

Heritage Statement

Job No. 2176

**2, Courtenay Avenue,
Hornsey,
London,
N6 4LP**

Date 24/11/2022

Rev 0



Above: front view of property on Courtenay Avenue

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1.0 Introduction

This Heritage Statement has been prepared by Wolff Architects in support of an application for extension and refurbishment works to 2 Courtenay Avenue to create a modern family home.

This report should be read in conjunction with the existing, demolition and proposed sets of drawings, Design & Access Statement and all other consultants' reports and specifications.

An application for Pre-Planning Application Advice was made (New Ref: PRE/2022/0255) followed by an online Teams meeting on Friday 21st October with James Mead (Planning Officer) and Elizabetta Tonazzi (Conservation Officer) A written record of the advice is to be provided by James Mead.

The application site is located at 2 Courtenay Avenue, on the east side of the street. The existing property is not listed but is sited within the Highgate Conservation Area.

The Government's National Planning Policy on the conservation of the historic environment is found in the National Planning Policy Framework 2012.¹ It contains the following requirements:

"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' importance and no more than is sufficient to understand the potential impact of the proposal on their significance."

To comply with this:

- Section 2 identifies the relevant heritage assets within the application site and its vicinity that may be affected by the impact of the proposals.
- Section 3 provides an assessment of the impact of the application proposals on the significance of the identified heritage asset (the Conservation Area).

¹ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

2.0 The Heritage Asset

The application site is located within the Highgate Conservation Area, designated 21/12/1967. Under the National Planning Policy Framework (NPPF) conservation areas are designated heritage assets and their conservation is to be given great weight in planning permission decisions.

The design proposals have considered the context of the surrounding Highgate Conservation Area as a heritage asset and how it may be impacted.

Courtenay Avenue is located in the south west corner of the Highgate Conservation Area (please refer to maps below). Courtenay Avenue is a private road with very large, detached mansion houses and a view into the Highgate Golf Club at the bottom of the slope at the northern end. The slope of the street is fairly pronounced, and houses on the west of the road are higher than the road level whereas those on the east are lower or level with the road. ²

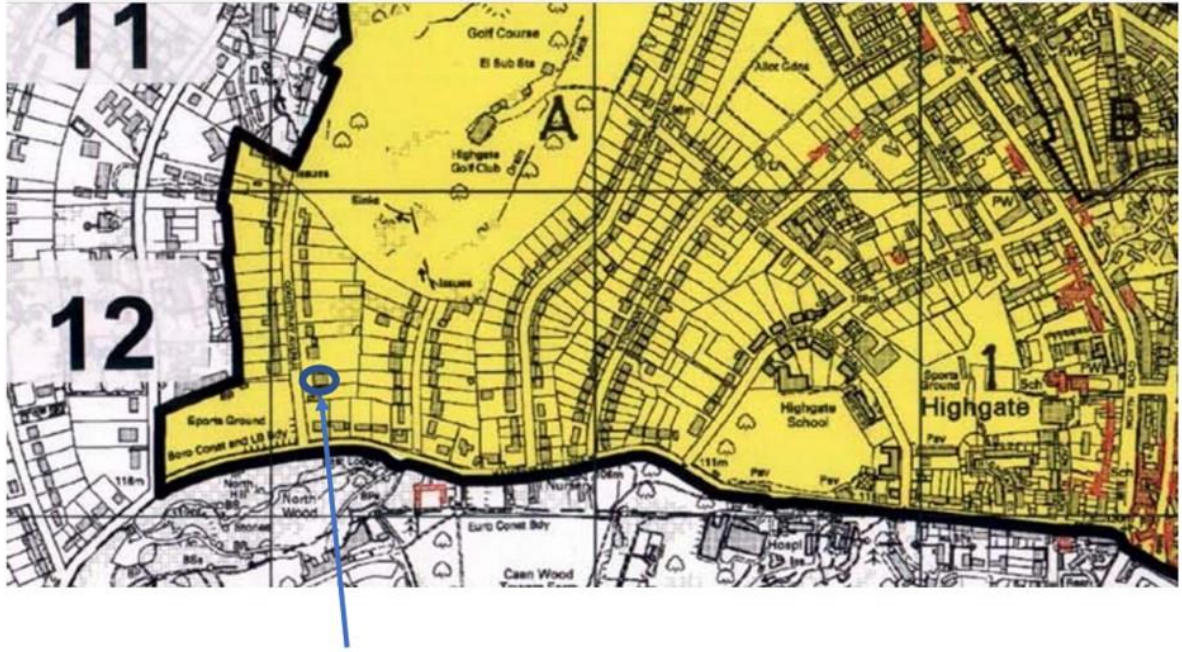
There are some re-built houses and infill houses on the road, such as 'High Birch' and 'Red Gables' which are on the opposite side of the street from 2 Courtenay Avenue. Some house on the street show Arts and Crafts features such as the tile-hung gable of 'Ridgemount'. ³

Haringey's conservation policies are part of the Haringey Local Plan. SP12 of the Strategic Policies sets out the council's intention to 'ensure the conservation of the historic significance of Haringey's heritage assets, their setting, and the wider historic environment.' Haringey's emerging Development Management DPD has further detailed policies on design and conservation.

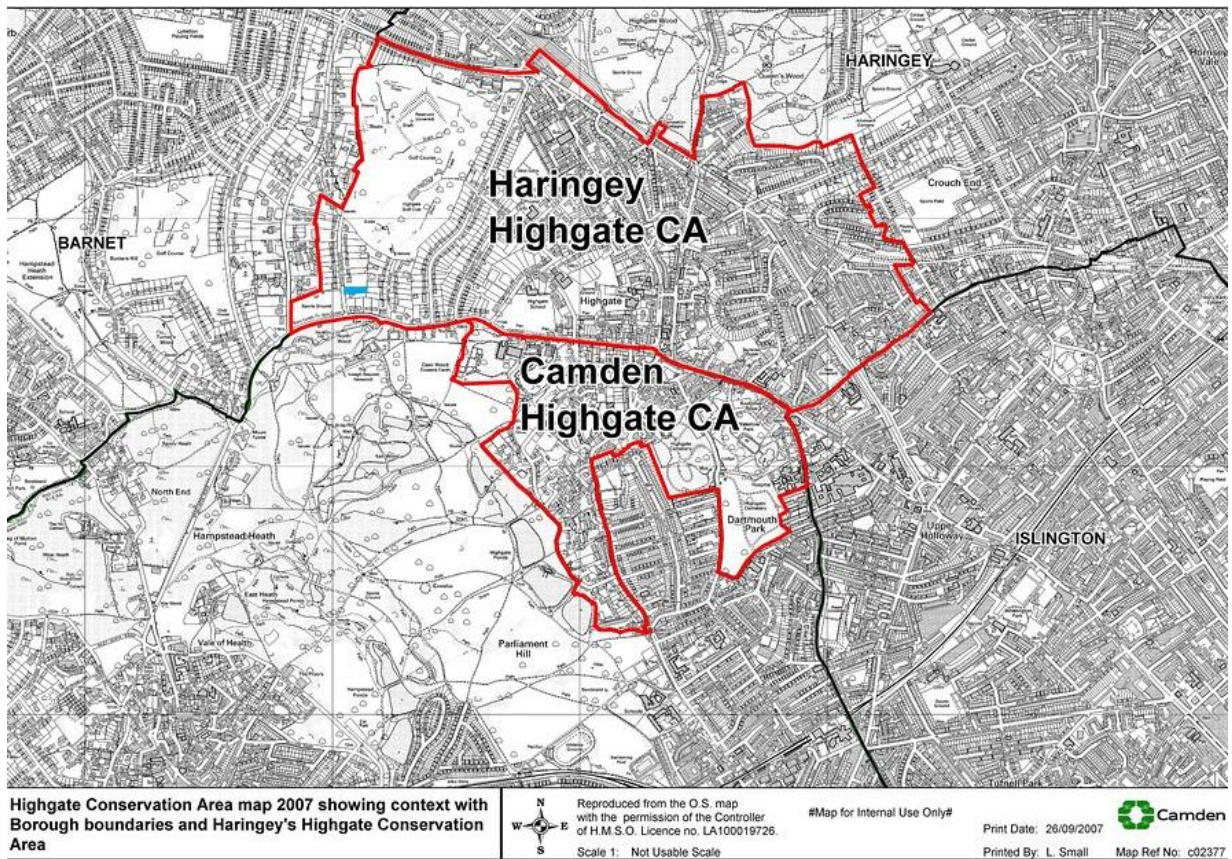
In addition to the above policies there is specific guidance relating to some of the conservation areas in the form of Conservation Area Appraisals (which describe the special character of the area) and Management Plans (which set out design guidelines and council strategies to preserve or enhance the special character). These documents have been referenced during the design process.

² Highgate character appraisal and management plan: Part 2, chapters 7-12

³ Highgate character appraisal and management plan: Part 2, chapters 7-12



Above: the application site shown on the Highgate Conservation Area map.



Above: the application site shown on the Highgate Conservation Area map, highlighted in blue.



Above: the application site viewed from the entranceway on Courtenay Avenue

3.0 Impact of Application Proposals

The proposals include extension and refurbishment works to the existing dwelling to create a large family home. The proposed alterations include:

- Demolition to the rear elevation of the property at ground, first, and second floor levels.
- Demolition of existing pitched roof to be replaced by a new pitched roof with clay tiles to match the existing. New lead covered dormer windows are also proposed to replace the existing.
- Alterations to fenestration including replacement timber framed sash windows and doors.
- Internal remodelling to suit revised layout.
- Remodelling and relevening of external terrace areas at side and rear of property.

The design proposal has considered the need to preserve and enhance the Conservation Area's special character. The proposals will provide long-term improvement to the site and make a positive contribution to the local community.

It is considered that the proposals would create a building that fits harmoniously within the surrounding context, adding to the buildings which make a positive contribution to the character of the area.

The conservation officer at the pre planning meeting stated that it was considered that the proposals would have a positive impact on the conservation area and that the proposals were regarded to be a design enhancement to the original property.

Brickwork Detailing

The front (street facing) elevation will remain with the façade as existing. The only proposed changes to the front elevation will be at roof level.

The existing property is constructed with stretcher bond facing brickwork. Brick quoins appear at the corners of the building, extending from the facing brickwork. There is also a brick plinth at the base of the elevation which is constructed in a visibly different coloured brick. These details will be replicated in the new build extensions at the rear of the property, ensuring a cohesive design throughout the property. A detailed drawing of the proposed detailing to the brickwork is attached with this application.



Above: the existing front elevation showing the brick quoining detail and brick plinth. These details will be replicated in the new build extensions at the rear of the property, ensuring a cohesive design throughout.

Roof Detailing

It is proposed to replace the existing pitched roof with a new pitched roof finished in clay tiles to match the original. It is proposed to extend the pitched tiled roof to the northern side where there is currently a flat section of roof with a terrace and stone bottle balustrading which would be removed. The extended section of roof would be subservient to the main section of roof, with a reduced ridge height. A new dormer window is proposed to the front slope of the extended roof, with flat lead roof and lead covered cheeks. The dormer windows would be timber framed, double glazed sash windows in a style to match the existing.

New windows and Doors

New double-glazed timber framed sash windows are proposed to replace the existing windows in the property and where new window openings are proposed. New timber framed doors with double glazing are also proposed.

4.0 Conclusion

At the heart of the National Planning Policy Framework is a “presumption in favour of sustainable development”, and it is felt that these proposals offer an enhancement to the accommodation, improving the security and sustainability of the building’s use, and do so in a sensitive manner which respects the form and context of the building within the Conservation Area.

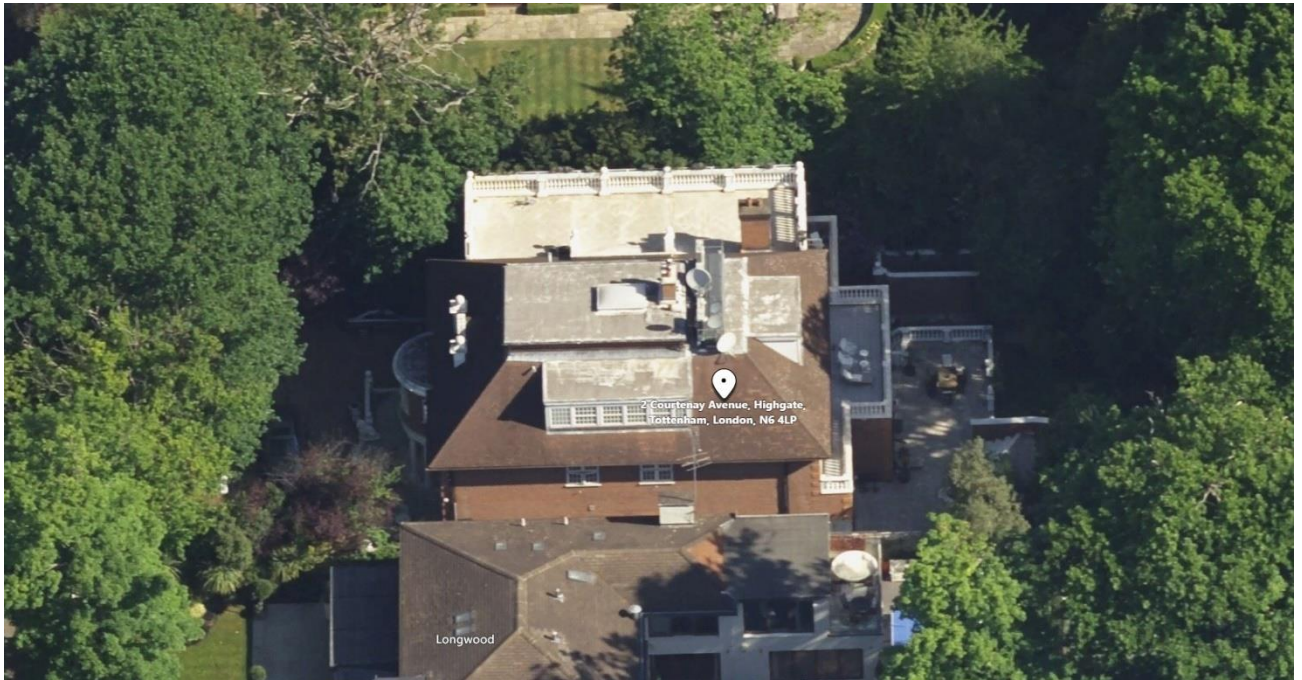
The proposals to extend and refurbish the existing dwelling are considered to represent a practicable and sensitive alteration to the existing dwelling. Careful design consideration has been made to resolve the need to sensitively respect and preserve the property’s character, appearance, and configuration within the conservation area and to provide enhanced living accommodation conducive to modern family living.

Careful refurbishment of existing timber framed sash windows and doors, repointing of mortar to brickwork, and other works will ensure the continued good repair of the building. Thermal upgrades to the existing fabric, reducing energy demands, will enable obligations to future generations, both to conserve buildings, and to use them sustainably.

The design proposal has considered the need to preserve and enhance the Conservation Area’s special character. The proposals will provide long-term improvement to the site and make a positive contribution to the local community. It is considered that the proposals would create a building that fits harmoniously within the surrounding context, adding to the buildings which make a positive contribution to the character of the area.

The conservation officer at the pre planning meeting stated that it was considered that the proposals would have a positive impact on the conservation area and that the proposals were regarded to be a design enhancement to the original property. Please refer to the pre-planning application written advice.

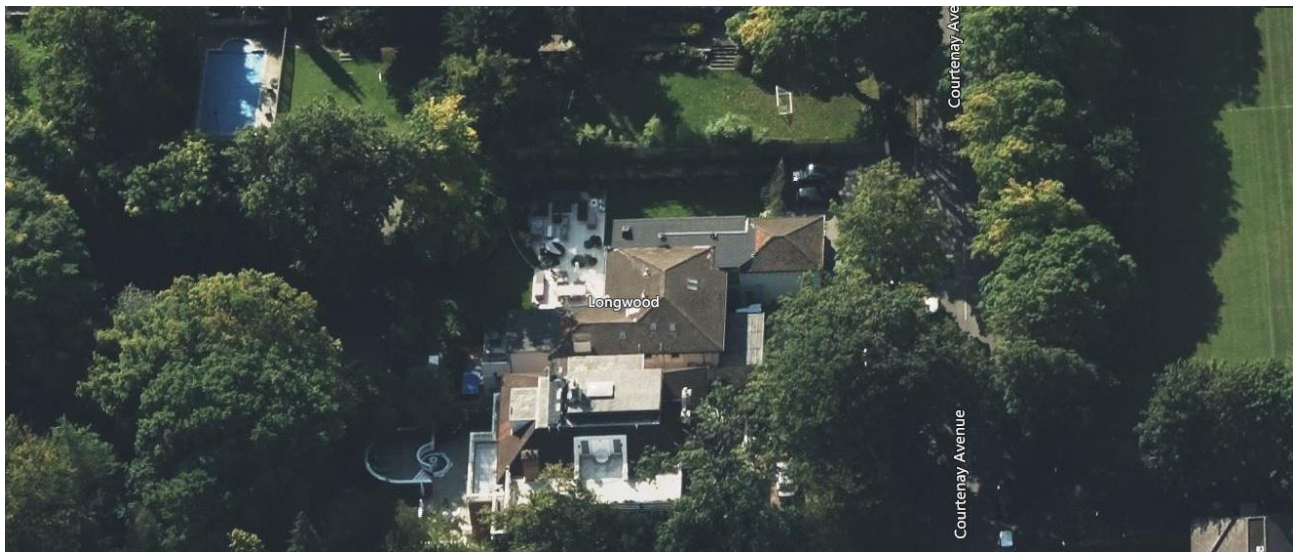
5.0 Appendix



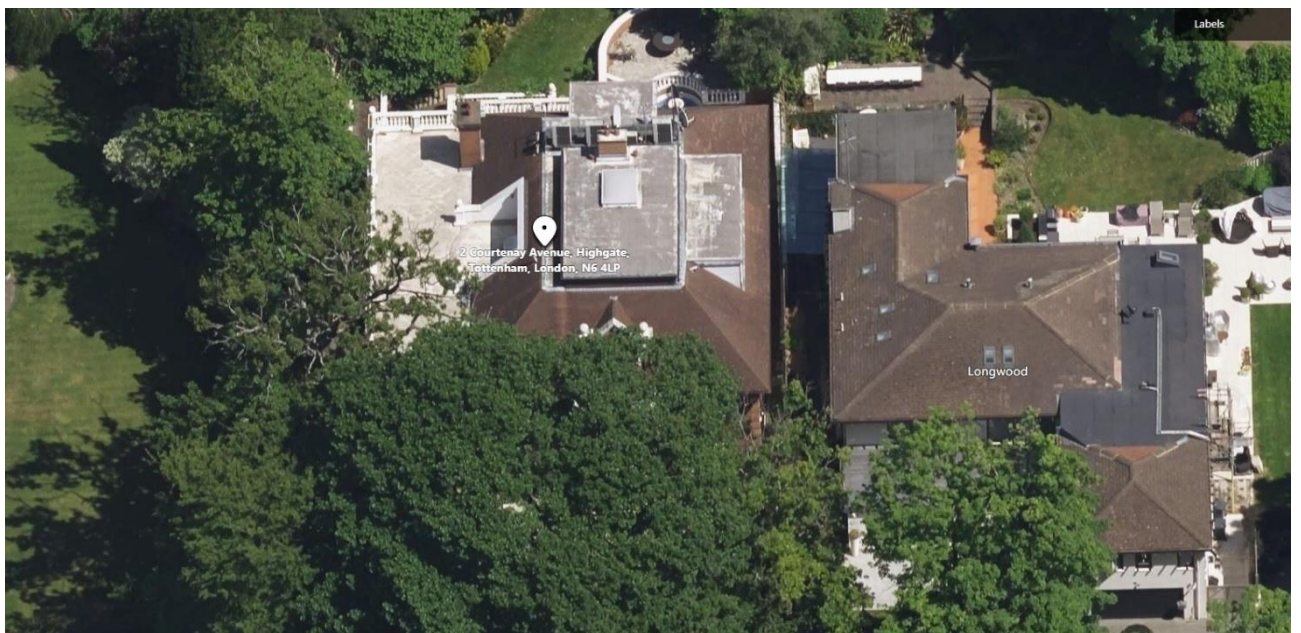
Above: South facing Birdseye view of the site (side elevation)



Above: East facing Birdseye view of the site (rear elevation)



Above: North facing Birdseye view of the site (side elevation)



Above: West facing Birdseye view of the site (front elevation)



Above: View of the front of the existing property



Above: View of the rear of the existing property



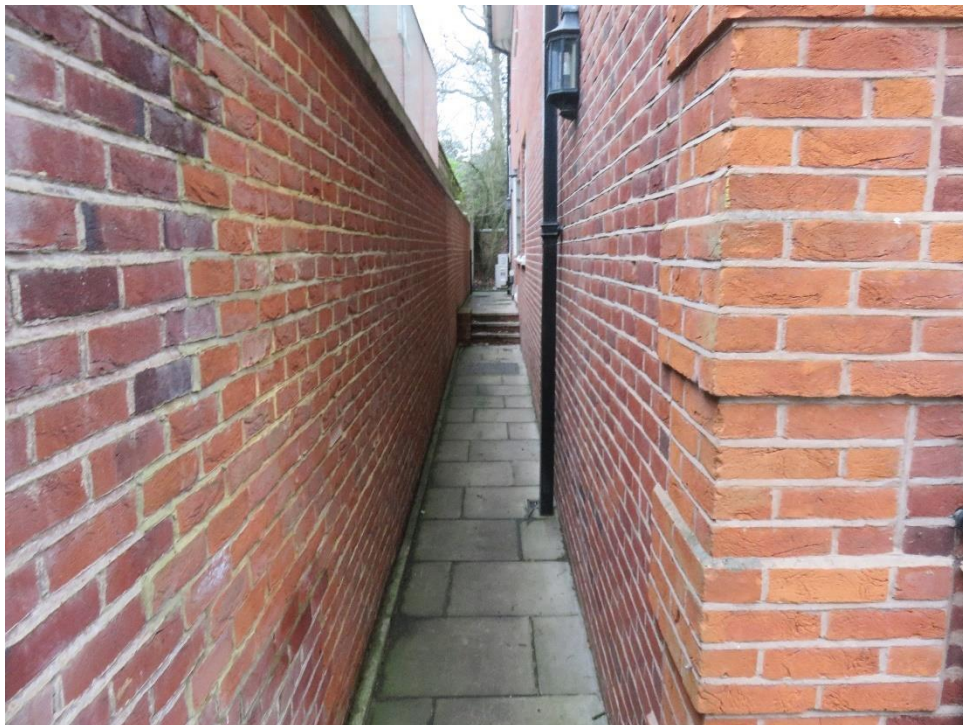
Above: View of the south boundary wall to the site taken from the rear garden.



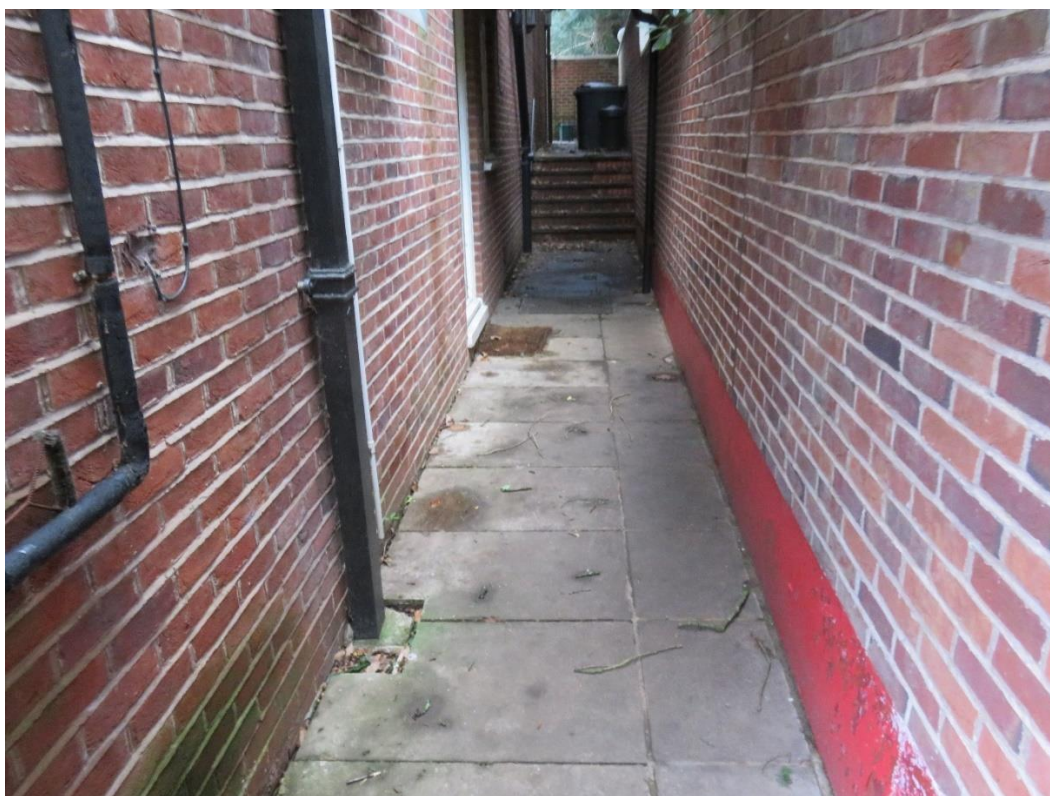
Above: View of the north boundary wall to the site taken from the rear garden. The changes in level can be seen with stepped access.



Above: View of the south side passage taken from the front of the existing property



Above: View of the south side passage along the boundary taken from the rear of the existing property



Above: View of the north side passage along the boundary taken from the rear of the existing property



Above: View of the north side of the property at the rear of the existing property showing the changes in level.



Above: View along the northern boundary of the site taken from the rear garden



Above: View showing the sloped topography of the rear garden



Above: View of the rear garden



Above images: Views of the existing northern side roof terrace which is proposed to be replaced with an extension to the main pitched roof.



Above images: Views of the existing northern side roof terrace which is proposed to be replaced with an extension to the main pitched roof. It is proposed to remove the stone bottle balustrading.