

# UPGRADE OF EXISTING CCTV & SECURITY SYSTEMS TO GARDNOR HOUSE

GARDNOR HOUSE  
LONDON

## HERITAGE, DESIGN AND ACCESS STATEMENT

BY OPEN LONDON

JAN 2020

REV 2 (JUL 2020)

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## 1 EXECUTIVE SUMMARY

This document forms part of a Planning Application and application for Listed Building Consent for the upgrade of the existing CCTV and Security systems to Gardnor House.

The purpose of this statement is to justify the proposals, and to demonstrate that the proposal will not be detrimental to the existing listed building or its surroundings.

The proposals have been carefully considered following a security review to establish that the property can be adequately protected whilst also ensuring that the proposals do not harm the status of Gardnor House as a listed building, nor the wider area.

## 2 SITE ANALYSIS

The site is located on Gardnor Road with further access from Flask Walk. The property sits within the Hampstead Conservation Area, an area of diverse urban form ranging from the dense cluster of streets and alleys around the High Street to the grid of the Willoughby Road area to the expansive open spaces of Oakhill.

It has good public transport links being close to Hampstead underground station, with direct services to Central London. It also, like much of London, benefits from a good bus network.

### 2.1 HAMPSTEAD CONSERVATION AREA

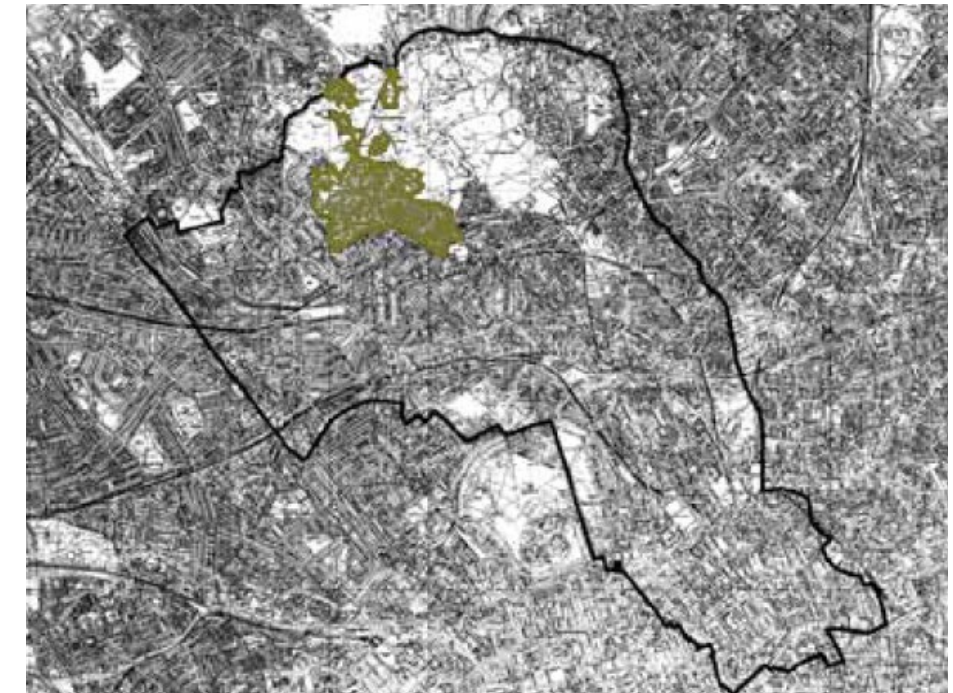
The Hampstead Conservation Area is located to the Northern end of the London Borough of Camden. It was first designated a conservation area in 1968, and has since been extended to its current present day boundaries. Gardnor House lies between the Sub Areas 1 & 2 of the conservation area.

The Conservation Area guidance notes that Hampstead has an exceptional combination of characteristics that provide the distinct and special qualities of the Conservation Area.

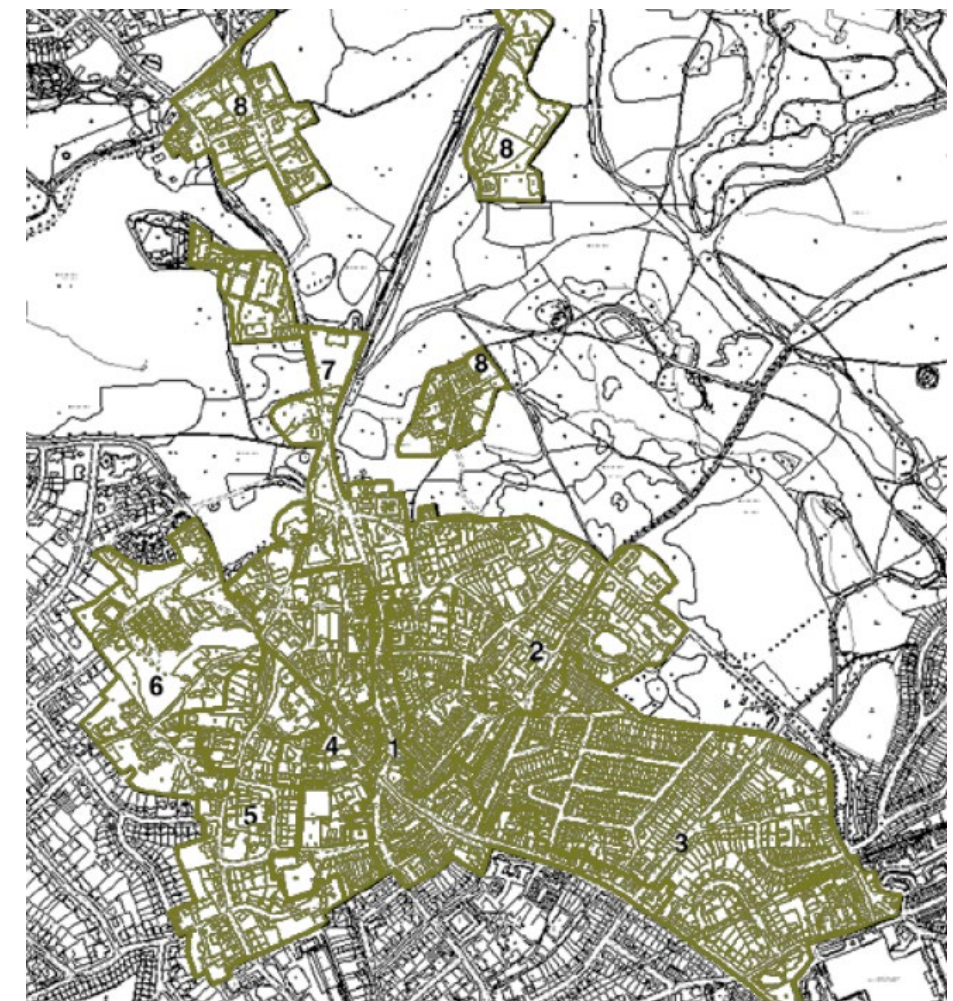
'The contrast between the dense urban heart of Hampstead and the spaciousness of the outer areas is one of its major characteristics. It also demonstrates its historic development with the 18th century village still evident, adjacent to the streets created in the Victorian era, as well as many 20th century contributions.'



SITE AERIAL PHOTOGRAPH

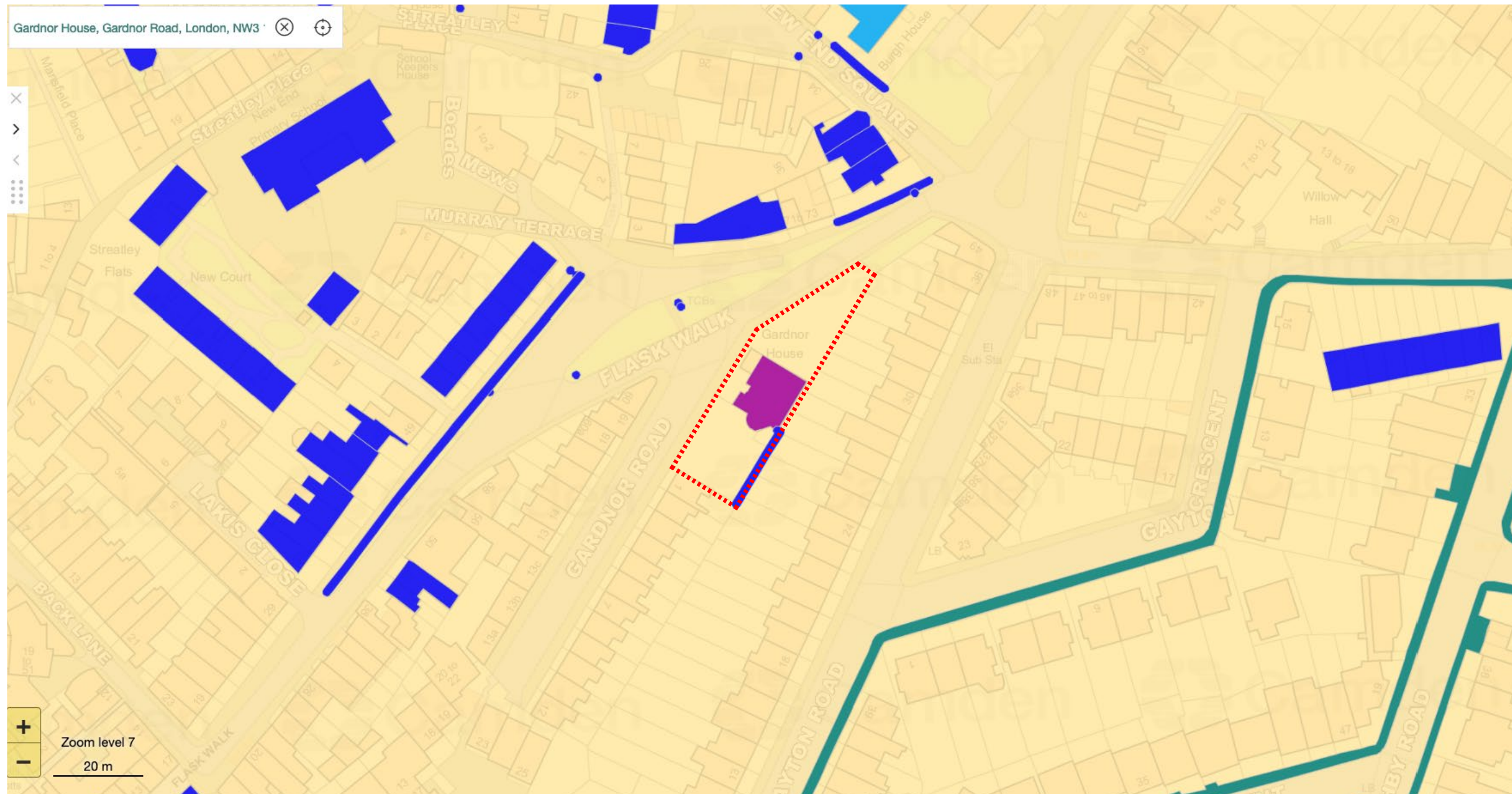


HAMPSTEAD CONSERVATION AREA



CONSERVATION SUB-AREAS





LISTING KEY

- GRADE 2\*
- GRADE 2





1 Street view of Gardnor House  
2 Street view of Gardnor House  
3 Street view of Gardnor House  
4 Street view of Gardnor House





- 1 View from within site.\*
  - 2 Lower Ground Extension.
  - 3 Street view of Gardnor House
  - 4 Rear Elevation (from within site)\*
  - 5 Front Elevation (from within site)\*
- \*Images sourced from [www.housebeautiful.com](http://www.housebeautiful.com)*

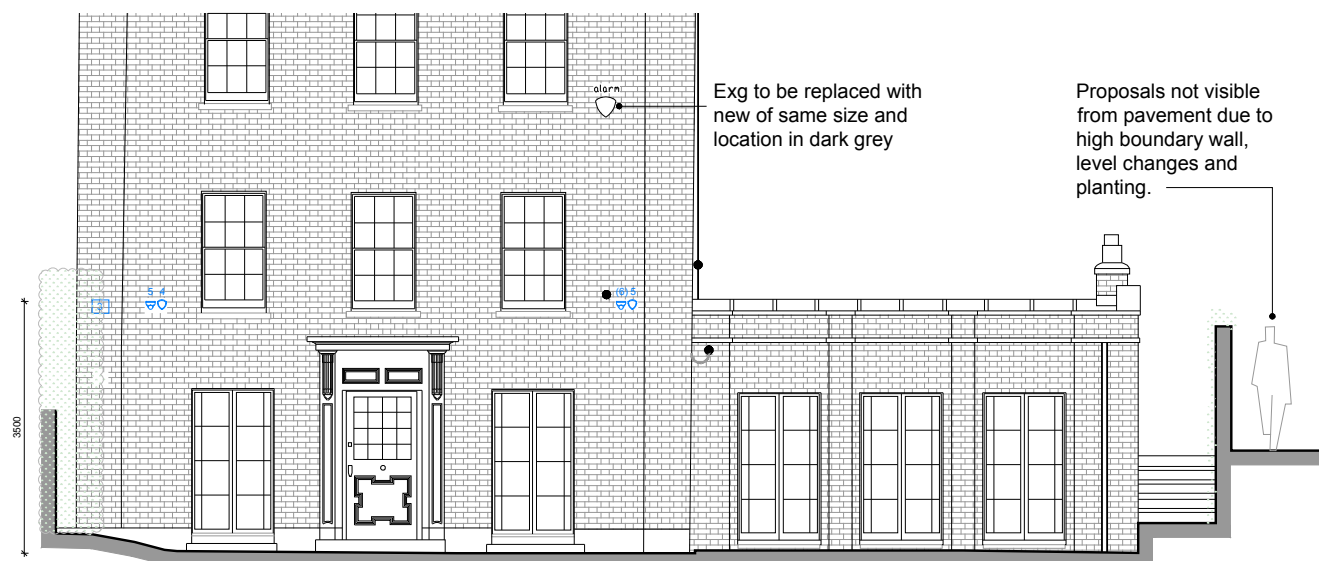


The proposal involves the upgrade and improvement of the current CCTV and Security systems to the property. The proposals have been carefully considered to minimise impact to the historic fabric of the building whilst enabling the property to benefit from a modern security system which ultimately establishes the long term protection and preservation of the property.

The proposals have been drawn up following consultation with a security specialist and analysis of the security issues at Gardnor House. It is considered that upgrade of the CCTV in conjunction with an alarmed system will provide great benefit to the living conditions and security of the property's residents.

The proposed positions for the security upgrades have been carefully considered and will be well installed so as not to detract from the appearance of the building or its surrounding area. Due to the existing levels within the site boundary compared to the street level, most of the security/CCTV upgrades will not be visible from outside the site boundary, as demonstrated below. This ensures that the character and appearance of the area is preserved.

Each location for the equipment has been chosen so that the effect it has on the building's appearance is minimised from all viewpoints. Where possible, the cables will be taken into the building directly behind the camera installation and cables will not be permitted to run across features such as panelling, cornices or other architectural decoration.



### Gardnor House - Grade 2\*

*Detached house. c1736. Built for Thomas Gardnor; refronted back and front early C19. Slated mansard roof with dormers and tall brick chimney-stacks.*

*EXTERIOR: 3 storeys and attics. North-east elevation: C19 yellow stock brick with plain brick clasp pilasters at angles. Double fronted with 3 windows. C20 reproduction Georgian doorcase with console bracketed hood & part glazed door. Gauged brick flat arches to ground floor French windows with margin glazing and upper floor recessed sashes. Parapet. North-west elevation: patched brown brick with plain brick clasp pilasters at angles. Ground floor French window. Gauged red brick round arch with keystone to central 1st floor window with lunette head. Above, at 2nd floor level, a tall segmental-arched sash with gauged red brick head, dressings and moulded brick sill band, with paterae, which links to the keystone below. Small sash to right. Parapet. Retains original lead rain-water heads and pipes, one inscribed 1736. South-west elevation: C19 yellow stock brick with plain brick clasp pilasters. Central 3-window bowed bay rising full height of building. Parapet. South-east elevation: brown brick with plain brick clasp pilasters. Parapet.*

*INTERIOR: not inspected but noted to retain good interior with wide C18 panelled open staircase having turned balusters, column newels and carved brackets. Some original doorcases but most rooms with early C19 cornices, doorcases and fireplaces.*

### South East Garden Wall to Gardnor House - Grade 2

*Garden wall. C18. Red brick garden wall with terracotta balustrade.*

In developing the proposals the above has been carefully considered. The benefits of installing a modern security system are widely recognised however the security of any building requires balancing the sometimes conflicting priorities of this benefit against the respect of the architectural design of the building to which it will be fixed. Our client is keen to achieve comprehensive building security in a way that is sympathetic to the historic building - in order to achieve this, the size, colour and appearance of the equipment, along with the proposed locations and methods of installation have been carefully considered in each case and as a whole system, so as not to detract from the building's special architectural or historic interest.

### 5 PLANNING POLICY

During the development of the proposal the NPPF, London Plan and Camden Local Plan were considered along with the Conservation Area Guidance and SPG documentation. We believe the proposal complies with the following relevant policies:

*NPPF 16 Conserving and enhancing the historic environment.*

The proposed security measures have been selected to ensure that the historic asset, Gardnor House, is preserved and not negatively impacted by the proposals. The interventions are small scale and have been sited so that they are largely unseen from the public realm.



### London Plan Policy 7.8

*Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.*

Although the above is perhaps outlining larger projects we have applied the same principles to the proposed security upgrades. Small scale pieces of equipment are proposed that will be discreetly sited.

### Local Plan Policy D1 Design

*The Council will require that development:*

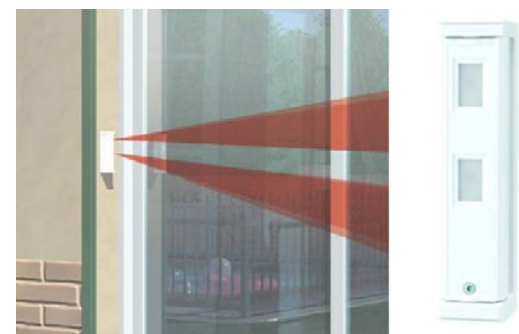
- Respects local context and character;*
- Preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;*

### Local Plan Policy D2 Heritage

*To preserve or enhance the borough's listed buildings, the Council will:*

- Resist the total or substantial demolition of a listed building;*
- 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*
- Resist development that would cause harm to the significance of a listed building through an effect on its setting.*

The proposed security upgrades do not contravene any of the above points. As discussed previously the proposals have been sited to respect the heritage asset and ensure no negative impact and a full specification of the proposed items can be found on the following pages.





7 ACCESS

Physically the access remains unchanged as these proposals are relating to an upgrade of the security system.

7.1 PARKING

Parking arrangements remain unaltered as part of the proposals.

8 REQUIREMENT FOR PROPOSED

The existing alarm system covers the inside of the property well but only allows for one layer of detection. There is currently minimal external detection present.

By today's standards, the existing installation is inadequate. It is therefore proposed to upgrade the system by installing external cameras and sensors to locations providing a higher level of surveillance, and by utilising discreet mini-domes to minimise the visual impact on the property. The internal sensors will remain as existing in the same locations.

As mentioned the current system is inadequate - with only utilising motion sensors, an intruder is only detected once they are already in the property.

Given the status of the property, this could prove dangerous as there will be significant delay before any police or secure response, which may be too late.

With the alarm being set up with police response, 2 different sensors are required to go off before the police can be activated. Without the additional equipment proposed, the police will only be alerted once an intruder has not only broken in but made their way to a second location.

The decision has therefore been made to upgrade the current security system to fully cover the property and allow for the additional levels of detection required.

9 INSTALLATION

It is proposed that a detailed construction method statement for the installation of the equipment could be submitted as a condition of approval, prior to works commencing on site.

Installation will respect the historic fabric of the building. Hard wiring will be taken internally and the least disruptive runs will be identified and utilised. Wiring can be concealed internally, with traditional

materials filling, or run behind the existing fabric.

There are currently hard wired internal motion sensors to the property that have been installed with concealed wiring. It is proposed that these are retained for reuse and so will result in no change.

Small Opale Monitors will be installed to each level internally, these are similar in size and proportion to a light switch and will be positioned as such so as not to appear out of place.

Window and low level motion sensors will be wireless (as noted on the equipment plan key) to reduce disruption to the historic fabric and wireless equipment will be fully removable without permanent impact.

All cameras will be fitted with security screws. Holes created through relocating equipment will be filled by using the drilling materials removed from the new mounting holes, mixed with an epoxy mastic filler.

All cabling will be run back internally to the basement where current plant and security items are located.

10 SUMMARY

We feel that the proposals have been carefully considered so as not to have a negative impact on the host dwelling or wider area, ensuring that the visual quality of the environment is preserved as well as meeting the required levels of safety.

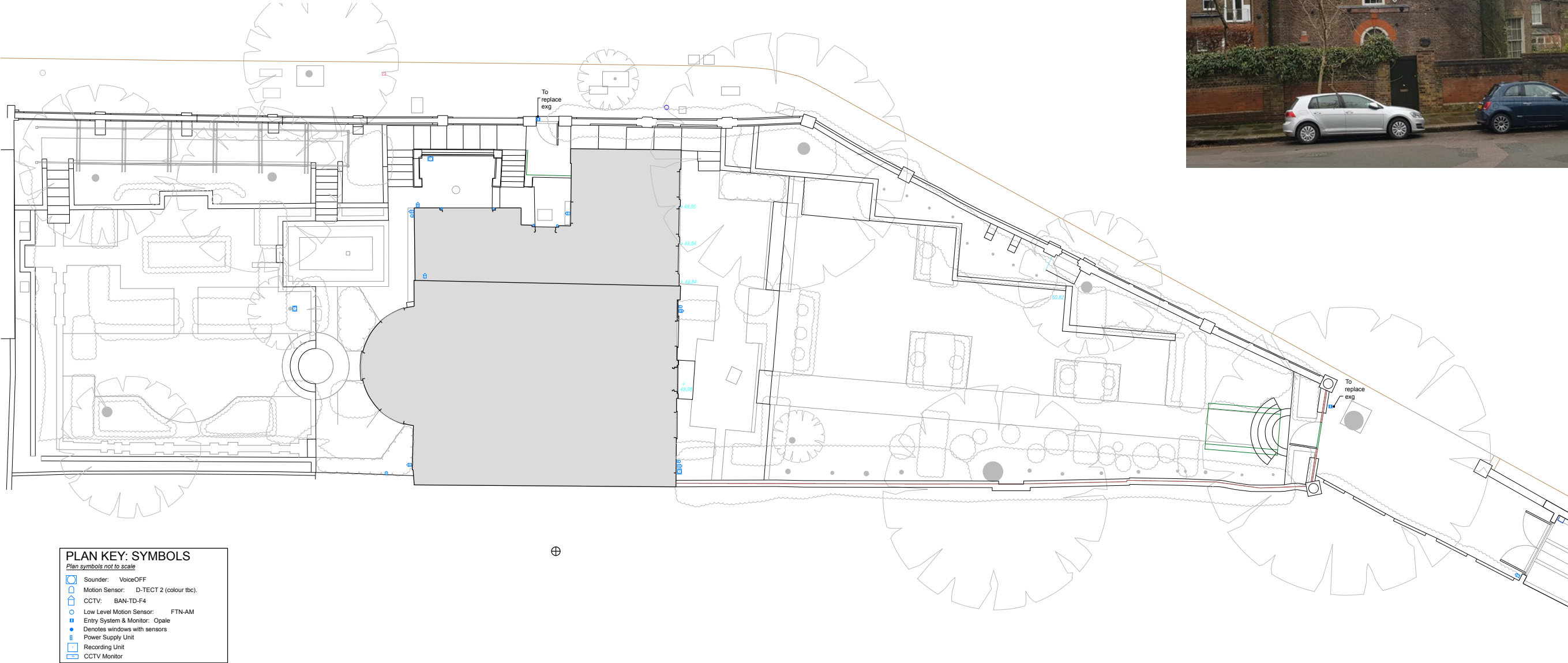
The proposals have precedent in the area and do not harm the character of the area or the host or neighbouring dwellings.

We trust that the above will allow the Local Authority to conclude that the scheme is acceptable in terms of planning, design and conservation, and will be minded to grant planning consent under its delegated powers.

GARDNOR HOUSE



SITE PLAN





11 HERITAGE STATEMENT

In developing the proposals the above has been carefully considered. The benefits of installing a modern security system are widely recognised however the security of any building requires balancing the sometimes conflicting priorities of this benefit against the respect of the architectural design of the building to which it will be fixed. Our client is keen to achieve comprehensive building security in a way that is sympathetic to the historic building - in order to achieve this, the size, colour and appearance of the equipment, along with the proposed locations and methods of installation have been carefully considered in each case and as a whole system, so as not to detract from the building's special architectural or historic interest.

The external equipment proposed has been positioned so that for the most part it will not be visible from the public realm. The difference in levels between the street and the property establishes this, along with the brick boundary wall that encloses the curtilage of Gardnor House. Given this, we feel that there will be no negative impact to the property or wider surrounding area from the upgraded security solutions.

As previously discussed, cables will be taken into the building directly behind the camera installation and cables will not be permitted to run across features such as panelling, cornices or other architectural decoration.

Internally the only additional security equipment involves window sensors, which can be installed wirelessly, and small entry system monitors that are not much bigger than a typical light switch and have been positioned carefully to avoid negatively impacting on any internal architectural detailing (typically being positioned above existing switch locations).

GARDNOR HOUSE, Camden - 1322202 | Historic England

https://historicengland.org.uk/listing/the-list/list-entry/1322202

SOUTH EAST GARDEN WALL TO GARDNOR HOUSE, Camd...

https://historicengland.org.uk/listing/the-list/list-entry/1113002

District:  
Camden (London Borough)  
  
National Grid Reference:  
TQ 26583 85858

Details

CAMDEN

TQ2685NE FLASK WALK 798-1/27/471 (South side) 11/08/50 Gardnor House

GV II\*

Detached house. c1736. Built for Thomas Gardnor; refronted back and front early C19. Slated mansard roof with dormers and tall brick chimney-stacks. EXTERIOR: 3 storeys and attics. North-east elevation: C19 yellow stock brick with plain brick clasping pilasters at angles. Double fronted with 3 windows. C20 reproduction Georgian doorcase with console bracketed hood & part-glazed door. Gauged brick flat arches to ground floor French windows with margin glazing and upper floor recessed sashes. Parapet. North-west elevation: patched brown brick with plain brick clasping pilasters at angles. Ground floor French window. Gauged red brick round arch with keystone to central 1st floor window with lunette head. Above, at 2nd floor level, a tall segmental-arched sash with gauged red brick head, dressings and moulded brick sill band, with paterae, which links to the keystone below. Small sash to right. Parapet. Retains original lead rain-water heads and pipes, one inscribed 1736. South-west elevation: C19 yellow stock brick with plain brick clasping pilasters. Central 3-window bowed bay rising full height of building. Parapet. South-east elevation: brown brick with plain brick clasping pilasters. Parapet. INTERIOR: not inspected but noted to retain good interior with wide C18 panelled open staircase having turned balusters, column newels and carved brackets. Some original doorcases but most rooms with early C19 cornices, doorcases and fireplaces.

Listing NGR: TQ2876983033

Legacy

The contents of this record have been generated from a legacy data system.  
Legacy System number:  
477327  
  
Legacy System:  
LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

District:  
Camden (London Borough)  
  
National Grid Reference:  
TQ 26580 85841

Details

CAMDEN

TQ2685NE FLASK WALK 798-1/27/472 (South side) 14/05/74 South-east garden wall to Gardnor House

GV II

Garden wall. C18. Red brick garden wall with terracotta balustrade.

Listing NGR: TQ2658185843

Legacy

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Legacy System number:  
477328  
  
Legacy System:  
LBS

Legal

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End of official listing

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End of official listing



