

HERITAGE STATEMENT

Job No. 5056

**37 Stormont Road
Highgate
N6 4NR**



**GML Architects
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INTRODUCTION

This statement has been drafted as a supporting document as part of a planning application to the London Borough of Haringey and should be read in conjunction with the accompanying drawings and documents:

GML Architects		
5056_37 Stormont Road	PA01	Site Location Plan
	PA02	Existing Site Plan
	PA03	Existing Floor Plans
	PA05	Existing Street Elevation
	PA06	Existing Flank and Rear Elevations
	PA10	Proposed Floor Plans
	PA11	Proposed Ground Floor Plan
	PA12	Proposed First Floor Plan
	PA13	Proposed Second Floor Plan
	PA15	Proposed Site Plan
	PA20	Proposed Street Elevation
	PA21	Proposed Flank and Rear Elevations
	PA25	Proposed Sections
	PA30	Proposed Elevations – Gym Block
	PA40	Proposed Details and Materials

THE SITE

The existing house is neither a Statutory Listed Building nor a Locally Listed Building.

The current Highgate Conservation Area Character Appraisal does not identify the building as making a positive contribution to the Conservation Area.

Indeed, the existing house is a more recent construction from the 1960's that, whilst continuing a similar pattern in terms of built footprint to the historic development of the area has little aesthetically in common with the finer Arts and Crafts original properties on the street.

The main house is off centre on its plot with a wide and prominent garage with a setback brick parapet to the right when viewed from the street. When viewed from the rear, the house comprises of somewhat incoherent volumes with a glass link block between the main house and the mono-pitch garage wing.

The prominent main roof is a simple double pitch with large eaves and gable overhangs, and is finished with clay tiles. Generous windows with a strong horizontal emphasis on the street elevation include small, purely aesthetic, shutters that evidently would not function as traditionally intended and are clearly incongruous within this setting.

The house as it stands can be considered as something of an anomaly along this stretch of Stormont Road, with the other properties in the immediate area maintaining a more coherent character that is representative of the wider conservation area.

Context

The application site lies at the North-Eastern end of Stormont Road. It sits within the Bishops Sub Area of the Highgate Conservation Area. It has a PTAL rating of 1B.

Highgate Conservation Area

Highgate was designated as a conservation area on 21 December 1967. It was significantly extended in September 1990 to include all of Archway Road and the streets off it on both sides, with

a small additional extension adding further properties on Shepherds Hill, up to the border of the Crouch End Conservation Area, in 1994. The Highgate Conservation Area Appraisal by the

London Borough of Haringey was adopted by the Cabinet in November 2013. This has been a fundamental document in providing the necessary understanding of the Highgate Conservation

Area, especially the Bishops Sub-Area, together with the Urban Characterisation Study undertaken by the Borough in 2015.

Stormont Road

The first houses in Stormont Road Nos. 1-3) were built in 1906-07 on the east side near Hampstead Lane; these houses were designed by architect John Farrer, who was responsible for many speculative developments in the Highgate and Hornsey area. By 1915, a further eleven houses had been built on Stormont Road, some designed by architects such as Lander, Bedells and Crompton (responsible for the Jubilee Market at Covent Garden). Stormont Road itself was fully developed by 1935.

Character and Appearance of the Conservation Area

The buildings in Stormont Road are described in the Conservation Area Appraisal as in the prevailing style of the Arts and Crafts owing to the influence of Walter Quennell and his architect

brother, although the presence of Queen Anne and Neo-Georgian influences rather suggest the “free English domestic style” of architecture as described by Pevsner. The resulting architectural

language of the road is as diverse as that of neighbouring streets within the Sub Area, with the houses presenting individual design and detailing, displaying a combination of symmetrical and

asymmetrical principal elevations, and mostly of two and two-and-a-half storeys with attic dormers. As a whole, the street contributes positively to the coherence of the Sub-Area.

The negative factors throughout the Sub-Area and Stormont Road are attributed to the loss of features, and the somewhat unsympathetic remodelling or complete demolition and rebuilding

of houses. The erection of high front walls and gates creates an enclosed effect within an otherwise open streetscape, whilst the extending of properties right up to the plot boundaries and the creation of over-bearing front elevations with inappropriate front porches has a negative impact on the green and wooded character of the area.

The predominant building material within the area is brick, mostly red brickwork but there are a few examples of yellow and dark London stock brickwork. Stone or stucco is used for architectural

dressings and porches. The detailing is mainly classical in terms of porches and porticos, but there are examples of Tudorbethan, and Gothic alongside Arts and Crafts details such as timber framing, tile hanging, rendering, and prominent chimneys. The windows are equally varied. The majority consist of double timber sashes, but there are many examples of casements on the more Arts and Crafts inspired buildings; many are set within two-storey canted bays. Most buildings possess dormer windows at attic storey. Roofs are

predominantly covered with plain clay tiles, although there are examples of slate, particularly on the more Italianate-style buildings on Broadlands Road as well as the Voysey-esque buildings at the southern of Stormont Road by John Farrer. Front doors are given prominence by high-quality detailing and strong surrounds or porches.

The spacious private plots provide an attractive landscape setting to the area. These are generally not accessible to the public but do contribute to the character of the Conservation Area in the main due to the presence of mature trees which form the backdrop and setting for the residential areas. They help separate/differentiate areas of urban development and often form "green corridors" through the urban area which breaks up the built-up areas.

Highgate conservation area

In developing our design, we have considered the relevant parts of the Highgate Conservation Area Appraisal and Management Strategy - December 2013.

This document outlines the factors contributing to the character of the Conservation Area, which include:

- *the relationship of its historic pattern of development.*
- *its high percentage of buildings of architectural merit.*
- *its green open spaces and distant views.*
- *high quality residential areas.*
- *the eclectic mix of earlier buildings and fine examples of 20th century buildings.*

3.3 General Character

3.3.2 - The tight knit and informal development and the early 19th century speculative development are in marked contrast with the later suburban development where large houses are set within gorgeous landscaped gardens.

10 Character Analysis – Sub Area – Bishops

10.2.1 - The streets within the Bishops area are an excellent example of high quality residential development of the period.... It is very important to retain all the original character and details, to maintain the quality and distinctiveness of this section of the conservation area.

10.6 Trees, open spaces and Landscaping

10.6.1 Within the sub area, the street trees and trees within the front and rear gardens form a very important part of the suburban character of the area.

10.10 Summary

10.10.1 The streets within the Bishops Area are an excellent example of high quality residential development... Future development should ... respect its layout and spaciousness.

PLANNING CONTEXT Section 72 Listed Buildings and Conservation Areas Act 1990 requires special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area. National Planning Policy Framework (February 2019) Paragraph 11 of the NPPF outlines there to be a presumption in favour of sustainable development. Paragraph 128 seeks to ensure design quality be considered throughout the evolution and assessment of individual proposals. Haringey Management DPD (July 2017) The proposals conform to Policy DM12 'Housing Design and Quality' which requires extensions and alterations to residential buildings be of a high, site specific and sensitive design quality.

Highgate Neighbourhood Plan 2017

Policy DH2: 'Development Proposals in Highgate's Conservation Areas' states that development proposals, including alterations or extensions to existing buildings, should preserve or enhance the character or appearance of Highgate's conservation areas.

Policy DH3: Rear Extensions Rear states extensions on residential properties should be subordinate in scale to the original dwelling, complement its character in terms of design, proportion, materials and detail, should not harm the amenity of adjacent properties, and should retain a significant area of garden or amenity space which is proportionate to that of neighbouring properties in the surrounding area. The proposals include modest rear extension and infill of below 20 Sq M whilst retaining the garden and amenity space entirely proportionate to neighbouring properties.

Policy DH5: Roofs and Roofscape Roof states extensions, dormers and rooflights should respect the existing roof form in terms of design, scale, materials and detail and be restricted to the rear except where they are part of the established local character and a new extension or dormer would not have an adverse impact on the amenity of the area or the significance of heritage assets; re-roofing materials should avoid use of inappropriate substitute materials that can erode the character and appearance of buildings and areas. The proposal seeks to introduce dormer windows to both elevations which are entirely in keeping in terms of appropriate detail and design which would not cause adverse amenity impact on neighbouring properties.

The Council have prepared a thorough overview of the conservation area's development as well as a summary of its character and appearance within a draft Conservation Area Character Appraisal, which was adopted in December 2013. No. 37 Stormont Road reflects the general character of the area as it is a large detached dwelling set back from the road and located within substantial gardens, which is in keeping with the leafy suburban character of the area.

It is specifically the front elevation of the existing dwelling in terms of its general mass, form and materials as experienced which contribute to the Conservation Area. We note the recent comments from the Highgate Society in response to the application at 35 Stormont Road and the concerns raised in regard to imposing overt symmetry and striving for unification of the front and rear facades. The proposals for 37 Stormont Road, do not seek to impose symmetry indeed the asymmetry of the proposals will we feel only benefit the conservation area by breaking the trend for pastiche arts and crafts houses

Heritage Impact

Heritage England's criteria for appraising the significance of proposed changes to building's significance are set out in 'Conservation Principles, Policies and Guidance' and encompass the following values, which are graded using three categories: **low, medium and high**:

Evidential Value – the potential of a place to yield primary evidence about past human activity;

Historical Value – derived from the way in which past people, events and aspects of life can be connected through a place to the present;

Aesthetic Value – from the ways in which people derive sensory and intellectual stimulation from a place;

Communal Value - The meanings of place for the people who relate to it, and whose collective experience or memory it holds.

Evidential value

- 'Conservation Principles' says that this derives from the potential of a place to yield evidence about past human activity and the physical remains or the genetic lines that had been inherited from the past. The ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement.
- The building is not listed, it is a relative late comer to the conservation area and as such in this context it can be assessed as having low evidential value.

Historical value

- 'Conservation Principles' says that historical value 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. Historical values are harmed only to the extent that adaptation has obliterated or concealed them, although completeness does tend to strengthen illustrative value.
- No.37 Stormont Road has no significant historical associations with the area and its historical value in this context is **low**, and effect of the proposals on the street scape and wider conservation area will be **neutral**.

Communal Value

- 'Conservation Principles' says that communal value 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 tied to historical value, but tend to have additional and specific aspects.
- No. 37 has no significant association with the activities of the Highgate Conservation Area and therefore its communal value is considered **low**.
- The effect of the proposals in this context will be **neutral**.

Aesthetic Value

- 'Conservation Principles' state that aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place and can be the result of conscious design of a place including artistic endeavour or the seemingly fortuitous outcome of the way in which a place has evolved and be used over time. Many places combine these two aspects.
- The aesthetic value of the existing building is **medium**.
- The effect of the proposals will be **medium and positive**.

The Proposal's Impact on the Significance of the Heritage Asset

- In this instance the Heritage Asset is the Highgate Conservation Area it is evident from the above considerations that the proposals do not adversely affect and would contribute to the distinctiveness of the Conservation Area
- Therefore the impact on the significance of the Conservation Area is **positive**.

Planning Policy Conclusions

- The majority of works proposed focus largely on the rear of the property and within the back garden. Therefore, the proposals do not affect the main aspects of the existing dwelling which contribute to the significance and character and appearance of the conservation area. In summary, the proposals in this application do not impact the Conservation Area and therefore preserve the character and appearance of the Conservation Area.
- The proposal will provide an improved, high quality residential dwelling within the conservation area. In summary, the proposals will therefore accord with the development plan for the area and with the objectives of national and local policy.

Heritage Statement Conclusion

It is considered that the impact on the character and appearance of the Conservation Area would be minimal and indeed positive, this is due to the reinforcement of the local character by the provision of the works to the front elevation in the context of the existing buildings, By drawing on the architectural language, materials, forms, height, bulk, mass and detailing of the varied architecture on the street, the proposal with its refined, elegant and open elevations which are typical of 1950's and 60's buildings whilst reflecting the considered asymmetry of the Arts and Crafts Movement, would sit comfortably within the built and spatial context of its location on Stormont Road.

The proposals successfully echo the "free English domestic style" of architecture which characterises the Bishop's Sub-Area, successfully combining Arts and Crafts with contemporary forms and materials to create a high-quality distinctive house within the early 20th century suburb.