

3.0 HERITAGE STATEMENT

This Heritage Statement is prepared in accordance with the National Planning Policy Framework, Chapter 12, Conserving & Enhancing the Historic Environment, and with the requirement to describe the significance of any heritage assets and their setting.

3.1 The Heritage Asset, Setting and Significance

The property, 31 Makespace Avenue is a two-storey semi-detached residential dwelling located within the Holly Lodge Estate Conservation Area. The area is residential in character comprised of a mixture of property styles.

3.2 The Existing Building

The existing house is arranged over ground and first floors. The Council's records show that the building is not listed, the property is not within a restricted conversion area, and there is no Article 4 direction.

3.3 Design Concept and Impact of the Proposed Development

The proposals have been developed with regard to the following Camden Planning Guidance documents CPG: Design (2021), CPG: Home Improvements (2021), Camden Local Plan (2017) and Holly Lodge Estate Conservation Statement (2012). The design intentions of the proposed development are to:

- Preserve and enhance the character of the Conservation Area
- Preserve and enhance the character of the existing building
- Improve the amenity of the property through high quality design
- Improve the energy use and environmental impact of the property

The way in which each of these design intentions is successfully achieved by the design is described below with regard to the Council's published guidance documents.

3.4 Preserve and enhance the character and appearance of the Conservation Area

Policy D2e of the Camden Local Plan states that successful proposals should 'require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area'. The proposals for a ground floor rear extension with alterations to the side elevation and dormers to the side and rear of the property have been designed to respect the scale and character of the repeated terraced forms of Holly Lodge estate while preserving the scale, mass, and roofline of the street.

3.5 Preserve and enhance the character and appearance of the existing building

The Holly Lodge Estate Conservation Statement explains 'extensions should be in harmony with the original form and character of the building and the historic pattern of extensions within the group of buildings' while dormers should be sited below the roof line and be subordinate in scale to the main roof.' The ground floor rear extension has been designed as a high-quality addition to the existing style and massing of the property. The proposals for the rear and side dormers are

subordinate in scale and appearance to the form and massing of the existing building respecting its characteristics. Further details can be found in the Design and Access statement.

3.6 Improve the amenity of the property through high quality design

It is considered that the proposals will improve the amenity of the property through high quality design. The ground floor extension while modern remains sympathetic to the host building while the steep gradient of the site allows the bulk of the mass to remain hidden. The proposed dormers are designed to be lightweight additions to the property with zinc cladding used to limit the bulk of roof and wall profiles to a minimum and hence be sympathetic and to preserve and enhance the context of the Conservation Area and the existing property.

3.7 Improve the energy use and environmental impact of the property

Camden's policy CC1d on climate change mitigation states the council will 'support and encourage sensitive energy efficiency improvements to existing buildings'. The proposal will look to retrofit the property to better improve its energy efficiency.

3.8 Conclusion

The proposals are considered to greatly to be a thoughtful addition to the existing property respecting and enhancing its architectural features through a high-quality design.