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Heritage Statement

Garden Railings to Gloucester Gate Lodge - Application for
Listed Building Consent

Report to: Camden Council

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Reinstatement of Supporting Brickwork to Garden Railings to Gloucester Gate Lodge for Diversion of a Strategic Water Main

Heritage Statement

1. Introduction

As part of the construction works for High Speed Two (HS2), it is proposed to extend Euston Station and widen its approach cutting. These works will directly affect a number of Thames Water assets in the area including a 42" diameter cast iron clean water trunk main. The 42" main is part of the strategic trunk main network supplying drinking water to a large area of North Central London including areas such as Covent Garden, Kings Cross, Camden, Islington and Finsbury Park. The existing trunk main therefore needs to be diverted to ensure a continued secure supply of water to North Central London.

The diversion of the 42" main was assessed as part of HS2's Hybrid Bill submission to Parliament in 2013 and Additional Provision 3 (AP03) in 2015. The Bill received Royal Assent on 27th February 2017. The 42" main has also been assessed as part of the ongoing design development of the Euston approaches, and the diversion remains necessary. The majority of the works to divert the water main will be undertaken using HS2 Act powers.

The route of the diverted main passes beneath the Grade II Listed Garden Railings to Gloucester Gate Lodge on the north side of Gloucester Gate. In order for the new main to be installed it has been necessary for a section of the railings and the supporting masonry wall to be temporarily removed. The railings and supporting masonry will be reinstated once the work is completed and it is also proposed to carry out some repairs to improve their condition.

Listed Building Consent was granted by Camden Council for the temporary dismantling, storage and reinstatement of the railings on 19th March 2019 (Application Ref: 2019/0068/L) and work has commenced in accordance with the approved Dismantlement and Reinstatement Method Statement.

When the supporting brickwork to the railings was removed it was found that due to the strength of the mortar used, the bricks were not in a suitable condition for reinstatement. The entirety of the brickwork therefore needs to be replaced and the advice from Camden Council is that this requires a separate Listed Building Consent.

2. Site Description.

The Garden Railings to Gloucester Gate Lodge are located on the north side of Gloucester Gate, close to the junction with Albany Street and just to the south of Gloucester Gate Bridge. The application site effectively comprises the point at which the diverted water main passes beneath the railings, as shown on the enclosed Location Plan, Drawing No: H582_01-A1-AB-00606-A.

The railings form the boundary to a vegetated area between the London Zoo Car Park and Gloucester Gate (see Photo 1 below). The railings are part of the public realm and are immediately adjacent to the footpath on the north side of Gloucester Gate. The level of the ground on the Regents Park (north-west) side of the railings is lower than on the Gloucester Gate (south-east) side.

Most of the supporting brickwork to the railings is below ground, however approximately three courses of bricks are visible above ground from Regents Park (as shown in Photo 1). A section of the brickwork wall of approximately 5m in width has been removed to enable the diverted water main to be installed (as shown on the enclosed Plan and Elevations, Drawing No. H582_01-A1-AB-00603-B).

Photo 1: Application Site from Regents Park.



Regents Park extends to the north and west and is a Grade I Listed Registered Park and Garden. Regents Park is also designated as Open Space and a Site of Metropolitan Importance for Nature Conservation. The application site is within an area designated as an Archaeological Character Area and Urban London Metropolitan and Archaeological Sub-zone. The application site is within the Regent Park's Conservation Area.

3. Historic Interest.

The Historic England List entry shows that the Garden Railings to Gloucester Lodge were listed on 14th May 1974 and gives the details as: "Railings to rear garden. C1830. Cast-iron with ball and spike finials."

The brickwork wall beneath the railings at the location of the diverted water main was rebuilt following extensive aerial bombing during World War Two. The materials used for the reconstruction of this section (fine washed sand & Portland cement), are of a different make up to those used during the original construction (fine washed sand & lime).

There are several other listed buildings and structures in proximity to the application site, including:

- Gloucester Gate Bridge, Grade II - located to the north of the application site.
- Statue and Drinking Fountain, Grade II - located on the north side of Gloucester Gate to the west of the application site.
- Gloucester Gate Lodge, Grade II - located at the junction of Gloucester Gate and the Outer Circle.
- Number 15 Gloucester Gate and attached boundary walls and piers, Grade II* - located to the south of the application site across Gloucester Gate.
- Gloucester Lodge, Gloucester House and attached boundary wall, Grade I - located to the south of the application site across Gloucester Gate.
- Garden Railings to Numbers 12 and 14, Grade II - located at the junction of Gloucester Gate and the Outer Circle.

The application site is located within the Regents Park Conservation Area. Regents Park which extends to the north and west of the application site is a Grade I Listed Registered Park and Garden.

4. Proposed Development.

Listed Building Consent was granted for the dismantlement, temporary storage and reinstatement of the Garden Railings to Gloucester Gate Lodge, under the original application reference: 2019/0068/L. The railings, coping stones and supporting brickwork were removed in accordance with the approved Dismantlement and Reinstatement Method Statement in May 2019.

This application relates specifically to the supporting brickwork to the railings. A section of brickwork of approximately 5m in width has been removed and is to be rebuilt in accordance with the enclosed Gloucester Gate Railings Project Method Statement (addendum 01). A site visit was undertaken with Catherine Bond (Camden Council Conservation Officer) on 26th June 2019 and it was provisionally agreed that the following brick was appropriate for the reinstatement:

- Lambs, Handmade Imperial red rubber range – Medium Multi C02 (see Photo 2).

It is proposed to use a lime-rich mortar mix with a flush, slightly recessed joint for all new pointing work.

Photo 4: Proposed Replacement Brick.



The railings and copings will be reinstated in accordance with the Dismantlement and Reinstatement Method Statement approved under the original Listed Building Consent. Once reinstatement of the supporting masonry and railings has been completed, the ground on either side, including the pavement on Gloucester Gate, will be reinstated to its original condition.

5. Planning Policy.

National Planning Policy Framework (NPPF) (March 2012).

Chapter 12 (Conserving and Enhancing the Historic Environment) of the NPPF sets out that in determining applications for Listed Building Consent local planning authorities should seek to sustain and enhance the significance of heritage assets, whilst maintaining viable uses consistent with their conservation. The NPPF advises that great weight should be given to the asset's conservation.

Where a development proposal will lead to less than substantial harm to the significance of the designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

The Development Plan.

The development plan for the proposed development comprises the London Plan (March 2016), the Camden Local Plan 2017 and the Euston Area Plan, January 2015. The development plan policies that are considered to be relevant to the proposed development are as follows:

The London Plan, March 2016:

Policy 5.15 Water Use and Supplies: the Mayor will work with the appropriate agencies and local planning authorities to protect and conserve water supplies. New development for sustainable water supply infrastructure, which has been selected within water companies' Water Resource Management Plans, will be supported.

Policy 7.5 Public Realm: advises that landscape treatment, street furniture and infrastructure should be of a high quality, have a clear purpose and enable the easy movement of people through the space.

Policy 7.8 Heritage Assets and Archaeology: development affecting heritage assets and their settings should conserve their appearance by being sympathetic to their form, scale, materials and architectural detail.

Camden Local Plan, 2017:

Policy D2 Heritage: the Council will preserve, and where appropriate, enhance Camden's heritage assets and their settings, including conservation areas and listed buildings. The Council will not permit the loss of or substantial harm to a designated heritage asset unless it is demonstrated that the harm or loss is necessary to achieve substantial public benefits that outweigh the harm or loss.

Policy CC3 Water and Flooding: the Council will protect the borough's existing drinking water and foul water infrastructure, to ensure there is adequate supply, storage and foul water capability.

Euston Area Plan, January 2015.

Strategic Principle EA2: Design: seeks to protect and enhance heritage assets and their settings that are sensitive to change.

Regents Park Conservation Area Appraisal and Management Strategy, 2011.

The Regents Park Conservation Area Appraisal and Management Strategy defines the special character of the conservation area and sets out positive actions for the particular care required to preserve and enhance the special character.

5. Planning Assessment.

Principle of Development - Water Supply Infrastructure.

The policies of the development plan are supportive to the provision of necessary water supply infrastructure.

As set out above, the proposed temporary removal and reinstatement of the listed railings is necessary to enable the diversion of a strategic water supply trunk main. The main is an essential part of the infrastructure network that supplies water to a large part of North Central London including areas such as Covent Garden, Kings Cross, Camden, Islington and Finsbury Park. The proposed development is therefore necessary to maintain a secure and resilient water supply to the north London area.

The diversion of the water main is also necessary to enable construction works for HS2, to extend Euston Station and its approach cutting. These works, including the diversion of the 42" Main have received Royal Assent under the HS2 Act.

The proposed development is therefore in accordance with London Plan Policy 5.15 and Local Plan Policy CC3.

Heritage Assets.

As set out in the enclosed Method Statements, the proposed methodology for dismantling and reinstatement of the listed railings and supporting brickwork has been carefully development in conjunction with PAYE to ensure there is no adverse impact to the historic integrity or character. The proposed methodology will ensure that the railings and supporting stonework are reinstated to match the original as far as possible and with an improvement to their condition.

The proposed development will have no long-term impact on the historic character of the Grade II Listed Railings to Gloucester Gate Lodge and will contribute to the preservation and enhancement of the special character of the Regents Park Conservation Area. The development proposals are therefore considered to be in accordance with London Plan Policy 7.8, Local Plan Policy D2, Strategic Principle EA2 of the Euston Area Plan and with the aims of the Regents Park Conservation Area Appraisal and Management Plan.

Public Realm / Townscape.

The proposed development is in keeping with the character of the surrounding townscape and following reinstatement will not impede the movement of pedestrians or cyclists along Gloucester Gate.

The proposed development is therefore consistent with London Plan Policy 7.5.

6. Conclusion.

The proposed development is essential to enable the diversion of a strategic water supply trunk main that will ensure the maintenance of a secure water supply to North London. The proposed development is also necessary to enable the extension of Euston Station and its approach cutting for HS2, which has been granted Royal Assent under the HS2 Act.

The proposed development is temporary in nature and the methodologies selected for installing the diverted main and temporarily removing and reinstating the supporting brickwork to the Garden Railings to Gloucester Gate Lodge will ensure there is no adverse impact to the heritage asset or its setting. The proposals will enable some maintenance and repairs to be carried out to the railings and supporting masonry that will result in an improvement to the condition of this important heritage asset.

The proposal is therefore considered to be in accordance with national planning policy and guidance and with the policies of the statutory development plan.