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TRIIO STRATEGIC PARTNERSHIP

3 MONMOUTH STREET, CAMDEN, WC2H 9DA

DESIGN, ACCESS AND HERITAGE STATEMENT

JUNE 2020

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3 MONMOUTH STREET, CAMDEN, WC2H 9DA

DESIGN, ACCESS AND HERITAGE STATEMENT

JUNE 2020

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1 INTRODUCTION

1.1.1 This Design, Access and Heritage Statement has been prepared as part of a proposal to provide a new external mains gas supply to the individual flats (numbers 1-3) within 3 Monmouth Street, Camden, WC2H 9DA. Number 3 Monmouth Street comprises a four-storey brick building with attic. The building forms part of a terrace group with commercial use at its ground floor and residential use to its upper floors. The building is located within the Seven Dials Conservation Area and therefore the works have the potential to impact upon the character and appearance of the Conservation Area.

1.1.2 The proposed installation of external gas pipework is necessary due to ongoing corrosion of the existing, internal gas pipework which currently supplies the individual units within the building. Investigative works have identified that original internal pipework has been subject to degradation and a renewal of the existing pipework is now necessary. Without intervention, the degradation of the existing pipework could potentially cause a gas leakage and consequently result in the removal of the gas supply to the building. In order to ensure the safety of the residents and the structural soundness of the building, tRiiO wish to replace the existing gas network before a leak occurs.

1.1.3 In accordance with Para 189 of the NPPF, this Design, Access and Heritage Statement provides a proportionate assessment of the significance of the Seven Dials Conservation Area and the contribution that 3 Monmouth Street makes to its special character and appearance in order to determine the level of harm which may be experienced, if any, to its special character and appearance.

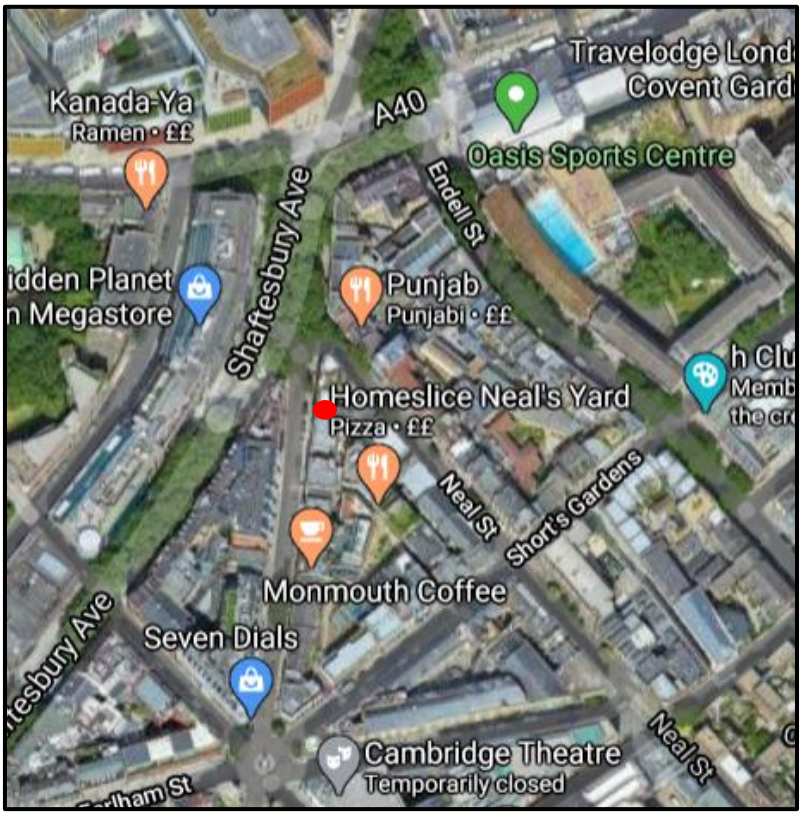
1.1.4 The assessment of potential impact was undertaken in accordance with terminology expressed within the National Planning Policy Framework (2019) and within Historic England good practice guidance presented in the *Setting of Heritage Assets (*Historic England GPA 3, 2017*)* and *Managing Significance in Decision-taking in the Historic Environment* (Historic England GPA 2, 2015) has been adhered to as appropriate.

2 SITE CONTEXT

2.1 Location and Access

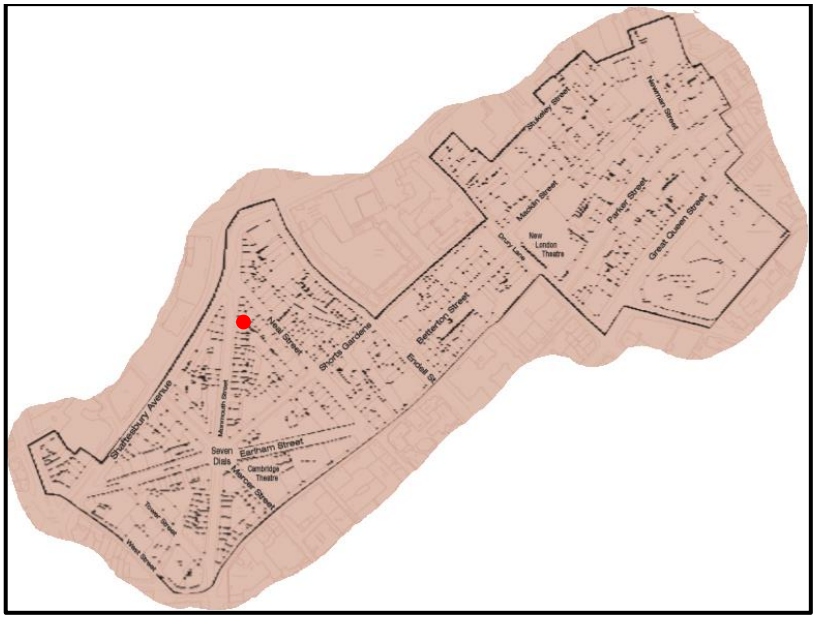
2.1.1 3 Monmouth Street is located with the jurisdiction of the London Borough of Camden, a borough within inner London. Furthermore, the building falls within the Seven Dials Conservation Area. For further information in respect of the surrounding area, please refer to Figure 1, below.

Figure 1: Satellite image of the area surrounding the application site courtesy of Google.com (application site is denoted by a red circle).



2.1.2 Figure 2, overleaf, identifies the boundary of the Seven Dials Conservation Area with the location of 3 Monmouth Street illustrated by a red circle. The application site is located to the north west of the Conservation Area.

Figure 2: Seven Dials Conservation Area Map (Courtesy of Camden Council)



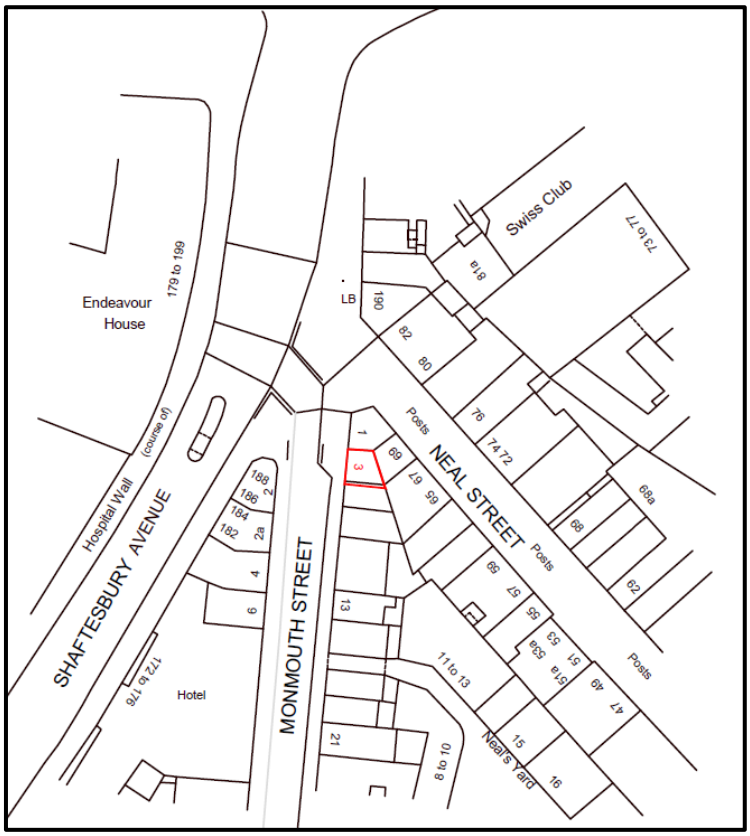
2.1.3 Number 3 is located on the eastern side of Monmouth Street positioned close to the junction with Neal Street and Shaftesbury Avenue to the north.

2.1.4 The nearest underground tube station is Covent Garden which is located 0.2 miles to the south east of 3 Monmouth Street (approximately 4 minutes on foot). In addition, Tottenham Court Road underground station is also easily accessible located 0.3 miles to the north west (7 minutes on foot).

2.1.5 In addition, there are several bus stops nearby including St Giles High Street bus stop approximately than 0.3 miles to the north west (3 mins on foot) and New Oxford Street High Holburn (Stop R) 0.3 miles to the north east (6 mins on foot).

2.1.6 The exact extent of the 'Site' of which this planning application relates to is illustrated in Figure 3.

Figure 3: Site Location Plan (ref. CA11836-001)



2.2 Land Use Context

2.2.1 The immediate area has a vibrant character created through its active land uses with a mix of retail, theatre, café, restaurants and bars at ground floor with residential uses located above. Monmouth Street and the adjacent Neal Street present an intimate and enclosed character with four to five storey buildings lining the narrow, cobbled streets.

2.3 Site Features

2.3.1 3 Monmouth Street comprises a four-storey with attic level mid-terrace building which has commercial use at ground floor level and residential use to the upper storeys. The building, and its wider terrace group, are positioned directly adjacent to the rear edge of the footway.

2.3.2 The building is of red brick construction laid in an English bond. At ground floor level communal access to the upper storey accommodation is provided through a decorative entrance set within a painted brick and stone doorcase with swan neck pediment set over a semi-circular radial fanlight with keystones and voussoirs located

to the left side of the frontage. To the right is the timber shop front which appears to have been renewed with oversized fascia, modern signage and a retractable canopy.

2.3.3 The upper storeys are symmetrically arranged brick pilasters to the right, centre and left of the façade which support a projecting, white painted cornice banding with egg and dart detailing and block modillions to the dentil course. At third floor level, the pilasters become more-slender with the central pilaster terminated with a foliated capital which carries a narrow, shallower cornice at parapet level.

2.3.4 At first, second and third floor level two, multi-pane (six over six) vertically sliding sash windows are positioned either side of the centre pilaster. Windows openings are set under flat, gauged brickwork arches with central keystones with their sills aligned with painted cornice and storey bands.

2.3.5 To the attic level, paired multi-pane sash windows are set under a Dutch gable with painted stone pediment and copings.

2.3.6 Existing external additions in the form of wiring, vents and lighting are present to the front elevation of the building.

3 DEFINITIONS OF TERMS AND HERITAGE PLANNING POLICY CONTEXT

3.1 National Heritage Legislation

3.1.1 Designated heritage assets protected by statutory legislation comprise Scheduled Monuments, Protected Wrecks, Listed Buildings and Conservation Areas; nationally significant archaeological sites, monuments and structures are protected under the Ancient Monuments and Archaeological Areas Act (1979).

3.1.2 Listed Buildings and Conservation Areas are protected under the Planning (Listed Building and Conservation Areas) Act (1990). In relation to the development, the legislation states that 'Special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area' (Section 72).

3.2 National Policy and Guidance

3.2.1 A heritage asset is defined in the National Planning Policy Framework (NPPF) as 'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest' (Ministry for Housing, Communities and Local Government 2019: 67).

3.2.2 The significance of a heritage asset is defined within the NPPF as 'the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from the physical fabric of a heritage asset but also from its setting' (MHCLG 2019:71).

3.2.3 The setting of a heritage asset is defined as 'the surroundings within which it is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of setting can make a positive or negative contribution to the significance of a heritage asset, may affect the ability to appreciate that significance or may be neutral (MHCLG 2019:71).

3.2.4 Where heritage assets are to be affected by development, 'local authorities should require the applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance' (MHCLG 2019:55).

3.2.5 The National Planning Policy Framework (NPPF) supported by the National Planning Policy Guidance (PPG), which endorses the conservation and enhancement of the

historic environment (Department for Communities and Local Government 2014), defines the role of the planning system as to promote and achieve sustainable development and involves 'protecting and enhancing our natural, built and historic environment' (MHCLG 2019, para:8).

3.2.6 In ensuring the statutory duty of the Planning (Listed Building and Conservation Areas) Act, the NPPF requires that in determining applications 'great weight' should be given to the asset's conservation (MHCLG 2019, para:194).

3.2.7 Developments where substantial harm to or total loss of significance of a heritage asset should be assessed against specific tests and should deliver substantial public benefits which outweigh any loss or harm (MHCLG 2019, para:195). Less than substantial harm to a designated asset would require public benefits including the securement of an optimum viable use (MHCLG 2019, para:196).

3.3 Local Planning Policy

3.3.1 The Camden Local Plan (adopted 2017) sets out the planning policies to guide planning decisions. In relation to the management of the historic environment the plan includes Policy '*D2 Heritage'* which sets the Council's general approach to the preservation and enhancement of Camden's heritage. The policy includes specific guidance in relation to Conservation Areas which is replicated below (in part):

> ***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.

4 APPLICABLE GAS INDUSTRY REFERENCE

4.1.1 Within the context of providing gas to and within Multi-Occupancy Buildings (MOBS) such as 3 Monmouth Street a number of relevant Regulations, Approved Codes of Practice (ACOP) and Guidance must be applied in conjunction with the established gas industry standard from the Institution of Gas Engineers and Managers - **IGEM/G/5 Edition 2 – Gas in multi-occupancy buildings.**

4.1.2 Applicable ACOPs to this scheme are approved by the Health and Safety Executive, with the consent of the Secretary of State and have a special legal status requiring the relevant provisions to be met to avoid a breach of Health and Safety law.

4.1.3 The main requirements that new installations need to comply with are explained in the following sub-sections: -

The Pipeline Safety Regulations – 1996

4.1.4 The applicable primary legislative requirements of The Pipelines Safety Regulations 1996 (PSR Regs.), made under the Health and Safety at Work etc Act 1974, ensure that a natural gas pipeline is designed, constructed and operated safely and provides a means of securing pipeline integrity.

The Gas Safety (Installation and Use) Regulations – 1998

4.1.5 The Gas Safety (Installation and Use) Regulations 1998 (GS(I&U) Regs.) deal with the safe installation, maintenance and use of gas systems. Particular reference is to be made to Regulation 19(2)(b) which addresses the potential risk of gas leaking from pipework within a cavity in a wall, floor or standing. Such leakage may be difficult to detect and readily lead to the accumulation of an explosive gas/air mixture in the cavity, presenting a considerable hazard to building occupants and others.

Adoption of IGEM/G/5 Edition 2 For Multi-Occupancy Buildings Engineering Requirements

4.1.6 Following the introduction of IGEM/G/5 Edition 2 - Gas In Multi-Occupancy Buildings in 2012 it has been accepted as the UK gas industry standard and adopted by the gas network transporter Cadent Gas Ltd. from December 2013, as their design and construction standard to fulfil the requirements of The Pipelines Safety Regulations – 1996

4.1.7 The implications of this adoption on current practices are that all future riser systems installed as new or as a replacement on multi-occupancy buildings shall be designed

and installed according to the requirements laid out in IGEM/G/5 Edition 2 – Gas In Multi-Occupancy Buildings.

4.1.8 tRiiO, as the principle contractor on Multi-Occupancy Buildings (MOBS) activities for Cadent Gas Ltd, apply the requirements of IGEM/G/5 Edition 2 – Gas In Multi-Occupancy Buildings for all of the current MOBS programme.

5 ASSESSMENT METHODOLOGY

5.1.1 The term 'Site' is used to refer to the red-line application area.

5.1.2 In order to inform this assessment, baseline data was obtained from the following:

- The National Heritage List for England (Historic England Website) (Accessed 2020); and
- Seven Dials (Covent Garden) Conservation Area Statement (Camden Council).

5.2 Assessment of significance

5.2.1 The NPPF stipulates that a description of the significance of each asset potentially affected by the proposed development should be provided in order to satisfy the requirements of the NPPF.

5.2.2 The significance of a heritage asset is defined within the National Planning Policy Framework (NPPF) as *'the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic'.*

5.2.3 For a definition of these 'interests' a useful reference document is Historic England's *Conservation Principles for the Sustainable Management of the Historic Environment (2008*). The terms used in this document roughly equate to those specified within the NPPF; '*evidential*' equating to archaeological, '*historical*' equating to historic and '*aesthetic*' equating to architectural and artistic. A consultation draft of a revised Conservation Principles (Historic England 2017) reverts to the NPPF terminology and specifically provides a definition of archaeological interest, architectural interest, artistic interest and historic interest (see glossary).

5.2.4 3 Monmouth Street falls within the designated boundary of the Seven Dials Conservation Area and therefore any changes to its exterior have the potential to impact upon the special character and appearance of the area.

5.2.5 In order to inform the determination of the planning application, a description of the heritage significance of the Conservation Area has been provided in proportion to the importance of the asset and the extent of the proposed works. The contribution of 3 Monmouth Street to the special character and appearance of the Conservation Area is subsequently discussed to enable the impact of the works, if any, to be determined.

5.3 Assessment of Impact

5.3.1 The NPPF stipulates two levels of potential impact to designated heritage assets. The NPPF references these as:

- Substantial harm; and
- Less than substantial harm.

5.3.2 Planning Practice Guidance (PPG) (Revised 2019) discusses how to assess substantial harm where it states '*In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting'* (Para 19).

5.3.3 The application of the terms 'less than substantial' and 'substantial' is made on professional judgement and experience. The level of impact expressed by this assessment will be either no harm, less than substantial harm or substantial harm.

6 NEED FOR EXTERNAL GAS PIPE REPLACEMENT

6.1.1 Typically in buildings such as 3 Monmouth Street, existing utility services are contained in purpose made vertical shafts in kitchens for example where gas network pipes were installed and commissioned during the initial construction and subsequently covered by the development to improve the aesthetics of the living areas.

6.1.2 Whilst it is expected that the installed steel gas supply network pipes would have a minimum asset life-expectancy of 50 years this was originally based on the assumption that their operating conditions were conducive to maintaining an optimum stable environment where external aspects such as moisture did not have a detrimental effect on the carbon steel pipes.

6.1.3 However, since 2000 when the national gas transporter at the time, Transco, introduced a detailed inspection and maintenance process it has been established that many of the legacy steel network pipe systems in multi-occupancy buildings have significantly deteriorated, with pipe barrel corrosion being the predominate identified condition failing.

6.1.4 Much of this degradation observed is caused by air-borne moisture condensing on the unprotected pipe at areas such as screw-threaded joint lip interfaces and/or inter-floor areas where concrete has been used to seal the annulus between the pipe and the floor and water pools around the pipe.

6.1.5 Following the introduction of IGEM/G/5 Edition 2 - Gas in Multi-Occupancy Buildings, Cadent Gas Ltd has adopted this guidance as their design and construction standard which has been formalised through the implementation of T/PM/IGEM/G/5 Edition 2 - Management Procedure for the Application of IGEM/G/5 Edition 2 Gas in Multi-Occupancy Buildings by National Grid Gas.

6.1.6 The implications of this adoption on the current practices of Cadent Gas Ltd are that all future riser systems installed as new or as a replacement on multi-occupancy buildings shall be designed according to the requirements laid out in IGEM/G/5 Edition 2 – Gas in Multi-Occupancy Buildings. tRiiO, as the principle contractor for Cadent Gas Ltd on Multi-Occupancy Buildings activities, apply the requirements of IGEM/G/5 Edition 2 – Gas in Multi-Occupancy Buildings to all of the current MOBS programme.

6.1.7 For the replacement of existing installations, The Institution of Gas Engineers and Managers would expect the adoption of IGEM/G/5 - Edition 2 – Gas in Multi-Occupancy Buildings in its entirety to the design of the proposed works to ensure best

practice from lessons learned are applied and the proposed installation is constructed to current standards to remove and or reduce risk from the known hazard.

6.1.8 The hazard to be addressed is a potential release of containment from the gas supply as a result of the failure of a pipe, fitting or joint leading to an uncontrolled gas release which, on ignition, results in a fire or, more seriously, of the release of gas into a confined space within a building space or compartment in a quantity capable of forming a flammable mixture which on ignition leads to an explosion resulting in damaging overpressures.

6.1.9 IGEM/G/5 - Edition 2 – Gas in Multi-Occupancy Buildings – Appendix A3.4.4 – Risk Assessment establishes a hierarchy of risk in multi-occupancy buildings as they concentrate large numbers of residents who can be affected; and, depending on the type of construction, an incident can cause significant damage beyond the source. Catastrophic failure of the gas supply to or within a multi-occupancy building is, defined as a more serious failure than would normally be expected during the life of the installation, from whatever cause, and is perceived to be a greater risk than for traditional housing. It is clearly the case that the gas supply in a multi-occupancy building is a greater societal risk, and it is societal risk which is more of a driver for gas safety.

6.1.10 Locations considered to be at 'greater risk' include the following: -

- Where a meter installation is accessible and a release can enter a confined inhabited space, e.g. internal meter, meter in common entrance area.
- Installations with internal risers with the gas installation on the 'inside' of the property, e.g. internal kitchens. A release could be into a confined space with limited natural ventilation and venting only into another room.
- Properties where an explosion can affect several dwellings, or the escape route(s). This will depend on the method of construction of the property.

6.1.11 In application of the above, replacement or new riser systems are designed to be externally located, this allowing access and ventilation.

7 DESIGN APPROACH & DESCRIPTION OF THE WORKS

7.1.1 This section provides a description of the proposed works for which planning permission is sought. The proposed works involve the installation of external gas pipe apparatus to the exterior of part of 3 Monmouth Street, Camden, WC2H 9DA.

7.1.2 By way of concise summary, the proposals entail a new gas main connection from the existing gas mains supply below ground to facilitate a safe gas supply to the three individual units located on the first, second, third and fourth floors of the building.

7.1.3 The proposed gas pipework has been designed to minimise its appearance on the building being aligned vertically to the right (south) side of the eastern frontage adjacent to and following the position of existing rainwater downpipes fixed to the building. The proposed gas riser will briefly cross the boundary of the adjacent terraced building (no.5 Monmouth Street) at ground floor level to maintain its vertical positioning whilst avoiding building features.

7.1.4 The full extent of the necessary pipe installations is shown on drawing refs. CA11836-003 and CA11836-005.

7.1.5 Each element of the proposed works is discussed in turn below.

Proposed subterranean gas connection to serve 3 Monmouth Street

7.1.6 A new subterranean gas connection will be established from the west of 3 Monmouth Street from existing gas mains running beneath Monmouth Road. The new connection will travel eastward towards the right side of the front (west facing) elevation of the building before emerging vertically above ground adjacent to the right-side pilaster of the ground floor shop frontage at the boundary between 3 and 5 Monmouth Street.

7.1.7 It is important to mention that the proposed subterranean connection does not require planning permission and is included to provide context to the proposals.

7.1.8 For further information about this aspect of the proposals, please refer to drawing refs. CA118363-003 and CA11836-005.

Extent of proposed gas pipework to be installed to the west (front) elevation

7.1.9 As the subterranean gas pipe emerges from below ground level, it will travel vertically up the façade of the building for a total length of 14m from ground level to parapet level.

7.1.10 At ground floor, the riser will extend for 4m adjacent to the right-side painted timber pilaster of the ground floor shop front. The riser will travel vertically at ground floor level positioned slightly over the boundary between the adjacent terraced building (5 Monmouth Street) until reaching the top of the pilaster. It will then turn perpendicular and continue up the façade of 3 Monmouth Street. At first floor level, the riser will turn 90 degrees and extend a short distance to connect to the internal gas meter box of unit 1. This individual connection will enter through the fabric of the building to the right side of the right, first floor sash window.

7.1.11 The main riser will continue vertically up the frontage and after 3 metres, a second individual connection in the form of a lateral (horizontal) riser will extend a short distance, equal to that first-floor level, to connect to the internal gas meter box of unit 2. This individual connection will enter through the fabric of the building to the right side of the right, second floor sash window.

7.1.12 The main riser will continue vertically wrapping around the projecting cornice banding between the second and third floor level to avoid physical damage to the feature. The riser then continues 3 metres before turning 90 degrees at parapet level where it is proposed to extend a lateral individual connection to connect to the internal metre box of unit 3. This connection will require the entry to punch through the fabric of the building at attic level to the right side of the Dutch gabled dormer.

7.1.13 For further information about this aspect of the proposals, please refer to Plates 1 and 2 below and drawing refs. CA11836-003 and CA11836-005.

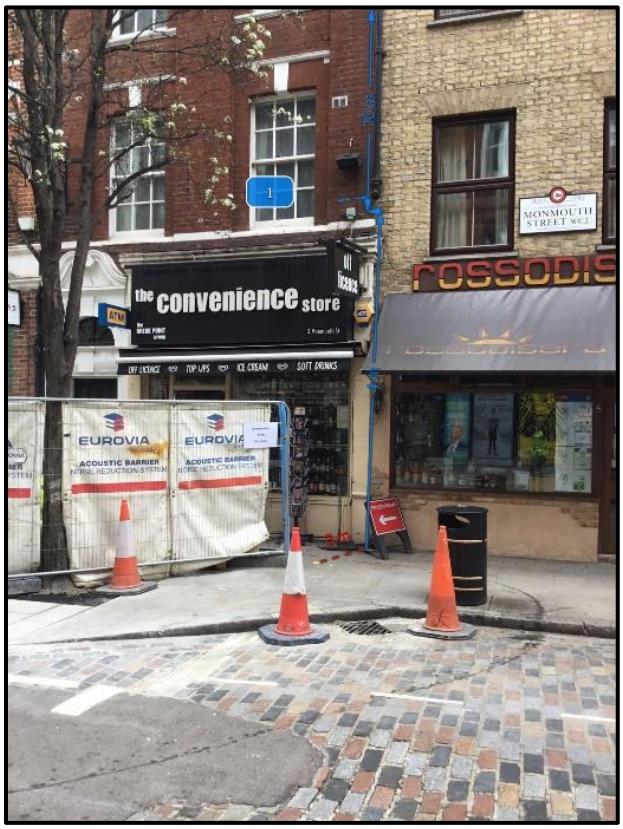


Plate 1 – Proposed external riser to the ground and first floor shown in blue

Plate 2 – Route of the proposed external riser to the west frontage

7.2 External Finishes and Appearance

7.2.1 In order to further minimise the appearance of the proposed works to the building, appropriate coloured finishes to the external pipework can be agreed with officers of Camden Council to ensure that the impact of the visible pipework is reduced. A black finish is suggested for gas pipework on the front elevation to match existing coloured finish of the rainwater downpipes. A white coloured finish is proposed for the section which is to wrap around the projecting cornice band between the second and third floors to minimise the appearance of the works against the architectural feature.

7.2.2 Similarly, the means of attaching the pipework to the building itself can also be agreed with Council officers. The method is likely to involve the drilling of holes to enable brackets to be screwed onto the building fabric, which will support pipework in conjunction with appropriate clips. Any such screw holes and the supporting apparatus are intended to be permanent impacts insofar as the pipework will remain

in situ, but can easily be removed if necessary, with the holes filled in sympathetically. Wherever possible holes will be made in the mortar joints rather than the brickwork.

7.3 Access

7.3.1 The proposed works would have no impact on existing access arrangements to, from or through the building.

8 ASSESSMENT OF SIGNIFICANCE

8.1.1 The significance of a heritage asset is defined within the National Planning Policy Framework (NPPF) as 'the value of a heritage asset to this and future generations because of its heritage interest'. This interest as specified below may be archaeological, architectural, artistic or historic. Significance derives not only from the physical fabric of a heritage asset but also from its setting' (MHCLG 2019:56). At discretion terminology used in Historic England's *Conservation Principles, Policies and Guidance* (2008) will be quoted.

8.1.2 An assessment of the heritage interest of the Seven Dials Conservation Area is presented below. The assessment is provided in proportion with the value of the asset and the scale of the proposed works as far as is necessary to determine any potential effect of the proposals. The statement of significance is not intended to be a detailed analysis of the Conservation Area for which the reader should be referred to Council's Conservation Area Statement.

Historic Interest

8.1.3 The Site is located within the Seven Dials sub-character area of the Conservation Area. The historic interest of this particular area is best expressed by the distinctive street pattern and by the fabric of the buildings which date from the late 17th Century onwards; the variation in building character, scales and detailing providing a narrative of development and change within the area and creating a strong historic character.

8.1.4 The distinctive layout plan of the area which comprises radial streets extending from the central located Seven Dials is associated with Thomas Neale who devised an ambitious plan for the area at the end of the 17th Century; several buildings within the vicinity of the Site from this early development are still present including number 14, 16 and 18 Monmouth Street located to the South east of the Site. Neale's ambitions were unique at the time with the plan departing from the typica grid plan adopted elsewhere. The plan provided from domestic terracing aligned along the radial streets with later building activity respecting the intended narrow plot widths, the depths and scale of the 17th Century intentions.

8.1.5 3 Monmouth Street is likely of mid to late 19th Century origins and is representative of a later phase of development within the area which through the width, scale and vertical emphasis resects the original 17th Century streetscape rhythm. It is possible that the building represents the remodelling of an earlier building with Monmouth

Street, recorded on historic mapping (not reproduced here) as Great St Andrews, forming part of the original radial street plan of the area.

Architectural Interest

8.1.6 The architectural interest of the Conservation Area is found within the variety of building types, their materials, detailing and scale which give the Seven Dials area its distinctive character.

8.1.7 To Monmouth Street, buildings follow a strong alignment positioned directly to the rear edge of the footway with active commercial and retail uses to ground. The buildings are typically of brick construction extending to four of storeys generally with the vertically emphasised window windows and narrow ploy widths providing a consistent architectural language.

8.1.8 The architectural character of the 3 Monmouth Street and the adjoining corner building are reflective of the Queen Anne style which became popular from the 1870s onwards and is characterised by the presence of architectural elements of 17th Century Dutch house which notably feature Dutch or Flemish gables, identifiable through the use of curves and triangles, and the use of red brick work and white painted woodwork and banding.

Summary

8.1.9 3 Monmouth Street is identified within the adopted Conservation Area Statement as a building which makes a positive contribution to the character and appearance of the Conservation Area. This positive contribution arises from the architecture of the building which retains much of its original detailing, notably its sash windows and architectural decoration to the upper stores and adds to the historic character and integrity of the Conservation Area generally. In addition to the architectural appearance, positive contribution to the character of the area is made by the scale and vertical emphasis of the building which reflects the tight urban grain of the original intended layout and which contributes to the streetscape rhythm, the sense of enclosure and the long vistas along the narrow streets.

9 IMPACT ASSESSMENT

9.1.1 The majority of the impacts of the proposed works included in this planning application are limited to the west, front elevation of the building.

9.1.2 The proposed works to the building have been designed to:

- minimise intrusion into the fabric of the building avoiding punching through decorative features including the cornice banding;
- be located close to existing external downpipes to consolidate the appearance of the additions and minimise any potential visual impact to the Conservation Area;
- to be sympathetic to the architectural composition of the elevation avoiding interference and obstruction of key features such as windows;
- be reversible and easily removed in the future if necessary.

9.1.3 The proposed installations to the front of the building have been carefully considered in respect to the applicable Gas Industry Standards and to minimise the extent of pipework necessary to serve each unit. The positioning of the proposed external riser to the right side of the front elevation, close to existing rainwater downpipe, helps to consolidate external additions and maintain the architectural integrity of frontage. Replicating the existing black finish further helps to consolidate the appearance.

9.1.4 The proposed additions would not affect the experience of the built form of sense of enclosure to Monmouth Street within long vistas north and south through the area.

9.1.5 Having considered the contribution of 3 Monmouth Street to the character and appearance of the Seven Dials Conservation Area, it is anticipated that there would be no harm to the character and appearance of the Conservation Area as a consequence of the proposed installation. This is based on the following grounds:

- The installations would not affect the key elements and features of 3 Monmouth Street which contribute to the character and appearance of the Conservation Area, notably the architectural detailing of the building which adds to the architectural variety and interest of the Conservation Area is unaffected.
- Furthermore, the rhythm offered by the scale and vertical emphasis of the building to the streetscape is conserved and the contribution that this makes sense of enclosure and intimate character of the street is sustained.

10 CONCLUSIONS

10.1.1 Wardell Armstrong LLP have been instructed by tRiiO Strategic Partnership to submit a planning application for the installation of external gas pipe apparatus to part of the west frontage of 3 Monmouth Street, Camden, WC2H 9DA.

10.1.2 Recent site investigations have identified that the existing internal gas pipe apparatus show evidence of corrosion. In order to safeguard the residents of the flats to the upper floors of the building, tRiiO intend to install a new, safe and complaint gas supply before a gas leakage occurs as part of their proactive scheme.

10.1.3 3 Monmouth Street lies within the Seven Dials Conservation Area. This assessment, undertaken with due respect to guidance published by Historic England and with the utilisation of terminology in full accordance with the National Planning Policy Framework, has assessed the potential impact of the proposals on the significance of Conservation Area.

10.1.4 3 Monmouth Street is of moderate importance to the Conservation Area contributing to its character and appearance through its architectural form, scale and its position. The building through its architectural detailing, notably the pattern and type of fenestration and its distinctive Dutch gables to the attic storey adds to the historic integrity of Monmouth Street and the historic character of the wider area. The scale of the building, enhanced by its strong vertical emphasis and its positioning with the surrounding buildings, creates a strong sense of enclosure to Monmouth Street which is replicated on the nearby Streets and which collectively contribute to the character of the Conservation Area.

10.1.5 The proposed works to the building would not upset its scale, proportions or its architectural integrity and contribution to the character and appearance of the Conservation Area that are important to understanding its character and appearance.

10.1.6 In application of the NPPF, the proposed works would result in no harm to the significance of Seven Dials Conservation Area with its special character and appearance preserved. The proposed works comply with the relevant national and local planning policy.

11 GLOSSARY

Archaeological Interest	There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them Source: Historic England Conservation Principles 2017 (consultation draft)
Architectural Interest	The properties of a place resulting from and revealing the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types Source: Historic England Conservation Principles 2017 (consultation draft)
Artistic Interest	The influence of human imagination and skill to convey meaning through all forms of creative expression on the physical properties of a place and its setting or on their associations and appreciation. Artistic interest may relate to the influence of a place on art as well as the use of skill and design embodied in its fabric Source: Historic England Conservation Principles 2017 (consultation draft)
Harm	Changes for the worse, here primarily referring to the effect of inappropriate interventions on the heritage interest of a place that reduces their values to society Source: Historic England Conservation Principles 2017 (consultation draft)
Historic Interest	The connections between a place and past lives and events Source: Historic England Conservation Principles 2017 (consultation draft)
Significance	The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting Source: NPPF 2019
Setting of a heritage asset	The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral Source: NPPF 2019

APPENDICES

Appendix 1

Site Visit

Plate 1: West facing (front) elevation of 3 Monmouth Street

Appendix 2

Indicative Drawings Courtesy of tRiiO

Plate 1: Indicative drawing of the proposed vertical gas riser at ground and first floors of 3 Monmouth Street.

Plate 2: An indicative drawing of the proposed vertical gas riser and lateral gas pipes to the west facing (front) elevation of 3 Monmouth Street.

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