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HERITAGE STATEMENT 2 TEMPLEWOOD AVENUE, HAMPSTEAD

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1.0 Introduction

- 1.1 This Heritage Statement has been prepared on behalf of Church Street Trustees Limited ATO Riverside Trust to accompany an application submission for the proposed redevelopment of No. 2 Templewood Avenue, Hampstead, hereafter called 'the site'. The site is not statutorily listed however, it is located within the Redington Froggnal Conservation Area, a designated heritage asset and is identified as a positive contributor to the conservation area.
- 1.2 This report includes a Significance Assessment which identifies the relative heritage value of the assets which may be affected by proposals to develop the site. This approach is required in order to satisfy the provisions of section 72(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 and the National Planning Policy Framework (NPPF, 2021) where the assessment of heritage assets or their settings is being considered (paragraphs 194 and 195).
- 1.3 This document has been prepared by Daniele Haynes BA (Hons) MSc (Senior Heritage Consultant) and Fiona Williams MA (Hons) MSc (Principal Heritage Consultant) and reviewed by Steve Handforth BA (Hons), MSc (Partner).

2.0 Heritage Policy and Guidance Summary

National Policy

Planning (Listed Buildings & Conservation Areas) Act 1990

- 2.1 The primary legislation relating to Listed Buildings and Conservation Areas is set out in the Planning (Listed Buildings & Conservation Areas) Act 1990.
- In relation to development within Conservation Areas, Section 72(1) reads: “*Special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.*”

National Planning Policy Framework (2021)

- 2.2 The revised National Planning Policy Framework (NPPF) was published on 20th July 2021, replacing the previously-published 2012, 2018 and 2019 Frameworks. With regard to the historic environment, the over-arching aim of the policy remains in line with philosophy of the 2012 framework, namely that “*our historic environments... can better be cherished if their spirit of place thrives, rather than withers.*” The relevant policy is outlined within chapter 16, ‘Conserving and Enhancing the Historic Environment’.
- 2.3 This chapter reasserts that heritage assets can range from sites and buildings of local interest to World Heritage Sites considered to have an Outstanding Universal Value. The NPPF subsequently requires these assets to be conserved in a “*manner appropriate to their significance*” (Paragraph 189).
- 2.4 NPPF directs local planning authorities to require an applicant to “*describe the significance of any heritage assets affected, including any contribution made by their setting*” and the level of detailed assessment should be “*proportionate to the assets’ importance*” (Paragraph 194).
- 2.5 Paragraph 195 states that the significance any heritage asset that may be affected by a proposal should be identified and assessed. This includes any assets affected by development within their settings. This Significance Assessment should be taken into account when considering the impact of a proposal, “*to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal*”. This paragraph therefore results in the need for an analysis of the impact of a proposed development on the asset’s relative significance, in the form of a Heritage Impact Assessment.
- 2.6 An addition to the 2021 NPPF is outlined in paragraph 198. This states that local planning authorities should have regard to the importance of the retention ‘*in-situ*’ of a historic statue, plaque, memorial or monument irrespective of its designation. The paragraph goes on to suggest an explanation of historic or social context should be given rather than removal.
- 2.7 Paragraph 199 requires that “*When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*”
- 2.8 It is then clarified that any harm to the significance of a designated heritage asset, either through alteration, destruction or development within its setting, should require, “*clear and convincing justification*” (Paragraph 200). This paragraph outlines that substantial harm to grade II listed heritage assets should be exceptional, rising to ‘wholly exceptional’ for those assets of the

highest significance such as scheduled monuments, Grade I and grade II* listed buildings or registered parks and gardens as well as World Heritage Sites.

- 2.9 In relation to harmful impacts or the loss of significance resulting from a development proposal, Paragraph 201 states the following:
- 2.10 *“Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total 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; and*
 - b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
 - c. conservation by grant-funding or some form of not for profit, 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.”*

2.11 The NPPF therefore requires a balance to be applied in the context of heritage assets, including the recognition of potential benefits accruing from a development. In the case of proposals which would result in *“less than substantial harm”*, paragraph 202 provides the following:

2.12 *“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including, where appropriate, securing its optimum viable use.”*

2.13 It is also possible for proposals, where suitably designed, to result in no harm to the significance of heritage assets.

2.14 In the case of non-designated heritage assets, Paragraph 203 requires a Local Planning Authority to make a *“balanced judgement”* having regard to the scale of any harm or loss and the significance of the heritage asset.

2.15 The NPPF therefore recognises the need to clearly identify relative significance at an early stage and then to judge the impact of development proposals in that context.

2.16 With regards to conservation areas and the settings of heritage assets, paragraph 206 requires Local Planning Authorities to look for opportunities for new development, enhancing or better revealing their significance. While it is noted that not all elements of a conservation Area will necessarily contribute to its significance, this paragraph states that *“proposals that preserve those elements of a setting that make a positive contribution to the asset (or better reveal its significance) should be treated favourably.”*

2.17 Broader design guidance is given in Chapter 12, ‘Achieving well-designed places’. The 2021 NPPF introduces the requirement for local authorities to prepare design guides or codes, consistent with the principles set out in the National Design Guide and National Model Design Code Documents. These should reflect ‘local character’ in order to create ‘beautiful and distinctive places’ (paragraph 127).

2.18 Paragraph 134 states that significant weight should be given to development which reflects local design polices, and/or outstanding or innovative designs which promote high levels of

sustainability or help raise the ‘standard of design’ providing they conform to the ‘overall form and layout of their surroundings.

Planning Practice Guidance (PPG) (2019)

2.19 The Planning Practice Guidance (PPG) was updated on 23 July 2019 and is a companion to the NPPF, replacing a large number of foregoing Circulars and other supplementary guidance. It is planned that this document will be updated to reflect the revised NPPF in due course however the following guidance remains relevant.

2.20 In relation to non-designated heritage assets, the PPG explains the following:

“Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets.”

2.21 It goes on to clarify that: *“A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets.”*

2.22 This statement explains the need to be judicious in the identification of value and the extent to which this should be applied as a material consideration and in accordance with Paragraph 197.

Historic England Conservation Principles: Policies and Guidance 2008

2.23 Historic England sets out in this document a logical approach to making decisions and offering guidance about all aspects of England’s historic environment, including changes affecting significant places. The guide sets out six high-level principles:

- *“The historic environment is a shared resource*
- *Everyone should be able to participate in sustaining the historic environment*
- *Understanding the significance of places is vital*
- *Significant places should be managed to sustain their values*
- *Decisions about change must be reasonable, transparent and consistent*
- *Documenting and learning from decisions is essential”*

2.24 ‘Significance’ lies at the core of these principles, the sum of all the heritage values attached to a place, be it a building, an archaeological site or a larger historic area such as a whole village or landscape. The document sets out how heritage values can be grouped into four categories:

- **“Evidential value:** *the potential of a place to yield evidence about past human activity*
- **Historic value:** *the ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be 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”.*

2.25 It states that:

"New work or alteration to a significant place should normally be acceptable if:

- a. There is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place;*
- b. the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed;*
- c. the proposals aspire to a quality of design and execution which may be valued now and in the future;*
- d; the long-term consequences of the proposals can, from experience*
, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future" (Page 58)".

Historic England: Historic Environment Good Practice Advice (GPA) in Planning Note 2 Managing Significance in Decision-Taking in the Historic Environment (March 2015)

- 2.26 This advice note sets out clear information to assist all relevant stake holders in implementing historic environment policy in the NPPF (NPPF) and the related guidance given in the National Planning Practice Guidance (NPPG). These include: *"assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness"* (para 1).
- 2.27 Paragraph 52 discusses 'Opportunities to enhance assets, their settings and local distinctiveness' that encourages development: *"Sustainable development can involve seeking positive improvements in the quality of the historic environment. There will not always be opportunities to enhance the significance or improve a heritage asset but the larger the asset the more likely there will be. Most conservation areas, for example, will have sites within them that could add to the character and value of the area through development, while listed buildings may often have extensions or other alterations that have a negative impact on the significance. Similarly, the setting of all heritage assets will frequently have elements that detract from the significance of the asset or hamper its appreciation"*.

Historic England Advice Note 2 Making Changes to Heritage Assets (February 2016)

- 2.28 This document provides advice in relation to aspects of addition and alteration to heritage assets:
- "The main issues to consider in proposals for additions to heritage assets, including new development in conservation areas, aside from NPPF requirements such as social and economic activity and sustainability, are proportion, height, massing, bulk, use of materials, durability and adaptability, use, enclosure, relationship with adjacent assets and definition of spaces and streets, alignment, active frontages, permeability and treatment of setting"* (paragraph 41).

Historic England The Setting of Heritage Assets Historic Environment Good Practice Advice (GPA) in Planning (second Edition) Note 3 (December 2017)

- 2.29 This document presents guidance on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas and landscapes. It gives general advice on understanding setting, and how it may contribute to the significance of heritage assets and allow that significance to be appreciated, as well as advice on how views contribute to setting. The suggested staged approach to taking decisions on setting can also be used to assess the contribution of views to the significance of heritage assets.
- 2.30 Page 2, states that *"the extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which*

we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places.”

- 2.31 The document goes on to set out ‘A staged approach to proportionate decision taking’ provides detailed advice on assessing the implications of development proposals and recommends the following broad approach to assessment, undertaken as a series of steps that apply equally to complex or more straightforward cases:

- “Step 1 - identify which heritage assets and their settings are affected;
- Step 2 - Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;
- Step 3 - assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it;
- Step 4 - explore ways to maximise enhancement and avoid or minimizing harm;
- Step 5 - make and document the decision and monitor outcomes.” (page 8)

Historic England Analysing Significance in Heritage Assets Advice Note 12 (October 2019)

- 2.32 This document provides guidance on the NPPF requirement for applicants to describe heritage significance in order to aid local planning authorities’ decision making. It reiterates the importance of understanding the significance of heritage assets, in advance of developing proposals. This advice note outlines a staged approach to decision-making in which assessing significance precedes the design and also describes the relationship with archaeological desk-based assessments and field evaluations, as well as with Design and Access Statements.

- 2.33 The advice in this document, in accordance with the NPPF, emphasises that the level of detail in support of applications for planning permission and listed building consent should be no more than is necessary to reach an informed decision, and that activities to conserve the asset(s) need to be proportionate to the significance of the heritage asset(s) affected and the impact on that significance. This advice also addresses how an analysis of heritage significance could be set out before discussing suggested structures for a statement of heritage significance.

Regional Policy

The London Plan (2021)

- 2.34 The London Plan was adopted in March 2021, the following policies are relevant to heritage and this application.

- 2.35 Policy D1 London’s form and characteristics

A. *Development Plans, area-based strategies and development proposals should ensure the design of places addresses the following requirements:*

Form and layout

- 1) *use land efficiently by optimising density, connectivity and land use patterns*
- 2) *enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions*

Quality and character

- 12) *respond to the existing character of a place by identifying the special and valued features that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute to the local character*
- 13) *be of high quality, with architecture that pays attention to detail, and gives thorough consideration to the practicality of use, flexibility, safety and building lifespan through appropriate construction methods and the use of attractive, robust materials which weather and mature well.*

2.36 Policy HC1 Heritage conservation and growth

- A. *Boroughs should, in consultation with Historic England and other relevant statutory organisations, develop evidence that demonstrates a clear understanding of London's historic environment. This evidence should be used for identifying, understanding, conserving, and enhancing the historic environment and heritage assets, and improving access to, and interpretation of, the heritage assets, landscapes and archaeology within their area.*
- B. *Development Plans and strategies should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with their surroundings. This knowledge should be used to inform the effective integration of London's heritage in regenerative change by:*
 - 1) *setting out a clear vision that recognises and embeds the role of heritage in place-making*
 - 2) *utilising the heritage significance of a site or area in the planning and design process*
 - 3) *integrating the conservation and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses that contribute to their significance and sense of place*
 - 4) *delivering positive benefits that sustain conserve and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.*

Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings, should also be actively managed. Development proposals should seek to avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

Local Policy

Camden Local Plan (2017)

- 2.37 The Camden Local Plan (2017) outlines plans for development and forms the basis for planning decisions in the borough. The document was adopted by the council on the 3rd July 2017 and replaces the Core Strategy and Camden Development Policies documents. The relevant policies set out within this document are:

2.38 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;...”*

2.39 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.

Conservation areas

Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed ‘designated heritage assets’. In order to maintain the character of Camden’s conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas. The Council will:

- e) require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;*
- f) resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;*
- g) resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and*
- h) preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden’s architectural heritage.*

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...

Other heritage assets and non-designated heritage assets

The Council will seek to protect other heritage assets including non-designated heritage assets (including those on and off the local list), Registered Parks and Gardens and London Squares.

The effect of a proposal on the significance of a non-designated heritage asset will be weighed against the public benefits of the proposal, balancing the scale of any harm or loss and the significance of the heritage asset.

Supplementary Guidance

Redington and Frognal Neighbourhood Plan

- 2.40 The Redington and Frognal Neighbourhood Area and Redington and Frognal Neighbourhood Forum were formally designated by Camden Council on 5th September 2014 and re-designated on 25th October 2019.
- 2.41 The Forum have written the Redington and Frognal Neighbourhood Plan to guide future development in area. The document was approved at referendum on the 17th June 2021 and will now be taken to Cabinet and full Council for formal adoption. Once adopted the following policies will be relevant and will some material considerations in planning decisions:
- 2.42 SD 2 Redington Frognal Conservation Area
"New developments must preserve or enhance the green garden suburb character and appearance of the Conservation Area. This includes retention of buildings or features that contribute to that special interest, including gaps between buildings, trees, hedges and the open garden suburb character created by well-vegetated front, side and rear gardens."
- 2.43 SD 4 Redington Frognal Character
"Development, including redevelopment, should complement the distinctive character of the Redington Frognal area and the immediate site context. This includes consideration of all of the following, as appropriate:
- i. *The scale, massing and height of development should complement the established characteristics of the area, responding to the prevailing 2-4 storey building height.*
 - ii. *Mid-rise development of up to six storeys for sites fronting Finchley Road, between Frognal and Frognal Lane; up to four to five storeys between Frognal Lane and Platt's Lane and two to four storeys north of Platt's Lane, where the prevailing building heights are much lower, may be appropriate.*

- iii. *Development should cause no significant detriment through loss of light or increased shading to neighbouring properties and gardens.*
- iv. *The degree of setback from the street, and resulting sense of enclosure of street frontages created by built development, should reinforce the established townscape character.*
- v. *The plot coverage ratio of buildings to open space should respond to the existing character of the area, including provision of extensive garden areas.*
- vi. *Garden space should be provided to reinforce the established pattern of front and rear garden spaces around the site.*
- vii. *The area of soft natural garden space within the site should be maintained or increased.*
- viii. *Landscaping should be an integral part of the design and layout of development and should include trees and other planting using species with a high value to biodiversity, as set out in section 6.2 Planting Guidance to Enhance Biodiversity and Conservation Area Character.*
- ix. *The spacing of houses should allow for maintenance and retain the verdant, biodiverse character of the area by allowing views through the built frontages. A minimum gap of 4 metres will be appropriate between the ends of terraces and a minimum gap of 2 metres between semi-detached or detached houses. Where the established character includes wider gaps, then this will be appropriate in the spacing of new development.*
- x. *Where traditional materials are used in new buildings, they should be authentic traditional materials and reflect the palette of materials in the surrounding area and not comprise synthetic materials, such as uPVC or materials with an imprinted or applied surface to imitate traditional materials. Where modern materials are used, they should be durable, with a high standard of finish.*
- xi. *Development should provide active frontages (with doors and windows) to streets and spaces, including at ground floor level, so as to provide overlooking and surveillance.*
- xii. *Development that incorporates eaves and spaces for internal bat roosts, and the use of bird bricks and other features to support wildlife, will be particularly welcomed.*
- xiii. *Creative, bespoke design solutions will be welcomed, especially where they complement the architectural and townscape quality, variety and diversity of the area and incorporate superior environmental performance.”*

2.44 SD 5 Dwellings: Extensions And Garden Development

“Extensions to existing buildings, including outbuildings and swimming pools, should be designed to complement the character of the original building and context. This includes the consideration of all of the following, as appropriate:

- i. *Use either matching materials and roof-form of the existing building, including use of authentic traditional materials, or using contrasting materials, forms and construction, where this would help to maintain the original composition of the building.*
- ii. *The massing, scale and set-back of the extension should ensure that it is subordinate to the main building.*

- iii. *Extension into garden space, including outbuildings, should involve no significant reduction in the overall area of natural soft surface and have no significant adverse impact on the amenity, biodiversity and ecological value within the site.*
- iv. *The spacing of houses including the extension should allow for maintenance and retain the verdant, biodiverse character of the area by allowing views through the built frontages. A minimum gap of 4 metres will be appropriate between the ends of terraces and a minimum gap of 2 metres between semidetached or detached houses. Where the established character includes wider gaps, then this will be appropriate in the spacing of new development.*
- v. *Recessed porches should not be enclosed, including by glass, where the established character is based on open porches*
- vi. *Balconies should not be added to existing frontages where it would harm the amenity of neighbouring properties or would be out of keeping with the established character of the property and surrounding area.*
- vii. *Hedges (front, side and rear) and front boundary walls, which contribute to the character and appearance of the Conservation Area, should be retained.”*

2.45 SD 6 Retention Of Architectural Details In Existing Buildings

“Front boundary walls and original architectural details, such as chimneys, windows and porches, which contribute positively to the character and appearance of the area, should be retained. Where such features have been removed previously, their reinstatement is encouraged.”

Redington and Frognal Conservation Area Appraisal

2.46 The Redington and Frognal Conservation Area was first designated in June 1985 with the boundaries adjusted in 1988, 1992 and 2001. Camden Council have produced a Conservation Area Appraisal and Management Strategy, this document was adopted

2.47 Within the document, the site has been identified as making a positive contribution to the character and appearance of the Conservation Area and therefore the general presumption should therefore be in favour of its retention. The document also contains guidance relation to development within the area.

3.0 Methodology

Heritage Assets

- 3.1 A heritage asset is defined within the National Planning Policy Framework 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. It includes designated heritage assets and assets identified by the local planning authority (including local listing)” (NPPF Annex 2: Glossary).
- 3.2 To be considered a heritage asset “an asset must have some meaningful archaeological, architectural, artistic, historical, social or other heritage interest that gives it value to society that transcends its functional utility. Therein lies the fundamental difference between heritage assets and ordinary assets; they stand apart from ordinary assets because of their significance – the summation of all aspects of their heritage interest.” (‘Managing Built Heritage: The Role of Cultural Values and Significance’ Stephen Bond and Derek Worthing, 2016.)
- 3.3 ‘Designated’ assets have been identified under the relevant legislation and policy including, but not limited to: World Heritage Sites, Scheduled Monuments, Listed Buildings, and Conservation Areas. ‘Non-designated’ heritage assets are assets which fall below the national criteria for designation.
- 3.4 The absence of a national designation should not be taken to mean that an asset does not hold any heritage interest. The Planning Policy Guidance (PPG) states that “non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets.” (Paragraph: 039 Reference ID: 18a-039-20190723)
- 3.5 The PPG goes on to clarify that “a substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets.”

Meaning of Significance

- 3.6 The concept of significance was first expressed within the 1979 Burra Charter (Australia ICOMOS, 1979). This charter has periodically been updated to reflect the development of the theory and practice of cultural heritage management, with the current version having been adopted in 2013. It defines cultural significance as the “aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups” (Page 2, Article 1.2)
- 3.7 The NPPF (Annex 2: Glossary) also defines significance as “the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”
- 3.8 Significance can therefore be considered to be formed by “the collection of values associated with a heritage asset.” (‘Managing Built Heritage: The Role of Cultural Values and Significance’ Stephen Bond and Derek Worthing, 2016.)

Assessment of Significance/Value

- 3.9 It is important to be proportionate in assessing significance as required in both national policy and guidance as set out in the NPPF.
- 3.10 The Historic England document 'Conservation Principles' states that "*understanding a place and assessing its significance demands the application of a systematic and consistent process, which is appropriate and proportionate in scope and depth to the decision to be made, or the purpose of the assessment.*"
- 3.11 The document goes on to set out a process for assessment of significance, but it does note that not all of the stages highlighted are applicable to all places/ assets.
- Understanding the fabric and evolution of the asset;
 - Identify who values the asset, and why they do so;
 - Relate identified heritage values to the fabric of the asset;
 - Consider the relative importance of those identified values;
 - Consider the contribution of associated objects and collections;
 - Consider the contribution made by setting and context;
 - Compare the place with other assets sharing similar values;
 - Articulate the significance of the asset.
- 3.12 At the core of this assessment is an understanding of the value/significance of a place. There have been numerous attempts to categorise the range of heritage values which contribute to an asset's significance. Historic England's '*Conservation Principles*' sets out a grouping of values as follows:

Evidential value – '*derives from the potential of a place to yield evidence about past human activity...Physical remains of past human activity are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them...The ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement.*' (Page 28)

Aesthetic Value – '*Aesthetic values can be the result of the conscious design of a place, including artistic endeavour. Equally, they can be the seemingly fortuitous outcome of the way in which a place has evolved and been used over time. Many places combine these two aspects...Aesthetic values tend to be specific to a time cultural context and appreciation of them is not culturally exclusive.*' (Pages 30-31)

Historic Value – '*derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative... Association with a notable family, person, event, or movement gives historical value a particular resonance...The historical value of places depends upon both sound identification and direct experience of fabric or landscape that has survived from the past, but is not as easily diminished by change or partial replacement as evidential value. The authenticity of a place indeed often lies in visible evidence of change as a result of people responding to changing circumstances. Historical values are harmed only to the extent that adaptation has obliterated or concealed them, although completeness does tend to strengthen illustrative value.*' (Pages 28-30)

Communal Value – "*Commemorative and symbolic values reflect the meanings of a place for those who draw part of their identity from it, or have emotional links to it... Social value is*

associated with places that people perceive as a source of identity, distinctiveness, social interaction and coherence. Some may be comparatively modest, acquiring communal significance through the passage of time as a result of a collective memory of stories linked to them...They may relate to an activity that is associated with the place, rather than with its physical fabric...Spiritual value is often associated with places sanctified by longstanding veneration or worship, or wild places with few obvious signs of modern life. Their value is generally dependent on the perceived survival of the historic fabric or character of the place, and can be extremely sensitive to modest changes to that character, particularly to the activities that happen there". (Pages 31-32)

- 3.13 Value-based assessment should be flexible in its application, it is important not to oversimplify an assessment and to acknowledge when an asset has a multi-layered value base, which is likely to reinforce its significance.

Contribution of Setting/Context to Significance

- 3.14 In addition to the above values, the setting of a heritage asset can also be a fundamental contributor to its significance - although it should be noted that 'setting' itself is not a designation. The value of setting lies in its contribution to the significance of an asset. For example, there may be instances where setting does not contribute to the significance of an asset at all.
- 3.15 Historic England's Conservation Principles defines *setting* as "*an established concept that relates to the surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape.*"
- 3.16 It goes on to state that "*context embraces any relationship between a place and other places. It can be, for example, cultural, intellectual, spatial or functional, so any one place can have a multi-layered context. The range of contextual relationships of a place will normally emerge from an understanding of its origins and evolution. Understanding context is particularly relevant to assessing whether a place has greater value for being part of a larger entity, or sharing characteristics with other places*" (page 39).
- 3.17 In order to understand the role of setting and context to decision-making, it is important to have an understanding of the origins and evolution of an asset, to the extent that this understanding gives rise to significance in the present. Assessment of these values is not based solely on visual considerations but may lie in a deeper understanding of historic use, ownership, change or other cultural influence – all or any of which may have given rise to current circumstances and may hold a greater or lesser extent of significance.
- 3.18 The importance of setting depends entirely on the contribution it makes to the significance of the heritage asset or its appreciation. It is important to note that impacts that may arise to the setting of an asset do not, necessarily, result in direct or equivalent impacts to the significance of that asset(s).

Assessing Impact

- 3.19 It is evident that the significance/value of any heritage asset(s) requires clear assessment to provide a context for, and to determine the impact of, development proposals. Impact on that value or significance is determined by first considering the sensitivity of the receptors identified which is best expressed by using a hierarchy of value levels.
- 3.20 There are a range of hierarchical systems for presenting the level of significance in use; however, the method chosen for this project is based on the established 'James Semple Kerr method' which has been adopted by Historic England, in combination with the impact assessment

methodology for heritage assets within the *Design Manual for Roads and Bridges* (DMRB: HA208/13) published by the Highways Agency, Transport Scotland, the Welsh Assembly Government and the department for Regional Development Northern Ireland. This 'value hierarchy' has been subject to scrutiny in the UK planning system, including Inquiries, and is the only hierarchy to be published by a government department.

- 3.21 The first stage of our approach is to carry out a thoroughly researched assessment of the significance of the heritage asset, in order to understand its value:

SIGNIFICANCE	EXAMPLES
Very High	World Heritage Sites, Listed Buildings, Scheduled Monuments and Conservation Areas of outstanding quality, or built assets of acknowledged exceptional or international importance, or assets which can contribute to international research objectives. Registered Parks & Gardens, historic landscapes and townscapes of international sensitivity.
High	World Heritage Sites, Listed Buildings, Scheduled Monuments, Conservation Areas and built assets of high quality, or assets which can contribute to international and national research objectives. Registered Parks & Gardens, historic landscapes and townscapes which are highly preserved with excellent coherence, integrity, time-depth, or other critical factor(s).
Good	Listed Buildings, Scheduled Monuments, Conservation Areas and built assets (including locally listed buildings and non-designated assets) with a strong character and integrity which can be shown to have good qualities in their fabric or historical association, or assets which can contribute to national research objectives. Registered Parks & Gardens, historic landscapes and townscapes of good level of interest, quality and importance, or well preserved and exhibiting considerable coherence, integrity time-depth or other critical factor(s).
Medium/ Moderate	Listed Buildings, Scheduled Monuments, Conservation Areas and built assets (including locally listed buildings and non-designated assets) that can be shown to have moderate qualities in their fabric or historical association. Registered Parks & Gardens, historic landscapes and townscapes with reasonable coherence, integrity, time-depth or other critical factor(s).
Low	Listed Buildings, Scheduled Monuments and built assets (including locally listed buildings and non-designated assets) compromised by poor preservation integrity and/or low original level of quality of low survival of contextual associations but with potential to contribute to local research objectives. Registered Parks & Gardens, historic landscapes and townscapes with modest sensitivity or whose sensitivity is limited by poor preservation, historic integrity and/or poor survival of contextual associations.
Negligible	Assets which are of such limited quality in their fabric or historical association that this is not appreciable.

	Historic landscapes and townscape of limited sensitivity, historic integrity and/or limited survival of contextual associations.
Neutral/ none	Assets with no surviving cultural heritage interest. buildings of no architectural or historical note. landscapes and townscape with no surviving legibility and/or contextual associations, or with no historic interest.

- 3.22 Once the value/ significance of an asset has been assessed, the next stage is to determine the assets 'sensitivity to change'. The following table sets out the levels of sensitivity to change, which is based upon the vulnerability of the asset, in part or as a whole, to loss of value through change. Sensitivity to change can be applied to individual elements of a building, or its setting, and may differ across the asset.
- 3.23 An asset's sensitivity level also relates to its capacity to absorb change, either change affecting the asset itself or change within its setting (remembering that according to Historic England The Setting of Heritage Assets – Planning Note 3, 'change' does not in itself imply harm, and can be neutral, positive or negative in effect).
- 3.24 Some assets are more robust than others and have a greater capacity for change and therefore, even though substantial changes are proposed, their sensitivity to change or capacity to absorb change may still be assessed as low.

SENSITIVITY	EXPLANATION OF SENSITIVITY
High	High Sensitivity to change occurs where a change may pose a major threat to a specific heritage value of the asset which would lead to substantial or total loss of heritage value.
Moderate	Moderate sensitivity to change occurs where a change may diminish the heritage value of an asset, or the ability to appreciate the heritage value of an asset.
Low	low sensitivity to change occurs where a change may pose no appreciable threat to the heritage value of an asset.

- 3.25 Once there is an understanding of the sensitivity an asset holds, the next stage is to assess the 'magnitude' of the impact that any proposed works may have. Impacts may be considered to be adverse, beneficial or neutral in effect and can relate to direct physical impacts, impacts on its setting, or both. Impact on setting is measured in terms of the effect that the impact has on the significance of the asset itself – rather than setting itself being considered as the asset.

Magnitude of Impact	Typical Criteria Descriptors
Very High	Adverse: Impacts will destroy cultural heritage assets resulting in their total loss or almost complete destruction.

	<u>Beneficial:</u> The proposals would remove or successfully mitigate existing and significant damaging and discordant impacts on assets; allow for the substantial restoration or enhancement of characteristic features.
High	<p><u>Adverse:</u> Impacts will damage cultural heritage assets; result in the loss of the asset's quality and integrity; cause severe damage to key characteristic features or elements; almost complete loss of setting and/or context of the asset. The assets integrity or setting is almost wholly destroyed or is severely compromised, such that the resource can no longer be appreciated or understood.</p> <p><u>Beneficial:</u> The proposals would remove or successfully mitigate existing damaging and discordant impacts on assets; allow for the restoration or enhancement of characteristic features; allow the substantial re-establishment of the integrity, understanding and setting for an area or group of features; halt rapid degradation and/or erosion of the heritage resource, safeguarding substantial elements of the heritage resource.</p>
Medium	<p><u>Adverse:</u> Moderate impact on the asset, but only partially affecting the integrity; partial loss of, or damage to, key characteristics, features or elements; substantially intrusive into the setting and/or would adversely impact upon the context of the asset; loss of the asset for community appreciation. The assets integrity or setting is damaged but not destroyed so understanding and appreciation is compromised.</p> <p><u>Beneficial:</u> Benefit to, or partial restoration of, key characteristics, features or elements; improvement of asset quality; degradation of the asset would be halted; the setting and/or context of the asset would be enhanced and understanding and appreciation is substantially improved; the asset would be brought into community use.</p>
Minor/Low	<p><u>Adverse:</u> Some measurable change in assets quality or vulnerability; minor loss of or alteration to, one (or maybe more) key characteristics, features or elements; change to the setting would not be overly intrusive or overly diminish the context; community use or understanding would be reduced. The assets integrity or setting is damaged but understanding and appreciation would only be diminished not compromised.</p> <p><u>Beneficial:</u> Minor benefit to, or partial restoration of, one (maybe more) key characteristics, features or elements; some beneficial impact on asset or a stabilisation of negative impacts; slight improvements to the context or setting of the site; community use or understanding and appreciation would be enhanced.</p>
Negligible	Barely discernible change in baseline conditions
nil	no change in baseline conditions.

Summary

- 3.26 The aim of this Heritage Statement is to identify and assess any impacts that the proposed development may cause to the value or significance of the identified heritage assets and/or their settings.
- 3.27 Overall, it is a balanced understanding of the foreseeable likely effect of proposals on significance as a result of predicted impacts which is being sought through undertaking this process. It should be clearly understood that the level of detail provided within these assessments is *"proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance"* as set out in Paragraph 194 of the National Planning Policy Framework.

4.0 Historic Context

- 4.1 An initial review of available historic maps has been undertaken to assist in the understanding of the site's history. Although such information cannot be considered to be definitive, experience shows that the mapping is often relatively accurate and reliable - particularly the later Ordnance Survey (OS) maps - and taken together with written archival date and physical evidence can help to refine the history of a site.
- 4.2 The area now known as Frognal was recorded in the 15th century as a customary tenement. By the 17th century the area grew from a single farm house to small group of cottages and houses with the area praised for the, "salubrity of its air and soil".
- 4.3 The development of Finchley Road in the early 19th century resulted in an increased interest in developing the area. However, the will of Sir Thomas Wilson (d.1821) restricted his son's ability to grant building leases on the land whilst local defenders of Hampstead Heath also opposed development. As can be seen in the 1870 OS map, at this time surroundings of the site remained undeveloped with large detached villas seen to the south and east. Templewood Road at this date was undeveloped but identifiable as a field boundary.
- 4.4 The area was developed from the 1870s starting with the extension of Frognal Road. The 1896 OS Maps shows numerous new terraced streets in the area with, undeveloped new roads in the north. Templewood Avenue however, remains rural.



Figure 1 Extract from the 1870 OS Map with approximate location of the site marked in red.



Figure 2 Extract from the 1896 OS Map with approximate location of the site marked in red

- 4.5 Templewood Avenue was constructed between 1910 and 1912 with 13 houses built. The conservation area appraisal attributes the building to C.H.B. Quennell although historic archival research has not found any evidence to support this. The site first appears on the 1915 OS map and shows a detached property of an irregular, square plan with projecting wings to the corners of the front façade and eastern elevation. The building is set near to the front of its plot with a large rear garden. Two villas flank either side of the property, but are of differing ground plans, with the massing along the street appearing irregular in keeping with the Arts and Crafts influenced style of the time.



Figure 3 Extract from the 1915 OS Map with approximate location of the site marked in red.

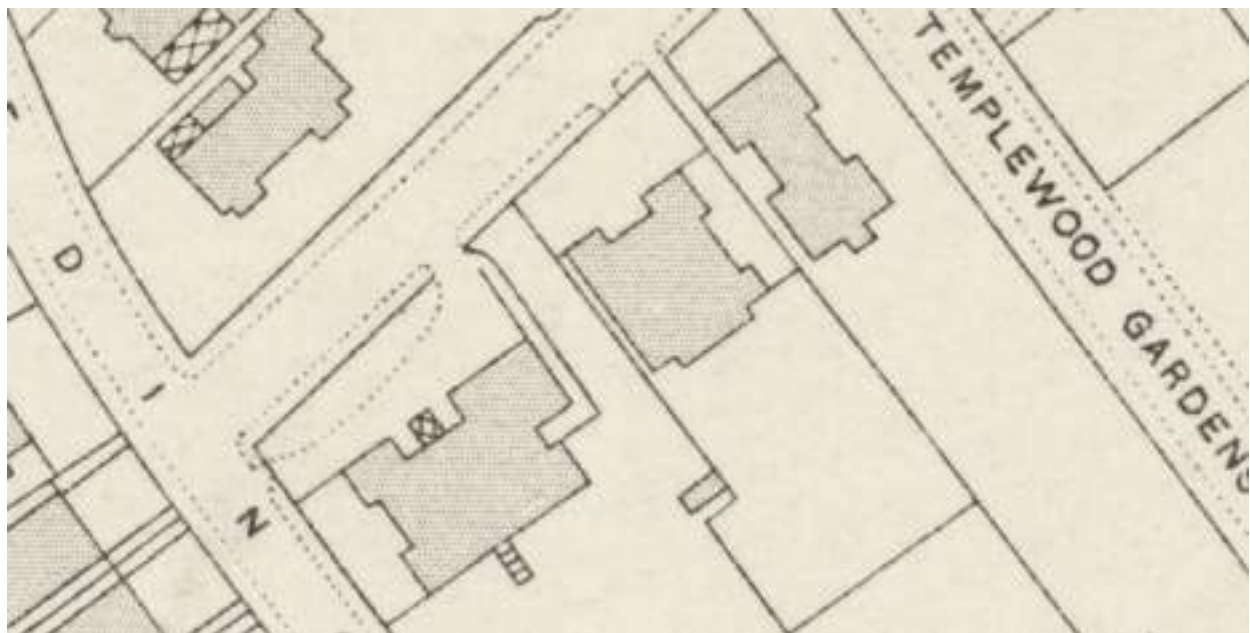


Figure 4. Detailed view of the site, note symmetrical appearance of the rear and front façade.

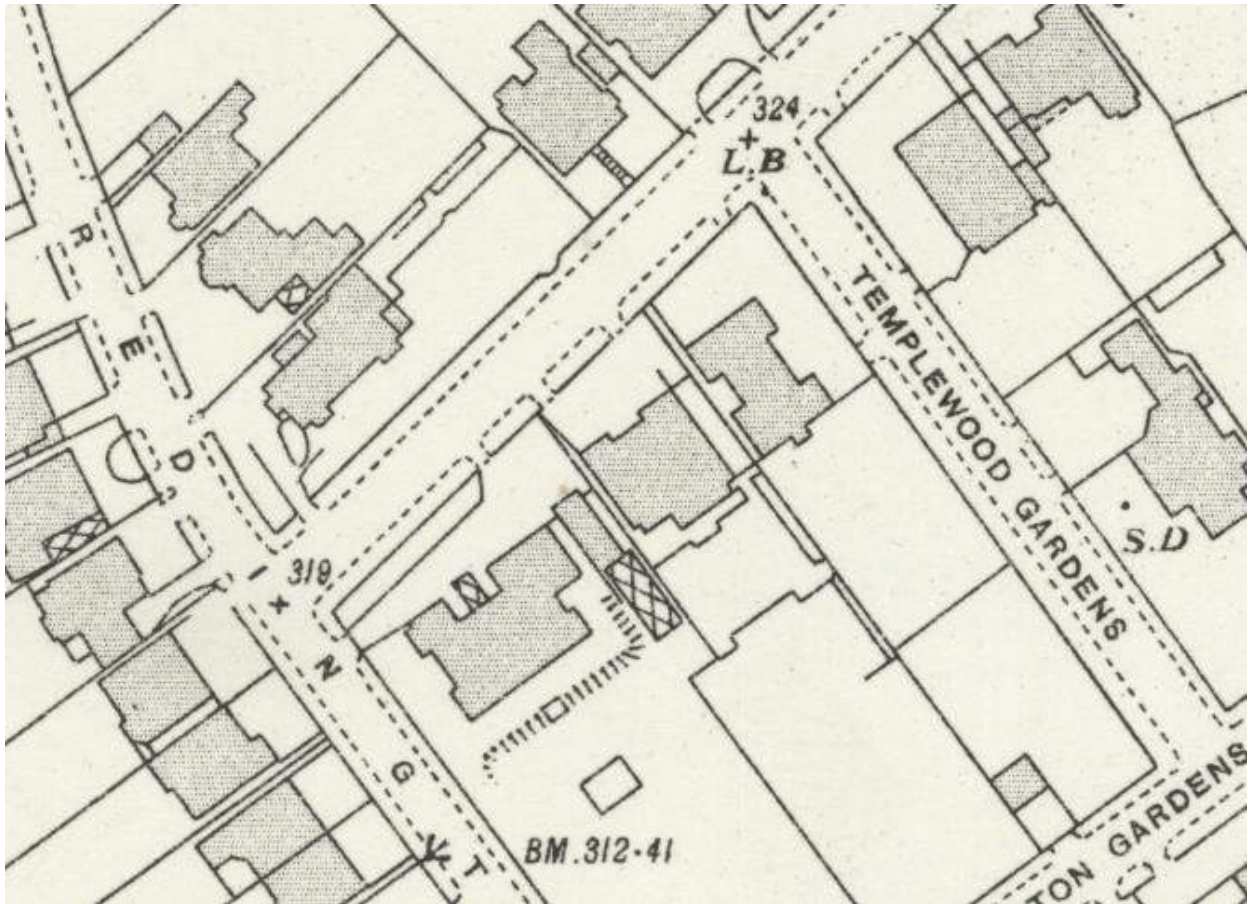


Figure 5. OS map 1938. Note the rear façade is no longer symmetrical, and the appearance of projecting wings to the northern eastern elevation are also lost.

- 4.6 The OS map of 1938 suggests works to the exterior, including to the rear façade so that this elevation no longer appears symmetrical. Additionally, the north eastern elevation also appears to have been rebuilt or infilled at this time creating an even built line.
- 4.7 In the mid to late-20th century, several applications were submitted to Camden Council relating to the building and its grounds. This includes the subdivision of the property first into a ground floor maisonette with three flats above in 1956 (application reference 3712). This application involved external alterations to the building including the creation of a new porch on the eastern elevation and the addition of a new dormer on the rear.

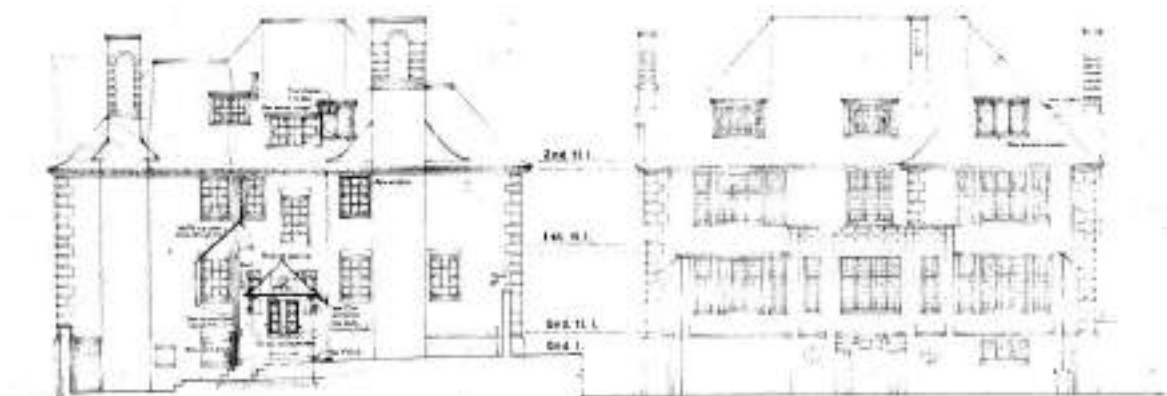


Figure 6 Extract from application 3712 showing the proposed east elevation (left) and rear elevation (right)

- 4.8 Following this, several applications relating to the redevelopment of the rear garden were submitted. Under application 9800 three new properties fronting Reddington Gardens were erected. The buildings were demolished however by 2019 and replaced with new dwellings.



Figure 7 Extract from application 9800 showing the proposed elevations, the final scheme was slightly altered creating a pair of semi-detached properties and a detached property

- 4.9 The 1956 approval for the conversion of the building has not been implemented based on the current layout. In addition to this, a 1965 application for *External alterations and conversion of maisonette into two self-contained flats* was granted, although there is no evidence that the works were implemented based on the current layout of the building.

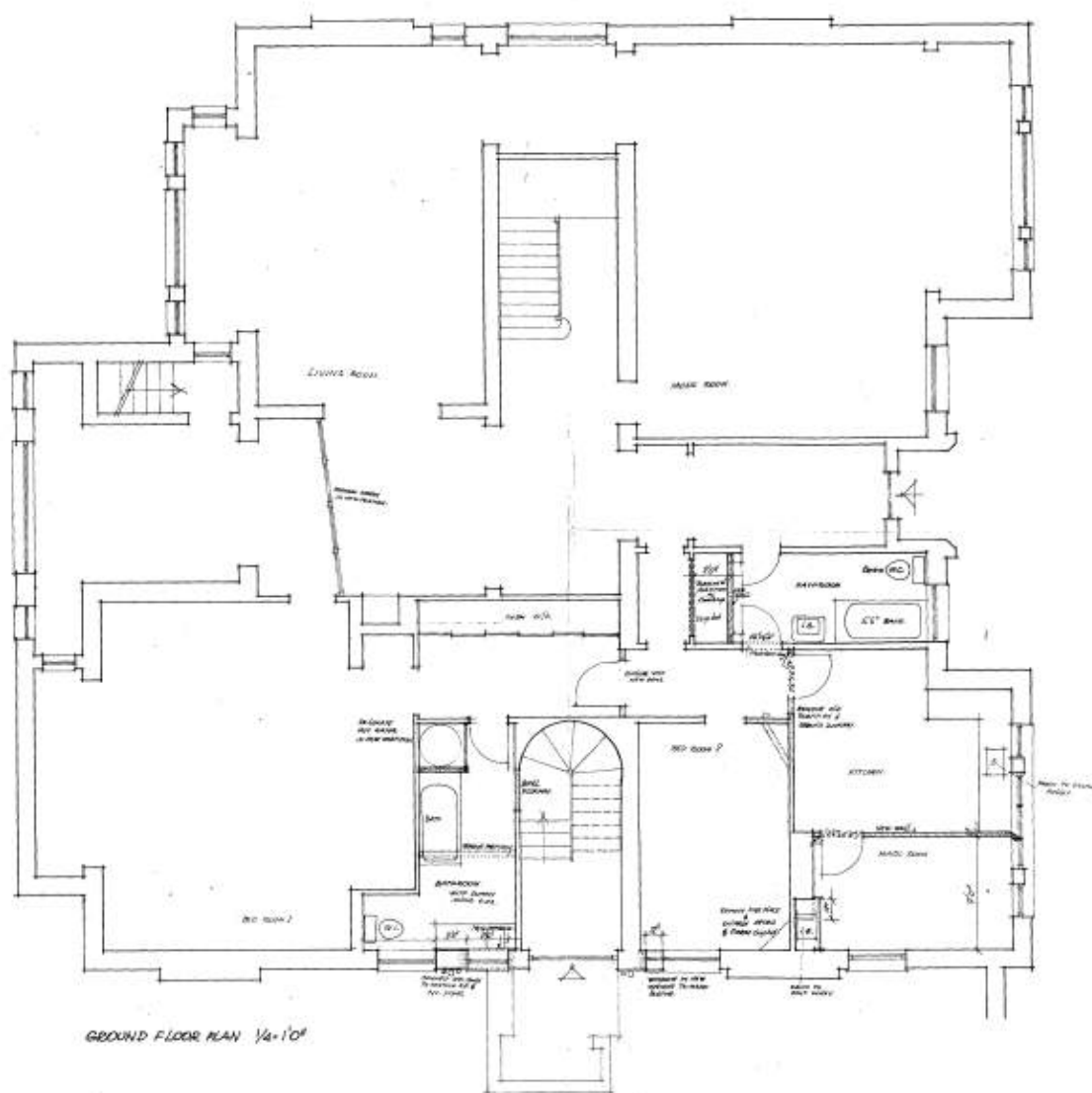


Figure 8 Extract from application 559 showing the proposed ground floor plan

Planning History

4.10

A search of Camden Council's online planning record for the site has been conducted. The following applications are considered to be of relevance. Note no records of the external alterations evident on the 1930s OS map appear to be held. Plans where available have been reproduced above.

- 3712: The conversion of No. 2, Templewood Avenue, Hampstead, into a self-contained maisonette and three self-contained flats. Permission granted 27.08.1956.
- 5348: The erection of two garages at the rear of No. 2, Templewood Avenue, Hampstead, and the formation of a new means of access to Redington Gardens. Conditional permission granted 27.08.1956.
- 21777: The erection of two detached, two-storey dwelling houses and two private garages, each with a new means of access to the highway, on a site fronting on to Redington Gardens, at the rear of No. 2 Templewood Avenue. Conditional permission granted 03.05.1958

- 16338: The erection of four three-storey terrace houses with ancillary private garages and the formation of new accesses to the highway on a site fronting on to Redington Gardens, at the rear of No. 2 Templewood Avenue. Conditional permission granted 12.01.1959.
- 22883: The erection of a terrace of four three-storey house with ancillary garages, and the formation of new accesses to the highway on a site fronting on to Redington gardens, at the rear of No. 2 Templewood Avenue. Conditional permission granted 24.03.1959.
- 9800: The erection of one detached and one pair of semi-detached, two storey dwelling houses with private garages, and the formation of new accesses to the highway, on a site fronting on to Redington Gardens, at the rear of No.2 Templewood Avenue. Conditional permission granted 11.09.1959
- 4291: Conversion of the maisonette on ground and first floors of 2 TEMPLEWOOD AVENUE, N.W.3. into two self-contained flats. Conditional permission granted 19.07.1960
- 7362: The erection of a small dwelling house at the rear of No. 2 Templewood Avenue, Hampstead. Refused 15.10.1962.
- 5556: The erection of a self-contained maisonette as an extension to an existing dwelling house at No.2 Templewood Avenue. Conditional permission granted 05.09.1963.
- 559: External alterations and conversion of maisonette into two self-contained flats. Permission Granted 28.07.1965.
- 9300314: Erection of a garage. Conditional permission granted 25.06.1993
- 9360036: Demolition of garden wall and fencing. Permission Granted 16.03.1993.

5.0 Heritage Assets

- 5.1 This section identifies heritage assets which relate to the site. In the case of this application submission, the following heritage assets are local to the proposed development and have been identified as they may be affected by the current proposals. The identification of these assets is consistent with 'Step 1' of the GPA3 The Setting of Heritage Assets.
- 5.2 Although there are other built heritage assets within the local surrounding area, the location and significance of many of them results in them having no perceptible relationship with the proposed development site. For this reason, only the built heritage assets which may be considered to be affected by the proposals have been identified.
- 5.3 In the case of this application, the following designated heritage assets may be affected by the current proposals:
1. Redington Froggnal Conservation Area
- 5.4 For the purposes of assessment, where we consider the Redington Froggnal Conservation Area, we are considering the Conservation Area as a term of designation but also with reference to the built assets which it contains; in other words, we assess the Conservation Area as a grouping of buildings and spaces and the manner in which these relate to their surroundings. Thus, consideration of effects on the setting of a Conservation Area also takes into account potential effects on the setting of built assets within that designated area.

Redington and Froggnal Conservation Area

- 5.5 The site is located within the Redington and Froggnal Conservation Area, in a sub character area 4: 'Redington Road and Templewood Avenue'. The area is characterised by large detached plots set within ample grounds. The properties on West Heath Road have a very green and verdant setting, overlooking West Heath to the north. The buildings on this road vary greatly in their architectural styles, dating from the late 19th century to the late 20th century. Common features these structures share are their sheer scale, and in many cases, their partially concealed nature, being obscured by their boundary treatments of brick and vegetation.
- 5.6 Templewood Avenue is a relatively late addition into the streetscape, first appearing on maps around 1909. The overriding character of the area is defined by large detached villas completed in a neo-Georgian style. The buildings designed in the first phase of development were believed to be completed by Charles Quennell, a prolific architect in the area, who together with the Irish builder-developer George Washington Hart, completed much of the streetscape within the Conservation Area. While the overall style observable in the surroundings varies, elements such as tall chimney stacks and oriel windows remain an identifiable characteristic of the area and the surroundings of the site in particular. To the north bounding the heath is West Heath Road. The properties along this road vary considerably in date, and include neo-Georgian, neo-Tudor, Edwardian and Victorian styles. The Conservation Area character appraisal notes that the only common feature of these houses is their size.
- 5.7 A number of areas within the Conservation Area are identified as in need of enhancement. This includes the garages at Nos. 15, 24, 16, 30 and 97 Redington Road, as well as No. 99 Redington Road, No. 27 Redington Gardens and No. 33 Templewood Avenue and Heath Park Gardens, West Heath Road. A number of new developments fall within the Conservation Area, including 24 Redington Road, completed in a pastiche style, and No. 17 Templewood Road (2012/0684/P).

- 5.8 The latter is of a contemporary design and is situated adjacent to a listed building. The proposed replacement three storey house included a basement and surrounding soft landscaping. The proposed new building was found to be of similar massing, referencing neighbouring Arts and Crafts styles, decorative detail and roof form, albeit reinterpreting these in a contemporary manner. In terms of height the replacement building was 3.2 metres taller than the existing, with permission for the new building was subsequently granted in 2014.
- 5.9 The overall significance of the conservation area is **moderate**, with a **moderate** sensitivity.



Figure 9. Conservation Area Map. The location of the site is indicated by the red transparency.

6.0 Site Assessment

- 6.1 The site comprises a grand, turn of the century detached villa, completed in a typical Edwardian classical manner. While the house retains classical detailing such as a Doric colonnade to the central open pedimented portico surrounding the main entrance, and rusticated brick quoins to the corners, there are also signs of a more informal arts and crafts influence which together create an idiosyncratic appearance typical of the surroundings.
- 6.2 The main facade of the building is orientated to the northwest and comprises nine bays completed in a symmetrical style. Two projecting side-wings sit slightly forward from the main entrance section and the entirety of the building is completed in rubbed brick red brick using a Flemish bond. There have been some alterations to the roof form, including the insertion of dormer windows as well as a modern flat uPVC roof light. While the building has retained chimneys to either end, it appears as though some of the earlier stacks visible in the aerial mapping from the 1940s are now missing.
- 6.3 The fenestration is of leaded casement lights located in a regular rhythm to the front façade. This includes suppressed arch windows to the ground floor. These windows are casements, with two rectangular windows flanking a central larger opening which contains three casements. This pattern is repeated on both flanking wings and also within the central section of the elevation. At first floor however the windows are not arched and sit directly below the eaves of the roof. The windows at this level are also casements, and these are asymmetrically divided so that the lower pane appears larger. Other decorative detail includes a small brick apron below the central window at first floor. The use of leaded glass as well as the suppressed arches to the ground floor are suggestive of an Arts and Crafts appearance, which together with the red brick create a typical appearance seen to both sides of Templewood Avenue. The rusticated brick quoins are continued onto the chimney stacks themselves, which sit to either end of the building. The roof is steeply pitched, creating an overhanging eaves with visible guttae remaining. The building is slightly set back within the plot to the front within the area of hard standing, in keeping with the spacious character of the surroundings.
- 6.4 The front and rear of the building is divided on the eastern side by two walls also completed in red brick, with a central arched opening enabling access from the front gardens, and an additional gated opening to the rear leading onto the rear garden. These openings include further decorative detail such as emphasised keystones and clay tile voussiors. These openings are enclosed by iron arched gates which appear to be original.
- 6.5 Comparison of the historic mapping has shown that this elevation has been altered since its original construction and views towards this façade are sheltered from the surroundings, due to its proximity to the neighbouring building to the east, as well as the brick walls which divide the front and rear yards. Fenestration on this elevation is irregular, creating a subservient character in comparison to the front and rear elevations. However this does include suppressed arch windows to the ground floor as seen on the front elevation. This facade is accessed via a small path covered with modern hard standing and fletton bricks, which creates a mid to late twentieth century character. Due to the alterations and subservient location this façade is considered to be of reduced interest.
- 6.6 The rear garden elevation is more complex when compared to that of the main facade. This comprises eight bays with a projecting centre and shallow two storey projection to the west, and an two to three storey eastern wing creating an a-symmetry to the massing overall. This wing is of two storeys to the centre, with a flat roof over this central section. The wing however rises to three stories to the eastern end of the building and completed with a hipped roof. This section of the building is thought to date to the early to mid 20th century, as part of the works undertaken prior to the 1930s OS map shown in the historic development section.

- 6.7 The fenestration of this facade is similar to that of the front elevation with leaded casement windows seen at ground floor, and rectangular asymmetrical casements above at first and second floor.
- 6.8 Two bullseye casement windows flank the main garden entrance. This comprises glazed modern French doors, flanked by Doric columns supporting a classical architrave above. A central metal sundial is set into the wall and this sundial rises above that of the architrave to create a strong visual feature. At first floor the central section of the projecting wing has a flat roof creating a terrace above, accessed at second floor. This terrace is decorated with short brick piers and lanterns as well as an iron decorative railing. These decorative details are considered to date to the early twentieth century rebuilding works to the rear façade which created an overall asymmetrical massing to the rear.
- 6.9 At roof level modern dormer windows can be seen set irregularly into the roofscape of the main house. Areas of the brickwork appear to have been rebuilt within the central section, creating flat brick pilasters which rise up to the brick piers that surround the terrace at second floor. While the original appearance of the garden elevation is not known it is evident that the mid-20th century rebuilding works have created some alterations, so that the symmetrical frontage form as seen within historic mapping is now lost and the entirety of the structure steps forward into the rear garden area.
- 6.10 Access to the garden is via a small paved patio and central set of stone steps which continue in a south-westerly direction into the main lawn of the garden. This terrace is of plain appearance and is of minimal architectural interest, lacking the attention to detail seen elsewhere within the garden boundaries. The rear garden is extensive with a small avenue accessed via the eastern side of the building. This avenue continues along the eastern side of the garden to an additional terrace to the rear. This end of the garden is completed with a high brick wall which is enlivened by break piers as well as a central arch and incised brick panelling, as well as a small semi-circular water feature designed to be seen directly from the rear of the house stop. The symmetry of this rear view again is suggestive of the original symmetrical appearance of the rear façade as first built. Views continuing to the South from the garden take in a contemporary three storey development. This is also of brick but evidently modern in terms of design and character. The depth and height of vegetation to the north and southern sides of the garden is such that views to the surrounding properties are partially obscured.
- 6.11 In summary, the contribution of the site to the conservation area is in its appearance as a turn of the century red brick building with evidently Edwardian decorative features. The grand height and spacious massing of the building when seen in context with its generous rear garden and front yard is again typical of the conservation area. Areas of later identifiable through the creation of non-symmetrical elements, which create a minor sense of discord when seen in the context of the symmetrical appearance of the rear boundary and front facade. The overall contribution to the conservation area is however positive and in terms of materiality, massing, fenestration and decorative detail the building appreciably dates to the early development along Templewood Avenue.



Figure 10. Main elevation, note decorative red brick detailing.



Figure 11. Red brick wall dividing front yard from eastern elevation.



Figure 12. Pronounced red brick quoin detailing to eastern elevation.



Figure 13. Red brick wall to rear garden, screening the eastern elevation.



Figure 14. Irregular fenestration to side elevation.



Figure 15. Modern hardstanding and brick edging to path alongside eastern elevation.



Figure 16. Rear façade, note asymmetry of the design.



Figure 17. Rear garden looking west.



Figure 18. Rear garden looking east.



Figure 19. Rear façade, note central steps and rear raised terrace.



Figure 20. View towards rear terrace within the garden, note contemporary structure immediately visible.



Figure 21. Mid twentieth century entrance way, including Doric columns and metal sundial.



Figure 22. Stone paving to rear terrace.



Figure 23. View to rear garden, note symmetrical appearance of rear wall.



Figure 24. Detail view of projecting two and three storey wing to the rear façade.



Figure 25. View of two storey extension with terrace above..



Figure 26. Panoramic view taking in rear elevation and view along garden.



Figure 27. Rear terrace and garden wall.



Figure 28. Avenue to eastern side of the garden.



Figure 29. View towards rear façade, from eastern end of the garden.



Figure 30. Main façade.

7.0 Proposals and Assessment of Impact

- 7.1 The building is currently split into two units of occupation. The proposals will return the building to a single-family dwelling and includes the reconstruction of the rear façade, extensions to the southern façade and additions at lower ground level. The proposals include the replacement of the existing two dormers to the North West elevation with one new dormer, and a new dormer created within the south eastern roof slope. In addition three new slim line conservation standard rooflights are proposed at roof level. Within the garden it is proposed that the existing canopy is removed, with existing pathways retained.
- 7.2 The designs have been developed with close regard to the surrounding material palette of the conservation area, drawing on the eclectic massing and detailed decorative finishes associated with the immediate vicinity. As such, the proposed extension and rebuilding works are of red brick with sandstone dressings, and herringbone pavements. Glazed red tile has also been selected to provide a luminosity and depth of texture which is again in keeping with the richness seen in the existing elevations. A contemporary design has been selected for the proposed works, similar in rationale to the development seen at No 4, Templewood. As such the later additions avoid an unnecessary pastiche appearance and a clarity of form so that the development of the building and the original fabric will remain legible whilst sitting comfortably together.
- 7.3 The proposals relate principally to alterations within the areas of the building that have been changed as per the historic OS maps. These works remove the central projecting block seen in the 1930s and restore a plan form with a recessed central bay. In response to comments at pre-application the front elevation of the new side extension will be set back a further 300mm compared to the existing garden wall, so that existing brick quoins are fully expressed. While original elevations of the house as first built are not known, the proposals are considered to better reflect the massing of the original house form, in which projection pavilions to each corner are discernible.
- 7.4 The alterations to the rear façade have focused on the provision of larger fenestration openings at ground floor, affirming a hierarchy to the façade which is more readily legible than seen currently. An analysis of the rear façade has shown that the later works have resulted in a greater proportion of blank elevation at ground floor, which is considered inconsistent with the overall importance of the ground floor where the principal rooms within the house are located. The new proposed fenestration therefore addresses the existing, somewhat blank quality to the façade, whilst carrying through the asymmetrical proportions of the windows seen at the upper levels. Similarly the proposals continue the symmetrical placement of the design to the bays above, such that the centre point to each bay remains. As such, the whole approach creates a balanced appearance, which sits comfortably within the existing massing.
- 7.5 The historic development section has also shown that alterations to the side facade occurred in the early twentieth century, alongside further consented changes regarding access into this elevation as part of the approved conversion of the house into flats. Notwithstanding this, this facade has been shown to be demonstrably subservient in terms of the hierarchy of the building as a whole and the contribution of the house as a finely decorated Edwardian structure demonstrably resides elsewhere. Proposals include extensions at ground and lower ground floors, in the same styles that of the rear elevation in a quiet contemporary manner. These works are limited in terms of their visibility from the public realm, located within the sheltered yard to the east of the main building. As with the proposed works to the rear, the elevation design uses a contextual materiality that blends well with the existing features of the elevation.
- 7.6 The proposals retain the gaps within the street front, so that the spacious character of the building line remains appreciable. Similarly the character of the front façade of the house will remain as existing, with minor alterations proposed in the lowering of the existing window openings so that they match the sill height of the windows on the opposing side of the building.

- 7.7 With regards to the proposed new dormers, dormers are found to be an existing feature of the streetscape and are prominently seen in the neighbouring houses, as well as on the host building. It is noted that dormers are seen to both the front, rear and side facades and the addition of the proposed dormers are consequently seen an appropriate feature, which will be seen comfortably within the surrounding context. As such the proposals overwhelmingly retain the existing appreciable massing and material character of the house as seen from the road.
- 7.8 The proposals include the rebuilding of the front boundary wall using a matching brick stock to create a central opening and pathway leading to the main entrance. In response to pre-application advice a box hedge has been added behind the new front boundary wall to be more in keeping with the conservation area. The works to the boundary in total are considered a minor change, and will retain the overall existing contribution of the boundary treatment. This aspect of the proposal is therefore considered to have a neutral impact in heritage terms.
- 7.9 In summary the proposals are seen to overwhelmingly impact areas of later alteration, whilst retaining the overall material character and massing of the existing building. The contribution of the house to the conservation area is considered to be preserved, and its existing significance as a turn of the century house which reflects the eclectic style of Quennell is retained. While a contemporary aesthetic is used, in terms of the extension this is seen as appropriate, with similar approaches taken within the neighbouring dwellings. Similarly dormers have been found to be a feature of the area and the additions as a whole are in keeping with the rationale of previously consented, but not built out works to the property.
- 7.10 As such the proposals are considered to have a neutral impact on both 2 Templewood Avenue and the conservation area.



Figure 31. Proposed South West Elevation.



Figure 32. Proposed North West and Street Elevations.



Figure 33. Proposed north east elevation.



Figure 34. Proposed south west elevation.

8.0 Conclusion

- 8.1 This report considers the Heritage significance of 2 Templewood Avenue and surrounding conservation area and the impact of the proposals. The overall significance of the site has been found to be moderate, primarily due to the characteristic aesthetic of the main building which is representative of the Edwardian development of the surroundings. The overall contribution of the site to the conservation area is positive. Areas of later alteration have however been identified, including the additions to the southern and eastern elevations. The proposals have been found to strip away these later additions, whilst adding a high-quality design which respects the existing material palette and overall hierarchies. Notwithstanding this, the inclusion of contemporary extensions to surrounding Edwardian buildings is established within the wider area including at No 4 Templewood Avenue.
- 8.2 The proposals are found overall to constitute a neutral impact, retaining the spacious grain of development within the street front and upholding the high architectural interest of the area which is partially defined by high quality and varied decorative aesthetic.

