

HERITAGE, DESIGN AND ACCESS STATEMENT

ADDITION OF REPLACEMENT BESPOKE GARDEN ROOM
WITHIN THE BOUNDARY OF:

2 PRINCE ARTHUR MEWS
LONDON
NW3 1RD

SEPTEMBER 2020



VALE
GARDEN
HOUSES

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1.0 INTRODUCTION

- 1.1 2 Prince Arthur Mews is a two storey property which lies within the boundary of the London Borough of Camden Council and the Hampstead Conservation Area. It is our clients' wish to replace the dilapidated garden room and to construct a bespoke timber and double-glazed garden room within the boundary of the property. This report is set out to provide a brief history of 2 Prince Arthur Mews, assessing the key characteristics and how these contribute to the significance of the house and its setting, and then to assess the impact of the proposed development.

2.0 NATIONAL PLANNING POLICY CONTEXT

- 2.1 Section 69 (1)(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that *"every local planning authority shall from time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance"*.
- 2.2 Section 72 of the same Act states that in exercise of planning functions "special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area".
- 2.3 Section 38(6) of the Planning & Compulsory Purchase Act 2004 states that planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 2.4 Paragraph 192 of the National Planning Policy Framework (NPPF) states that an application that affects a heritage asset should be determined by taking account of the following: desirability of sustaining or enhancing the significance of the asset; the positive contribution that conservation of the asset can make to a sustainable community; and, the desirability of new development making a positive contribution to character and distinctiveness.
- 2.5 Paragraph 193 of the NPPF states that *"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance."*
- 2.6 Paragraph 196 of the NPPF advises that *"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."*
- 2.7 Paragraph 200 of the NPPF states that *"Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably."*

3.0 LOCAL PLANNING POLICY CONTEXT

All new development within the boundary of the London Borough of Camden Council has to give consideration to the Camden Local Plan 2017. This document states that the Authority are keen to promote high quality design in order to conserve and enhance the environment, especially in relation to heritage assets. In this case, the following policies are most relevant:

CAMDEN LOCAL PLAN 2017

POLICY A1 – MANAGING THE IMPACT OF DEVELOPMENT

The Council will seek to protect the quality of life of occupiers and neighbours. We will grant permission for development unless this causes unacceptable harm to amenity. We will:

- a. seek to ensure that the amenity of communities, occupiers and neighbours is protected;
- b. seek to ensure development contributes towards strong and successful communities by balancing the needs of development with the needs and characteristics of local areas and communities;
- c. resist development that fails to adequately assess and address transport impacts affecting communities, occupiers, neighbours and the existing transport network; and
- d. require mitigation measures where necessary.

The factors we will consider include:

- e. visual privacy, outlook;
- f. sunlight, daylight and overshadowing;
- g. artificial lighting levels;
- h. transport impacts, including the use of Transport Assessments, Travel Plans and Delivery and Servicing Management Plans;
- i. impacts of the construction phase, including the use of Construction Management Plans;
- j. noise and vibration levels;
- k. odour, fumes and dust;
- l. microclimate;
- m. contaminated land; and
- n. impact upon water and wastewater infrastructure.

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.

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

Designated 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.

4.0 HISTORY AND SIGNIFICANCE OF 2 PRINCE ARTHUR MEWS

- 4.1 2 Prince Arthur Mews is situated in the centre of Hampstead village, within the Hampstead Conservation Area. Hampstead was mentioned within the Domesday book of 1086 as a small farmstead. By the start of the 17th Century, Hampstead was attracting wealthy people from London and by the 19th Century larger houses were being built and dense areas of working class cottages had been formed. The village has continued to expand over time and now has an exceptional combination of characteristics that provide the area with distinct and special qualities, hence its designation as a Conservation Area in 1968.
- 4.2 The property, along with the rest of the original mews, was constructed between 1850 and 1870, as shown on historic maps. Substantial alterations have been made to the original property since its construction, including the existing garden room, which is sited within the boundary of the property.
- 4.3 The mews are accessed from Perrin's Lane which used to be the main route from the High Street to St. Johns Parish Church. This is evidenced within the historic maps which show the road named as 'Church Lane' until the mid-1900s.
- 4.4 There are a variety of different style properties within the mews surrounding two Victorian properties, one of which is number 2. Each building has different features with red brick being the common material. 2 Prince Arthur Mews is a three storey dwelling however, the property has an irregular shape garden and boundary. There is a forecourt and private walled garden to the front of the property which extends to the east side of no. 15 & 17

Perrin's Lane, which is where the existing garden room is located. It is proposed to remove this garden room to allow for the construction of a larger garden room in the same location.

- 4.5 The property is listed within the Hampstead Conservation Area statement as a building which makes a positive contribution to the area. The significance of the property lies within its typical 'Victorian' style and unusual garden boundary.
- 4.6 The property was originally purchased by the applicant's parents in 1977 in poor condition and was completely modernised and refurbished the following year. The below images show the property in 1977 at the time of purchase and after the refurbishment. The current owners achieved planning permission in 2019 to replace windows and doors along with a new roof, dormers and other external alterations.



Fig. 1 – Image showing the property as it stood in 1977

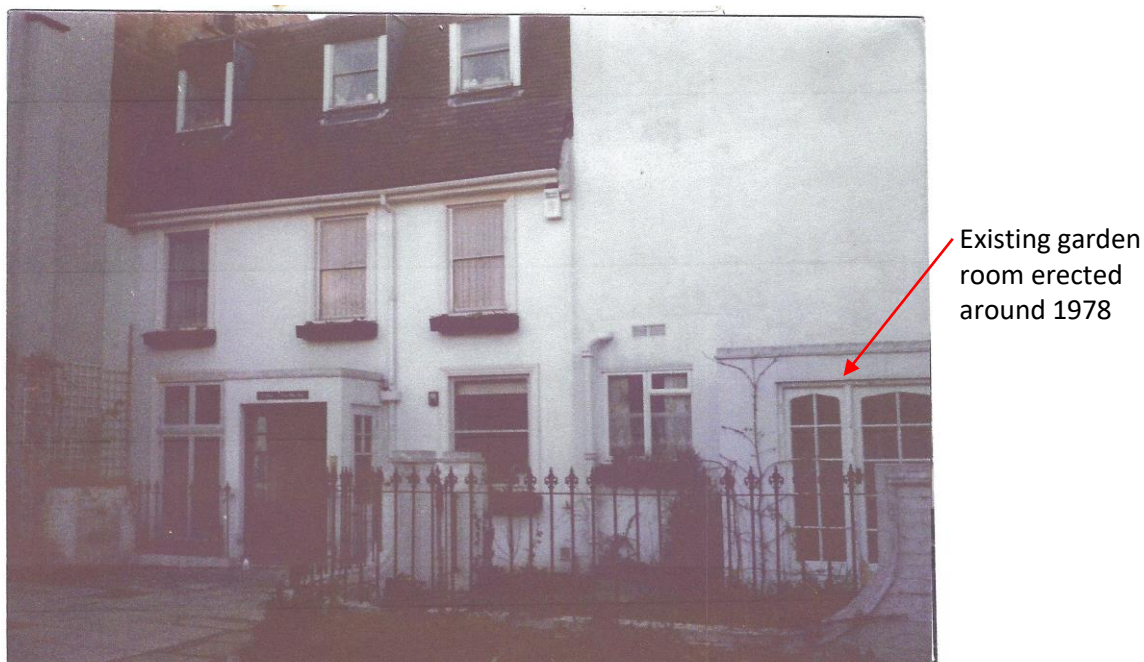


Fig. 2 – Image showing the property after the late 1970s renovations

5.0 HISTORIC MAPS

- 5.1 At the beginning of the 19th Century, Ordnance Survey began to map and publish their first series of maps for the country on a County by County basis. The site of 2 Prince Arthur Mews was included on a c.1850 map, prior to the property's construction, as shown in *fig. 3* below. The property can be seen on a c.1871 map (*fig. 2*) soon after the construction of the mews. Clearer identification of the property can be seen on historic maps from 1915, 1955 and 1979 (*fig 5, 6 & 7*). Satellite imagery shows the layout of the site as it stands today (*fig. 6*).



Fig. 3 – 1850 OS map showing the site of the mews



Fig. 4 – 1871 OS map showing 2 Prince Arthur Mews

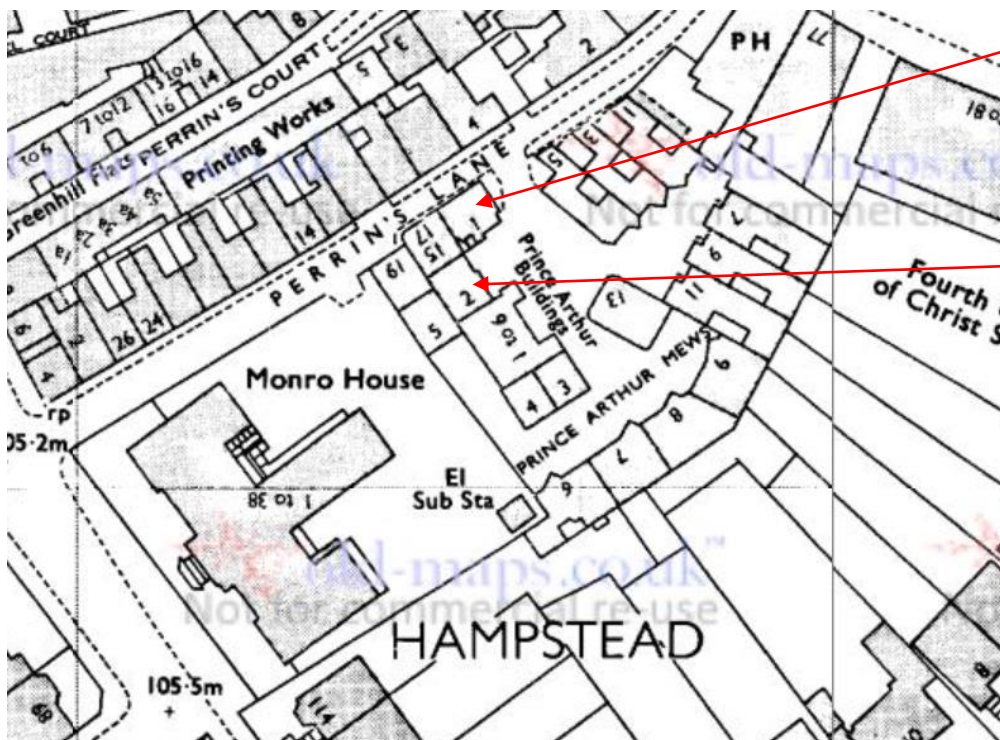


Fig. 5 – 1915 OS map showing 2 Prince Arthur Mews



2 Prince Arthur
Mews

Fig. 6 – 1955 OS map showing 2 Prince Arthur Mews



Garden area for 2
Prince Arthur
Mews

2 Prince Arthur
Mews

Fig. 7 – 1979 OS map showing 2 Prince Arthur Mews



Fig. 8 – Satellite imagery of the site

6.0 IMPACT OF PROPOSED GARDEN ROOM

- 6.1 It is proposed to demolish the existing garden room and construct a bespoke timber and double-glazed garden room which would be located within the garden of 2 Prince Arthur Mews. Due to its dilapidated state and the existing room not being insulated, it is felt by the owners that the current form does not suit their needs, nor is it practical in terms of year-round use or structural longevity. There is also a belief that the existing could be improved aesthetically to better suit the area. The proposed garden room would be sited in the same location as the existing garden room and would increase the footprint by approx. 8.3m².
- 6.2 The proposed garden room would cover an existing window however, the window and area immediately behind is in the ownership of the applicant.
- 6.3 Being contained within the private garden and in an area of the property considered appropriate for such an extension, this design will have the least amount of impact on the host building. Although the proposal would alter the appearance of a small part of the site, the scale and location of the proposed garden room has been carefully considered in terms of what is both practical and sympathetic to the property and surrounding area.
- 6.4 Furthermore, the 'traditional' use of materials reflects those that are found on the site and in the area generally. This allows for the garden room to sit comfortably against the host building and its environs, whilst remaining clearly discernible as a different phase of construction of the building.

- 6.5 Being located within the private walled garden, the proposed garden room would have minimal visual impact upon the public realm or neighbourhood. We are confident that such a proposal would both enhance and enrich the heritage asset for many years to come, whilst also substantially boosting the functionality of the garden.



Fig. 9 – Front elevation of 2 Prince Arthur Mews

7.0 DESIGN COMPONENTS

Use

- 7.1 The proposed garden room is designed to be used as a year-round seating area, and will provide the owners with a well-insulated, light-filled and useable space to enjoy the private garden.

Scale

- 7.2 The garden room projects a maximum of 2800mm from the east elevation of 15 & 17 Perrin's Lane and is 6400mm wide, with a ridge height of 3640mm.

Appearance

- 7.3 The garden room has a lean-to glazed roof with a gable detail. There is a pattern of gabled single storey structures existing on the mews, the garden room has been designed to reflect this detail. The garden room will be in a painted finish. Traditional joinery methods are used throughout the construction of the garden room from a combination of Douglas fir and Sapele mahogany all set on hardwood cills.



Example of gabled structure on the mews.

Fig. 10 - Image showing an example of a single storey gabled structure on Prince Arthur Mews

Access

- 7.4 Vehicular access to 2 Prince Arthur Mews remains as existing and is unaffected by the proposed works. The proposed garden room is accessible via the double door set from within the walled garden.

Manufacture and installation

- 7.5 Vale Garden Houses adopt a unique manufacturing approach, in that every project is assembled entirely as a dry-fit in the factory before painting and delivery for Installation. This process ensures great accuracy of fit, and eliminates unnecessary works on site, which in turn minimises stress or damage to the fabric of the host building.



Figs. 11 & 12 – General Photos of Vale Garden Houses factory assembly hall

8.0 CONCLUSION

- 8.1 Vale Garden Houses have a reputation for designing and building the highest quality glazed structures. All materials and workmanship throughout the structure will be of the highest quality and it is not intended to compromise with any aspect of the infrastructure or finishes in any way.
- 8.2 This proposal is intended to conserve and enhance the property and the surrounding area, taking account of local building traditions and materials. The scale, density, massing, height, landscape, layout and access of the proposal have been considered to ensure that the development blends well with the site and its surroundings.
- 8.3 It is considered that the level of impact, when considered in light of the sympathetic and transparent design of the proposed garden room, and the general character and appearance of 2 Prince Arthur Mews, is limited. The changes proposed; by virtue of their scale and the nature of their impact on the building constitute no harm for the purposes of the NPPF and Local Plan Policies.