



**DALCOUR
MACLAREN**



Heritage, Design & Access Statement for Works at 42 Camden Road, Camden, London

Client: Cadent Gas Ltd

Project: 42 Camden Road

Date: September 2022



Project Details

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Executive Summary

Dalcour Maclaren has been commissioned by Cadent Gas Ltd to produce a Design, Access and Heritage Statement for the installation of new pipework to 42 Camden Road, Camden, London, NW1 9DR (National Grid Reference: TQ 29045 83992).

42 Camden Road is a multi-occupancy building and does not benefit from Permitted Development Rights available to 'dwellinghouses' under the Town and Country Planning (General Permitted Development) Order (England) (2015). 42 Camden Road is also a Grade II listed building (List Entry: 1272437) protected under the Planning (Listed Building and Conservation Area) Act 1990. As such the works will require listed building consent (LBC). 42 Camden Road is also located 10m south of the Regents Canal Conservation Area.

The assessment, undertaken following guidance published by Historic England, has assessed the potential impact of the proposed works on 42 Camden Road, and the Regents Canal Conservation Area. It has been established that the installation of a new gas riser will have a limited physical impact upon 42 Camden Road and no visual impact upon the Conservation Area as a whole.

In order to further limit the harm on the identified heritage assets as a result of the proposals, the following is recommended:

- Ensure holes for the riser are drilled between the brick joints rather than the bricks themselves;
- Paint the pipework an appropriate colour in order to limit the visual impact of the pipework. For example, where the pipe will be fixed to painted surfaces, the pipework should match this (i.e. white) and where it will be fixed to exposed brick, the pipework can be painted black;
- Undertake appropriate reinstatement of the working area as previous following completion of the works; and,
- Produce a photographic record of condition before and after the works to cover liability.

1 Introduction

- 1.1.1 Dalcour Maclaren (DM) has been commissioned by Cadent Gas Ltd (hereafter referred to as 'the Client') to produce a Design, Access & Heritage Statement for the installation of new pipework to 42 Camden Road, Camden, London, NW1 9DR (National Grid Reference: TQ 29045 83992), hereafter referred to as 'the Site'.
- 1.1.2 42 Camden Road is a multi-occupancy building and does not benefit from Permitted Development Rights available to 'dwellinghouses' under the Town and Country Planning (General Permitted Development) Order (England) (2015) (GPDO).
- 1.1.3 42 Camden Road is a Grade II listed building ('18-62, Camden Road and attached railings' List Entry: 1272437) and is 10m south of Regents Canal Conservation Area. The Site does not lie within any relevant Article 4 Directions as defined on the council's planning policy map.
- 1.1.4 This Heritage Statement has been produced to assess the potential for impacts and assess the degree of any impacts to the significance of the identified assets. This assessment has been undertaken following the Standards and Guidance of the Chartered Institute for Archaeologists (CIfA, 2014) and in accordance with terminology expressed within the National Planning Policy Framework.

1.2 Circumstances of the Scheme

- 1.2.1 Cadent Gas Ltd are a statutory undertaker with the responsibility to develop and maintain an efficient, co-ordinated, economical and safe system of gas supply to their customers, as stated in the Gas Act 1986. The proposed development is therefore needed to ensure that the resident, and customer, at 42 Camden Road has a reliable and safe supply of gas.
- 1.2.2 The Client has identified a need for the provision and installation of 1 no. new external gas riser in order to ensure that 42 Camden Road is supplied with a safe, reliable and efficient supply of gas, which is used to power hot water, heating and for cooking. The works being applied for are necessary for the continued occupation of the building.

1.3 Site Location and Topography

- 1.3.1 The Site is located at 42 Camden Road, Camden, London, NW1 9DR (NGR: TQ 29045 83992) and is bound by:
 - Camden Road (A503) to the north and north east with the Grade II listed Sainsbury's supermarket (List entry reference: 1463938) beyond;

- Further buildings belonging to the same terrace as 42 Camden Road to the east and west; and
- The gardens of residential terraced properties along Greenland Road.

1.3.2 The topography of the Site is consistent at 29m Above Ordnance Datum (AOD).

1.4 Access

1.4.1 The Site will be accessed via Camden Road. The works will not impede access along the road.

1.5 Description of the Proposed Development

Existing Internal Gas Riser and Route

- 1.5.1 There are currently existing gas risers and associated meter boxes installed at 42 Camden Road. Sections of the existing riser are internal, and it cannot be reused due to the pipework being in poor condition and the base of the riser not being accessible. Having an external gas system will allow easy access for maintenance, repair and refurbishment works and will not require the removal of internal flooring and/ or wall material or access into residents homes for extended periods of time to facilitate works.
- 1.5.2 Under legislation and regulatory obligations, Cadent Gas must ensure that the gas carrying assets remain fit for purpose and that they continue to maintain, upgrade and repair their network. Cadent's gas main replacement programme is driven by a policy that is underpinned by Regulation 13, Pipelines Safety Regulations 1996 (as amended) and subsequently the Health and Safety at Work Act 1974. In addition to this, paragraph 15 of Schedule 2B in the Gas Act 1986 (as amended) puts an additional duty on Cadent as a gas transporter, to carry out the necessary work to repair, replace or renew any service pipe installed in a dwelling.
- 1.5.3 The Institution of Gas Engineers and Managers (IGEM) are responsible for setting the standards and guidance and health & safety for gas installations. IGEM/G/5 Edition 3 addresses Gas installations in Multiple Occupancy Buildings (MOBS) and states that gas pipework can no longer be installed in communal fire escapes, e.g., entrance and exit hallways / corridors within MOBS. This is because in the event of a fire, there would be a significant fire and explosion risk placed within the sole means of fire escape, which would cause further threat to life and could lead to the compromise of the sole means of emergency exit. There are also additional restrictions regarding having enough venting and avoiding voids as these also pose a significant fire risk. Therefore, reusing the existing internal route is not possible as it does not meet the current IGEM G5 legislation.

- 1.5.4 While sometimes harmful to heritage assets, the benefits of having an external gas system will allow easy access for maintenance, repair and refurbishment works and will not result in any loss of internal historic fabric or access into residents' homes for extended periods of time to facilitate works.

Below Ground Works

- 1.5.5 A new below ground connection to the gas main will be installed within the footpath to the front of 42 Camden Road, using the existing excavation used for the original pipe (see Plan 4.1). The trench will be 2m in length and will require the removal of pavers/ slabs/ blocks, which will be appropriately reinstated following the completion of works. The pipework will be fed through the front step of the building to connect to the new external gas riser.

Above Ground Riser & Internal Works

- 1.5.6 The works also comprise the installation of 1 no. new external gas risers fixed to the front elevation (see Plan 1.1). The riser will be installed to the front elevation where it will run for a total of 12m and enter into flats B, C and D. The works will also involve the relocation of the existing internal gas meters within flats A, B and D while the meter within C will remain in the same location.
- 1.5.7 It was considered whether the pipework could be installed to the rear elevation of the building, but this design option has been discounted for the following reasons:
- The rear of the building is fully enclosed by residential gardens of properties along Camden Road and Greenland Road and therefore cannot be access directly;
 - To reach the rear, scaffolding would need to be installed at the front and lifted over the top of the building. Given that 42 Camden Road lies along a red route it has been considered that the erection of scaffolding and the use of a crane would create unnecessary traffic disruption and the potential for damage to properties along Camden Road. In contrast, the installation of the gas riser to the front elevation would require a 'Mobile Elevating Working Platform' which would allow works to be completed in one day;
 - To reach the rear of the building, through the communal hallway would mean, routing a gas main through the sole means of emergency escape. Cadent Gas policies, and H&S procedures prevent them from installing gas systems in communal areas;
 - The existing meter connection points and relevant appliances are to the front of the building, the installation of the gas riser to the rear

would result in major disruption to all flats as pipework would need to be routed through the building at each level, resulting in more pipework.

- 1.5.8 The current proposals also install the new pipework to the side of the building; keeping visual clutter to the side of the property and on the boundary between nos. 42 and 40 Camden Road.
- 1.5.9 Overall, the current design is the least amount of pipework and least physically intrusive and disruptive to both the residents and the general public.

1.6 Definition of Terms

- 1.6.1 A heritage asset is defined in the National Planning Policy Framework (NPPF, 2021) 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’ (NPPF, 2021 page 67).
- 1.6.2 The significance of a heritage asset is defined within the NPPF as ‘the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from the physical fabric of a heritage asset but also from its setting’ (NPPF, 2021 page 71-72)‘.
- 1.6.3 The setting of a heritage asset is defined as ‘the surroundings within which it is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of setting can make a positive or negative contribution to the significance of a heritage asset, may affect the ability to appreciate that significance or may be neutral’ (NPPF, 2021 page 71).
- 1.6.4 Where heritage assets are to be affected by development, ‘local authorities should require the applicant to describe the significance of the assets affected, including the contribution made to the significance of the asset by its 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’ (NPPF, 2021 paragraph 194).

2 Heritage Planning Policy Context

2.1 National Heritage Legislation

- 2.1.1 Designated heritage assets protected by statutory legislation comprise Scheduled Monuments, Protected Wrecks, Listed Buildings and Conservation Areas.
- 2.1.2 Nationally significant archaeological sites, monuments and structures are protected under the Ancient Monuments and Archaeological Areas Act (1979).
- 2.1.3 Listed Buildings and Conservation Areas are protected under the Planning (Listed Building and Conservation Areas) Act (1990). In relation to development proposals, the act states that *‘in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the secretary of state shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses’* (section 66).

2.2 National Planning Policy Framework

- 2.2.1 The National Planning Policy Framework (NPPF, 2021) supported by the National Planning Policy Guidance (PPG) (MHCLG, 2019), endorses the conservation and enhancement of the historic environment (Department for Communities and Local Government 2019), defines the role of the planning system as to promote and achieve sustainable development and involves ‘protecting and enhancing our natural, built and historic environment’ (NPPF, 2021: 5).
- 2.2.2 In ensuring the statutory duty of the Planning (Listed Building and Conservation Areas) Act, the NPPF requires that in determining applications ‘great weight’ should be given to the asset’s conservation and that ‘substantial harm to or loss of... grade II listed buildings, or grade II registered parks or gardens, should be exceptional’ whilst *‘substantial harm to or loss of...assets of the highest significance, notably Scheduled Monuments, protected wreck sites, registered battlefields, Grade I and II* listed buildings, Grade I and II* Registered Parks and Gardens, and World Heritage Sites, should be wholly exceptional’* (NPPF, 2021: para 200).
- 2.2.3 Developments where substantial harm to or total loss of significance of a heritage asset should be assessed against specific tests and should deliver substantial public benefits which outweigh any loss or harm (NPPF, 2021: para 201). Less than substantial harm to a designated asset would require public benefits including the securement of an optimum viable use (NPPF, 2021: para 202).

- 2.2.4 Impacts to the significance of non-designated assets will require a balanced judgement based on the level of significance and the scale of harm (NPPF, 2021: 203), although non-designated assets which are of equivalent significance to designated assets will be considered as such (NPPF, 2021: 57). Where heritage assets of an archaeological nature may be impacted upon by development 'local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation' (NPPF, 2021: para 194).

2.3 The London Plan 2021

- 2.3.1 Under the legislation establishing the Greater London Authority (GLA), the Mayor of London is required to publish a Spatial Development Strategy (SDS), also known as the London Plan. As the overall strategic plan for London, it sets out an integrated economic, environmental, transport and social framework for the development of London over the next 20-25 years.
- 2.3.2 The London Plan was formerly published by the Mayor of London on the 2nd March 2021. The below is a section of Policy HC1 within Chapter 7 of the London Plan, Heritage and Culture. The full policy is available within the London Plan (2021).

Policy HC1: Heritage Conservation and Growth

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 avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

Policy D12: Fire Safety

- 2.3.3 *In the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they:*
- 2. are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures;*
 - 3. are constructed in an appropriate way to minimise the risk of fire spread.*

2.4 London Borough of Camden

- 2.4.1 The Camden Local Plan is the key strategic document in Camden's development plan. It sets out the vision for shaping the future of the Borough and contains policies for guiding planning decisions. The Local Plan was adopted on the 3rd of July 2017 and sets out the Council's vision for the borough up to 2031.
- 2.4.2 Policy D2 of the Local Plan outlines the councils plan to protect and enhance Camden's built and historic environment. The below has been summarized to include information relevant to the proposals. The full policy is available in the Local Plan (Camden Council, 2017).

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.

2.5 Permitted Development

2.5.1 Besant Court is a multi-occupancy building and does not benefit from Permitted Development Rights available to 'dwellinghouses' under the Town and Country Planning (General Permitted Development) Order (England) (2015) (GPDO).

2.5.2 The proposals also include for the installation of below ground gas main required to connect the new gas risers to the gas network. These works are permitted development under Part 15 Class A (a) of the GPDO (2015), as the development comprises:

A. Development by a gas transporter required for the purposes of its undertaking consisting of—

the laying underground of mains, pipes or other apparatus.

2.6 Compliance

2.6.1 The development complies with Policy HC1 and the London Plan, Policy D2 of the Camden Local Plan, as the development will be painted to minimise the visual impact of the riser to the front elevation, and therefore the character and setting of 42 Camden Road will be preserved. Furthermore,

the riser will provide 42 Camden Road with a safe and efficient gas supply which will ensure the continued inhabitation and maintenance of the asset.

- 2.6.2 We would invite the decision maker to place significant material weight on the measures set out within this application to satisfy Policy D12 of the London Plan and in doing so ensuring that the property can benefit from the highest standards of fire safety.

3 Methodology

- 3.1.1 The NPPF states that a description of the significance of each heritage asset potentially affected by the proposed development should be provided in order to satisfy the requirements of the NPPF. This should include an assessment of the contribution made to the significance of the asset by its setting.
- 3.1.2 The significance of a heritage asset is defined within the NPPF as ‘the value of a heritage asset to this and future generations because of its heritage interest. 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’ (2021: page 71-72).
- 3.1.3 In respect of identifying the importance of setting to the identified significance of a heritage asset, Historic England’s guidance presented in the Setting of Heritage Assets Historic Environment Good Practice Advice in Planning: 3 (2017) will be utilised; specifically, what matters and why. A non-exhaustive list provided within the document identifies themes such as:
- Physical Surroundings:
 - Topography;
 - Definition, scale and ‘grain’ of surrounding streetscape, landscape and spaces;
 - Historic materials and surfaces;
 - Green space, trees and vegetation; and
 - History and degree of change over time.
 - Experience:
 - Surrounding landscape or townscape character;
 - Views from, towards, through, across and including the asset; and
 - Intentional intervisibility with other historic assets and natural features.
- 3.1.4 With respect to Historic England’s 2017 publication, ‘The Setting of Heritage Assets’, and the stepped process it describes, this assessment satisfies steps 1-3 and step 4 where this is appropriate.
- 3.1.5 The International Council on Monuments and Sites has produced Guidance on Heritage Impact Assessments for Cultural World Heritage Properties (ICOMOS, 2011). This document provides guidance for assessing the value, or ‘heritage significance’ of all heritage assets, not just World Heritage Sites,

including archaeological remains, historic buildings and historic landscapes (see Appendix 1). The value/ heritage significance of an asset is then cross referenced with the magnitude of impact. With respect to assigning levels of importance to variously graded Listed Buildings it allows flexibility in assigning either a 'very high', 'high' or 'medium' importance. However, in general it assigns Grade II Listed Buildings an importance of 'medium'.

4 Historic Background

4.1 Historic Development of Camden

- 4.1.1 The earliest recorded settlement in the area now referred to as Camden was on the high lands of Hampstead Heath during the Mesolithic period (Camden Council, 2022).
- 4.1.2 During the Roman period, the principal location for activity in London is based beneath the City of London and focussed on the Roman bridging point at London Bridge. The towns prosperity peaked in the C2nd but by the C3rd, economic troubles of the Empire exposed the city to raids from Britons and London was finally abandoned in AD 407. (Land, 2018). During the Roman period it is likely that Roman Roads passed through Camden, but it is unlikely that Camden was inhabited during the Roman period (Camden Council, 2022).
- 4.1.3 The manors of Tothele [Tottenham Court], Rugmere, St Pancras, Hampstead, and Holborn (which are now incorporated within Camden) are recorded within the 1086 Domesday Survey as small hamlets (Powell-Smith, 2022).
- 4.1.4 In April 1965 the former metropolitan boroughs of Hampstead, Holborn, and St Pancras were replaced by the London Borough of Camden, which was named after the first Earl of Camden who contributed to much of Camden Town's development in 1791, which became a major centre with the opening of Regent's Canal to traffic in 1820 (Camden Council, 2022). The construction of railway stations at Euston, King's Cross and St Pancras during the mid-19th century encouraged the development of Camden's local industry, which predominantly included furniture industries, light engineering and scientific and musical instruments. Although the borough has retained little of its industry it remains an important commercial centre (Camden Council, 2022).

5 Statement of Significance

5.1 18-62, Camden Road and attached railings (Grade II listed Building; List Entry Reference: 1272437)

- 5.1.1 18-62, Camden Road and attached railings is a Grade II listed group of terraced buildings along Camden Road.
- 5.1.2 Early 19th century four storey terrace group, with some later shops to the ground floor of mid-19th century. Nos. 26-62 have attic and basement storeys. All properties have two windows, except 62 which has three. All nos. are of yellow stock brick constructed in Flemish brick bond with rusticated stucco ground floors or stucco shopfronts, except no. 28 which is painted white at the first floor.
- 5.1.3 Nos. 36 and 38, 42 and 44, 50-56 and 60 and 62 have round-arched doorways with patterned fanlights and panelled doors and gauged brick flat arches to recessed sash windows.
- 5.1.4 Nos. 36, 42, 44, 50-56 and 60-61 have cast iron balconies at first-floor level.
- 5.1.5 All nos. except no. 25 have stucco cornice and band at the third-floor level and a parapet to the attic storey.

Contribution of Setting to Significance

- 5.1.6 18-62, Camden Road is of considerable group value due to the distinct and shared architectural style that dominates the terrace and wider Camden Road.
- 5.1.7 The setting of the asset is defined by the urban context of Camden road, which can be further defined by its highstreet, a supermarket and a red route road (A503).

Impact

- 5.1.8 The proposal includes the installation of 1 no. new gas riser to the front of 42 Camden Road, the riser will be painted to match the existing pipes present on the building to minimise the visual impact. In order to provide gas to the upper levels, holes will be drilled into the brick to allow the riser to feed through into the flats. This will result in a very limited physical impact to the building as a whole. Furthermore, the proposal will have a very minimal impact on the group value of the terrace as a whole.
- 5.1.9 Although the proposal will result in holes to the façade, the rest of the proposal is entirely reversible upon the decommission and removal of the gas riser. As part of these proposals, the existing internal meter boxes will be relocated internally.

- 5.1.10 It has been considered that there is some existing visual clutter to the front elevation of 42 Camden Road and the wider terrace, which comprises of vents, cabling, and pipework. Therefore, it is considered that at street level these additions will not significantly detract from or alter the significance of the building and how the building is viewed within its wider setting.
- 5.1.11 It is considered that the provision of a continuous and safe supply of gas to 42 Camden Road outweighs the limited impact on the Listed Building, as this ensures the continued habitation and fire safety of the Listed Building.
- 5.1.12 When using the ICOMOS assessment methodology (see Appendix 1), a Grade II listed building is awarded a significance of medium. The installation of 1 no. gas risers to the building is considered to result in a negligible impact. The holes within the front facade will result in a slight change to the historic building elements but this change will hardly affect the asset when considering it as a whole. When inputting this information into the significance matrix, it results in a slight impact, which is considered to be within the normal bounds of variation.
- 5.1.13 Overall, it is considered that connecting the residents at 42 Camden Road to a safe and reliable source of gas, outweighs the minimal physical impact and extremely limited visual impact to the building that will result from the proposals. The installation of a safe and reliable gas supply not only makes the building fit for long term occupation but will also negate any risk to the building or human life.



Figure 1 Principle elevation of 42 Camden Road (looking south)



Figure 2 View along Camden Road (looking west)



Figure 3 View along Camden Road (looking east)



Figure 4 View of upper storeys



Figure 5 View of entrance to the front elevation

5.2 Regents Canal Conservation Area, London Borough of Camden

- 5.2.1 42 Camden Road affront Regents Canal Conservation Area (CA), which was first designated in 1974 with a series of subsequent extensions, the last of which was made in 2004. The CA can be described as a long corridor which runs through the borough of Camden (Camden Council, 2008).
- 5.2.2 Work began on the Regents Canal in 1812 in order to connect Paddington to Camden Town following the completion of the Paddington Branch of the

Grand Junction Canal in 1801, which linked London to the Midlands. By mid-1815 the Regents Canal, was largely finished, despite the numerous landowner conflicts and engineering issues. By 1830 the canal was a major contributor to Camden's industrial success, and it was only after the Second World War that the canal business went into irreversible decline. In the late 1960's the commercial traffic through the canal ceased, however, the canal remained in use for leisure purposes. Regents Canal is now recognised as a tranquil place for water-based recreational activities, ecological value and tranquil seclusion (Camden Council, 2008).

- 5.2.3 The special character of the CA is derived from the almost hidden nature of the canal and the contrast that is created by the tranquil setting of the canal against the urban townscapes which surrounds it. Furthermore, the CA can be defined by the high concentration of industrial archaeology which surrounds the canal and the multitude of bridges and roads which cross the canal throughout its course through Camden (Camden Council, 2008).
- 5.2.4 The varied level, width and orientation of the canal and the form of the canal which zig-zags around Camden's rectangular street pattern, provides the CA with it's special interest (Camden Council, 2008).

Contribution of Setting to Significance

- 5.2.5 The CA is largely characterised by the surrounding industrial buildings which are characteristic of styles of engineering construction from the 19th and early 20th centuries. Furthermore, the low level of the canal in contrast to the tall buildings which surround it provides the CA with a sense of enclosure.
- 5.2.6 Views into and out of the CA are limited, but predominantly comprise of industrial structures and short views along the canal.

Impact

- 5.2.7 As stated at 5.1.8, the proposal includes the installation of 1 no. new gas riser to the front of 42 Camden Road. The proposal is small in scale, will not be highly conspicuous and will not result in the further enclosure of any areas or interrupt any views into or out of the Conservation Area. Furthermore, it has been considered that there is some existing visual clutter to the front elevation of 42 Camden Road and the wider terrace, which comprises of vents, cabling, and pipework. Therefore, it is considered that at street level these additions will not significantly detract from or alter the significance of the building and how the building is viewed within its wider setting.
- 5.2.8 When using the ICOMOS assessment methodology (see Appendix 1), a Conservation Area is awarded a significance of medium and the installation of 1 no. new gas riser to the building will result in a negligible impact. This change will hardly affect the asset when considering the CA as a whole.

Therefore, although 42 Camden Road affronts the CA it is considered that the installation of 1 no. new gas riser will result in a neutral impact, which is considered to be within the normal bounds of variation.

6 Conclusions and Mitigation

- 6.1.1 DM has been commissioned by Cadent Gas Ltd to produce a Design, Access & Heritage Statement for the installation of new pipework 42 Camden Road, Camden, London, NW1 9DR (NGR: TQ 29045 8399).
- 6.1.2 The proposed development complies with the IGEN/G/5 Edition 3, which addresses the standards and guidance and health & safety for gas installations within Multiple Occupancy Buildings (MOBS), which Cadent Gas is required to adhere to, as well as Regulation 13, Pipelines Safety Regulations 1996 (as amended), the Health and Safety at Work Act 1974 and paragraph 15 of Schedule 2B in the Gas Act 1986 (as amended).
- 6.1.3 The assessment, undertaken following guidance published by Historic England, has assessed the potential impact of the proposed works on 42 Camden Road and Regents Canal Conservation Area. It has been established that the installation of a new gas riser will have a limited physical impact upon 18-62, Camden Road and an extremely limited visual impact upon the Conservation Area as a whole.
- 6.1.4 The development is the minimal amount of pipework required to restore gas to the property and the proposals are also entirely reversible upon the decommissioning and removal of the gas riser. The works will not result in substantial harm to the asset or the Conservation Area and so the proposals are compliant with the NPPF (2015), Policy HC1 and the London Plan and Policy D2 of the Camden Local Plan.
- 6.1.5 By providing a safe, efficient and reliable supply of gas to the property, Policy D12 of the London Plan will also be satisfied by ensuring that the property can benefit from the highest standards of fire safety.
- 6.1.6 In order to further limit the harm on the identified heritage assets as a result of the proposals, the following is recommended:
- Ensure holes for the riser are drilled between the brick joints rather than the bricks themselves;
 - Paint the pipework white to match the ground floor wall surface and when crossing the cornice at the top of the building, and black when installed on exposed brick in order to limit the visual impact of the pipework;
 - The gas riser will be installed over the cornice and not through, to ensure there is no physical impact to any of the architectural features that contribute to the assets significance;
 - Undertake appropriate reinstatement of the working area as previous following completion of the works; and,

- Produce a photographic record of condition before and after the works to cover liability.

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<https://www.tandfonline.com/doi/abs/10.1080/00665983.2019.1573553?journalCode=raij20>

DRAWINGS

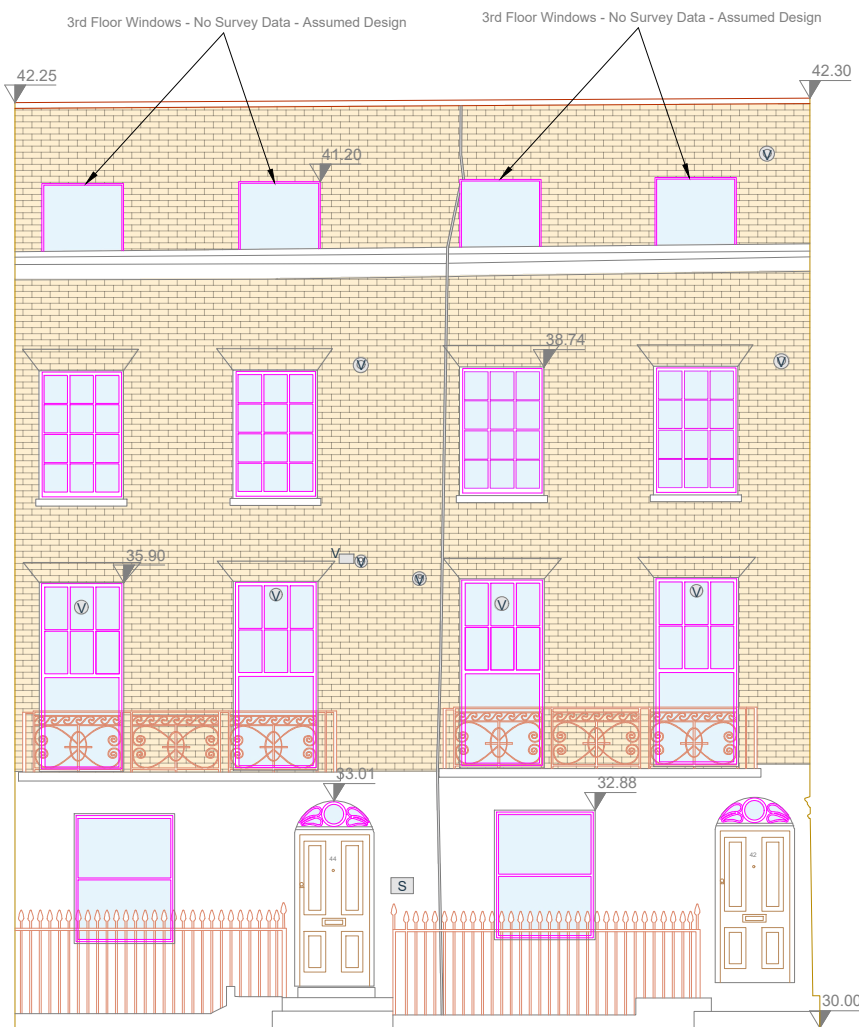
Elevation Survey Key:

50	LEVEL ABOVE OD DATUM
GLASS PANES	
INDICATIVE ROOF TILES	A ALARM
INDICATIVE BRICK WORK	V VENT
INDICATIVE CLADDING	L LIGHT
	S SIGN
	LB LETTER BOX
	MB METER BOX

PROPOSED GAS RISER MAINPIPEWORK

- Elevation Survey Notes:**
- Survey undertaken to accuracies stipulated as per band E within the RICS guidance note for Measured Survey of Land, Buildings and Utilities, 3rd edition.
 - Dalcour MacLaren have undertaken this survey as per the original instruction and accept no liability for any inaccuracies of the report beyond those specified tolerances, scales or accuracies, or for any matters resulting from their use for purposes other than that stated in the instruction.
 - Survey data is contained to the area specified; provided, all reasonable efforts were made to obtain all data but obstructed areas or areas with no access were not surveyed and are highlighted in plans.
 - All survey data is recorded to a local grid and arbitrary datum of 30m.
 - Elevation details have been measured using Laser Scanning technology, only detail that can be captured from the Laser Scanner location at ground level is shown where indicated, detail will be indicative.
 - Dimensions should not be scaled. All dimensions should be checked on site before any works commence.
 - The information contained in this document is confidential and protected by copyright. The use, copying or disclosure to third party, either wholly or in part, except with the written permission of, and in the manner prescribed by Dalcour MacLaren constitutes an infringement of copyright.
 - Information provided should not be altered or modified in any way. It should not be used for any purpose other than for which it was intended and should not be passed to other parties without prior agreement of Dalcour MacLaren.

Existing Front Elevation



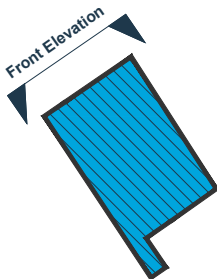
Proposed Front Elevation



Datum 28.00

Datum 28.00

Elevation Locations:



Client:
Cadent Gas Ltd

Location:
42 Camden Road, London, NW1 9DR

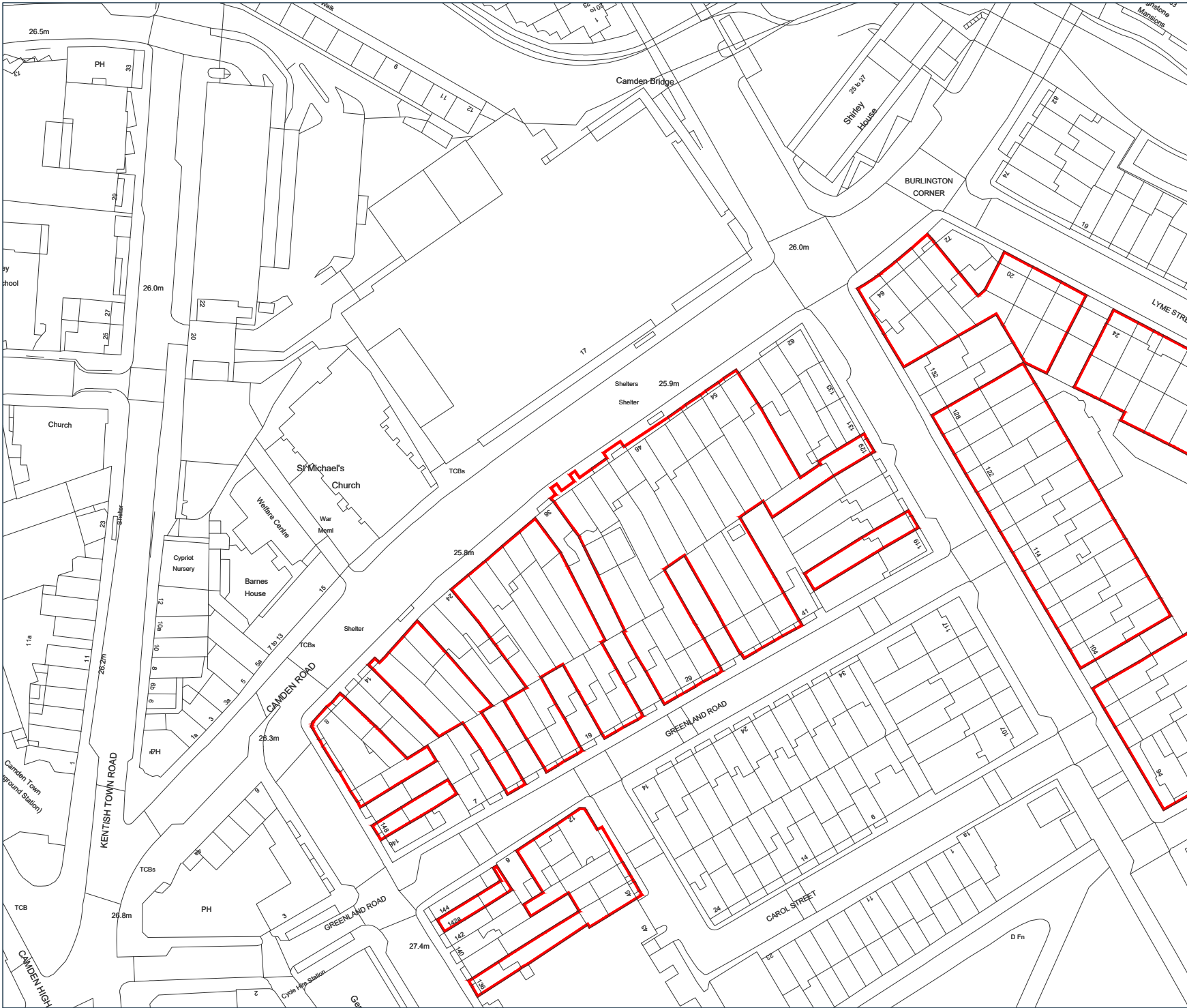
Coords: N/A
Scheme Name:
EP - 42 Camden Road

Drawing Name:
Elevation Plan

Drawing No: 22006263_PLN_EL_1.1

Rev	Date	Description
-	18.11.2022	First Issue

Surveyed by & Date:	LB	04.10.2022
Drawn:	CL	
Approved:	LB	
Sheet No:	1 of 1	
Sheet Size:	A2	



Key:

Application Area

Interest:
The Mayor and Burgesses of the London Borough of Camden

Location:

42 Camden Road, London, NW1 9DR

Coords: 529042, 183983

Scheme Name:
EP - 42 Camden Road

Drawing Name:
Location Plan

Drawing No: 22006263_PLN_LOC_2.1

Rev	Date	Description
-	18.11.2022	First Issue

Drawn:	LB
Approved:	ES/DH
Sheet No:	1 of 1
Sheet Size:	A4



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Key:

- Application Area
- Existing LP Main

Interest:
The Mayor and Burgesses of the London
Borough of Camden

Location:

42 Camden Road, London, NW1 9DR

Coords: 529045, 183988

Scheme Name:


EP - 42 Camden Road

Drawing Name:

Site Plan

Drawing No: 22006263_PLN_SI_3.1

Rev	Date	Description
-	18.11.2022	First Issue

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- Key:
- Application Area
 - Existing LP Main
 - Elevations subject to proposed gas pipe apparatus installations

Interest:
The Mayor and Burgesses of the London Borough of Camden

Location:
42 Camden Road, London, NW1 9DR

Coords: 529045, 183988

Scheme Name:
EP - 42 Camden Road

Drawing Name:
Site Plan

Drawing No: 22006263_PLN_SI_4.1

Rev	Date	Description
-	18.11.2022	First Issue

Drawn:	LB
Approved:	ES/DH
Sheet No:	1 of 1
Sheet Size:	A4



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**APPENDIX 1
ICOMOS ASSESSMENT METHODOLOGY**

Table 1: Table of Significance

Significance	Factors Determining Significance
Very High (National or International Importance)	<p>World Heritage Sites (including nominated Site)</p> <p>Assets of recognised international importance</p> <p>Assets that can contribute to acknowledged international research objectives</p> <p>Other buildings of recognised international importance</p> <p>Historic landscapes of international value, whether designated or not</p> <p>Extremely well-preserved historic landscapes with exceptional coherence, time-depth, or other critical factors</p>
High (National Importance)	<p>Scheduled monuments (including proposed Sites)</p> <p>Non-designated receptors of schedulable quality and importance</p> <p>Grade I and Grade II* Listed Buildings</p> <p>Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade</p> <p>Grade I and Grade II* Registered Parks and Gardens</p> <p>Conservation Areas containing very important buildings</p> <p>Non-designated assets of clear national importance</p> <p>Non-designated historic landscapes of outstanding interest, high quality, and importance, and of demonstrable national value.</p> <p>Well preserved historic landscapes with exhibiting considerable coherence, time-depth, or other critical factors</p> <p>Assets that contribute significantly to acknowledged national research agendas</p>
Medium (Regional Importance)	<p>Certain Grade II Listed Buildings</p> <p>Historic (unlisted) buildings that can be shown to have exceptional qualities in their fabric or historical associations</p> <p>Conservation Areas containing buildings that contribute significantly to its historic character</p> <p>Designated or non-designated assets that contribute to regional research objectives</p> <p>Non-designated historic landscapes that would justify special historic landscape designation, landscapes of regional value.</p> <p>Averagely well-preserved historic landscapes with reasonable coherence, time depth or critical factor(s).</p>
Low (Local Importance)	Designated and non-designated assets of local importance

	<p>Locally Listed Buildings</p> <p>Historic (unlisted) buildings of modest quality in their fabric or historic association</p> <p>Assets compromised by poor preservation and/or poor survival of contextual associations</p> <p>Assets of limited value, but with potential to contribute to local research objectives</p> <p>Robust non-designated historic landscapes.</p> <p>Historic landscapes with importance to local interest groups.</p> <p>Historic landscapes whose value is limited by poor preservation and/or poor survival of contextual associations.</p>
Negligible	<p>Assets with little or no archaeological/historical interest</p> <p>Buildings of no architectural or historical note; buildings of intrusive character</p> <p>Historic landscapes with little or no significant historical interest</p>
Unknown	<p>The importance of the asset has not been ascertained from available evidence</p> <p>Buildings with some hidden (i.e., inaccessible) potential for historic significance</p>

Table 2: Magnitude of Impact and Descriptions

Impact Grading	Archaeological Attributes	Built Heritage or Historic Urban Landscape Attributes	Historic Landscape Attributes	Intangible Cultural Heritage Attributes or Associations
Major	Changes to attributes that convey OUV of WH properties. Most or all key archaeological materials, including those that contribute to OUV such that the resource is totally altered. Comprehensive changes to setting.	Change to key historic building elements that contribute to OUV, such that the resource is totally altered. Comprehensive changes to the setting.	Change to most or all key historic landscape elements, parcels or components; extreme visual effects; gross change of noise or change to sound quality; fundamental changes to use or access; resulting in total change to historic landscape character unit and loss of OUV.	Major changes to area that affect the ICH activities or associations or visual links and cultural appreciation.
Moderate	Changes to many key archaeological materials, such that the resource is clearly modified. Considerable changes to setting that affect the character of the asset.	Changes to many key historic building elements, such that the resource is significantly modified. Changes to the setting of an historic building, such that it is significantly modified.	Change to many key historic landscape elements, parcels or components; visual change to many key aspects of the historic landscape; noticeable differences in noise or sound quality; considerable changes to use or access; resulting in moderate changes to historic landscape character.	Considerable changes to area that affect the ICH activities or associations or visual links and cultural appreciation.
Minor	Changes to key archaeological materials, such that the resource is slightly altered. Slight changes to setting.	Change to key historic building elements, such that the asset is slightly different. Change to setting of an historic building, such that it is noticeably changed.	Change to few key historic landscape elements, parcels or components; slight visual changes to few key aspects of historic landscape; limited changes to noise levels or sound quality; slight changes to use or access; resulting in limited change to historic landscape character.	Changes to area that affect the ICH activities or associations or visual links and cultural appreciation.
Negligible	Very minor changes to key archaeological materials or setting.	Slight changes to historic building elements or setting that hardly affect it.	Very minor changes to key historic landscape elements, parcels or components; virtually unchanged visual effects; very slight changes in noise levels or sound quality; very slight changes to use or access; resulting in a very small change to historic landscape character.	Very minor changes to area that affect the ICH activities or associations or visual links and cultural appreciation.

No Change	No Change.	No Change to Setting or Fabric.	No change to elements, parcels or components; no visual or audible changes; no changes in amenity or community factors.	No Change.
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Table 3: Significance Matrix

Significance	Magnitude of Impact				
	No Change	Negligible Change	Minor Change	Moderate Change	Major Change
Very High	Neutral	Slight	Moderate/Large	Large/Very Large	Very Large
High	Neutral	Slight	Moderate/Large	Moderate/Large	Large/Very Large
Medium	Neutral	Neutral/Slight	Slight	Moderate	Moderate/Large
Low	Neutral	Neutral/Slight	Neutral/Slight	Slight	Slight/Moderate
Negligible	Neutral	Neutral	Neutral/Slight	Neutral/Slight	Slight

Table 4: Significance Categories and Typical Descriptions

Magnitude of Impact	Description
Very Large	Effects at this level are material in the decision-making process.
Large	Effects at this level are likely to be material in the decision-making process.
Moderate	Effects at this level can be considered to be material decision-making factors.
Slight	Effects at this level are not material in the decision-making process.
Neutral	No effects or those that are beneath levels of perception, within normal bounds of variation or within the margin of forecasting error.



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