

43 Stanhope Gardens

London, N6 5TT

HERITAGE STATEMENT

November 2022

In support of certificate of a lawfulness for the construction of a single storey outbuilding in the rear garden of 43 Stanhope Gardens under Class E permitted development rights.

Applicant: Mr Simeloff and Mrs Marinkov Jones
Agent & Architect: Michael Jones Architects

Introduction

The application site is 43 Stanhope Gardens, Highgate, N6 5TT. The site comprises a two storey semi-detached Edwardian house with a large steeply sloping rear garden. The property lies on the west side of Stanhope Gardens on the outer edge of a bend in the road which causes the site to have a generous plot size which widens toward the rear. The property benefits from over 400m² of garden space which slopes up away from the property until it abuts the rear gardens of Shepherd's Hill and Shepherd's Close.

The property is not listed, is not in proximity to any listed sites, and is not locally designated as a building of townscape merit. The property does lie within Haringey's Highgate Conservation Area.

Site and Surrounding Context

Stanhope Gardens is a quiet residential area consisting predominantly of grand Victorian two and three storey houses interspersed with a small number of Edwardian additions and two or three post-war homes. Numbers 41, 43, 45, 47, 49 Stanhope Gardens are a group of five neighbouring semi-detached and detached houses constructed circa 1910 when the street of Stanhope Gardens was extended to link up with the end of Claremont Road.

The Highgate Conservation Area Appraisal describes this neighbourhood as follows: 'whilst there is evidence of poor maintenance of building and loss of architectural details, the area has largely maintained a homogenous appearance that is unique within the conservation area. Landscaped front gardens, boundary treatments, all contribute positively to the character of the area.'

Planning Context

There is no evidence that any substantial alterations have been carried out at the property since it was originally constructed.

The property has been the subject of only one previous planning application. In 2019 consent was granted under application HGY/2019/2427 for a single storey side and rear extension, rear dormer roof extension, installation of solar panels and rooflights in side roofslope, partially re-rendering parts of the property with external wall insulation, the creation of patio area, and the replacement of single glazed timber doors and windows with double glazed timber doors and windows. This consent has not been implemented and is due to expire on 12/12/2022.

There has recently been a new application HGY/2022/4074 submitted for consideration which is a successor to approved application HGY/2019/2427 and will supersede the existing consent. The new proposal is similar but differs in that there is no longer a rear extension, and that an enlargement of the existing cellar is now also proposed.

There are no nearby applications or consents which would fundamentally alter the context of the site, or the setting of the proposed development.

Overview of Proposal

The property owners have submitted a certificate of lawful development for the proposed construction of a single storey outbuilding at the rear of the back garden, on the basis that this is permitted development under Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The outbuilding will serve as a home office/art studio and will be entirely incidental to the enjoyment of the main dwellinghouse.

The design and siting of the outbuilding has been carefully considered to ensure that the new structure is a sensitive and subservient addition to the garden which will preserve the character and heritage of the host dwelling and will not result in harm to any of the existing trees on the site.

Heritage Appraisal

The primary heritage assets at 43 Stanhope Gardens are the original Edwardian architectural elements, the original Edwardian materials, and the contribution to the streetscape of Stanhope Gardens.

Key architectural heritage assets include the distinctive central projecting bay at first floor, the decorative front facing gable, the horizontal banding of materials on the facade, and the general composition and proportion of the house including the scale and positions of fenestration such as the large ground floor windows which are typical of high quality homes from this period.

The primary existing materials include the combination of soft red brick and pale textured render on the facades, the traditional grey-brown clay roof tiles, and the white painted timber windows and doors. Key contributions to the streetscape include the homogenous proportions of the facades within the small local grouping of 5 Edwardian houses and the well planted front gardens.

Heritage Impact

The proposed outbuilding is located over 22m from the rear of the property and will be discreetly located in the corner of the rear garden, where it will be partly screened by the existing vegetation and shrubbery. Due to the siting and size of the proposed outbuilding it will not be visible from the public realm. The outbuilding will be faced in a palette of modern materials, chiefly timber and glass, intended to encourage it to blend into its naturalistic surroundings as opposed to mimicking the traditional Victorian and Edwardian materials found elsewhere on the street. We believe that in this instance this approach of creating a visually distinct and subservient architecture which can blend in with its surroundings is the most appropriate approach to preserving the character and heritage assets of the host dwelling and the wider conservation area.

ADAM PHILPOTTS RIBA

for and on behalf of Michael Jones Architects

November 2022