



Heritage Statement

3 The Broadway, Crouch End



For:	Pembroke Planning
On Behalf of:	Ironstone UK Ltd
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2 INTRODUCTION AND SCOPE OF ASSESSMENT

2.1 BACKGROUND

- 2.1.1 This heritage statement has been prepared by Jacob Billingsley in conjunction with Joe Abrams of Abrams Archaeology. The document was produced for Ironstone working on behalf of Pembroke Planning. A site visit was undertaken in August 2021, alongside Documentary Research and Graphics production, which has been carried out by Jacob Billingsley and Joe Abrams.
- 2.1.2 3 The Broadway is not statutorily or locally listed (Figure 1) but is located within the Crouch End Conservation Area. It is hereafter referred to as the Proposed Development (PD) and/or site. Haringey Council are the determining authority for the planning application.
- 2.1.3 By way of introduction, the PD is formed of a late 19th century mid terrace building fronting the Crouch End Broadway and formed of a ground floor commercial units and a three-bedroom flat above. At the rear of the building there is an original late 19th century outrigger projection, and a flat roofed single-storey element was adjoined to the outrigger in the 1930s (Plates 1-2).
- 2.1.4 In summary, the proposal seeks to convert the upper storeys of the building from a single self-contained unit into two residential flats through internal works, minor alterations to the rear of the building and the creation of an attic level dormer window.
- 2.1.5 In terms of the relevant designated heritage assets, the building itself is not statutorily or locally listed. It is located within the Crouch End Conservation Area, which was first designated in October 1974. The boundary of the conservation area was extended on three occasions: 1976, 1990 and 1994. The site was included within the 1976 revision of the conservation area's boundary. An Appraisal of the conservation area was prepared by Haringey Council in 2010.
- 2.1.6 On the opposite (east) side of the Broadway to the site are several inter-war listed buildings, which include Broadway House (II) directly opposite the site (built in 1936-37 to a design by Dawe and Carter as the former Gas Showrooms), and the former Hornsey Town Hall and adjoining Public Assembly Hall, a grade II* listed building designed by gold medal winning RIBA architect Reginald Harold Uren.
- 2.1.7 Given that the proposed works relate to the rear and interior of 3 The Broadway, none of these listed buildings have capacity to experience change to their setting as a result of the planning application and have therefore been scoped from this heritage statement. The appropriateness of scoping these listed buildings from the assessment was confirmed by the Pre-Application response from Haringey Council.



- 2.1.8 There are no nationally designated Scheduled Monuments, World Heritage Sites, Historic Battlefields or Registered Parks and Gardens within the vicinity of the site. The site is located within an Archaeological Priority Area (APA).
- 2.1.9 Taking into consideration both the Planning (Listed Buildings and Conservation Areas) Act, 1990 and the National Planning Policy Framework (2021), this report assesses the proposed works against local and national policy. It takes into consideration the contribution that the building makes to the character and appearance of the conservation area and the effect of the proposals on the designated heritage asset.



Figure 1: The Site overlaid upon the Heritage List mapping (© Crown Copyright. Ordnance Survey 100024900. Use of this data is subject to terms and conditions. | © Historic England - <https://historicengland.org.uk/listing/the-list/map-search> accessed 9-8-2021)

2.2 SITE VISIT

- 2.2.1 A site visit/walkover was undertaken in August 2021. Photographs taken on the site visit are included within this report and illustrate the contribution that the building makes to the Crouch End Conservation Area. They also show views of the front and rear elevations of 3 The Broadway, including from the Broadway itself and from Coleridge Road and Coleridge Lane to the rear, where views of the back of the building are very limited. A 20th century aerial photograph of the site is also included within the report (Plate 4).
- 2.2.2 3 The Broadway is a late 19th century mid-terrace building of two storey with an attic floor. The terrace is built primarily of pale Gault brick with contrasting red brick window dressings, string course and cornice.
- 2.2.3 All of the buildings forming the terrace Nos. 3-9 The Broadway incorporate tall



chimney stacks with terracotta pots, and each unit has a central twin sash beneath a wide cambered arch on upper floors. To the front elevation the attic windows extends above the eaves into the half dormer. While none of the original shopfronts survive, the terrace as a whole makes a positive contribution to the streetscape and the conservation area generally.



Plate 1: Photograph of the rear elevation and outrigger from above the single-storey element



Plate 2: Photograph of the rear elevation and outrigger from the adjacent property



3 METHODOLOGY

3.1 THE SOURCES

3.1.1 In preparing this assessment we have compiled readily available historical information from documentary and cartographic sources, primarily from:

Metropolitan Archives (currently closed and so use was made of multiple online directories and resources).
Historic mapping for the area/Ordnance Survey (https://maps.nls.uk/)
The National Heritage List for England (Historic England) (https://historicengland.org.uk/listing/the-list/)
Crouch End Conservation Area Appraisal (2010)
Historic Environment Record
Archaeology Priority Area Maps
Institute of Historical Research (https://www.history.ac.uk/research/)
Our observations having visited the site and its environs
Images of England website (https://historicengland.org.uk/images)
Britain from Above website (Britain From Above)
LONDON Derelict London website (https://www.derelictlondon.com/cinemas.html)
Layers of London https://www.layersoflondon.org/
London Picture Archive website (https://www.londonpicturearchive.org.uk/)
TRADE DIRECTORY Kellys Directory (http://specialcollections.le.ac.uk/digital/collection/p16445coll4)

3.1.2 The information gathered from the above sources has been verified and augmented as far as possible by the site inspection, in order to arrive at



conclusions on the significance of the heritage assets that have been identified.

3.2 ASSESSMENT

- 3.2.1 This assessment seeks to understand and define the significance of the Crouch End Conservation Area and the contribution that the site makes to its character and appearance, considering the categories of special interest defined in the NPPF: archaeological interest, historic interest, architectural interest and artistic interest.
- 3.2.2 The importance of a heritage asset is the overall value assigned to it based on its heritage significance, reflecting its statutory designation or, in the case of undesignated assets, the professional judgement of the assessor (Table 1).

3.3 TABLE 1 CRITERIA FOR ASSESSING THE IMPORTANCE OF HERITAGE ASSETS

Importance of the asset	Criteria
Very high	World Heritage Sites and other assets of equal international importance
High	Grade I and II* Registered Parks and Gardens, Scheduled Monuments, Protected Wreck Sites, Registered Battlefields, Grade I and II* Listed Buildings, and undesignated heritage assets of equal importance
Medium	Conservation Areas, Grade II Registered Parks and Gardens, Grade II Listed Buildings, heritage assets on local lists and undesignated assets of equal importance
Low	Undesignated heritage assets of lesser importance



4 PLANNING FRAMEWORK

4.1 NATIONAL PLANNING POLICY FRAMEWORK

- 4.1.1 The significance of a heritage asset is defined in the National Planning Policy Framework (NPPF) 2021 as being made up of four main constituents, architectural interest, historical interest, archaeological interest and artistic interest. The setting of the heritage asset can also contribute to its significance.
- 4.1.2 The assessments of significance (and the assessments of impact on that significance) are normally made with primary reference to the four main elements of special significance identified in the NPPF.
- 4.1.3 The NPPF requires any impact involving harm to the significance of a designated heritage asset to be considered in terms of either “substantial harm” or “less than substantial harm” as described in paragraphs 199 to 202 of that document. Paragraph 199 states that:

“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”

- 4.1.4 Paragraph 200 of the NPPF then states that:

“Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional.

b) 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.”*

- 4.1.5 Paragraph 202 of the NPPF then goes on to describe the balancing exercise in cases where there is less than substantial harm as follows:

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



- 4.1.6 Paragraph 203 of the NPPF describes the approach to be taken towards non-designated heritage assets, as follows:

“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”

- 4.1.7 Decision-making regarding such assets requires a proportionate response by local planning authorities. Where an initial assessment indicates that the site on which development is proposed includes or has potential to include heritage assets with archaeological interest, applicants should be required to submit an appropriate desk-based assessment and, where necessary, a field evaluation. However, it is estimated that following the initial assessment of archaeological interest only a small proportion – around 3% – of all planning applications justify a requirement for detailed assessment.

- 4.1.8 Paragraphs 206 and 207 of the NPPF advise on development affecting conservation areas and World Heritage Sites.

4.2 LEGISLATION

- 4.2.1 The decision maker is required by section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving the character or appearance of a conservation area.
- 4.2.2 For present purposes, one of the meanings of preservation, as it is meant in section 72(1) of the Act, is to keep safe from harm¹.
- 4.2.3 There is a strong presumption against the grant of permission for development that would harm the character or appearance of a conservation area, though the presumption can be overcome in certain circumstances.

4.3 RELEVANT LOCAL POLICIES

- 4.3.1 The London Plan 2021 is the spatial development strategy for Greater London and as such a piece of relevant planning policy.
- 4.3.2 London Plan Policy HC1 Heritage Conservation and Growth states that: “
- A. Boroughs should, in consultation with Historic England, local communities and other statutory and relevant organisations, develop evidence that demonstrates a clear understanding of London’s historic environment. This evidence should be used for identifying, understanding, conserving, and enhancing the historic environment and heritage assets, and improving

¹ South Lakeland v Secretary of State for the Environment [1992] 2 AC 141.



access to, and interpretation of, the heritage assets, landscapes and archaeology within their area.

- B. Development Plans and strategies should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with their surroundings. This knowledge should be used to inform the effective integration of London's heritage in regenerative change by:
 - 1) setting out a clear vision that recognises and embeds the role of heritage in place-making
 - 2) utilising the heritage significance of a site or area in the planning and design process
 - 3) integrating the conservation and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses that contribute to their significance and sense of place
 - 4) delivering positive benefits that conserve and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.
- C. 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.
- D. Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets.
- E. Where heritage assets have been identified as being At Risk, boroughs should identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and reuse."

4.3.3 Haringey's Local Plan: Strategic Policies was adopted by the council in 2013, to replace the Unitary Development Plan (UDP) - with subsequent alterations adopted on the 24 July 2017. The purpose of the document is to set out the long term vision of how Haringey should develop by 2026 and sets out the council's strategy for achieving that vision including high-level strategic policies used in determining planning applications.



- 4.3.4 Of relevance to this assessment are Policies SP11: Design and SP12: Conservation. Policy SP11: Design states that all new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. To achieve this all development shall:
- *Be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity;*
 - *Ensure impacts on health, climate change, natural resources and biodiversity are minimised by adopting and improving sustainable design and construction techniques;*
 - *Incorporate solutions to reduce crime and the fear of crime, such as promoting social inclusion; creating well-connected and high quality public realm that is easy and safe to use; and by applying the principles set out in 'Secured by Design' and Safer Places;*
 - *Promote high quality landscaping on and off site, including improvements to existing streets and public spaces;*
 - *Seek the highest standards of access in all buildings and places; and*
 - *Ensure buildings are designed to be flexible and adaptable – and able to integrate services and functions.*
- 4.3.5 Policy SP12: Conservation states that the Council will ensure the conservation of the historic significance of Haringey's heritage assets, their setting, and the wider historic environment. Where archaeological excavation is required, findings should be published, disseminated, and used as the basis for archaeological interpretation on site.
- 4.3.6 Policy SP 12: Conservation also states that the Historic Environment should be used as the basis for heritage-led regeneration and as the basis for good design and positive change. Where possible, development should help increase accessibility to the historic environment.
- 4.3.7 The Development Management DPD was adopted by the Council in July 2017 and contains policies of relevance to this assessment. Of principal relevance is Policy DM9 – Management of the Historic Environment.
- 4.3.8 Policy DM9 states that development that conserves and enhances the significance of a heritage asset and its setting will be supported. With regards to conservation areas, the policy states that 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.



5 ASSESSMENT OF SIGNIFICANCE AND THE CONTRIBUTION OF THE SITE TO CHARACTER AND APPEARANCE

5.1 REASON FOR DESIGNATION – CONSERVATION AREA

- 5.1.1 The Crouch End Conservation Area is of heritage value as an area comprising high architectural and historic interest, centred on the suburban town centre that includes the Broadway, Tottenham Lane, and the former Hornsey Town Hall and Central Library, as well as primary and secondary commercial frontages radiating from the core of the area.
- 5.1.2 Within the conservation area there is a wide range of domestic styles which provide illustrative evidence of the architectural fashions that were prevalent over the course of the later 19th century and early 20th century. The general architectural identity of the conservation area is supplemented by the residential streets which form the outer areas of the designated heritage asset, principally to the rising land to the west and south of the centre of Crouch End.
- 5.1.3 The intrinsic heritage interest of the conservation area is therefore reflective of both the original 19th century development of the area, alongside the combined effect of subsequent phases of building that replaced earlier fabric and the original buildings, street patterns and open spaces, mainly during the first half of the 20th century.
- 5.1.4 The site is located in Sub Area 1 of the conservation area, which is the core area centred on the Crouch End Town Centre. Sub Area 1 of the conservation area forms the retail, commercial and social core of the area, around which the sub areas radiate.
- 5.1.5 The street pattern of the sub area predates the existing buildings which have a distinctive late Victorian and Edwardian character, with the exception of some later 20th century buildings. Its urban grain is characterised by closely packed small plots that developed as two and three storey parades and terraces, many with shops on the ground floor and residential or commercial uses above.
- 5.1.6 Building materials vary in the sub area, but those commonly used are brick with contrasting stone and stucco. A majority of the historic Victorian buildings are constructed from London stock brick and contain a variety of elaborate detailing, such as gable ends, varying use of horizontal motifs (string courses etc), in addition to roof level features like classical entablature and parapets.
- 5.1.7 Most of the buildings in the sub area are constructed up to the pavement line. The exception to this is the complex of inter-war civic buildings and open space on the east side of the Broadway. A description of the character sub area taken from the Appraisal has been reproduced below:



'The higher density of the development within the town centre is accentuated by the fairly consistent three storey (and an attic in the roof slope) heights of the buildings around The Broadway and their position immediately at the back of narrow pedestrian pavements. This gives a strong sense of enclosure to these shopping streets, with an almost canyon like feel to the narrow Tottenham Lane. Bus routes run through the town centre streets, adding to the already busy volume of vehicular activity. This, together with the volume of shoppers moving along the generally narrow pedestrian pavements, intensifies the busy feel of the area. The pavements have a variety of uneven and unattractive finishes and some items of street furniture that impede free movement and do nothing to enhance the attractive character of the adjoining buildings. The character of the busy streets in this sub area, with their intense density of urban grain, and town centre building type and use, changes in the transition from the town centre into the adjoining residential sub areas.'

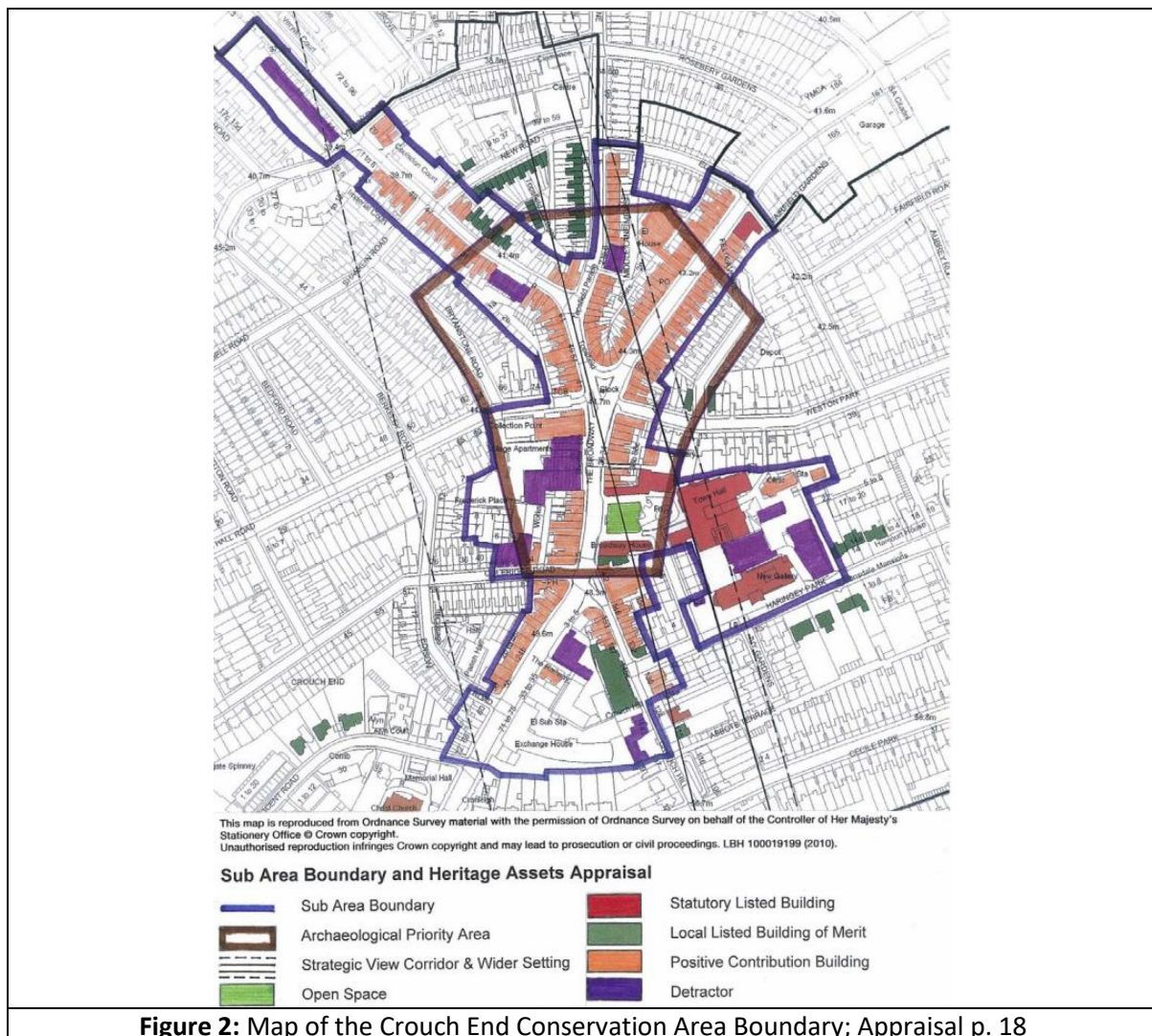


Figure 2: Map of the Crouch End Conservation Area Boundary; Appraisal p. 18

5.2 SIGNIFICANCE

5.2.1 The heritage significance of the conservation area is multi-faceted and is



derived from a large number of inter-related factors. The form of the conservation area is clearly defined by the historic street layout and the junctions between major roads which provide the focus for development within the area.

- 5.2.2 The common characteristic of the conservation area which contribute to its significance include the broad function of the buildings and the land use, the density of development, the street layout and pattern, stylistic elements of its buildings (including scale), the historic construction materials, periods of development and the role of open spaces.
- 5.2.3 The general character of the conservation area is of a residential suburb organised around a shopping core which is separated from central London via the facing slopes of the Hog's Back ridge. To the east and west of the town centre the streets are primarily formed of residential developments of terraces, while to the south and further west the area are less densely developed and characterised by detached and semi-detached building.
- 5.2.4 As a result of the origins and development of the area, the townscape and character of the conservation area is complex and results from the interplay of factors that have brought about its development and evolution over the centuries. Below the heritage values of the conservation area are discussed with reference to the four key components of significance as set out in the NPPE:
- 5.2.5 *Architectural significance:* The architectural interest of the conservation area derived from the historic building stock which contribute to the historic qualities of the area. The most intensive period of development in the evolution of Crouch End began in the 1880s, with approximately 400 new houses being built during the decade between 1882 and 1892. It is the buildings from this period which principally contribute to the architectural value of the area. During the last decade of the 19th Century and early years of the 20th Century, Crouch End Broadway developed into a major high street and Crouch End became a major shopping centre. Several buildings/ structures within the conservation area also serve as landmarks, including the clock tower and former Town Hall. Both structures provide the conservation area with notable and memorable landmarks that are easily identifiable. In views north along The Broadway, the clock tower in particular is highly visible and appears as an important and distinctive landmark against the sharply curved backdrop of Topsfield Parade. It is also highly prominent in views south along Tottenham Lane and Park Road.
- 5.2.6 *Historic significance:* The historic significance of the conservation area is multi-faceted and relates to the origins of the town in addition to the historic building stock primarily dating to the 19th and 20th centuries. The initial development of the hamlet of Crouch End occurred at the joining of five locally important roads: Crouch Hill; Tallington Lane (now Hornsey Road and Crouch End Hill); Tottenham Lane; Maynard Street (now Park Road) and Freeze or Frith



Lane (now Middle Lane). The historical significance of the conservation area relates primarily to the 19th and early 20th centuries. Prior to the mid-1800s, Crouch End remained little more than a rural village.

- 5.2.7 *Archaeological significance:* An assessment of the archaeological interest of the conservation area is beyond the scope of this report. The site is located within an Archaeological Priority Area (APA).
- 5.2.8 *Artistic significance:* Artistic significance within the conservation area is derived from the artistic merit and craftsmanship that went into the planning, design and construction of the high-quality architecture in the area. Many of the buildings within the conservation area have a high degree of aesthetic merit.
- 5.2.9 *Summary of significance:* The heritage significance of the conservation area is derived from the architectural and historic interest of the historic building stock which primarily dates to the late Victorian period and early 20th century.

5.3 CONTRIBUTION OF SITE TO CONSERVATION AREA

- 5.3.1 3 the Broadway was evidently constructed along with its adjoining buildings in the late 19th century. The site was formerly part of the Crouch Hall complex prior to the re-development of the area in the late Victorian period (Fig. 3).
- 5.3.2 The building is shown in 1893-1894 (Fig. 4) with the rear outrigger depicted suggesting that it is an original feature. This was confirmed by the site visit which revealed matching brickwork with the rear elevation of the building and no straight-joint between the elements, pointing to the fact they are of the same phase of construction.
- 5.3.3 The fenestration at the rear of the building also appears to be late Victorian in origin with traditional 'horned' four-pane sash windows set between brick voussoirs and sills. The smaller window above the outrigger on the right-hand bay also appears to be late 19th century.
- 5.3.4 In the early 20th century the building evidently functioned as a post office, indicated by the 'P.O.' lettering within the buildings envelope (Fig. 5). In 1912 the rear part of the plot was still evidently undeveloped asides from the rear closet return (outrigger).
- 5.3.5 By the inter-war period (1936) the building had been amalgamated with the adjacent property (No. 5 the Broadway) as it is shown as one building on Fig. 6. By 1936 both 3 and 5 the Broadway had built form occupying the rear portion of both plots, fronting Coleridge Lane which had been formalised over the start of the 20th century. This was evidently when the flat roofed single storey element was adjoined to the outrigger.
- 5.3.6 An aerial photograph of Hornsey Town Hall and its environs shows the rear elevations of the terrace in 1938, with outrigger and attached single-storey element (Plate 4).



- 5.3.7 3 The Broadway makes a positive contribution to the character and appearance of the conservation area, and although it is not a statutorily or locally listed building, the site nevertheless contributes to the historic and architectural value of this part of the area.
- 5.3.8 Views of 3 The Broadway from within the conservation area are limited to those of the front elevation from along the Broadway (which will not be impacted as a result of the scheme) and some very minor views of the rear elevation from Coleridge Road.
- 5.3.9 The very limited number of views of the rear elevation from Coleridge Road are largely screened by the larger No. 1 The Broadway at the intersection of the streets. This building has a substantial 2/3 storey extension which extends back to Coleridge Lane. This larger rear element attached to 1 The Broadway means that it is only the roof of the host building that is visible in a limited number of glimpsed views from Coleridge Road (Plate 3).
- 5.3.10 From Coleridge Lane, the single-storey addition at the rear of the site means that the rear elevation of the original building is not visible from close quarters.



Plate 3: Photograph of the rear elevation of 3 The Broadway from Coleridge Road, largely screened from view by the extension at the rear of No. 1 The Broadway



Figure 3: London IV OS map; surveyed 1868-1870; published 1872

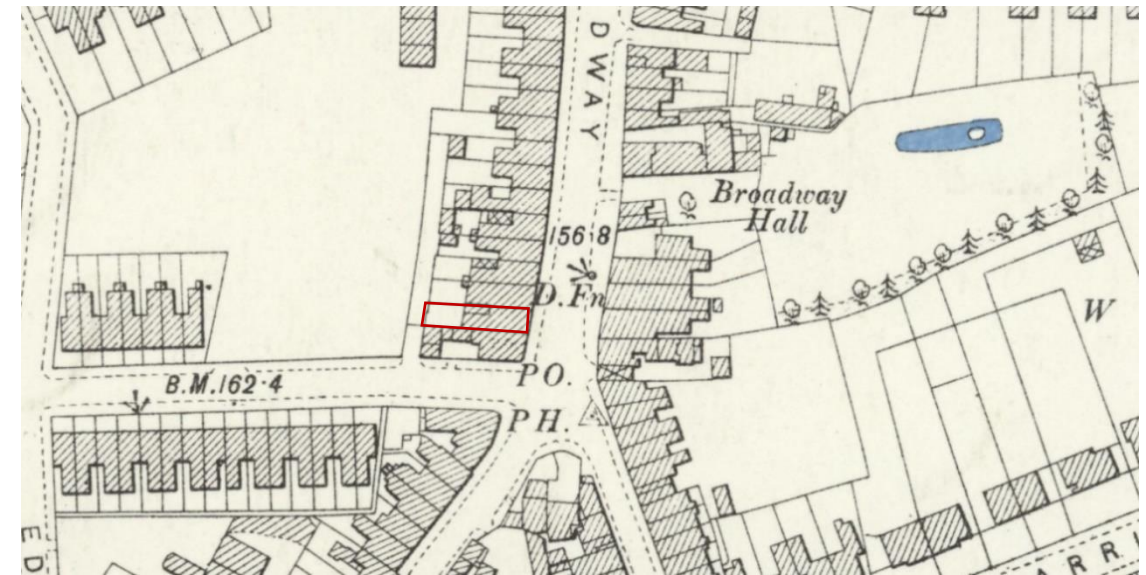


Figure 4: London XX OS map; revised 1893-1894; published 1896

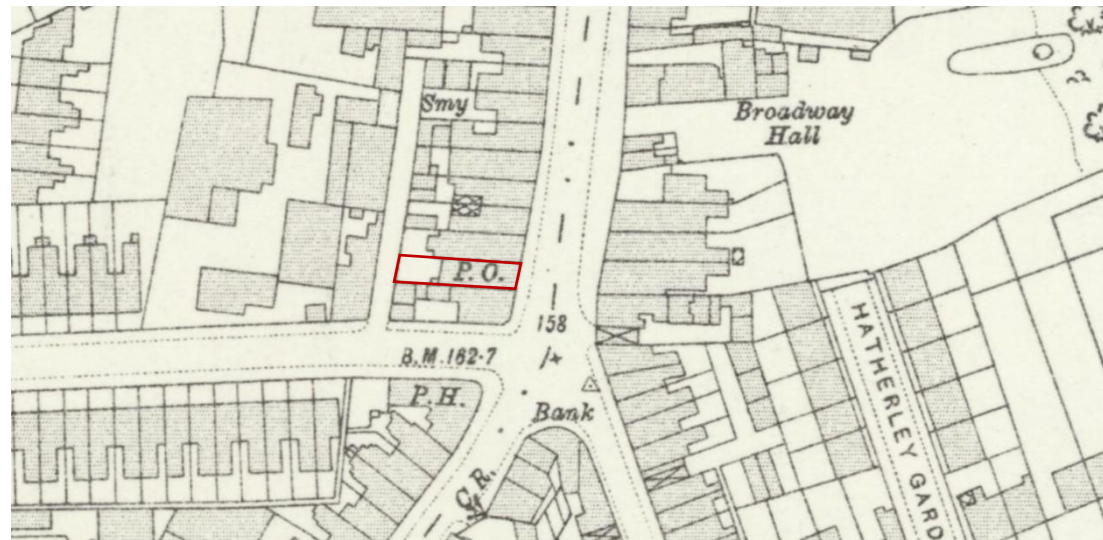


Figure 5: London II.10 OS map; revised 1912; published 1915

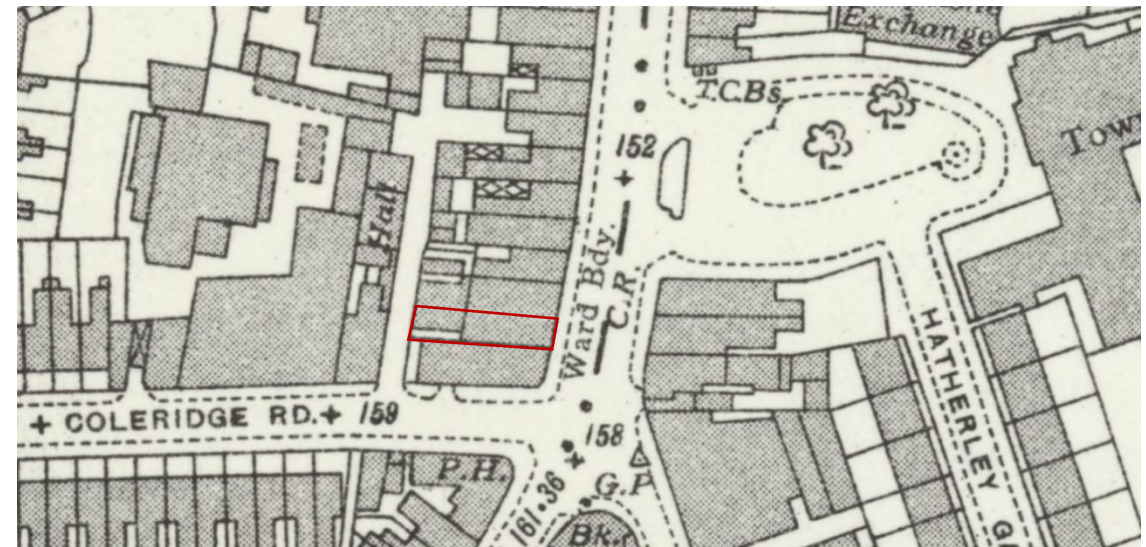


Figure 6: London II.10 OS map; revised 1936; published 1938

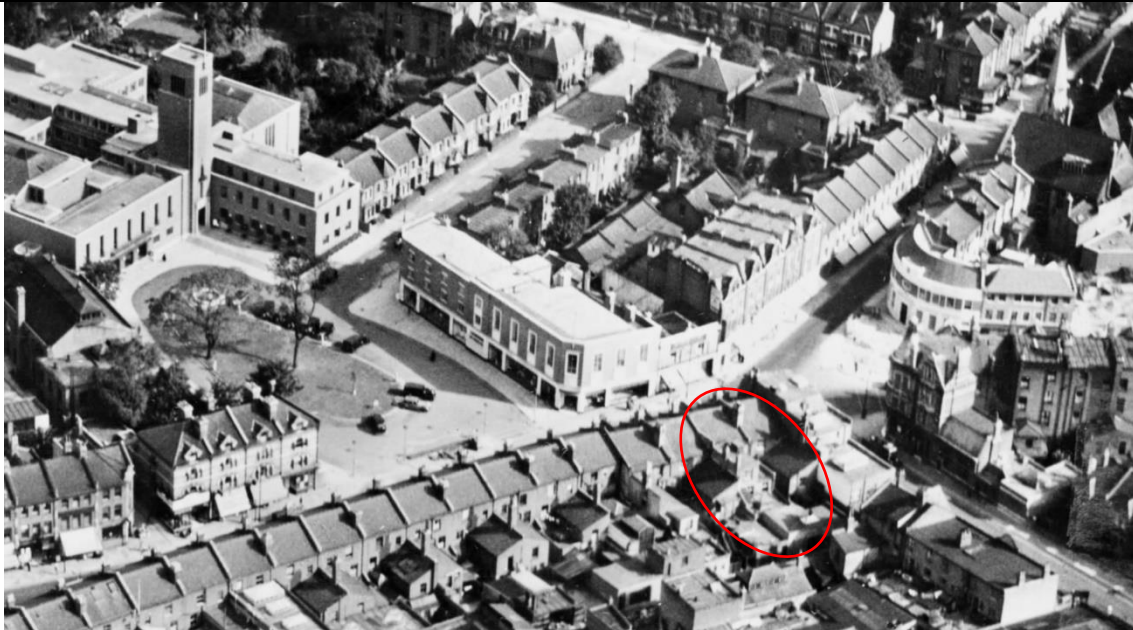


Plate 4: Aerial photograph of Hornsey Town Hall and environs, Crouch End, 1938. (© Historic England | reference EPW059124 – <https://www.britainfromabove.org.uk/en/image/EPW059124> accessed 9-8-2021)



6 PROPOSED WORKS

6.1 PRE-APPLICATION FEEDBACK

- 6.1.1 Pre-Application feedback was received from Haringey Council (PRE/2021/0119) following a meeting on site in June 2021 with the Local Authority. The proposal submitted for Pre-Application feedback was for alterations to and the replacement of the existing rear outrigger projection, with an increase in its scale to house an additional storey, along with the creation of a dormer window.
- 6.1.2 The feedback stated that as a whole, the works to the rear elevation would obscure and rear elevation of the host building and its spatial relationship with the adjacent properties, meaning that it would not be supported on conservation ground.
- 6.1.3 With regards to the extension of the rear of the building, the response stated that any extension to the rear, side or above the existing rear outrigger would not be supported. It was considered by the Council's Officers that the works proposed at Pre-Application stage would dominate the original architectural features of the building and that 'its overall integrity would be lost and subsumed by the proposed works'. The same view was reached regarding the proposed roof terraces, which were not supported in principle.
- 6.1.4 The response noted that only 'limited minor interventions could be acceptable subject to sensitive design, size, and materials, but they should not change the prevailing design, including fenestration, of most of the rear elevation.' It was considered that a dormer window could be acceptable, so long that it was reduced in size and set in 0.5m from the wall boundary with 5 the Broadway. In relation to the proposed rear dormer, the response stated:

'As rear dormers are not characteristic of this terrace, in normal circumstances Officers would consider that any dormer would be unacceptable here. However, in this instance the site lies next to the final building (No.1) in the terrace which has a different roof profile. The combination of the greater scale, depth, and roof profile of the upper floors of that building means that the rear roof slope of No.3 would not be prominent from Coleridge Road. For this reason, while any dormer would still need to satisfy planning policies, in principle, a rear dormer may be supported here.'



To satisfy planning policies, the dormer should not read as a top-heavy, visually dominant addition which subsumes the original roof of the property and appears as a continuation of the rear elevation, as would arise under the proposed design. Instead, it should be subordinate and subservient to the original roof, so that the original form and architecture remains visible, to at least 'preserve' the CA. By setting in the dormer approximately 0.5m from the far side (No.5) and retaining a gap above/below the respective eaves/ridge heights of the main roof, this would be achieved. Due to the relationship with No.1, it would not need to be set in from that side as that roof is deeper and taller and such a set-in would have limited merit. Similar dormer examples exist at the rear of Nos 34-36 The Broadway for reference. Contemporary materials such as their finish would be acceptable.'

- 6.1.5 In summary, Council Officers concluded that only minor alterations to the rear elevations would be supported, along with a rear dormer extension/ alteration, subject to a subordinate size.

6.2 THE APPLICATION PROPOSAL

- 6.2.1 Following the receipt of Pre-Application feedback from Haringey Council, the proposals for the conversion of the building have been modified to fully reflect the heritage and conservation comments received from the Council. Only minor alterations are now proposed at the rear of the building which take account of the feedback.
- 6.2.2 The planning application is for the conversion of the upper floors of 3 The Broadway from a single residential unit into two self-contained flats. Most of the works relate to the interior of the building and therefore do not have the capacity to impact the character and appearance of the Crouch End Conservation Area.
- 6.2.3 Figure 7 illustrates the proposed external modifications, which have been carefully tailored and designed in order to respond to the Pre-Application feedback from the Local Planning Authority, ensuring that the scheme will preserve the contribution that the building makes to the character and appearance of the conservation area.
- 6.2.4 As shown, the external works will not alter, change or modify the front elevation of 3 The Broadway in any way, with the works being limited to the rear elevations of the property. This means that there will be no impact on any views along the Broadway or from any of the primary or secondary retail frontages within the conservation area.
- 6.2.5 At the rear of the building, there are no longer any extensions proposed to the original rear outrigger, and the works principally revolve around the insertion of a dormer window to the rear roof slope which has been designed in order to comply with the advice received from the Council.



- 6.2.6 The dormer window has been set-in 0.8m from either adjoining property, going further than the Pre-Application advice which set out that it should be set-in at least 0.5m from No.5 The Broadway. It is worthy of note that the Pre-Application feedback did not require a set-in from the adjoining No.1 The Broadway, but following consideration, the dormer has been set-in 0.8m on both sides in order to create a complimentary aesthetic and to ensure that there is a degree of symmetry to the rear elevation.
- 6.2.7 High quality materials are proposed for the rear dormer window which are apt for the host building and the contribution that it makes to this part of the conservation area. The use of dark metal cladding alongside a high-quality glazed balustrade will allow for the modifications to preserve the character and appearance of the conservation area.
- 6.2.8 To the rear elevation of the outrigger, new timber French doors are proposed in order to replace the existing non-original openings. A new privacy screen and a horizontal bike box are shown with dotted lines.
- 6.2.9 In order to improve accessibility to the rear of the property, it is proposed to widen the access to the bin store and the residential levels through the modification of the opening to the single-storey inter-war element which is not of any heritage interest.

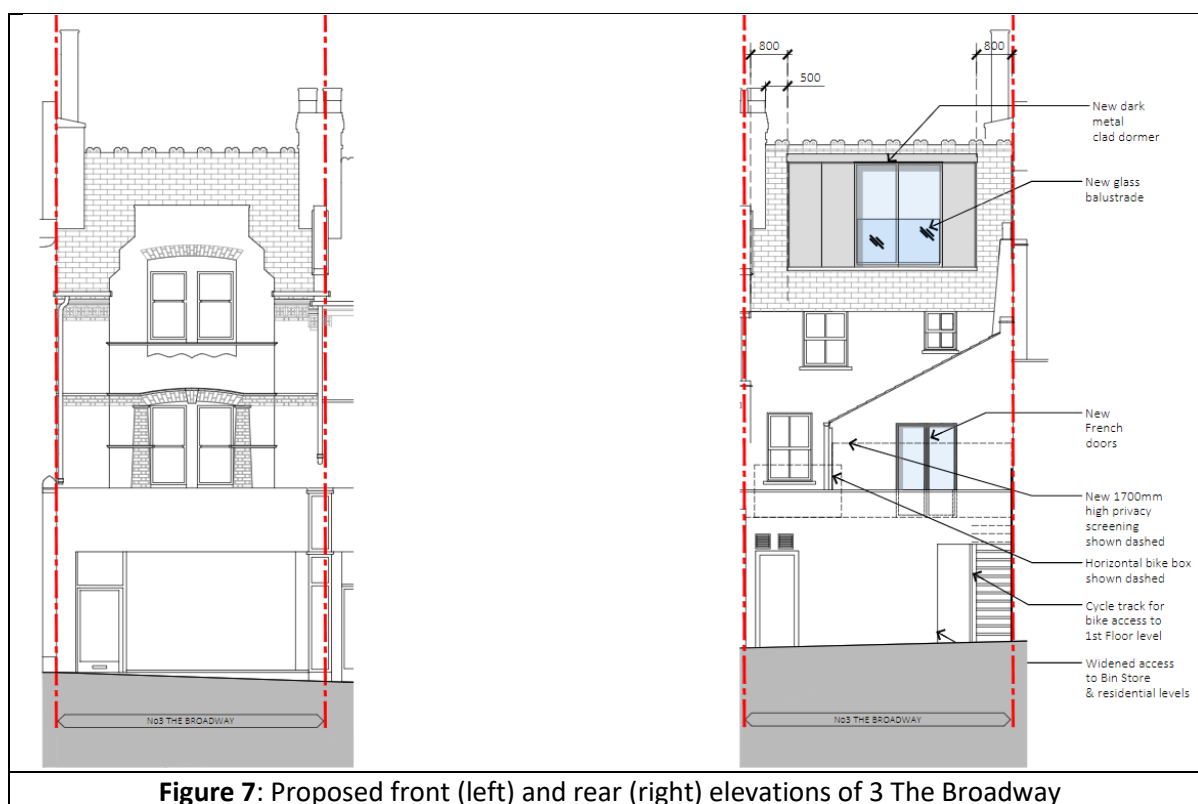


Figure 7: Proposed front (left) and rear (right) elevations of 3 The Broadway



7 IMPACT STATEMENT (HERITAGE)

7.1 PRESERVATION AND CHANGE

- 7.1.1 3 The Broadway is an unlisted late 19th century mid-terrace building located within the Crouch End Conservation Area. The application site building makes a positive contribution to the character and appearance of the conservation area.
- 7.1.2 The proposal seeks to create two residential units on the upper levels of the building which is currently utilised as a single flat. The proposals have been specifically prepared with an understanding of the heritage values of the building and the contribution that it provides to character and appearance of the Conservation Area, taking into account the consultee feedback (received from the LPA). They have been designed to be as sensitive to the terrace and host building as possible and to respect the contribution it makes to the Conservation Area.
- 7.1.3 The proposal will result in a very small change within the Conservation Area, in that the rear of the host building will incorporate an appropriately designed and detailed dormer window. The contribution that the host building makes to the character and appearance of the conservation area will not be altered, however, and the heritage value of this part of the conservation area will not be diminished.
- 7.1.4 Given that the proposed works have been refined to respond to the Pre-Application feedback in a way that does not negatively impact the external appearance of the building, the proposal will be in keeping with this part of the conservation area and will preserve its contribution to character and appearance.
- 7.1.5 The historic appearance of the rear elevation will continue to be appreciated as such from close quarters, and the proposed material palette will ensure that the works are in keeping with the existing building and this part of the Conservation Area. The design is of a high-quality and as shown in Plate 3, only the rear roofscape which will incorporate a high-quality dormer will be visible from Coleridge Road.
- 7.1.6 The use of high-quality materials will also allow for the design at the rear to assimilate well into the existing context of the site and preserve the character and appearance of the Conservation Area. There will be no material impact on the character and appearance of the Conservation Area, which is robust enough to undergo such a change without causing harm to significance.
- 7.1.7 The overall assessment of harm is that the proposed works to the rear of 3 The Broadway will result in a very slight change to the character and appearance of the conservation area, but that there will be no loss of significance, and no harm to significance.



- 7.1.8 Accordingly, the proposals are considered to be in line with all local, regional and national planning policy, including the policies relating to the historic environment contained within the NPPF. Paragraphs 199-202 of the NPPF are not engaged. For the avoidance of doubt, there will be no degree of harm to the significance of the designated heritage asset.
- 7.1.9 No harm is identified to the character and appearance of the Crouch End Conservation Area, meaning that the significance of the Conservation Area will be preserved as outlined above. There is preservation for the purposes of the decision maker's duty under Section 72(1) of the 1990 Act.
- 7.1.10 The works are similarly fully compliant with all local policy relating to the historic environment. In particular, the scheme accords with Policy SP11: Design which states that all new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. The proposal is of a high standard of design and respects the local context and character, complying with Policy SP12: Conservation.
- 7.1.11 There is compliance with Policy DM9 as the proposal will complement the architectural style, scale, proportions, materials and details of the host building and will not appear overbearing or intrusive.