



BRYAN CONNOR ASSOCIATES LIMITED

HERITAGE STATEMENT

FOR

MICHELLE TONGE & JON ALLEN

**LAND & BUILDINGS ON NORTH EAST SIDE OF TERRCK ROAD TO REAR
OF 7 ST MICHAELS TERRACE**

LONDON

N22 7SJ

NOVEMBER 2022

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HERITAGE STATEMENT

Project: **LAND & BUILDING TO REAR OF 7 ST MICHAELS TERRACE LONDON N22 7SJ**

Project Number: **2225**

Date: **NOVEMBER 2022**

HERITAGE STATEMENT

THE EXISTING BUILDING

The existing building as originally built is a single garage with a rear annexe having been in continuous use as a studio as associated with the ground floor property at 7 St Michaels Terrace.

This property on Terrick Road are typically semi -detached late Victorian and early Edwardian along with other notable properties in Terrick Road which have been extended and restored to a very high degree. There are several new build properties on the backland of Buckingham Road on the north end of Terrick Road having been completed and in progress with a refurbishment of the adjacent property at 2 Terrick Road

The property is not listed although it is located within the Wood Green Common Conservation Area. There are currently no article 4 directions in place in this Conservation Area.

The Wood Green Common Conservation Area Character Appraisal states:

Terrick Road is a narrow residential street which is mostly lined with utilitarian semi-detached dwellings of late Victorian and early Edwardian origin. Buildings of more recent origin have now been introduced to the northern end of the street whilst the rear vehicular entrance to the post office sorting office is located at the southern end of the street. In comparison to the adjacent streets and surrounding area Terrick Road is also characterized by a distinct absence of trees and planting.

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 proposal subject to this application seeks to provide a modest first floor roof extension with improvements to the front elevation and internal alterations.

The principle of the design of this proposed extension is to provide a much needed bedroom and bathroom on the first floor and to adapt the current studio room to provide a living room and kitchen on the ground floor. There would be no extension to the rear part of the existing property over the flat roof. The first floor proposal is designed in such a manner as to negate the effect on neighbouring and local amenity.

The property is within the Wood Green Common Conservation Area.

The external elevations of the proposed building will remain as existing save for the provision of the raised front elevation and roof which will remain pitched in a similar manner to the existing this being an important feature within the Conservation Area.

The roof materials including the matching tiles and the yellow stock brick walls are a classic example of the accepted design within this location.

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 2 Terrick Road extends 5340 above the existing roof ridge and with the extended roof 4230 above with the flank elevation remaining largely visible from the street scene. The proposed side elevation windows to 2 Terrick Road will not be affected by the proposal as these flank windows are conditioned to be obscured glass below 1700 from the respective floor level.

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 garage studio 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.

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 a modest first floor extension to only part of the existing building which will be improved and enhanced to a high standard highly regarded within the CA. The alterations to the front elevation is an improvement and will contribute to the residential nature of the street scene to which no demonstrable harm may be attributed.

There would be no affect to the heritage asset of the Wood Green Common Character Conservation Area.

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 roof and first floor extension 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 roof extension at the first floor of the host building is essentially unseen from the street scene or from the long views 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 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

A handwritten signature in black ink, appearing to read 'Bryan R. Connor', with a stylized flourish at the end.