



HERITAGE STATEMENT: 69 SHEPHERDS HILL, HORNSEY, LONDON, N6 5RE.

PROJECT: REMOVAL OF EXISTING DRIVEWAY AND INSTALLATION OF TWO PERMEABLE PARKING BAYS WITH ELECTRIC VEHICLE CHARGE POINTS, STAIRCASE, SEATING AREA AND PLANTED TERRACES

The following statement has been prepared by Iain Exley of Iain Exley architects. Iain Exley has 25 years of experience of working on conservation projects; working from Grade I listed monuments such as Aske, Eastnor Castle & Queens Anne's Gate in central London to many Grade II listed properties. Iain is an RIBA conservation registrant awaiting registration as a full RIBA CA Conservation architect.

1.0 INTRODUCTION

1.1 69 Shepherd's Hill is not a Listed Building, but it is located in the Crouch End Conservation Area (No 5), Sub Area 8 Shepherd's Hill. A Heritage Statement is provided accordingly with this application.

1.2 The London Borough of Haringey, Conservation area Character Appraisal, Conservation Area 5; Crouch End on page 122 -11.5 describes No's 65-75 Shepherd's Hill North side as follows:

Nos. 65 to 75 (odd) Shepherd's Hill form a group of early to mid 20th Century two storey detached red brick dwellings with pyramid shaped steeply hipped clay tiled roofs with prominent brick chimney stacks. Most of their façades have full-height forward projecting central entrance bays that extend beyond eaves level with a stepped parapet and have white painted door surrounds and hoods at ground floor level with arched sash windows at first floor level. They are set within steeply sloping maturely planted gardens and are considered to make a positive contribution to this part of the conservation area. The small gaps between these properties allow glimpsed views north towards Muswell Hill from this section of Shepherd's Hill.

1.3 The proposed site at 69 Shepherd's Hill is set within the Crouch End conservation area (No 5), but it is not a Heritage Asset (Listed). When proposing development within a Conservation Area the NPPF 2021. 16 paragraph 189 provides the following guidance:

189. 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

- 1.4 The Historic England map search has been consulted and there are no Listed buildings nearby to the site or may be close enough for the proposed site to become part of the context. The nearest Listed building in Christ Church (Grade II, List UID 1079265) at a distance of approximately 600 meters.



Figure 1. Excerpt from Historic England of the site and it's context

2.0 THE PROPOSALS

2.1 The reconstruction of the front steps in the front garden to improve access to the house from the road has been approved by Haringey council under Planning Application Reference No. HGY/2022/0908.

2.1.1 The new replacement stone steps are considered to be an improvement on existing and are considered to improve the context of the Conservation Area.

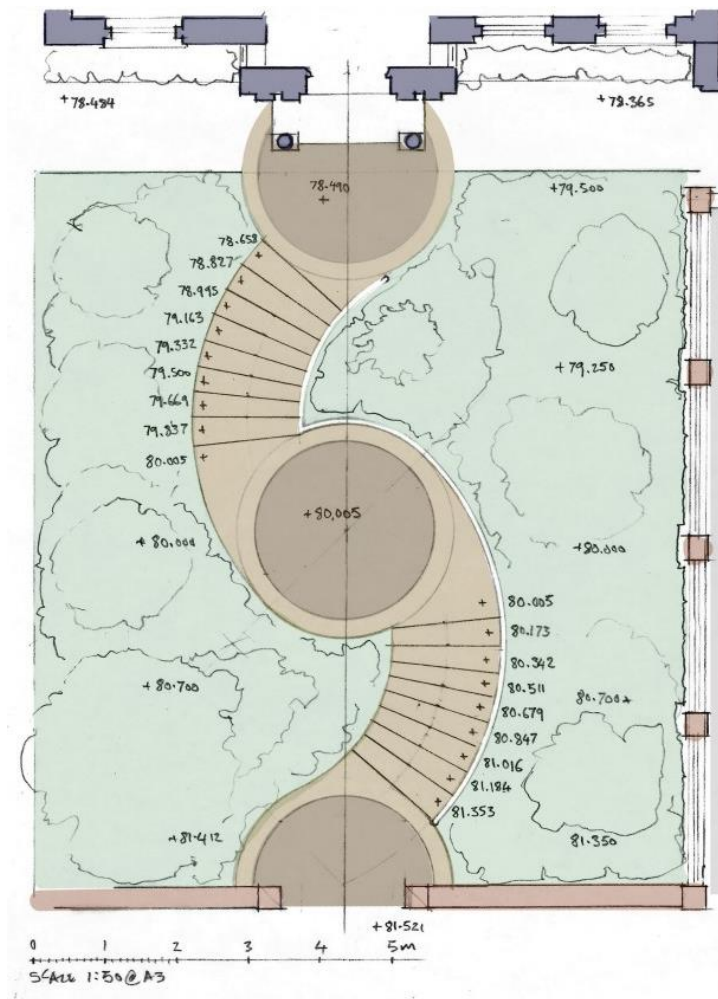


Figure 2. A plan of the proposed steps showing how the levels will be engineered between the road and house. There is no increase in existing ground levels or requirement for additional retaining structures. A central landing provides a space in which to pause and enjoy the building.

2.2 The proposed new parking bays have been considered with the previously consented steps and to ensure that they do not impact on the existing established tree while minimising the impact on the existing dwelling.

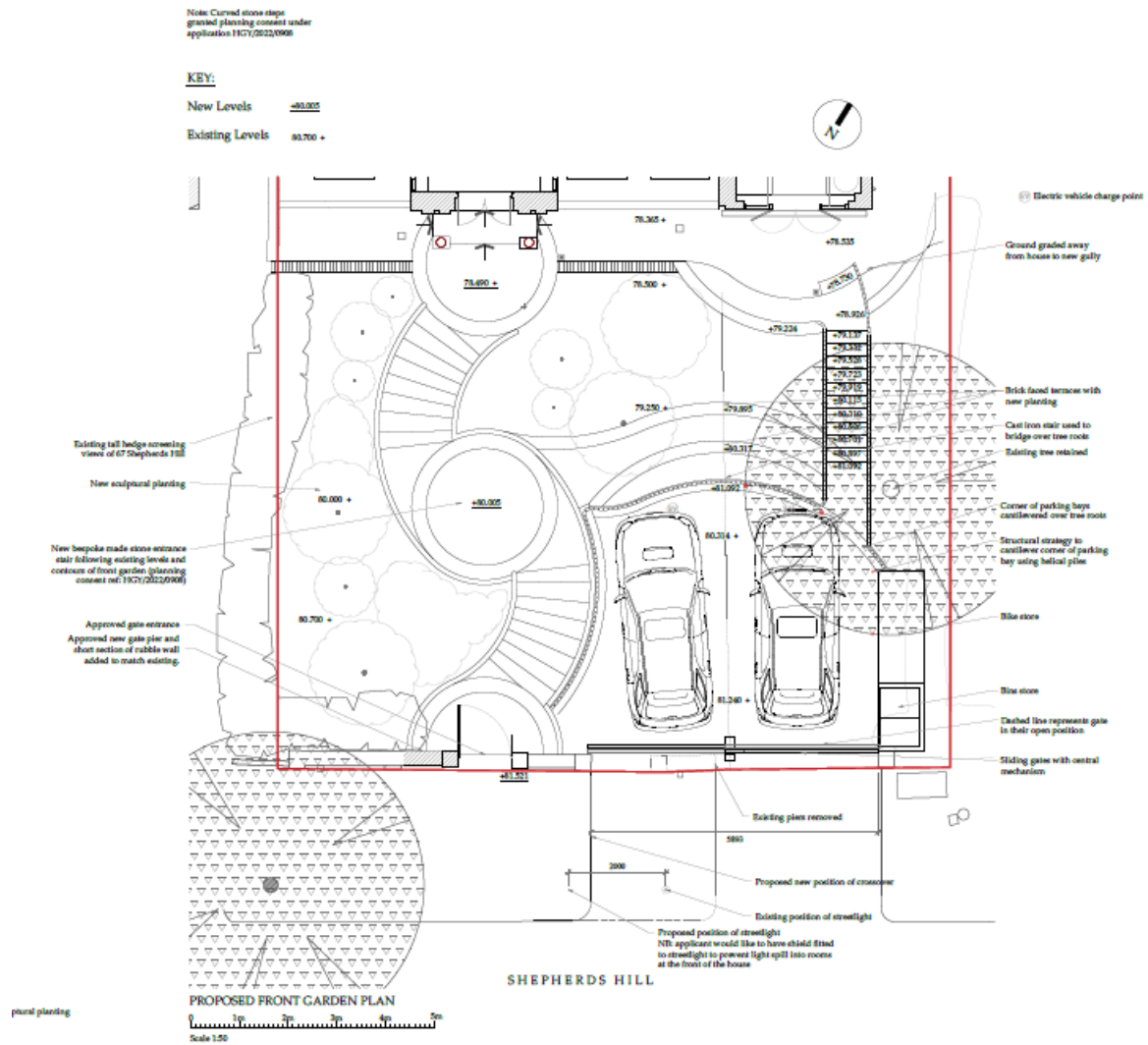


Figure 3. A plan of the proposed parking bays showing how the levels will be engineered between the road and house. A series of planted terraces negotiate the steeply sloping site and railings at the back of the parking bays minimise the visual impact of the proposals on both the house and the street scene.



Figure 4. Elevation of street scene

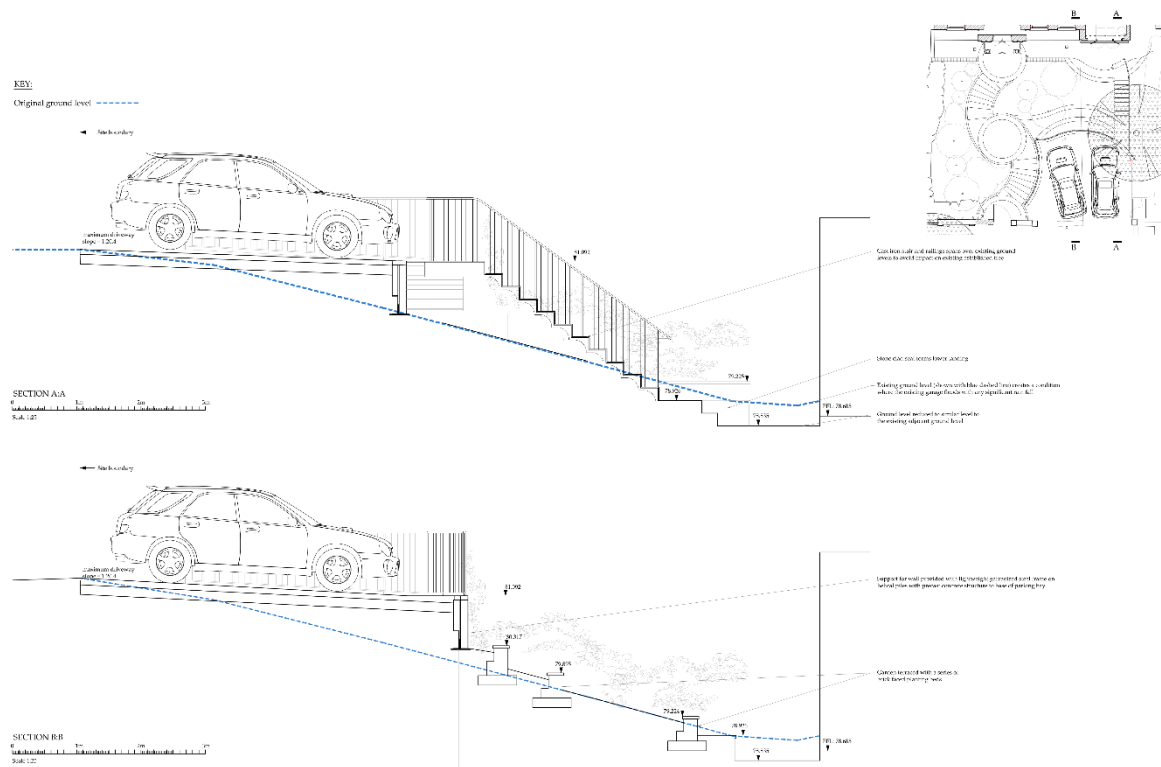


Figure 5. Proposed sections

3.0 CONCLUSION

3.1 The form and scale of the proposed alterations are considered proportionate to the host building and are sited around the rear and private side of the building. The effect of the proposals on the Conservation Area are considered to be very low.

3.2 The materiality of the proposals is considered to support and protect the Conservation Area.

The proposals have been carefully considered in light of guidance provided under paragraph 189 of the NPPF - *'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.*