

PLANNING and HERITAGE STATEMENT

– PLANNING and LISTED BUILDING APPLICATION –

For: PV SOLAR PANEL INSTALLATION AT ROOF LEVEL

At: PRINCESS ELIZABETH HOUSE, WINCHESTER PLACE, LONDON N6 5BQ

Contents

Subject:	Page:
1. Background	2
2. Heritage Statement	3
3. Conclusions	6

1.0 BACKGROUND

- 1.1** This Application involves the installation at roof level of PV Solar Panels, as detailed in the accompanying documents. This follows an energy efficiency survey, commissioned by the building owners, relating to all of their buildings in Central London. This resulted in a set of proposals which are designed to render the buildings significantly more energy efficient and lower their carbon footprint.
- 1.2** The following documents form this Planning Application:
- Planning Portal Planning Application Form
 - **SD1**: Planning Statement (this document)
 - **SD2**: Design and Access Statement
 - **SD3**: Site Location and Block Plans ref 15104-03-14-001-P1
 - **SD4**: Roof Plan - Existing ref 15104-03-14-010-P1
 - **SD5**: Section AA - Existing ref 15104-03-14-020-P1
 - **SD6**: North West Elevation - Existing ref 15104-03-14-030-P1
 - **SD7**: South East Elevation - Existing ref 15104-03-14-031-P1
 - **SD8**: Roof Plan - Proposed ref 15104-03-14-110-P1
 - **SD9**: Section AA- Proposed ref 15104-03-14-120-P1
 - **SD10**: North West Elevation - Proposed ref 15104-03-14-130-P1
 - **SD11**: South East Elevation - Proposed ref 15104-03-14-131-P1
 - **SD12**: Lizard Energy Ltd – Panel System Calculations
- 1.3** The subject building is a Student Hostel, and is Grade 11 Listed, and located within the Highgate Conservation Area.
- 1.4** In designing the proposals, the Applicant has had general regard for the following Policies:
- The National Planning Policy Framework (2021)
 - The London Plan (2021)
 - Haringey's Local Plan – Strategic Policies 2013-2026 (2017)
 - Haringey Development Management DPD (2017)
 - Highgate Neighbourhood Plan (2017)
 - Planning Practice Guidance
 - Highgate Conservation Area.
- 1.5** The following Policies will be considered particularly pertinent:
- The National Planning Policy Framework;
 - Section 14: Meeting the Challenge of Climate Change
 - Section 16: Conserving and enhancing the Historic Environment.
 - London Plan:
 - D4: Delivering Good Design
 - HC1: Heritage Conservation and Growth
 - HC3: Heritage and Local Views
 - SI 2: Minimising Greenhouse Gas Emissions
 - Haringey's Local Plan;
 - SP4: Working Towards a Low Carbon Haringey
 - SP11: Design
 - SP12: Conservation
 - Haringey Development Management DPD;
 - DM1: Delivering High Quality Design
 - DM9: Management of the Historic Environment
 - DM21: Sustainable Design, Layout and Construction.

- Highgate Neighbourhood Plan;
 - DH2: Development in Highgate's Conservation Area
 - DH5: Roofs and Roofscapes.

The Applicant has taken full regard of these Policies.

- 1.6** The installation of the PV Solar Panels is as discussed in **SD2**, and with the layout in **SD8**. The technical proposals are in SD12. In addition, **SD3**; **SD4**; **SD5**; **SD6**; **SD7**; **SSD9**; **SD10**; and **SD11** are further relevant views.
- 1.7** Sufficient information has been submitted herewith to demonstrate the proposals meet with the specific Policies. It is therefore my opinion that the proposed development constitutes acceptable Development.

2.0 HERITAGE STATEMENT

Building Summary

- 2.1** Elizabeth House (which in recent years reverted to its original name, from Greenview Court) is a three storey building with extended basement and attic with a butterfly plan, it is a Grade II listed building, within the Highgate Conservation Area. Under its recent ownership, it has been the subject of much alteration, as agreed with the Council, basically since 2016.
- 2.2** The building was designed in a Neo-Georgian style by the notable firm of architects Richardson and Gill. The building is in red brick in Flemish bond with brick tile dressings, metal-framed Crittall windows and hipped mansard tiled roofs and brick chimneys. The floor plans have been altered only to the extent agreed with the Council. The Basement has been significantly altered and extended, to provide accommodation.
- 2.3** Originally called Elizabeth House, the building was built in 1928-30 for the Mothercraft Training Society (formerly the Babies of the Empire Society), opened by its namesake, the Queen Mother. The building was commissioned to be occupied within the grounds of Cromwell House, a 17th Century mansion that was already in the ownership of the organisation. The building therefore also has group value with Cromwell House.
- 2.4** The National Heritage Record (List Entry Number 1391376, first Listed 30-Aug-2005) states: 'It merits listing at Grade II as an attractive Neo-Georgian building by an important firm of architects that survives well externally in its original purpose-built form to accommodate the nationally significant work of the Mothercraft Training Society that promoted then-innovative techniques in baby rearing and holds an important place in the history of mother and child welfare'.
- 2.5** The site lies within a residential area, with Channing School located to the north and west.
- 2.6** The building is in extremely good condition externally and internally, having benefited from the highest standards of restoration and conservation, by a specialist team employed by the owner.
- 2.7** The building has benefitted from various Planning and Listed Building Permissions, most notably HGY/2015/3425; and HGY/2016/0489.

Details from Listing Information

- 2.8** 800/0/10108: WINCHESTER PLACE Highgate Elizabeth House 30-AUG-05
- 2.9** *GV II Former Princess Elizabeth Hostel for the Mothercraft Society, now residential use. 1930 by Richardson and Gill. Red brick in Flemish Bond with brick tile dressings, metal-framed Crittall windows and hipped mansard tiled roofs and brick chimneys. 3-storey-plus-attic and basement with a butterfly plan in a Neo-Georgian style.*
- 2.10** *EXTERIOR: Principal elevation to south east has central block of 5 window bays and 2 flanking wings, these projecting at a 45 degree angle and of 4 window bays. Prominent feature of 2-storey colonnaded veranda with 6 pairs of concrete piers then concave curved return to wings finishing in single engaged pier. Iron railings at first and roof level of this, in a revivalist diamond design. Fire escapes to each side are later additions. Roof in the south wing was rebuilt to original designs following WWII bomb damage. 5 sets of French doors with leaded panes and overlights with an arched detail open to the veranda at ground and first floor; a simpler single door to central bay of top level. Stall board lights at first and second floors provide additional light. Windows throughout are original rectangular metal casements with hoppers and leaded panes, these under tightly spaced brick tiles arranged to resemble finely gauged flat arches. The side and rear elevations have similar windows, as well as a pair of oval windows also with layered tile surrounds. To rear, on west side, a 1950s extension with arched opening that has similar tiled surround to the west, and a later concrete lintel; on north side, an original 2-storey tiled arch emphasising the stairwell, with a later entrance of brick piers capped with stone urns, reached by a sweeping stone staircase with metal railing.*
- 2.11** *INTERIOR: Ground floor plan altered by partitioning larger former sitting rooms in central section into bedrooms. First and second floors largely retain original plan, with some rearrangement. 2 open well staircases with metal balusters.*
- 2.12** *HISTORY: Elizabeth House was built in 1928-30 to the designs of Richardson and Gill and at the instigation of the Mothercraft Training Society (formerly the Babies of the Empire Society). The commission followed a public subscription appeal in 1928 which raised £25,000 for a new building in the grounds of the C17 mansion, Cromwell House, which the organisation had occupied since 1924. The new building was originally called the Princess Elizabeth Hostel and was opened by its namesake (the wife of George VI and mother of Elizabeth II) in 1930. The building remained in the Mothercraft Society's ownership until 1951 when it was sold to the Metropolitan Police and was used to house police officers. Since the late 1980s Elizabeth House has been in private ownership.*
- 2.13** *The Mothercraft Training Society built Elizabeth House to encourage innovative methods of baby-care. New and prospective mothers would stay in the hostel for a fixed term and, under the tutelage of live-in nurses, learn to breast-feed at regular intervals, look after babies in airy and light surroundings, follow dietary plans which enriched breast-milk, and recognise symptoms of common causes of infant mortality such as malnourishment and diarrhoea. A programme of lectures and open-days also trained external nurses and local new mothers in the principles of baby care. In addition, the Society managed a health clinic and day-centre. The matron of Elizabeth House was Mabel Liddiard CBE, author of The Mothercraft Manual (1924), president of the Royal College of Midwives and founder of the*

Mothercraft Training Society. Liddiard trained under Sir Truby King, a pioneer of child welfare movement. Royal patronage was important for the Society, particularly in their aim to encourage new baby-care techniques which demanded a change in attitude amongst new mothers. Princess Elizabeth, herself a new mother when Elizabeth House opened in 1930, visited the site in the 1930s and 1940s and was the President of the Mothercraft Training Society from 1923.

- 2.14 ASSESSMENT OF IMPORTANCE:** *The former Princess Elizabeth of York Hostel was built in 1930 for the Mothercraft Training Society, and opened by its namesake. It was designed in a clean and well-crafted Neo-Georgian style by the notable firm of architects Richardson and Gill. It survives mostly intact, with some internal alterations, and features a wide multi-storey veranda and suntrap plan as a formal representation of the work the Society promulgated. This work was the post-World War I campaign to build up the nation's stock of healthy babies through teaching techniques of regular breast feeding and fresh air. It merits listing at Grade II as an attractive Neo-Georgian building by an important firm of architects that survives well externally in its original purpose-built form to accommodate the nationally significant work of the Mothercraft Training Society that promoted then-innovative techniques in baby rearing and holds an important place in the history of mother and child welfare. The building also has strong historical links and group value with the Grade I Cromwell House.*

The Proposals

- 2.15** The Council being entirely supportive of such measures as the installation of PV cells on buildings, clearly the most important matter for consideration is whether the proposals sustain the Heritage importance of the building.
- 2.16** Chartered RIBA Practice, Mulroy Architects are Heritage specialists, who are retained by the Applicant to design all proposed works to his buildings in London. These include several major Listed Buildings in Conservation Areas. Their overview of these proposals are at **SD2**.
- 2.17** The list of drawings at 1.2 indicates that the Architects have considered the proposals from all possible significant angles.
- 2.18** For a building of its size, in order to make a significant positive difference in terms of the energy generated, a PV installation of significant size is required.
- 2.19** As can be seen from a comparison of **SD4** with **SD8**, all suitable flat roofed areas accommodate as much of the installation as possible.
- 2.20** However, in achieving a meaningful objective generation, it has been necessary to discretely place some of the panels within the sloping roofs, as discussed at **SD2**. The effect in overhead terms can be seen on page 6 of **SD2**.
- 2.21** As the Architect says, it is important to understand both the highly elevated position of the building, and the shape and nature of its roofscape.
- 2.22** Princess Elizabeth House features a two-pitched red tiled mansard roof with lead-sheeted dormer windows at its highest level. The north elevation includes a number of flat GRP roofs and terraces surrounded by brick parapet walls. By virtue of its siting and elevation, and its extensive private grounds, the building is not readily overlooked from the immediate surrounding area.

- 2.23** Hence the property is considered a suitable and discrete location for the PV solar array as proposed.
- 2.24** Nor will the scheduled installation inflict any irreversible damage to the fabric of the listed building. Should there be any future necessity to dismantle the arrays, all fixings used to support panel tracks will prove readily removable, and making good to tiled/flat roof areas, a straightforward process.
- 2.25** As **SD2** states, the scale of the building ensures the proposal is not excessive in visual appearance. The extent of the solar array has thus been discretely limited to roof areas which not only have a suitable aspect to sunshine but are not easily glimpsed from the Highway at ground level.
- 2.26** Importantly, there are no panels on the steeply-pitched (approx. 70 degrees) mansard roof areas- only the shallower, less visible, upper mansard slopes- and these face into the grounds of the property rather than the Winchester Place (i.e. the Highway) side.
- 2.27** In addition, as the Architect states, panels on the pitched tiled roof are designed to sit within 20 cm of the roof surface. They are not at the highest point of the roof, in accordance with current Planning guidance.
- 2.28** Panels on the flat roof are inclined at 10 degrees, raising the top edge to approx. 30cm above the roof surface. However these panels are hidden from view by surrounding parapet walls 60cm in height, and will effectively be invisible in the context of the surrounding area.
- 2.29** In summary, the Applicant considers that the Heritage aspects of the building are suitably preserved.

3.0 CONCLUSIONS

- 3.1** Having reviewed all of the Policy areas mentioned at 1.5 herein relative to the building, it is considered that the proposed solar PV equipment is acceptable, both in its own right and its specific context, and in both Planning and Heritage terms.
- 3.2** Sufficient information has been submitted to demonstrate the proposals accordance with the Policies outlined. For the reasons set out above it is my view that the proposed development is acceptable.
- 3.3** I trust that the Council has all the information required to assess the proposed development, but please do not hesitate to contact us should you require any further information.

- ENDS -

Dr. R.J. NEWELL May 2023