

Heritage Statement

Holly Cottage, Moorefield Road,
London, N17 6QX

January 2023



Contents

1. Introduction and Site Description	2
2. Planning History	3
3. Legislation, Policy & Guidance	4
4. Significance of Bruce Grove Conservation Area	6
5. Significance of Holly Cottage	8
6. Proposals	9
7. Planning & Heritage Assessment	10
8. Summary	12

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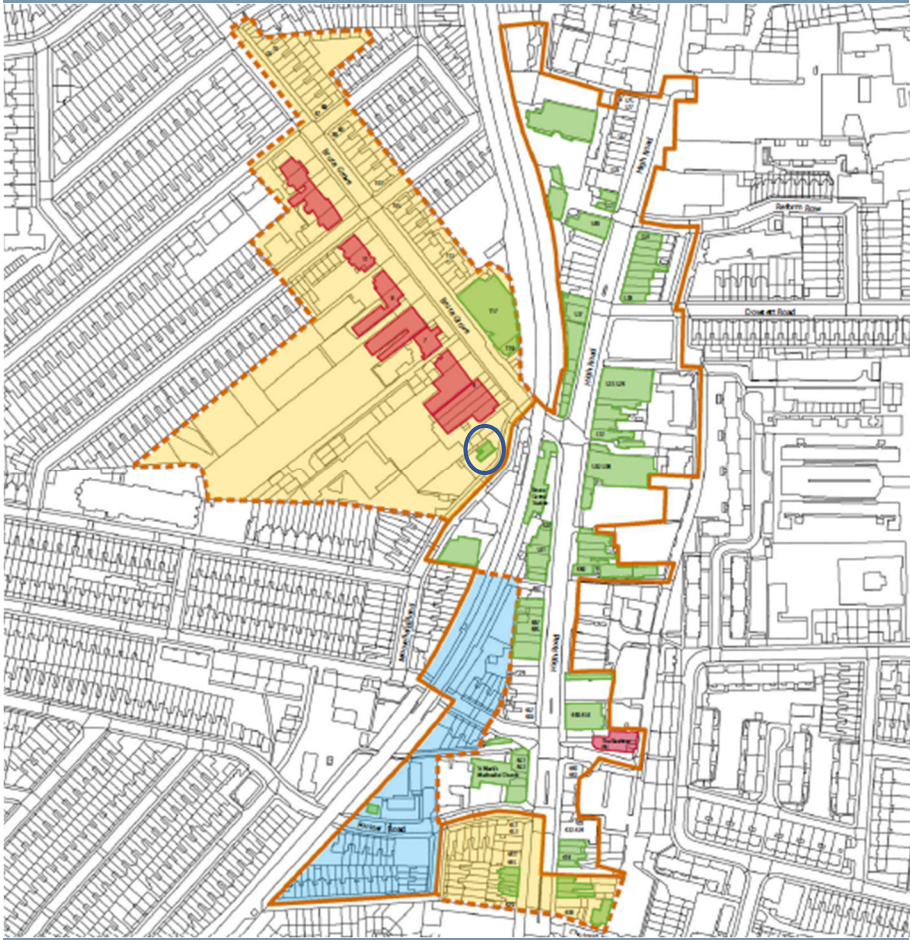
Report Reference:

21/6828HER

1. Introduction and Site Description

- 1.1. This Heritage Statement has been prepared on behalf of Nancy Bell and Dylan Sheehan. The statement relates to the proposed ground floor extension of Holly Cottage, Moorefield Road, London, N17 6QX. The site falls within the jurisdiction of LB Haringey.
- 1.2. This Statement has been prepared by Niall Hanrahan of Heritage Potential. Niall has a MSc in Historic Conservation and is also MRTPI accredited. This joint heritage and planning specialism allows him to effectively balance the public benefits of proposals against any identified harm to heritage assets.
- 1.3. The proposed works in relation to Holly Cottage are confined to the replacement of the existing conservatory with a new ground floor extension.
- 1.4. Holly Cottage is a locally listed building, formerly the Station Master’s cottage connected to Bruce Grove Station. The building is also within the Bruce Grove Conservation Area.
- 1.5. This report has been prepared to inform the full planning application, and focusses on the significance of the heritage assets potentially affected by the proposals and the impact of the proposals upon that significance, as well as other planning policy considerations.
- 1.6. The site is identified on the map below:

Bruce Grove Conservation Area Map (Holly Cottage Circled in Blue)



Source: London Borough of Haringey

Holly Cottage (Seen from Moorfield Road)



Source: Heritage Potential

Rear of Holly Cottage (Seen from Private Garden)



Source: Heritage Potential

2. Planning History

- 2.1. Holly Cottage has no relevant planning history.
- 2.2. A Pre-Application Request was submitted and feedback was received following a site visit with officers on 04 August 2022.
- 2.3. The feedback confirmed that the principle of the proposed single storey extension was **acceptable** subject to good design, subordinate in scale and avoiding harm to the locally listed building and conservation area.
- 2.4. In relation to the impact on the locally listed building and Bruce Grove Conservation Area, feedback asked for cursory understanding and appraisal of the building in terms of its age, condition and heritage significance.
- 2.5. Officers requested clarity over the chimney stack and conservatory proposed to be demolished. **It was concluded that a Heritage Assessment of the proposals should be submitted with any future application.**

3. Legislation, Policy & Guidance

Heritage Legislation

- 3.1. The Planning (Listed Buildings and Conservation Areas) Act 1990 is the primary legislation and foundation on which further policy, and guidance relating to the conservation of the historic environment is built. Section 66 (2) of the Act states that *“a local authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, listed buildings”*.
- 3.2. Section 72 of the Act relates to the ‘general duty as respects conservation areas in exercise of planning functions’, with Section 72 (1) of the Act stating that in exercising planning functions, *“special attention should be paid to the desirability of preserving or enhancing the character or appearance of that area”*.

NPPF: Heritage (2021)

- 3.3. The National Planning Policy Framework, with which all Local Development Plans must comply, constitutes the national level of planning policy and is a material consideration in planning decisions. The NPPF was originally introduced in March 2012 and was subsequently updated and published on 24 July 2018. The NPPF represents a continuation of the philosophy contained within Planning Policy Statement 5 (PPS5), introduced in 2010.
- 3.4. The NPPF was updated in 2018, broadly retaining the wording of the 2012 Chapter on Conserving and Enhancing the Historic Environment (Chapter 16). The NPPF was updated again (February 2019) in order to provide definitions for housing need.
- 3.5. The most recent update was published in July 2021. This did not result in any changes to national policy that would impact this proposal, although paragraph numbers have been updated.
- 3.6. The NPPF uses slightly different terminology to the Act and emphasises that authorities should take account of *“the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation”*.
- 3.7. ‘Conservation’ is defined within the NPPF as *“the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance”*.
- 3.8. No definition of ‘preservation’ (or any variant) is contained within the document. However, Historic England advise that both ‘conservation’ and ‘preservation’ are concerned with the management of change which seeks to sustain the special interest or significance of heritage assets. ‘Conservation’ has the addition of taking opportunities to enhance significance where it is possible and considered to be appropriate. This is discussed in Historic England’s 2018 publication *Decisions: Legal Requirements for Listed Building and Other Consents*.
- 3.9. The NPPF also helps to define other key terms within heritage policy. These are provided within the table below.

Term	Definition
Heritage Assets	<i>“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. It includes designated</i>

	<i>heritage assets and assets identified by the local planning authority (including local listing).”</i> (p.67)
Designated Heritage Assets	“A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.” (p.66)
Significance	<i>“The value of a heritage asset to this and future generations because of its heritage interest, this interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”</i> (p.71)
Setting of a Heritage Asset	<i>“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.”</i> (p.71)

- 3.10. Chapter 16 specifically relates to conserving and enhancing the historic environment (paras. 189-208).
- 3.11. Paragraph 194 stipulates that within applications, applicants are required to describe the significance of the heritage assets affected and the contribution made by their setting. Local authorities should also identify and assess the significance of the heritage assets affected by a proposal. This should be taken into account when assessing the impact of a proposals on a heritage asset (Paragraph 195). Paragraph 197 of the NPPF goes on to state that when determining applications, local planning authorities should take account of:
- I. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
 - II. the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - III. the desirability of new development making a positive contribution to local character and distinctiveness.
- 3.12. Paragraphs 199-208 of the document discuss how potential impacts to heritage assets should be considered with paragraph 199 stipulating a requirement for great weight to be given to an asset’s conservation when considering the impact of a proposed development on its significance. The weight given should reflect the importance of the asset.

NPPF Degrees of Harm

- 3.13. Where harm to the significance of a designated heritage asset is identified, the NPPF requires clear and convincing justification of the proposals. The document categorises levels of harm as: total loss; substantial harm; and less than substantial harm
- 3.14. Paragraph 201 states that, 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.
- 3.15. Paragraph 202 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.
- 3.16. Paragraph 203 requires the effect of an application on the significance of a non-designated heritage asset to be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 3.17. In terms of general design, paragraph 130 requires planning policies and decisions to ensure developments:
- a) Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - b) Are visually attractive as a result of good architecture, layout, and appropriate and effective landscaping;
 - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
 - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming, and distinctive places to live, work and visit;
 - e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
 - f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
- 3.18. Paragraph 134 of the NPPF states that applications that are not well designed will be refused, especially where they fail to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.
- 3.19. Conversely, significant weight should be given to:
- a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or

- b) outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

The London Plan (March 2021)

- 3.20. Policy D3 ‘Optimising Site Capacity Through a Design Led Approach’ expects proposals to:
- Respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character
 - be of high quality, with architecture that pays attention to detail, and gives thorough consideration to the practicality of use, flexibility, safety and building lifespan through **appropriate construction methods and the use of attractive, robust materials which weather and mature well**
 - aim for high sustainability standards and take into account the principles of the circular economy
 - provide spaces and buildings that maximise opportunities for urban greening to create attractive resilient places that can also help the management of surface water
- 3.21. Policy D5 - Inclusive Design - Requires development proposals to achieve the highest standards of accessible and inclusive design, including: being designed to take into account London’s diverse population; provide high quality people focussed spaces that are designed to facilitate social interaction and inclusion and be convenient and welcoming with no disabling barriers.
- 3.22. Policy HC 1 - Heritage Conservation & Growth - Seeks for development proposals affecting heritage assets, and their settings, to 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

Haringey Development Management DPD (July 2017)

- 3.23. Policy DM1 ‘Delivering High Quality Design’ (A) states that the Council will support design-led development proposals which meet the following criteria:
- a) Relate positively to neighbouring structures, new or old, to create a harmonious whole;
 - b) Make a positive contribution to a place, improving the character and quality of an area;
 - c) Confidently address feedback from local consultation;
 - d) Demonstrate how the quality of the development will be secured when it is built; and
 - e) Are inclusive and incorporate sustainable design and construction principles

- 3.24. Part B requires development proposals to relate positively to their locality, having regard to:
- a) Building heights;
 - b) Form, scale & massing prevailing around the site;
 - c) Urban grain, and the framework of routes and spaces connecting locally and more widely;
 - d) Maintaining a sense of enclosure and, where appropriate, following existing building lines;
 - e) Rhythm of any neighbouring or local regular plot and building widths;
 - f) Active, lively frontages to the public realm; and
 - g) Distinctive local architectural styles, detailing and materials

- 3.25. The Council will expect development proposals to respond to Landscaped boundary and treatments.
- 3.26. Policy DM9 ‘Management of the Historic Environment’ will support development that conserves and enhances the significance of a heritage asset and its setting. 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.

Other Material Considerations

- A Strategy for Tottenham High Road (2019)
 - Bruce Grove Conservation Area Appraisal & Management Plan (2017)
 - Haringey Urban Characterisation Study (2015)
 - Sustainable Design & Construction SPD (February 2013)
- 3.27. The Draft ‘New Local Plan’ is at Regulation 18 ‘First Steps Engagement’ Stage and currently not deemed to be a material consideration.

4. Significance of Bruce Grove Conservation Area

- 4.1. Bruce Grove Conservation Area was designated in 1991 and the boundary was extended in 1998.
- 4.2. Bruce Grove has a long history with a settlement first recorded in the doomsday survey of 1086 and a manor house existing on or near the site at Bruce Castle by 1254. The area began to expand further in the early post-medieval period, through an influx of city merchants who developed mansions along the High Road. The area's urbanisation from the 16th century onwards reflects its continued attraction to wealthy Londoners and is when the townscape of Bruce Grove and Tottenham High Road began to take shape.
- 4.3. Thomas Clay's map of Tottenham (1619) depicts the High Road with intermittent buildings along its frontage, others set back within enclosed grounds, and concentrations around High Cross and near the northern parish boundary. Farmland or private grounds bordered much of the road.

Thomas Clay's Map of Tottenham 1619



Source: London Borough of Haringey

- 4.4. Late-18th and early-19th century building booms had considerable impact, with new villas and terraces which began to spread outward along existing and new side roads, including at Bruce Grove.

Wyburd's Parish Map 1798



Source: The London Borough of Haringey

- 4.5. The most uniform building work took place in 1789 with the development of classical villas on the south west side of Bruce Grove (no's 5-16), associated with wealthy quaker families. No's 1-4 Bruce Grove followed a couple of decades later. This row now comprises 9 Grade II statutory listings.

Tottenham High Rd c.1910



Source: The London Borough of Haringey

- 4.6. The urbanisation of the High Road advanced rapidly from about 1872 onwards, following the opening of Bruce Grove station. The High Road's character was incrementally transformed as dwellings acquired ground-floor shops or were converted to other uses alongside purpose-built shopping parades.

- 4.7. By 1905, the semi-rural character of Bruce Grove was also transitioning, particularly with the construction of one such shopping parade (no's 68-109) to the north east of Bruce Grove, replacing a row of Elm trees that once lined the route, opposite the Georgian villas. These terraces of residential over commercial are largely unaltered above ground floor with many early features retained around the shop fronts.

View Up Bruce Grove, North Eastern Side. Beech & Sons (bootmaker), G. Williams (confectioner), W. Faulstich (hairdresser), Suter's (Cycle Shop). (1911-12).



Source: The London Borough of Haringey

- 4.8. Commercial redevelopment resumed in the inter-war years with new high-street stores designed principally in the 'moderne' and Art Deco style, including the frontage of St Mark's Methodist Church, rebuilt in 1938 due to the structural instability of the original (yet altered) church of 1867.

St Mark's Methodist Church Frontage 1938



Source: The London Borough of Haringey Archives

- 4.9. The Bruce Grove Cinema also opened by 1921, designed by the local architect Charles Blackburn. The interspersed inter and some post war development is significant in adding architectural variety to the predominantly Victorian and Edwardian building stock in the Conservation Area.

Bruce Grove (South) 1984



Source: The London Borough of Haringey Archives

Character

- 4.10. The Bruce Grove Conservation Area contains a mix of historic and modern buildings. The length of Tottenham High Road is notable as an example of a late-Victorian commercial townscape with a range of active ground floor frontages. As referenced above, it is interspersed with a mixture of retail, leisure, and civic uses from the 19th and 20th century, adding a degree of positive architectural variety.
- 4.11. The historic transition to predominantly commercial usage at ground floor has resulted in a strong building line on Tottenham High Road with very few setbacks, which contributes to the enclosed street frontage and dense high street character.
- 4.12. The larger houses on the south side of Bruce Grove are indicative of the affluent Georgian character of the area and this is recognised in the high concentration of Grade II listed building in this row. The quality of the forecourts has been eroded by commercial extensions at no.1-4. They remain discernible within the curtilage at no's 5-16 Bruce Grove, albeit the majority have been resurfaced for car parking.
- 4.13. The Edwardian parade at 68-109 Bruce Grove and inter-war cinema on the north side contrast but, as a collection, the buildings on Bruce Grove are indicative of the key historical phases of the Conservation Area's development, which is significant.
- 4.14. Some of the essential character of Tottenham High Road and Bruce Grove has been eroded by insensitive 20th century development. In particular, changes in retail preferences and in shopping patterns, have resulted in a decline in quality of the street frontages. This includes through replacement or significant alteration to original windows, poor quality shopfronts and obtrusive signage – these detract from the quality of the Conservation Area.

Significance

- 4.15. It is clear that the Conservation Area is significant as an example of an essentially late-Victorian and Edwardian commercial townscape, with notable remnants of the Georgian suburban character that preceded it.

Architectural Interest

- 4.16. The Conservation Area has architectural significance deriving from the form and features found within it, primarily, although by no means limited to, on front elevations. The historic phasing of the Conservation Area contributes positively to its architectural variety.
- 4.17. For example, 1-16 Bruce Grove have group value as well-ordered classical houses. The yellow stock brick facades across the row are complemented by stucco dressings. 68-109 Bruce Grove reflect a typical Edwardian shopping parade, this is a typology that strongly defines the commercial character of the wider area but has been undermined by modern alterations to shopfronts.
- 4.18. St Mark's Church represents the best example of inter-war architectural taste and exhibits a distinctive Art Deco Frontage on a prominent part of the High Road. It is a landmark architectural feature in the Conservation Area.

Historic Interest

- 4.19. The conservation area has historic significance deriving from its well-defined townscape evolution. This includes its early medieval origins, Georgian residential development and significant expansion through the 19th and 20th centuries.
- 4.20. This is expressed in built form through a mix of styles, materials, and typologies that illustrate the historical phasing. For example, classical villas of yellow stock brick are typical of late Georgian speculative development, seen across London.
- 4.21. Purpose built shopping parades, as on Bruce Grove, express the increasing commercialisation of ordinary life in the late Victorian and Edwardian era.
- 4.22. The imposing streamlined concrete frontage of St Marks' and the Tottenham Cinema are two stylistic and material markers of 20th civic design.

Archaeological Interest

- 4.23. The site is not in an Archaeological Priority Area but has some potential for archaeological interest based on the evidence of settlement from at least the 13th century.

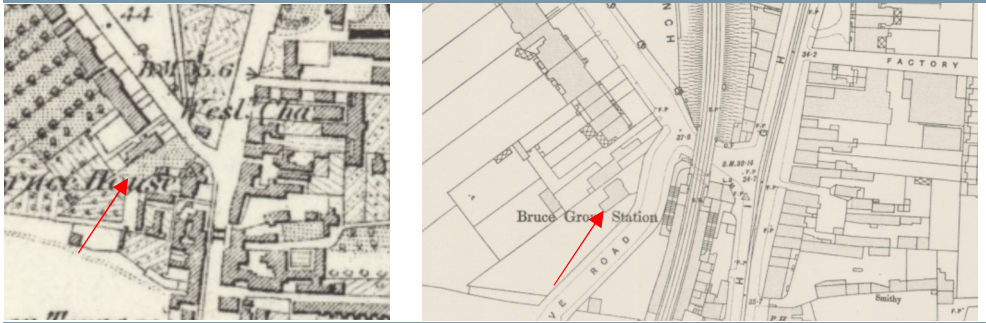
Artistic Interest

- 4.24. The Conservation Area has some contemporary artistic features, for example the Tottenham Shutter Gallery is a complementary form of public art.

5. Significance of Holly Cottage

5.1. Holly Cottage is the old Station Master’s house and was built in conjunction with Bruce Grove Station in the late 19th Century. This is evident from a comparison of mapping from 1873 and 1893 where it is evident that between the two maps, the railway was introduced, meaning the demolition of a number of buildings on the corner of Bruce Grove and Tottenham High Road.

Comparison of 1873 and 1893 Mapping (Site Marked with Arrow)



Source: National Library of Scotland

5.2. It is evident from the first appearance of the Station Master’s building in 1893 that the historic footprint of the building was an ‘L’ shape. Mapping from 1939 shows the building with a small addition to the south-western side of the building, partially infilling the gap adjacent to the single storey kitchen. It is understood that the surviving chimney stack relates to this period of the building’s development.

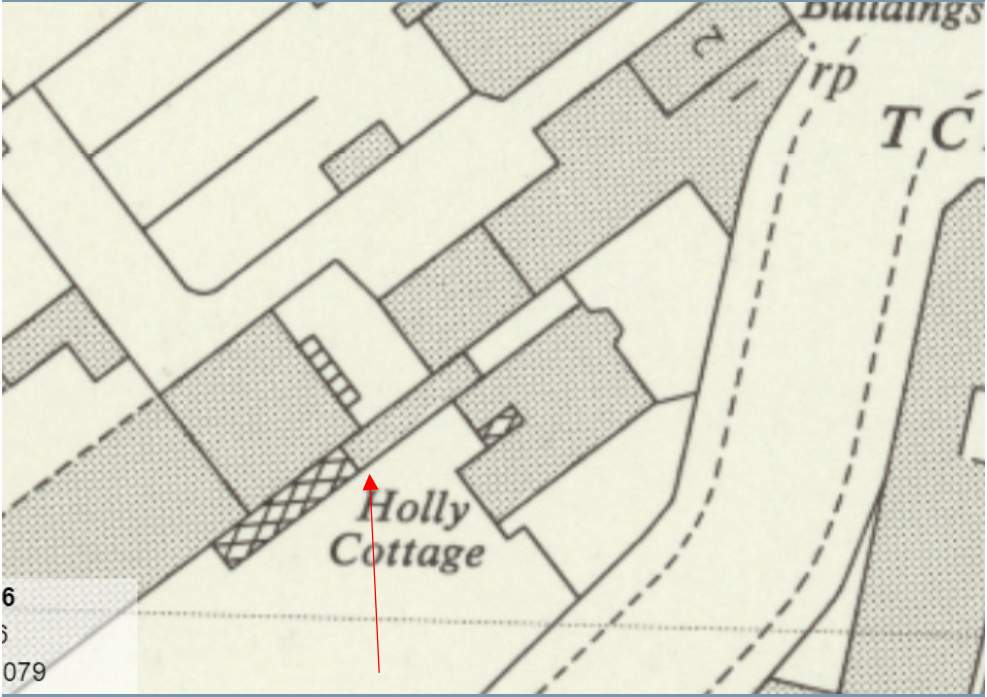
OS Map 1939



Source: National Library of Scotland

5.3. By the middle of the century, a glazed addition was added connecting the earlier extension with the kitchen. The ‘L’ shape had already been compromised. It is also notable that there was an outbuilding, partially within the current side alley and partially extending into the garden with a greenhouse addition to its southern end. This has since been removed but remnants of it are visible in scarring to the adjacent building’s wall.

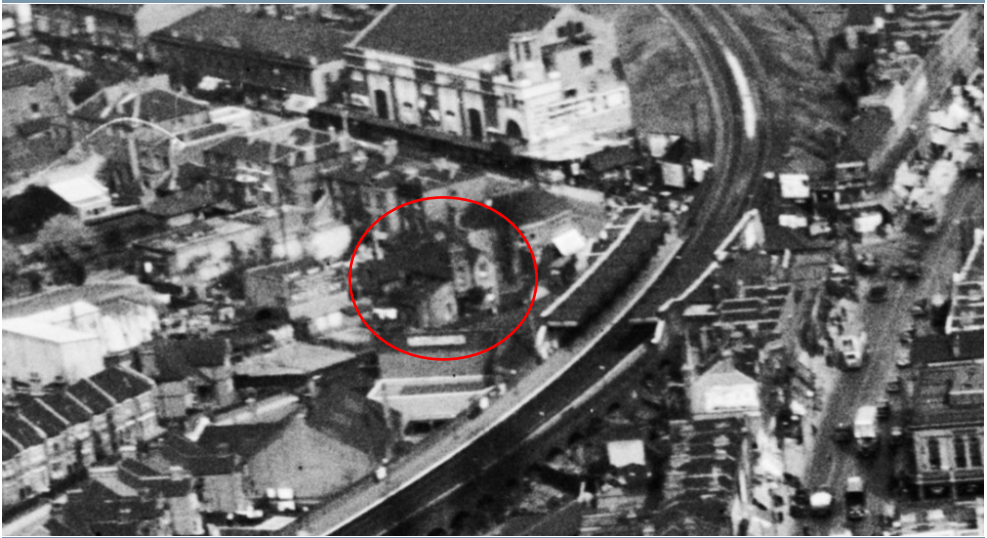
OS Map 1950s



Source: National Library of Scotland

5.4. Aerial photographs of the building are available but are generally of poor quality and unable to tell us much more about the building and its development. The 1938 image, below, would appear to confirm that the kitchen lean-to did once have a larger window to its south-eastern elevation.

1938 Aerial Image



Source: Historic England

Building Character

5.5. The late 19th Century house is distinctive for its yellow brick design with pitched valley roofs and tall chimney stacks. Simple sash windows with arched brick headers are characteristic of the building, as are the red brick bands which wrap around the property and add interest to the predominantly yellow stock brick property. The southern end of

the building contains a lean-to kitchen which is naturally subservient against the two storeys of the main house.

5.6. The south-western corner of the building has been altered with an early 20th century addition that was then extended and more recently replaced with a timber conservatory. There are remnants of the initial extension surviving in the chimney stack however the modern conservatory is poorly constructed and detracts from the interest of the rest of the building. Its plastic roof is a particularly poor aspect of its design.

Architectural Interest

5.7. Holly Cottage is a unique building within the Conservation Area in terms of its purpose, its form and the design of its pitched valley roof. The building is deserving of its local listing status however the south-western corner is an area of alteration with some minor interest from remnants of the original extension surviving with a detracting timber, glass and plastic conservatory.

5.8. The building is however somewhat hidden from public views with a high boundary wall, adjacent buildings in close proximity and tree cover. This limits its relationship with the wider area and also the station to which it was built to support.

Historic Interest

5.9. The building represents the period of development in Tottenham related to the introduction of the railway. As such, it is of some, fairly minor, significance.

Archaeological Interest

5.10. The site is not in an Archaeological Priority Area but, as a formerly greenfield rural area north of the city of London, there is potential for archaeological interest.

Artistic Interest

5.11. The building is not known to have any artistic interest.

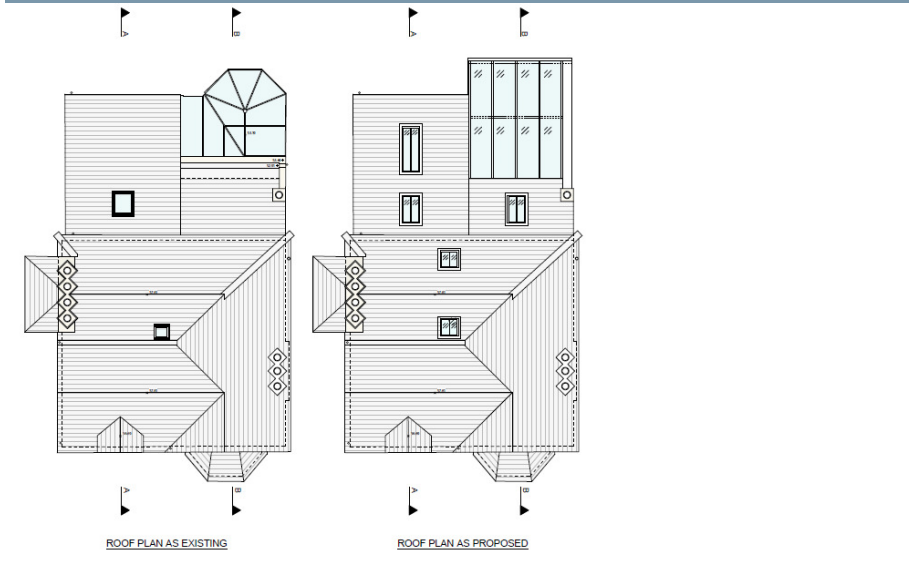
6. Proposals

Proposed Visual of Rear



Source: Polygon Architects

Existing and Proposed Roof Plans



Source: Polygon Architects

Existing and Proposed Rear Elevation and Section



Source: Polygon Architects

6.1. The proposed works in relation to Holly Cottage are as follows:

- Replace existing conservatory with new brick, oak and glazed single storey extension;
- Retention of chimney stack;
- Installation of door to side elevation;
- Installation of kitchen window to South-Eastern Elevation.

Existing and Proposed Ground Floor Plans



Source: Polygon Architects

7. Planning & Heritage Assessment

Main Considerations

7.1. The main considerations when assessing this application is the impact on the significance of the locally listed building and conservation area.

Impact on the Significance of Heritage Assets

7.2. The existing conservatory is of poor design with a plastic roof and single glazed windows. The timber is rotting in places and the poor thermal properties of the addition compromise the insulation of the building as a whole, making it inefficient and unsustainable.

Existing Conservatory



Source: Heritage Potential

7.3. The proposed single storey addition allows for a higher quality design in oak and glazing with yellow brick to the western elevation. The proposed lean to will sit below the roofline of the original single storey kitchen to ensure subservience in terms of height. This also allows for the chimney stack, part of an early 20th Century addition to the property, to be retained within the design. This is an enhancement from the pre-application proposals.

Proposed Rear Elevation



Source: Polygon Architects

7.4. The existing conservatory is small, offering little usable space, and its thermal inefficiency means that it is either too hot in the summer or too cold in the winter months. The proposals allow for a much improved space with the dining room connected to the kitchen area for a more open plan and family friendly environment.

7.5. It is considered that the size of the extension is the minimum necessary to achieve a useable and beneficial space for the improvement of the family dwelling.

Existing and Proposed Ground Floor Plans



Source: Polygon Architects

7.6. The existing conservatory extends beyond the building line of the original single storey kitchen lean-to. Given the rear building line has already been compromised, the impact of the slight encroachment into the garden from the proposed extension is not considered to be harmful.

7.7. The extension has been designed to be lightweight with a reflection of the historic materials where the roof meets the chimney stack. Brick on the hidden elevation and a slate roof have been carefully chosen to allow for smooth transition from traditional into contemporary. The contemporary roof slope and rear elevation have been designed to be lightweight but high quality with glazing and oak joinery.

7.8. This slight encroachment and minimal impact on the existing relationship between the original kitchen and later development is shown clearly in the elevation below. As discussed, the existing conservatory already encroaches into the garden, beyond the building line of the kitchen. The conservatory lacks subservience compared to the proposed extension as it is fussier in its design, with multiple glazing bars and a finial that extends beyond the height of the kitchen roof. As already noted, the plastic roof and poor quality of the conservatory is a detracting feature on the building.

7.9. In contrast, the proposed extension is simple in its form, avoids trying to compete with the main building, is clearly contemporary and, as a result, is complementary to the kitchen.

7.10. When viewing the south-eastern elevation, the proposed addition will sit slightly below the height of the kitchen and a single pane window will be seen for a subtle transformation from extension to garden. This is shown in the visual representation of the rear elevation.

Existing and Proposed South-Eastern Elevation



SOUTH-EAST ELEVATION AS EXISTING



SOUTH-EAST ELEVATION AS PROPOSED

Source: Polygon Architects

7.11. Overall, it is considered that the proposed extension ensures subservience to the main locally listed building, is a vast improvement on the existing detracting conservatory, and retains any features of significance (the chimney stack) within its design. It is of high design quality and will allow for sustainability improvements to the building, as a whole.

7.12. It is also pertinent to note that the conservatory and proposed extension are only visible from private views with the angle of the building meaning the rear is not visible from the nearby streets nor the raised platform level of Bruce Grove Station. As such, the potential impact of the development would be very limited in any case.

7.13. The existing kitchen roof and the main roof of the house have one rooflight each at present. These rooflights are small in size and inadequate for any meaningful natural light. The proposals allow for two larger rooflights over the kitchen, making this space lighter

and reducing the need for artificial lighting. The design of the rooflights would be flush conservation style and would replace the projecting rooflight that exists. This is the same for the two rooflights over the main house, which replace the existing protruding example. It is considered that the proposed design is an enhancement and, although larger than the existing, this is essential for the benefit of the property and care has been taken to ensure that the rooflights are not over sized or dominant.

Additional Openings

- 7.14. The proposals also allow for a new window to the serve the kitchen. The window has been designed to reflect the style of window found elsewhere on the property with a simple sash and arched brick header. Aerial photography shows a window was present in this location historically and so an historic feature would be reinstated. The proposal preserves and enhances the significance of the building and conservation area.
- 7.15. The proposed door to the hidden elevation would have a severely limited impact on the significance of the building given it can only be seen from a narrow slither of land down the side of the property. Nonetheless, the design of the door is entirely appropriate in timber and glass. No harm would arise from this addition.

Existing and Proposed 'Hidden' South West Elevation



Source: Polygon Architects

8. Summary

- 8.1. Overall, it is considered that the proposals have responded appropriately to the pre-application feedback. This Heritage Statement allows for a greater understanding of the significance of the building and the proposals have responded accordingly, with the retention of the moderately interesting chimney stack within the latest design.
- 8.2. It has been shown that the existing conservatory is a detracting feature and that the proposed extension is of higher quality, offering a more subservient, simply designed, contemporary alternative. The proposed addition enhances the building and its contribution to the Bruce Grove Conservation Area, in line with Paragraph 72 of the 1990 Act and local and national policy.
- 8.3. Given the conclusions of an enhancement to the heritage assets affected by the proposals and compliance with policy and legislation, it is considered that heritage matters should not stand in the way of permission being granted.