Design Statement, Heritage Statement and Statement of Justification

261 Hampstead Road, London (Flat B & C – Ground Floor to Third Floor)

Revision: P01

Listed Building Consent Submission for Installation of Temporary Internal Secondary Glazing and Mechanical Ventilation for Noise Attenuation as part of the HS2 Construction Works

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Introduction

1.1 Scope of this Document

1.1.1 This document relates specifically to Flat B & C, 261 Hampstead Road where secondary glazing and noise attenuating mechanical ventilation proposed to be installed. The property is a Grade II listed residential house within the Camden Town Conservation Area.

1.1.2 This document does not consider the construction of the HS2 railway, which is authorised under the High Speed Rail (London-West Midlands) Act 2017 and any relevant Heritage Agreements.

1.1.3 This document only considers the following proposals which require listed building consent:

A. **Installation of temporary internal secondary glazing to the front and rear façades**. Installation of internal secondary glazing to nine (9) windows at the ground, first, second and third floor for noise mitigation during construction of the HS2 railway at Euston.

B. **Installation of temporary mechanical input ventilation fan to the front of the building.**

Installation of six (6) Sonair F+ units to the front of the building at ground, first, second and third floors for noise mitigation during construction of the HS2 railway at Euston.

1.1.4 This document fulfils the requirement of National Planning Policy Framework policy 189 which states that "*In determining applications, local planning authorities should require an 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation*" and London Borough of Camden's listed building application requirements.

1.1.5 This application should be read in conjunction with the following documents:

- Existing and Proposed Drawings;
- HS2 Submission Statement; and
- Sonair Specification Sheet.

1.2 Works Affecting 261 Hampstead Road

1.2.1 261 Hampstead Road stands within the Camden Town Conservation area and is a Grade II listed building. Grade II buildings are of special interest and represent 91.7% of all listed buildings.

1.2.2 As a Grade II listed building, 261 Hampstead Road is valued for its special historic and architectural interest and is under the statutory protection of the Planning (Listed Buildings and Conservation Areas) Act 1990. Under this Act any work to a listed building that involves demolition, alteration or extension in any manner that would affect the building's character would require listed building consent. In practice, almost all work to a listed building will require consent, but in all instances the local planning authority conservation should be consulted.

1.3 Context

1.3.1 The current application for listed building consent for HS2 works to 261 Hampstead Road, is submitted in the context of the following statutory provisions, public undertakings & assurances, and public Information Papers:

- High Speed Rail (London – West Midlands) Act 2017
- Phase 1: HS2 Register of Undertaking & Assurances
- Environmental minimum requirements for HS2 Phase One
- HS2 Phase 1 Information Paper – E23 Control of Construction Noise and Vibration

1.4 Publications

1.4.1 The following publications have been consulted during the preparation of this document:

- 'Camden Local Plan', adopted 3 July 2017
- 'Camden Town Conservation Area Appraisal and Management Strategy', adopted 4 October 2007
- 'National Planning Policy Framework', February 2019
- 'Conservation, Principles, Policies and Guidance', Historic England, March 2015
- 'Informed Conservation: understanding historic building and their landscapes for conservation', English Heritage *now* Historic England, March 2003
- 'Managing Significance in Decision-Taking in the Historic Environment; Historic Environment Good Practice Advice in Planning: 2'. Historic England. July 2015
- 'The Setting of Heritage Assets; Historic Environment Good Practice Advice in Planning:3', *Historic England, July 2015*
- 'Energy Efficiency and Historic Buildings; Secondary Glazing for Windows.', *Historic England, April 2016*

1.5 Heritage Assets

1.5.1 **Camden Town Conservation Area:**

1.5.2 Designated in 1986, Camden Town Conservation Area is positioned centrally to the London Borough of Camden. It lies to the north of Euston Station and south of Kentish Town and is defined to the west by the rail tracks which run from Euston to Birmingham.

1.5.3 Listing Description:

261 AND 263 HAMPSTEAD ROAD AND ATTACHED RAILINGS

List entry Number: 1378712

Grade: II

Date first listed: 14-May-1974

Details:

TQ2983SW HAMPSTEAD ROAD 798-1/83/769 (East side) 14/05/74 Nos.261 AND 263 and

attached railings

Pair of semi-detached houses forming the return of a crescent. 1830. Stucco with rusticated ground floor. 4 storeys and basements. 2 windows each and 1-window return of No.1 Mornington Crescent (qv). Square-headed doorways with fanlights and panelled doors (No.263, C20). Recessed sashes to all but 1st floors; 2nd floor, architraved, 3rd floor flanked by pilasters. 1st floor casements with cast-iron balconies; No.261 windows in round-arched, architraved recesses linked by impost band on pilasters. No.263, architraved. Entablature at 3rd floor level, No.261 with dentil cornice. Narrow cornice above No.261 3rd floor. Deep, altered parapets.

SUBSIDIARY FEATURES: attached cast-iron railings.

HISTORICAL NOTE: No.263 was the home of George Cruikshank, artist (plaque).
Listing NGR: TQ2913483130

2 Historical Background

2.1 The development of Hampstead Road

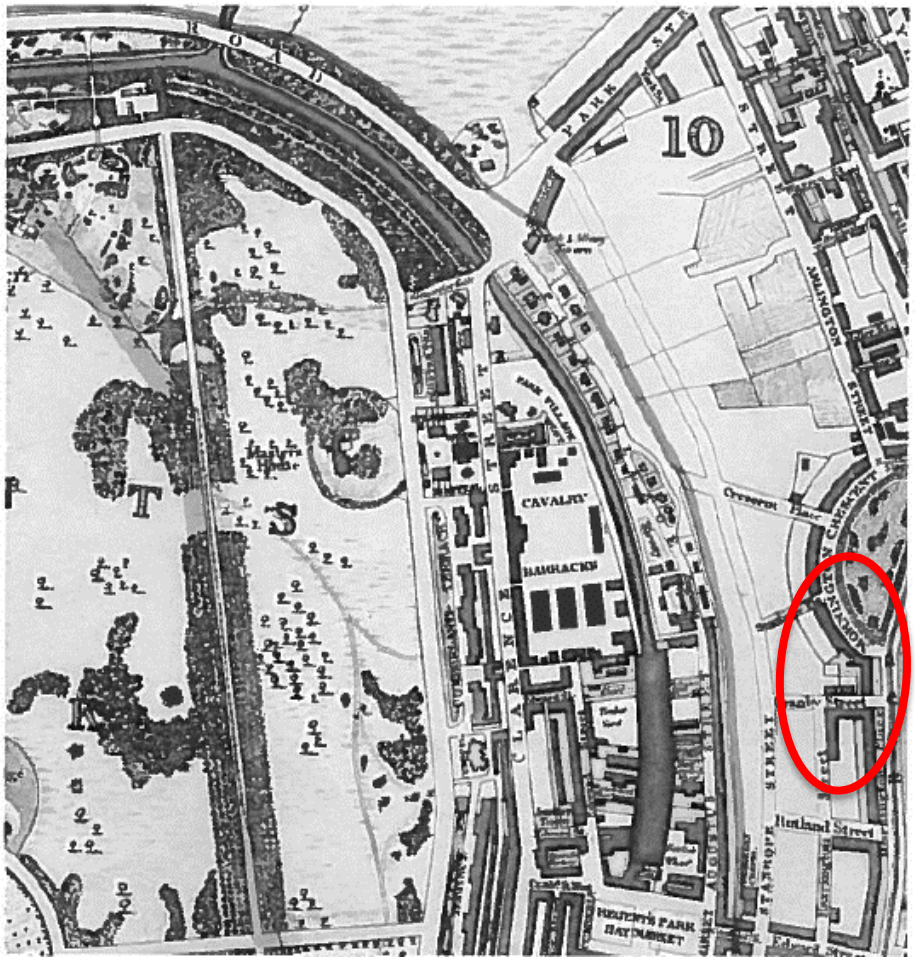

Figure 1: Hampstead Road is shown on the bottom right part of the 1834 map. The area is highlighted by the red oval, in The Camden Town Book, *John Richardson (London, 2007), p. 55.*

2.1.1 Historical research into the origins of Hampstead Road has revealed limited information. At the beginning of the nineteenth century, the southern part of Hampstead Road had been already laid out **(Figures 1, 2)**.

2.1.2 Hampstead Road had been described by Edward Walford as "a broad thoroughfare" that ran northwards in a direct line with Tottenham Court Road and connecting it with Camden, Kentish Town and Highgate[1].

[1] Edward Walford, 'Euston Road and Hampstead Road', in *Old and New London: Volume 5* (London, 1878), pp. 301-309. *British History Online* http://www.british-history.ac.uk/old-new-london/vol5/pp301-309 [accessed 27 January 2020].

2.1.3 261 and 263 Hampstead Road were constructed in 1830, just after the fully completion of the terraces in Mornington Crescent **(Figure 3)**.

2.1.4 The segment between Hampstead Road and Mornington Crescent was originally laid out in gardens but since 1926 has been occupied by the Carreras building **(Figure 4)**. The latter was originally built as the Carreras tobacco factory, 180 Hampstead Road, and was designed by M & O Collins. In 1998, it was converted to offices and renamed as Greater London House.

Figure 2: 'Bacon's Nine Inch Map, 1888, showing Camden Town before the railway tracks were widened. Hampstead Road is highlighted by the red oval.', in the Growth of the Camden Town: AD 1800-2000, by Jack Whitehead (London 1999), p. 16.

Figure 3: 'Nos. 1-11, Mornington Crescent and 263 Hampstead Road c.1905', in *Camden Town and Primrose Hill Past: a visual history of Camden Town and Primrose Hill*, by John Richardson (London, 1991), p. 123.

Figure 2: 'Carreras factory and headquarters in the 1920s.', in The *Camden Town Book*, by John Richardson (London, 2007), p. 43.

2.2 Timeline

2.2.1 A brief chronology is included of the development of Hampstead Road and the railway which has played a significant part in the creation and change of the local area. Significant local and national social history is included for context.

1811 King George III declared insane and parliament approved the 'Care of King During his Illness etc. Act 1811'. On 5 February 1811, George IV, Prince of Wales was appointed HRH The Prince Regent

1820 29 January 1820 King George III died and his son, HRH Prince Regent, George Augustus Frederick Hanover anointed **King George IV**

1830 26 June 1830 King George IV dies and his brother, William Henry Hanover becomes **King William IV** until his death on 20 June 1837

1834-37 Construction of the London & Birmingham Railway from Camden Town to Euston and rail cutting created to the west of Park Village East

1837 20 June 1837 King William IV dies and Alexandrina Victoria Hanover daughter of Prince Edward, Duke of Kent and Strathearn, the fourth son of King George III, becomes **Queen Victoria**

1837 The Euston to Boxmoor section of railway opened on 20 July 1833, and the 32-mile (52 km) line from Euston to Tring (and another section south from Birmingham) was opened in October 1837

1838 The railway through line from London to Birmingham opened for public service on 17 September 1838

1846 London & Birmingham Railway amalgamated with other rail companies to become London & North Western Railway (LNWR)

1926-28 The Carreras building, 180 Hampstead Road, is built. The building occupied the segment between Mornington Crescent and Hampstead Road, which originally was a green open area.

1998 The Carreras building is restored and converted into office building. It was renamed as Greater London House.

2.3 References

- 'Survey of London, Volume 24'. London County Council 1949. ULAN Press reprint.
- 'Euston Road and Hampstead Road', in *Old and New London: Volume 5*, Edward Walford. London, 1878, pp. 301-309.
- '*Windows; history, repair and conservation*'. Editors: Tutton, M., Hirst E. & Pearce, J. Donhead 2007.
- '*Practical Building Conservation. Glass & Glazing*'. English Heritage. Ashgate 2011.
- 'Camden Town and Primrose Hill past: a visual history of Camden Town and Primrose Hill'. Richardson, J. London: Historical Publications 1991.
- 'The Camden Town book'. Richardson, J. London: Historical Publications 2007.

- 'The growth of Camden Town: AD 1800-2000'. Whitehead, J. London: The author 1999.
- 'Streets of Camden Town: a survey of streets, buildings and former residents in a part of Camden'. Denford, S. and Woodford, F. P. London: Camden History Society 2003.

3 Statement of Significance: 261 Hampstead Road (Flat B & C – ground to third floor)

3.1 Purpose of the Statement of Significance

3.1.1 In conservation, 'significance' encompasses a broad range of considerations about what may constitute the special value or 'interest' of a building or place; these are referred to as the 'heritage asset'. Commonly, a mix of factors may contribute to this special value, such as a building's architectural quality and association with important people or cultural events. Sometimes, these factors may not be immediately apparent, such as the use of pioneering construction technology, fine craftmanship or the special social or economic role a building or place has within a community.

3.1.2 A statement of significance provides a concise account of the reasons why heritage assets are valued and why they should be protected and preserved. The statement can provide a more thorough appraisal than a listing description alone. They can help clarify which items or elements have little or no value, or which actively detract from significance, to allow for exploration of opportunities for enhancement or change.

3.1.3 Within this document, significance is determined as follows in accordance with heritage values identified by Historic England in *Conservation Principles* (2008):

- **Evidential value**: the potential of a place to yield evidence about the past
- **Historic value**: the ways in which past people, events and aspects of life can be connected through a place to present – usually illustrative or associative
- **Aesthetic value**: the ways in which people draw sensory and intellectual stimulation from a place
- **Communal value**: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory

3.1.4 The following is a guide to comparative levels of significance:

- **Exceptionally significant**: nationally and/or internationally significant aesthetic, cultural, evidential or communal significance; exceptional, unique, and intact features of highest quality; nationally and/or internationally important associations with people or events; the setting of the heritage asset is an intrinsic part of the overall significance and is largely intact and or well preserved; unquestionable group value
- **Highly significant**: important historic or architectural features; high quality of workmanship; potential for nationally important archaeology; largely intact and/or rare examples of a building type or technique; the setting of the heritage asset makes an important contribution to the significance, values, and legibility of the heritage asset – change and alteration to the setting may be present, but evidential, historic, aesthetic and/or communal values remain; important group value
- **Significant**: formal or aesthetic significance, architectural character or notable features, including areas with potential for significant enhancement; setting contributes to the heritage asset's legibility, form and/or scale but includes extant alterations which have altered or diminished the special interest; some positive group value

- **Low significance**: little or no architectural or heritage significance or area of lost significance; the setting of the heritage has been extensively altered to the point where it has a very low value and further change to the setting
- **Not significant**: of no heritage interest
- **Detrimental**: features or areas that detract from a building's special significance

3.2 Architectural, Historic and Communal Significance

3.2.1 It should be noted that listed buildings are protected for their special architectural or historic interest therefore these elements of its significance are of particular importance.

3.2.2 261 and 263 Hampstead Road are semi-detached houses which form the return of a crescent.

3.2.3 263 Hampstead Road was occupied by the artist, George Cruikshank.

3.2.4 261 Hampstead Road has **SIGNIFICANT** architectural, historic and aesthetic value as part of the original development of Hampstead Road and Mornington Crescent terraces.

3.2.5 Hampstead Road is valued because of the quality of the buildings and the immediate landscape and setting, and the contribution to the wider late Georgian and Early Victorian townscape of Camden which comprises Mornington Crescent, Delancey Street, Albert Street, Mornington Place and Mornington Terrace with terraced houses in relatively quiet largely residential roads. These values contribute to the **SIGNIFICANT** communal value.

3.3 Schedule of Significant Elements: 261 Hampstead Road (Flat B & C – ground to third floor)

3.3.1 The following schedules provide guidance on the heritage significance of the grade II listed 261 Hampstead Road and forms the basis for the assessment of impact that follows in section 4 'Design Statement & Statement of Justification'. The schedule assesses those elements of the listed buildings that have Evidential, Historic, Aesthetic & Communal value and could be affected by the proposed works.

3.3.2 Since the scope and extent of the proposed work is limited, the schedule of significance has also been limited to building elements, which directly or indirectly might be considered to be impacted by the proposals. The broad grading of significance outlined in point 3.1.4 is used.

Item No.	Element	Location	Date	Heritage Values	Significance	Description of Assessment of Significance
1	The setting of the heritage asset	Hampstead Road	*c.1830*	Evidential, Historic, Aesthetic & Communal Value	**Low Significance**	There are only a few listed buildings in Hampstead Road. Listed buildings are limited to 261 and 263 Hampstead Road. Significance in the context of 'the setting' is derived by the external design and appearance of 261 Hampstead Road, the road layout and by their proximity to the Mornington Crescent terraces.

						Alterations to these elements is likely to further diminish the significance of the setting. Installation of external secondary glazing, even on a temporary basis for approximately 10 years would diminish the architectural appearance and provide a stark contrast to historic fenestration and glazing. Secondary glazing would give the impression of modern windows being installed and would harm the emotional experience for residents, the local community, and visitors.
2	Building Façade	All elevations	*c.1830*	Evidential, Historic & Aesthetic values	**Significant to Low Significance**	The building façade is composed of four storeys and a basement, with a stucco finish and rusticated ground floor. At first floor there are cast-iron balconies and windows are round arched. There are several horizontal decorative mouldings to the front façade, with dentil cornice above second floor and narrow cornice above third floor level. Unlike the front façade, windows to the rear are of a much simpler design with limited detailing. Lack of appropriate maintenance has resulted in the deterioration of rear façade's materiality. Further alteration, repair and decoration should seek to enhance the original design, appearance and uniformity.
3	External Windows and Doors	All elevations	*c.1830*	Evidential, Historic & Aesthetic values	**Low Significance to Significant**	**Flat B – Ground Floor Bedroom (front)** The 6 over 6 timber sash window and surrounding architrave are early and in a poor state of repair. The bottom right pane of glass has been removed and been replaced by timber. The window would benefit from redecoration. **Flat B - Ground Floor Kitchen/Lounge windows** The rear sash windows in the ground floor kitchen/lounge are modern replacements and in good condition.

						There is no surrounding architrave to neither of them. **Flat C – First Floor Kitchen** The existing 6 over 6 timber sash window is early and in good condition. The upper and lower sashes, staff bead and parting bead have been replaced recently with modern 'float' glass glazing. **Flat C - First Floor Living Room** The French doors in the first floor living room are modern replacements. The shutters and surrounding architrave are early and in good condition. **Flat C - Second Floor Bedroom** The sash boxes and window architraves are early and in good condition. They are simple and functional in design and typical of this period. The upper and lower sashes, staff bead and parting bead have been replaced recently with good quality replicas of the original or period. **Flat C – Third Floor Bedrooms** The sash box and window architraves are early and in good condition. They are simple and functional in design and typical of low status attic storeys of this period. The upper and lower sashes, staff bead and parting bead have been replaced recently with good quality replicas of the original or period design using single modern 'float' glass glazing.
4	Room Interiors (space, proportions, size and scale) and internal finishes	Internal elevations	*c.1830*	Evidential value	**Low Significance**	**Flat B – Ground Floor** The property remains a residential dwelling as it was originally designed however, it has been subdivided into separate dwellings. The original plan form has been eroded due to its

						subdivision and is no longer legible. These alterations have altered the sense of space, scale and function of these rooms. Changes on a temporary basis could be justified provided they were easily reversible with low to very low physical impact. **Flat C – First to Third Floor** The property remains a residential dwelling as it was originally designed however, it has been subdivided into separate dwellings. The original plan form has been eroded due to its subdivision and is no longer legible. These alterations have altered the sense of space, scale and function of these rooms. Changes on a temporary basis could be justified provided they were easily reversible with low to very low physical impact.

3.4 Camden Town Conservation Area

3.4.1 Subdivided into two distinct character areas: the commercial high street to the northeast and the quieter, more formal residential area to the southwest, this part of Camden Town Conservation Area represents a phase of late urbanisation while it was subsumed into Greater London.

3.4.2 The Conservation Area is celebrated for its high proportion of C19th buildings, and there is an overall C19th architectural and historic character and appearance throughout.

4 Design Statement & Statement of Justification

4.1.1 The following section is a description of the proposed works with analysis of the impact of the proposals on the significance of the heritage asset (Impact Assessment) and justification for why the proposals should be granted listed buildings consent

4.2 Noise Mitigation during Construction of HS2

4.2.1 In constructing the scheme, HS2 will take all reasonable steps to ensure that noise does not cause an adverse effect. However, there may be instances where construction noise may cause a material change in behaviour and/or attitude, e.g. avoiding certain activities during periods of intrusion; where there is no alternative ventilation, having to keep windows closed most of the time because of the noise; potential for sleep disturbance resulting in difficulty in getting to sleep, premature awakening and difficulty in getting back to sleep. Where this occurs noise insulation (or temporary re-housing) will be offered with the aim that noise from the construction of the Scheme does not give rise to significant adverse effects on health and quality of life. The threshold noise levels above which noise insulation would be offered to dwellings and other buildings lawfully used for residential purposes are defined within the HS2 Information Paper 'E23: Control of Construction Noise and Vibration'. This is a publicly accessible document available at https://www.gov.uk/government/publications/hs2-information-papers-environment

4.2.2 Initially eligibility for the scheme depends on the predicted noise level following the assessment undertaken as part of the environmental assessment. If the noise predictions indicated that a property is eligible, the offer of noise insulation or grant for noise insulation is being made and, if accepted and all necessary approvals obtained, the insulation will be installed before the start of works predicted to exceed the noise insulation criteria

4.3 Installation of Temporary Internal Secondary Glazing & Mechanical Ventilation Units

4.3.1 Refer to design drawings:

Floor/ room	Existing Arrangements	Proposed Details
Ground Floor/ Kitchen (rear)	WPI P066 NI - 261B HsR-EX-GF-J-01	WPI P066 NI - 261B HsR-PR-GF-J-01.1
		WPI P066 NI - 261B HsR-PR-GF-J-01.2

	WPI P066 NI - 261B HsR-EX-GF-J-02	WPI P066 NI - 261B HsR-PR-GF-J-02.1
		WPI P066 NI - 261B HsR-PR-GF-J-02.2
Ground Floor/ Bedroom (front)	WPI P066 NI - 261B HsR-EX-GF-J-03	WPI P066 NI - 261B HsR-PR-GF-J-03.1
		WPI P066 NI - 261B HsR-PR-GF-J-03.2
First Floor/ Kitchen (rear)	WPI P066 NI - 261C HsR-EX-FF-J-01	WPI P066 NI - 261C HsR-PR-FF-J-01.1
		WPI P066 NI - 261C HsR-PR-FF-J-01.2
Second Floor/ Bedroom (front)	WPI P066 NI - 261C HsR-EX-SF-J-03	WPI P066 NI - 261C HsR-PR-SF-J-03.1
		WPI P066 NI - 261C HsR-PR-SF-J-03.2
Third Floor/ Bedroom (rear)	WPI P066 NI - 261C HsR-EX-TF-J-04	WPI P066 NI - 261C HsR-PR-TF-J-04.1
		WPI P066 NI - 261C HsR-PR-TF-J-04.2
Third Floor/ Bedroom (front)	WPI P066 NI - 261C HsR-EX-TF-J-05	WPI P066 NI - 261C HsR-PR-TF-J-05.1
		WPI P066 NI - 261C HsR-PR-TF-J-05.2

4.4 Schedule of Proposed Works

4.4.1 Listed building consent is sought for the following works to the front and rear façade within 261 Hampstead Road:

Flat B - Ground Floor

Bedroom - Front

a) One Sonair F+ unit (from Titon or similar) in the front bedroom, installed to the front external wall

b) Temporary internal secondary glazing to one (1) window in the front bedroom (Chapter 6, Figure 5);

Kitchen - Rear

c) One Sonair F+ unit (from Titon or similar) in the rear kitchen/lounge, installed to the rear external wall

d) Temporary internal secondary glazing to two (2) windows in the rear kitchen/lounge (Chapter 6, Figures 6 and 7);

Flat C - First Floor

e) One Sonair F+ unit (from Titon or similar) in the kitchen, installed to the rear external wall;

f) Temporary internal secondary glazing to one (1) window in the rear kitchen (Chapter 6, Figure 8);

Flat C - Second Floor

g) One Sonair F+ unit (from Titon or similar) in the front bedroom, installed to the front external wall ;

h) Temporary internal secondary glazing to two (2) windows in the front bedroom (Chapter 6, Figure 9)

Flat C - Third Floor

Bedroom - Front

i) One Sonair F+ unit (from Titon or similar) in the front bedroom, installed to the front external wall

j) Temporary internal secondary glazing to two (2) windows in the front bedroom (Chapter 6, Figure 10)

Bedroom - Rear

k) One Sonair F+ unit (from Titon or similar) in the rear bedroom, installed to the rear external wall

l) Temporary internal secondary glazing to one (1) window in the rear bedroom (Chapter 6, Figure 11)

4.4.2 Specialist contractors will provide Method Statements prior to installation.

4.4.3 A 106mm dia. hole will be core drilled through the existing external brick wall to allow a ventilation fan to be installed within the room. Cut lines will be confined to bedding joints where possible to minimise impact to the fabric of the wall and to facilitate re-insertion of bricks after the unit is removed.

4.4.4 As few bricks as possible will be carefully removed from the wall to allow insertion of a plain metal grille, behind which the duct from the fan unit will be concealed. The internal fan unit will be located just above floor level within the front facing rooms.

4.4.5 On removal of the fan unit, the opening will be repaired using reclaimed London stock brick to match the existing and rendered to match the surrounding existing stucco finish.

4.4.6 Refer to following elevation drawings for indicative location of the mechanical input ventilation fan:

- W WPI P066 NI - 261B&C HsR-EX-EL-01 (Front)

- WPI P066 NI - 261B&C HsR-EX-EL-02 (Rear)

4.5 Design Proposal

Photographs illustrating the existing windows are included at the end of this section.

4.5.1 The proposed design for internal secondary glazing and mechanical ventilation to the windows has been prepared by a specialist secondary glazing contractor in consultation with a historic buildings professional and HS2. The design is intended to meet the functional requirements of reducing noise within the residential home (261 Hampstead Road) whilst minimising the impact on the significance of the heritage asset and minimising inconvenience to the resident. The proposal for internal secondary glazing and mechanical ventilation includes the following aspects:

4.5.2 **Noise mitigation**. Secondary glazing and mechanical ventilation are temporary measures to mitigate increased noise levels created by construction of the HS2 railway.

4.5.3 **Window design and materials**: The secondary glazing windows will be manufactured from aluminium with a polyester powder coating or similar and be installed into a new timber subframe which is fixed to the existing wall surface or window reveal. The windows will be glazed with 6.4 mm laminated glass for acoustic attenuation.

4.5.4 **Minimising external visual impact on existing windows**: Secondary glazing will be installed internally on the proposed windows. The position of the secondary glazing frame will align with the original window frame and sash positions to minimise visual impact when viewed externally. The secondary glazing must be set back internally from the original window position to achieve the desired acoustic performance and minimise noise levels from the HS2 works.

When viewed externally, the secondary glazing might be seen by a discerning person when viewed obliquely. Some reflection on the secondary glazing may also be evident from the original windows. The external visual impact on the significance of the heritage asset will be low to very low and is an accepted consequence of installing secondary glazing into historic buildings. This minor visual impact will be removed when the secondary glazing is removed at the completion of the HS2 construction works. The mechanical input fan will be installed though the external wall to the front of the building as shown in the application drawings. Externally, as few bricks as possible will be removed.

4.5.5 **Reducing internal visual impact for the residents:** The secondary glazing frame section size is minimised to ensure original glazing sightlines are maintained. The secondary glazing frame will be powder coated white. This design approach will minimise visual impact internally.

4.5.6 **Maintaining existing window functionality:** All existing windows will remain operable with the secondary glazing installed. Existing sash windows can be cleaned and maintained.

4.5.7 **Fixing the secondary glazing:** a secondary glazing timber subframe will either be fixed to existing plastered window reveals or existing timber window reveals. The secondary glazing will then be screw fixed to the sub-frame.

4.5.8 **Colour scheme:** The secondary glazing, glazing insert and new timber sub-frames will be finished in white on all visible faces to match the existing joinery colour.

4.5.9 **Minimising heat distortion**. Slot ventilators in the secondary glazing frame will minimise heat build-up between the secondary glazing and original windows wherever possible. This will minimise risk of distortion in the original joinery caused by excessive heat build-up. The resident has been made aware that where a slim profile solution is to be installed (within the staff bead), trickle vents will not be provided.

4.5.10 **Mechanical Ventilation Fan Unit (Sonair)**: Installation of the mechanical input fan will require a 106mm (dia.) hole to be drilled through the external wall. The external wall is composed of yellow London stock brickwork and constructed in a lime mortar and finished internally with a plain lime wall plaster. The fan will be installed just above floor level at ground floor and includes push button controls to increase or decrease the volume of air entering the building; ventilation rates can be adjusted from 28m3/h to 225m3/h. The device can be turned off when required. The unit is powered using a simple 13amp cable which is routed to the closest 13amp socket. When switched off and during power cuts, the device provides 2882mm2 EA of background ventilation[2]. For details and dimension of the Sonair F+ see specification included within this application.

4.5.11 **External Grille:** It is proposed to install a plain metal grille to be flush with the front external wall in keeping with the historic character of the building. The external grille will be simply detailed and painted to match the existing external wall colour. Where is it proposed to be set within an un-rendered brick wall, the grille will be finished in black.

[2] Titon Test Report No. MD0015b dated 08/11/2007 for Sonair F+ with G2 filter.

It is proposed to install a circular umbrella cap grille to the rear external wall, as the rear elevation is not widely visible from the public realm. The grille will be coloured brown to match the existing external brick colour.

4.5.12 **Temporary installation**: On completion of the HS2 construction works the secondary glazing and input fan will be removed and the hole through the masonry wall will be repaired. Secondary glazing will be removed from the property and recycled. Fixings will be carefully removed to prevent damage to existing building fabric and joinery:

1. Fixing holes in the existing timber joinery will be filled with a good quality wood filler and finished flush with the surrounding joinery surface. The internal face of the existing window joinery will then be redecorated to match the existing colour.

2. Fixing holes in the existing plastered window reveals will be filled with a good quality plaster filler and finished flush with the surrounding wall surface. The internal window reveal and existing window joinery where the secondary glazing was installed will be redecorated to match the existing colour.

4.5.13 Bricks which have been drilled through for the mechanical ventilation duct will be cut out and replaced with salvaged bricks to match the existing size, colour and appearance, installed using a lime mortar to match existing. New mortar joints will match the surrounding existing joints in colour and profile. Internally the wall plaster will be repaired and painted to match the existing wall. The wall will be redecorated internally.

4.6 Impact Assessment

4.6.1 The following section provides summary of the impact of the proposal on the significance of the heritage asset.

4.6.2 This section also provides a statement of the national and local planning policies which the proposal has complied with.

4.6.3 The following categories of impact (harm) are used:

- **HIGH** – Work that is expected to have a significant detrimental impact on the heritage fabric and the setting of the heritage asset, e.g. important historic or architectural features will be permanently removed and/or work will alter the character of primary architectural or historic elements and work to the building exterior which significantly alters the experience of the setting.
- **MEDIUM** – Work that will have some impact on architectural or historic details e.g. surviving decorative details may be disturbed in areas that through previous alterations have already suffered partial loss, or new work will conceal original features and reduce legibility but is potentially reversible. Work may also cause harm to the setting of the heritage asset possibly in a smaller localised way.
- **LOW** – Work in areas where, (1) because of earlier alterations there is little remaining fabric of historic or architectural significance or (2) the work will be managed with minimal disruption to the existing building and will have minimal impact on the significance of the heritage asset. Work may include small localised change that does not impact on the setting of the heritage asset.
- **NEGLIGIBLE** – Work to the heritage asset that has very slight change to the significance and has no impact on the setting of the heritage asset.
- **NO CHANGE** – the proposals have no impact on the significance or setting of the heritage asset.

- **ENHANCEMENT** – Work that is expected to result in significant overall enhancement to the heritage asset and/or setting of the heritage asset.

4.7 Impact of the Proposed Design

4.7.1 Installation of temporary internal secondary glazing and mechanical ventilation has no impact on the setting of the heritage asset on Camden Town Conservation Area. The proposed design has a **LOW** impact on the special interest and character of the grade II listed 261 Hampstead Road for the following reasons:

4.7.2 261 Hampstead Road:

1. The visual impact of the external ventilation grille will be minimised by careful and consistent positioning in relation to the other existing openings in the front wall. The external ventilation grille will be finished in a traditional fashion to match the existing external wall finish. Where it is proposed within an un-rendered brick wall, the grille will be finished in black.

2. The visual impact of the external umbrella cap grille will be negligible as the rear elevation of 261 Hampstead Road is not widely visible from the public realm. The rear elevation of 261 Hampstead Road is considered of low significance. The installed grille will be appropriately coloured to match the existing brick work.

3. The installation of fan units will provide additional levels of ventilation, allowing continued residential use of 261 Hampstead Road as a residential dwelling. The proposed design takes all reasonable steps to improve ventilation and ensure the health and well-being of the residents, whilst maintaining minimum levels of disruption to the existing building fabric.

4. The position of the internal secondary glazing frame will align with the original window frame and sash positions to minimise visual impact when viewed externally. The external visual impact on the significance of the heritage asset is an accepted consequence of installing secondary glazing into historic buildings.

5. Primary elements of significance will remain unaffected.

4.7.3 Camden Town Conservation Area:

1. The external ventilation grille will be set within the stucco at first, second and third floor levels. This will be kept to the minimum size and where possible the grille will be positioned in line with other existing openings.

2. The impact will be negligible to the overall streetscape of Hampstead Road and adjacent roads. Should a substantial number of other properties require mechanical ventilation there may be cumulative impacts of the presence of many other similar grilles on the group of listed buildings, although these will where appropriate be sited consistently and unobtrusively to minimise harm.

4.7.4 The installation of both secondary glazing and mechanical ventilation is temporary and reversible. Internal and external building fabric will be restored to its previous condition following the removal of both.

4.7.5 The overall level of harm caused by the proposed works can be assessed by measuring the impact of the proposals against the significance of the asset as shown in Table 1 below.

IMPACT / SIGNIFICANCE	HIGH	MEDIUM	LOW	NEGLIGIBLE	NO CHANGE	ENHANCEMENT
EXCEPTIONALLY SIGNIFICANT	Major adverse	Major adverse	Moderate	Minimal	Neutral	Major Beneficial
HIGHLY SIGNIFICANT	Major adverse	Major/ moderate adverse	Minimal	Neutral	Neutral	Major Beneficial
SIGNIFICANT	Major adverse	Moderate	**Minimal**	Neutral	Neutral	Beneficial
NOT SIGNIFICANT	Moderate	Minimal	Minimal	Neutral	Neutral	Neutral
DETRIMENTAL	Minimal	Minimal	Neutral	Neutral	Neutral	Minimal

Table 1: In order to measure the harm caused by the proposed works, the impact can be measured against the significance of the asset.

4.7.6 Using the table above, it can be seen that the proposed works will result in minimal harm which indicates there will be 'less than substantial harm' caused.

4.7.7 The proposal is compliant with:

1. National Planning Policy Framework policies, 180, 189, 193 and 196.
2. Camden Core Strategy 2010-2025 policies CS14 '*Promoting high quality places and conserving our heritage*' and CS16 '*Improving Camden's health and well-being'*.
3. Camden Development Policies 2010, policies DP24 '*Securing high quality design'* and DP25 '*Conserving Camden's heritage'* and DP26 '*Managing the impact of development on amenity*'.

4.8 Justification

4.8.1 Internal secondary glazing has been instated to properties identified as being impacted by noise caused by construction during the HS2 scheme. The resident of this property has requested mechanical ventilation to avoid adverse increases in internal temperatures and atmospheric moisture.

4.8.2 The design meets the functional requirements of providing additional ventilation within the residential property whilst introducing only minor harm to the heritage asset and minimising inconvenience to the resident. The design set out in chapter 4.5 seeks to minimise harm as far as possible with this solution.

4.8.3 The proposals are in line with HS2's commitments to provide noise attenuating ventilation to listed properties.

4.8.4 The proposed works will be reversible following completion of construction works.

5 Conclusion

5.1.1 The assessment of the installation of the proposed temporary secondary glazing and mechanical input ventilation fan concludes that this will introduce minimal harm to asset of 261 Hampstead Road, its setting and Conservation Area as a whole.

5.1.2 Measures have been taken to minimise the impact of the works to all relevant assets, including considerations to the installation methodology, positioning and design of the fan units and the external grille.

5.1.3 The installation of the secondary glazing and mechanical ventilation fan is temporary and reversible. Internal and external building fabric will be restored to its previous condition following the removal both.

6 Photographs

Figure 5: Internal view of front bedroom window at ground floor level (Flat B)

Figure 6: Internal view of lounge window at ground floor level (Flat B)

Figure 7: Internal view of kitchen window at ground floor level (Flat B)

Figure 8: Internal view of rear kitchen window at first floor level (Flat C)

Figure 9: Internal view of front bedroom windows at second floor level (Flat C)

Figure 10: Internal view of front bedroom windows at third floor level (Flat C)

Figure 11: Internal view of rear bedroom window at third floor level (Flat C)

Appendix 1: Historic Maps

Figure A1: 1876-1879, Ordnance Survey map. (Groundsure, ref: GS-5244828). *Copyright: Ordnance Survey 100035207*

Figure A2: 1896, Ordnance Survey map. (Groundsure, ref: GS-5244828). *Copyright: Ordnance Survey 100035207*

Figure A3: 1916, Ordnance Survey map. (Groundsure, ref: GS-5244828). *Copyright: Ordnance Survey 100035207*

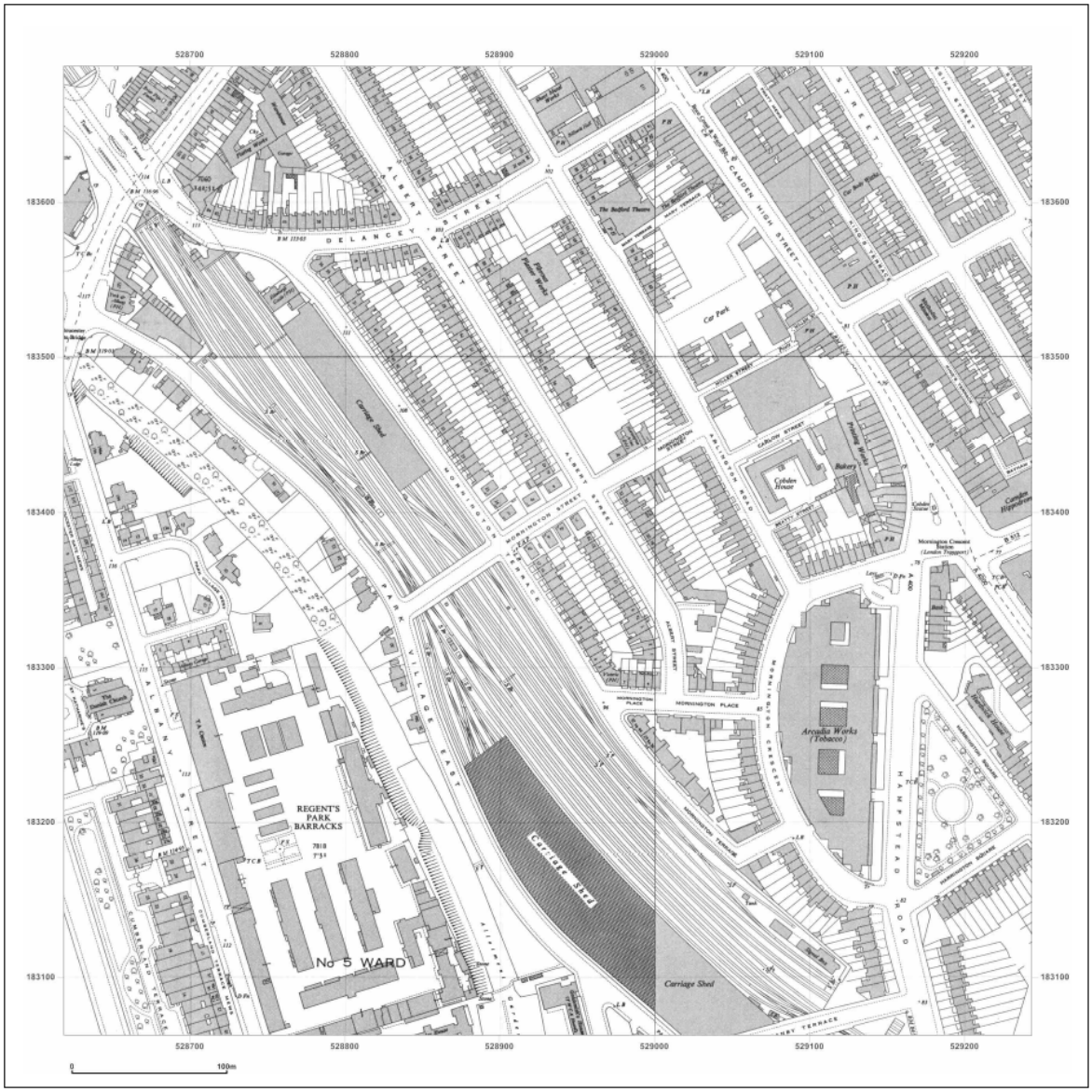

Figure A4: 1952-54, Ordnance Survey map. (Groundsure, ref: GS-5244828). *Copyright: Ordnance Survey 100035207*

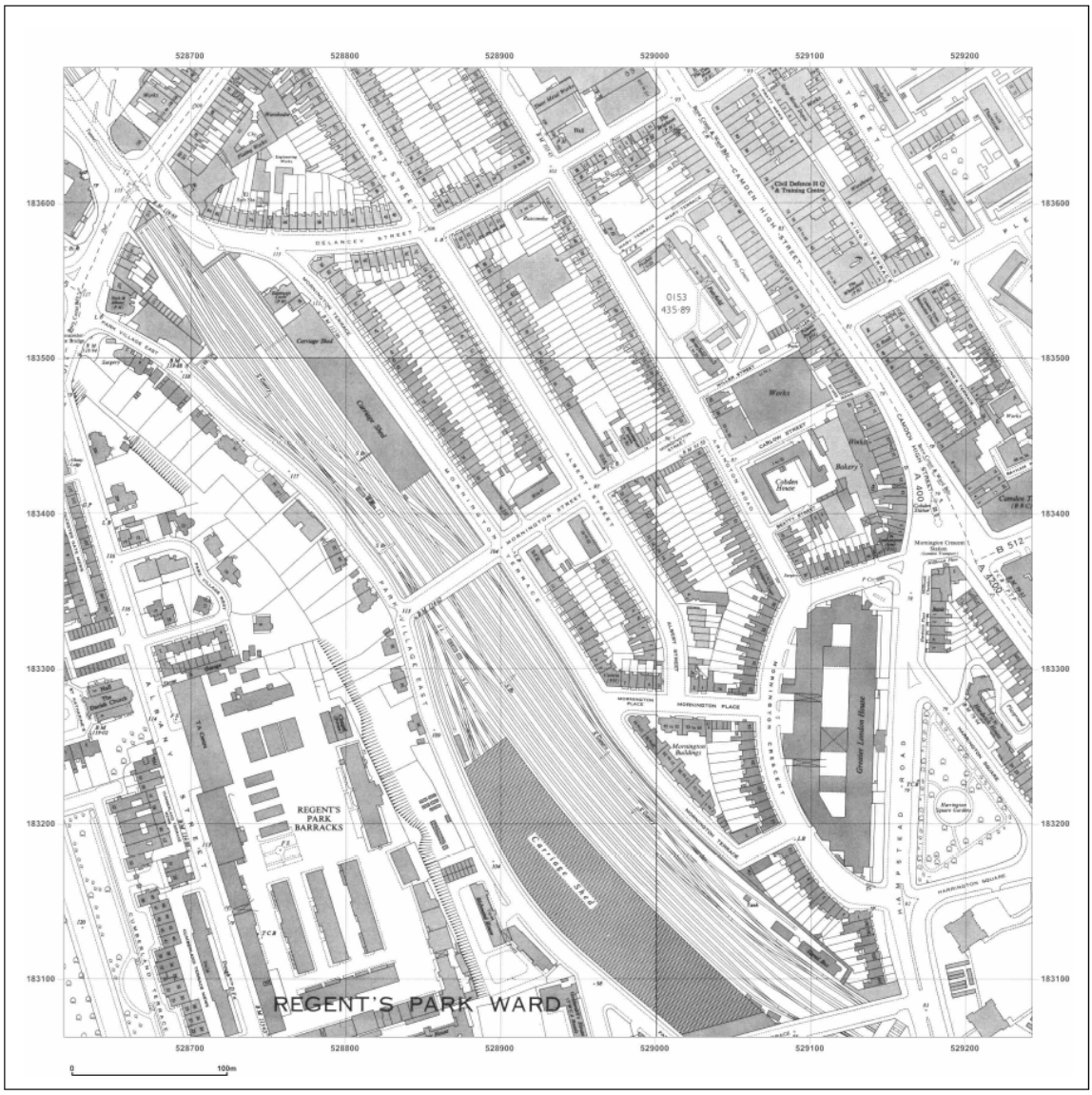

Figure A5: 1971, Ordnance Survey map. (Groundsure, ref: GS-5244828). *Copyright: Ordnance Survey 100035207*