecoration.	Granted
2007/5772/L 2007/5769/P	18 Keats Grove London NW3 2RS	Internal and external alterations to rear extension including replacement of pitched roof by new flat roof with new parapet, removal of internal kitchen walls, replacement of all windows with softwood framed sliding sashes, replacement of existing kitchen window with a larger window.	Granted
2007/3595/L	10 Keats Grove London NW3 2RR	Details of new lighting and fixings pursuant to conditions 2 of the listed building consent dated 03/09/2004 (2004/1859/L) for erection of toilet block and various alterations.	Granted
2007/3382/P	6 Keats Grove London NW3 2RT	Erection of iron railing gates at vehicular entrance.	Granted
2007/3395/L 2007/3393/P	3 Keats Grove London NW3 2RT	Excavation of section of rear garden patio area to lower the existing ground floor level by 700mm, alterations to lower ground floor windows and extensions to existing balconies at upper ground level in the rear elevation and various internal alterations to the dwellinghouse.	Granted
2006/2861/L 2006/2859/P	17 Keats Grove London NW3 2RS	Excavation of basement, erection of full-width rear ground floor level glazed extension and two-storey side extension (following demolition of existing two-storey side extension and rear ground floor level extension) with rooflight over, installation of rooflight in rear roof slope, alterations to fenestration, installation of gates to the front of the dwellinghouse and internal alterations.	Granted
2004/2147/P 2004/1859/L	10 Keats Grove London NW3 2RR	The erection of a single storey toilet block with assisted facilities in the rear garden adjacent to the rear elevation of the Library, new platform lift in garden, resurfacing of existing garden paths and construction of new paths and entrance gates.	Granted

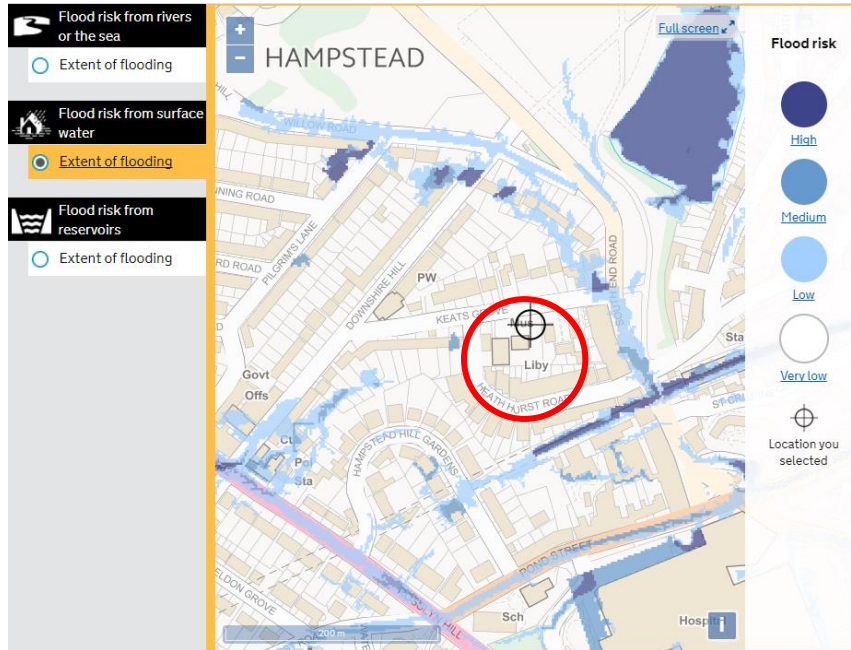
Appendix C - Flood Risk Map


10.0 The property is in Flood Risk Zone 1 and a Flood Risk Assessment is therefore not required. See <https://flood-warning-information.service.gov.uk/long-term-flood-risk/map?easting=527118&northing=185681>

10.1 Flood Risk from surface water



10.2 Flood Risk from surface water

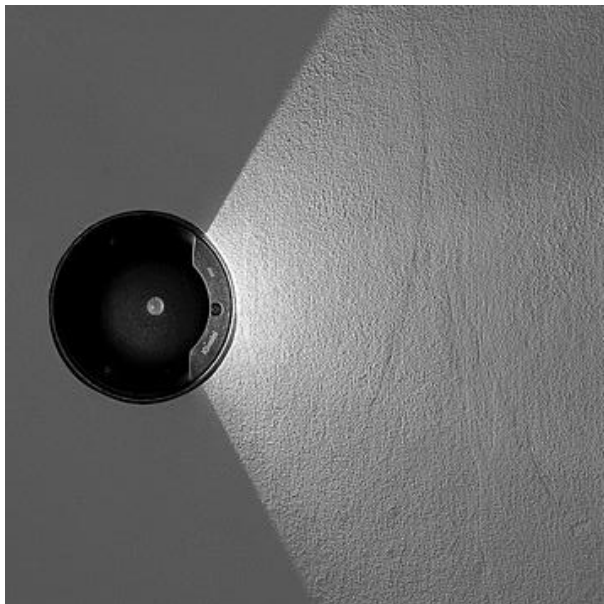


 The Site

Appendix D – Garden Light Fittings

13.1 EGL01 - Floor recessed light fittings to access and path, see drawing AP_270.

From e.g. <http://www.iguzzini.com/bm38/>



Light Up / ballage
BM38

- 3W 400lm - light source values
- 4.5W 24lm - system values
- Luminous Efficiency (system value): 5lm/W
- Neutral 4000K CRI 80
- Electronic Control gear included
- Optic: ground level lighting from one side
- Adjustability: fixed
- Material: stainless steel
- Size (mm): ø148x215, Weight (kg): 2.20
- Environment: Outdoor

■ 04 Black

Technical Specifications

IK10 IP67 800°C

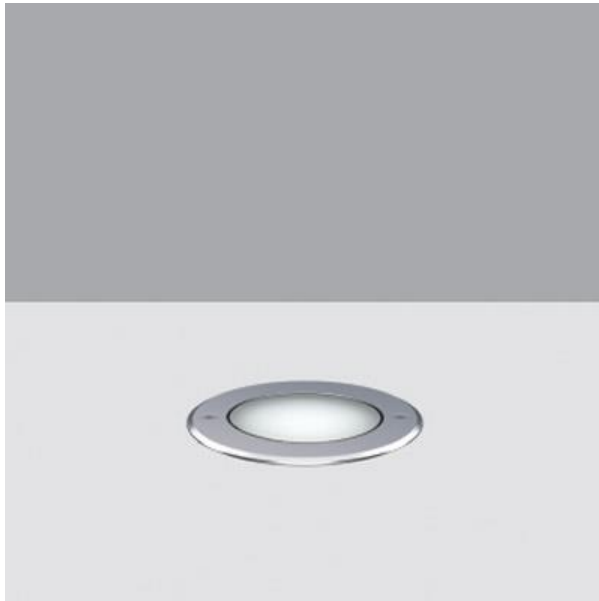
3000 kg

S&E CE EAC

RoHS



13.2 EGL02 – Floor recessed light fittings to signage, see drawing AP_270
 From e.g. <http://www.iguzzini.com/e122/>



Light Up / Earth
E122

- 6.7W 750lm - light source values
- 9W 80lm - system values
- Luminous Efficiency (system value): 8lm/W
- Neutral 4000K CRI 80
- Electronic Control gear included
- Optic: D - Diffused light
- Adjustability: fixed
- Material: stainless steel
- Size (mm): ø144x175, Weight (kg): 1.63
- Environment: indoor/outdoor

Now you can immediately see the light distribution of the product

Technical Specifications

IK10 IP68

Complete immersion for limited periods, not suitable for use in swimming pools or fountains.

CE ENEC RoHS REACH

13.3 EWL01 – External wall light to WC's, see drawing AP_270

Option 1. From eg Astro Lighting <https://www.astrolighting.com/products/0675-soprano>
Soprano PIR Outdoor Black Wall Light 0676
H175xW90xD115mm



Option 2. From eg Delta Light <http://www.deltalight.com/en/products/detail/mono-x-down-up-t50-223-52-51>

Mono X Down-UP T50 ALU Grey finish (ref. 223 5251 A).

2no QR – CBC51 35W (550lm equivalent), 186H x 120W x 62Dmm, IP54.

With movement detector, e.g. 180° PIR 2000W PIR Light Controller (ref. SLB2300G BLK).

Black plastic controller with 12m detection range. IP55, 148Hx67Wx89Lmm, 240V, 2300W max.

<http://www.mr-resistor.co.uk/item.aspx?i=15353>



Appendix E - Selected Bibliography

Design and access statements. How to write, read and use them, CABE, 2007.

<http://webarchive.nationalarchives.gov.uk/20110118095356/http://www.cabe.org.uk/files/design-and-access-statements.pdf>

National Planning Policy framework(NPPF) – March 2012

<http://planningguidance.communities.gov.uk/>

Flood Risk Map

From Environmental Agency website:

<https://flood-warning-information.service.gov.uk/long-term-flood-risk/map?easting=527118&northing=185681>

LB Camden Local Plan (adopted June 2017)

From LB of Camden website <https://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-policy/planning-policy-documents/>

Hampstead conservation area (Adopted 2001)

From LB of Camden website <https://www.camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-policy/supplementary-planning-documents/conservation-area-appraisal-and-management-strategies/hampstead/>

END