

44 – 46 Hampstead Lane
London
N6 4LL

HERITAGE STATEMENT

Volume 2 – Impact Assessment and Policy Consideration

To accompany a planning application



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44 – 46 Hampstead Lane, Heritage Statement (Volume 2 – Impact Assessment and Policy Consideration)

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1 INTRODUCTION

1.1 Aim of this Report

This report has been prepared by Heritage Architecture Ltd (SLHA) on behalf of the applicant. The intention is to accompany a planning application for the proposed development at 44 – 46 Hampstead Lane [subject site] which is located within Sub-area 7 – ‘Bishops’ in the Highgate Conservation Area in the London Borough of Haringey (LB Haringey). Neither 44 nor 46 Hampstead Lane are statutory nor locally listed.

The heritage statement assesses the impact of the proposals on the Highgate Conservation Area and on the sub-area 7 – ‘Bishops’, in particular as well as other statutory listed heritage assets. This document is to be read in conjunction with ‘Heritage Statement – Background and Significance’ (‘Volume 1’), the planning drawings and design and access statement prepared by Wolff Architects and other supporting statements included in this planning application.

The assessment includes:

- An assessment of the potential impact of the proposed works upon the significance of the identified heritage assets (the conservation area)
- A policy compliance assessment

2 IMPACT ASSESSMENT

2.1 Impact Assessment Criteria

For the purposes of assessing the effects likely to result from the proposed development, established criteria have been employed, primarily the guidance in ‘Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets’ (GPA 3), December 2017. Yet, for the purposes of this proposal, it has been deemed useful to utilise the methodology in the previous guidance issued by English Heritage, ‘*Seeing the History in the View: a method for assessing heritage significance within views*’ (2011). This is because this methodology utilises a more quantitative approach which is helpful in this instance, where the subject building itself is not of any significance and where there are numerous heritage assets but of relatively low importance within the view.

According to the guidance, there are advantages and disadvantages to both quantitative and qualitative approaches:

“Some practitioners in landscape and visual impact assessment use matrices while others prefer to use a well-argued narrative account to arrive at an overall view of significance. The advantage of using a matrix is that the process is transparent. The disadvantage is that a matrix can be restrictive and the relationship between the two axes is not always linear (Landscape Institute 1995 and 2002). Above all it is important to remember that any method is a tool for assessment and ultimately assessment of the level of effect will be down to professional judgement. For this assessment it is therefore necessary to identify the value and importance of the resource or receptor and the magnitude of impact.”

The decision to adopt this methodology is also mindful of NPPF Paragraph 189 regarding proportionality of assessment in relation to significance of designated heritage assets:

“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.”

The 2011 guidance proposes a four-step methodology in order to ultimately assess the magnitude of impact on each of the three views. The assessment in each successive stage goes as follows:

- Value / importance of individual heritage assets identified in the view (high/medium/low)
- Value / importance of the view as a whole (high/medium/low)
- Magnitude of impact on heritage significance within a view (high adverse/beneficial – low adverse/beneficial)
- Magnitude of impact against value (Major/Moderate/Minor/Negligible Effect)

There are extensive criteria provided in the ‘*Seeing the History in the View: a method for assessing heritage significance within views*’ (2011) which has been followed in order to undertake this assessment. This is set out in **Appendix 1: Visual Impact Assessment Criteria**.

It should also be noted that the AVR images used for the impact assessment below are just for massing purposes and the DAS and other CGI’s by Wolff Architects should be referred to for the accurate representation of materials and design details.

2.2 The Proposals

The amended proposed scheme has been completed by Wolff Architects in September 2022. The proposal seeks to demolish the existing buildings in entirety and to construct a new 66 bed care home with associated facilities, car parking and landscaping on the newly unified site. The new building will present as two properties on the approximate footprints of 44 and 46 Hampstead Lane and will be connected by a subtly designed link at ground and first floor levels. The new building is predominantly three storeys under a pitched roof with feature gables and partially free-standing chimneys on the Hampstead Lane elevation, with further lower ground floor levels partially exposed on the Courtenay Avenue elevation as the topography slopes down the hill.



Figure 1: Proposed Elevations. Above: Southern (Hampstead Lane), below: Western (Courtenay Avenue). Drawings by Wolff Architects (updated September 2022).

The proposed scheme references the prevalent style in the area with Arts and Crafts style gables on the frontage with articulated chimneys and sliding roofs. The proposed development will serve as a care home and the alteration of building form will reflect its change in function.

As was ascertained in section **Error! Reference source not found.**: Significance Appraisal of Volume 1, the existing buildings are not of any significance. The primary purpose of this section, therefore, is to assess the possibility of the proposed development having an impact on the character and appearance of the Highgate Conservation Area. As mentioned in Volume 1, the Highgate Conservation Area Character Appraisal and Management Plan ('HCACAMP') divides the conservation area into sub areas which reflect the historical patterns of development, land ownership and architectural style. Given that there is great variety throughout the conservation area, and between the various sub-areas, this assessment will focus primarily on the sub-area within which the subject site sits; the Bishops sub-area.

Since the previous pre-application on 28th January 2021, the ridgeline of the roof and the overall height of the building have been reduced alongside the reduction of the bulk and mass at the rear. The proposed development responds to the proposals for No. 42 Hampstead Lane scheme next door and the overall height is comparable.

2.3 Visual Impact Assessment



View 01: Baseline

This view looks west along Hampstead Lane towards the subject site. On the left of the view is the fenced boundary of Kenwood Park and Garden (Grade II* listed), and some poor-quality tarmacked pavement. In the centre of the view are parked cars on either side of the wide thoroughfare of Hampstead Lane. On the right of the view, curving around into the centre of the view are the large London Plane trees that line the street, and behind these the foliage on the boundaries of 42, 44 and 46 Hampstead Lane. The only built form visible in this view is the roof and dormer of No 42 Hampstead Lane on the right, and a minute glimpse of the red brick of No. 44 through the foliage and between the gate piers.

Value / importance of individual heritage assets identified in the view

The winding, country-lane feel of Hampstead Lane is one of the characteristics of the Bishop's sub-area of the Highgate Conservation Area, as described by the HCACAMP, as are the street trees and front and rear gardens which give the area a suburban feel:

"Within the sub area, the street trees and trees within the front and rear gardens form a very important part of the suburban character of the area." (para 10.6.1)

Other than this, the view doesn't display many of the defining characteristics of the conservation area, as the portion of a roof that is visible is not really comprehensible and does not represent the built characteristics of the conservation area all that well. As such the value of the heritage asset identified in the view is **low**.

Value / importance of the view as a whole

The HCACAMP states that, *"although the south side of the Hampstead Lane is in the London Borough of Camden the views of the Heath and the wooded grounds of Kenwood contribute greatly to the character of the road"*.

Whilst there are some trees from Kenwood Park overhanging the fence on the left, this view does not reflect the vistas or experiences described in the HCACAMP and is not a significant or highly valuable view. In essence, Kenwood Park is not visible in this view. The receptors that experience this view are not highly sensitive and are relatively low in number. Whilst there are some pedestrians that walk along Hampstead Lane, the footfall is low, and the road is mainly used by motorists which have a low receptor sensitivity. Visitors to Kenwood Park that come from the west tend to enter the park at West Lodge whilst those coming to the park from the Highgate direction to the east, tend to enter the park at East Lodge, the subject site sits between the two gates meaning that visitors to Kenwood Park that come to this part of Hampstead Lane are motorists that use the car parks in Kenwood Park near West Lodge.

As such the value / importance of the view as a whole is **low**.



View 01: Proposed

The ground and first floors of the new building appear behind the bushy foliage visible in the baseline view. Whilst it appears that some of the foliage would be thinned-out in this view, this is in fact not the case. There is no re-landscaping proposed on the front boundary with Hampstead Lane and all of the shrubs, bushes and trees are being retained. The only area where some trees and bushes are proposed to be removed at the front of the site, are those that sit along the intermediate boundary between the two properties. As such, this view represents the scheme as more visible than it would be when all the shrubs and bushes are in full leaf (refer to baseline photograph).

The upper stories of the building are masked by the mature trees, but the building's height is just discernible as daylight can be seen in the gaps between the trees above where the building's roof ends. This understanding of the height of the building is helpful in reading it as a building not as a tall building, but as one with an overall horizontal form, which echoes that of others on the street. The red brick materiality matches the small amount of red clay roof tiles that is visible at No. 42, and the material is generally appropriate to the character of the conservation area.

The only way in which the subject site could be said to have been representative of the character of the conservation area in the baseline view was due to the large front gardens. The street trees and curve of the road are also mentioned in the HCACAMP, but these are not contained within the subject site. The subject site does not impact the street trees and the curve of the street, however, so the heritage significance within the view is sustained.

The development does not affect the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values and as such, the **magnitude of impact on the heritage significance** within the view is **neutral**.

As such, the magnitude of impact against value of the proposed development would have a **negligible effect**.



View 02: Baseline

This view looks east towards the subject site taking-in the corner of Courtenay Avenue on the left, with Hampstead Lane continuing along from the centre to the left of the view. This view is primarily made up of greenery and the thoroughfare, with the built form making up a relatively small proportion of the view, although the front and side elevations of 44 Hampstead Lane are visible.

As explicated in Section **Error! Reference source not found.** of Volume 1, 44 Hampstead Lane is of **low significance** and makes a **neutral contribution** to the conservation area.

Value / importance of individual heritage assets identified in the view

This view has a high number of mature trees in it. Some of these are within the 46 Hampstead Lane site, and others are mature street trees. On the right is the fence boundary of Kenwood Park and some mature trees which stand within the park protruding over the top, but Kenwood Park cannot be said to be visible in this view. As with View 01, the only heritage asset in this view is the conservation area and so the only aspects of the conservation area's character that are exemplified are the street trees, the curve of the road and the large front garden of 44 Hampstead Lane and 46 Hampstead Lane itself (which is of low significance and makes a neutral contribution to the conservation area).

As such, the value of the heritage assets as identified in this view, is **low**.

Value / importance of the view as a whole

As with View 01, Kenwood Park is mentioned in the HCACAMP, but it is the views over Kenwood Park and the Heath that are particularly characterful and significant, and these cannot be appreciated in this view or from this part of Hampstead Lane. As such, it is not considered that this view typifies what is described in the HCACAMP. The receptor sensitivity is similar to that of View 01, being that the subject site sits in the part of Hampstead Lane that has low footfall and is primarily experienced by

motorists. As a result, it has a low receptor sensitivity, and is not a particularly important or notable view, as such the value of the view as a whole is **low**.



View 02: Proposed

The proposed development is visible on the corner plot of 44 Hampstead Lane, with the part of the building on the 46 Hampstead Lane plot also visible obliquely in the background.

The closest corner of the building presents as two gables, with part of the pitched roof visible. The overall form and scale of the building is much like the domestic buildings found in the area, with their overall horizontal profile, the larger gable acting as a leading focal point, with wings extending out from the main gable, with other expressed gables. The angle of the pitch is more oblique than that of the current building at 44 Hampstead Lane, which is somewhat squat and bulky. The effect is that the roofline appears much more elegant. The building has a strong material quality, and the red brick and is typical of the arts and crafts style buildings in the area. The roof will be clad in Bronze standing seam panels which sit well with the material palette. The large windows are a modern interpretation and provide a sense of depth to the façade.

Overall, the proposed development offers a much more interesting response to the architectural language of the conservation area. The modern take on the Arts and Crafts style makes a considerable improvement to the squat, bulky buildings on site at 44 and 46 Hampstead Lane, which have been altered and extended successively so that they lack coherence in their overall form. By contrast, the proposed development has been considered as a whole structure, which is legible in the superior integrity it has in its overall form. The materials such as the chimneys, sliding roofs and windows are much improved when considering those on the existing buildings. As set out in Section 5 of Volume 1, the existing windows and features are incoherent, particularly on the rear of the buildings (such as the garage window on No. 44). Simply by being designed as a set, the windows on the proposed development would be an improvement. The design goes further however, by carefully considering

the design of windows so that they offer a sense of depth within the elevations. They correspond with the dormers on the west elevation which are a modern take on the typically domestic motif.

The landscaping in this view will be replaced with an overwhelmingly similar design to that which is existing: with a low wall with hedging above and railings concealed behind the hedging. All trees along the front boundary and in the rear garden are being retained. The experience of greenery on Hampstead Lane that is provided by the boundary treatment will remain largely the same. The piers that will be dispersed along the low wall will help to emphasise the undulating topography.

Magnitude of impact on heritage significance within a view

As with View 01, the proposals will not impact the street trees or the curve of the road and will maintain a large front garden, all of which are important characteristics of the conservation area, as set out in the HCACAMP. The visibility of the proposed building will also be in keeping with the character of the area as set out in the HCACAMP. The HCACAMP in its description of Hampstead Lane states that:

“...the road has a changing character fronted by houses built in a variety of styles at different periods in time. The western section of the road is abutted by nos. 26 - 46, typically very large houses in substantial plots, many containing large trees from the original Bishops Wood. Many have recently been substantially altered or rebuilt in a grander scale.” (para 10.4.11).

It is noted that simply re-building at a grander scale is not mentioned as being a negative aspect, in the ‘Negative Features’ paragraph (para 10.9.1). The ‘Negative Features’ section of this chapter states that *“inappropriate additions to otherwise positive properties”* are to be avoided (para 10.9.1). We have considered the policies and are of the view that a grander scale development would not be a negative one, per-se. In the case of 44 and 46 Hampstead Lane, the buildings are of low significance and make only a neutral contribution to the conservation area, and their replacement of with a high-quality design will not have any adverse effect on the character and appearance of the conservation area.

It is noted in para 10.10.1 of the HCACAMP that *“...future development should resist the loss of any buildings making a positive contribution to the area...”* yet, as set-out in Section 6.3 of Volume 1, the subject buildings do not make a positive contribution and instead make a neutral contribution.

As such the impact on the heritage significance within the view is **neutral**.

And the **magnitude of impact** of the proposed development against its **value would have a negligible effect**.



View 03: Baseline

This view looks southeast towards the subject site from Courtenay Avenue and towards the rear of 44 Hampstead Lane in the centre of the view. Between the viewpoint and the view is a low wall and a boundary marked by foliage on the centre-left of the view. The rear of 44 Hampstead Lane shows the degree of alteration that the building has experienced, particularly with the addition of windows at both ground and first floor which are numerous and uniform in size and overly large compared with the amount of brick façade. Because of this and the boxy extension, the building does not embody the subtleness and fluidity of the Arts and Crafts style.

That said, the building is not wholly unattractive, and as detailed in Section **Error! Reference source not found.** of Volume 1, 44 Hampstead Lane is of **low significance** and makes a **neutral contribution** to the conservation area.

Value / importance of individual heritage assets identified in the view

As with the previous two views, the only heritage asset visible in this view is the conservation area and so the only aspects of the conservation area's character that are exemplified are the street trees, and the topography of area, experienced in this view which looks up-hill towards the subject site. As a neutral contributor, 44 Hampstead Lane cannot be said to embody the main values of the conservation area, although the materials and architectural language are not wholly alien.

There is some understanding of the conservation area and its main heritage values, the value of the heritage asset as identified in this view, is therefore **low-medium**.

Value / importance of the view as a whole

The conservation area is visible in this view, and there is a degree of understanding of the values of the conservation area in this view. Yet the receptor sensitivity is much lower than either View 01 and

view 02 as Courtenay Avenue is a private road, and this viewpoint is not accessible to the general public. As a result, it has a low receptor sensitivity, and the value of the view as a whole is **low**.



View 03: Proposed

This view observes the design of the building from a clearly visible vantage point, where the design can be fully appreciated, unimpeded by foliage from this angle (helped by the fact that this is a winter view). The modern take on the Arts and Crafts style is legible here and is of strong visual interest. The way in which the building steps down with the gradient of the hill is clearly legible and helps to provide a sense of depth within the building, with dormers on the main building visible above those on the part of the building which projects from the rear of the ground floor with the mansard roof formation. There is undoubtedly a greater amount of built form visible in this view in relation to the existing view, but this is not a wholly negative change, as the sizeable plot requires a building of a certain size and mass and the proposed development provides a strong sense of presence that responds to the requisites of the site. The building does not look overtly large or dominant within this view.

The development works with the heritage values of the heritage assets in the view by responding the topography and providing an interesting, contemporary version of the Arts and Crafts language. As such, the **magnitude of impact on the heritage significance** within the view is **neutral** – neither positive nor negative .

As such, the magnitude of impact against value of the proposed development would have a **negligible effect**.

2.4 Impact on the Character and Appearance on the Bishops sub-area of Highgate Conservation Area

As ascertained in the significance assessment in Section **Error! Reference source not found.**, both 44 and 46 Hampstead Lane are of **low significance**. And as ascertained in Section **Error! Reference source not found.**, the buildings on the subject site make a **neutral contribution** to the conservation area.

Nos. 44 and 46 are understood to be by the Slackford brothers, practically unknown builder-developers by comparison with the likes of the Quennell brothers who developed and designed numerous high-quality buildings in the area. As demonstrated in this impact assessment, the buildings that are proposed to replace the existing buildings will be of a high-quality design and will make a more positive contribution to the conservation area. This is due to the fact of their being conceived as a single building in its entirety, so that the architecture has a sense of repose. By contrast, the existing buildings have both had a series of alterations so that they appear an amorphous agglomeration of parts that have an overall unrestful and disjointed appearance.

The proposed development will not undermine the special significance of the Bishop's sub-area of the conservation area, by sustaining the greenery and the large front gardens that are cited in the HCACAMP as being key aspects of the character of Hampstead Lane. The fact of the buildings being demolished and re-built does not contravene the aims and intentions of the HCACAMP for this area because the existing buildings do not make a positive contribution.

Regarding the view from the rear of the building from Courtenay Avenue, it is considered that this will not result in a high level of impact on the conservation area because Courtenay Avenue is a private road with restricted access and very low pedestrian footfall. As such, it has very low receptor sensitivity and views to the rear will be limited to that of a few, private views at the back of the new development that will be largely obscured by the mature trees that stand in the rear gardens of both 44 and 46 Hampstead Lane and 1 Courtenay Avenue

2.5 Impact on nearby Listed Buildings

A site walk was conducted in order to consider the impact of the proposed development on the nearby statutory listed heritage assets. As explored in section **Error! Bookmark not defined.**, these include not only the Highgate Conservation Area but also a great number of assets in Kenwood Park, including the park itself and the grade I listed Kenwood House.

The northern perimeter of Kenwood House slopes-up steeply to form a ridge, this area is covered in thick vegetation including mature trees, part of the former North Wood (refer to in the map progression). Due to the topography and the vegetation, all developments on Hampstead Lane are completely concealed from view and have no impact on any of the heritage assets that sit within the park itself. This was confirmed by a walk of the pathway throughout woodland along, ridge itself which showed that there was no visibility whatsoever.

As such, the impact on the significance and setting of Kenwood House, Kenwood Park and the other assets within Kenwood Park are **none** and **no harm** is caused to these heritage assets.

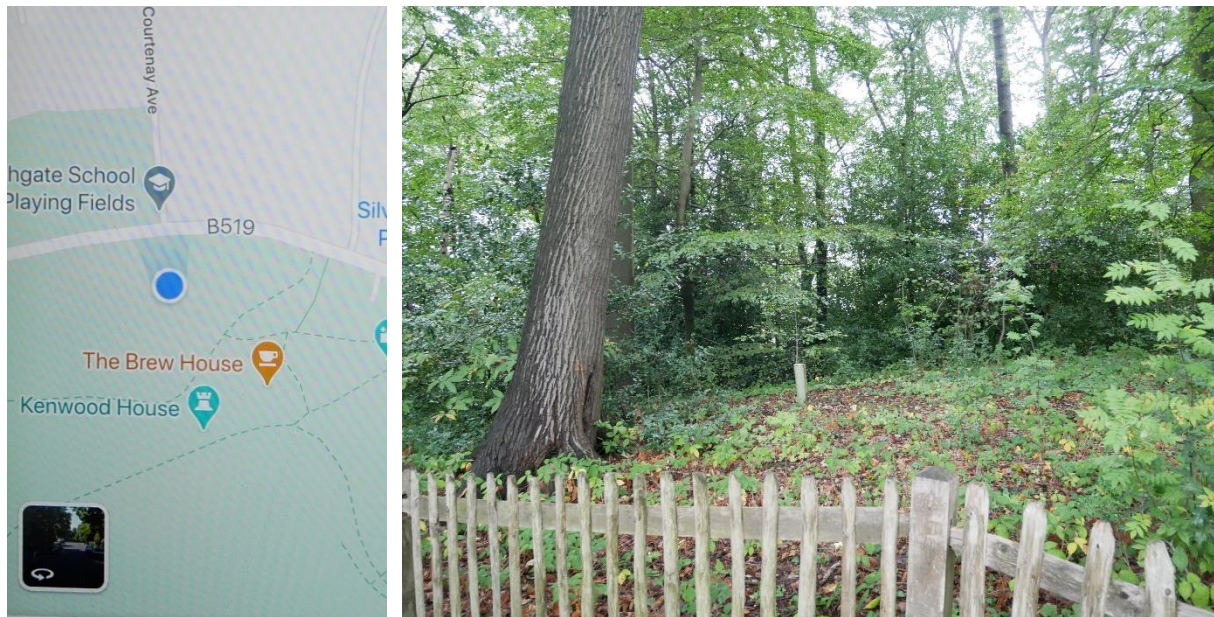


Figure 1: Photograph from point on the ridge in Kenwood Park directly opposite to 44 and 46 Hampstead Lane, showing that dense vegetation completely obscures the properties altogether.

There would also be **no impact** on the significance or setting of Park Flats which opens onto Hampstead Lane, due to the curve of the road and the relative distance. East Lodge also opens out onto Hampstead Lane, and whilst it may be feasible that the subject site could be visible from this location it is set at a much greater distance away to that of View 01, so it is not considered that the proposed building would be discernible and therefore would not be impactful. The Lodge is located in such a position within the park that there are no direct lines of sight to the existing properties. As such, the proposed development **will not result in any impact** on these heritage assets.

Similarly, due to distance, orientation and the amount of development between East Weald and the subject site it is not anticipated that the changes to this site will be visible from the listed building, despite the increase in building height. As such, the proposed development will have **no impact** on East Weald.

Overall, the proposed development will have **no impact** on any of the heritage assets and will cause **no harm** as a result.

3 POLICY CONSIDERATION AND PRE-APPLICATION RESPONSES

3.1 Policy Compliance

NPPF (2021)-Section 16

The NPPF is the principal policy guidance on the application of the 1990 Act, and the most relevant criteria for testing of applications for the development of heritages assets and other properties within the historic environment. As recommended by NPPF (July 2018), proposals for the alteration or redevelopment of listed buildings or buildings within conservation areas should be considered and based on an understanding of their significance.

NPPF Para 194

“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”

NPPF Para 195

“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.”

NPPF Para 197 a and c

“In determining planning applications, local planning authorities should take account of...

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation...

c) the desirability of new development making a positive contribution to local character and distinctiveness.”

NPPF Para 206

“Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.”

NPPF Para 207

“Not all elements of a The HCA or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the HCA or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the HCA or World Heritage Site as a whole.”

Response: This heritage statement, and the accompanying Volume 1 have described the significance of the listed buildings in the vicinity of the site, as well as their setting and has assessed the significance of the conservation area within which the site sits. The impact on these assets has been assessed in Section 2 of this document and it has been found that the proposals cause no harm to the listed buildings and sustain and enhance the conservation of the Bishop’s sub area of the Highgate Conservation Area. The significance of the conservation area is sustained because the street trees, curve of Hampstead Lane and large front gardens in the site are maintained, and the significance of the conservation area is enhanced by offering an improved design in relation to the buildings on the current sites which currently make a neutral contribution.

3.1.1 National Design Guide (2021)

Paragraph C1

Paragraph C1 'Understand and relate well to the site, its local and wider context' states that:

"Well-designed new development responds positively to the features of the site itself and the surrounding context beyond the site boundary. It enhances positive qualities and improves negative ones. Some features are physical, including:

- *the existing built development, including layout, form, scale, appearance, details, and materials;*
- *local heritage – see below – and local character – see Identity...."*

And

Paragraph C2

Paragraph C2 'Value heritage, local history and culture' states that:

"When determining how a site may be developed, it is important to understand the history of how the place has evolved. The local sense of place and identity are shaped by local history, culture and heritage, and how these have influenced the built environment and wider landscape."

Response: This document has considered the history and development of the site's context in detail and considers how the site relates to its context. As noted in the HCACAMP, Hampstead Lane has evolved over time, with numerous buildings having been altered and re-built in a variety of styles. In this way, offering a new building in this area is in keeping with the character of the conservation area by continuing the gradual evolution of the area, offering a modern but appropriate take on the Arts and Crafts style which continued to be referenced in many (though not all) of the buildings in the Bishop's sub-area of the conservation area.

The scheme has also considered the landscape and topography of the area, not least because it is a key characteristic of the conservation area. The scheme responds to this character in the way the building steps down on Courtenay Avenue and how it sustains the large front garden with mature trees.

3.1.2 The New London Plan 2021

Policy D1

London's form, character and capacity for growth. Section A of this policy sets out guidance for councils to help define an area's character and states that; *"Boroughs should undertake area assessments to define the characteristics, qualities and value of different places within the plan area to develop an understanding of different areas' capacity for growth...."*

Point 7 states that when considering heritage in relation to local character states that area assessments must include: *"historical evolution and heritage assets (including an assessment of their significance and contribution to local character)."*

Response: The proposal meets the criteria of this policy as it has carefully considered London Borough of Haringey's HCACAMP document in the evolution of the design proposals, as has been demonstrated in the significance assessment of Volume 1 and in Section 2 of this document.

3.1.3 Haringey Development Management DPD 2017

Policy DM1: Design

- A. *“All new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. The Council will support design-led development proposals which meet the following criteria:*
- a Relate positively to neighbouring structures, new or old, to create a harmonious whole;*
 - b Make a positive contribution to a place, improving the character and quality of an area;*
 - c Confidently address feedback from local consultation;*
 - d Demonstrate how the quality of the development will be secured when it is built; and*
 - e Are inclusive and incorporate sustainable design and construction principles.*
- B. *Development proposals should relate positively to their locality, having regard to:*
- a Building heights;*
 - b Form, scale & massing prevailing around the site;*
 - c Urban grain, and the framework of routes and spaces connecting locally and more widely;*
 - d Maintaining a sense of enclosure and, where appropriate, following existing building lines;*
 - e Rhythm of any neighbouring or local regular plot and building widths;*
 - f Active, lively frontages to the public realm; and*
 - g Distinctive local architectural styles, detailing and materials.”*

Response: The proposed development achieves the high level of design by improving the contribution to the conservation area through superior design quality including the detailing, design of motifs such as windows, dormers and sliding roofs. The front garden maintains the same interaction with the street as the buildings on the current site and the overall building height, form, scale, mass and use of materials corresponds to the increasing size of other buildings on Hampstead Lane. The fact that the building will combine two sites does not make a material change in terms of the plot pattern as both buildings on the subject site are built up to their shared boundary leaving hardly any discernible gap between the buildings, as such the arrangement of the plot is largely maintained.

Policy DM9: Management of the Historic Environment

- A. *Development that conserves and enhances the significance of a heritage asset and its setting will be supported.*
- B. *Proposals affecting a designated or no designated heritage asset and its setting will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance. Applicants are required to submit with their planning application a statement describing the significance of the heritage asset(s) concerned, including any contribution made by its setting, along with an assessment and justification of the impact of the new development on the asset and its setting....*
- C. *When considering the impact of proposals on the historic environment, the Council will have regard to:*
- a The priority given to sustaining and enhancing the significance of a heritage asset and its setting;*
 - b Character appraisals and management plans or other guidance, where they are available;*

- c The preservation or reinstatement of original or historic form, fabric, function or character of the asset and its setting;*
 - d The relationship with adjoining and neighbouring uses, particularly where these are heritage assets of significance in their own right;*
 - e The desirability of securing a viable use for a heritage asset consistent with its conservation;*
 - f An understanding of and respect for significance of heritage assets as parts of measures to mitigate and adapt to climate change; and*
 - g The contribution that the sensitive utilisation of heritage assets can make to sustainable regeneration.*
- D. *Conservation Areas - Subject to (A-C) above the Council will give consideration to, and support where appropriate, proposals for the sensitive redevelopment of sites and buildings where these detract from the character and appearance of a Conservation Area and its setting, provided that they are compatible with and/or complement the special characteristics and significance of the area.*
- E. *Proposals for alterations and extensions to existing buildings in Conservation Areas should complement the architectural style, scale, proportions, materials and details of the host building and should not appear overbearing or intrusive.*

Response: Policy DM9 largely reflects the policies relating to the historic environment in the NPPF. This heritage statement, and the accompanying Volume 1 have described the significance of the heritage assets and assessed the impact in Section 2 and it has been found that the proposals cause no harm to the listed buildings and sustain and enhance the conservation of the Bishop's sub area of the Highgate Conservation Area. As previously stated, the significance of the conservation area is sustained because the street trees, curve of Hampstead Lane and large front gardens in the site are maintained, and the significance of the conservation area is enhanced by offering an improved design in relation to the buildings on the current sites which currently make a neutral contribution.

3.1.4 Highgate Neighbourhood Plan, July 2017

Policy DH1:

Demolition in Highgate's Conservation Areas Proposals to demolish buildings and structures that are non-designated heritage assets will be subject to a balance judgement with regard to the scale of the loss and the significance of the asset. Any proposed replacement should make a positive contribution to the conservation area.

Response: The loss of the existing buildings which make a neutral contribution to the character and appearance of the conservation area would be outweighed in terms of harm due to the replacement building which is of superior quality. The proposed development has an appropriate style, scale, height, bulk and mass, using sympathetic materials and exceptionally high-quality design in an interesting and modern adaptation of Arts and Crafts style.

The proposal will not appear out of character, but rather will sit comfortably within its wider streetscape context and add considerable architectural interest to this part of Hampstead Lane. It is considered that the proposal for the new replacement building has an appropriate bulk, mass and scale, and will make a positive contribution to the architectural style of the road and overall be in keeping with the street scene and the character of the Bishop's Sub-Area and the Conservation Area.

Sustaining design values in the historic environment has been achieved by recognising and maintaining the integrity of the historic boundaries and landscaping within the design concept; and creating clear and coherent relationships with all the parts of the new work and the surrounding built environment.

3.2 Feedback and Responses: Pre-application and QRP

A pre-application consultation was conducted with the LPA, prior to our involvement in the project. The feedback from the pre-application was issued on 24th June 2020. A further pre-application was held on 28th January 2021 and a consultation with the Quality Review Panel (QRP) took place on 3rd February 2021. This section will respond to the points made about design (external only) and heritage and conservation during the January pre-application (captured in minutes circulated by Stuart Minty of SM Planning, refer to Appendix 2). Where the comments from the two meetings overlap,, they shall be presented alongside each other in this section.

Positive / Supportive Comments

Comment (pre-app): *“ET/RT [Elizabetta Tonazzi / Richard Truscott] express general positivity for how the scheme has evolved and general support for the architectural language but with a need to mediate between scale and need.”*

Comment QRP: *“The panel supports the design development of the scheme, subject to further refinements on the architectural expression, the treatment on the corner of Courtenay Avenue, and the relationship with the topography.”*

Comment (pre-app): *“RT considers some three storey elements to be disproportionately scaled but that the scale can, to some extent, be mitigated by the architectural language. AV [Anil Varma, Client] sets out that the scale of development is commensurate with Hampstead Lane in general. Examples provided and accepted.”*

Response: The building is three storeys above ground at its front elevation and the scale and mass of the proposal has been designed to step down as the form moves away from the principal elevation, moving with the topography.

Arts & Crafts Architectural Language

Comment (pre-app): *“General feeling from Haringey is that the Arts & Crafts language could be further used, to potentially include double height entrances, the merging and ground and first floor windows etc.”*

Comment QRP:

“The panel commends the design team on the development of the architectural language, and feels that a contemporary Arts and Crafts approach is appropriate to the site and its context. However, the panel asks the team to further investigate the spirit and philosophy of the Arts and Crafts language, reflecting aspects such as form and craftsmanship.”

“There is an opportunity for the proposal to become a more architecturally expressive building. The panel feels that a better expression of the architectural form is needed, strengthening the relationship between the internal layout, the façade elements and the materiality.”

“It is essential that elements on the façade follow a narrative and are justified. Currently, they appear over-articulated and complex. Simpler elements, expressing a sense of calmness and elegance, should be explored.”

“The gables compete with roof forms and massing, rather than act as punctuation elements. Separating and rationalising the gables could also help to simplify the roofs and drainage systems.”

“The gables on the corner of Courtenay Avenue should also be rationalised and integrated with the chimneys in a creative and contemporary interpretation of the Arts and Crafts language.”

“The panel notes that the precedents of contemporary expressions of Arts and Crafts language used in the presentation have successful relationships between gables and roof massing, as well as brick, rainwater and gutter detailing; other precedents could suggest ways to integrate gables with chimneys.”

Comment QRP: *“The reading of the development as two distinct buildings is also welcomed. Symmetry between the two volumes should be avoided, and their individual, yet coherent, architectural expression explored in terms of solids and voids.”*

Response: The scheme has evolved since the QRP’s comments with particular attention paid to the southwestern corner, which has been rationalised with fewer chimneys and more orderly arrangement of the gables to provide a scheme that appears more composed. The windows also have been developed to increase the sense of depth and relationship between solids and voids, with side panels to the windows mixed with contrasting brickwork panels.

The architectural language has been refined to strike a balance between the contemporary style and the Arts and Crafts style. Eaves and gutter details will be simple to retain an overall contemporary feel to the building, but it will sit under a more traditional profiled roof. The roof will appear tiled, also in keeping with the Arts and Crafts aesthetic, although the material will in fact be a bronze cladding with seam panels.

As was previously presented to the panel, the scheme is not completely symmetrical, with one primary front facing gable on the western half of the building. The scheme is balanced, however, with smaller projecting gables and recessed elements giving it an overall harmonious composition, a great improvement on the unbalanced and buildings which currently stand on the site.

Hampstead Lane / Courtenay Avenue Corner

Comment (pre-app): *“general feeling from Haringey is that the corner of Courtenay Avenue and Hampstead Lane needs further work with an emphasis on creating more spaciousness, particularly along the Courtenay Avenue frontage.”*

Comment (pre-app): *JMs general thought is that it is the Courtenay Avenue / Hampstead Lane corner that is the main point of contention. Further indicative study highlighted by AG and welcomed by RT with further work perhaps required on the scale/quantum of fenestration...” and “...[summary from JM] Haringey are largely comfortable with heights subject to amendments to the Courtenay / Hampstead corner....more work required on the link structure and boundary treatment detail.”*

Comment (QRP): *“...The design team should also continue to explore alternative approaches for stepping down the mass on the corner of Courtenay Avenue, to allow for views into the valley below. There is an opportunity for the proposal to become a more architecturally expressive building.*

Response: Since the pre-application, the Courtenay Avenue corner has been set-back at the top, lessening the impression on the view towards the building from the southeast and on Courtenay Avenue resulting in a more domestic (rather than institutional) feel.

Conservation area character

Comment QRP:

“The panel reiterates the importance of a balance between built form and open landscape as a critical feature of the character. It therefore asks the team to reconsider the relationship between the buildings and the topography.”

“The corner on Courtenay Avenue is very prominent and provides important views of the valley. The design team should continue to develop alternative approaches for stepping down the mass at this point. These alternatives should also consider the materiality of the roof, which will be visible. Textured materials such as tiles, rather than sheeting, would contribute to enhancing the roof expression.”

“It is crucial that construction details and materiality are carefully developed, to ensure that the design's high quality and its integration with the conservation area character are delivered.”

Comment QRP: *“The development currently sits heavily on the ground, and the design needs to balance built form with open landscape, a key aspect of the local character...” and “...the development sits heavily on the topography, instead of celebrating and integrating with the local landscape...”*

Response: As previously stated, the Courtenay Avenue corner has been stepped-back at the upper level, and the building steps down with the topography towards 1 Courtenay Avenue.

Comment (pre-app): *RT considered there to potentially be too many brick piers in the boundary treatment but welcomed AVs suggestion that the ultimate aim will be to provide hedging in front of the railings. Recommended that the treatment follow the topography of the site.*

Response: Number of brick piers has been reduced. In addition to the hedged boundary treatment the greenery on site is being retained so the boundary will remain full of foliage, as it is currently.

Link element

Comment (pre-app): *“Concerns raised about the link building despite acknowledgements that its set back is significant and that views would be transient. AV / AS suggest this could be softened with planting frames and / or low level planting and lighting could be restricted. Haringey prefer a single storey but AV explained the need for building to serviced at the upper levels with 2 nursing staff.”*

Comment QRP: *“The current clear, glazed material used in the bridge between the two buildings might become too bright and overly dominant at night” and, “...The bridge between the two buildings could celebrate views of the landscape, and its materiality could be integrated into the Arts and Crafts architectural language to transform it into a unique feature of the proposal.”*

Response: In the conversations with the local planning authority and the QRP there was a differing preference for the appearance of the link. The scheme has progressed the aesthetic preferred by the local planning authority, to have a glazed link so that the appearance of the link between the two buildings is lessened. Whilst there was the opportunity to create a more established link between the two buildings in an Arts and Crafts style, as favoured by the QRP, it was felt that the solidity would make the building appear too grand overall, and a lighter, more subservient link would allow the forms of the two sides of the building to be read separately.

4 CONCLUSION

Volume 1 of this heritage statement established the significance of 44 – 46 Hampstead Lane, according to the values set out by Historic England and national, regional and local planning policy and guidance. The significance assessment found that both properties are of **low** significance (Section **Error! Reference source not found.** in Volume 1) and that the properties made a **neutral** contribution to the Bishop's sub-area of Highgate Conservation Area (Section **Error! Reference source not found.**). The character appraisal (Section 5 in Volume 1) demonstrated that the character of the Bishop's Sub area has been altered due to many of the buildings in the area now having been re-built or replaced.

The HCACAMP also acknowledges that many of the buildings on Hampstead Lane have been enlarged (refer to Section 2.3 and 2.4 of this document). Due to this, and because the proposed development will sustain the greenery and the large front gardens (key aspects of the Hampstead Lane character cited in HCACAMP), the proposed development will not undermine the special significance of the Bishop's sub-area of the conservation area. The fact that the buildings are being demolished and re-built does not contravene the aims and intentions of the HCACAMP, because the existing buildings do not make a positive contribution to the conservation area (refer to Section 2.3).

Furthermore, the proposed development would make a positive contribution to the conservation area. Features such as the sliding roofs, pronounced chimneys, projecting gables and carefully considered brickwork all result in a well-conceived modern adaptation of the Arts and Crafts style. This approach fits well with the evolving nature of built form along Hampstead Lane, which is now characterised by an interesting mix of architectural styles, as cited in the HCACAMP.

The Impact Assessment (Section 2.4) concluded that the **impact would be neutral** on all three views considered, with an overall **negligible effect**. This would result in **no harm** to the conservation area and would sustain and indeed enhance its special interest. The proposed development would also have **no impact** and would cause **no harm** to all other statutory heritage assets (refer to Section 2.5).

For this reason, and of the reasons set out in Section 3 ('Policy Consideration and Pre-application Responses') of this document, the proposed development is compliant with national and local policies.

5 APPENDICES

5.1 APPENDIX 1: Visual Impact Assessment Criteria

From guidance document issued by English Heritage, '*Seeing the History in the View: a method for assessing heritage significance within views*' (2011).

VALUE / IMPORTANCE OF INDIVIDUAL HERITAGE ASSETS IDENTIFIED WITHIN THE VIEW	
VALUE/ IMPORTANCE	DEFINITION
HIGH	The asset will normally be a World Heritage Site, grade I or II* listed building, scheduled monument, grade I or II* historic park and garden or historic battlefield which is a central focus of the view and whose significance is well represented in the view. The Viewing Place (and/or Assessment Point) is a good place to view the asset or the only place from which to view that particular asset.
MEDIUM	The asset will normally be a grade II listed building, grade II historic park and garden, conservation area, locally listed building or other locally identified heritage resource which is a central focus of the view and whose significance is well represented in the view. The Viewing Place (and/or Assessment Point) is a good place to view the asset and may be the only place from which to view that particular asset. The asset may also be a World Heritage Site, grade I or II* listed building, scheduled monument, grade I or II* historic park and garden or historic battlefield which does not form a main focus of the view but whose significance is still well represented in the view. In this case the Viewing Place (and/or Assessment Point) may be a good, but not the best or only place to view the heritage asset.
LOW	The asset may be a grade II listed building, grade II historic park and garden, conservation area, locally listed building or other locally identified heritage resource which does not form a main focus of the view but whose significance is still well represented in the view. In this case the Viewing Place (and/or Assessment Point) may not be the best or only place to view the heritage asset.

VALUE / IMPORTANCE OF THE VIEW AS A WHOLE	
VALUE/ IMPORTANCE	DEFINITION
High	The view is likely to be a nationally or regionally important view (e.g. views in the LVMF, a view identified in a World Heritage Site management plan or designed views within grade I or II* historic parks or gardens) and/or contain heritage assets such as World Heritage Sites, grade I or II* listed buildings, scheduled monuments, grade I or II* historic parks or gardens or historic battlefields whose heritage significance is well represented in the view and which benefit from being seen in combination with each other.

Medium	The view is likely to be of importance at the county, borough or district level (e.g. Metropolitan Views defined by London boroughs or designed views within grade II historic parks or gardens) and/or contain heritage assets such as grade II listed buildings, grade II historic parks or gardens, conservation areas, locally listed buildings or other locally identified heritage resources whose heritage significance is well represented in the view and which benefit from being seen in combination with each other. It may also be a view that contains heritage assets such as World Heritage Sites, grade I or II* listed buildings, scheduled monuments, grade I or II* historic parks or gardens, or historic battlefields whose heritage significance is clearly readable, but not best represented, in this particular view.
Low	The view is likely to be a locally valued view and contain heritage assets such as grade II listed buildings, grade II historic parks or gardens, conservation areas, locally listed buildings or other locally identified heritage resources whose heritage significance is clearly readable, but not best represented, in this particular view.

MAGNITUDE OF IMPACT ON HERITAGE SIGNIFICANCE WITHIN A VIEW	
MAGNITUDE OF IMPACT	DEFINITION
High beneficial	The development considerably enhances the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.
Medium beneficial	The development enhances to a clearly discernable extent the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.
Low beneficial	The development enhances to a minor extent the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.
Imperceptible/None	The development does not affect the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.
Low adverse	The development erodes to a minor extent the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.
Medium adverse	The development erodes to a clearly discernable extent the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.
High adverse	The development severely erodes the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.

MAGNITUDE OF IMPACT AGAINST VALUE			
	WITH HIGH VALUE	WITH MEDIUM VALUE	WITH LOW VALUE

With high magnitude of impact	Major effect	Major effect	Moderate effect
With medium magnitude of impact	Major effect	Moderate effect	Minor effect
With low magnitude of impact	Moderate effect	Minor effect	Negligible effect
Negligible/ neutral impact	Negligible effect	Negligible effect	Negligible effect

The English Heritage guidance also sets out a fourth table (which sits between the penultimate and final table, as set out above). This is utilised when there are other proposed and / or permitted developments that will fall into the same view so as to understand and assess the cumulative impact of the proposals. This table is copied below, but has not been deemed necessary in this instance due to the lack of other proposed developments in the area.

TABLE 4
THE MAGNITUDE OF THE
CUMULATIVE IMPACT OF
PROPOSALS ON HERITAGE

MAGNITUDE OF CUMULATIVE IMPACT	DEFINITION
High beneficial	The development, in conjunction with other changes, considerably enhances the heritage values of the heritage assets in the view, or the ability to appreciate those values or the view as a whole.
Medium beneficial	The development, in conjunction with other changes, enhances to a clearly discernable extent the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.
Low beneficial	The development, in conjunction with other changes, enhances to a minor extent the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.
Imperceptible/None	The development, in conjunction with other changes, does not change the heritage values of the heritage assets in the view, or the ability to appreciate those values or the view as a whole.
Low adverse	The development, in conjunction with other changes, erodes to a minor extent the heritage values of the heritage assets in the view, or the ability to appreciate those values or the view as a whole.
Medium adverse	The development, in conjunction with other changes, erodes to a clearly discernable extent the heritage values of the heritage assets in the view, or the ability to appreciate those values or the view as a whole.
High adverse	The development, in conjunction with other changes, substantially affects the heritage values of the heritage assets in the view, or the ability to appreciate those values or the view as a whole.

5.2 Appendix 2: Pre-application Minutes

Date:	28 January 2021	
Time:	14:00 – 16:00	
Attendees from Haringey:		
Dean Hermitage	Head of Development Management & Enforcement	DH
John McRory	Major Applications Team Leader	JM
Elliot Sinnhuber	Healthy Places Officer	ES
Elizabetta Tonazzi	Principal Conservation Officer	ET
Richard Truscott	Principal Urban Design Officer	RT
Samuel Uff	Principal Planning Officer	SU
Attendees from client team:		
Steven Davies	Caneparo Associates	SD
Andy Goodchild	Wolff Architects	AG
Maida Kaiser	Stephen Levrant Heritage Architecture	MK
Cath Layton	Stephen Levrant Heritage Architecture	CL
Stuart Minty	SM Planning	SM
Allen Sacbucker	SM Planning	ASa
Andy Sturgeon	Andy Sturgeon Design	AS
Anil Varma	Harrison Varma	AV
Ed Wheeler	Wolff Architects	EW

Minutes:
1. Introductions
- Introductions from all present.
2. Background to project and format of meeting progressed by SM
3. Presentation of pre-application proposals

- Pre-application document presented by AG setting out the design concept and architectural evolution of the scheme with particular reference to changes made since the last pre-app.
- Further input from CL and MK from a heritage perspective.

4. General discussion

- General discussion followed from various parties summarised below.

5. Design/Character/Heritage

- ET/RT express general positivity for how the scheme has evolved and general support for the architectural language but with a need to mediate between scale and need.
- RT considers some three storey elements to be disproportionately scaled but that the scale can, to some extent, be mitigated by the architectural language.
- AV sets out that the scale of development is commensurate with Hampstead Lane in general. Examples provided and accepted.
- However, general feeling from Haringey is that the corner of Courtenay Avenue and Hampstead Lane needs further work with an emphasis on creating more spaciousness, particularly along the Courtenay Avenue frontage.
- SU raises some concern that the quantum of development has gradually increased from around 40 units at the previous QRP to 70-80 in its current iteration. AV/AG re-iterate the viability considerations of care home operators and that a scheme of anything less than 60 units is simply not feasible. Applicant team to provide detailed justification regarding need.
- General feeling from Haringey is that the Arts & Crafts language could be further used, to potentially include double height entrances, the merging and ground and first floor windows etc.
- All agreed that while the changes are not immediately apparent, their subtlety will be strengthened by further detailed work.
- SU considers the changes from the previous QRP scheme to not be sufficient enough to warrant alternative conclusions to be drawn by the QRP and therefore recommends changing the scheme in accordance with the further sketches provided by AG.
- JMs general thought is that it is the Courtenay Avenue / Hampstead Lane corner that is the main point of contention. Further indicative study highlighted by AG and welcomed by RT with further work perhaps required on the scale/quantum of fenestration.

- Suggestion from RT that the rear elevation be treated with a series of terraces / green walls in order to soften the appearance from the lower parts of Courtenay Avenue.
- Concerns raised about the presence of external stairwells. AG confirmed that work has begun on removing these elements.
- AS / AG confirm that the work is based on a topographical survey. Welcomed by Haringey Officers who thought it would be helpful to have sight of the survey.
- Concerns raised about the link building despite acknowledgements that its set back is significant and that views would be transient. AV / AS suggest this could be softened with planting frames and / or low level planting and lighting could be restricted. Haringey prefer a single storey but AV explained the need for building to serviced at the upper levels with 2 nursing staff.
- RT considered there to potentially be too many brick piers in the boundary treatment but welcomed AVs suggestion that the ultimate aim will be to provide hedging in front of the railings. Recommended that the treatment follow the topography of the site.
- RT highlighted the importance of ensuring the internal circulation areas benefit from good amounts of natural light.
- SD acknowledged the highways considerations previously muted and suggested the matters could be adequately addressed through submission docs. Acknowledged by all.

6. Summary from JM

- Haringey are largely comfortable with heights subject to amendments to the Courtenay / Hampstead corner.
- More work required on the link structure and boundary treatment detail.
- DH agreed this is a fair summary and SU adds that neighbouring amenity should also be carefully considered.

7. QRP

- SM queries who the Panel is. SU to confirm – Now confirmed as Peter Studdert (Chair) and Louise Goodison.

8. A.O.B

- SM confirmed that meeting notes will be circulated shortly