

Dominic Barrand

88 FLORENCE ROAD, LONDON N4 4DR

Heritage Statement

Project Ref.: FL2040

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1 INTRODUCTION

- 1.1.1. Fuller Long has been commissioned to produce a Heritage Statement in advance of a proposed scheme of works at 88 Florence Road, London N4 4DR. The subject site is located within the administrative boundary of Haringey London Borough Council.
- 1.1.2. The proposed scheme will incorporate an upward extension to the outrigger at the rear of the property, thus creating a new room above the existing bathroom.
- 1.1.3. This Heritage Statement has been produced to support an application for planning permission, as the subject site is located within the Stroud Green Conservation Area.
- 1.1.4. This report provides an assessment of the heritage significance of the conservation area. Professional expert opinion has been used to assess heritage significance, based on historic, archaeological, architectural or artistic interest, and the heritage values set out in Historic England Conservation Principles (2008). The report provides a heritage impact assessment of the contribution of setting to the significance of designated assets within the study area in line with The Planning (Listed Buildings and Conservation Areas) Act 1990, The National Planning Policy Framework (2021) (NPPF) and Local Plan policies. This Heritage Statement does not address buried heritage assets (archaeological remains).

2 FRAMEWORK AND METHODOLOGY

- 2.1.1. This Heritage Statement been prepared in accordance with the requirements of the National Planning Policy Framework (NPPF) (MHCLG 2021) and to standards and guidance produced by Historic England (HE) and the Institute of Historic Buildings Conservation (IHBC). The British Standard: Guide to the Conservation of Historic Buildings 7913:2013 (BS 2013) has also been used to inform this HAS.
- 2.1.2. In addition to the above, this statement will consider the Appeal Scheme against its application and compliance with the following principal sources:
- The Planning (Listed Building and Conservation Areas) Act 1990
 - National Planning Policy Framework (NPPF), 2021
 - Planning Practice Guidance (PPG)
 - Conservation principles, policies and guidance for the sustainable management of the historic environment, Historic England, April 2008
 - Historic Environment Good Practice Advice in Planning, Historic England, March 2015:
 - Planning Note 1: The Historic Environment in Local Plans
 - Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment
 - Planning Note 3: The Setting of Heritage Assets
 - Regional and Local Planning Policy and Guidance

2.2 ASSESSING HERITAGE SIGNIFICANCE

- 2.2.1. In coming to any determination on the merits or otherwise of the Appeal Scheme and the determination of 'harm' sufficient to justify a refusal, it is fundamental to understand the 'significance' of the heritage assets in question and the basis for 'harm'.
- 2.2.2. Significance is a concept that forms the foundation of conservation philosophy. The NPPF states that heritage 'assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.'
- 2.2.3. A heritage asset is defined in the NPPF (Annex 2) as 'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (i.e through local listing).'
- 2.2.4. It is recognised that not all parts of a heritage asset will necessarily be of equal significance. In some cases, certain aspects or elements could accommodate change without affecting the Government's objective, which includes the conservation of heritage assets and which seeks to ensure that decisions are based on the nature, extent and level of significance of heritage assets.
- 2.2.5. The framework (NPPF Annex 2) goes onto define significance as, 'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'
- 2.2.6. Following Historic England's Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment (2008), significance can commonly be derived from five areas:

- Evidential Value: this derives from the potential of a place to yield evidence about past human activity. The evidential value of a place is largely derived from physical remains, these remains maybe archaeological (below ground), embedded in upstanding remains within the landscape or within built heritage (above ground remains).
- Historical Value: this derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.
- Aesthetic Value: derives from the ways in which people draw sensory and intellectual stimulation from a place.
- Communal Value: this derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical value but tend to have additional and specific aspects that establish a more direct relationship between a group or groups both in the past and or present.
- Setting: the setting of a heritage asset is defined in the NPPF 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.’ Setting is not an asset in itself.

2.3 DEFINITION OF HARM

- 2.3.1. Current guidance by Historic England is that ‘change’ does not equate to ‘harm’. The NPPF and its accompanying PPG effectively distinguish between two degrees of harm to heritage assets – substantial and less than substantial. Paragraph 201 of the NPPF states that:
- 2.3.2. ‘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...’
- 2.3.3. Paragraph 202 of the NPPF states that:
- 2.3.4. ‘Where a development proposal would 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 proposals...’
- 2.3.5. In determining the effects of the Appeal Scheme attention is drawn to relevant case law. Including the below:
- Flag Station, Mansel Lacy, Herefordshire [22/09/2015] Case Number EWHC 2688
- 2.3.6. This ruling has emphasised the primacy of the 1990 Planning Act – and the fact that it is up to the decision makers in the planning system to ‘have special regard to the desirability of preserving the [listed] building or its setting’. As stated by HH Judge David Cooke in a judgment of 22 September 2015 regarding the impact on the setting of a listed building:
- 2.3.7. ‘It is still plainly the case that it is for the decision taker to assess the nature and degree of harm caused, and in the case of harm to setting rather than directly to a listed building itself, the degree to which the impact on the setting affects the reasons why it is listed.’
- PALMER Appellant and Herefordshire Council and ANR [04/11/16] Case No: C1/2015/3383
- 2.3.8. The judgment was agreed by Lord Justice Lewison at the Court of Appeal, who stated that:
- 2.3.9. ‘It is also clear as a matter both of law and planning policy that harm (if it exists) is to be measured against both the scale of the harm and the significance of the heritage asset. Although the statutory duty requires special regard to be paid to the desirability of not harming the setting of a listed building, that cannot mean that any harm, however minor, would necessarily require planning permission to be refused.’

3 SITE AND SURROUNDINGS

- 3.1.1. The subject property is located toward the northwest end of Florence Road, near the junction with Albert Road (Fig.1). It forms part of a terrace of nine Victorian houses on the southern side of the road all of which display very similar facades, the only difference being colour. The surrounding streets are much the same, however the houses within the terrace to which the subject property belongs, unlike the majority of the houses along Florence Road, have open gable ends fronting the road.
- 3.1.2. To the rear of the subject property is garden space, beyond which are the houses along Albert Road. All of the properties belonging to the terrace in which the subject property sits have rear outriggers which extend up to first floor level. Further down Florence Road these outriggers extend up to second floor level, with some showing further extensions to the rear.



Figure 1: Subject Property Location

4 HISTORICAL BACKGROUND TO THE SITE AND AREA

- 4.1.1. This section provides an overview of the subject property and the historical background relevant to an understanding of the property, its site and its historic context and interest. This is based on accessible records. It is not the purpose of this document to create a detailed historical narrative of the area, but to provide an assessment of the subject property and the site's historical development and heritage potential in accordance with the NPPF.

BRIEF OVERVIEW

- 4.1.2. The area where the subject property is located was first developed in the mid to late 19th Century during London's suburban growth period. Prior to this the area would have been common land in the manor of Highbury. It was also during this time that the nearby Finsbury Park was laid out by Alexander McKenzie, which opened in 1869. A great number of residential estates were constructed as part of the expansion of the area following the introduction of the railway, and the increased population led to the properties on Stroud Green Road and at the bottom of Crouch Hill being developed with retail units at ground floor level to service the growing town.
- 4.1.3. The Stroud Green Conservation Area is characterised by its mid-late 19th century terraces and semi-detached houses laid on wide set streets. The houses are generally arranged behind a front garden.
- 4.1.4. The subject site is a single family dwelling house arranged over three storeys forming part of a terrace and is located in a predominantly residential area. The site is constructed of red brick with white stucco dressings and tile roof. Two bays make up the façade topped by a central tripartite window below a decorative timber barge board. The principal elevations of the house and the neighbouring properties are punctuated by notable architectural features including stuccoed string courses, decorative pediments, bay windows with Corinthian pilasters and prominent chimney stacks.
- 4.1.5. Originally, the built development was laid out as a series of terraces and semi-detached houses all along Florence Road with the adjoining roads arranged in a grid-like pattern between Parkland Walk (former railway line) to the northeast and Stroud Green Road to the southwest. Over the years, this uniformity has been eroded by later changes including roof replacements, window replacements and alterations to the front boundary treatments. Nevertheless, the street facing elevations have remained largely intact. The more substantial alterations have been concentrated to the rear elevations both in the recent years and historically, as seen in the historic map progression.

4.2 MAP PROGRESSION

- 4.2.1. The following section will review the subject site and its evolution over time based on available map-based evidence. The approximate position of the subject site is identified with a red dot or is circled in red on the following maps.

John Roque, An Exact Survey of the City of London 1761

In this early map the area where the subject property sits is occupied by open fields, likely used for agriculture. A cluster of buildings is concentrated around the trunk road (now Stroud Green Road).



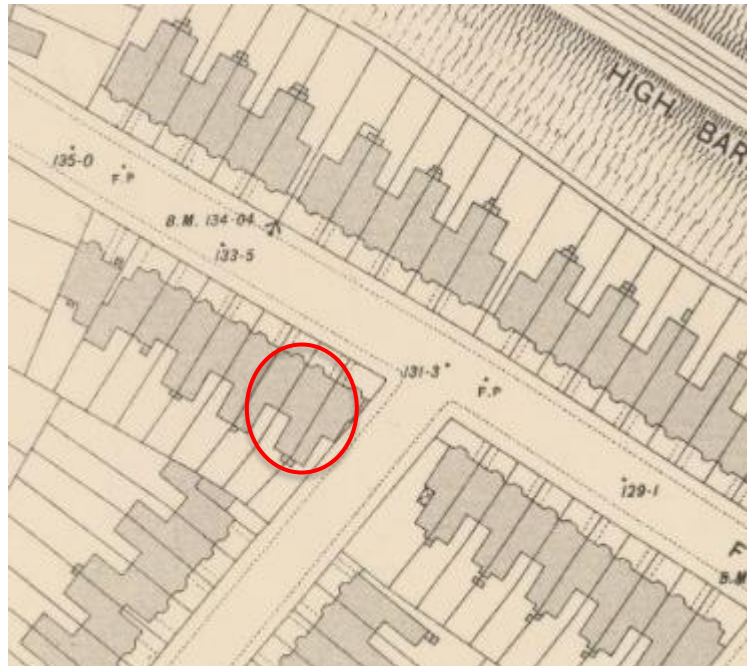
Ordnance Survey map, revised 1869 to 1870, published 1872

In this map, the subject property and surrounding roads are still yet to be developed. However the railway line has now been constructed to the northeast and the area of Stroud Green to the southwest has also begun to develop.



**Ordnance Survey map, revised 1893,
Published 1895**

The subject property has now been constructed, together with the surrounding roads. The properties are all very uniform and have yet to be subject to any alteration.



**Ordnance Survey map, revised 1912,
published 1915.**

No development has occurred over the years since the last map was published around the subject property. They are still uniform in footprint.



Aerial Image, Google Earth 1999

A much more recent image, this shows how the properties in the area have developed. In particular, those to the southeast have seen a great deal of development to the rear, as well as the majority of those to the north east.



Aerial Image, Google Earth 2020

This image, taken two years ago, shows that a great deal more development to the rear of properties was undertaken in the intervening 20 years. Again, properties to the southeast show the most development. The outriggers to the rear of the terrace to which the subject property belongs are no longer uniform, with No.92 Florence road in particular creating a distinct gap.



5 ASSESSMENT OF SIGNIFICANCE

5.1 SUMMARY OF HERITAGE ASSETS

- 5.1.1. The following section is intended to identify any heritage assets (within a given area) that have a potential to be affected by the proposed scheme – either directly through a material change to the assets or through a change to the contribution of setting to an asset’s significance. It will also set out the principal heritage values that contribute to the significance of the subject property.
- 5.1.2. This Heritage Statement has been informed by a 100m search area beyond the subject site. The size of the search area has been determined based on the prevailing circumstances, the nature of the proposed scheme and professional judgment, as suitable for determining the potential impact of the proposed scheme on the designated heritage assets. It is therefore consistent with paragraph 194 of the NPPF, in providing a level of detail proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 5.1.3. The subject property is not listed, nor is it identified as a property of local importance on a Local List.
- 5.1.4. Within the search area, one designated heritage asset has been identified; the Stroud Green Conservation Area.

5.2 SIGNIFICANCE

- 5.2.1. The National Planning Policy Framework Annex 2 defines significance as “The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.” A heritage asset is defined as “A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).” In this case the designated heritage asset is the Stroud Green Conservation Area.
- 5.2.2. Historic England’s document ‘Conservation Principles – Policies and Guidance for the sustainable management of the historic environment’ (2008) identifies a series of values that can be attributed to a heritage asset which help to appraise and define its significance. Paragraph 3.3 of the document outlines that:
- 5.2.3. “In order to identify the significance of a place, it is necessary first to understand its fabric, and how and why it has changed over time; and then to consider:
- who values the place, and why they do so
 - how those values relate to its fabric
 - their relative importance
 - whether associated objects contribute to them
 - the contribution made by the setting and context of the place
 - how the place compares with others sharing similar values.”
- 5.2.4. Paragraph 194 of the NPPF recommends that an assessment of significance of the affected heritage assets should be carried out. This is a key assessment that has informed the design development, minimising impact where possible and assessing the potential impact of a development proposal. In order to assess significance, the criteria from Historic England’s ‘Conservation Principles, Policies and Guidance’ (2015) will be used. ‘Significance is a collective term for the sum of all the heritage values attached to a place’ which are: evidential, historical, aesthetic and communal.

5.3 CONSERVATION AREAS

- 5.3.1. The subject site is not a designated heritage asset, nor has it been identified as a non-designated heritage asset. It does, however, form part of the Stroud Green Conservation Area.
- 5.3.2. The Planning (Listed Buildings and Conservation Areas) Act 1990 requires an LPA to determine which parts of their area are areas of 'special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'. As a consequence in determining applications, it is desirable for an LPA to look for new development in a conservation area or affecting their setting to preserve and enhance the character and appearance of the area where those characteristics contribute to its special 'architectural and historical interest'.
- 5.3.3. Designation as a conservation area recognises the quality of an area of special 'architectural and historical interest' as a whole. The resulting character and appearance of which is derived from the collective contribution of individual buildings and monuments, as well as features, including (but not limited to) topography, materials, spatial relationships, thoroughfares, street furniture, open spaces and landscaping.
- 5.3.4. As a general rule the extent to which a building, group of buildings/ structures or space, positively shape the character of a conservation area comes from their street-facing elevations, the integrity of their historic fabric, overall scale and massing, detailing, and materials as well as the ability to understand and appreciate the historical development of the area in question.
- 5.3.5. Although conservation areas are designated under national legislation they are effectively local heritage assets and can vary hugely in their relative heritage significance. The level of significance that can be attributed to a conservation area is, therefore, closely tied to the importance, coherence and architectural quality of its buildings, their relationship to settlement structure, historically often derived from topography, geology and landscape features, but today often expressed through roads and the layout of settlement. The significance of a conservation area is also often closely associated with those historical values that actively demonstrate how the area developed over time, why, who was involved, the degree of change and how that change is recorded in its built form, and physical and spatial structure in a way that influences the ability to understand and appreciate its architectural and historical interest.

THE STROUD GREEN CONSERVATION AREA

- 5.3.6. The majority of information pertaining to the Stroud Green Conservation Area (SGCA) can be found in the Conservation Character Appraisal (CCA) published in 2007.
- 5.3.7. The SGCA was first designated on 14th December 2006. It is located in the North part of the London Borough of Islington on the border with the London Borough of Haringey. The majority of the area is predominantly comprised of Victorian developments, with shops at ground floor level and residential above. The feel of the area is that of an 'urban village' according to the CCA. The CCA also states that the character of the area is derived from harmonious diversity and slow organic development.
- 5.3.8. The special interest of the Stroud Green Conservation Area is derived from its architectural and historical interest. This is closely tied to the historic built development on both a suburban scale and as a result of the more intimate grouping of residences. The urban grain is set on a relatively formal grid which was partially laid out following the natural topography of the land prior to development. In terms of architecture, most buildings are of a domestic scale and are clearly residential buildings, though there are several civic and institutional buildings interspersed throughout the area.
- 5.3.9. The character and appearance of the conservation area itself is derived from the physical attributes that are a product of its development history. Although this is underpinned by its topographical location and the arrangement of built form along its main south-west to north-east roads and associated spaces, it is the architectural interest and aesthetic quality

of its period buildings and the use of a traditional palette of materials that most clearly reflect its architectural and historic interest. Part of the character of the conservation area is, however, characterised by later additions and alterations, mostly concentrated around the front boundary treatments, the fenestration (later replacements), rear extensions, closet wing extensions and the addition of dormers and skylights. It is acknowledged that some of these alterations may not be recent precedents, however, collectively, they occurred over a gradual period of time, and they are now an established part of the conservation area's built environment.

- 5.3.10. The conservation area has notable local historic interest, but it has also been subject to phases of change and evolution over the course of its development history both prior and post designation.
- 5.3.11. The core attributes that help establish the conservation area's overriding character and appearance remain much in evidence. These attributes are largely derived from the layout of roads, the general scale and position of built form and the architectural qualities associated with the street facing elevations of the properties within the terraces. Street planting also contributes to the character of the area today. Breaks in built form add borrowed space and glimpsed views add depth to the appreciation of the character of the area from the public realm.
- 5.3.12. Residential development of the conservation area began in the mid to late 19th century, spurred on by the construction of the railway. The CCA outlines five key roads which have an important historic connection to the conservation area. These are:
- Stroud Green Road
 - Crouch Hill
 - Japan Crescent
 - Hanley Road
 - Mount Pleasant Crescent
- 5.3.13. Stroud Green Road is the main road that runs through the centre of the conservation area. Before 1874 it was known as Stroud Green Lane. The CCA states that the lane only appears on street directories after 1870 and that the road became intensely occupied by the 1880s. The road was bombed during World War II. Stroud Green Road combines with Crouch Hill as the road extends northwest. The remainder of the roads above are smaller and branch off of Stroud Green Road or Crouch Hill.
- 5.3.14. The most significant views within the SGCA are those looking up and down Stroud Green Road and Crouch Hill. 181 Stroud Green Road, on the corner with Hanley Road, is a landmark for the area. The primary building material for properties within the SGCA is yellow stock brick. Several properties have, however, been subject to unsympathetic repointing or rendering. The windows are typically painted timber vertically sliding sashes. Roofs are in slate, however the CCA states that a number of properties have undergone unsympathetic re-roofing using clay or even concrete tiles. This is evident in the subject terrace .
- 5.3.15. The overall significance of this conservation area is considered to be moderate, and weighted towards its urban grain, the scale and arrangement of built form along roads and the architectural merit of principal street facing elevations.

SETTING

- 5.3.16. In primary legislation, the setting of conservation areas is not included in the statutory duty to preserve or enhance character or appearance. However, the NPPF states that the setting of a designated heritage asset can contribute to its significance.

- 5.3.17. Setting is not a heritage asset, nor a heritage designation, though land within a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset.

5.4 CONTRIBUTION OF THE SITE TO THE CONSERVATION AREA

- 5.4.1. In order to properly assess the site and its wider context, a site visit was carried out on 26th May 2022.
- 5.4.2. The site is located on the southwest side of Florence Road and is the second property within a terrace of nine houses. Its front elevation retains many notable architectural features that match its neighbours, including decorative barge boards, gable fronts, stuccoed dressings, bay window, varied material palette, balanced fenestration, and overall proportions to form a pleasant composition. The window architraves are of particular note, with the top floor including a tripartite arched composition with elaborate architraves and keystone. The photo below is of the site's front elevation.
- 5.4.3. The status of the subject site is clearly demonstrated in the built scale and proportions, with a wealth of surviving architectural features concentrated to the front elevation. The principal facade of the group has a high degree of uniformity and a strong rhythmic pattern created by the repetition of aligned window bays and decoration. This is counterbalanced by the horizontal emphasis created by stuccoed string courses and a continuous uniform roofline. Rear elevations are much plainer with openings arranged pragmatically, to provide adequate lighting to stairwells and rear rooms. Within the subject terrace, each property has a two storey closet wing with mirrored pitches, though several of these within the terrace have been extended upwards and the uniformity for this particular terrace has been lost.
- 5.4.4. To a lesser degree, the domestic scale and overall form of the subject property contributes to the urban grain of the conservation area and part of its rear elevation is visible in background views from Albert Road. However, the sense of rhythm and uniformity of the rear elevations of the terrace has been compromised by later alterations when viewed from Albert Road. Alterations to the rear elevations have not impacted the more sensitive and considered design of the front elevations on Albert Road and are only visible in the background. Considerably more investment originally went into designing and creating a visually pleasing front elevation, whilst the rears are more utilitarian in character and as such, alterations, both historic and more recent, have been focused to the rears of the properties where there are no noteworthy architectural details.
- 5.4.5. The rear elevation of the subject terrace has lost its original uniformity due to later additions, most notably at nos.92 and 98 Florence Road (where the closet wings have been extended upward) and at no. 96 and 100 Florence Road (where large single storey extensions occupy much of the rear gardens). Notwithstanding these particular extensions, a key feature of the subject terrace's rear elevation is the subservient relationship of the closet wings to the main houses. This feature of the urban grain remains prevalent throughout. Other alterations have resulted in differing sash window types, ground floor extensions and outriggers, barge boards, roof tiles, the chimneys (some have been removed or are different in style) and the colour of the windows / doors / fascias. The terrace to the east on the opposite side of Albert Road also contains many rear extensions which are highly visible from the public realm, most notably nos.84 and 82. No. 84 has a wrap around ground floor extension whilst no.82 has a two storey rear extension beyond the footprint of the outrigger with a single storey extension which projects circa half way down the garden.
- 5.4.6. The setting of the site is principally derived from its spatial and visual relationship with its neighbours that form part of a group and Florence Road. The front gardens and gaps between the plots add to a general sense of the property's relationship to the wider group of buildings.
- 5.4.7. The contribution of setting to the understanding and appreciation of the significance of the site is therefore considered to be low to moderate and weighted towards its front elevation and relationship to Florence Road and those properties that form part of its group (nos.86-102).

SUMMARY

- 5.4.8. The significance of the subject property is largely derived from it having been first developed in the late 19th century as a part of wider urban expansion. Although of local historic interest the subject building itself is of limited architectural and historical interest, as implied by it not being statutory designated or identified as a locally listed building. As part of a small, reasonably well presented series of terraced dwellings, it does however contribute positively to the character and appearance of the conservation area. This is largely a result of the contribution made by the architectural treatment of the street facing facade which adds to the amenity value of the streetscene.
- 5.4.9. The overall significance of the site is, therefore, considered to be medium and weighted towards its position within and contribution to the terrace of which it is part, and adjacent streetscene. To a lower degree, the rear elevation contributes to an understanding of the secondary treatment of the rear elevations, the urban grain and visual relationship between the main house and the subordinate closet wing. Within the subject terrace however, the rhythmic massing of those closet wings has been lost due to the alterations of neighbouring properties.

5.5 SITE PHOTOS



Figure 1: Front elevation of the terrace. The site is located on the left hand side next to the scaffolded property at no.86.



Figure 2: Rear elevation of the site on the left as seen from Albert Road.



Figure 3: Rear elevation of the neighbouring properties including no.92 and no.98 where closet wing extensions/alterations have occurred.



Figure 4: Rear elevation of the site



Figure 5: Rear elevations of nos.84 and 82 on the opposite side of Albert Road

6 PLANNING POLICY CONTEXT

6.1 STATUTORY PROTECTION

6.1.1. In determining any planning application for development, the local planning authority will be guided by current legislation, government planning policy, and the policy and guidance set by the relevant Local Planning Authority (LPA).

6.1.2. The following section sets out the legislative and planning policy context for the proposed scheme, including national and local planning guidance.

6.1.3. The applicable legislative framework to this assessment includes the following:

THE PLANNING (LISTED BUILDING CONSENT AND CONSERVATION AREAS) ACT 1990

6.1.4. The subject property is located within one designated heritage asset; the Stroud Green Conservation Area. The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the legislative framework within which development affecting conservation areas must be considered.

6.1.5. Section 72 of The Act states that in considering whether to grant planning permission for development which affects a conservation area or its setting, the decision maker should pay “special attention to the desirability of preserving or enhancing the character or appearance of that area.”

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

6.1.6. The NPPF’s core principles require that proposals should contribute to conserving designated heritage assets in a manner proportionate to their significance (paragraph 189). In this instance the heritage asset is The Stroud Green Conservation Area.

6.1.7. Paragraph 194 adds that “applicants are required to describe the significance of any heritage asset that might be affected by a proposal with the level of detail being provided proportionate to the asset’s importance.”

6.1.8. Paragraph 199 states that “when considering the impact of a proposal on the significance of a heritage asset, great weight should be given to the asset’s conservation.”

6.1.9. Paragraphs 200-202 relate to harm or loss of the significance of a designated heritage asset which should require clear and convincing justification.

THE LONDON PLAN 2021

Policy HC1 Heritage conservation and growth

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

LOCAL POLICY

6.1.10. The Development Plan for the Borough of Haringey includes the Local Plan: Strategic Policies 2013 (with alterations 2017) and the Development Management DPD Adopted July 2017.

LOCAL PLAN: STRATEGIC POLICIES 2013-2026, ADOPTED 2013

6.1.11. **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 CABI / English Heritage "Guidance on Tall Buildings", 2007.*

6.1.12. **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.

DEVELOPMENT MANAGEMENT DPD ADOPTED JULY 2017

6.1.13. **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.

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.*

7 ASSESSMENT OF THE PROPOSALS

7.1 OUTLINE OF THE PROPOSALS RELEVANT TO THE ASSESSMENT

- 7.1.1. The proposal seeks to incorporate an upward extension to the outrigger at the rear of the property, thus creating a new single room above the existing bathroom. The proposed zinc roof / cladding is standing seam zinc. In addition, a new conservation rooflight within the southeast pitch of the main house and a replacement conservation rooflight within the existing ground floor rear infill extension is proposed. The rear elevation windows will all be painted a matching colour and one of the existing UPVC windows will be replaced with a timber two over two sliding sash. The existing roof tiles within the ground floor rear outrigger will be replaced with slate to match those within the infill ground floor extension.
- 7.1.2. A white UPVC casement window on the side of the ground floor extension will be replaced with a timber casement window.
- 7.1.3. The proposed glazed corner window within the proposed outrigger extension takes visual cues from the glazed balustrade at 92 Florence Road.

7.2 IMPACT ASSESSMENT

- 7.2.1. The subject property is not listed, nor is it identified on a local list. It is however within the Stroud Green Conservation Area.
- 7.2.2. The proposed closet wing extension will add mass onto the existing structure and will occupy the existing footprint of the outrigger. The pitch of the outrigger is mirrored at no.86. Whilst the original outriggers in several other parts of the conservation area remain largely intact, the pattern of massing within the subject terrace has been lost.
- 7.2.3. The proposed extension is modest and the subservient relationship between the closet wing and the host property will be retained. In terms of design, high quality contemporary materials and detailing will be used and will complement, rather than mimic, the existing architectural style, scale, proportions, materials and details of the host building and will visually tie into the rear extensions at ground floor level. The roof pitch will be replaced with matching brickwork aligned to the height of the extension at no.92. Above the new brickwork will be almost entirely glazed to reinforce the 'lightweight' contemporary feel and retain a good level of transparency. Rolled zinc will be used for the roof cladding and the section of wall connecting to the main house. The roof detailing has been carefully designed by fitting most of the roof depth internally to allow for a streamlined roof; only a slim layer of the roof will be visible externally. High quality materials and detailing in the proposed extension along with replacement roofing materials and window replacements will unify and rationalise the rear elevation, which is currently an unrestful product of ad-hoc alterations over time.
- 7.2.4. Despite the proposed height increase, only a small portion of the rear elevation will be concealed, and the features seen at high level from Albert Road including the pattern of the uniform roofline and gable end windows on the top floors will remain visible and dominant. One existing window facing the stairwell within the main house will be concealed behind the proposed extension whilst the more prominent second floor gable end window will sit comfortably above the extension and will not be affected.
- 7.2.5. The diminutive stature of the new extension will ensure that the overall composition of the rear elevation will remain balanced with the historic juxtaposed against contemporary architecture. This creates a clear narrative of the site's built development where later alterations are clearly legible.
- 7.2.6. Originally there would have been recurring double pitch closet wings, however, this pattern is no longer discernible within the subject terrace. In this particular case, the loss of the pitched outrigger to the rear of the site will not affect a pattern that has already been lost. Visibility of the rear elevations of the terraces are in snippet background views only, with the

front elevations of the terraces dominating. As such, alterations to the rear elevations are generally not visible or are less noticeable from the public realm.

- 7.2.7. The proposed window replacement of the UPVC at the rear first floor level will have a beneficial impact on the site, as it will be in keeping with the historic materials. The new rooflight within the main house will be a conservation rooflight and will not be visible from the public realm. As seen in other neighbouring properties, rooflights are a common feature in the area and the addition of one at this level will not be visible from the public realm or impact the character and appearance of the conservation area.
- 7.2.8. The replacement of the concrete roof tiles with slate on the ground floor outrigger will create a more harmonious material palette and will also have a beneficial impact to both the house and the conservation area.
- 7.2.9. The key features of the site which contribute to the conservation area, namely the street-facing elevation, the integrity of their historic fabric, overall scale and massing, the continuous roofline, detailing, and materials as well as the ability to understand and appreciate the historical development of the terrace and the area as a whole will not be impacted as a result of the proposal. The character and appearance of the conservation area will therefore be preserved.

8 CONCLUSIONS

- 8.1.1. This Heritage Statement has undertaken a proportionate assessment of the significance of the Stroud Green Conservation Area and the impact of the proposed scheme upon that significance. It has also been undertaken based on a full assessment of legislation and policies pertinent to the proposed scheme.
- 8.1.2. It has determined that the contribution made by the subject site to the significance of the conservation area is principally derived from the front facing elevation along with its group value with the wider terrace and neighbouring terraces.
- 8.1.3. The altered rear elevations of the subject terrace has eroded original pattern of outriggers and as such the rear of the subject terrace makes a neutral contribution to the CA. It is considered that the carefully designed extension constructed from high quality materials will have no impact upon the significance of the heritage values outlined above. The proposed works will therefore preserve the character and appearance of the Stroud Green Conservation Area.
- 8.1.4. The proposed development therefore meets the tests set out by the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF (2021), The London Plan (2021), policies SP11 and SP12 of the Haringey Local Plan and policy DM9 of the Development Management DPD (2017).

Thank you for viewing our Heritage Statement.

If you have any queries or would like to discuss anything further with us please don't hesitate to get in contact hello@fullerlong.com

