



HERITAGE STATEMENT

By Studio 47 Architects

“Erection of a detached, 3-storey family dwelling at the rear of the Mosque”

November, 2021

Land at the rear of St. Ann's Mosque, 277 St Ann's Road, N15 5RG, London

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1 SUMMARY

This appraisal considers the significance of the application site as part of the St Anne's Conservation Area and the potential impact of the proposed development upon the setting of this Heritage Asset. Preparation of this report has included background research into the history of the Site and its surrounding area, an assessment of its heritage value, discussion of setting and conclusions regarding potential setting issues.

The proposed development site is located south of St Ann's Road. The Site is bound by St Mary's Convent to the south, the Mosque gardens to the north, Suffolk road to the east and the former Servite Sisters Church to the west. The land falls within the St. Ann's Conservation Area and forms part of a larger gated land known as Sheikh Nazim Sufi Centre (Dergah). The proposed scheme will entail the erection of a 3-storey detached family house at the rear of the Sheikh Nazim Sufi Centre. A car parking space will also be provided with external works comprising landscaping and access from Suffolk road.

With regard to the issue of setting and particularly the visibility of the proposed building from within the Conservation Area (from St Anns Roam, Suffolk Road, Hermitage road), the design proposal will mitigate the visible impact of new development by maintaining a consistent building height with that of the surrounding properties. Privacy for the mosque and church will be maintained by the new property being designed on an east-west orientation. Furthermore, the new development will be located away from any existing residential block that forms part of the locally listed priory buildings. The extant boundary walls and the vegetation will reduce any possible dominance of the new building in relation to the heritage assets.

The NPPF (National Planning Policy Framework) states that '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'. This Heritage Statement assesses the St Ann's Conservation Area to be of medium rather than high significance and concludes that the proposal will be 'less than substantial harm' rather than of 'substantial harm' to the Conservation Area.

2 INTRODUCTION

2.1 Project Background

Studio 47 Architects was commissioned by Hadji Osman Cikkicioglu Zeyn Ltd to prepare a heritage statement for 277 St Ann's Road (land at the rear of St. Ann's Mosque), LB Haringey, London, (thereafter referred to as the Site; Figures 1 and 2). The proposal is erect a detached 3-storey family house. Car parking space will also be provided, external landscape and from the Suffolk road. No listed structures within the development area, although it does lie within St Ann's Conservation Area.

2.2 Site Location and Description

The proposed development is located south to St Ann's Road and west to the Suffolk road to the rear of the St Ann's Mosque which faces the southern side of St Ann's road, within St' Ann's Conservation Area. The site is close to the Suffolk Road/St Ann's Road junction (**Figure 1**).

The St Ann's Conservation Area comprises a relatively small isolated group of buildings and spaces with a mixed character, diversity and interest. It is located within a largely uniform residential district

consisting of long straight roads lined with uniform terraces of mostly Edwardian properties. The conservation area surrounds St Ann's Road, which connects Green Lanes to the west with the south part of Tottenham High Road to the east.

The western part of the conservation area is focussed on Chestnuts Park (originally known as Chestnuts Recreation Ground), which lies on the ancient 'T' junction between St Ann's Road and Black Boy Lane. The park is surrounded to the east and south by the educational and institutional buildings comprising Chestnuts Primary School and St Ann's Hospital. The belvedere and cupola on the roof of the old school buildings form the principle landmarks in this part of the conservation area.

Trees and planting are relatively abundant throughout parts of the conservation area and also form an important element of its character and appearance. The mature London Plane trees that surround Chestnuts Park and the mixed deciduous trees situated within the hospital grounds, St Ann's Junior School and St Ann's Churchyard are of particular importance.

The main focal [point of the conservation area is the 'T' junction of Avenue Road with St. Ann's Road, which has attractive statutory and local listed architectural and historic buildings on all three sides. The former St. Ann's Mixed Junior School and Nos. 1 to 5 (odd) Avenue Road are on the north-west side, St Ann's Church is on the north-east and the former St. Mary's Priory is on the south side. The latter demarcates the northern boundary of the subject site. All the latter buildings are built with Gothic style details, the school and priory are in pale Gault brick, the church in pale Greystone, the tall spire of which is a major landmark visible from much of the conservation area and from long distance outside it. The open green appearance created around the junction by the trees and planting in the school playground and churchyard are an important feature of the character of this part of the conservation area, as is the stone churchyard boundary wall with its decorative wrought iron railings and the top and similar railings around part of the school buildings.

The eastern part of the conservation area is made up of residential properties of varying age, design and condition that have an overall degree of consistency and a domestic scale. However, several of the properties have been subject to unsympathetic alterations and as a result are of limited merit.

The Site comprises of almost rectangular plot of land lying at the rear (southern) part of Sheikh Nazim Sufi Centre, along the western side of Suffolk Road. The area of the land allocated for the development is approximately 236.65m². The site is bordered by St Mary's Convent on the south, the mosque gardens on the north, the former Servite Sisters Church on the west and Suffolk Road on the east.

The Site is currently occupied part of a playground and part of the Mosque gardens and is located within the land known as Sheikh Nazim Sufi Centre. The southern boundary, to St. Mary's Convent, is defined by a brick wall and the eastern one, fronting onto Suffolk Road, by a timber fence.

There are no listed buildings immediately adjacent to the site (**Figure 2 and 3**). The closest listed buildings lie to the north comprising the Grade II* listed church and a number of Grade I listed properties adjacent to the church, including the church boundary wall. These buildings are located on the northern site of St Ann's Road at the junction between St. Ann's Road and North Grove and the site is not directly visible from any of these listed buildings.

2.3 The Site Setting

A number of buildings of architectural interest are located within close proximity of the subject site, although few are within direct sight line of the development area. Grade II listed buildings are located on the north side of St. Ann's Road in close proximity to the Grade II* listed Parish Church of St. Ann. The original priory buildings to the north-west of the subject site are locally listed but views from and to these from the site are limited.

2.4 The Proposal and Background

The proposal seek planning permission and conservation area consent for the erection of a 3-storey detached house. External works will include landscaping and car parking provision (**Figures 4 and 5**).

3 PLANNING POLICY

3.1 Legislation and Planning guidance

The proposed development of the Site is subject to planning guidance and policies contained within the National Planning Policy Framework (NPPF). Regional policies are contained within the London Plan, and local policies within the Haringey Development Document and Haringey Local Plan (Strategic Policies).

3.2 National Guidance

3.2.1 National Planning Policy Framework (2021)

In March 2012 the government published the National Planning Policy Framework (NPPF), the latest version published in 2021, which aims to provide a simple and clear policy framework for the Government's planning policies. 'It provides a framework within which locally-prepared plans for housing and other development can be produced' (NPPF, 2021, 1). Its principle objective is 'to contribute to the achievement of sustainable development' (NPPF, 2021, 7) and so there is a presumption in favour of such developments. This involves seeking positive improvements in the quality of the built, natural and historic environment. The overall requirements it places on both the applicant and local planning authorities are much the same as before i.e. to describe the significance of any heritage assets affected by the development, including the contribution made by their setting and the level of potential harm from the development.

Within the planning system a set of 165 core land-use planning principles should underpin plan-making and decision-taking. That relating to the historic environment states that planning should: 'conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations' (NPPF, 2021, 189).

Section 16 of the NPPF 2021 'Conserving and enhancing the historic environment' provides guidance for planning authorities, property owners and developers. Local planning authorities should require applicants to describe the significance of heritage assets affected by a proposed development scheme, including the 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.

Historic environment is defined by the NPPF as 'all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora'. Heritage assets within the historic environment may, on an individual basis, include buildings, monuments, sites, places, areas or landscapes, if they are considered to have a degree of significance (heritage interest) meriting deliberation in planning decisions. Policies within the NPPF refer to both

the treatment of assets themselves and their settings. A setting is defined as 'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral'. Historic England has compiled Good Practice Advice Notes in three parts for further guidance.

In summary the key notes set out within the Section 16 of the NPPF are:

- Local Plans should set out to promote a positive strategy for the conservation and enjoyment of the historic environment.
- 194: 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.
- Any harm or loss of a heritage asset or in some cases its setting, should require clear and convincing justification.
- The particular significance of any heritage asset that may be affected by the proposals, including effects on their setting, should be assessed. This should be taken 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.
- Where a heritage asset has suffered deliberate damage or neglect the deteriorated state of it should not be taken into account in any decision.
- In determining planning applications the LPA should take account of the positive contribution that conservation of heritage assets can make and the desirability of the proposed scheme making a positive contribution to local character and distinctiveness.
- When considering the impact of a proposed development on heritage assets, the importance of the asset should be considered when determining the degree of weight to apply to its conservation 'as heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets should be exceptional' (NPPF, 2021, 200).
- If substantial harm or loss of significance to a designated heritage asset is likely to occur as a result of a proposed development, the LPA should refuse consent unless there are substantial public benefits or the nature of the heritage assets prevents all reasonable uses of the site or the harm / loss is outweighed by the benefit of bringing the site back into use.
- 201: Where a proposed development will lead to substantial harm to (or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
 - a) the nature of the heritage asset prevents all reasonable uses of the site; and
 - b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
 - c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
 - d) the harm or loss is outweighed by the benefit of bringing the site back into use.

- 202: 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.
- LPA's 'should not permit the loss of the whole or part of a heritage asset without taking reasonable steps to ensure the new development will proceed after the loss has occurred' (NPPF, 2021, 204).
- 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.
- 207: Not all elements of a Conservation Area 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 Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 201 or less than substantial harm under paragraph 202, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.
- 208: Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

3.2.2 English Heritage 2008 document

English Heritage's 2008 document 'Conservation Principles: Policy and Guidance for the Sustainable Management of the Historic Environment' states in paragraph 140, p.59, that: 'The greater the range and strength of heritage values attached to a place, the less opportunity there may be for change'.

3.3 Regional Planning Policy

3.3.1 London Plan (2021)

The relevant Strategic Development Plan framework is provided by the London Plan. Policy relevant to heritage and culture at the site includes Policy HC1

Heritage conservation and growth

- 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 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 re-use.

3.4 Local Planning Policy

3.4.1 Haringey DMD (Development Management Document)

The study aims to satisfy the objectives of the London Borough of Haringey, which fully recognises the importance of the heritage for which they are the custodians of. Relevant saved policy statement for the protection of heritage within the borough are contained within the Haringey's Development Management Plan (DMP) adopted July 2017:

POLICY DM9: MANAGEMENT OF THE HISTORIC ENVIRONMENT

Haringey's Heritage Assets

- A. Development that conserves and enhances the significance of a heritage asset and its setting will be supported
- B. Proposals affecting a designated or non-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.

Conservation Areas

- D. 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.

Listed and Locally Listed Buildings

- F. In addition to (A-C) above, the Council will seek opportunities to secure the future of listed buildings particularly those on the 'Heritage at Risk' register, provided they:
 - a. Do not lead to substantial harm or total loss of their significance;
 - b. Retain and repair existing features and fabric, or, if missing, replace them in a sympathetic manner;
 - c. Do not harm the structural integrity or stability of the building or that of adjoining buildings or structures; and
 - d. Extensions are restricted to less significant parts of the building, relate sensitively to the original building and do not adversely affect the internal or external appearance or character of the listed building, curtilage or its setting.
- G. Subject to (A-C) above, the Council will seek to protect the local distinctiveness of the Borough by sustaining and enhancing the significance of locally listed buildings.

Archaeology

- H. Proposals affecting a designated Archaeological Priority Area will be considered having regard to:
 - a. The significance of an archaeological asset and its setting;
 - b. The impact of the proposal on archaeological assets; and
 - c. The priority given to preserving and managing the archaeological asset and its setting in situ.

- I. All proposals will be required to assess the potential impact on archaeological assets and where appropriate ensure adequate arrangements for the investigation, recording and archiving of assets of archaeological importance and engage with the relevant advisory organisations.

Enabling development

- J. The Council will approve proposals for enabling development where it is demonstrated that:
 - a. It is the only viable means of securing the long term future of the asset affected; and
 - b. It is the optimum viable use, supported by an appropriate options appraisal; and
 - c. The proposals address relevant policies (A-I) above.

3.4.2 Haringey's Local Plan: Strategic Policies

The Strategic Policies is part of Haringey's Local Plan. This was adopted on 24 July 2017 and sets out the long term vision of the development of Haringey. This sets out detailed planning policies for achieving the latter vision including high-level strategic policies used in determining planning applications. The following are relevant to heritage:

SP11: DESIGN

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.

Applications for tall buildings will be assessed against the following criteria:

- An adopted Area Action Plan or existing adopted masterplan framework for the site and surrounding area;
- Assessment supporting tall buildings in a Characterisation Study which should be prepared as supporting evidence for all AAP areas;
- Compliance with the Development Management Policies criteria for Tall and Large Buildings siting and design; and

- Compliance with all the relevant recommendations as set out in CABE / English Heritage “Guidance on Tall Buildings”, 2007.

SP12: CONSERVATION

- The Council shall ensure the conservation of the historic significance of Haringey’s heritage assets, their setting, and the wider historic environment. The borough’s heritage assets include Statutory Listed Buildings, Conservation Areas, Registered Parks and Gardens, Archaeological Priority Areas, and other locally important heritage assets such as Locally Listed Buildings, Local Historic Green Spaces and Sites of Industrial Heritage Interest. Where archaeological excavation is required, findings should be published, disseminated, and used as the basis for archaeological interpretation on site.
- 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. All development shall protect the Strategic view from Alexandra Palace to St Paul’s Cathedral as protected in the London Mayoral “London View Management Framework” Revised SPG, July 2010, and key local views.

The subject site is located at the southern boundary of the St Ann’s Conservation Area (Conservation Area No.17, Sub Area 4). The area is characterised as follows:

‘The St Ann’s Conservation Area is in the form of an east-west linear development along the busy B152 St Ann’s Road which has regular bus services between Northumberland Park & Waterloo and between Wood Green and Aldgate. Chestnuts Recreation Ground (now Chestnuts Park) is a large open space surrounded by mature London Plane trees that forms an important feature of the western part of the conservation area. The area to the south of Chestnuts Park is occupied by St Ann’s Hospital, the northern section of which contains a series of Victorian buildings and is included within the conservation area. The area to the east, centred on the junction with Avenue Road, is characterised by the cluster of large institutional and religious buildings including St Ann’s Church, which forms the area’s principal landmark. At the east end of the conservation area St Ann’s Road is lined with residential properties and is characterised by a greater sense of consistency and by its domestic scale.’

4 ASSESSMENT METHODOLOGY

4.1 Aims and objectives

Paragraph 194 of the National Policy Framework (NPPF 2021) states:

‘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 significance 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 consulted and the heritage assets assessed using appropriate expertise where necessary...’

This statement of significance is known as a Heritage Statement. The purpose of a Heritage Statement is to identify the important characteristics and significance of the existing heritage asset(s) and to explain how the proposals would affect these and justify why this is necessary or desirable. This Heritage Statement focuses on the impact of the proposed development on the setting of St Ann’s Conservation Area (heritage Asset) that the site lies within.

The aim of this report is to understand the impact of the proposed development on the setting of designated heritage assets (in this case the St Ann's Conservation Area), to inform planning decisions and to set out an appropriate mitigation strategy for the consideration of the planning authority. To achieve this, a programme of documentary research has been carried out so as to understand the historical development of the Site and the heritage assets within their wider landscape context. In conjunction with the on-site assessment of heritage assets and views to and from these heritage assets and the Site, the results of this investigation will inform an assessment of the significance of the heritage assets in respect of agreed criteria. Further, an assessment of the impact of the proposed development upon the setting of the designated heritage assets will be undertaken and a recommendation of measures to mitigate any identified impacts made.

4.2 Documentary research

A programme of targeted documentary research was undertaken at the Haringey Local Studies Library in order to reconstruct the history of the site and its immediate environment. A sequence of Ordnance Survey and other historic maps was also compiled to illustrate the development of the Site. The results of this historical research are provided in Section 5 of this report.

4.3 On-site recording

A photographic survey comprising high-quality digital images was undertaken in order to record the character of the Site and its setting. Photographs of the surrounding streetscape were taken from within and next to the Site in order to assess the likely impact of the proposed development upon the heritage asset (St Ann's Conservation Area). A selection of photographs has been included in this report.

4.4 Guidance

The criteria for the assessment of the settings of designated and undesignated heritage assets are those specified by the following guidance:

- Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (historic England 2015)

The criteria for the assessment of views are informed by the following guidance:

- Seeing the History in the View {English Heritage (now Historic England) 2011}
- Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment {English Heritage (now Historic England) 2011}.

4.5 Assessment Criteria

A programme of documentary research and on-site assessment identified the key stages in the historical development of the Site. The findings from these investigations are used here to inform assessments of the value of these features in respect of agreed criteria and of the impact of the proposed alterations upon the designated and non-designated heritage assets.

4.6 Assessment of value

Determination of the value of heritage assets has been based upon existing designations in accordance with the criteria stipulated in Table 1.

Table 1.1: Criteria used to assesses value of heritage assets

Value	Archaeological Remains	Historic Buildings	Historic Landscape
Very High	World Heritage Sites (including nominated sites)	Structures described as of universal importance as World Heritage Sites	World Heritage Sites inscribed for their historic landscape qualities
	Assets of acknowledged international importance	Other buildings of recognised international importance	Historic landscapes of international value, whether designated or not
	Assets that can contribute significantly to acknowledged international research objectives		Extremely well preserved historic landscapes with exceptional coherence, time-depth, or other critical factor(s)
High	Scheduled Monuments (including proposed sites)	Scheduled Monuments with standing remains	Designated historic landscapes of outstanding interest
	Undesignated assets of schedulable quality and importance	Grade I and Grade II* Listed Buildings	Undesignated landscapes of outstanding Interest
	Assets that can contribute significantly to acknowledged national research objectives	Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade	Undesignated landscapes of high quality and importance, and of demonstrable national value
		Conservation Areas containing very important buildings	Well preserved historic landscapes, exhibiting considerable coherence, time-depth or other critical factor(s)
		Undesignated structures of clear national importance	
	Designated or undesignated assets that contribute to regional research objectives	Grade II Listed Buildings	Designated special historic landscapes
		Historic (unlisted) buildings that can be shown to have	Undesignated historic landscapes that would justify special historic

Medium		exceptional qualities in their fabric or historical associations	landscape designation, landscapes of regional value
		Conservation Areas containing buildings that contribute significantly to its historic character	Averagely well-preserved historic landscapes with reasonable coherence, time-depth or other critical factor(s)
		Historic Townscape or built-up with important historic integrity in their buildings, or built settings (e.g. including street furniture and other structures)	
Low	Designated and undesignated assets of local importance	'Locally Listed' buildings	Robust undesignated historic landscapes
	Assets compromised by poor preservation and/or poor survival of contextual associations	Historic (unlisted) buildings of modest quality in their fabric or historical association	Historic landscapes with importance to local interest groups
	Assets of limited value, but with potential to contribute to local research objectives	Historic Townscape or built-up areas of limited historic integrity in their buildings, or built settings (e.g. including street furniture and other structures)	Historic landscapes whose value is limited by poor preservation and/or poor survival of contextual associations
Negligible	Assets with very little or no surviving archaeological interest	Buildings of no architectural or historical note; buildings of an intrusive character	Landscape with little or no significant historical interest
Unknown	The importance of the resource has not been ascertained	Buildings with some hidden (i.e. inaccessible) potential for historic significance	

Source: DMRB, 2008

5 HISTORICAL BACKGROUND

5.1 Introduction

This summary is augmented by an account of the historical development of the area taken from the St Ann's Conservation Area Appraisal published by London Borough of Haringey Council.

5.2 Historical Background

A track broadly corresponding to the present day Green Lanes was first recorded in the 14th century. The name of the route derives from the series of greens and commons through which it passed connecting Central London with Wood Green. The southern-most common Beans Green was located to the west of the subject site at the junction with Hangars Lane (now St Ann's Road). The latter was an ancient route connecting Green Lanes with Tottenham High Road.

By the 13th century much of the parish of Tottenham, including the area of the subject site, was occupied by farmland following the deforestation of areas of the Middlesex Forest. The St. Ann's Conservation Area would have been covered by open farmland, owned by a few large estates. The Hospital of St Lawrence at Clayhanger was recorded to have occupied a site on Hangars Lane between 1229 and 1264, which may demarcate the current conservation area boundary.

By the end of the 18th century much of the woodland within the Parish of Tottenham had been cleared and replaced by pasture and arable farmland.

Early cartographic sources illustrate the predominantly rural nature of the subject site and immediate vicinity. A parish map dating to 1619 (**Figure 7**) depicts Hangar Lane, known as Chisley Lane at this time, extending between the precursor to Green Lanes and Stamford Hill. Much of the area south of Chisley Lane is sub-divided into large, undeveloped plots by contrast to the smaller plots north of the parish. A few properties are illustrated on the south side of Chisley Lane including two within the lands 'belonging to St Johns of Jerusalem', one of which is labelled as 'Hangers Barne' and a second undesignated building adjacent to Hangers Greene. The area of the subject site appears to lie within an irregularly shaped plot listed as under the ownership of 'Bushy Hangers Mr Candler'.

Few changes are illustrated on the parish plan of 1818 (taken from a survey of 1798, Figure 8). The study site and immediate vicinity appear undeveloped, and Chisley Lane has now been renamed 'Hangers Lane'. The main focal points for development appear to be along the High Road to the east, at the Greens (hangers Green, West Green) and at the junctions between the north-south arterial roads and east-west linking roads such as hangers Lane and 'Blackup Lane' to the north. During this period Nathaniel V Lee established the first clay workings in Wood Green at the south-western edge of the present day St Ann's Conservation Area.

The Tithe Map of Tottenham (1844, Figure 9) illustrates the study site as spanning plot 1484.

The first half of the 19th century saw the population of Wood Green growing steadily as merchants and traders from the City began to move into the area. By 1841 Wood Green was inhabited by around 400 people, with several lodges and villas constructed in the area surrounding Hanger Lane. These included Oak Lodge., York Lodge and Oak Villas on the north-east side of Hanger's Lane and Suffolk Lodge on the south-east side, adjacent to the subject site. Hanger Green House was constructed on the south-west side of Hanger Lane within pleasure gardens with a large ornamental lake to utilise the earlier clay workings. A site north-west of Hanger Lane was occupied by Chestnuts House which lay within a large ornamental garden and was later incorporated into the eastern part of Chestnuts Recreation Ground.

New road systems were also laid out during the early 19th century and included North and South Grove, and the southern section of Avenue Road. Other key developments included the construction of the St Ann's School for Boys (now demolished), the Hermitage School for Girls (now St Ann's Junior School) and St Ann's Church (consecrated 1861).

The introduction of the railways prompted further development of the surrounding area during the mid to late 19th century. The Great Northern Railway line opened in 1850 followed by the establishment of the Tottenham and Hampstead junction railway line. St Ann's Station opened in 1882 and was located at the corner of Seven Sisters and St Ann's Road to the east of the subject site. The

station was closed in 1942 and building demolished in 2012. The new railway lines enabled the rapid mass transportation of workers into Kings Cross Station and instigated further development within the Wood Green area.

Additional transport improvements included the introduction of a tramline along Seven Sisters Road in the 1880's which had a similar impact upon the spread of development. The majority of the streets within the area now encompassed by the St Ann's Conservation Area were laid out and developed for workers housing during this period. Hangar Lane was also renamed St Ann's Road and St Mary's Priory built on the south side opposite the junction with Avenue Road. A police station was also developed on St Ann's Road and a large fever hospital (now St Ann's General Hospital) established on open land immediately south of Hanger's Lane by 1892.

The modifications and development described above are clearly illustrated on the Ordnance Survey map of 1864 (**Figure 10**). By this date the subsidiary roads north of Hanger Lane are clearly marked and include Avenue Road, South Grove and the unmarked North Grove. St Ann's School (Boys) and the Hermitage School have since been constructed to the north of the site, adjacent to St Ann's Church, Oak Lodge and York Lodge. Suffolk Lodge is clearly illustrated to the north of the subject site, which appears within plot 811. The main focus for development appears to comprise ribbon development along Hanger Lane, with much of the area south of the site remaining as undeveloped large plots with isolated estates including 'The Retreat' and 'Woodberry Lodge'.

The revised Ordnance Survey of 1863-1869 (**Figure 11**) illustrates the arrival of the railways.

By 1894 (**Figure 12**), the introduction of the railways and subsequent influx of development is clearly illustrated within the wider area. The boundaries of many of the streets have been formalised and straightened, including Hangar Lane (now renamed St Ann's Road), Cornwall Road and North Grove. Numerous lines of terraced housing associated with these roads have also been constructed, with formerly undeveloped areas becoming new housing with rear gardens. This is particularly evident to the south of the subject site, where numerous new street systems and terraced houses appear within the formerly open plots. To the immediate east of the study site, Suffolk road has been established since 1864 with housing on both sides of the road.

The Ordnance Survey map of 1915 (**Figure 13**) illustrates considerable development since 1894 with terraced housing and new streets infilling previously open areas. The only undeveloped areas close to the subject site include the eastern side of Hermitage Road, with the Burial Ground still noted, Chestnuts Recreation Ground to the north-west and the grounds of a nursery to the north-east. The subject site however remains unchanged from 1894.

No developments of note appear on the Ordnance Survey map of 1936 (**Figure 14**). The Fever Hospital is now listed as the North Eastern Hospital, and a number of formerly open areas south of the Tottenham and Hampstead Joint Line have since been infilled with terraced housing. A few minor alterations are illustrated to the Burial Ground to the south, but it is unclear whether this represents a real enlargement or change, or a change in notation.

Few changes are illustrated on the Ordnance Survey map of 1955 (**Figure 15**) by comparison to 1936. Development does however appear to begin to encroach upon the eastern site of Hermitage road. A number of new structures appear at the immediate west and south-west vicinity of the subject site, but the subject site itself is illustrated as the gardens of St Mary's Priory School. The former Fever Hospital is listed as St Ann's General Hospital by this date.

The wider area appears unchanged on the Ordnance Survey map of 1973 (**Figure 16**) by comparison to 1954. The area to the immediate west and south-west of the subject site has received additional development with a slight change in boundaries. This appears to have occurred as a result of the establishment of the St Mary's Primary School.

6 HISTORIC LANDSCAPE ASSESSMENT

6.1 Introduction

The assessment was carried out during a site visit during which, a number of photographs were taken. A selection of them are included in this report in order to illustrate different aspects of the assessment.

6.2 Designated Heritage Asset: The St Ann's Conservation Area

The St Ann's Conservation Area was first designated in April 1987. Designation sought to protect the entire area currently covered by conservation area status, and there have been to subsequent extensions. (**Figure 3**).

The area takes the form of an east-west linear development along St Ann's Road covering an area of approximately 12.7ha in extent. The western limits of the conservation area are occupied by Chestnuts Park, a large open space surrounded by mature London Plane trees. The area south of the park is occupied by St. Ann's Hospital, the northern section of which contains a series of Victorian buildings. The eastern limits of the conservation area characterised by a cluster of large institutional and religious buildings, including St Ann's Church, which forms the area's principal landmark. The eastern part of the conservation area contains residential properties characterised by a greater sense of consistency and domestic scale than in other parts of the conservation area.

The subject site largely lies within Sub Area 5 of the St Ann's Conservation Area, designated as 'Junction of St Ann's Road and Avenue Road'. Immediately north of the subject site there are Nos. 277 and 279 St Ann's Road, a large three storey pair of semi-detached Victorian villas now combined into a single property. They are constructed of pale grey Gault brick with red and brown brick dressings and have a shared shallow hipped slate roof with three tall chimney stacks with decorative banding and pots and two white painted stucco canted bay windows at the ground floor level. The main street elevation has a visually prominent green fascia sign positioned horizontally between first and second floor windows inscribed 'SHEIKH NAZIM AL HAQQANI DERGHAI' indicating the building's current use as an Islamic Education Centre in association with adjoining former St Mary's Priory, which is currently in use as a local mosque. This, and the loss of the original timber sash windows to modern replacements, has detracted from the architectural quality of the building. However, the property set back from St Ann's Road behind its original low boundary wall and gate piers, although partly obscured by recently added timber vertical boarded fencing a tall hedgerow, still makes a positive contribution to the quality of the street scene.

The former St. Mary's Priory is a large two storey building constructed in yellow London stock brick with a steep slate roof, central slate hung spire with a scrolled wrought iron cross finial and several prominent gable ends which are surmounted by stone Latin Crosses. The building's highly decorated façade includes arched windows with tracery, sandstone banding and quoins. Surrounding the building is a tall yellow London stock brick boundary wall with a central pediment entrance containing an arched timber gate and now surmounted by a metal Islamic crescent finial. The building fronts almost directly onto St. Ann's Road, and together with the tall boundary wall has a powerful impact on the character of the street scene.

No.90 Suffolk Road lies to the south of the former Priory and comprises an austere designed late 20th century detached property. This is constructed of red brick with uniform fenestration and a concrete tiled roof and is set back from the road behind a tall yellow stock brick wall and large metal gates. As such, the property makes a negligible contribution to this part of the conservation area.

The special historic interest of the Conservation Area includes the focal point at the 'T' junction of Avenue Road with St. Ann's Road, which has attractive statutory and local listed architectural and

historic buildings on all three sides. Abundant trees and planting form an important element of the character and appearance of the area. Mature London Plane trees surround Chestnuts Park, and mixed deciduous trees are situated within the hospital grounds, St. Ann's Junior School and St. Ann's Churchyard and are of particular importance. The hospital buildings to the west of the subject site are mostly Victorian and occupy a position within and beyond the impenetrable wall and has an important influence on the character of the area. Other architectural points of interest include the belvedere and cupola on the roof of the school buildings (Chestnuts Primary School) which form principal landmarks.

The St. Ann's Conservation Area does not contain any Grade I listed buildings. It has one Grade II* Listed Building (Parish Church of St. Ann) which lies to the north of the site. This was constructed in 1861 by Thomas Talbot Bury, and contains numerous details of architectural merit both externally and internally. The church was built in late Gothic style using snecked random rubble Kentish ragstone with freestone dressings. The tower in the south-west corner is topped with a tall octagonal stone spire and metal cockerel weather vane. The church itself is cruciform with aisles in plan and has a series of roofs with contrasting courses of Welsh and Cumberland slate. Surrounding the church is a Grade II listed boundary wall which is formed from stone rubble with sloped coping, constructed c.1861. The original railings have since disappeared but have been replaced by railings and gates in front of the Church and to the Avenue Road. Adjacent to the church are two additional Grade II listed buildings. To the west of Avenue Road, these comprise St. Ann's Church School, a mid to late 19th century stock brick building of two storeys and number 1-5 Avenue Road, a group of model cottages constructed in stock brick with red brick dressings and high pitched slated roofs.

In accordance with the criteria defined in Table 1.1, the St. Ann's Conservation Area is considered to be of medium value because it contains buildings that contribute significantly to its historic character. It is not considered to be of high value, because although it contains a single Grade II* Listed Building, it does not contain a significant number of other listed, important buildings, and the streetscapes are of variable coherence and quality.

The site lies close to a number of buildings that make a positive contribution to the St Ann's Conservation Area, although they are not listed. These are:

- Avenue Road: Nos. 11, 13, 23, 25, 12-16 (even) and St Ann's Hall
- St Ann's Road: Nos. 170-180 (even), 186 to 196 (even), 224-234 (even), 277, Acacia House, Mulberry House, East Gate Lodge and Reception Building, St Ann's Hospital.

In accordance with the criteria defined in Table 1.1, these heritage assets are considered to be of medium value because it has exceptional qualities in their fabric or historical associations and therefore contribute significantly to the historic character of the Conservation Area.

The character and appearance of the St. Ann's Conservation Area are not solely a function of its buildings. Additional elements within the public realm, such as original pavement materials, boundary walls, signage and trees contribute greatly to the area's quality, character and appearance. The following elements of the area's streetscape area considered to be of interest:

- Avenue Road: Cast iron boundary railings surrounding the former St Ann's Church School building; kerbstones; St Ann's Church wall; mature deciduous trees within St Ann's Primary School yard
- St Ann's Road: London stock brick wall defining the northern boundary of St Ann's Hospital; Cast iron boundary railings surrounding Woodlands School and site of former caretaker's house; St Ann's Church wall, gate piers and wrought iron railings; Pink granite setts forming vehicular crossover; Memorial within St. Ann's Churchyard; Police lamp standard outside No.289; Mature deciduous trees within St. Ann's Primary school yard; Boundary wall surrounding the former St. Mary's Priory.

In accordance with the criteria defined in Table 1.1, these heritage assets are considered to be of low to medium value because they contribute to the historic character of the Conservation Area. A series of unsympathetic new constructions within the immediate area limit the contextual survival of the wider historic landscape.

Elements of the landscape near the Site that make a negative contribution to the St Ann's Conservation Area include:

- Avenue Road: Nos 20 and 22: Windsor Court
- St. Ann 's Road: Nos. 200 and 202; Turner's Court; St Ann's Ambulance Station; Wire mesh surrounding St Ann's Primary School

6.3 The Proposed Development Site

The site visit comprised a visual inspection of the immediate area recording aspects of the Site including views towards and away from the proposed development (**Figure 6**).

The development site is located at the rear part of the former St Mary's Priory adjacent to the Mosque garden and has access from the Suffolk road (east).

View to and from the site as such are largely impeded by surrounding developments of the Islamic Shakhsiyah to the north. Views into the site are therefore largely only possible from directly in front of the current access road (east) and from the south.

Views toward the site from the west are limited and possible only from inside the Mosque gardens.

7 DEVELOPMENT IMPACTS

7.1 Introduction

In this section, the magnitude of the impact of the proposed development upon the cultural heritage assets and upon the setting of the heritage assets is also assessed here.

7.2 Proposed Development

The proposal is for the erection of a 4-bedroom, 3-storey detached house. External improvements will include the provision of one parking space and landscape. The access to the development will be from Suffolk Road.

7.3 Impact and effects of the proposed development on the St. Ann's Conservation Area and its setting

The St. Ann's Conservation Area is considered to be of medium value because it contains buildings that contribute significantly to its historic character.

Areas of the garden has been designed on the Suffolk Road frontage and surrounding the new building from the south and west.

The new house is proposed to occupy the Suffolk Road frontage, and extend to three storeys. Its overall height is in context with the surrounding buildings, not exceeding in height from any structures within the immediate vicinity.

It is proposed that London Stock Buff bricks or similar (to be approved) will be used for the construction of the house. The external windows and doors shall be in colour coated aluminium in dark grey. The pitched roof shall be covered with natural Welsh slates in charcoal colour. The rear and side facades of the second floor under the flat roof will be constructed in metal cladding in colour dark grey. All exposed rainwater goods shall be in square or rectangular profile in colour dark grey. Balcony railings on the rear elevation shall be metal painted in dark grey.

The development will be visible from Suffolk Road (east). It will also be partly visible from the playground and the Mosque garden on the north. Views from the south will be obscured by the extant boundary wall. It will be only partly visible from the west because of the existing workshop.

The access to and from Suffolk Road will be defined as a result of the development.

The Islamic Education Centre, even though not locally listed, it is considered to contribute to the character of the area and is located to the immediate north of the development. The new development has set significantly back from it. The presence of a few well matured trees also helps to reduce any possible dominance of the new building in relation to the existing building.

It is therefore considered that the proposal will be of 'less than substantial harm' rather than of substantial harm' to the St Ann's Hill Conservation Area.

8 MITIGATION

The Heritage Statement has aimed to provide information to enable Haringey Borough Council to make informed decisions regarding the planning application for the proposed development with respect to the St Ann's Conservation Area.

The house is designed with an east-west orientation to avoid overlooking and breach of privacy to the Islamic Shakhshiyah (Islamic Education Centre).

The Islamik Shakhshiyah (Islamic Education Centre) it is considered to be of positive contribution for the area. To mitigate any impact on that the building is located at a big distance from its façade. A number of mature trees also reduces any dominance of the new building in relation to the existing buildings. The height of the proposed development is also kept lower than the existing important building. Therefore the existing building remains dominant.

Other measures which reduce the visual impact of the new development include existing and new vegetation and fencing.

These mitigation measures will be employed to reduce the proposed development's visual influence on the setting of the Conservation Area and will decrease the magnitude of impact and level of harm to this Heritage Asset.

9 CONCLUSIONS

The historic background and development of St Ann's Road has been described, along with issues concerning the impact of the proposed development on the character and setting of St Ann's

Conservation Area. This appraisal considers the significance of the proposed site as part of the St Ann's Conservation Area and the nature and extent of any potential impacts upon the setting of that Conservation Area posed by the provision the new residential property.

Cartographic evidence has shown that there was little development in the area of the Site until the later 19th century. Development was primarily focussed upon the 'Greens' of the surrounding area and as ribbon development along the main thoroughfares of St Ann's Road and the High Road to the east. As such, the development area, although to the rear of some notable properties, was undeveloped until the 20th century.

The principal characteristic of the St Ann's Conservation Area comprises viewpoints towards the Grade ii* listed Church, tree lined streets and terraces of architectural merit comprising Victorian and Georgian properties.

The main viewpoints are concentrated along St Ann's Road and pre-existing developments prevents views to and from the subject site. Furthermore, the site lies at the periphery of the conservation area. These outlying areas present mixed architectural merit, with numerous unsympathetic redevelopments to pre-existing historic properties and modern developments out of keeping with neighbouring properties.

The design, bulk and massing of the proposed building is sympathetic with the locally listed buildings of the old St Mary's Priory and with the Islamik Shakhshiyah, which is considered to be a building of positive contribution for the area. The new building is positioned so as not to breach privacy for any of the neighbour properties and therefore has been assessed as being of 'less than substantial harm' to the conservation Area rather than of 'substantial harm'.

The application area is currently used as part of the Islamik Shakhshiyah external area .

With regard to the issue of setting and visibility, the proposed building is designed to remain subordinate in size and mass to the existing Islamic Education Centre. The new fencing and mature vegetation in addition to the newly proposed areas of landscaping will mitigate against any visible impact and harm made to the setting of the Conservation Area.

The NPPF states that *'where the development proposals will lead to less than substantial harm to the significance of the heritage asset, this should be weighed against the public benefits, including securing its optimum viable use'*. This Heritage Statement assesses the St Ann's Conservation Area to be of medium rather than high significance in accordance with criteria used to assess value of heritage assets (Table 1.1) because it contains buildings that contribute significantly to its historic character rather than very important buildings. The Heritage Statement concludes that the proposal will be of 'less than substantial harm' rather than of 'substantial harm' to the St Ann's Conservation Area.

10 FIGURES

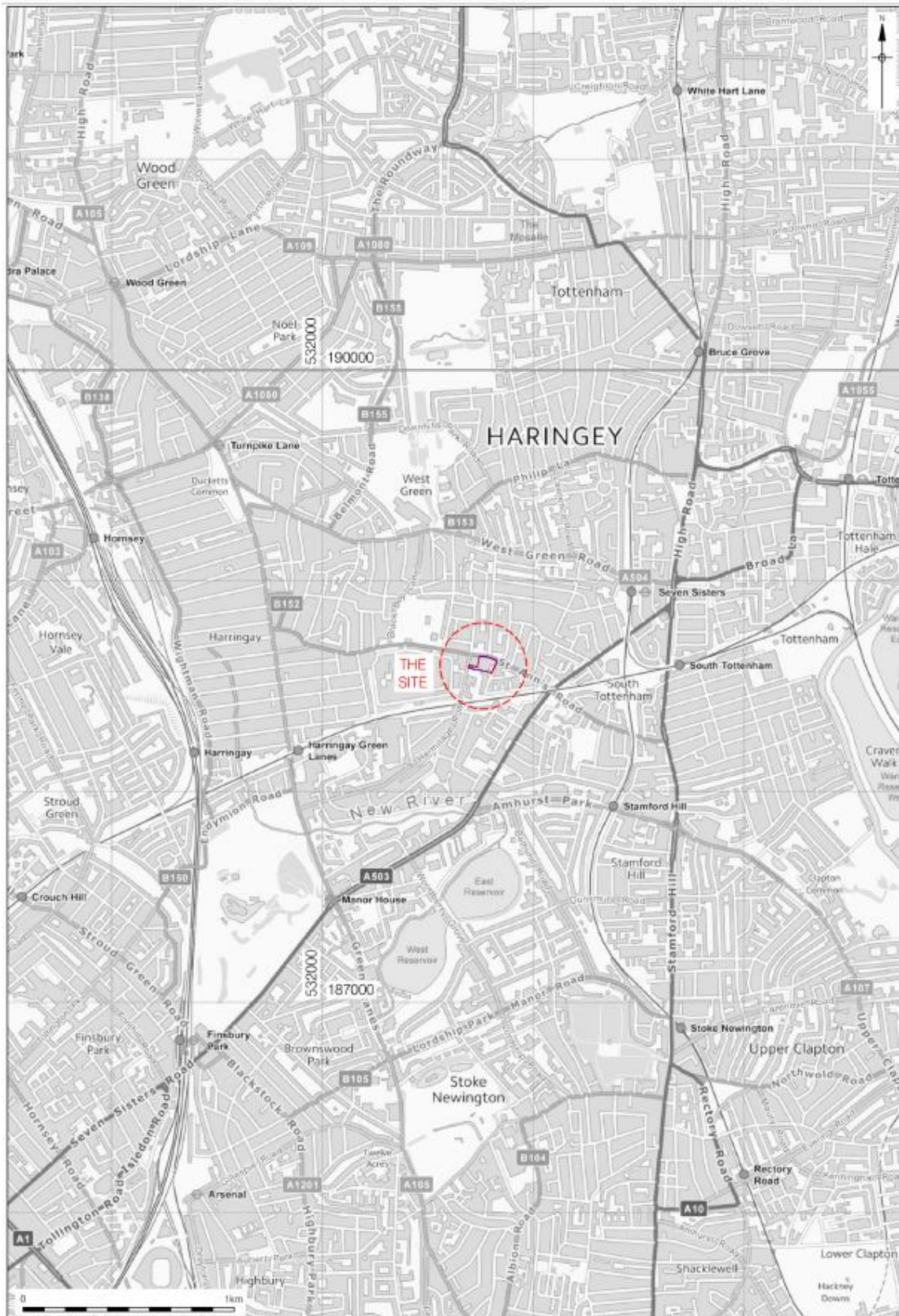


Figure 1, Site Location

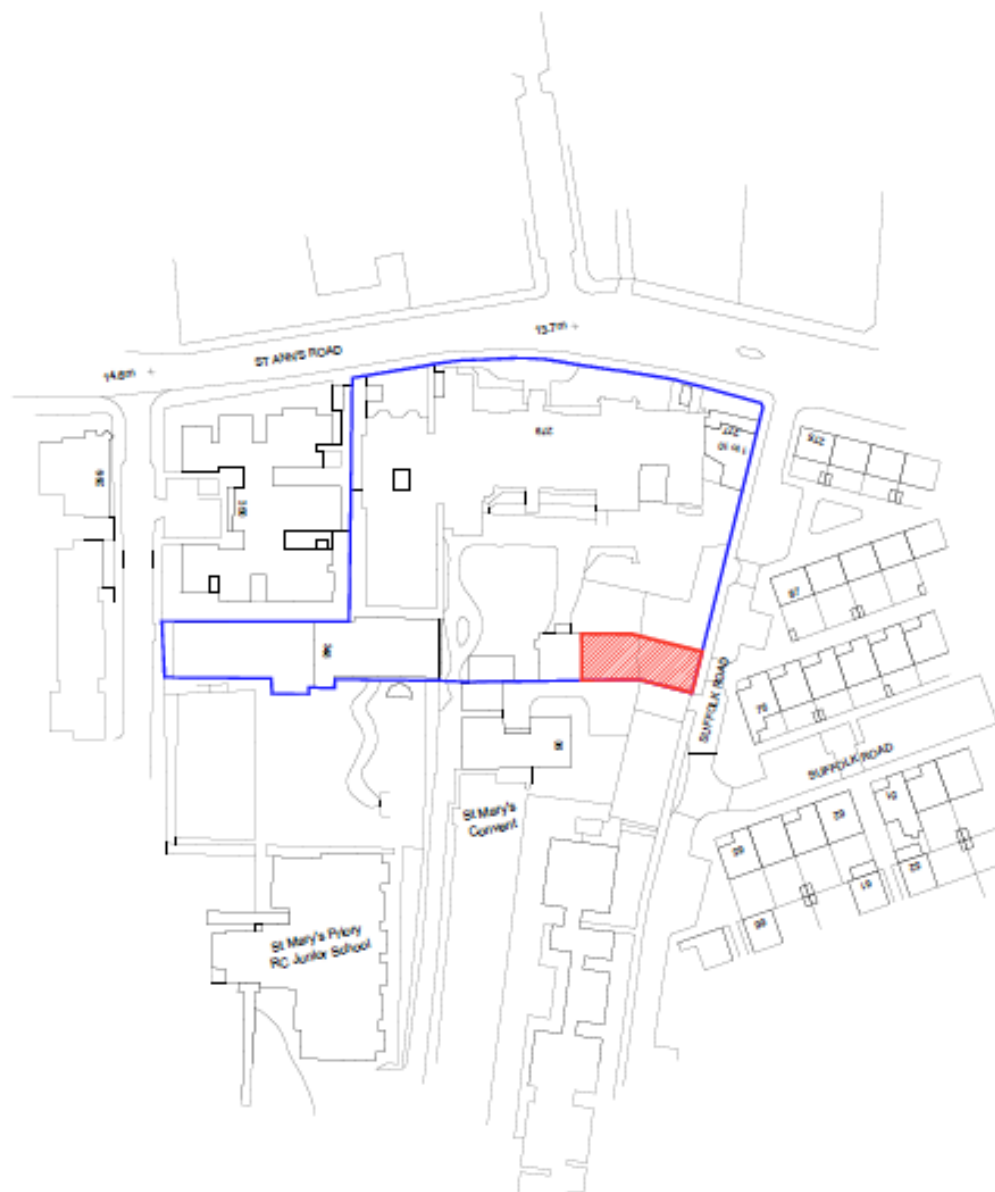


Figure 2, Detailed Site Location

St. Ann's Conservation Area Map

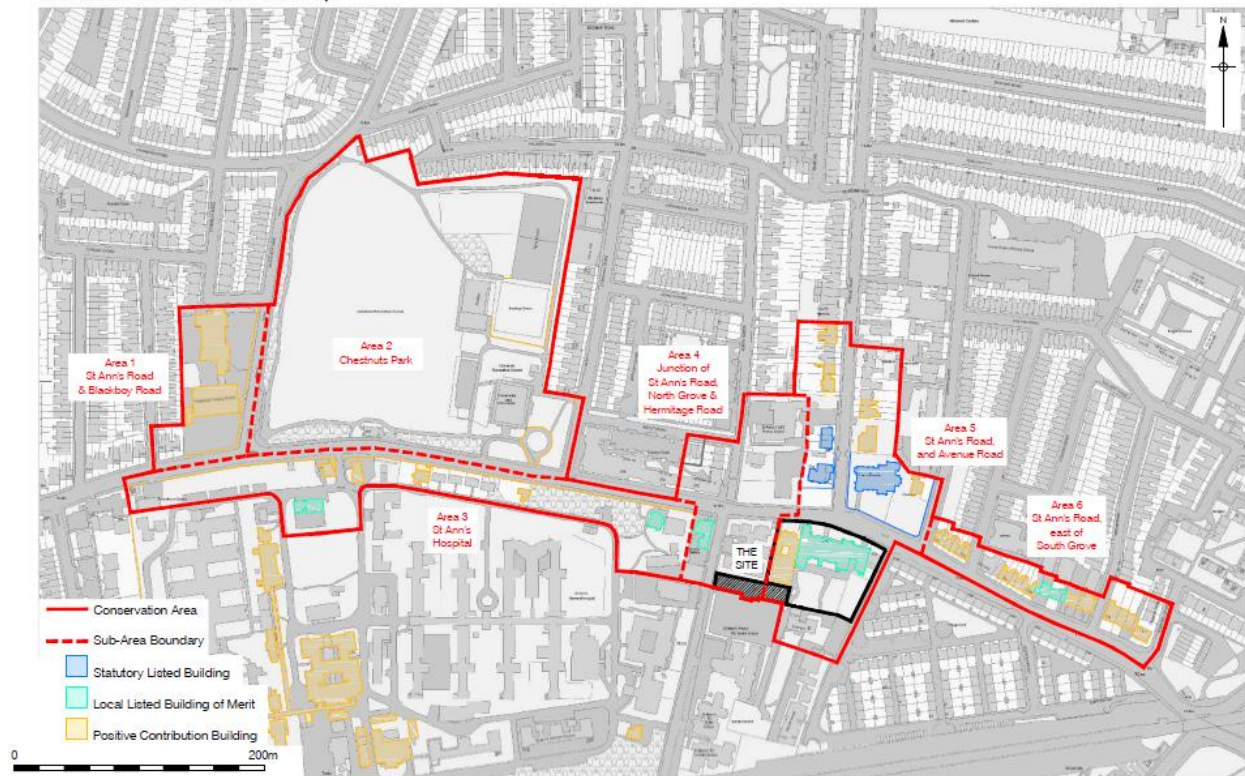


Figure 3, Listed Buildings and St Ann's Conservation Area



Figure 4, Proposed Block Plan

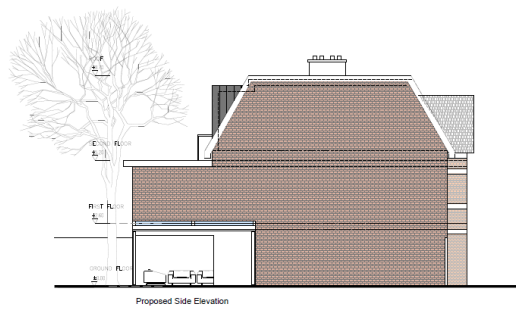
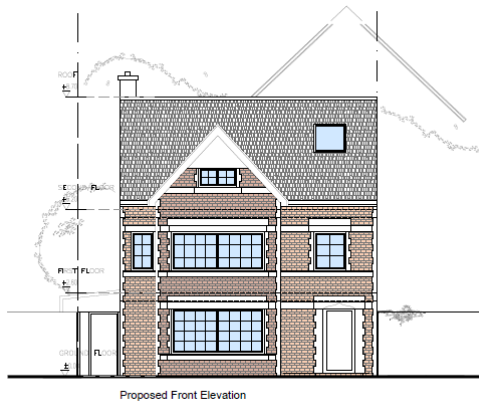


Figure 5, Proposed Elevations

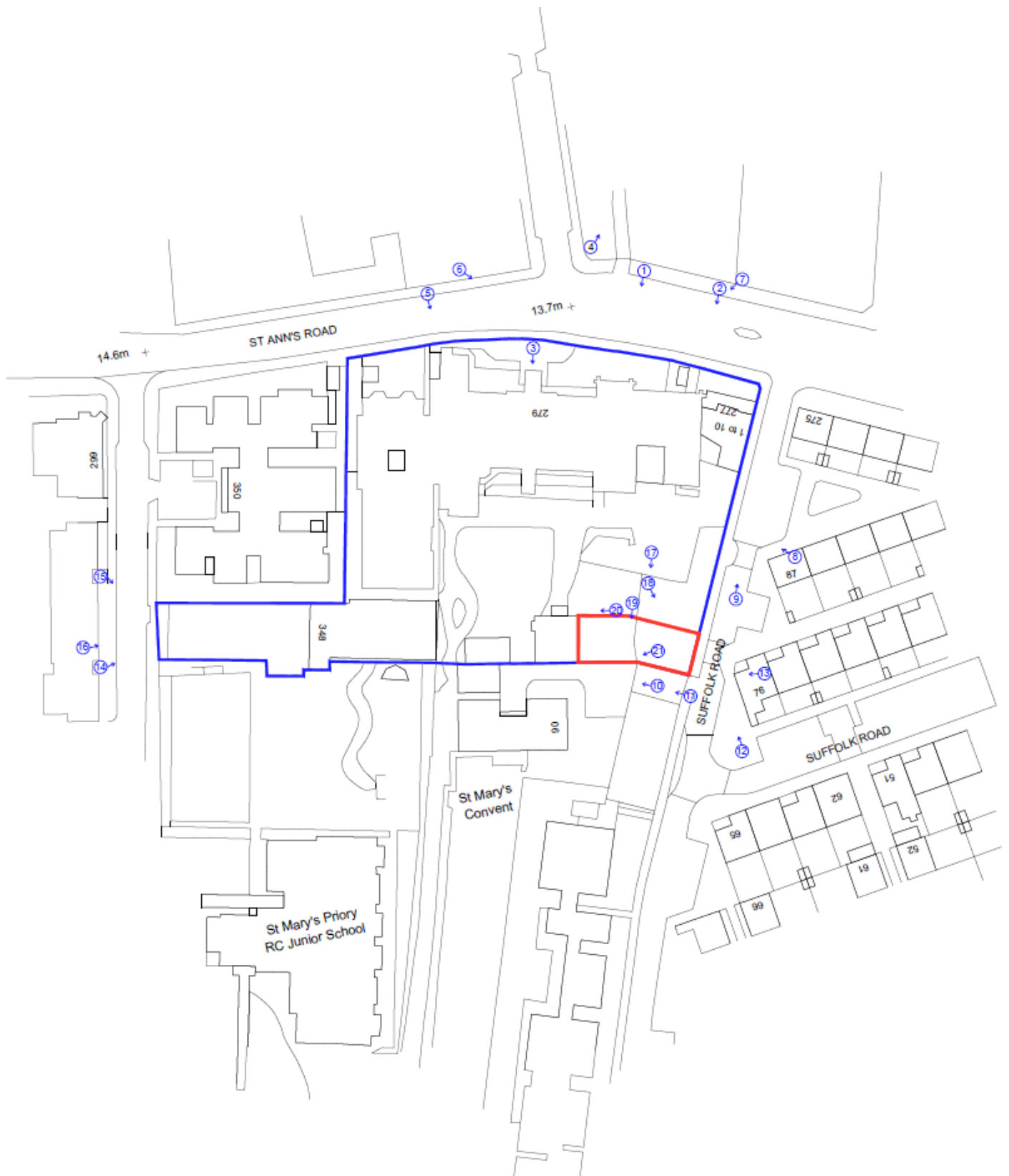


Figure 6, Photo Locations



Figure 8, A Map of the Parish of Tottenham, 1818

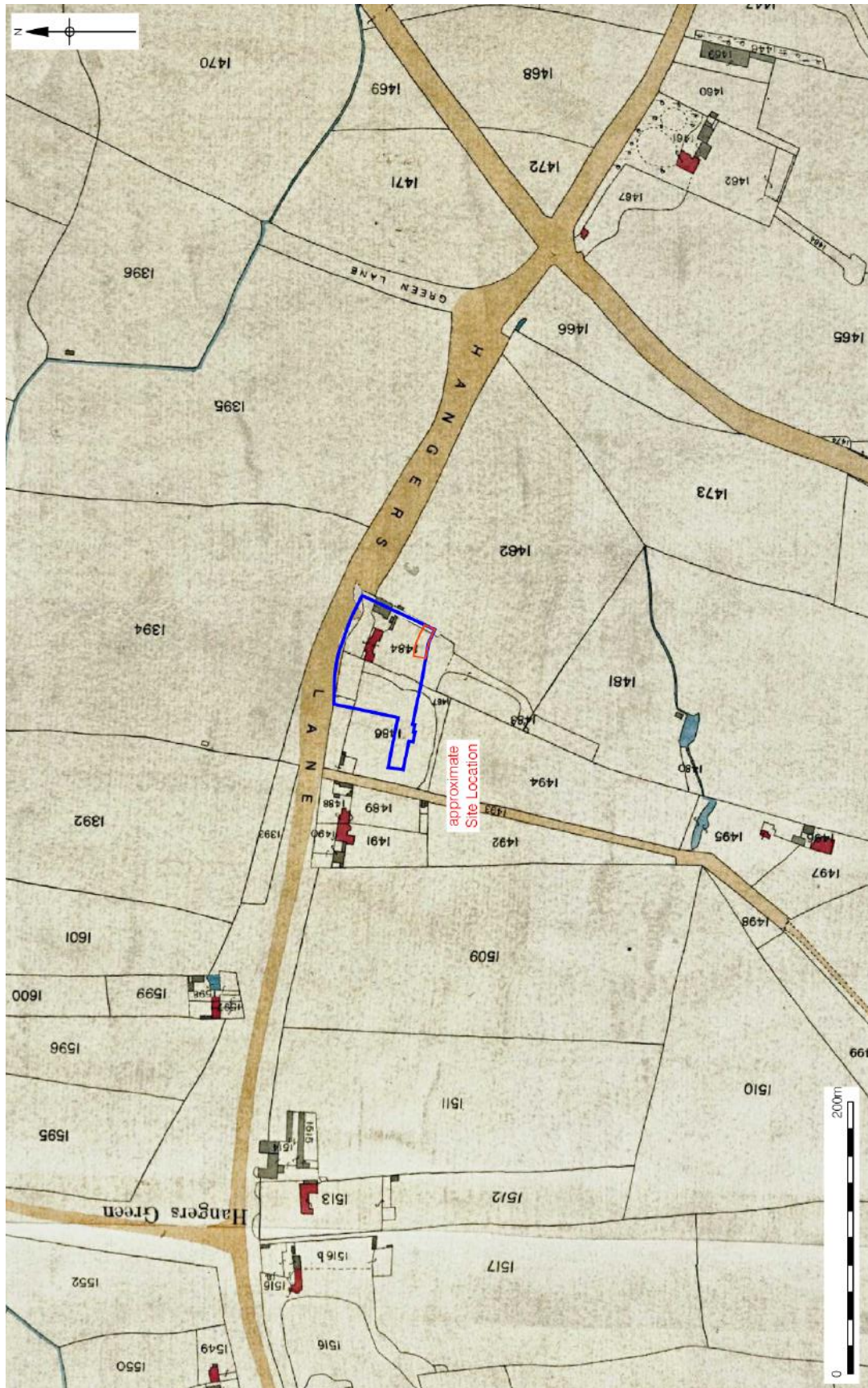


Figure 9, Tottenham Tithe Map, 1844

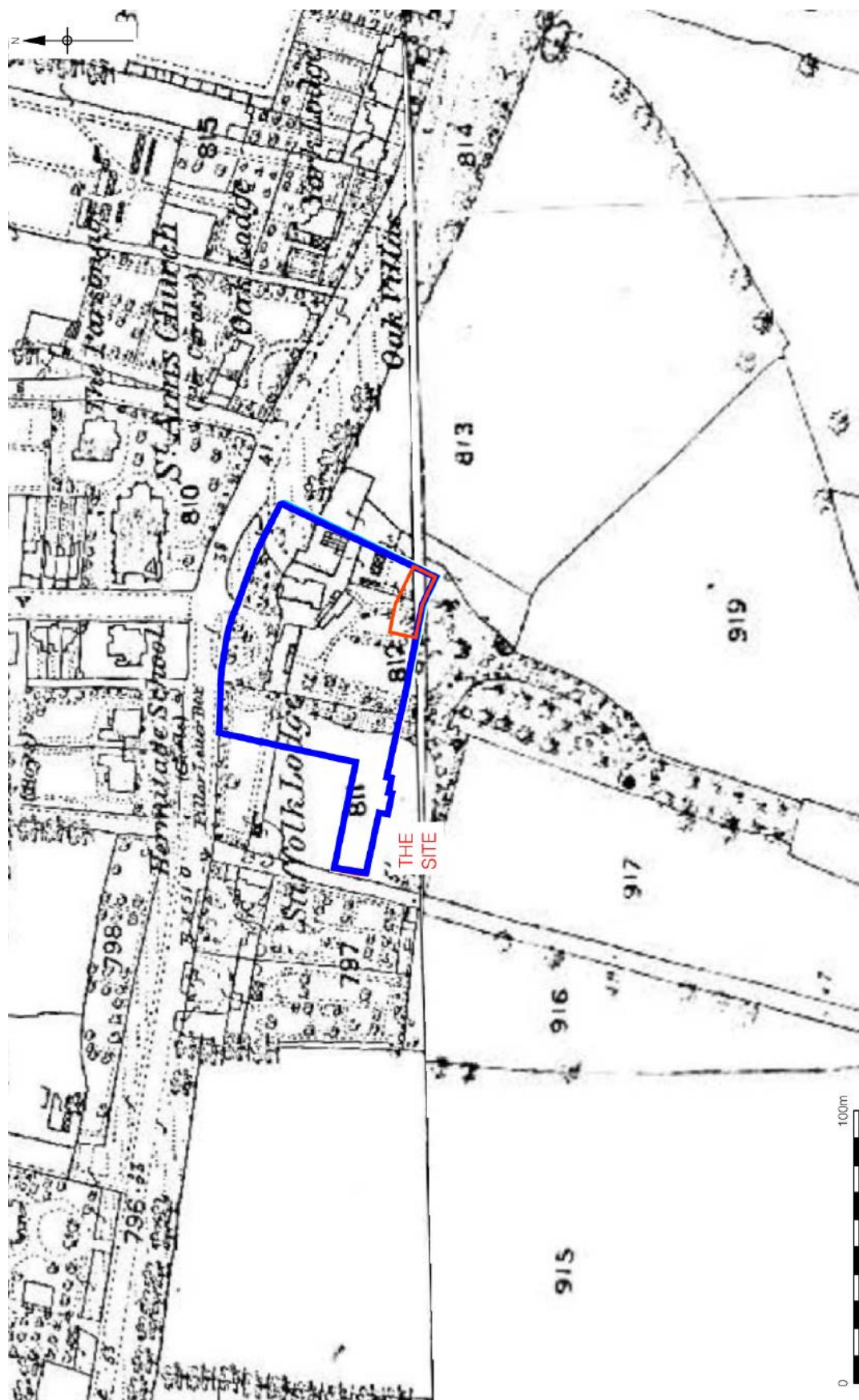


Figure 10, First Edition Ordnance Survey, 1864

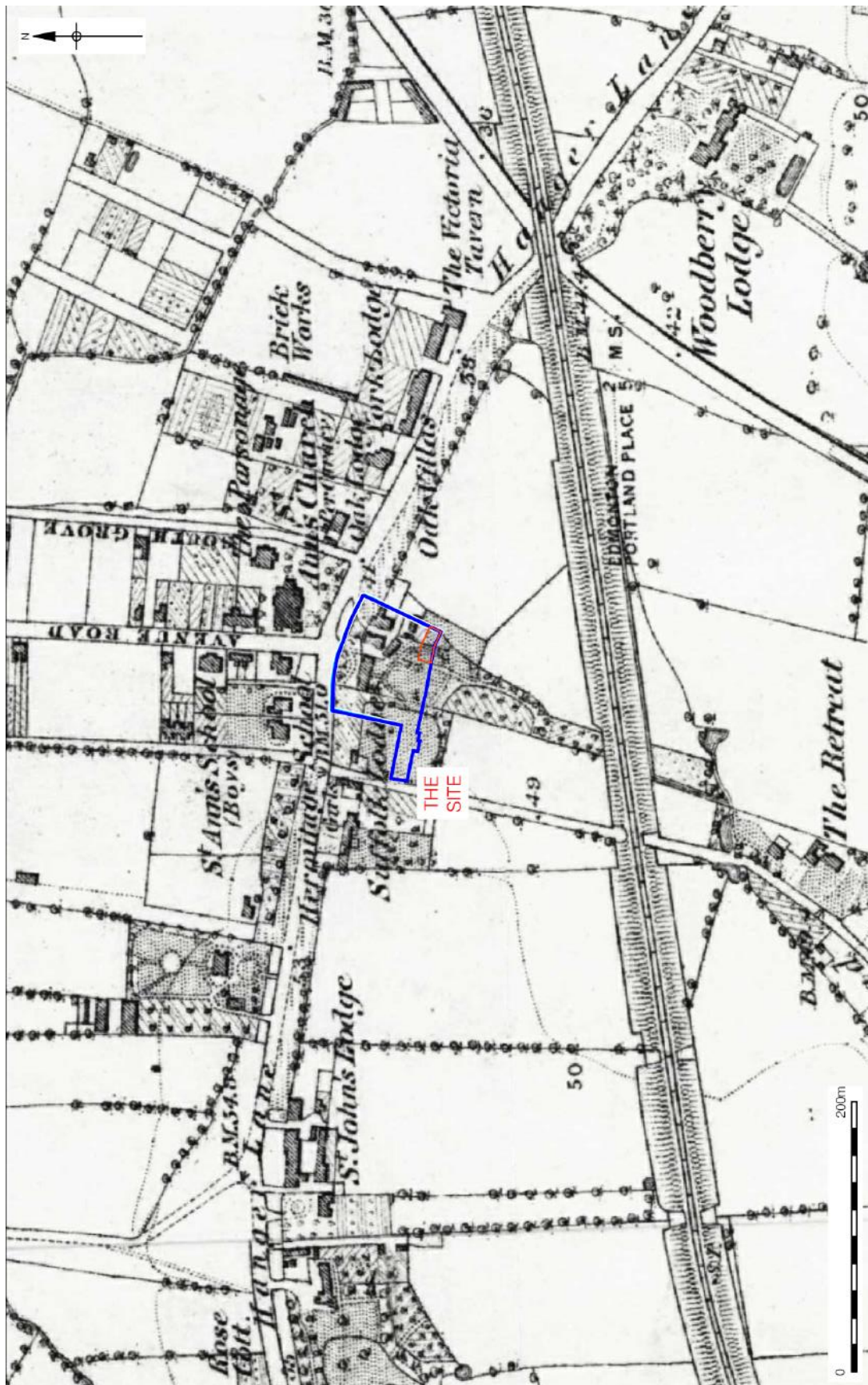


Figure 11, First Edition Ordnance Survey, 1863-69

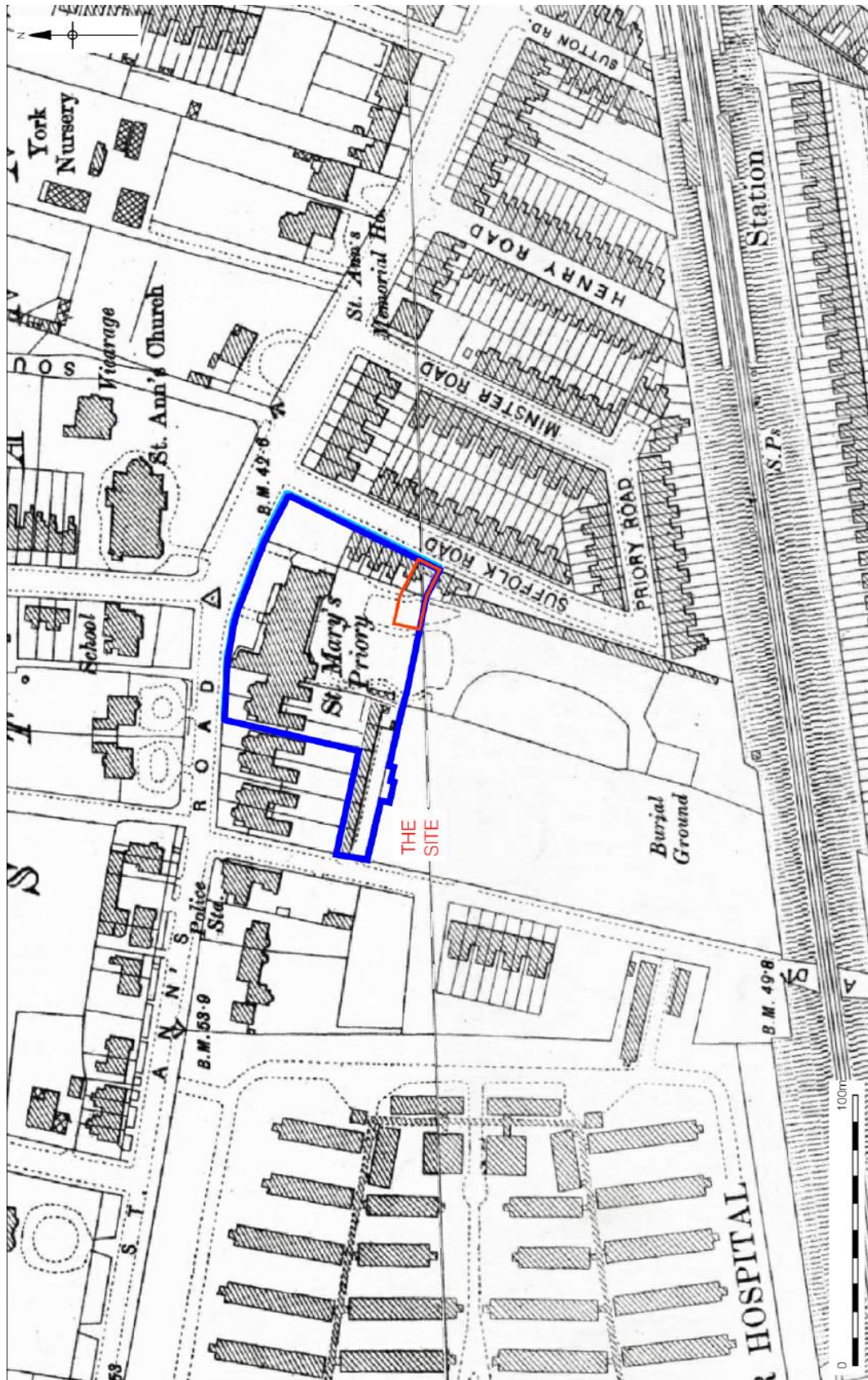


Figure 12, Second Edition Ordnance Survey ,1894

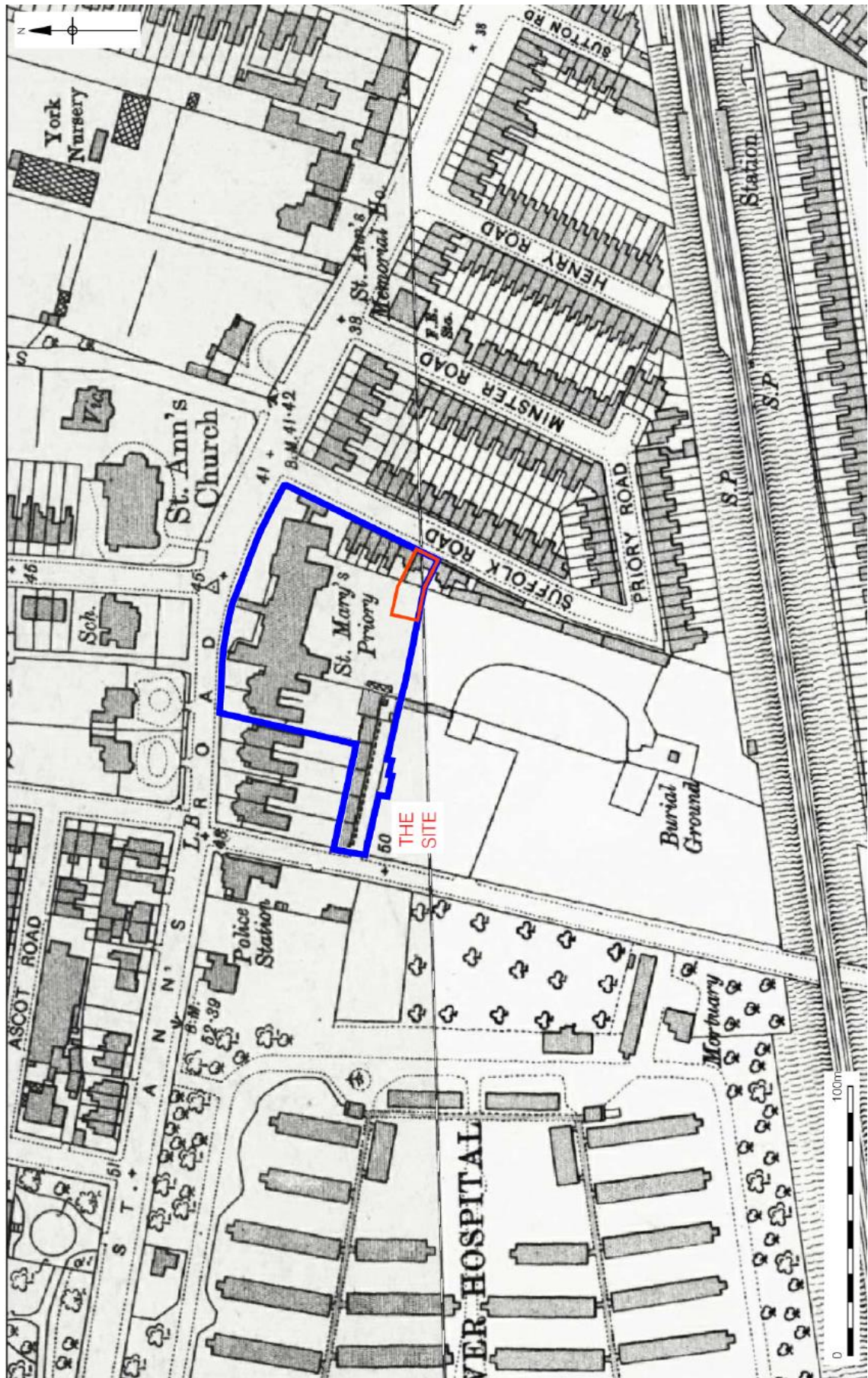


Figure 13, Third Edition Ordnance Survey ,1915

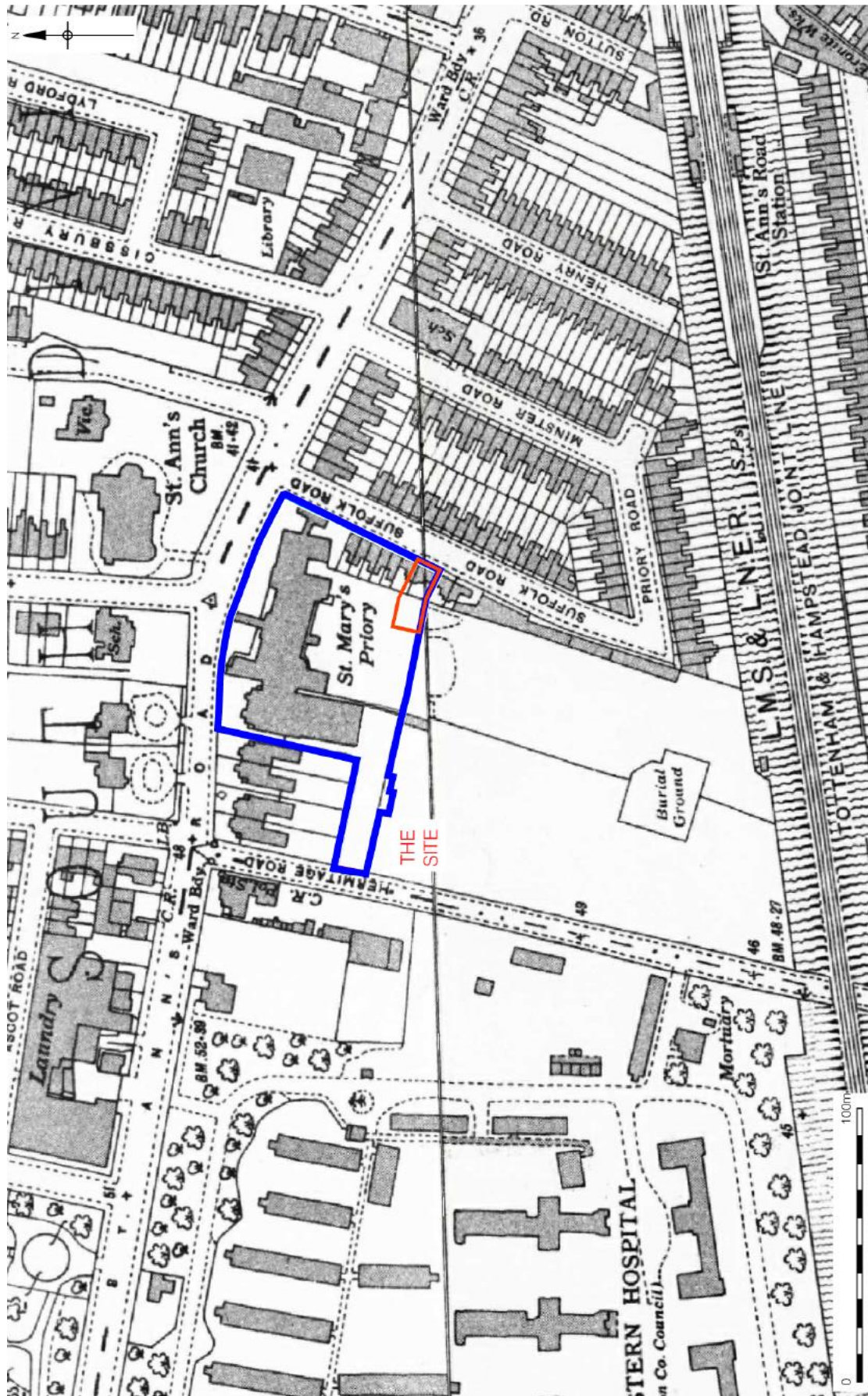


Figure 14, Ordnance Survey ,1936

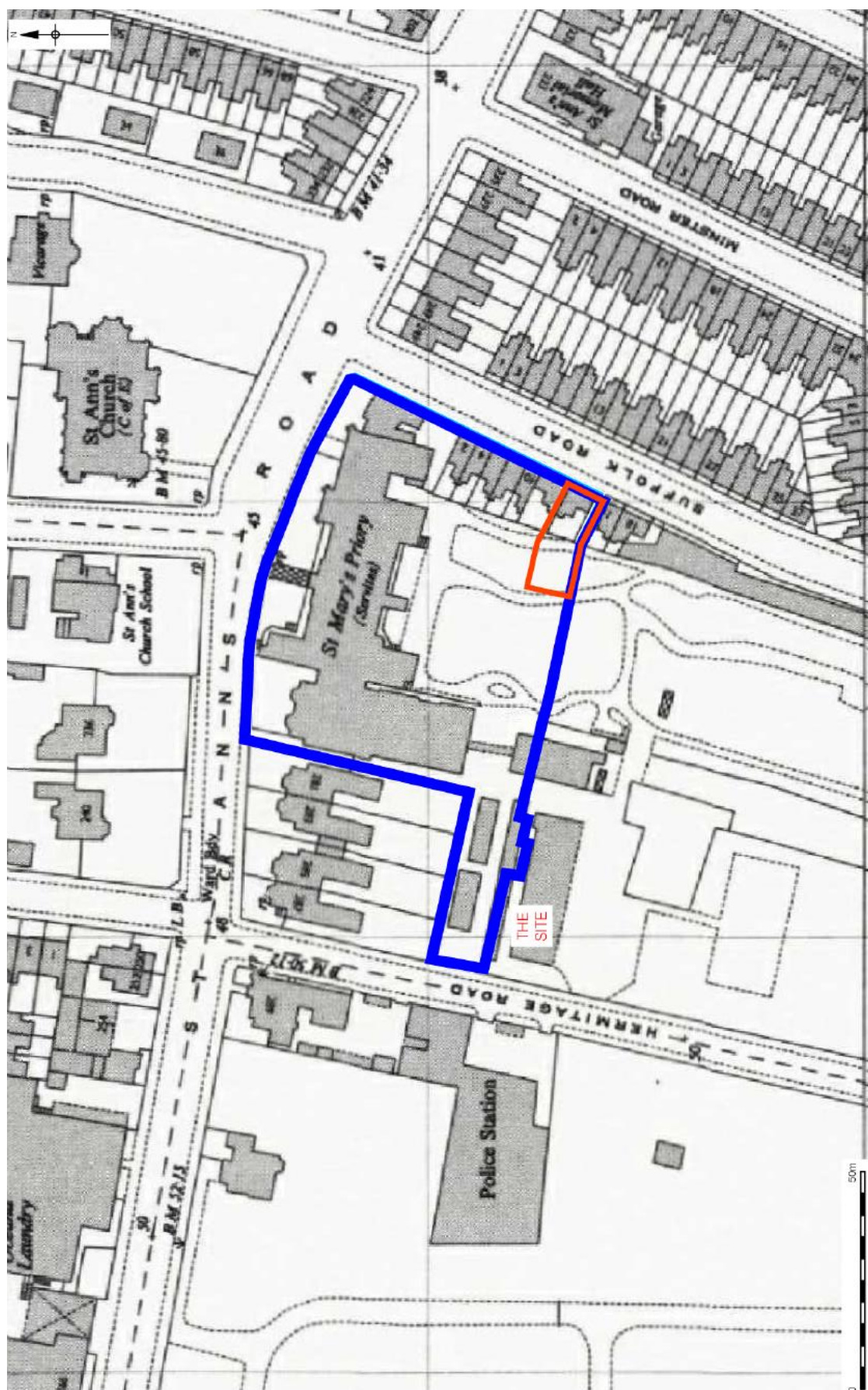


Figure 15, Ordnance Survey ,1955

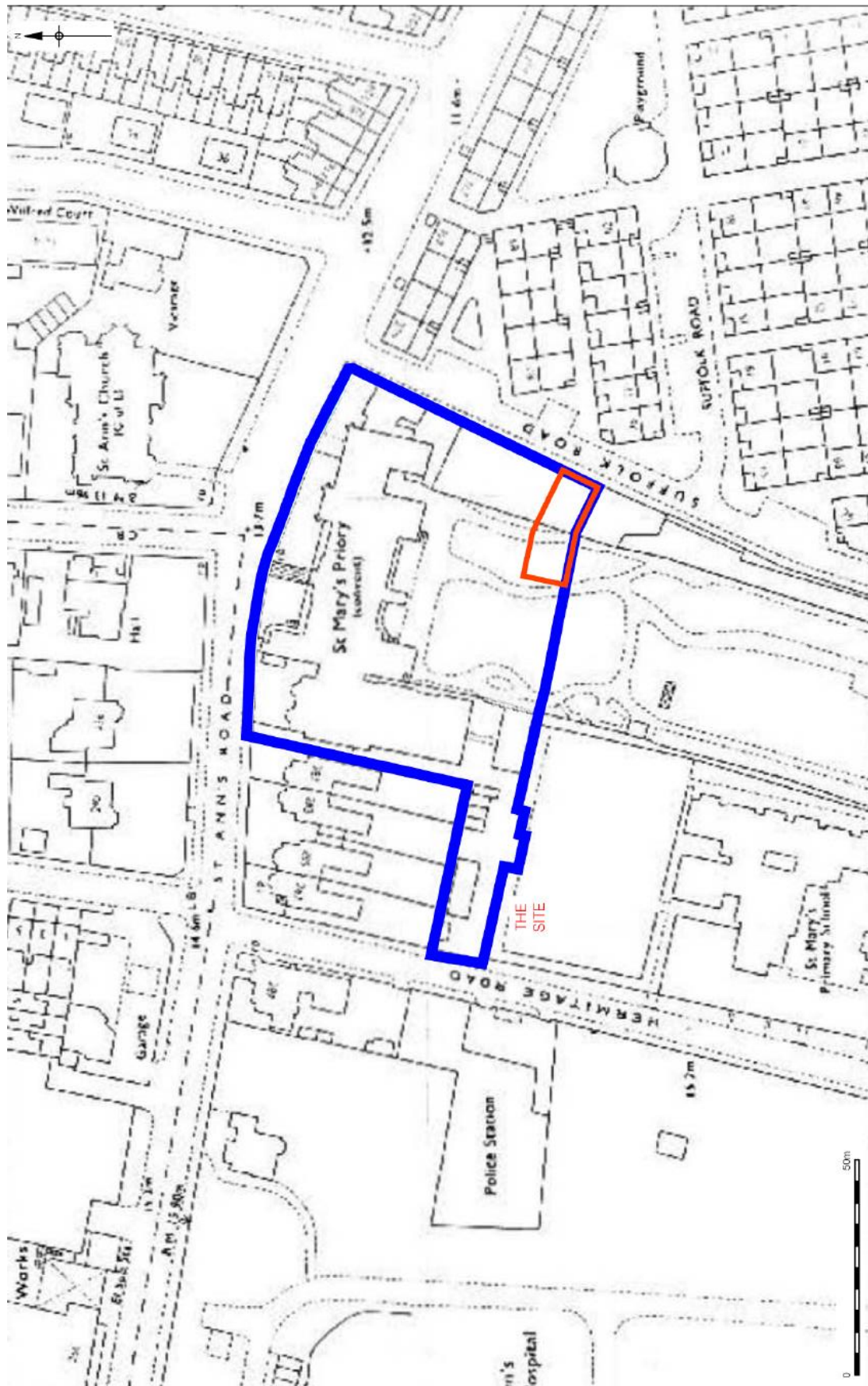


Figure 16, Ordnance Survey ,1973

11 PHOTOS



Photo No.1: View to south of Old Priory Buildings from St Ann's Road junction



Photo No.2: Northern elevation of Old Priory Buildings and boundary wall from St Ann's Road



Photo No. 3: Pedestrian entrance from St Ann's



Photo No.4: View to north-east of St Mary's church



Photo No.5: View to south of pedestrian entrance to old St Mary's Priory from St Ann's Road and boundary wall



Photo no. 6: View to south-east along St Ann's Road



Photo No.7: View to south-west along St Ann's Road towards Hermitage Road junction



Photo No.8: View of pedestrian and vehicular access to private school off Suffolk Road, view to west



Photo No.9: View to north from Suffolk Road looking towards St Ann's Road



Photo No.10: View to west looking towards development area from Suffolk Road, illustrating high boundary wall and mature trees bounding Mosque Garden

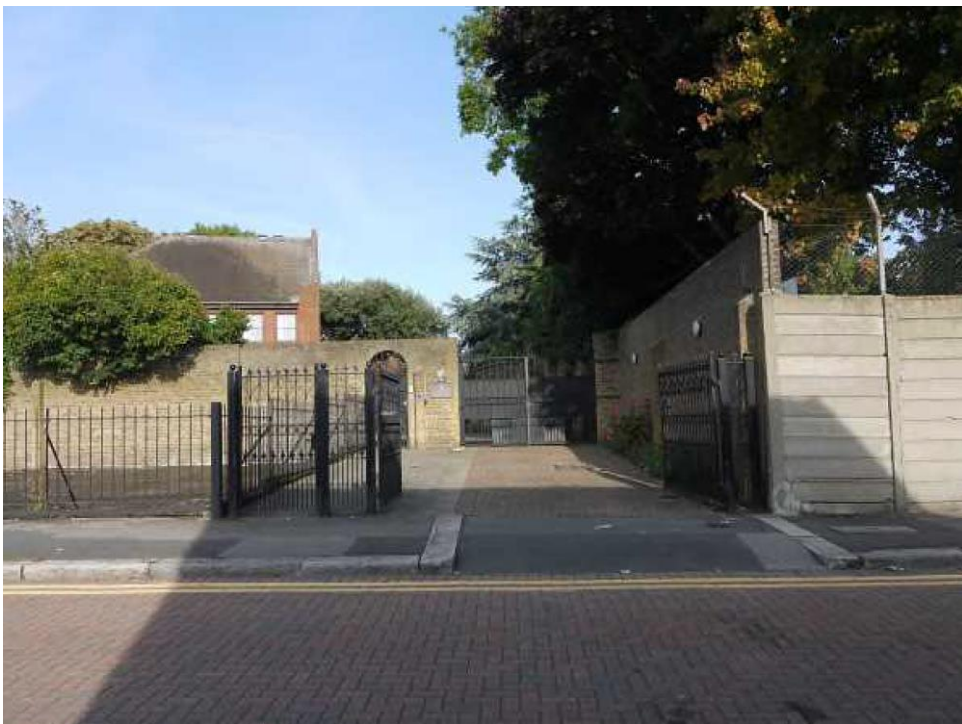


Photo No.11: View to west from school playground off Suffolk Road, illustrating mature vegetation and high boundary wall to south of development area.



Photo No.12: View to north-west of boundary wall surrounding mosque garden from Suffolk Road

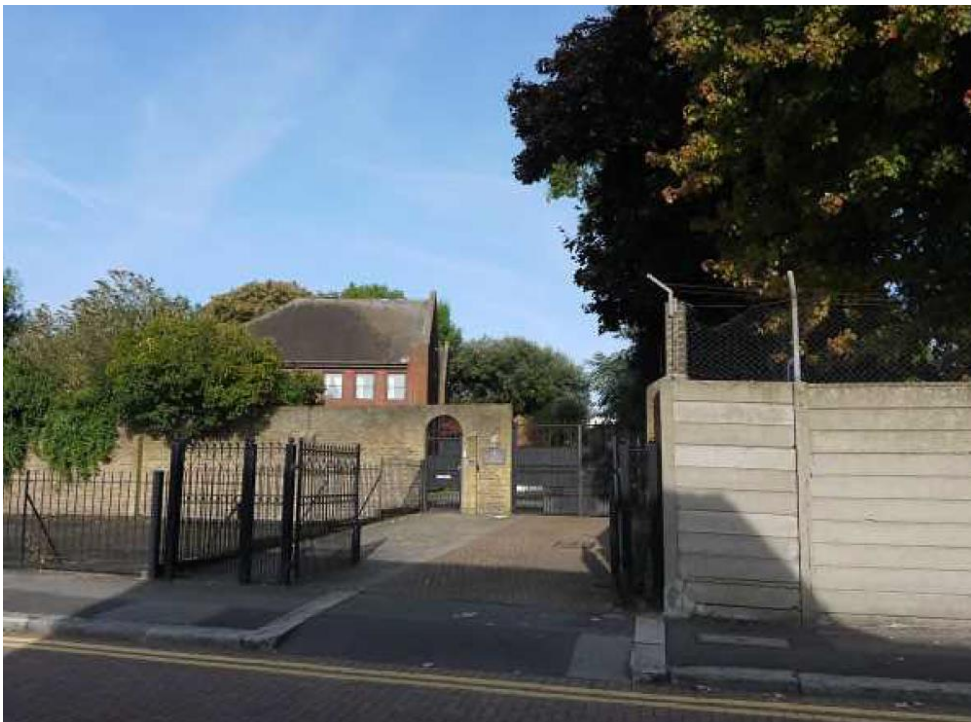


Photo No.13: View to west from Suffolk Road's buildings



Photo No.14: View from Hermitage Road to north-east buildings for Old People's Home



Photo No.15: View to east from Hermitage Road



Photo No.16: View to south-east from Hermitage Road



Photo No.17: View towards the development site



Photo No.18: View towards the development site



Photo No.19: View towards the development site



Photo 20: View towards west of the development site



Photo 21: View from the development site towards looking towards the south-west boundary

