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Design & Access and Heritage Statements

816 – 818 High Road, London N17 0PZ

Statement prepared by Chilcroft Heritage Planning
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Corporate members of:
The Society for the Protection of Ancient Buildings
Historic Houses Association
The Georgian Group



**THE
GEORGIAN
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1) INTRODUCTION

- 1.1) I am Haig Dalton, founder of Chilcroft Heritage Planning, an established independent heritage consultancy since 2006. In the 3 years before this, I was a local planning authority Design and Conservation Officer, within development control departments. I have worked on a wide range of projects throughout the United Kingdom, predominantly (but not exclusively) for private sector clients.
- 1.2) I hold a masters degree in Historic Building Conservation (MSc); a postgraduate qualification in Architectural History from the University of Oxford (Oxon); I am an Affiliate member of the Royal Institute of British Architects (RIBA) and of the Institute of Historic Building Conservation (IHBC).
- 1.3) Over the last 18 years I have specialised in the historic environment, both in terms of understanding and analysing physical fabric, and in terms of policy application, specifically by assessing impacts, providing advice and supporting development proposals. My experience includes a diverse range of cases relating to the assessment of physical changes to, and development affecting all manner of heritage assets, and their settings.
- 1.4) I have undertaken numerous impact assessments where I have considered the impacts of new development on the historic environment (dealing with physical impacts, setting, townscape, views and inter-visibility), including dealing with the effects of development on heritage assets in urban settlements.
- 1.5) I have provided expert written evidence for planning applications and appeals, including public inquiries, on behalf of both appellants and local planning authorities.

- 1.6) I understand my role in compiling this Heritage Statement; to give independent and objective evidence on matters within my expertise, based on my own independent opinion and uninfluenced by the instructing party; the applicant. I confirm that I have stated the facts and matters on which my opinion is based, and that I have not omitted to mention facts or matters that could detract from my conclusions.
- 1.7) I believe that the facts stated within this Heritage Statement are true and that the opinions expressed are correct. I have drawn attention to any matters where I consider I lack sufficient information to reach anything other than a provisional conclusion. I have adhered to the standards and duties of the professional bodies I am a member of, and will continue to adhere to those standards and duties.
- 1.8) I was first approached in relation to the proposal in November 2022, when I was asked to provide a heritage statement in relation to the planning application on behalf the applicant. My quote was based on several stages/elements, the first of which was an initial case review. I confirm that I am able to act as the applicant's heritage expert following this initial work.
- 1.9) As an independent expert professional, I have formed my own opinions and have come to my own conclusions about the effects of the proposed development on heritage assets.
- 1.10) I have included in my heritage statement images of the site and surrounding public highways. This visual assessment is intended to be informative, but it is not intended to be exhaustive.
- 1.11) This statement will describe the significance of any heritage assets affected, including any contribution made by the setting, as required by Para.194 of the *National Planning Policy Framework* (2021). It will assess the significance of the heritage assets by way of Historic England guidance *The Setting of Heritage Assets* (2017) in accordance with their preferred five-step procedure, identify, assess and explore the significance of their setting and consider the applicant's scheme in relation to them.

2) DESIGN & ACCESS

- 2.1) The proposed development has only come about as a result of damage sustained to the frontage of the building, by a car crashing through the existing shop window frontage. The proposal here before you is to reinstate this as existing, without any subsequent changes.
- 2.2) The primary means of access to the first, second and third floor residential units will remain unchanged, with access from High Road via a communal door leading to a shared hallway and staircase.
- 2.3) The existing shop frontage will be repaired using like-for like materials that are consistent with the fabric of the Grade II listed building. The construction of the shop window frontage will be in wood with glazing bars, retaining the corbels at each side. The existing side door to the shop has a lightwell at the top and this remains undamaged, together with the majority of original architectural detailing. The design of the proposed shop frontage is traditional and intended to preserve the significance of the listed building and appearance of the Conservation Area.
- 2.4) The existing main access to the shop will be retained as is, using the traditional door on the corner with High Road and Northumberland Park. All other existing accesses to the building will be maintained, including those at the rear of the building. No road closures will be necessary as part of the repair work.
- 2.5) As historic buildings specialists, we have taken an active interest into the repair and wellbeing of the frontage of the listed building, to ensure that the proposals are capable of preserving the significance of the heritage asset. Whilst the proposal will involve the use of some modern fabric where necessary, we see this proposal as an opportunity to preserve its visual appreciation.
- 2.6) The frontage of 816 – 818 High Road makes an important contribution to the streetscene, as part of the wider character and appearance of the Conservation Area. The shop frontage, which stands proud of the main building behind it, is an essential focal point and the proposals will maintain this.

3) ASSESSMENT OF SIGNIFICANCE

- 3.1) The proposed site forms part of 816 – 818 High Road, a terraced three storey building which dates from the 18th Century and is of a Georgian style of architecture, with a shop frontage on the ground floor and sash windows above.
- 3.2) The highway of Northumberland Park is located immediately to the south side of the site, with the frontage of the site abutting the street pavement. High Road is located to the west side of the site, beyond the building of 816 – 818 High Road.
- 3.3) The existing site contains an informal hardstanding area at the rear of the building consisting of a parking area set behind metal gates fronting Northumberland Park, providing access to one of the rear flats.
- 3.4) There is a brick built wall at the rear of the building, to the north side of 3 Northumberland Park, which dates from the 19th Century and adjoins the rearmost elevation of 816 – 818 High Road. This wall is believed to be the original curtilage boundary wall of the Grade II listed townhouse.
- 3.5) The proposed site is dominated by the Grade II listed 816 – 818 High Road, located on the corner with Northumberland Road, and is a Grade II listed building (**List No. 1188985**). The building dates from the mid – 18th Century and consists of Georgian architecture set out over three storeys with a basement level. The parapet wall was added at a later point. The building is a prominent building within the urban setting and is particularly notable for its Ionic doorcase, as noted by Pevsner during his travels of London.
- 3.6) A projected shop frontage was added in the 19th Century, on the corner with the highways junction consisting of a single storey structure, brick built with a stuccoed finish, a glass fronted window with timber glazing bars, single side door with fanlight and corbels. It has recently been damaged as a result of a road traffic incident however, this has resulted in minor damage to the glazed and timber frame frontage of the shop frontage, without causing any wider structural damage to the building itself.



Fig 1: The site is located in a prominent area within the Conservation Area, with views from the highway junction with the High Road. The proposed repair will maintain the character and appearance of the area.

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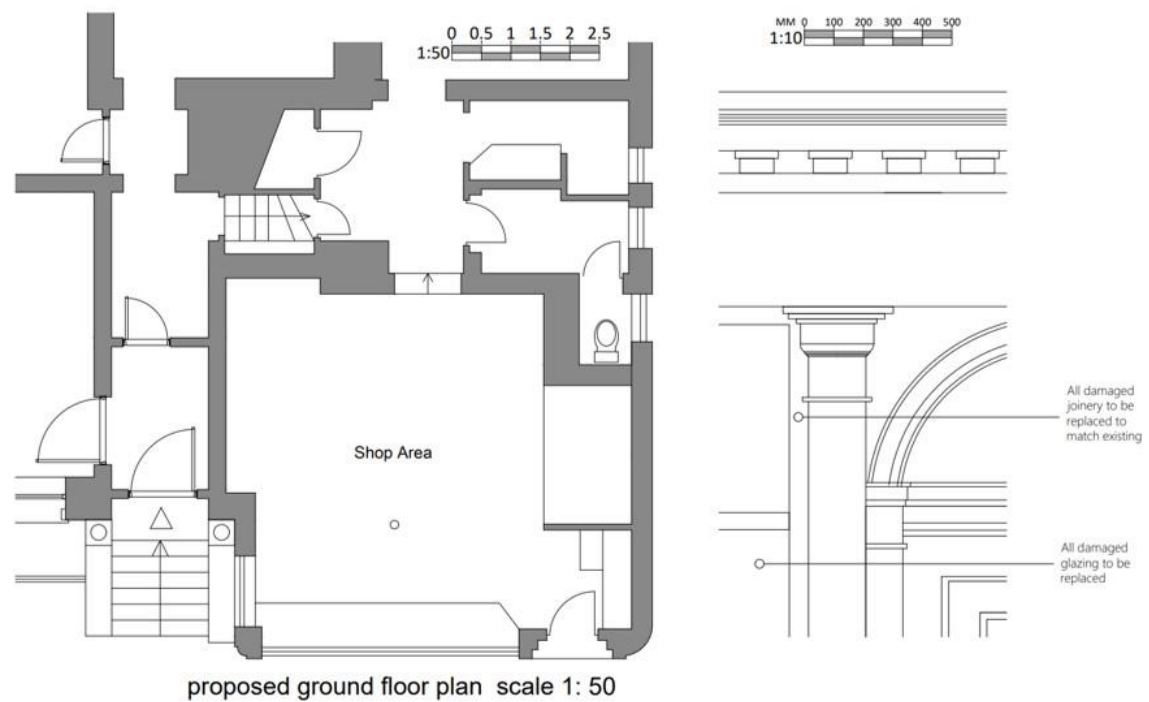


Fig 2: The proposal will reinstate the historic shop frontage upon a like-for-like basis, using traditional materials and finishes, which will preserve the significance of the Grade II listed building.

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4) IMPACT ASSESSMENT

- 4.1) The proposal would centre on the repair and renovation of the shop frontage of the building, following a recent road traffic incident which caused some damage to the frontage of the building. Chilcroft Heritage Planning has worked closely with the applicant to ensure that the materials and finish used will preserve the significance of the listed building and maintain the character and appearance of the Conservation Area.
- 4.2) The proposed development would not involve any changes to the existing design and is solely a matter of repair, therefore being considered a minor application in nature. Nevertheless it is important to ensure that the finishes amount to a standard, consistent with the historic fabric of the listed building.
- 4.3) The proposed design would follow the fundamental Georgian architectural style that is widely found throughout this part of the Conservation Area and other local historic shop frontages. This vernacular would involve the reinstatement of historic joinery using traditional timber glazing bars and glass, to replicate the existing historic fabric that has been damaged.
- 4.4) The historic stall riser at the foot of the shop frontage would be rebuilt and rendered to its original finish. All materials would match existing and the shop frontage would be repainted to match the existing shop and stuccoed external finish, consistent with preserving the significance of the listed building.
- 4.5) The proposal would preserve the overall significance of the listed building, with no harm to historic fabric or change to its setting. The proposal would amount to a repair and not involve any works to change or alter it. The way in which the Grade II listed building is best appreciated would be upheld.
- 4.6) The proposals, which amount to a minor application involving the repair of a listed building, would maintain the character and appearance of the Conservation Area and the way in which the Grade II listed building contributes to the streetscene.

5) SUMMARY AND CONCLUSIONS

Legislation, Policy and Guidance

- 5.1) The Planning (Listed Buildings and Conservation Areas) Act 1990 contains a statutory duty to give considerable importance and great weight to the desirability of preserving the setting of a listed building in the planning balance. Preserving means to do no harm.
- 5.2) The NPPF lays down an approach that corresponds with the statutory duty of the 1990 Act. In cases where harm occurs, the NPPF requires balancing the benefits of a proposal against harm resulting from it.
- 5.3) The Haringey London Borough Council's adopted Development Plan policies require development proposals to conserve heritage assets (such as listed buildings), and their settings.
- 5.4) The guidance in Historic England's GPA3 provides a framework for considering and assessing effects on the setting of heritage assets.

Conclusions

- 5.5) The proposed development would amount principally to a repair and be carried out on a like-for-like basis, without making any changes to existing.
- 5.6) The design would carefully replace the historic fabric of the building, using traditional materials and finishes that are consistent with preserving the significance of the Grade II listed building.
- 5.7) The proposed development acknowledges the important contribution that the Grade II listed building and shop frontage play in the character and appearance of this part of the Conservation Area and the proposal will maintain this.
- 5.8) The proposal would not result in any changes to existing access points, with all existing doors utilised for their existing purpose.

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