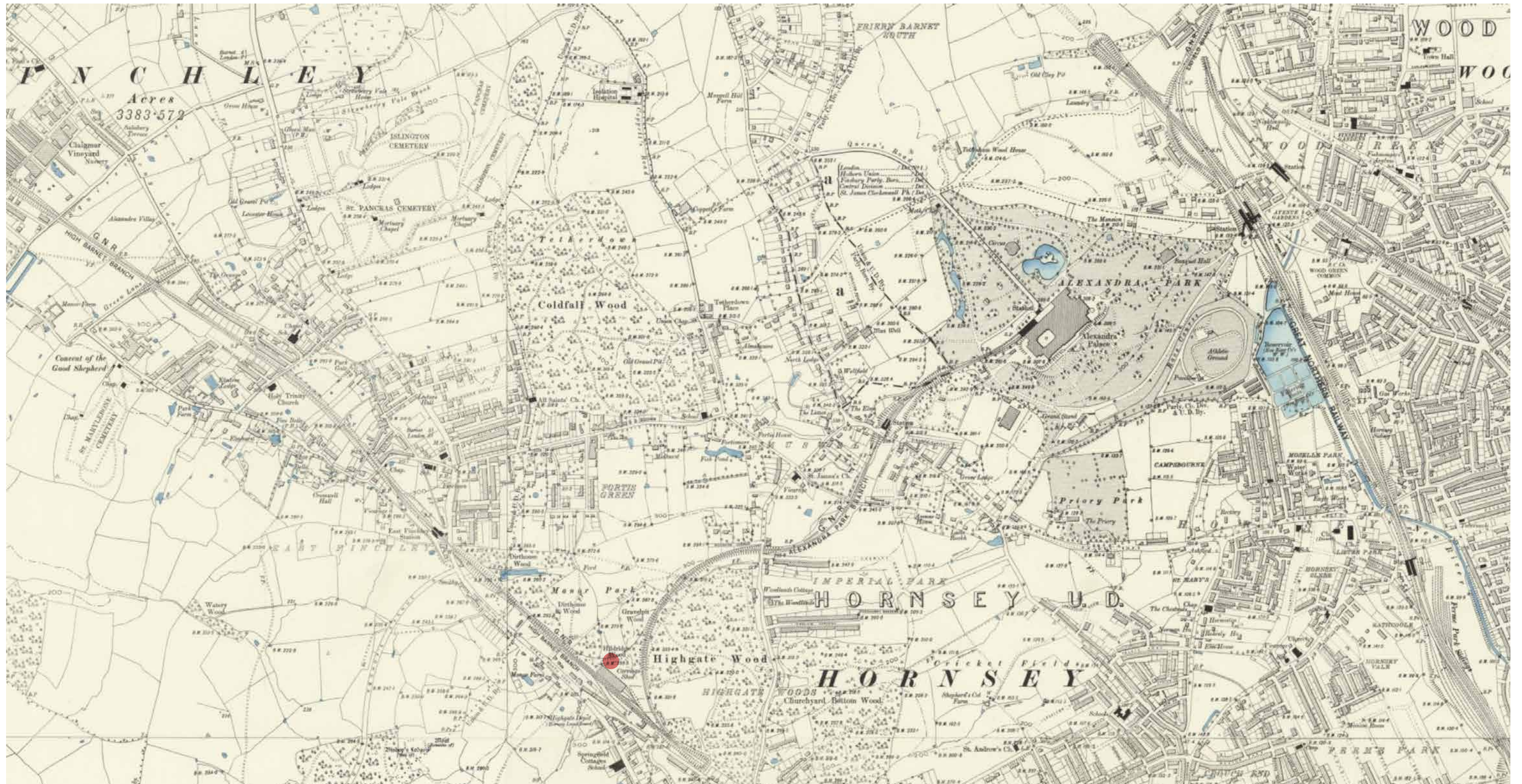


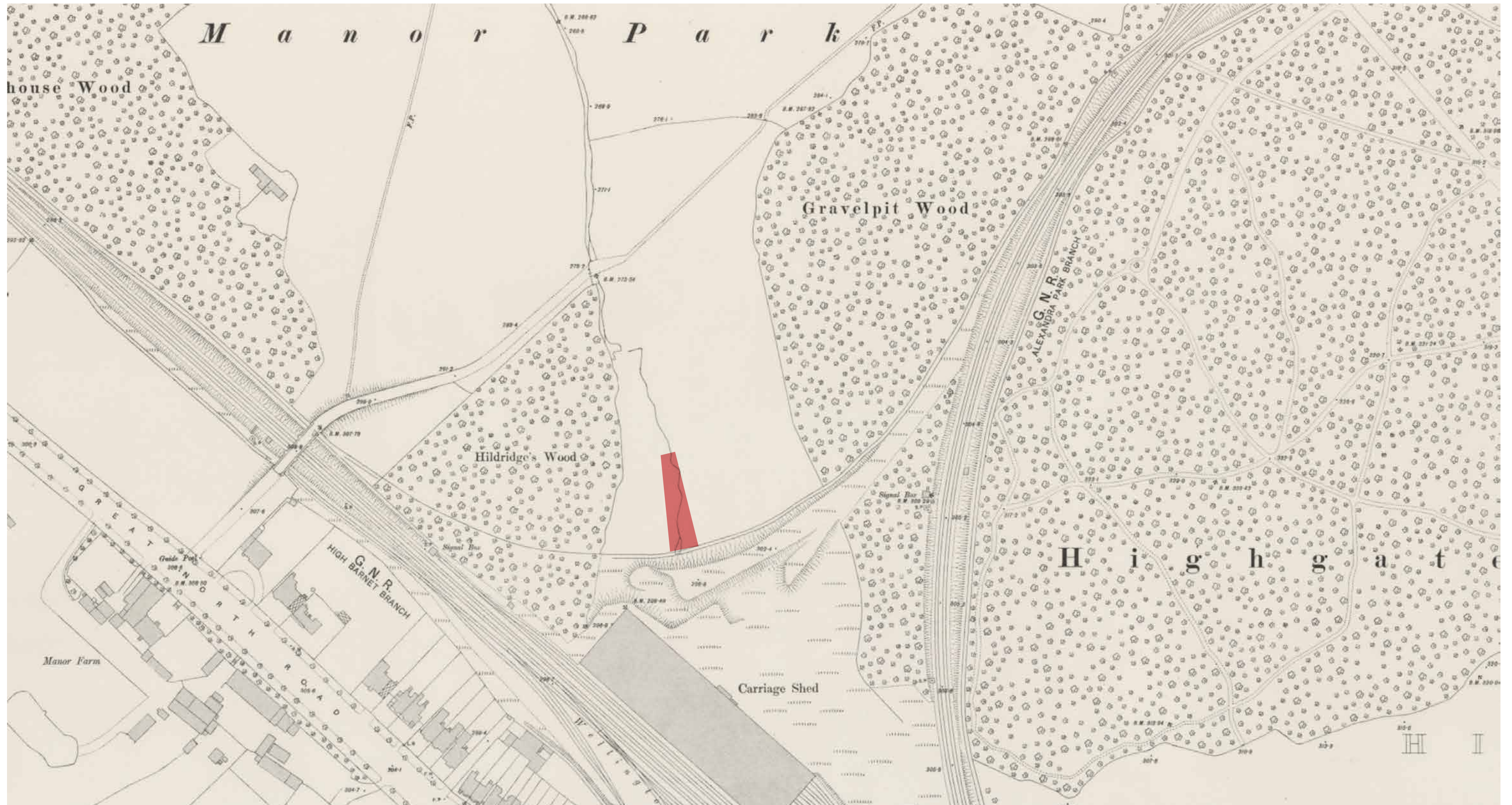
History of Lanchester Road



Ordnance Survey Plan, London III, 1893

With the development of affordable mass transport around the turn of the century; the extension of the underground and connecting tramlines improved the accessibility to central London and opened up the potential for the city to expand into a new 'outer ring' of residential development. As can be seen from this plan from towards the end of the century the railway has expanded with a branch line running to Alexandra Park and Palace and the introduction of the 'carriage shed' immediately to the south of 29 Lanchester Road. Other significant developments since the previous plan include the expansion of development around Fortis Green to the north and the realignment of the crossing point of the High Barnet Branch of the GNR line - it has moved further north to the other side of Hildridge's Wood and close to the current alignment of Woodside Avenue. Highgate Wood has been created from the area of Gravelpit wood to the south of the new branch line with small area of Gravelpit Wood to the north of the line retaining the name.

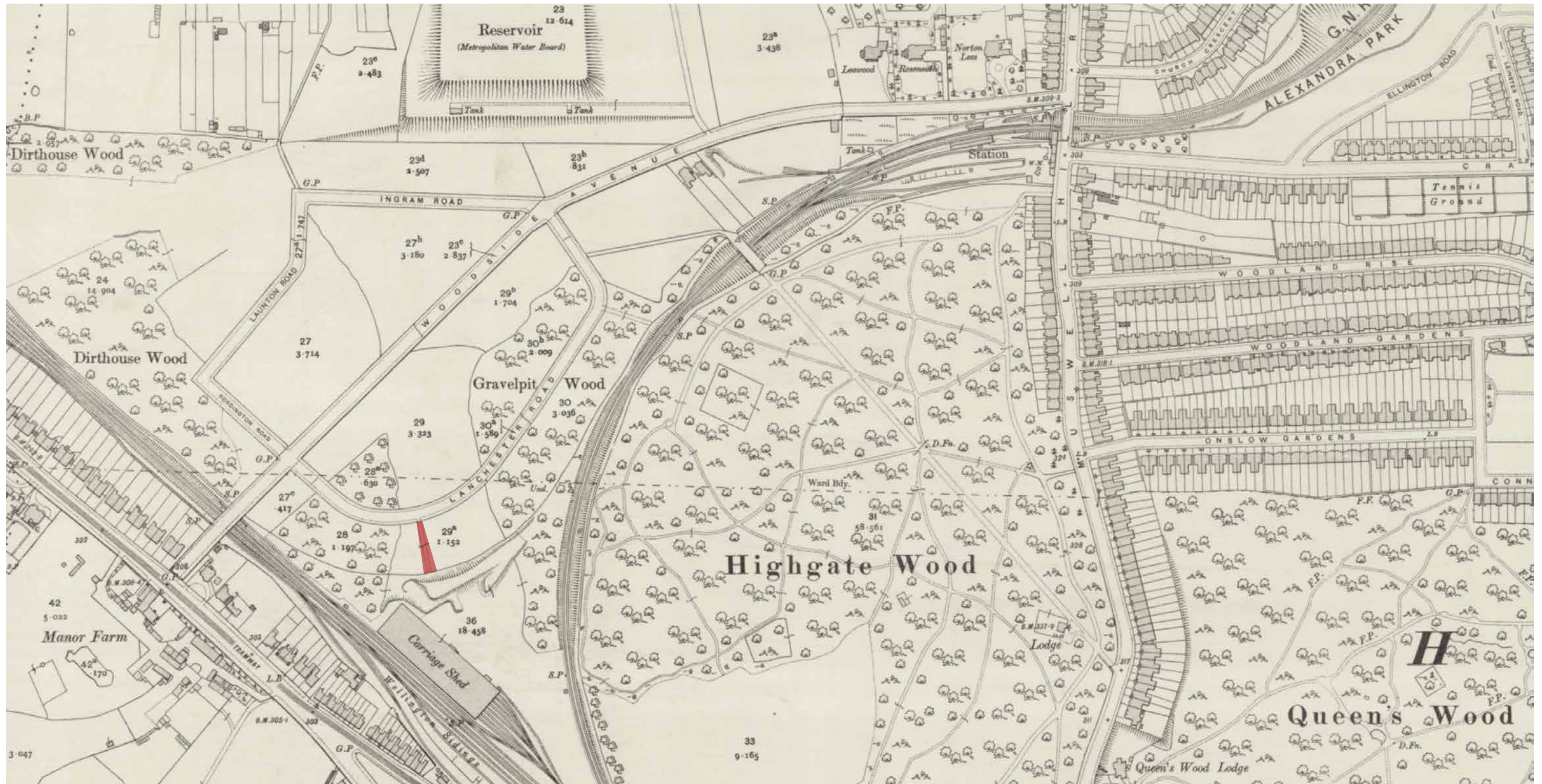
History of Lanchester Road



Ordnance Survey Plan, London III, 1893

This larger scale plan from the same period shows further detail - revealing the bridge crossing of the GNR line and the formation of an embankment to the GNR land which remains the boundary to the south of Lanchester Road. The approximate location of 29 Lanchester Road is highlighted in red and shows that the home is in a cleared area between the remnants of Gravelpit Wood and a smaller wooded area referred to as Hildridge Wood to the west, with the land associated with the 'carriage shed' to the south. Interestingly a small water course appears to run through 29 Lanchester Road reflecting its location at the low point of the area.

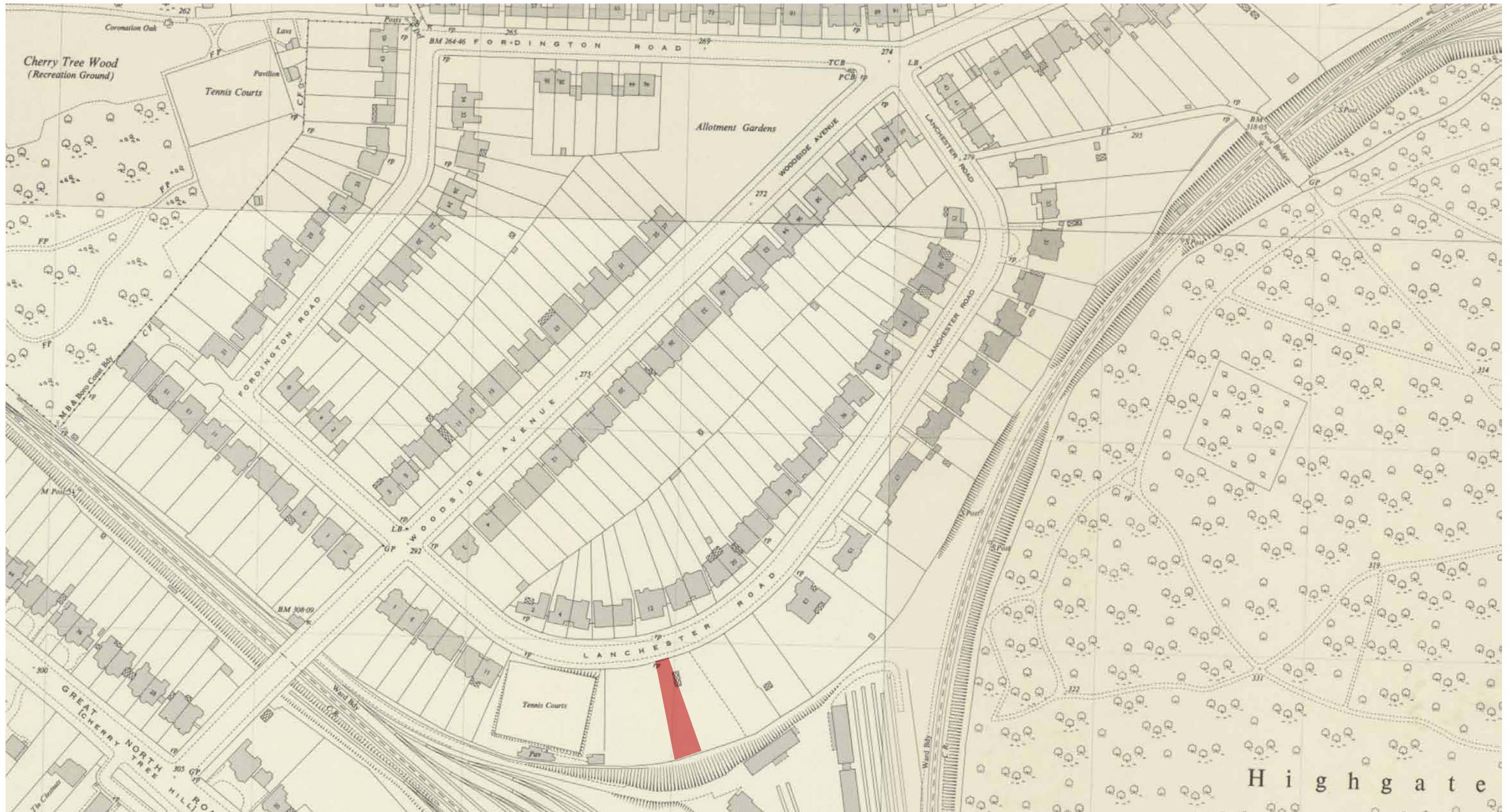
History of Lanchester Road



Ordnance Survey Plan, Middlesex XIII, 1910

The new transport links coincided with local authorities becoming under increasing pressure to provide new housing. In the early 1900's the demolition of inner city slums had out stripped that of new build housing and there was an acute shortage of housing. By 1918 the shortage of housing for the 'working classes' had reached a crisis point, there was concern that this mixed with soldiers returning from the First World war could result in civil unrest. This was the catalyst for the significant expansion of the outer ring of the city, an attempt by the Government of the time to increase housing supply. As shown on the above plan, only 17 years after the previous pages, significant housing has already developed along Muswell Hill Road and to the east of that. The infrastructure of Woodside Avenue, Lanchester Road and Fordington Road (interestingly at that point it had three different road names) is already in place although housing development doesn't appear to be in place yet. The existing footpath connection to Highgate Wood is already in place while it would appear that much of Lanchester Road was still woodland both to the middle section and to the southern end just before the connection to Woodside Avenue.

History of Lanchester Road



Ordnance Survey Plan, London, 1950

By the end of the second world war much of the majority of the area as we know it today was established. Notably the area where 29 Lanchester Road and its neighbour occur is the only remaining development parcel left. Noticeably, further railway development has taken place to the south of this zone and perhaps this was the reason that this area remained undeveloped and the tennis courts are positioned in this part of the road. Based on historic records it appears that most of the properties on Lanchester Road shown here were developed around 100 years ago in the 1920s and 30s.

History of Lanchester Road



Diagram of the surrounding area showing development from the 1950-80s

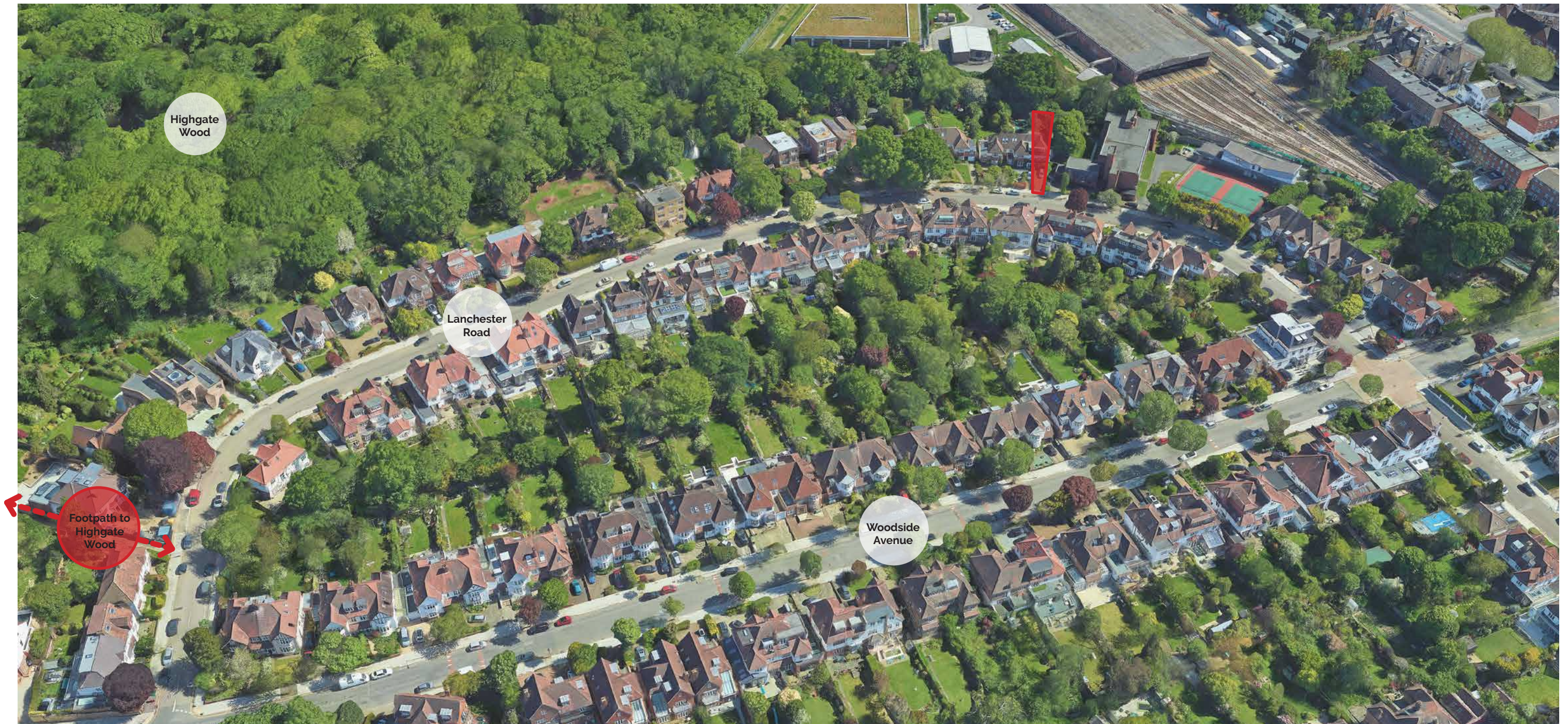
As can be seen from the above diagram the remaining undeveloped plots in the area were infilled during the post war period, to the south of Lanchester Road adjacent to 29 Lanchester Road and the allotment gardens at the junction of Fordington and Woodside Avenue.



Diagram of the surrounding area showing development from 1980s to today

Since the completion of major development in the area it has largely been a process of filling and incremental change. Most notably on the above plan is the introduction of Hildridge Court to the west of 29 Lanchester Road, the large scale replacement of the homes that were introduced at the junction of Fordington and Woodside Avenue and the creation of 4 new homes (in place of a villa to the east of 29 Lanchester Road. However, generally infill and extension of existing homes has become the common with a majority of homes showing some level of adaptation.

Lanchester Road Now



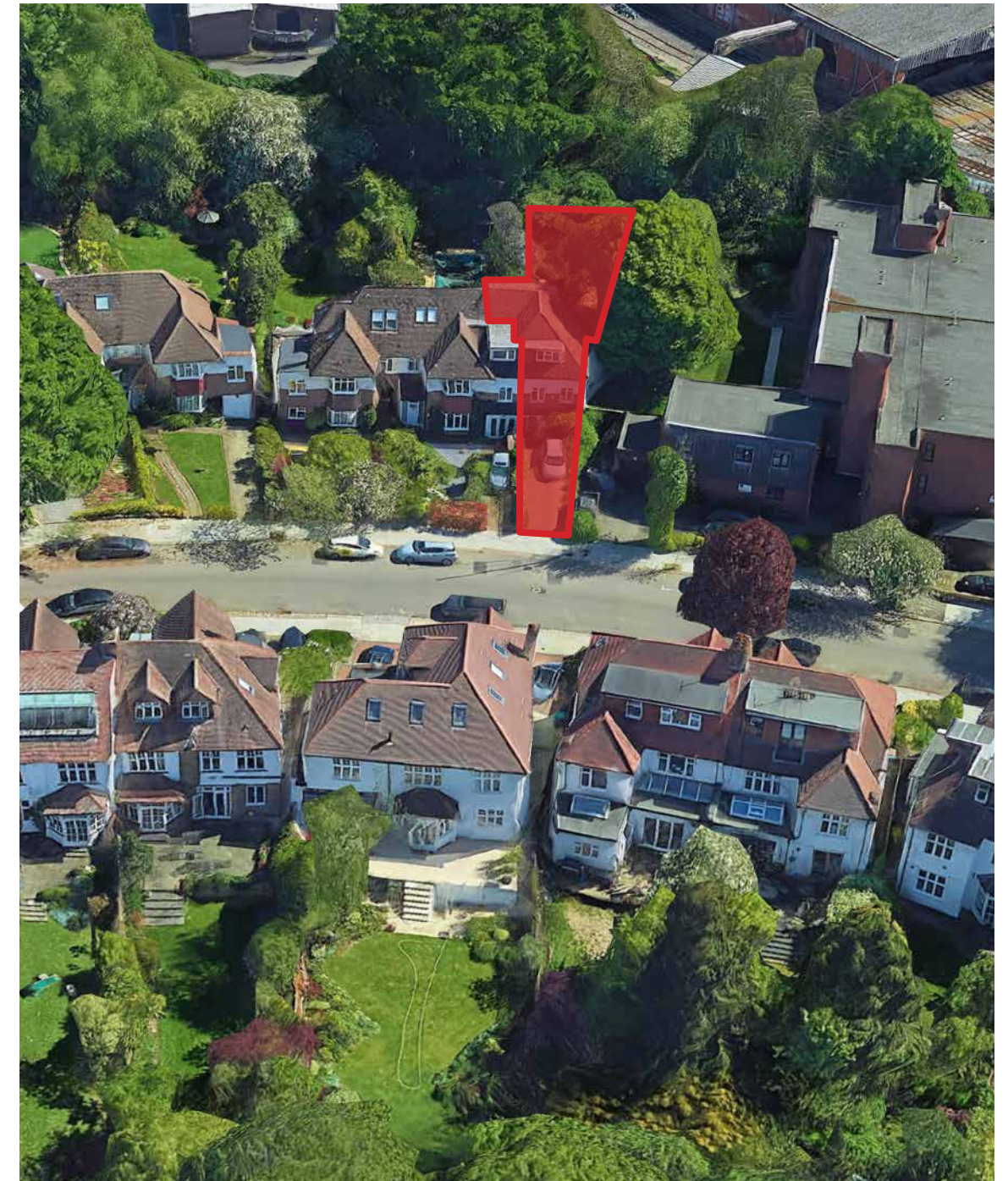
Birdseye Image showing the full extent of Lanchester Road from the north

Lanchester Road is an irregular crescent shape, sweeping around to the south of Woodside Avenue. The road rises to its centre with number 49 located at the high point of the road. Number 29, alongside Hildridge Court is located at the low point, towards the western end of the road. Typically larger homes to the south-east end of Lanchester Road back onto Highgate Woods, to the west of number 45 this becomes TfL land, although much of this remains wooded and screens residents from the TfL facilities to the rear. These mature trees form a strong backdrop to Lanchester Road and some have also survived along the frontage, most significantly to the frontages of number 37 and 45.

Lanchester Road Now



Birdseye Image showing 29 Lanchester Road from the south



Birdseye Image showing 29 Lanchester Road from the north

As shown by these two further images 29 Lanchester Road the house is treated as an extension of the pair of original houses that sit immediately to the east (29a & 31). As we will explore further through this statement the current frontage lacks a number of the key features of these homes including the bay window and hipped front roof projection. To the west Hildridge Court steps its building line forward from the prevalent building line. Immediately adjacent to 29 Lanchester Road is a single storey garage, stepping up to a two storey frontage and beyond this it is three storeys with a small area of core projecting up a further floor to four storeys.

Lanchester Road Now

67



65



63



61



52



48

50



44

46



40

42

Over the following pages we have prepared a photographic survey of Lanchester Road to allow an appreciation of the diversity of architectural styles on the street as well as identify recurring characteristics which have influenced the design of the extension and improvement of number 29.

On this page the homes to the running from the south side of the access to Highgate Wood, at the bottom of the page numbers 67 to 61. Number 67 has recently been renovated with an extension to the front and additional bow bay window to the left of the front door. Number 65 features a projected first floor gable which is tile hung with an angled bay window beneath, a composition similar to that at number 45 further to the west. Number 63 is a new building which gained consent in 2012 and was built in approximately 2015, the architects were Carmody Groake and the design replaced a 1920s similar in form to many of the other houses on the road. The new building is a series of interlocking, stepped brick volumes with a large window in the central volume to articulate the main entrance. At the bottom of the page are the homes on the north side, numbers 52 down to 40. These all have a similar square two storey bay windows that are covered by a projecting half gable with varying patterns of decorative half timbering. A new house is currently under construction between numbers 50 and 52, further details of which are shown later in this document.

Lanchester Road Now

61



59

57

55



53



51



38

40

42



38



36



34

As with the previous page those homes to the south side of Lanchester Road are shown to the top of the page and continue from the previous spread extending from 61 to number 51. This grouping have not been through the more radical renovations of 61 and 63 and show a mix of details repeated elsewhere along the road - half timber upper floors, dormer windows, bay windows (here all curved or bow windows) and 'catslide' roofs that extend down to the head of the ground floor windows.

To the bottom of the page is shown numbers 34-38 on the south side of the road. Following the relatively consistent style of numbers 42-50 the houses are more varied towards the top of the hill. Number 36 and 38 introduce splayed and bow windows and both again feature 'catslide' roof extending to the ground floor. Similar to the south of the road again dormer windows feature, particularly in combination with the 'catslide' roof. Number 34 then moves to a more recognisable 1930s style with a similar bow window to number 36 here combined with a wider flat frontage and a porch projected to incorporate the entrance and garage, variations of this form define the next group of homes on the north of the street.

Lanchester Road Now

49



47



45



43



32



30



28



26

Number 49 (originally number 17) is the only listed building on the street (grade II), it was built in 1925 to 1926 as one of the first houses on the road, located at the top of the hill. Its listing relates both to the exterior and interior, The handsome composition of the exterior, made up of four equal bays defined by beautiful oak bow windows is apparently complimented by 'a remarkably complete suite of rooms with lavish, high-quality oak joinery and fittings, handsome chimney-pieces, decorative plasterwork, light fittings, door and window ironmongery and some fine reused timbers, designed by Maple & Co, a leading name in interior furnishings.' The architect was Ewan Macpherson and the original owner was a director of Maple & Co - hence the lavish interior. This decorative facade is somewhat masked from the street by the tall front boundary combining a brick retaining wall with tall hedges. Number 49 is contrasted by number 47, a later 20th century addition to the street on land which was originally part of the grounds to number 49. Number 45 has a simple brick facade of almost square proportions, subdivided by windows of varying rectangular formats, with the only relief being a projected brick porch. Number 45 would originally have sat adjacent to 49 and is an equally handsome Arts & Crafts building, featuring beautiful carving to the eaves boards and an attractive asymmetric composition. Beyond this number 43 down to number 39 are all in fill development that replace a single large house (previously number 13). All of these houses sit back from the street and due to the level changes are significantly raised. To the north of the street numbers 32 down to 26 continue the 1930s style of number 34, largely expressed by a projected bow window and various different details to the entry porch and garage.

Lanchester Road Now

41



39a



39



37



24



22



18

20



16

Number 41 and 39a appear as mirrors of one another with a car port and shared terrace area. Projecting ground floors provide a first floor balcony and large areas of fenestration, organised in a variety of proportions but generally with a landscape format. The number suggests that number 39 was a later addition to the street, created through the subdivision of the grounds of number 39a. The design with a continuous mono-pitch subdivided by a series of set backs has similarities to number 43. Number 37 makes a unique contribution to the street with three mature trees in its front gardens, possibly the last remnants of the ancient woodland that covered the land until the early 20th Century. The site was recently clear and a new home is under construction there, further details of which can be found later in this statement.

To the north of the street the 1930s forms continue with the dominance of bow windows, with subtle variations in the gable expression and porch detailing. Notably number 18 and 16 have seen later adaptation, with number 18 celebrating the mature trees opposite with a spectacular glazed gable and vaulted top floor room and number 16 playfully extending the garage with a colourful projection to the front.

Lanchester Road Now

35



33



31

29a

29



Hildridge Court



14



12



10



8

As illustrated in the section on the history of Lanchester Road Numbers 35 to 29a are all a later development, probably dating from the late 1950s or early 1960s. The homes were constructed as 2 semi-detached pairs (35-33 and 31-29) and feature splayed bay windows with hipped roofs over. The original design appears unusual in that the garage was integrated into all of the homes as a projection to the side of the bay with an area of flat roof over. Number 35 has recently (summer 2019) been subjected to alterations include the extension of the ridge and replacement of the integral garage with accommodation. The material palette of this group is consistent with rendered upper floors (typically from first floor sill level), brick base and clay tile hanging to the bay window. The roofs are all concrete tile. As explained in further detail later in this statement number 29 is a subdivision of the plot of number 29a.

To the opposite side of the street there is a change in character from the homes to the east, where the palette becomes uniform with all homes in white render / painted brick work for their full height. The homes also shift from the more typical stepped frontage to a full flat frontage of three windows. The details remain similar to those to the east with a bow window and gable above. Number 12 was relatively recently (summer 2015) renovated but retains the character and form of adjacent properties.

Lanchester Road Now

Hildridge Court



7



5



1



2

4

6



6



4



2

Hildridge Court is located immediately to the west of 29 Lanchester Road and was built in 1977 (almost the same date as the creation of 29 Lanchester Road). The building is red brick with a slate roof mansard. The building contains 30 sheltered flats but provides limited street frontage with the predominantly 3 storey building stepping down to two storeys where it faces the street. A small area of the building, assumed to accommodate either lift cores or water storage, projects up to four storeys and marks the main entrance to the building. Notably Hildridge Court projects closer to the street line than most of the homes on Lanchester Road it also sits at the low point of the street. To the west of Hildridge Court is Stormont Tennis and Squash Club which fronts Lanchester Road with a line of close board fencing and line of trees. Beyond this lies numbers 11 to 1 which share many qualities with the predominant 1930s houses on the rest of the street, this is also the case to the north of the street, although number 4 and 6 are unusual with their bow windows featuring a flat roof.

Lanchester Road Now

We have analysed the photographic survey and the following statistics seemed particularly relevant in considering how to develop designs for 29 Lanchester Road. Bay windows are the predominant expression on the street with over 80% of the homes on the street having a bay of some description (almost all of those original to the street had a bay) with around 2/3 curved / bowed and 1/3 splayed or rectangular. Around a third of the homes have had some form of garage conversion and 2/3 use brick and render. Around a quarter of the homes have some form of half timber / boarding, while half have some tile hanging to the facade. The full results of the survey are summarised in a table at the end of the document.

To summarise the photographic survey over the previous pages Lanchester Road might be considered in the following clusters of homes with shared characteristics as described and illustrated on the adjacent diagram.

Group	House Nos.	Description and summary of shared qualities
A	1-11, 2-34	1920-30s originals. Curved / bow bay window, generally with a projected tile hung gable above. The homes are a mixture of semi-detached and detached.
B	29-35	1960s built semi-detached houses with splayed bay window and hipped roof above, brick and render elevations
C	39 - 41, 47	Infill or replacement 1970s built detached homes, a mixture of flat roof and mono-pitch, large windows, brick facade
D	40-52	1920-30s original. Projected frontage with rectangular bay window with gable extended over, a variety of half timber patterning. Generally semi-detached.
E	36, 38, 45, 49-67	1920-30s original. Large detached properties that vary considerably with notable architectural merit, including the listed number 49
F	50a,63 & 37	21st Century additions / replacement homes. Please refer to following pages for those under construction.

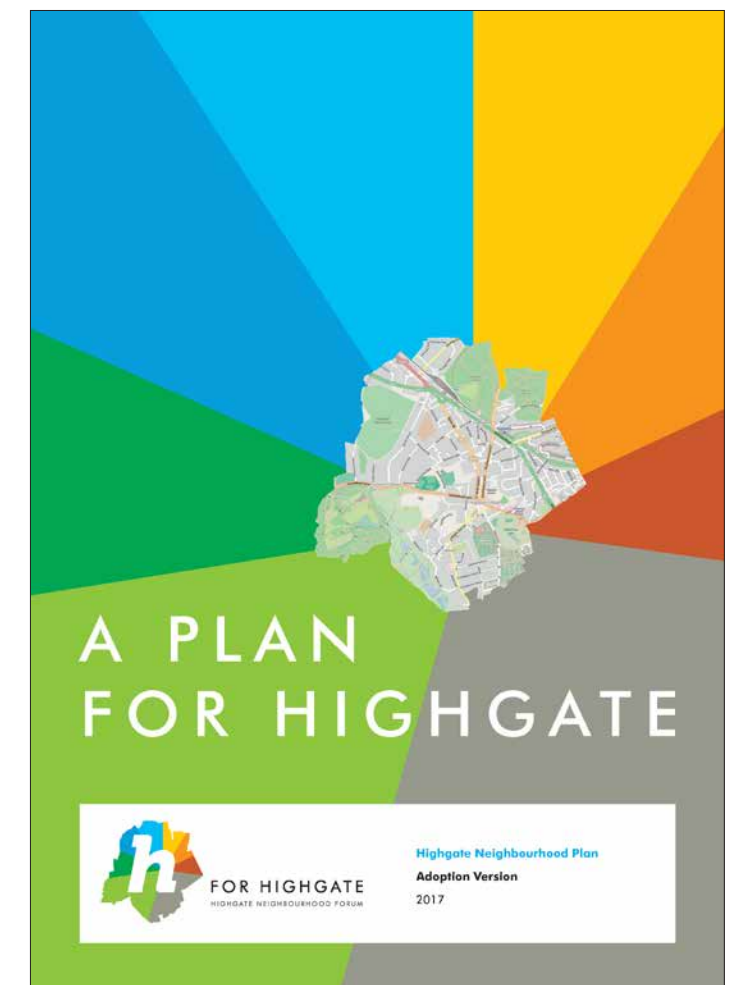
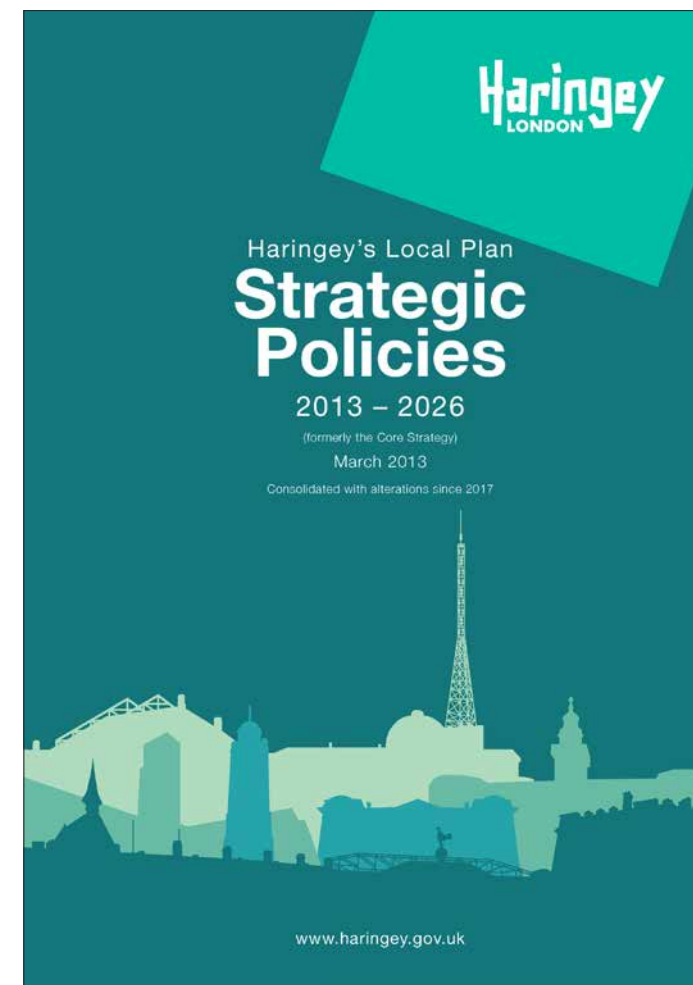
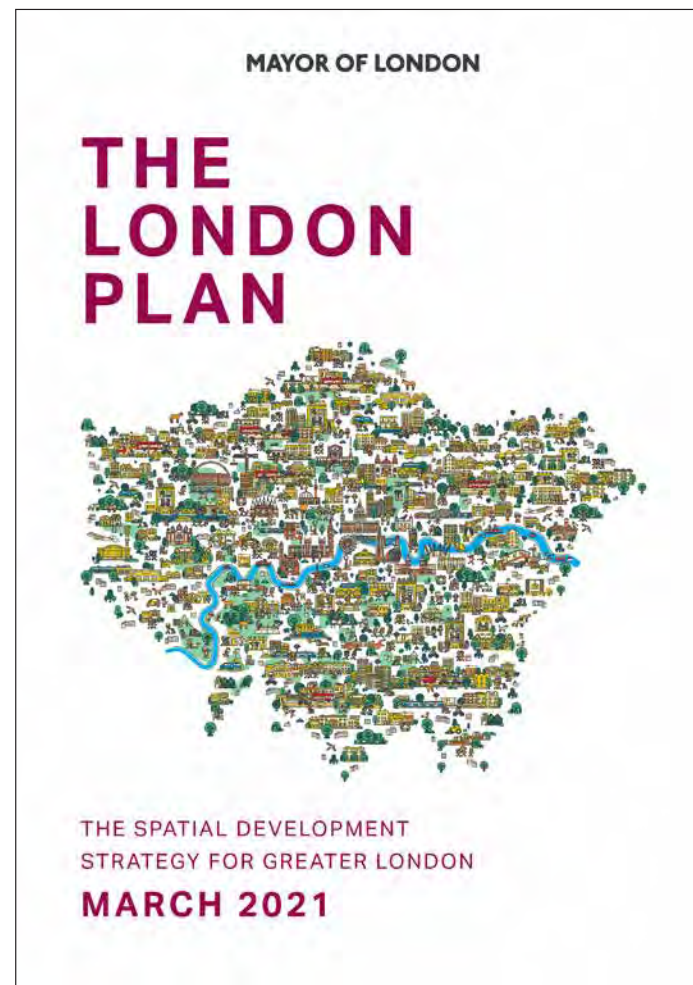
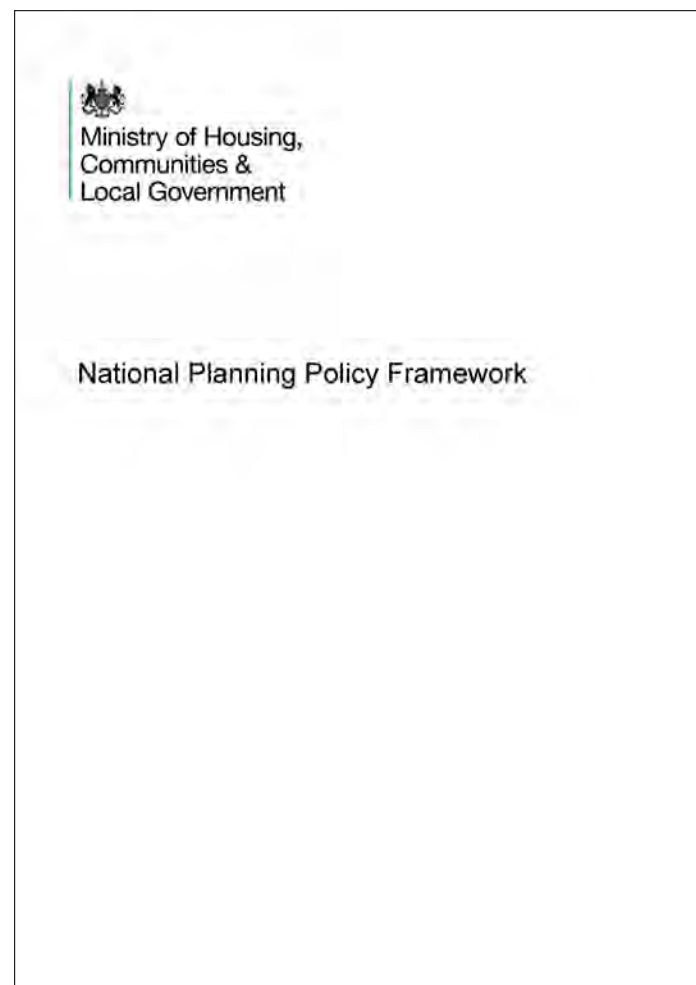


Lanchester Road Now



Illustrated here are some of the attractive architectural details that characterise Lanchester Road and which the proposals seek to both draw from and continue in the tradition of. As explored through our proposals we have drawn on the design of bay windows, the use of herringbone pattern, tile hanging and expressive dormers.

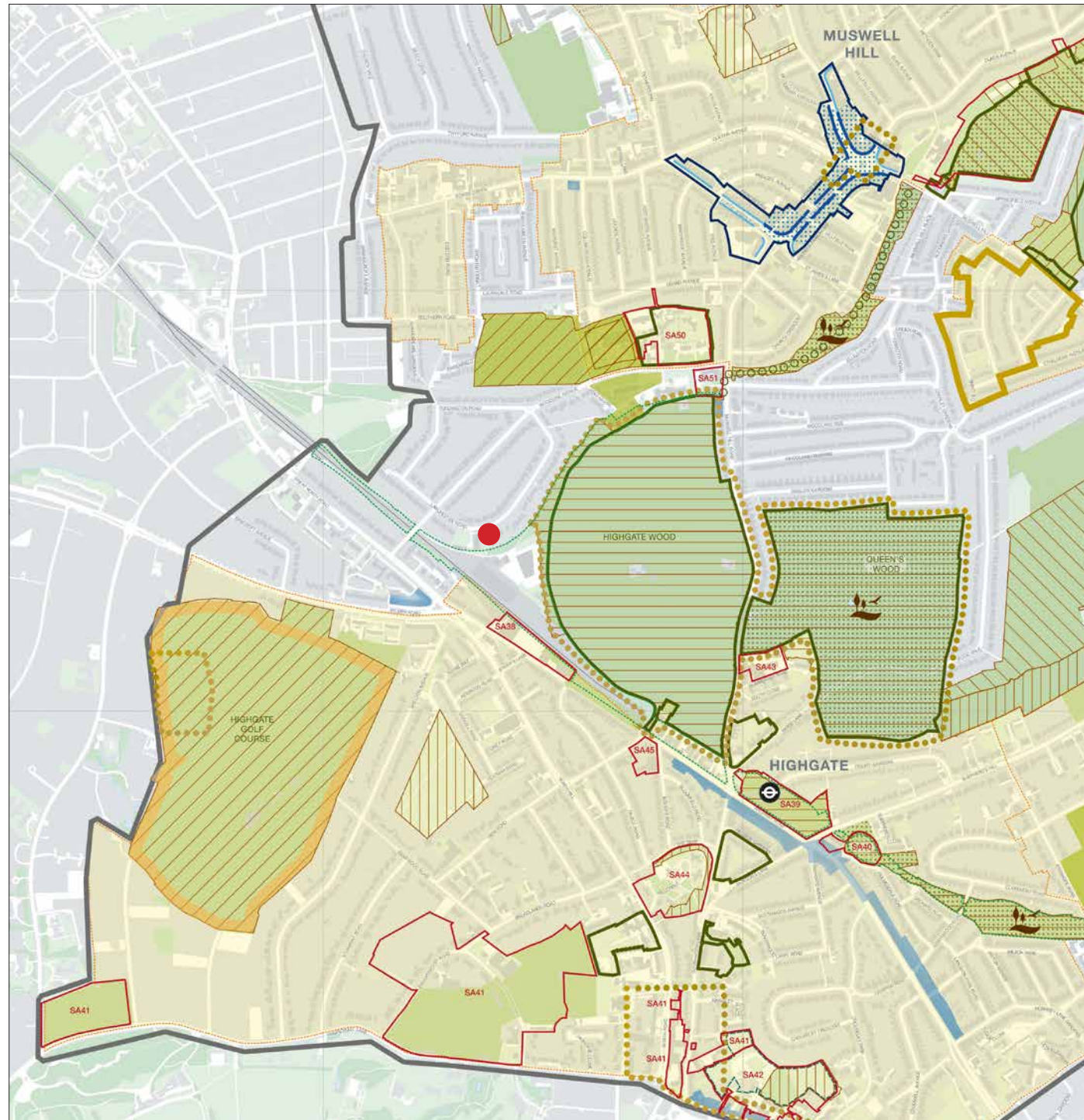
Planning Context



The relevant planning policies are the 'National Planning Policy Framework' (NPPF, 2021), the 'London Plan' (2021) and the 'Haringey Local Plan' (2017) as well as the 'Highgate Neighbourhood Plan' (2017). We have also consulted additional planning guidance including the National Design Guide, Haringey's 'SPG1a Design Guidance and Design Statements' (2003), Haringey's 'Sustainable Design and Construction SPD' (2013), Haringey's 'Urban Character Study' (2015) and the 'Highgate Conservation Area Character Appraisal and Management Plan' (2013) although we note we fall well outside this area. We have reviewed the Ministry of Housing, Communities and Local Governments guidance on Permitted Development. We are aware that a new local plan is due for consultation shortly but as of the date of writing this statement the Plan is not available for review.

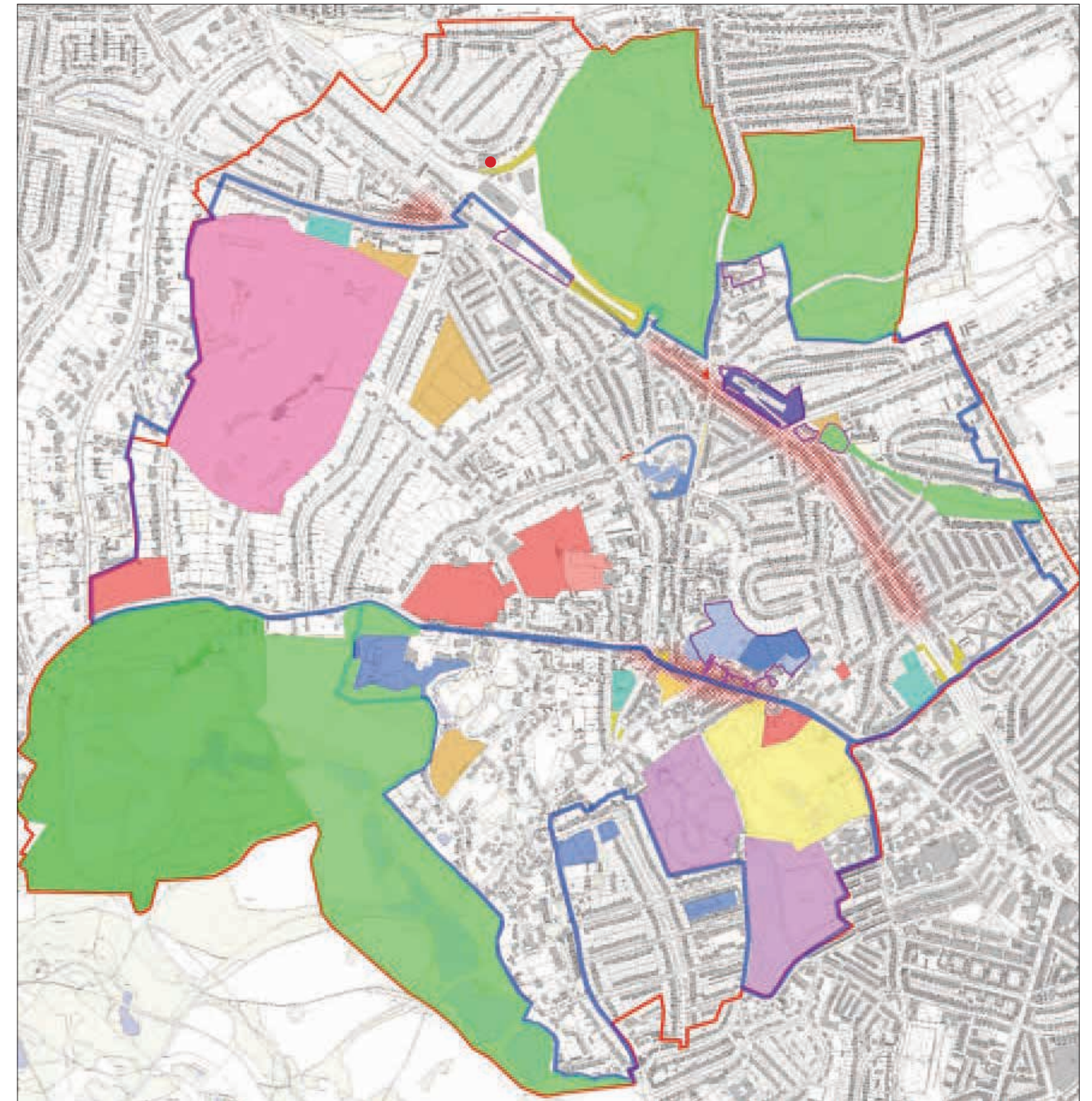
Relevant policies within these include NPPF paragraphs 126 to 136 'Achieving well-designed places', London Plan Policies 3.5 'Quality and design of housing development', 7.4 'Local Character', 7.6 'Architecture', Haringey DPD Policy DM1 'Delivering High Quality Design', DM2 'Accessible and Safe Environments' and to some extent DM7 'Development on infill, backland and garden land sites'. We have also reviewed Haringey's validation checklist and in line with this a 'Design Charter Response' is provided in relation to the requirements of DM1 under the proposals section of this document.

Planning Context



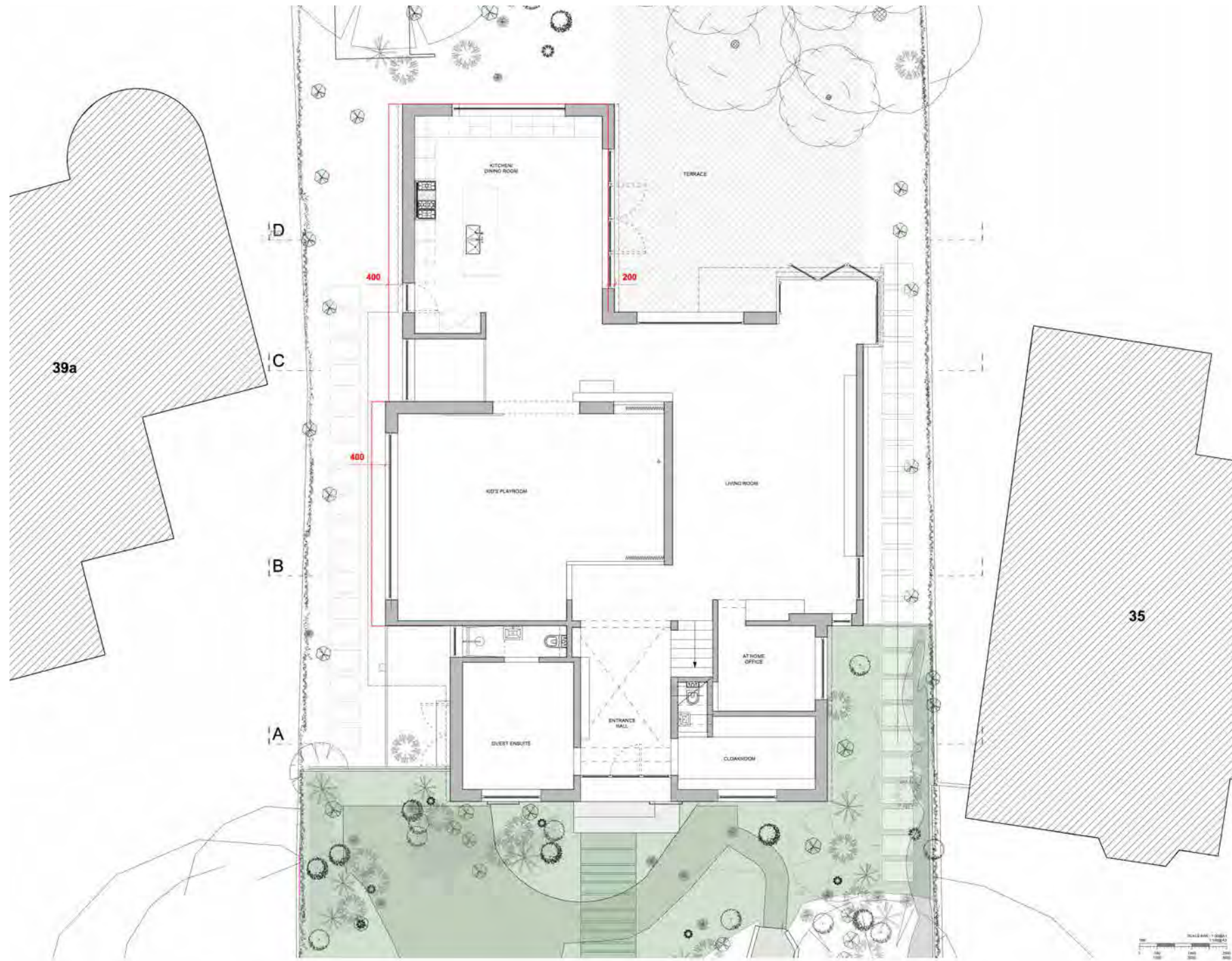
Above is an extract from the local plan showing the relevant planning designations around the site. In yellow is indicated the extent of conservation areas, with Highgate Conservation area to the south of 29 Lanchester Road and to the north Fortis Green and Muswell Hill Conservation areas.

To the east the hatching of Highgate Wood and Queen's Wood indicates both are of Metropolitan Importance, an Historic Park and Metropolitan Open Space while the area of green to the south that sits outside the Highgate Wood designation is classified as part of the wider Ecological Corridors (relevant policy DM19).



Above is an extract from Highgate Neighbourhood Plan. Most notably for 29 Lanchester Road is the 'wooded fringe' that extends to the rear of the property. Relevant policies from within the Highgate Neighbourhood Plan include Core Objective 4 (Open Spaces and Public Realm) and Core Objective 5 (Development and Heritage), particular policies include DH3 (Rear Extensions), DH5 (Roofs and Roofscape).

Planning Context



Illustrated above is the consent for number 37 Lanchester Road which is currently under construction. The proposed design was developed by Charles Tashima Architecture. The house is comprised of an open plan ground floor with a separate area for children to play. The frontage to the street is comprised of a guest bedroom and cloakroom. Upstairs a total of 6 bedrooms, 3 of which are double bedrooms. The total area of the house is 374 sqm. The house is dominated by the large TPO oak trees that form the front boundary and as such the home will have limited visibility from the street. The home was objected to by a number of residents due to the proximity to the boundary and increased scale but was recommended for approval with the committee following the officers recommendation.

Although a new build proposal and quite different from the proposed works to 29 Lanchester Road there are a number of items that were of interest in developing our proposals. These included the organisation of the rear of the ground floor into a series of interconnected spaces, the double height entrance and the vaulted top floor spaces. Number 37 also proposes the use of modern methods of construction, in this case structural insulated panels (SIP) reducing the embodied energy of the house while improving the fabric performance. We are keen to look at similar opportunities for improving the sustainability of number 29.