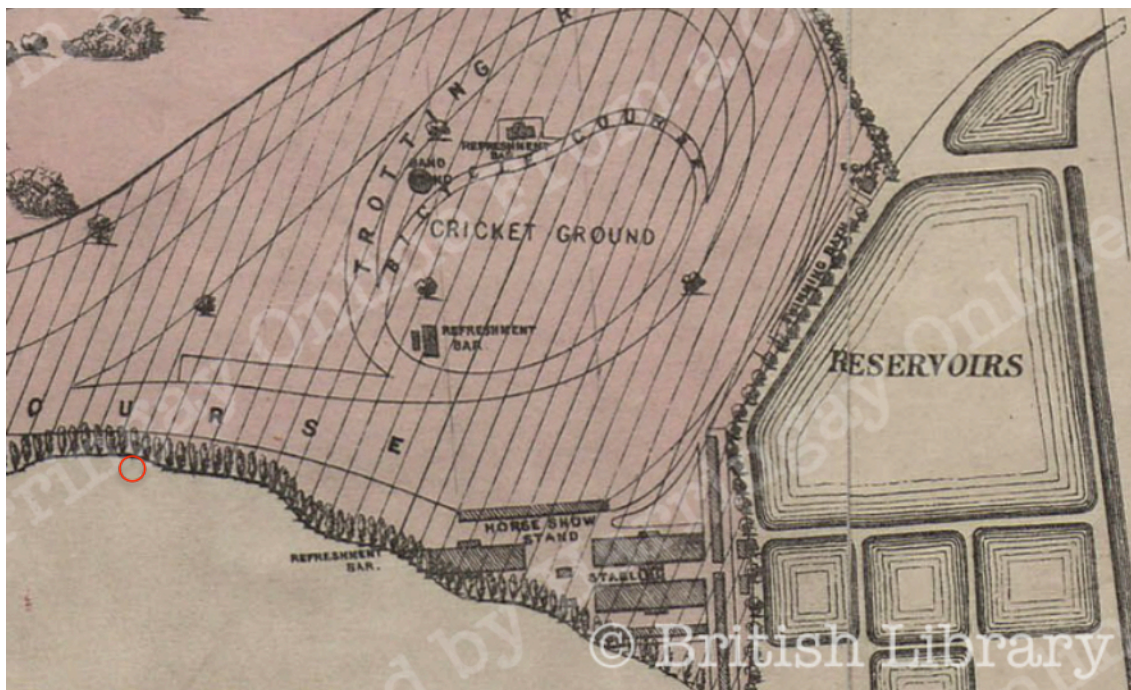


There was a large and ornate Victorian grandstand not far from the rear gardens of North View Road. Closer to Newland Road were stable blocks, a smaller stand and other structures such as refreshment bars. The rails and the outline of the course were still in existence in 1999 when a company hoped to resurrect the racecourse.

The oval at the centre of the 'frying pan' section of the course has been a cricket ground since the 19th century and was used by Alexandra Park CC from the early 1900s.



Above /below Alexandra Palace in the 1870s. The red circle approximates the Site which was adjacent to a race course with extensive structures such as the stables, a refreshment bar, and the horse show stand (now demolished) by Newland Road.





Above and below, the grandstand in 1897. It was a large and elaborate structure and part of a complex of other structures and enclosures, some of which survived until 1999. In the image above, the estate housing was behind the trees at right.





Above: The Racecourse in 1923 on a busy race day. Crowds are filling the paddock. The Site is top right separated from the course by a line of trees.

2.4 The Park Boundary/Interface

Today, the contrast between the conservation area's terraces and grassland in the park adjacent appears, superficially, as the boundary between developed urban land and the natural world. However, this was not the case historically. The relationship one sees today has existed only a few decades and has no heritage significance.

The boundary between the Campsbourne Cottage Estate is a boundary between one type of development (ie housing) and another (leisure). And the boundary has itself been altered substantially over the past couple of decades since the closure then redevelopment of the racecourse.

The sports fields adjacent to the Site are, essentially, the greening of what was a previously developed site. So, rather than the Site at 177/175a marking the developed edge of Hornsey, this park fringe was a complex and interlocking mixture of housing, schools, filter beds, a substantial racecourse with its associated stables, grandstand and other structures and further leisure related facilities and pavilions.

There were many structures deep the park adjacent to Nightingale Lane and Newland Road and it is only in recent decades that the balance between built/unbuilt has shifted and that there now appears to be a sharp contrast between the built form of the streets and the apparently undeveloped park. This appearance is modern not historic.

The boundary line along the interface between the cottage estate/Newland Road and the park has also changed in recent decades. Archive photographs show a strong line of trees (probably poplars) marking the boundary between the park, the rear gardens of North View Road, the end of Nightingale Lane, and Newland Road. North of this tree line were the rails, race track and various structures related to the racecourse.

Archive OS maps also show a series of boundary posts (between parishes) running along this line and a pathway running alongside the flank of the Site. Today, there is just an informal side-by-side relationship between back of pavement and park with an informal entrance further along Newland Road (Gate 3) simply marked by a directions map and litter bin.



Above: The racecourse in operation. It is not entirely clear, but the Nightingale Lane houses may be visible behind what appears to be a mobile scoreboard. Below: the site of the racecourse today with the Site at the centre of the image. The current park landscaping here has no heritage significance.



Today, the Campsbourne area including in the vicinity of the Newland Road/Nightingale Lane dog-leg is visually very heterogenous. There is the 19th century housing including substantial and vaguely Italianate four-storey housing opposite the park on Newland Road, post-war flats and industrial buildings as well as school buildings.

The school campus opposite the conservation area terraces is itself very heterogenous. They begin as a typical Queen Anne revival, board school buildings by architect Thomas Chatfield Clarke (locally listed in 1997) but have been joined since by a variety of structures including post-war modernist blocks and more recent flat roofed additions clad in vertical timber batons.

These streets and buildings form a loose and irregularly developed transition zone between the park and the more clearly urban streets towards Priory Road/Hornsey High Street.



Newland Road near the informal park entrance – Gate 3. The poplars seen in archive images appear to have been replaced by a more irregular line of trees. Even in winter, the side garden at 175 (the Site) is obscured by tree canopies when viewed from a distance.



Newland Road view taken closer to No 175. Landscaping obscures views of the side garden until one is standing very close to it. The park rail is modern.

2.5 The Site at 175 and 175a Nightingale Lane

No 175 is the end of terrace with a typical gable. No 175a is essentially its side garden. The Site comprises the side garden.

The garden falls on the south side of the modern park rail, the line of trees and bramble patch that together separate the park today from Newland Road and Nightingale Lane. Nearby structures within the park have been removed over the past decades. That is, the garden Site of 175a is outside the line that now separates the park from the housing and is within the current developed zone of housing, carriageway, pavement etc.

There is modern timber fencing fronting the side garden and some older concrete fencing to the park flank among the undergrowth. The boundary dwarf wall to Nightingale Road appears to have been reconstructed post-war and the picket fence is also modern.

Apart from face-on to the house and close up to it at Newlands Road/Nightingale Lane, the garden at 175a is not readily visible from the surrounding area. Longer views from down Newland Road are partially blocked by tree growth at the park perimeter even after leaf fall. Views to the back and side gardens of Nightingale Lane over fences and undergrowth are also limited and what is largely seen of the structure is the historic main roof of the terrace and the altered upper floors of the rear.

The front elevation of the house itself (No 175) retains early doors and windows including a panelled front door with square transom above and sash windows at ground and first.



The front elevation to Nightingale Lane. The fencing and dwarf wall are modern.



Above: The view through undergrowth of the rear of the terrace. The ground floor is barely visible. Below: The post-war (?) reconstructed outriggers on the rear can clearly be seen. The historic upper floor fabric of No 175 in this image will remain visible under the proposals.



3.0 Significance

3.1 What is significance?

Assessing ‘significance’ is the means by which the cultural importance of a place and its component parts is identified and compared, both absolutely and relatively. The identification of areas and aspects of higher and lower significance, based on a thorough understanding of the site, enables proposals to be developed which safeguard and, where possible, enhance the character and cultural values of a place. The assessment is an essential step towards the identification of areas where greater or lesser amounts of change should be considered, as well as locations where change might enhance our understanding and appreciation of the site’s significance.

These interests can be described as:

Historic Interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history, but can also provide an emotional meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

Architectural and Artistic Interest: These are the interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.

Archaeological interest: There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

Historic England’s Conservation Principles (2008) includes a methodology for assessing significance by considering ‘heritage values’ which broadly align with the ‘interests’ of the NPPF. These are arranged in four categories:

Evidential (or archaeological) value: the physical aspects of a building that yield evidence about its past.

Historical value: the extent to which the building is associated with or illustrative of historic events or people.

Aesthetic (architectural/artistic) value: includes the importance of buildings or places for their design, visual, landscape and architectural qualities.

Communal value: includes the importance of buildings or places to societies and communities, including for local identity.

The assessment below has taken these documents into account as well as other best practice guidance.

3.2 The Assets

The following describes the significance the house and the side garden (the Site), the terrace of which No 175 forms a part, and its setting. It also considers the significance of this part of the Campbourne Cottage Estate Conservation Area and the adjacent Alexandra Park as both an historic park (Alexandra Palace) and the Alexandra Palace and Park Conservation Area. (There is no appraisal document for the latter.)

Other individual assets such as board school have been scoped out of the assessment because of distance and a very limited visual connection or other relationship with the Site and because the scale of development is relatively small.

3.3 No 175 and Garden

The house is not, individually, a designated asset or a non-designated asset. However, it is a small component of a much larger designated asset (the conservation area) and the house and the terrace of which it forms a part have some limited heritage significance as part of this greater whole.

The Campbourne estate makes no pretensions to great architecture or town planning and is not a milestone in the early Garden City movement but the architecture has some charm stemming largely from its massing and brick detailing. The estate has more significance as a milestone in the provision of affordable housing for the working classes than for its architecture. In short, the house's significance is more historic than aesthetic – though the two are intertwined.

That historic significance may include the internal plan form and details but the interior is beyond the scope of this assessment and has not been inspected for this report. The most obvious aesthetic value is in the little-altered front elevation and roofscape. The rear of the terrace has been much altered and extended and it is hard to see more than a trace of heritage significance here.

Likewise, this is not a fully-fledged garden suburb where layout and the interaction between the housing and its landscape and gardens setting is a designed relationship that carries historic or aesthetic value. Instead, the individual gardens on the estate contribute almost nothing to the heritage significance of the estate. This includes the location for No 175a.

The house has low significance and the side garden neutral significance.

3.4 Campsbourne Cottage Estate Conservation Area

The Conservation Area is a designated heritage asset. Its principle interest lies in the cottage terraces themselves and their brickwork and details and the accumulation of these terraces along various streets.

As mentioned above, a good deal of the conservation area's significance is historical value stemming from its role as an early example of working class housing as opposed to architectural/aesthetic value. The significance of the conservation area and its terraces is low.

Likewise, gardens and landscaping and street layout are not a notable component of this conservation area's significance – far less than, say, Noel Park. The contribution they make to overall significance is so minimal as to be essentially neutral.

The board school complex is a complementary element to the conservation area's housing but its complementary role is limited and is not a designed relationship. It has also been much diluted by the many changes to the area and the great diversity of building ages and styles around the school in particular. In short, there is not a tightly defined aesthetic relationship between the school and the housing and this is not a component of the conservation area's significance.

3.5 Alexandra Palace as a Park

As a park, Alexandra Palace is Grade II on the Historic England Register of Parks and Gardens of Special Historic Interest in England established in 1983. It is thus a designated heritage asset. It is, overall, of low to medium significance and this significance varies enormously across the park with perhaps the greatest significance being immediately around the palace setting and designed landscape at the brow of the hill. It is also a conservation area under the name Alexandra Palace and Park and this also qualifies it as a designated asset.

The featureless grassland close to the Site and flanking Newlands Road is among the least interesting parts of the park having lost the racecourse and other features and structures that formerly characterised it.

This flatland is not a designed landscape but is essentially a modern grassing over of the racecourse site – ie a grassed brownfield site a few decades old with no heritage significance in itself except its role as part of the wider green setting of Alexandra Palace some considerable distance away.

There is no designed relationship between the park and Newland Road and the landscaping and fencing here are modern with no heritage significance. The only venerable feature is the bramble/scrub margin that appears to have existed in some form between the estate and the park. Similarly, there is no significance in the views across the grass flatland or between the cottage estate and the grassland. Views to and from the palace are, of course, significant but the Site, including the garden at 175a, plays no relationship in these views.

The park is Metropolitan Open Land but this is not a heritage designation.



Newland Road at Nightingale Lane. The side garden Site is clearly within the developed urban area rather than within the park playing fields although it forms a boundary.

3.6 Summary of Significance

In summary, the overall heritage significance of the cottage estate conservation area's terraces is low and their aesthetic value is chiefly derived from its historical value and the overall scale and form of the terraces and the consistency of their front elevations in design detail and materiality.

The altered and less visible rear elevations do not contribute to this already low significance and neither do the small front and rear gardens which form part of the setting of the terrace but are not part of their significance.

More widely, landscape and street layout are not notable components of the estate's significance.

Nor is the relationship between the estate and the much-altered park a designed or historic relationship which has heritage significance. The relationship is, instead, incidental and modern and is one of adjacency rather than interaction.

4.0 Policy and Legislation

4.1 Introduction

This section sets out policies in respect of the preservation and enhancement of heritage assets and their setting including within the National Planning Policy Framework, the London Plan and local policy and guidance.

4.2 Statutory Controls

Listed buildings and conservation areas are subject to the Planning (Listed Buildings and Conservation Areas) Act 1990, together with parts of the Enterprise and Regulatory Reform Act 2013.

The Planning (Listed Buildings and Conservation Areas) Act (1990) sets out regarding applications for planning permission within conservation areas that:

s.72(1) In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

There is no corresponding statutory duty to have special regard to the desirability of preserving the setting of conservation areas.

Historic Buildings and Ancient Monuments Act 1953: This makes provision for the compilation of a register of gardens and other land (parks and gardens, and battlefields).

Case Law

Recent case law has added clarification to the interpretation of Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 66 states that special regard must be given by the authority in the exercise of planning functions to the desirability of preserving or enhancing Listed Buildings and their setting.

It has been held that in enacting Section 66(1) of the Listed Buildings Act 1990, Parliament intended that the desirability of preserving the settings of listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm. It should be given 'considerable importance and weight' when the decision-maker carried out the balancing exercise.

4.3 National Planning Policy and Guidance

The National Planning Policy Framework introduced in March 2012 replaced previous Planning Policy Statements (PPSs) and sets out the Government's planning policies for England on the delivery of sustainable development through the planning system. The latest version dates from July 2021.

NPPF identifies the economic, environmental and social dimensions of sustainable development and places emphasis on the role of planning in creating strong, vibrant and healthy sustainable communities, strong and competitive economies and protecting and enhancing our natural, built and historic environments.

It identifies a presumption in favour of sustainable development and entails seeking positive improvements in the quality of the built, natural and historic environment. National heritage policy governing the application of the primary legislation is contained within the heritage section of the latest NPPF.

Paragraphs relating to proposals affecting assets are:

199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

200. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional .

201. 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.

202. 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.

203. The effect of an application on the significance of a non-designated heritage asset should 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.

204. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

205. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

206. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

207. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 200 or less than substantial harm under paragraph 201, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

The NPPF is accompanied by the online Planning Practice Guidance (PPG). The section on the historic environment can be found at:

<http://planningguidance.planningportal.gov.uk/blog/guidance/conserving-andenhancing-the-historic-environment/overview/>

PPS5: Planning for the Historic Environment: Practice Guide (2010) that pre-dated the NPPF has been replaced by Good Practice Advice notes including, to date:

Good Practice Advice Note 2: Managing Significance in Decision-Taking in the Historic Environment

Good Practice Advice Note 3: The Setting of Heritage Assets

This supercedes now withdrawn guidance on the subject (2011).

These documents amplify and explain concepts contained within the NPPF and PPG with the need to assess the impact on the significance of an asset and its setting continuing to be at the heart of the process.

Historic England Advice Notes have also been issued that include detailed, practical advice on how to implement national planning policy and guidance. Among the relevant advice notes published to date are:

Historic England Advice Note 1 - Conservation Areas

Historic England Advice Note 2 - Making Changes to Heritage Assets

Conservation Principles

Conservation Principles was published by English Heritage (now Historic England) in 2008. It provides a comprehensive framework for the sustainable management of the historic environment, wherein 'Conservation' is defined as "the process of managing change to a significant place in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations".

The guidance also provides a set of four heritage values, which are used to assess significance. The values are evidential, historical, aesthetic and communal and are discussed in Section 4 of this report.

4.4 Regional Planning Policy

The London Plan 2021 is the Spatial Development Strategy for Greater London. It sets out a framework for how London will develop over the next 20-25 years and the Mayor's vision for Good Growth. Policy HC1 relates to heritage. It states that development proposals affecting heritage assets, and their settings, should 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.

4.5 Local Planning Policy

Haringey's Local Plan or development plan, sets out the Council's planning policies, providing a robust and effective framework within which development can take place. It is made up of various documents including Strategic Policies, Development Management Policies, Site Allocations and area-based plans. The relevant Strategic Policies (consolidated 2017) are SP11 on Design and SP12 on Conservation.

(A new Local Plan is emerging. A consultation report for the First Steps Engagement alongside a Draft Local Plan for further consultation is expected in autumn/winter 2023.)

SP 11 of the existing Local Plan states that all new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. It adds that all new design should be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity, as well as seeking the highest standards of access in all buildings and places.

SP 12 seeks to "ensure the conservation of the historic significance of Haringey's heritage assets, their setting and the wider environment".

The Development Management Plan (DMP) was adopted in July 2017 and contains more detailed policies.

Policy DM1 requires all new development to contribute to the "distinctive character and amenity of the local area by, amongst other matters: relating positively to neighbouring structures, new or old, to create a harmonious whole; make a positive contribution to a place, improving the character and quality of an area; are inclusive and incorporate sustainable design and construction principles.

It sets out Design Standards for the character of development including that proposals have regard to building height, form, mass and scale and to distinctive local architectural styles.

Policy DM2 seeks to ensure that all new developments are accessible and safe.

Policy DM9 sets out policy in regard to Management of the Historic Environment. It states that "development that conserves and enhances the significance of a heritage asset and its setting will be supported" and that when considering the impact of proposals, the Council will have regard to:

- The priority given to sustaining and enhancing the significance of a heritage asset and its setting

- Character appraisals and management plans or other guidance, where they are available;

The preservation or reinstatement of original or historic form, fabric, function or character of the asset and its setting;
The relationship with adjoining and neighbouring uses, particularly where these are heritage assets of significance in their own right;
The desirability of securing a viable use for a heritage asset consistent with its conservation;
An understanding of and respect for significance of heritage assets as parts of measures to mitigate and adapt to climate change; and
The contribution that the sensitive utilisation of heritage assets can make to sustainable regeneration

Within conservation areas, subject to the above, the council will:
give consideration to, and support where appropriate, proposals for the sensitive redevelopment of sites and buildings
where these detract from the character and appearance of a Conservation Area and its setting, provided that they are compatible with and/or complement the special characteristics and significance of the area

And that:

Proposals for alterations and extensions to existing buildings in Conservation Areas should complement the architectural style, scale, proportions, materials and details of the host building and should not appear overbearing or intrusive.

Haringey has also produced Supplementary Planning Guidance. That most pertinent to the proposal is the Campsbourne Cottage Estate Conservation Area: Character Assessment and Policy Statement (SPG 3.2). However, this dates from June 1999 and is considerably out of date. It focuses on the history and architecture of the cottages rather than the lay out of the estate, setting or landscaping.

5.0 The Proposals

This section sets out the proposals for the site. It explains the design development to date and discusses the heritage constraints.

5.1 Design Development

This application is for the construction of a two-bedroom single-storey house incorporating an excavated lower ground floor and a hipped pitched roof on the land adjacent to No. 175 Nightingale Lane.

The proposal has been developed through a number of iterative designs following pre-app feedback, the refusal of planning permission in January 2022 (ref HGY/2021/3405), and the approval of a single-bed unit in May 2022. The client has decided that the one-bed unit is not the best use of the site. On reflection, in heritage terms too, it could be argued that the consented scheme is under-scaled and that a more emphatic full stop will enhance the interface between the built-up area and the park (remembering that the existing interface is not a designed relationship and does not have heritage significance).

The changes are set out in full in the accompanying Design & Access Statement.

5.2 The Proposed Scheme

The new, two-bedroom scheme does not replicate the form of the refused scheme. It still sets the proposed house back from the park boundary to allow for intervening planting but otherwise it responds contextually in different ways.

Instead of taking an almost 'lean-to' approach as an end of terrace form that is a diminutive continuation of the terrace, it creates a stand-alone form adjoining the terrace with a visual gap between the historic material of the terrace and its contemporary reinterpretation. This subtle separation is emphasised by stepping the house back from the front elevation of the terrace to soften the transition between the long terrace and the landscape. The building line to the rear is maintained as is the distance from trees to the rear.

The proposed house does not change the footprint of the basement. It adds 1 sq m at ground to allow form echoing the main house. The main change is additional floor takes the form of a 15 sq m pitched roof which is hipped front and rear and links to a gabled chimney form. These forms reference the conservation area's estate architecture and Arts & Crafts hipped roof forms and materials more generally.

The impact of the proposals on heritage assets and their significance is considered in detail below.

5.0 Impact Assessment

5.1 The House at 175a Nightingale Lane

Following the considerable changes made to various schemes, the new proposal within the garden at 175a is designed to appear as an attached but independent element within the garden adjacent to 175 and which has its own rationale while being sympathetic to nearby assets and their setting. This stems from a desire to preserve the integrity of the existing terrace and its bookending gabled pavilions. Instead of seeking to extend the terrace in pastiche fashion or at a diminutive scale, the new house is now reads as a volume in a green setting that nods to the past, especially the Arts & Crafts vocabulary of the estate, in its location, form and materiality. At the same time, it acknowledges that the refused three-bedroom scheme was ambitious in its scale.

The officers' report for the refused, three-bedroom scheme makes clear that a contemporary design that respects the existing rather than a matching pastiche approach is favoured and that officers "are not against a creative response to introducing an independent detached dwelling."

There was encouragement to reduce the overall form on the site. On reflection, however, it is considered that the resulting approved scheme is under-scaled for the site and a more emphatic full stop between built form and the park would provide an enhanced relationship between the two while still remaining subservient to the terrace it adjoins. It is partially detached from it while still connected.

This has been achieved in a number of ways:

Most obviously, instead of a flat roof, the new proposal achieves the additional accommodation within a dark finished, zinc-clad roof form that references the complexity of Arts & Crafts pitched and hipped roofs but in a contemporary idiom that sits within a flat roof perimeter. This roof form is considerably more sympathetic to the setting of nearby heritage assets than a flat roof. Like the approved scheme, it is not a proposal to continue the terrace a pastiche but is a gently punctuating full-stop after it. However, the current proposal provides this full-stop at a more appropriate scale than a single-storey flat roof (as approved) achieves.

Viewed from the front elevation, the angle of the flank pitches is identical of the terrace gable but its ridge line remains slightly lower than the eaves line of the terrace and so remains subservient. This creates a familial relationship. This pair of pitches is set back from the front elevation of the proposed house. A front hip that reduces apparent bulk and articulates the roof. A vertical zinc clad element connects the pitch to the chimney form that echoes that of the estate's gable wall chimneys. This contains a hidden rooflight to the bathroom below.

The rear roof is also partially hipped and folds down to the vertical while set back from the rear elevation. The ground floor front elevation otherwise is similar to that consented in May 22.

The side elevation roofscape also references the estate and Arts & Crafts forms with expressed chimney breast/gable and front and rear hips.

The dark zinc cladding of the roof forms is contemporary but is a reinterpretation of the grey of the slate (see below for more on materials). Other details pick up on the terrace including a common level of window cills, the dimensions of the transom above the front door, the stringer between storeys, and the tripartite glazing ratio in the front elevation. The tapered chimney breast and pots references those of the terrace but in a subordinate manner.

Continuing to sink the accommodation one floor into the ground by the creation of a basement (as approved) also helps achieve this appropriate relationship. While it is recognized that basements are not a feature of the terrace or this part of the conservation area, the external expression of this basement – ie rear window/doors and rear well/patio will not be experienced beyond the garden at No. 175a – that is, there will be no impact at all on nearby assets such as the terrace beyond No. 175, the wider conservation area and the adjacent park. This aspect of the proposal has, in any case, been accepted in the May 22 approved scheme.

The material strategy is a continuity of the approved application (HGY/2022/1408), responding to contextual materiality and colouring and the desire to create a distinct and contemporary addition to the terrace. Tiles continue to be the primary cladding material. There is terrazzo detailing to the ground floor plinth of the proposal, with this 'dado' aligning with the sills of the neighbouring windows. To the side, render is used on the chimney breast. The proposed roof is a dark zinc finish.

The new house is set back further from the front building line of the terrace to increase the sense of it being a subordinate pavilion – as in the May 22 planning permission. It is likewise part of a family of objects. The façade treatments, including their materiality, emphasize the hierarchical relationship without excessively diminishing the transitional nature of the overall scale.

At the same time as creating a degree of separation, a language of visual continuity with the terrace is maintained and the success of the scheme is the result of this interplay between connecting cues and careful separation.

The current proposal also continues the approved scheme including a perimeter dwarf wall rather than a railing– again continuing the boundary treatment of the terrace. This new dwarf wall will replace the current dwarf-wall which is a rather random post-war collage of materials that has little relationship with the historic terrace.

Rear Elevation to No. 175a

As the LPA acknowledges, development to the rear is less sensitive than on the front elevation. The terrace also has low heritage significance overall and its rear elevation and gardens have negligible significance. However, this context still matters and the basement element has been revised and included in the May 22 permission so that there is no impact beyond the Site. A Basement Impact Assessment for the May 22 permission raised no structural or other heritage implications.



Above: The view from No.169 Nightingale Lane to the rear garden of No. 175 with No.175a glimpsed. The basement well is not visible. Views of the park are uninterrupted.



Image from the Office S&M DAS showing, in magenta, the later ground floor alterations. The first floors of the outriggers have also been extended and have flat roofs. These are not historic.

Finally, as noted in the accompanying DAS, there is local precedent for the insertion of a new house at the end of a terrace on land to the rear of 81-83 Nightingale Lane in Beechwood Road (HGY/2015/0701). While not within the conservation area, the terrace to which the new house related is similar in scale and design. That permission was for a poor pastiche that, for example, uses an off-the-peg front door with a built-in fanlight that is entirely unsuitable to either an historic or contemporary setting.

While there is a similarity to the current proposal at 175a in terms of the approved scale, the proposal for 175a is another league of architectural quality. HGY/2015/0701 was consented, so it is hard to see how the current proposal is not infinitely more welcome.

5.3 Summary of Impacts on the Terrace, Conservation Areas and Park

It is the overall form of the terrace *as a whole* and the front elevation where the most heritage significance resides in this corner of the cottage estate conservation area.

The proposal at 175a maintains this significance by creating an appropriately scaled volume that balances attachment and detachment, individuality and continuity. In some respects, it is akin to a contemporary J C Loudon cottage design and in the location one would expect – an urban fringe even if that is an artificial park fringe not the 19th century edge of a town – and which similarly plays games with receding planes and subordinate forms.

The proposal has an appropriate overall scale and form that picks up on the both the estate architecture and wider Arts & Crafts cues in the vicinity and elsewhere including details such as stringer, the chimney form, and fenestration arrangements that acknowledge and pay deference to the extant terrace without aping it. Materials too are in a modern idiom but are in conversation with the terrace. Where it departs most notably from the extant terrace – the rear basement expression – is also precisely where change is least visible and has the least influence.

Overall, the flanking site for No 175a means that the new house sits within a small garden that is typical for the cottage estate. This side garden is not part of an overall design scheme for the estate or for the setting of the terrace but is the result of happenstance – the gap between the end of the terrace and the start of the park. This is not designed relationship of heritage significance and the occupation of a portion of this plot by a small house does not alter the fundamentals of the conservation area's significance or the setting of the terrace in a way that diminishes its significance in any way.

Indeed, until recent decades, the relationship would have been between a garden and an active racecourse with many structures – some very substantial. The apparently historic relationship seen today between a Victorian street and a playing fields is very new and significance does not reside here. There are no wider implications from the proposals to either conservation area beyond the end-of-terrace location.

The impact on the significance of the conservation area and the terrace as a contributing component of the cottage estate conservation area is essentially neutral and taken overall, no harm is caused.

There is no direct impact on the historic park and only a very minor change in its setting. Again, this relationship is not designed or historic and has no notable heritage significance. The landscaped interface between park and street – the line of trees and railing – is also new and has no intrinsic heritage significance.

The new house at 175a will sit within the garden plot and the long-standing scrub/undergrowth at the margin of the park between it and the former racecourse remains in situ. This is apparent when viewed from Newland Road where the side garden Site of No 175a can clearly be seen to be within the developed apron of Newland Road/Nightingale Lane and outside the park edge.

As described above, the post-racecourse modern grassland within the park boundary at this point also has no heritage significance as a landscape or as a part of a conservation area.) As para 207 of the NPPF notes, not all elements of a conservation area will necessarily contribute to its significance. Indeed, one could equally argue that placing a pavilion-like house within this end garden brings greater clarity to the contemporary shift between the urban world of the street and the (recently more pronounced) green world of the park.

However, there is no heritage significance in the relationship between the site and the park and the proposal will not affect significance in any way and so cannot cause harm to that significance.

7.0 Conclusions

Overall, and balancing many factors including the need to have special regard the conservation of assets and place great weight on that conservation, the proposals have a neutral impact on the significance of the terrace, this part of the conservation area and the setting of the park adjacent. These changes do not cause harm.

The proposals are creative, inventive and respectful and this heritage-led scheme provides additional housing without causing harm and should be welcomed. It is an exemplary design that adroitly handles complex issues. Its scale and playful roof form are also an improvement on the scale and flat roof of the scheme approved in May 2022.

The new pavilion house is a high quality of design that preserves the character and appearance of this part of the conservation areas whose significance does not derive from the site remaining empty. No view containing heritage significance is identified or interrupted.

Consequently, the proposals accord with both national, regional and local planning policy (including policy DM9 that specifically allows for the sensitive development of sites) and the council's support in granting planning permission is sought.

