



BRYAN CONNOR ASSOCIATES LIMITED

HERITAGE STATEMENT
FOR
ALEXANDER & EMMA JAMES
32 WESTON PARK
LONDON
N8 9TJ

NOVEMBER 2022

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HERITAGE STATEMENT

Project: **32 WESTON PARK LONDON N8 9TJ**

Project Number: **2224**

Date: **NOVEMBER 2022**

HERITAGE STATEMENT

THE EXISTING BUILDING

The existing building as originally built circa 1888 has been completely renovated and restored to provide a very worthy example of a Victorian family house.

This property along with other notable properties in Weston Park have been extended and restored to a very high degree and although the property is not listed it is very much in keeping with the provisions of the Conservation Area.

The properties adjacent to the application site have been extended to the rear and have balconies, roof terraces and extensions on the upper floors which appears as a common and generally accepted unobtrusive thread.

DESIGN

THE PROPOSAL

The principle of the design of this proposed rear roof extension is to provide a much needed bathroom on the half landing flight between first and second floors and the proposal is designed in such a manner as to negate the effect on neighbouring and local amenity.

The property is within the Crouch End Conservation area.

The external elevations of the proposed building will remain as existing save for the provision of the re-instated chimney stack being very much a prominent and important feature of the Conservation Area as can be seen from the rear elevation. The roof materials including the tiles and the leaded front side timber sash window are a classic example of the accepted design for a Victorian House.

The brickwork will be reclaimed yellow London stock bricks laid to a Flemish bond.

The proposal would be constructed of matching and natural materials.

The flank wall of 30 Weston Park extends 960 beyond the existing rear elevation of 32 Weston Park and the proposed re-instated chimney being built on the original footprint will therefore provide a full height screen from the adjoining property.

There would be no overlooking or loss of amenity as a result of this application.

The proposal complies with policy policies DM1 (Delivering High Quality Design), DM9 (Management of the Historic Environment) and DM12 (Housing Design and Quality) of the Haringey Local Plan 2017, policies SP1 (Managing Growth) and SP11 (Conservation) of the Strategic Local 2017 and policies D3 and HC1 of the London Plan 2021

PRINCIPLE OF DEVELOPMENT

London Plan Policy D6 seeks to optimise the potential of sites, having regard to local context, design principles, public transport accessibility and capacity of existing and future transport services.

The proposed extension would clearly improve the internal layout of this single family house which would be acceptable in principle and indeed have a minimal affect within the context of this Policy.

THE POLICY

DESIGN & APPEARANCE CONSERVATION AREA

DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings including roof extensions will be to a high design quality. The design should respect and complement the form architectural characteristics and detailing of the original building including external features such as chimneys and porches.

This proposal seeks to confirm the use of high quality matching or re-cycled and reclaimed complementary materials throughout and in particular the design style used will be appropriate and sensitive to the host building. The inclusion of the external and original chimney stack at this level complies entirely with this Policy requirement.

DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

This proposal seeks to confirm the use of high quality matching or re-cycled and reclaimed complementary materials throughout and in particular the design style used will be appropriate and sensitive to the host building.

6.5 London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

6.6 DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account.

In relation to extensions or alterations to residential buildings Policy DM9 requires proposals to be of a high sensitive design quality, which respect and complement the architectural characteristics and detailing of the original buildings. This includes external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

This proposal is at the rear of a property which has been improved and enhanced to a high standard highly regarded within the CA. There are no alterations to the front elevation and neither is the proposal visible from the street scene to which a demonstrable harm may be attributed. There would be no affect to the heritage asset of the Crouch End Clock Tower or the Town Hall buildings currently under construction.

This proposal seeks to confirm the use of high quality matching or re-cycled and reclaimed complementary materials throughout and in particular the design style used will be appropriate and sensitive to the host building.

CONCLUSION

The proposed rear roof extension to the rear garden complies with the requirements of Section 12 paragraph 126 – 136 and Section 16 Conserving and Enhancing the Historic Environment of the national planning policy framework.

In this particular case the modest rear roof extension on the half level between first and second floor of the host building with no side return and unseen from the street scene or from the long views at the rear with matching materials and a pitched roof of matching tiles, it is considered, would not affect the character and appearance of any Heritage Asset.

It is considered that the proposed work would not cause 'less than substantial harm' to the significance of any the Heritage Assets, due to the proposed design, scale and bulk which is negligible.

As such, it is considered that the proposal would therefore preserve the character and appearance of the area and the proposal would not be outweighed by any public amenity issues. The proposal is not therefore contrary to Haringey Local Plan Policy SP12 the conservation of the historic significance of Haringey's heritage assets.

There is a minimal area of additional floor space created by this proposal. The proposal does not exceed 100m2 and therefore CIL does not apply.

With specific regard to SP11 & SP12 the proposal would, by way of re-placement and an improved and renewably resourced building, seek to preserve and enhance the character and setting within the Conservation Area.

The proposal for the rear extension would have no adverse impact on the Heritage asset within Haringey and in particular within the Conservation Area.

Assessment carried out by: BCA LTD



Bryan R. Connor MRICS

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