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CADENT GAS LTD

59 COMPAYNE GARDENS, NW6 3DB

DESIGN, ACCESS AND HERITAGE STATEMENT

DECEMBER 2020

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DESIGN, ACCESS AND HERITAGE STATEMENT

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1 INTRODUCTION

1.1 This Design, Access and Heritage Statement has been prepared to accompany a retrospective application for full planning permission for the retention of external gas pipework installed to provide a new external mains gas supply to the individual units within 59 Compayne Gardens, Camden, NW6 3DB (centred on NGR TQ 25792 84444).

1.2 59 Compayne Gardens comprises a red brick three-storey semi-detached property which has been subdivided into four individual flats and is located within the South Hampstead Conservation Area. Due to the this, the works to its exterior have the potential to impact upon the character and appearance of the Conservation Area.

1.3 The proposed installation of external gas pipework was necessary due to the ongoing corrosion of the existing gas pipework which previously supplied the individual units within the building. Investigative works identified that original pipework had been subject to degradation and that renewal of the existing pipework was necessary. Without appropriate intervention, the degradation of the existing gas pipework may have potentially caused a gas leakage. In order to ensure the safety and well-being of the residents within number 59 Compayne Gardens, Cadent Gas have replaced the existing gas network before a leak could occur.

1.4 The retention and reuse of the existing network pipework had been investigated by Cadent Gas Ltd prior to undertaking the installation however this was not possible due to the condition of the pipework.

1.5 This statement provides a description of the proposed works in terms of the amount, scale and appearance. In addition and in accordance with Para 189 of the NPPF, the statement also provides a proportionate assessment of the significance of the South Hampstead Conservation Area, in particular the contribution that 59 Compayne Gardens 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 as a consequence of the works.

1.6 The assessment of potential impact to the significance of the Conservation Area is 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 The exact extent of the 'Site' of which this planning application relates to is illustrated on drawing CA112007-001 'Site Location Plan'.

2.1.2 59 Compayne Gardens is located with the jurisdiction of Camden Council, a borough within inner London. Furthermore, the building falls within the South Hampstead Conservation Area. For further information in respect of the surrounding area, please refer to Figure 1, below.

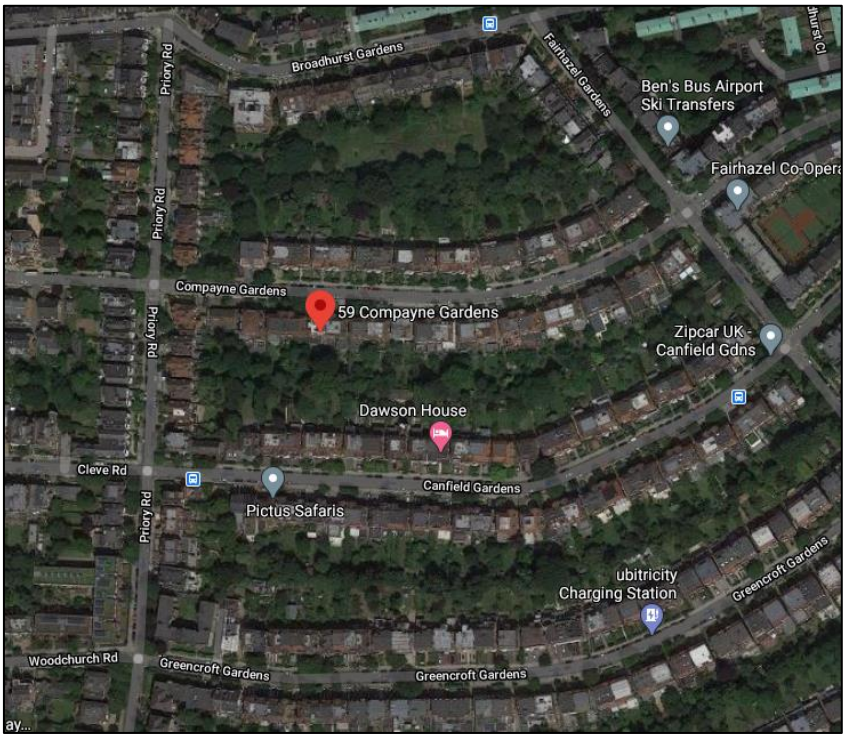

Figure 1: Satellite image of the area surrounding the application site courtesy of Google.com (location of application site is denoted by a red pointer).

2.1.3 Figure 2, overleaf, identifies the boundary of the Conservation Area with the location of 59 Compayne Gardens identified in red. The site is located on the southern side of Compayne Gardens which is positioned slightly to the north of the centre of the Conservation Area.

2.1.4 The majority of the buildings within the Conservation Area including 59 Compayne Gardens are unlisted however, the property is considered to make a positive contribution to the character and appearance of the Conservation Area. No listed

buildings or other designated heritage assets are located in close proximity to 59 Compayne Gardens.

2.1.5 The nearest underground tube stations are West Hampstead which is located approximately 0.3 miles to the north west of the Site (6 minutes on foot) and Finchley Road located 0.4 miles to the north east (8 minutes on foot).

2.1.6 In addition, there are several bus stops nearby including Compayne Gardens (Stop B) approximately 0.2 miles to the west (4 mins on foot) and Priory Road West Hampstead (Stop F) 0.1 miles to the south west (3 mins on foot).

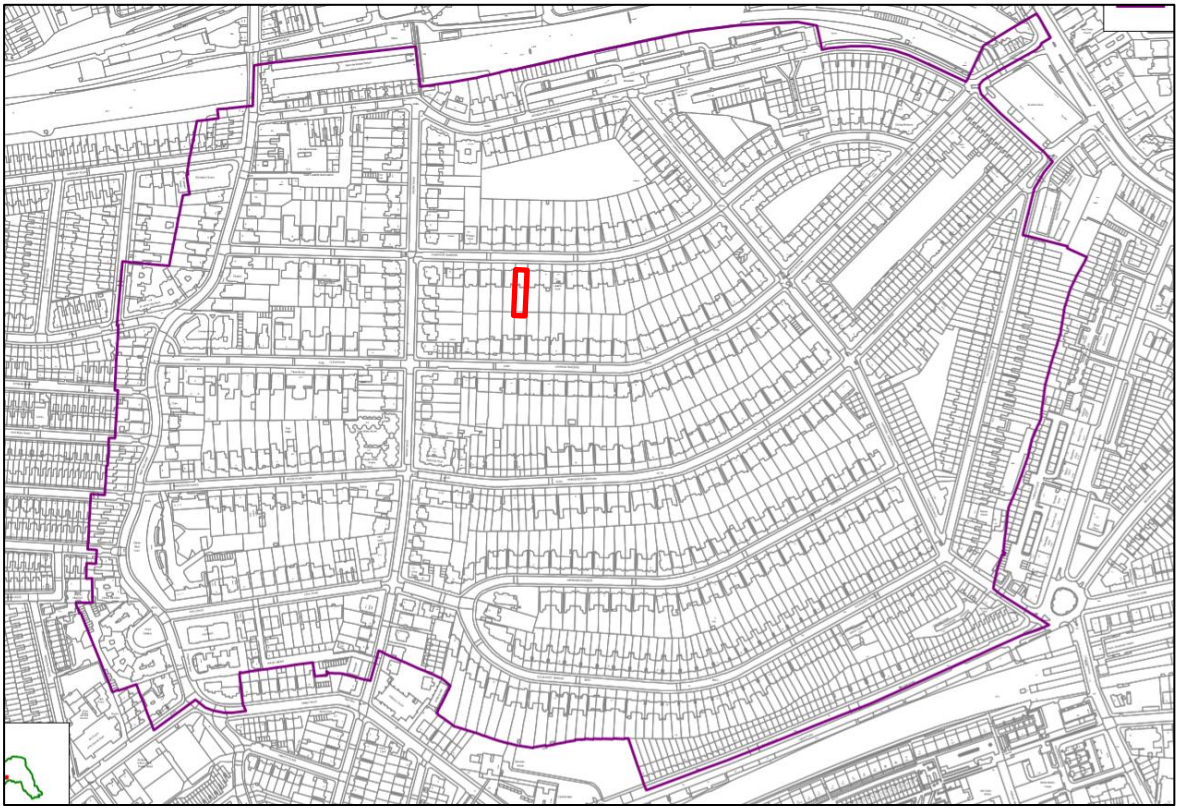

Figure 2: South Hampstead Conservation Area Map (Courtesy of Camden Council)

2.2 Land Use Context

2.2.1 The immediate area surrounding 59 Compayne Gardens is residential in character comprising a mixture of houses, subdivided multi-occupancy properties and purpose-built blocks of flats.

2.2.2 Within the area of the Site commercial premise, including florists, hotels and takeaways are interspersed. A greater number of commercial businesses can be found further afield to the west on Kilburn High Road (A5) and to the east on Finchley Road (A41).

2.3 Site Features

2.3.1 59 Compayne Gardens comprises a semi-detached, red brick, three-storey property that has been subdivided into four flats. The property along with the adjoining and neighbouring properties present a strong, cohesive architectural character to the street and have definite townscape value through unity in design.

2.3.2 The property is of red brick construction laid in a Flemish bond with small red clay tiles to the roof which is hipped with a central, advanced gable which has mock timber framing to the apex.

2.3.3 The building is set back from the adjacent highway within neatly landscaped grounds enclosed behind a low, brick wall with access obtained through a central metal gate. Hedges are aligned within the landscaped area in parallel with the front boundary wall screening low level views towards the property from the public highway. A narrow pathway leading to the rear garden is located to the west (right side) of the building.

2.3.4 The building along with the adjoining property present a symmetrical composition with paired, projecting gabled bays with double storey canted bay windows to the centre and a recessed two window bay to the outer flanks with railed balcony to the first floor.

2.3.5 The ground floor communal entrance is located centrally on the front elevation of number 59 and comprises a 6-panel timber door, with glazed upper panels and painted blue set within a stone surround with decorative glass side and upper panels.

2.3.6 Window openings on the front elevation comprise a combination of original sash window with multi-pane top sashes and plain bottom sashes and new one-over-one sash windows and modern replacement casement windows with tip openings to the first floor overlooking the first-floor balcony. Windows to the ground and first floor are set under segmental, fine-cut, rubbed brick arch lintels with a subtle, decorative, dentil storey band aligned above the ground floor windows.

2.3.7 Previous alterations to the property can be observed including new windows, pipework installations to the front elevation and a dormer extension to the roof.

3 DEFINITIONS OF TERMS AND HERITAGE PLANNING POLICY CONTEXT

3.1 National Heritage Legislation

3.1.1 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 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 an asset's conservation (MHCLG 2019, para:194).

3.2.6 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 Local plan policy comprises the following:

- Camden Local Plan (adopted 2017).

3.3.2 Relevant policies comprise D1: Design and D2: Heritage which are quoted below:

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: 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.

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.

3.3.3 In addition to the local plan, the London Plan (2016), which provides the strategic framework for development and land-use in London, is also applicable. Relevant policies include policies 7.4 and 7.8 which are replicated in part below:

London Plan Policy 7.4 - Local Character

Strategic

A Development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. It should improve an area's visual or physical connection with natural features. In areas of poor or ill-defined character, development should build on the positive elements that can contribute to establishing an enhanced character for the future function of the area.

Planning decisions

B Buildings, streets and open spaces should provide a high-quality design response that:

- *a) a has regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass*
- *b) b contributes to a positive relationship between the urban structure and natural landscape features, including the underlying landform and topography of an area*
- *c) c is human in scale, ensuring buildings create a positive relationship*
- *d) with street level activity and people feel comfortable with their surroundings*
- *e) d allows existing buildings and structures that make a positive contribution to the character of a place to influence the future character of the area*
- f) *e is informed by the surrounding historic environment.*

London Plan Policy 7.8 – Heritage Assets and Archaeology

Planning decisions

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

4 APPLICABLE GAS INDUSTRY REFERENCE

4.1 Within the context of providing gas to and within Multi-Occupancy Buildings (MOBS) such as 59 Compayne Gardens 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** when developing suitable installations.

4.2 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.

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

The Pipeline Safety Regulations – 1996

4.4 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. These regulations apply to the network connection pipework which comprises of the main riser system that connects to the meter boxes.

The Gas Safety (Installation and Use) Regulations – 1998

4.5 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. These regulations apply to the outlet pipework which provides the individual gas connections from the meter boxes into the gas using units.

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

4.6 Following the introduction of IGEM/G/5 Edition 2 - Gas In Multi-Occupancy Buildings in 2012, this guidance has been accepted as the UK gas industry standard and adopted by Cadent Gas Ltd, a gas transport, from December 2013, as their design and

construction standard in order to fulfil the requirements of The Pipelines Safety Regulations – 1996 within their installations.

4.7 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.

5 ASSESSMENT METHODOLOGY

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

5.2 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
- South Hampstead Conservation Area Character Appraisal and management strategy (February 2011)

5.3 Assessing significance

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

5.3.2 The asset affected by the works in this instance is South Hampstead Conservation Area.

5.3.3 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'.*

5.3.4 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).

5.3.5 59 Compayne Gardens falls within the designated boundary of the South Hampstead Conservation Area and therefore any changes to its exterior have the potential to impact upon the special character and appearance of the area.

5.3.6 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 59

Compayne Gardens 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.

5.4 Assessing Impact

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

- Substantial harm; and
- Less than substantial harm.

5.4.2 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).

5.4.3 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 EXPLANATION AND REASONING FOR THE INSTALLATION OF EXTERNAL GAS PIPEWORK

6.1 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.

6.2 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.

6.3 Much of this pipe barrel 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.

6.4 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.

6.5 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.

6.6 For the replacement of existing installations, The Institution of Gas Engineers and Managers would expect the application of IGEM/G/5 - Edition 2 – Gas in Multi-Occupancy Buildings in its entirety to the design of proposed works to ensure best practice from previous lessons learned are applied to new works and that proposed installations are constructed to current standards in order to remove and or reduce risk from the known hazard.

6.7 The known hazard to be addressed in this instance 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.

6.8 Appendix A3.4.4 – Risk Assessment contained within IGEM/G/5 - Edition 2 – Gas in Multi-Occupancy Buildings 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 and is perceived to be a greater risk than for traditional housing.

6.9 It is clearly the case that the gas supply in a multi-occupancy building such as 59 Compayne Gardens is a greater societal risk, and it is societal risk which is more of a driver for gas safety designs and installations.

6.10 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.

6.11 Locations considered to be at 'lower risk' include the following: -

- Where a release from a meter installation cannot enter a confined 'inhabited' space e.g. from an external meter box or a remote meter room i.e. the structure of the flats is not at risk from a gas escape.
- Low rise properties of similar construction to normal housing where the hazard and risk would be the same as for normal housing.
- Installations with external risers with the gas installation confined to rooms with an outside wall and window(s). The installation inside the property is limited and is in a location where the effects of an incident would be limited.

6.12 The PRS Regs referenced above in conjunction with IGEM/G/5- Edition 2, make clear that the design development of new works must ensure compliance to be adequately ventilated via natural means and be easily accessible for repair and maintenance purposes and for ensuring efficiency and safety.

7 DESIGN APPROACH & DESCRIPTION OF THE WORKS

7.1 This section provides a description of the works for which retrospective planning permission is sought. The works involve the installation of external gas pipe apparatus to the exterior of the building, mainly the west (side) facing elevation.

7.2 By way of concise summary, the works entail a new subterranean gas connection from the existing gas mains under Compayne Gardens and external installation of 4 no. meter boxes and 4 no. gas outlets to the west (side) facing elevation of the property.

7.3 The adopted design approach for the installations was developed to keep the extent of new external pipework away from the principal north (front) facing elevation and to keep installations to a minimum whilst complying with the relevant industry standards and regulations.

7.4 The full extent of the necessary pipe installations is shown on drawing refs. CA12007-002 to CA12007-005.

7.5 Each element of the works is discussed in turn below.

Extent of new subterranean gas pipework

7.6 A new subterranean gas pipe connection derives from the existing gas mains located beneath the highway. The new subterranean connection travels southwards towards the north (front) facing elevation of the building where it emerges above ground level at the north west corner of the elevation.

7.7 Planning permission is not required for the new subterranean gas connection this element being permitted development under Part 15, Class A, Section A (a) of the Town and Country (General Permitted Development) Order but is indicated on the proposals for contextual purposes.

7.8 For further information in respect of this part of the proposals, please refer to drawing refs. CA12007-003 and CA12007-005.

Extent of new installations to the north (front) facing elevation

7.9 The new subterranean gas riser emerges above ground on north (front) facing elevation of the building at low level. The vertical 2” threaded steel pipe will travel vertically for 0.7m remaining at low level. At this point, the pipe turns perpendicular and continues horizontally, wrapping around the corner of the building on to the west facing (side) elevation.

7.10 For further information in respect of this part of the proposals, please refer to drawing refs. CA12007-003 and CA12007-005.

Extent of new installations to the west (side) facing elevation

7.11 The 2" threaded steel riser continues horizontally at low level from the west (side) facing elevation until reaching the rear garden entrance. The gas riser, which is fixed to the west (side) facing elevation, travels up and over the garden entrance and resumes a slightly higher horizontal positioning at ground floor level.

7.12 The horizontal gas riser connects to 4 no. external gas meter boxes (measuring 408mm x 510mm x 242mm) which are neatly positioned and aligned in a horizontal format on the west facing elevation at ground floor level. A ¾"copper gas outlet pipe emerges from each of the new meter boxes to supply a separate gas connection into each individual flat.

7.13 The gas outlet deriving from meter box C emerges from the bottom of the meter box and continues horizontally southward for a short distance, around existing drainpipes, and then turns perpendicular to continue vertically for 4.5m. At this point, the outlet turns at an angle of 90 degrees and continues horizontally for 1.2m before entering through the fabric of the building.

7.14 The outlet from meter box 2 also emerges from the bottom of the meter box travels horizontally for short distance before turning perpendicular to continue vertically for 6m, immediately adjacent to the vertical outlet deriving from meter box 2. From here, the outlet turns perpendicular and continues northward for 2m before regaining its vertical position for 1.1m and entering through the fabric of the building.

7.15 The gas outlets travelling from meter boxes D and 1 also emerge from the bottom of their meter boxes. The outlet from meter box 1 drops down vertically for a short distance and then continues horizontally, southward, for approximately 3.7m. Here, the outlet turns perpendicular to continue vertically making an entry point through the fabric of the building at ground floor level.

7.16 The outlet from meter box D continues from vertically from ground floor level to the roof level of the building, where the outlet pipe crosses over the soffit/guttering and continues up the left-hand side of the window extension. The outlet will enter the building at the top left-hand corner of the window.

7.17 For further information in respect of this part of the proposals, please refer to drawing refs. CA12007-003 and CA12007-005.

7.18 **External Finishes and Appearance**

7.18.1 In order to further minimise the appearance of the works to the building and the wider character and appearance of the Conservation Area, appropriate coloured finishes to the external pipework has been applied. The new gas pipework has been painted black to match the existing utility services and down pipes already found on the west (side) facing elevation.

7.18.2 Similarly, the means of attaching the pipework to the building has sought to be minimal with the method of fixing involving the drilling of holes to accommodate fixing brackets into the building fabric. Similar to the pipework, the brackets and clips have received a matching coloured finish according to their location on the property. 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.

7.19 **Access**

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

8 ASSESSMENT OF SIGNIFICANCE

8.1 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.

8.2 An assessment of the heritage interest of South Hampstead Conservation Area is presented below. The assessment is provided in proportion with the value of the asset and the scale of the works as far as is necessary to determine any potential effect of the works on significance.

8.3 The assessment 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 guidance.

8.4 South Hampstead is situated in North London and occupies the north western corner of the London borough of Camden.

8.5 **Historic Interest**

8.5.1 South Hampstead was developed on the southern slopes of the medieval manor of Hampstead. Although the area remained as undeveloped meadow or farm until the 19th Century, it is possible to identify how the original ownership of the land shaped street patterns of the area as South Hampstead was originally split between two medieval manors.

8.5.2 The central section of the area belonged to the manor of Hampstead. However, by the 12th Century, the manor had been split and in the middle ages the manor of Hampstead had a village with a parish church. Following the dissolution of the monasteries by Henry VIII the ownership of the manor changed several times and landed in the hands of the Maryon Wilson family.

8.5.3 Following the opening of Finchley Road in 1826, Maryon Wilson was keen to develop the specified lands and amend the tenancies, however, public outcry particularly about the latter from Londoners who used the area for recreation led to the creation of the first local amenity groups in the country – Hampstead Heath Protection Fund

Committee now know as Heath and Hampstead Society which hindered the development of the site.

8.5.4 Development in the area finally commenced in 1874, when Priory Road (previously Canfield Road) was opened providing a gateway to the western side of the estate. In the late 1870's development commenced in earnest of Maryon Wilson's demesne lands and the streets that now make up the conservation area comprised the first major development in the south western section of their estate. Roads were named after Maryon Wilson estates in Essex and Sussex.

8.5.5 Bomb damage during WWII resulted in a number of flats constructed alongside the railway in 1956.

8.6 **Architectural Interest**

8.6.1 South Hampstead is a well-preserved example of a leafy Victorian suburb, almost exclusively residential in nature, and largely homogeneous in scale and character. The area is characterised by large, semi-detached and terraced late-Victorian properties, in red or gault brick, with particularly distinctive and attractive roofscape including turrets, gables and tall chimneys.

8.6.2 Houses are made special by a variety of decorative treatments including terracotta panels and brickwork ornamentation, tiled and patterned footpaths, delicate iron work and elaborate timber doors and windows including some original stained and leaded glass.

8.6.3 One of the most prominent features of the Conservation Area is vegetation – both to the front and rear of properties. Green front gardens demarcated by low or ornate garden walls topped with hedges contribute strongly to the area's character. Building lines of the residential streets are generally set-back from the pavement which, with the boundary landscape treatment and many mature trees, are essential in giving the streetscape it's attractive serene quality.

8.7 **Summary**

8.7.1 Number 59 Compayne Gardens contributes positively to the character and appearance of the Conservation Area. This positive contribution arises from the architectural form, scale and decoration of the building which retains original detailing including some multi-pane sash windows and architectural decoration particularly to the front elevation. The property retains its architectural cohesion with the adjoining

and surrounding properties and adds to the general historic character and sense of place of this part of the Conservation Area.

8.7.2 In addition, the building has historic interest as part of a group of residential properties representative of the expansion residential development in the area in the late 19th Century.

9 ASSESSMENT OF IMPACT

9.1 The new installations to 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.

9.2 In respect to the Conservation Area, the works to the building have been designed to:

- be the minimum extent necessary to provide a safe and compliant gas supply to the occupiers of the flats within 59 Compayne Gardens;
- have a black coloured finish to reflect the finish of the downpipes and other existing utility services on the west facing elevation;
- be aligned wherever possible with existing vertical installation including waste and down pipes;
- be installed away from the principal street facing elevation which display a greater architectural quality and which contribute more to the character and appearance of the Conservation Area in terms of interaction with the street and aesthetic quality.
- be reversible and easily removed in the future if necessary.

9.3 59 Compayne Gardens is a late 19th Century building which is identified within the Conservation Area Character Appraisal and Management Plan as being positive in its contribution to the character and appearance of the area.

9.4 Impacts to the character and appearance of the Conservation Area are considered to be neutral with the works installed on the side facing secondary elevation preventing the new pipework's visibility from the street scene. As such the works are not visible in keys views of building from Compayne Gardens.

9.5 Where the works are visible, this is limited to the private walkway that leads to the rear garden of the property. The works from this location are viewed in the context of existing service installations. The coloured finish applied to the pipework and fixings further helps to integrate the installations on the elevation replicating existing finishes of existing utility services.

9.6 The installations to the side elevation are not visible within key views through the Conservation Area. In addition, the installations do not affect an appreciation of the aesthetic intention of the north facing elevation nor interfere with any key architectural details which reveal its historic and architectural interests.

9.7 Having considered the contribution of 59 Compayne Gardens to the character and appearance of South Hampstead Conservation Area and the extent of the works including the position and finish of the pipework, it is considered that no harm will result to the character and appearance of the Conservation Area as a consequence of the installations. This is based on the following grounds:

- The installations would not affect the key elements and features of property which contribute most explicitly to the character and appearance of the Conservation Area with all of the pipework installed to the west (side) facing elevation of the building avoiding interference with or distraction from the key architectural detailing presented by the building;
- The installations to the west (side) facing elevation would not be visible within key views through the Conservation Area and towards the property, the position of the installations on a secondary, side elevation conserving the appearance of the property and it's positive contribution to the streetscape;
- The proposed additions would not affect the experience of the building as part of a coherent group of residential properties which add to the historic interest of the Conservation Area.

10 CONCLUSIONS

10.1 Wardell Armstrong LLP have been instructed by Cadent Gas Ltd to submit a retrospective planning application for the retention of external gas pipe apparatus to the exterior of 59 Compayne Gardens, NW6 3BD.

10.2 Recent site investigations identified that the existing gas pipe apparatus showed evidence of corrosion. In order to safeguard the residents of the flats within the building, Cadent Gas have installed a new, safe and complaint gas supply before a gas leakage occurs as part of their proactive scheme.

10.3 59 Compayne Gardens is located within the South Hampstead 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.

10.4 59 Compayne Gardens is of importance to the Conservation Area contributing to its character and appearance through its architectural form, scale, use and its position as part of a large group of coherent residential semi-detached buildings that collectively express the historic and architectural interest of the area.

10.5 The proposed works to the building would not upset the scale, proportions or its architectural integrity and its contribution to the character and appearance of the Conservation Area would be preserved.

10.6 In application of the NPPF, the proposed works which are minor in their extent would result in no harm to the significance of South Hampstead Conservation Area with its special character and appearance preserved and 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

Plates

Plate 1 – North (front) facing elevation of 59 Companye Gardens. Please note the presence of existing utility services present on the front elevation.

Appendix 2

Indicative photographs (courtesy of Cadent Gas Ltd)

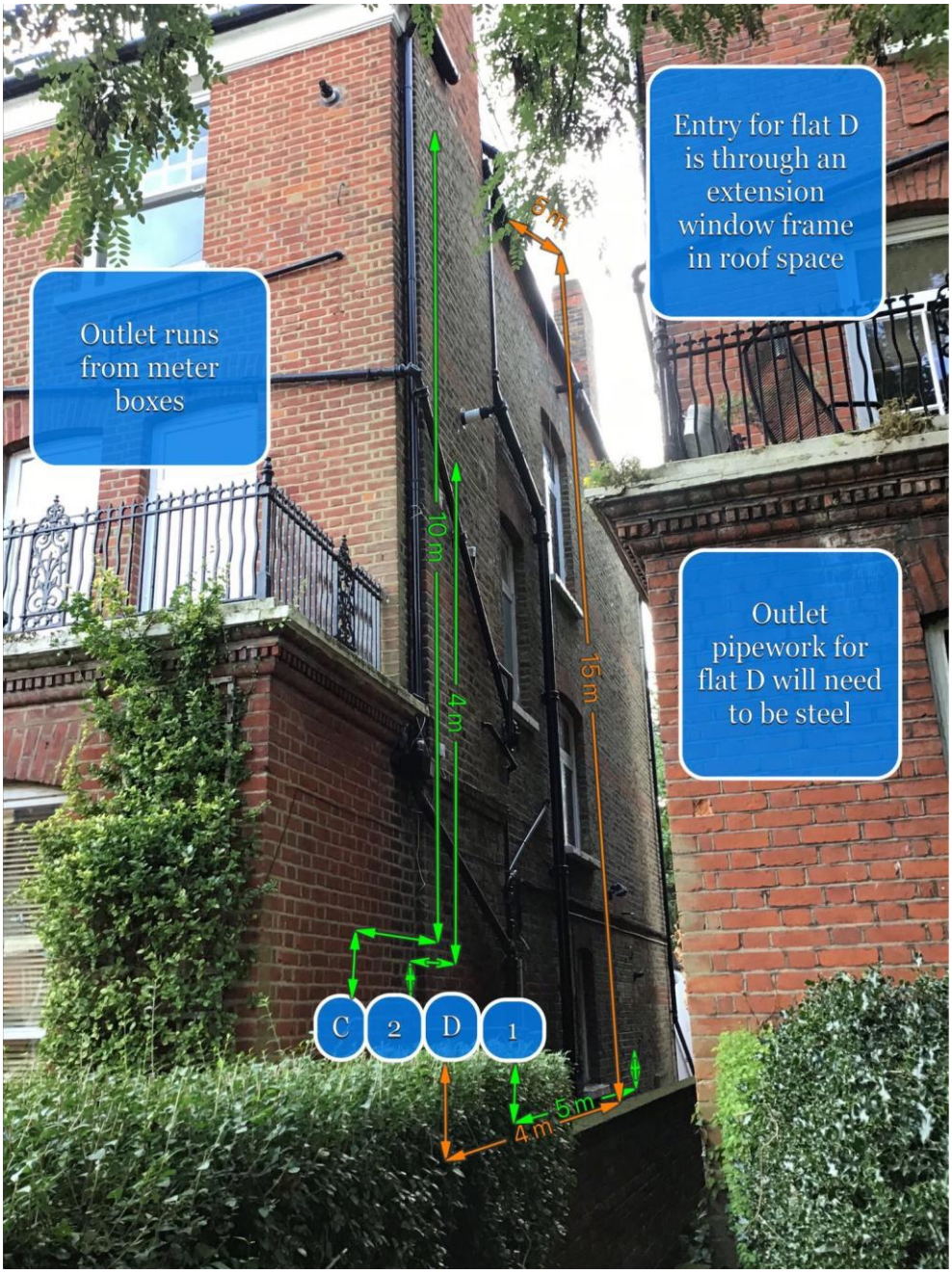

Plate 1 - Indicative image illustrating the positioning of the new gas pipe apparatus on the west (side) facing elevation of 59 Compayne Gardens.

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