

28/04/21

## 34 Harmood Street, London NW1 8DJ – Heritage, Design and Access Statement

### SITE LOCATION

The property is located on the eastern side of Harmood Street on the corner with Clarence Way and bordered with Harmood Grove. It is located within the Harmood Street Conservation Area. It is a single dwelling house and is constructed in yellow stock brick with a white painted decorative cornice at roof parapet level.

### SITE CONTEXT

The local area is predominantly residential and there is a variation in architectural styles depending on date, but overall, there is a consistency in terms of the appearance and scale of buildings.



Figure 1. North Elevation

### History and Heritage

Harmood Street was laid out in the 1830s and 1840s and the development of the street was completed around 1849.

The Camden Planning appraisal from the Harmood Street Conservation Area Statement says:

*'Clarence Way connects Harmood Street to Hartland Road. The street bends sharply beneath the railway line, which forms the boundary to the Conservation Area. Views along*

*the street therefore lead to the raised bridge of the railway line with tower of the Holy Trinity Church beyond. The two blocks of terraced houses on either side date to before 1849 and are built from yellow stock bricks with no ornamentation apart from the stepped parapet which conceals the party walls. This is the only street in the Conservation Area which has 'historic' street lights (gas lights with electricity). Small front gardens are bounded by low brick walls or white painted timber palisade fencing.*

*Numbers 14 to 34 Harwood Street are a continuous terrace, well detailed two story houses, two windows wide, and again with flat parapets, interrupted by the occasional roof extension'.*

### **APPLICATION PROPOSAL**

The application proposal comprises adding a rainwater pipe to the northern elevation fronting Clarence Way. The current roof drainage runs through the eaves space which is difficult to maintain and has leaked several times where the location makes it difficult to repair. The intention is to simplify the route of the rainwater drainage from the London roof via a cast iron decorative hopper and downpipe to match the style utilised in the street and running vertically down at the corner of the building on Clarence Way.

### **PRE-APPLICATION ADVICE**

The owner has been in correspondence with Camden Conservation Department with an officer by the name of Nick Baxter, who has advised that any changes to the appearance of a house within a conservation area will require planning permission. Also based on his advice the hopper and downpipe are specified to be black cast iron.

### **ASSESSMENT OF PROPOSALS**

The proposal aims to minimise the difficulty in maintaining the drainage at roof level while incorporating an aesthetically sympathetic solution by providing a conservation style hopper and rainwater pipe. This will blend in with the street scene and the wider group of buildings along the road and will have no detrimental impact to the host building or the local area.