

"Guildens"
16 Courtenay Avenue
London N6 4LP

HERITAGE STATEMENT

To support full Planning Permission Application



March 2023

Prepared by:



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"Guildens" Courtenay Avenue, Heritage Statement

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1 INTRODUCTION

1.1 Aim of this Report

This report has been prepared by Heritage Architecture Ltd (SLHA) on behalf of the applicant. The intention is to support a Full Application for the Planning Permission for the proposed development – *Removal of the front façade of approved replacement dwelling (HGY/2022/2162) and installation of new façade with associated alterations to the roof* - on the site known as Guildens and located on Courtenay Avenue within the Highgate Conservation Area, London Borough of Haringey. The heritage statement describes the proposal in the context of the site's setting giving careful consideration to the neighbouring properties.

This application follows the recent approval for non-material amendments to a planning application (ref. HGY/2022/2162, dated 12/09/2022) for *"Non-material amendment to planning permission ref: HGY/2019/1168 allowed on appeal (ref. APP/Y5420/W/19/3243272) on 23/12/2021 for the demolition of existing dwelling with retention of front facade and erection of replacement two-storey dwelling and associated extension to lower ground floor and the creation of a basement level; namely for the excavation of lightwell to rear, reposition external wall at basement and lower ground floor level, fenestration alterations and additions within lightwell, new balcony and green roof at 1st floor level, alterations to 2nd floor level dormer and alterations to roof."*

This report demonstrates that the proposed development has been informed by an understanding of the site's recent planning history, significance of the subject site, the Highgate Conservation Area and particularly the Bishop's Sub-Area where the site is located and are based on objectively considered development options.

The assessment includes:

- Assessment of the site/historic context in compliance with the National Planning Policy Framework (NPPF);
- Assessment of the significance of the heritage asset/s that might be affected by the proposed works;
- An assessment of the potential or actual impact of the proposed works upon the significance of the surrounding heritage assets and the Highgate Conservation Area;
- How the proposed development complies with relevant policies in the NPPF and how the works are in accordance with local policies.

This document is to be read in conjunction with the planning drawings and design and access statement prepared by Wolff Architects and other supporting statements included in this submission.

1.2 Summary

"Guildens" is an unlisted building located on the east side of Courtenay Avenue, a small cul-de-sac of twenty-two houses within the Bishop's Sub-Area of the Highgate Conservation Area, London Borough of Haringey. It was built c.1929-1933 in a restrained neo-classical style to designs of architect C H B

Quennell, who was responsible for designing a number of houses on Courtenay Avenue and in the wider Hampstead/Bishop's Wood area.

The recent NMA consent (ref. HGY/2022/2162) has identified only the front external wall and the porch as the original elements to be retained, as per the preceding conditions discharge application for the façade retention details.

Demolition works on site have started following the previous consent and conditions discharge, however the façade retention works have proven to be too extensive and conflicting with the rest of the scheme, which has prompted exploration and development of alternative options. This has led to the current proposal which removes the previously retained elevation and porch and replaces it with a new street fronting elevation that reflects the traditional language of the original house but provides overall improved proportions and fenestration articulation – please see DAS by Wolff Architects for details.

Furthermore, as expounded in Chapter 6. 'Impact Assessment' the proposal will not appear out of character, but rather will sit comfortably within its wider streetscape context and add architectural interest on a site which is currently only of low artistic and architectural interest.

As such it is considered that the proposed alterations will not harm the special interest of the conservation area and indeed it will sustain its character and the appearance as a whole (NPPF Paragraph 200).

1.3 Authorship

This heritage statement has been prepared by Stephen Levrant Heritage Architecture Ltd, which specialises in the historic cultural environment.

- Stephen Levrant [RIBA, AA Dip, IHBC, Dip Cons (AA), FRSA] – Principal Architect
- Maida Kaiser [Dipl.Ing.Ar, Mr. Arh] – Senior Architectural Conservation Consultant
- Daniel Cummins – [MA (Oxon), MSc, PhD] – Historic Environment Consultant

1.4 Methodology Statement

This assessment has been carried out using desk-based data gathering and fieldwork.

The methods used in order to undertake the study were the following:

1.4.1 Literature and Documentary Research Review

The documentary research was based upon primary and secondary sources of local history and architecture, including maps, drawings and reports. Attention was given to the RIBA Library and Archives, the London Metropolitan Archives and the Haringey Archive and Local History Service located at the Bruce Castle Museum.

Dates of elements and construction periods have been identified using documentary sources and visual evidence based upon experience gained from similar building types and construction sites.

1.4.2 Area Surveying

A survey of the surrounding area was conducted by visual inspection to analyse the site and identify the relevant parts of the Highgate Conservation Area and any other identified heritage assets that would be most affected by the proposed works. Consideration has been given to the Bishop's Sub-Area of the Conservation Area, its historical development and the building types and materials of key buildings which contribute to the identification of the built form and the understanding of the special character of the area.

1.5 Planning Policy Guidance and Legislation

The assessment of the alterations on buildings in a conservation area has been prepared taking into account the information contained in:

- *National Planning Policy Framework (NPPF)*, 2019, updated 2021
- *Planning Policy Guidance (PPG)*, 2019
- *London Plan*, 2021
- *Haringey Development Management Policies*, July 2017
- *Haringey Strategic Policies*, 2013 with alterations July 2017
- *Highgate Conservation Area Character Appraisal and Management Plan*, 2013
- *Historic England Good Practice Advice Note 1: Conservation Area Appraisal, Designation and Management*, 2019
- *Historic England Good Practice Advice Note 2: Managing Significance in Decision-Taking in the Historic Environment*, 2015
- *Historic England Good Practice Advice Note 3: The Setting of Heritage Assets*, 2017
- *Historic England Good Practice Advice Note 12: Statements of Heritage Significance*, 2019
- *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment*, English Heritage, 2008

2 GENERAL INFORMATION

"Guildens", 16 Courtenay Avenue, London, N6 4LP is located on the east side of Courtenay Avenue and within the Bishop's Sub-Area of the Highgate Conservation Area, London Borough of Haringey (Figure 1). Courtenay Avenue is a private cul-de-sac on the north side of Hampstead Lane with controlled access. The house is set back from the street behind a largely open front garden. The large rear garden backs onto the rear gardens of houses on Compton Avenue to the east, but is currently overgrown with bushes and large trees; there is a substantial amount of hard landscaping which includes a tennis court.



Figure 1: The location of the subject site (outlined in red).

2.1 Statutory sites

The site forms part of the Highgate Conservation Area designated by Haringey Council in 1967 (Figure 2). It lies within the 'Bishops' sub-area as identified in the '*Highgate Conservation Area Character Appraisal*' (2013). There are no statutorily protected buildings on the subject site. There are no statutorily listed buildings or locally listed buildings on the street. (Figure 2a).

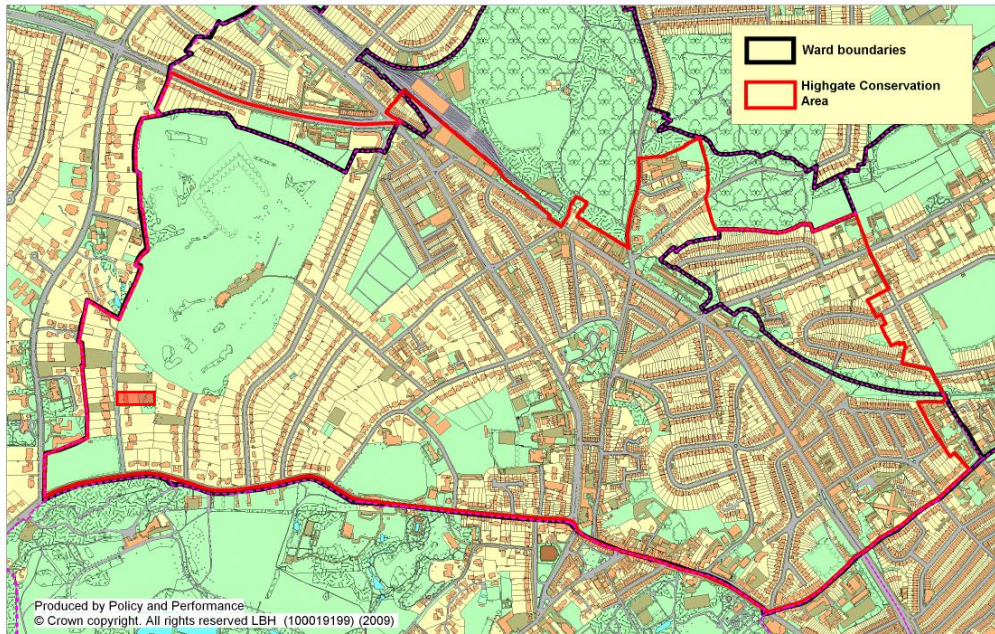


Figure 2: Highgate Conservation Area Map (the subject site outlined in red).

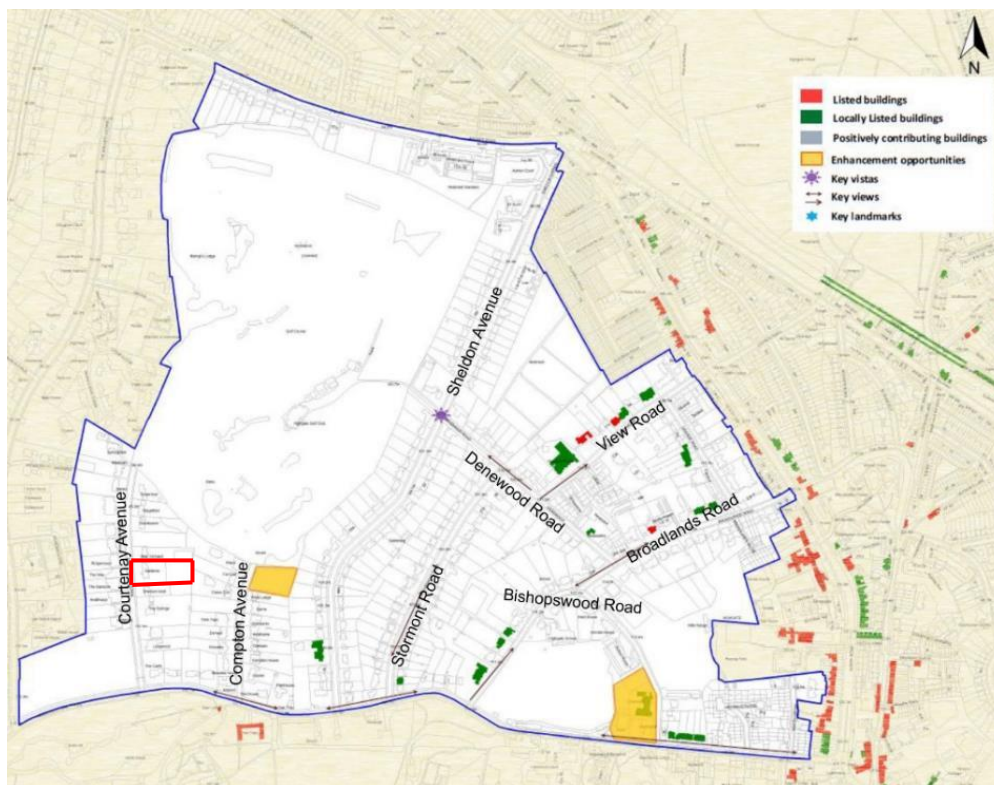


Figure 2a: Map of the Bishops Sub-Area (the subject site outlined in red)

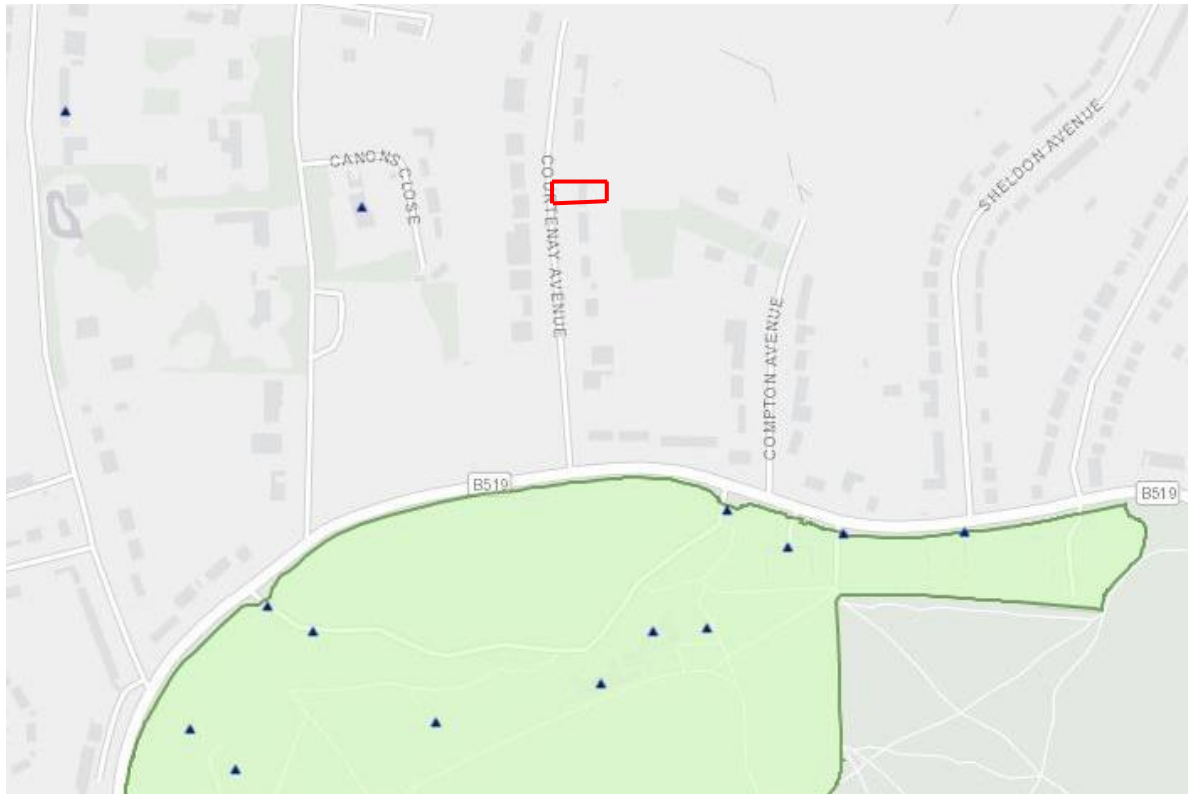


Figure 2b: Statutory listed buildings within approximately 500m of the subject site (subject site outlined in red) (source: Historic England)

The statutory listed buildings that are closest to the site (Figure 2b) are set out below:

2.1.1 Kenwood House Park and Garden

To the south of the site is Kenwood House Park and Garden. The Park and Garden itself is grade II* listed and Kenwood House which stands in the centre is a grade I listed 17th century stately home, remodelled by Robert Adam in the mid-18th century. There are numerous other ancillary buildings and structures associated with the house and gardens within the parkland as well which are listed:

- Kitchen garden walls to Kenwood nursery (grade II)
- Park Flats (grade II)
- East Lodge to Kenwood House and attached gateways (grade II)
- The Lodge House to Kenwood House and adjoining garden wall (grade II)
- Service Wing and outbuildings to Kenwood House (grade II*)
- Monolith (Empyreon) sculpture in grounds of Kenwood (grade II)
- Kenwood West Lodge with flanking gates and gate piers (grade II)
- Gate piers and Kenwood House
- Sham Bridge to south of Kenwood House (grade II*)
- Former Dairy Buildings to West of Kenwood House (grade II)
- Kenwood Farm (grade II)

2.1.2 Other Statutory Listed Sites

The only other statutory listed buildings and structures in the vicinity of the site are a telephone kiosk on Hampstead Lane (grade II) and two suburban houses, East Weald (grade II), 200m west of the site on Bishops Avenue and Spaniards Mount (grade II), 400m west on Winnington Road.

3 CHARACTERISATION APPRAISAL

3.1 Introduction

The Haringey Highgate Conservation Area was designated 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. In 1994 the Conservation Area was further extended to include properties on Shepherds Hill, up to the border of the Crouch End Conservation Area.

The Conservation Area has a varied townscape and character; accordingly, it has been divided into seven sub-areas based on historical patterns of development of the settlement, land ownership, and the architectural styles of the buildings within them. "Guildens" on Courtenay Avenue belongs within Sub Area 7: Bishops Area, which lies to the west of Highgate Village. Although NPPF 201 requires that the conservation area **as a whole** is considered for development proposals, the sub-area will be the area considered in this assessment; a plan of the area can be found above in Figure 2a.

3.2 The Origins and Development of the Area

Highgate originated as a hamlet at the south eastern corner of the Bishop of London's estate in the medieval period. Once part of the diocese of London, it was later divided between the parishes of St Pancras and Hornsey. There is evidence of buildings in Highgate village dating from the 15th century. In the 16th century it became a popular location for the wealthy to build their country retreats.

Highgate's main period of development was during the 18th century and in the 19th century, during which time it continued to attract people looking for healthier country living. However, over time Highgate Hill became hazardous and congested with traffic. In response to this, a by-pass was created, forming the Archway Road, which was originally intended as a tunnel under Hornsey Lane to the northeast of Highgate Hill. However, the tunnel collapsed during construction, and was converted into a cutting spanned by a bridge, which became a local landmark. This was later replaced by the present bridge with a much wider span to allow widening of the Archway Road.

The opening of Highgate (GNR) railway station in 1867 extended Highgate's boundaries to the south, east and north, to connect with the neighbouring communities of Muswell Hill and Crouch End. By the 1890s, the Miltons area in the southern part was constructed. Shepherd's Hill became a road instead of a bridle path and substantial houses began to appear on its south side by 1882.

Hampstead Lane is thought to date back to the middle ages and is believed to have run through the Bishop of London's park. In the early 20th century the south side was monopolised by the wealthy, and a series of isolated mansions were built; Beechwood, Kenwood and Caenwood Towers remain to this day. It was not until after the First World War that the lane became busy, with new streets being laid off it with new housing.

The area where Courtenay Avenue is located was formerly the Bishop's Wood, owned by the Bishop of London who used it as his hunting park. The Ecclesiastical Commissioners started developing the ancient Bishop's Wood from c.1900 to 1930. The Bishop's Wood became a suburb of large detached houses on large individual plots overlaid on a landscape with many oak trees and relics of earlier hedgerows and field boundaries. The building leases from the Ecclesiastical Commissioners stipulated plot size, prime cost and sometimes the rate of development, all of which ensured the quality and nature of the streetscapes.

Developer Walter Quennell (brother of architect Charles Henry Bourne Quennell, one of the leading practitioners of the "free style" movement in Hampstead) was a well-known developer within the Bishop's Wood area and throughout Hampstead. He designed and built several of the houses in the area in a free English domestic style, influenced by the dialect of the late Arts and Crafts and the restrained classicism of Neo-Georgian, which also influenced other architect's designs within the area.

Large houses displaying a mixture of designs mainly by C H B Quennell and Christopher Cooper were built over the following decade. Christopher Cooper, although not a registered architect, is believed to have worked for Walter Quennell in the 1920's as his in-house architect.

3.3 Map Progression

The following maps show the development of the area from 1872 to 2016. The area marked in red shows the exact or approximate location of the subject site.

1. 1872 Stanford's Map
2. 1915 Ordnance Survey
3. 1935-6 Ordnance Survey
4. 1976 Ordnance Survey
5. 2016 Plan of Courtenay Avenue

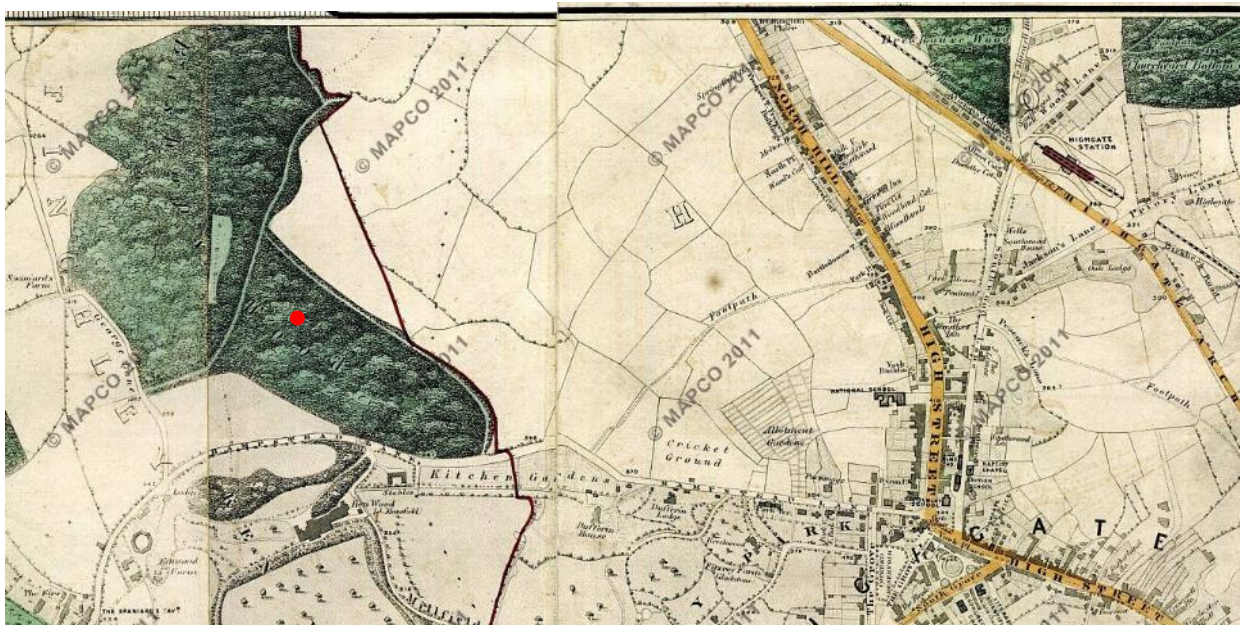


Figure 3: Stanford's Map (1872).

In 1872, the woodland known as Bishop's Wood still covered a considerable area. Hampstead Lane ran east-west and was the historic ridge road linking Highgate with Hampstead. There was no development north of Hampstead Lane; immediately west of Highgate High Street were allotment gardens and a cricket ground. The land between Hampstead Lane and North Hill was still fields. The subject site was located within the Bishop's Wood at this time (indicated by a red dot).

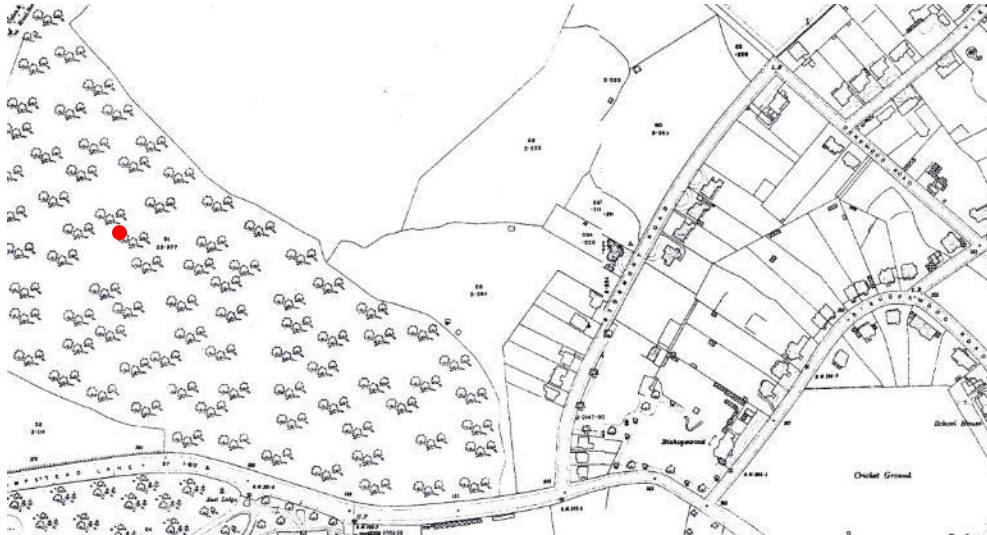


Figure 4: 1915 OS

In 1915, the woodland was still intact to the west but development of the fields north of Hampstead Lane had begun. Stormont Road had been laid in a gentle curve connecting Hampstead Lane with Denewood Road, which led through the fields to the north-west to the golf club which had been established in 1904. The first houses in Stormont Road had been built in 1906 near Hampstead Lane. There was still no development west of Stormont Road.

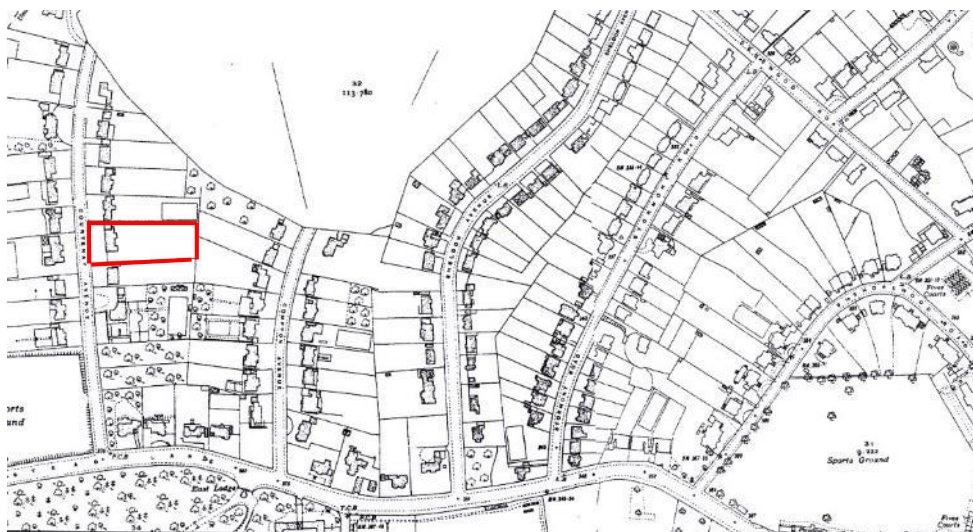


Figure 5: 1935-6 OS

Only twenty years later, the woodland had been cleared to make way for significant development.

Compton Avenue, Courtenay Avenue and Sheldon Avenue had all been laid by 1920 with the houses spaced out in large plots. The former two terminated at the golf course, whereas Sheldon Avenue curved to link with Denewood Road. Stormont Road was fully developed, and buildings now extended north-east on Denewood Road towards the golf course. The subject site of 'Guildens' had been built by 1933 to designs by C H B Quennell on the east side of Courtenay Avenue within the former wooded area.

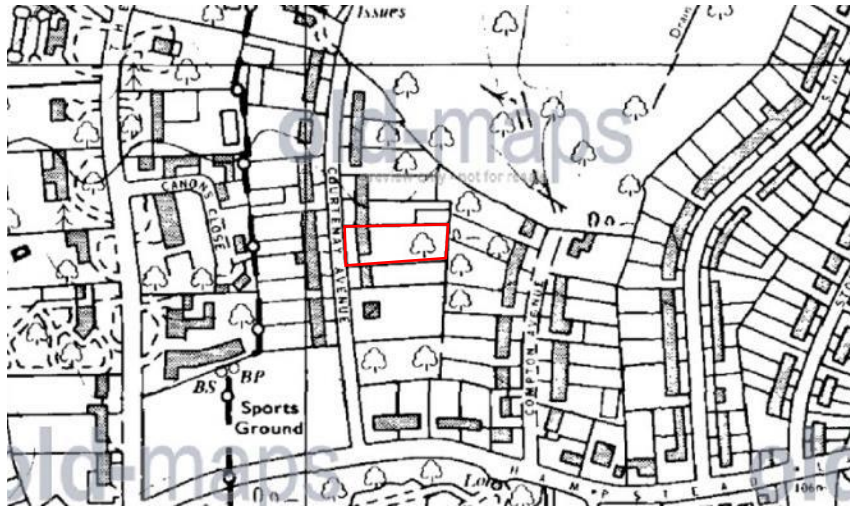


Figure 6: 1976 OS

By the 1970s, Sheldon Avenue had been extended north from Denewood Road to Aylmer Road. Two large blocks of flats were built at the northern end abutting Aylmer Road. Open space was maintained in the form of the golf club and the sports ground at the south end of Courtenay Avenue. Apart from some demolition and rebuilding, there has been no further development in this area.



Figure 7: Plan of Courtenay Avenue showing the extent of redevelopment (subject site outlined in red) – please see the detailed diagram in DAS (pg 6) for further details

-  demolished original houses
-  original house designed by Quennell
-  new houses on vacant plots

Although much of the area was developed within a few decades during the early 20th century, demolition and rebuilding on Courtenay Avenue has meant the houses that presently line the street are of a wide range of dates from the 1920s until the present time – only six houses out of twenty-two are now original or early. The Council granted consent for the demolition of ‘Ridgefield’ in 2013 (21) replaced by a substantially larger new dwelling than the original building, whilst the demolition of ‘Somerlese’ (22) was allowed at appeal in 2016 and the replacement dwelling now completed. Furthermore, Branksome (20) was granted for demolition and replacement house in 2021 and is currently under construction.

The following list demonstrates the extent of redevelopment on the road:

1. **High Birch** - the original house is thought have been designed in 1928 by C.H.B. Quennell. The first house was demolished in 1990 and a new house built in place with a substantially larger footprint. The new design has symmetrical brick composition with adoptions of Neo-Georgian components.
2. **Red Gables** - the original house is thought have been designed in 1930 by Christopher Cooper. This was demolished in 1994 and a new house built in place with a symmetrical new front with a northern wing incorporating a garage.
3. **Heathways** - the house was designed in circa 1929-1930 by architects Meakin Archer & Co in brick with a tiled roof. The house reflected a number of familiar C.H.B. Quennell’s details from his commissioned work in the Templewood Avenue area before WW1. Original house demolished in 2006 and new Neo-Georgian house built on site (HGY/2006/0270 and HGY/2006/2411).

- 4&5. **Three Oaks (with White Lodge)** - the house has now been demolished but was originally a Christopher Cooper design. White Lodge is extant.
6. **Ridgemount** - the house was designed by T. M. Wilson FRIBA, architect, in 1928 and has since been demolished, with a new house built on the site.
7. **Oakbank** - the house was designed by Christopher Cooper in 1928; it has since been demolished and replaced by a house which is an "Arts and Crafts" imitation that follows a footprint comparable to that of Ridgemount.
8. **Woodlands** - Woodlands was designed by Browett Taylor & Co., a firm of surveyors. However, the original building was demolished, and the site was redeveloped in 1997.
9. **Courtenay House** - the house was designed and produced in 1929 by C.H.B. Quennell. The plot is the largest on the street, and the house was once the most unspoilt and handsome of original houses in Courtenay Avenue. The house was demolished recently, and a new large Neo-Classical house built.
10. **Greenbanks** - the house is another example of Christopher Cooper work, designed in 1929.
11. **Hillsdown** - a house designed by Christopher Cooper in 1929; however, it was altered beyond recognition and has since been demolished.
12. **Sproughton** - a house designed by Christopher Cooper in 1927; the house is set back beyond the end of the avenue and therefore cannot be seen from the street; it was purportedly the earliest to be designed, and relates spatially more closely to White Lodge and the houses on The Bishop's Avenue.
13. **Longwood** - the house is fairly modern; the site was vacant till the 1980s. The design is simple, clean and not driven from the developments of the original Courtenay houses.
14. **Fouzia** - the plot was vacant with the new house being developed relatively recently. The design has no links to the "Arts and Crafts" movement, but deploys Neo-Classical design elements.
15. **The Rydings** - the house was designed in 1928, by T. P. Bennett & Sons. The house is concealed from public view as a result of dense planting.
16. **Bracken Knoll** - the house was designed in 1928 by Christopher Cooper. Consent was granted in 2017 for demolition behind the façade as an exact copy of a previously consented scheme from 2013-2014 (HGY/2013/2486), but it was not implemented, and the changes to front and rear elevations undertaken in *circa* 1990 remain extant.
17. **Guildens** - the house was designed by C.H.B. Quennell in 1928, although it is by no means his most successful design. Application for the façade retention scheme approved at the Appeal in 2021 and subsequently implemented.
18. **Blue Orchard** - the house was designed by C.H.B. Quennell in 1928; it is a simple design – however, externally has been altered very little and therefore one of Quennell's most original buildings to have survived on the street.
19. **Beaulieu** - the house was designed in 1930 by Christopher Cooper. Consent (2006/1910) was granted for demolition and reconstruction with a large Arts and Crafts house which is now complete.
20. **Branksome** - the house is a low-cost scheme, designed by an in-house draughtsman in Quennell's estate office, in 1930. The house is heavily concealed behind high hedges. Consent was granted for full demolition and replacement house in 2021.
21. **Ridgefield** - consent was granted in 2013 for its demolition and reconstruction as a Neo-Classical house, which was recently completed (HGY/2013/0131).
22. **Somerlese** – consent was granted on appeal in May 2016 for its demolition; September 2019 (HGY/2019/1481) for the construction of a new replacement house with garage currently under construction and in November 2020 (HGY/2020/2062) for the construction of a link between the

house and the garage.

3.4 Townscape Character

The streets within the Bishops Area are an excellent example of high-quality residential development of the early 20th century. The streets are wide with gentle curves or gradients and so there are several important views and vistas within the streetscapes. There are traditionally low boundary enclosures to the streets and gap views between buildings to rear gardens, which together with mature street trees, are valuable features to the green character of the streets.

Both Courtenay Avenue and Compton Avenue are similar in terms of layout and style of houses, the width of the road and the number of frontage trees. Both have large detached houses with views into Highgate Golf Club at their northern end. Courtenay Avenue has no formal pavements, just grass verges, which gives it a semi-rural feel. It has a slope of 6% from north to south, and there is also a slope across the road from west to east, with houses on the west side being above road level whilst those on the east side are below or level with the road.

The area is dominated by substantial residential buildings set within large plots. The buildings are, according to Pevsner, in "a free English domestic style". There have been a significant number of replacement houses in recent years along Courtenay Avenue which replace original Cooper and Quennell style designs. There has always been a mixture of styles on Courtenay Avenue, but there is no longer a recognisable "style" or period to the street. The replacement buildings are generally much larger houses of different architectural influence varying from contemporary to classical styles as well as being built closer together than the original layout (Figure 8). A plan which sets out the existing buildings within Courtenay Avenue can be found in Figure 7.

It is contended that Courtenay Avenue now derives a large part of its character and appearance from this continuing process of development, which constitutes both the historic and emerging characteristic of this Sub-Area of the Conservation Area. It is contended that the Conservation Area Appraisal underplays the positive role of the modern replacement buildings within the road; this is likely because some have received consent and been built following the publication of that document, but also because the emphasis of the analysis appears to be focused on the historic character and appearance as opposed to the present. Many of the replacement buildings are considered to be exceptional in their design and Neo-Georgian classical literacy and relate well to the historic and evolving architectural language, character and appearance of the road (Figure 8a); they must all therefore be regarded as either neutral or positive contributors to the character and appearance of the Conservation Area and Bishops Sub-Area.



Figure 8: Hyper-modern replacement houses, including The Villa and The Mansion, on Courtenay Avenue

It is also worth noting that Courtenay Avenue is somewhat of a pocket within the Bishop sub-area. It is a short, gated private cul-de-sac and does not form part of any recognised streetscape vistas. There is a manned security barrier at the entrance and the majority of people who access the road either on foot or in vehicles are residents, people visiting the residents or people who work in some capacity at the houses. Pedestrian footfall is therefore low and with limited access to the public a contained pocket is created. Within this pocket there are only six out of twenty two properties have not been re-built or reconstructed in the new style. Courtenay Avenue should be seen in its own context, its appearance is visually independent of the rest of the Conservation Area.



Figure 9a: Courtenay Avenue now presents substantial variation in styles and age of buildings, with uniformity only in building line and height; the replacement buildings are generally substantially larger in scale and depth than the original or early buildings.

The appeal inspector for the consented scheme (Appeal Ref: APP/Y5420/W/19/3243272) has noted the following about the character and appearance of the road: *"...given the considerable number of replacement or remodelled developments that have been permitted in Courtenay Avenue, this road no longer provides an example of high quality residential development of the period. This is exemplified on the opposite side of Courtenay Avenue very near to the appeal site where larger replacement dwellings have been constructed with relatively little separation distance between them. Its character and appearance has fundamentally changed as a result of these developments and the previous uniform and homogenous character of the road no longer exists. The character and appearance of the road as a whole and its contribution to the overall historic significance of the CA has lessened over time."*

3.5 The Contribution Made By Open Spaces and Other Natural Elements

Within the Bishops Area, the street trees and trees within gardens form a very important part of the suburban character and appearance of the area. The sports facilities associated with the Highgate School and the Highgate Golf Club are the only major large open spaces, which are important in creating the setting for Highgate Village and maintaining a sense of separation from the surrounding urban area.

The spacious private house plots provide an attractive landscape setting to the area. These are generally not accessible to the public, but contribute to the character and appearance of the Conservation Area due to the presence of mature trees which form the backdrop and setting for the residential areas and relate to this history of the formerly wooded area. Gardens help to separate

different areas of urban development by forming green corridors that break up the built-up areas and provide valuable habitats and routes for wildlife.

3.6 Local Details and Materials

The predominant building material within the area is brickwork, usually red bricks but there are also examples of yellow and dark London stock bricks. 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 Regency Italianate and Gothic alongside Arts and Crafts details such as timber framing and tile hanging.

The windows are equally varied. The majority consist of painted timber double sashes, mostly though not exclusively with glazing bars; many are set within canted bays or even Venetian windows. Most buildings possess dormer windows at attic storeys. Hipped and gable roofs are finished in clay tile roofing, some in slate, and frequently feature tall brickwork chimneys.

3.7 Negative Factors

The negative factors are attributed within the Conservation Area Appraisal to the loss of features, and the remodelling or complete demolition and rebuilding of houses that are not in keeping with the character of the area. As asserted above, however, the "character of the area" varies considerably and indeed Courtenay Avenue is characterised by a continuous process of change with buildings from a variety of periods and in a number of different styles.

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 front-garden parking has a negative impact on the green and wooded character of the area.

4 ASSESSMENT OF THE SITE

4.1 Background

Courtenay Avenue was laid out by 1920 on the north side of Hampstead Lane. It is believed that Quennell designed four houses on Courtenay Avenue: High Birch, Guildens, Blue Orchard and Courtenay House. The remaining early houses are thought to have been designed by other architects, primarily Cooper, but also other Arts and Crafts inspired architects such as Thomas Wilson. The road was therefore originally a visually coherent avenue of Cooper and Quennell-style houses, although as outlined above this is no longer the case.

The original plans of Guildens (originally known as Belton House) were drawn up by Quennell in 1928 and the application was submitted in 1929. After a number of false starts in relation to drainage and flooding, the building was not completed until 1933. The building was designed in a restrained classical neo-Georgian style with simple bracketed eaves, brick corner pilasters, and a pedimented entrance bay with Doric porch. The windows comprised two-light casements with square leaded panes. The shallow hipped roof was covered with clay tiles and the brick chimneys were characteristically prominent and moulded with 'panels'. The main house was symmetrical and comprised seven bays with a central entrance bay; on the north side the cornicing became simpler with brick dentils beneath two different roof planes of lower height, denoting the location of the service wing. Two pairs of timber garage doors with top lights were located to the north side of the service wing at ground floor level (Figure 9). The rear elevation was designed with two projecting wings under hipped roofs with the same understated detailing as the front elevation with a clear separation between main house and service wing (Figure 10).

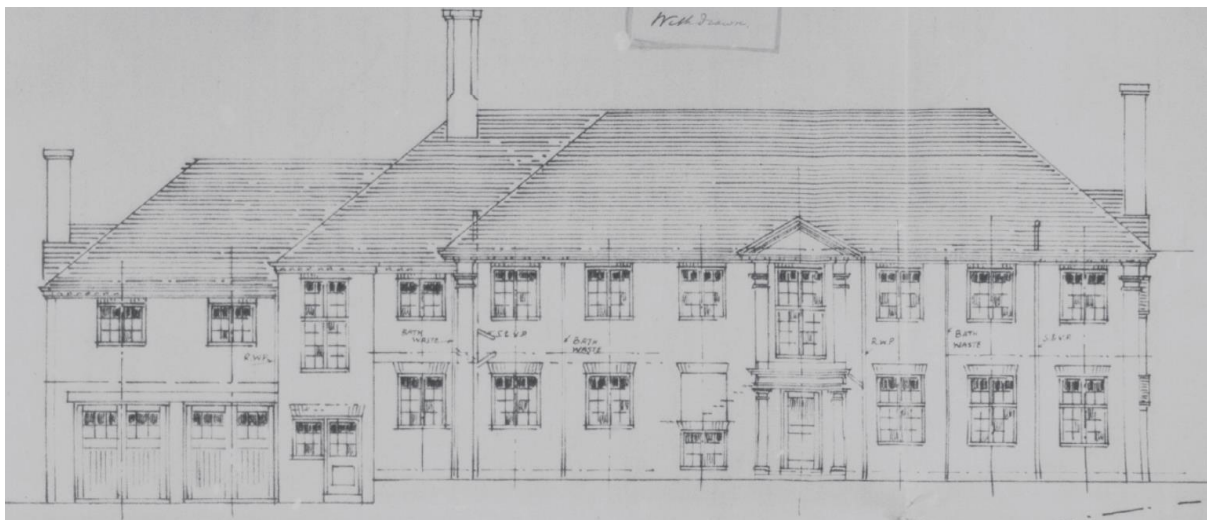


Figure 10: Quennell's original 1929 design of the front west elevation (Haringey Building Control).

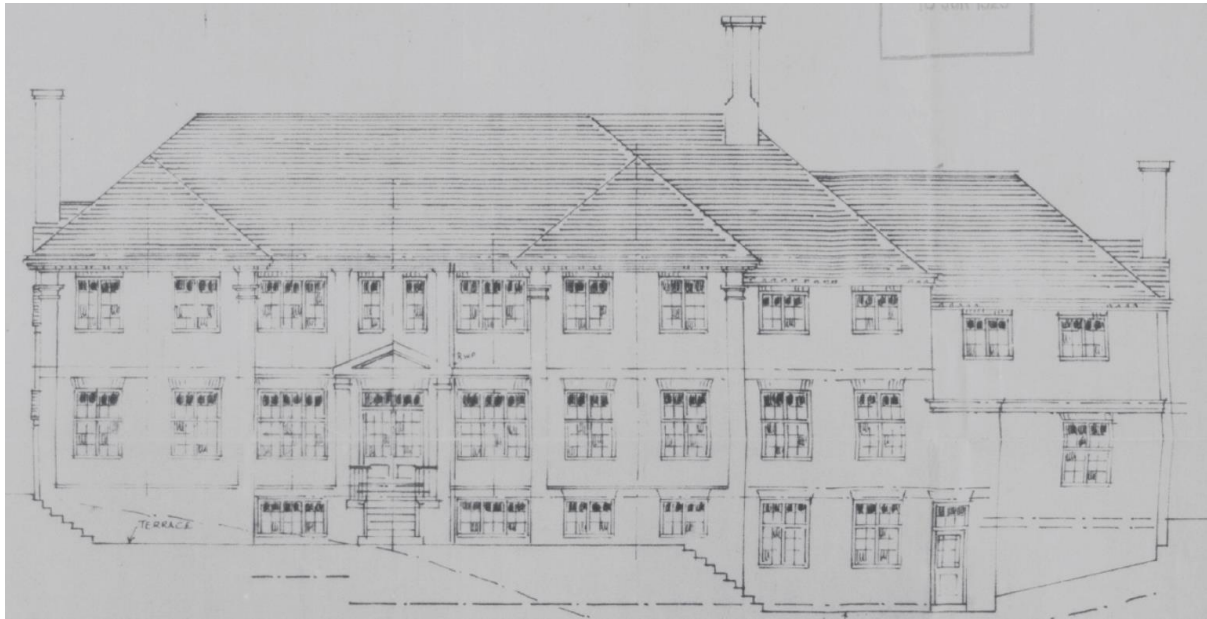


Figure 11: Quennell's original 1929 design of the rear east elevation (Haringey Building Control).

The plan of the house was designed over two storeys with a semi-basement. The latter had windows and openings to the rear only and extended beneath the entire footprint of the house except for the south wing. Following Quennell's social concerns for servants' welfare, none of the service rooms were located at this level of the house. Fronting the garden was a dancing room with a raised dais at the south end, likely a specific requirement of the client. The only other rooms at this level included wine and coal stores and a heating chamber (Figure 11).

The ground floor comprised the principal rooms of the house (dining room, drawing room and library) leading off a spacious central hall that linked the main front entrance with the rear garden. The main staircase was located to the side of the front door. The north side of the ground floor comprised the service rooms (kitchen, scullery, larder, tradesmen's entrance and garage) which were separated from the principal rooms and hallway by a doorway adjacent to the stairs (Figure 12). The first floor was laid out with a long north-south axial corridor with all the bedrooms located on the east side overlooking the gardens; the principal bedroom on the south side had a dressing room and bathroom located immediately opposite to create a master suite.

Again, the servants' rooms were located on the north side with three maids' bedrooms and a bathroom accessible from the back stairs (Figure 13). The landscaping of the rear gardens was also designed by Quennell on a number of different land levels: the main rear doorway leading from the hall opened out onto a walled terrace and formal rose garden. To the north side of the house at a lower level was a further "lower garden". To the east of these more formal gardens at a slightly lower level was a tennis court followed by a "wilderness" which was left as wild and unlevelled with paths laid out between the trees.

Historically with the exception of a planning permission to demolish the house and erect two new 'contemporary-style' houses on the plot in 1964 (not implemented), there is no planning history associated with "Guildens". Requests were made to the borough in 1948 for obtaining a licence for

the conversion of the house into two self-contained apartments, although this also does not appear to have been pursued. The most recent consent (ref: HGY/2019/1168) was allowed on appeal (ref. APP/Y5420/W/19/3243272) in December 2021 for the demolition of existing dwelling with retention of front facade and erection of replacement two-storey dwelling and associated extensions. This consent has since been implemented.

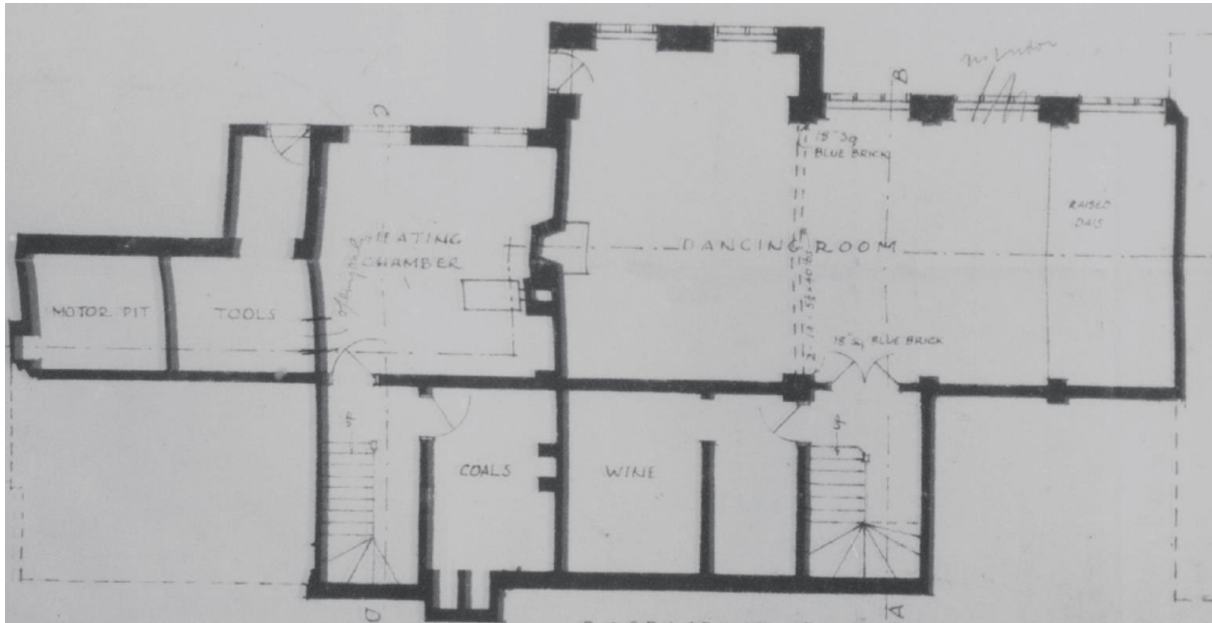


Figure 12: Quennell's original 1929 plan of the lower ground floor (Haringey Building Control).

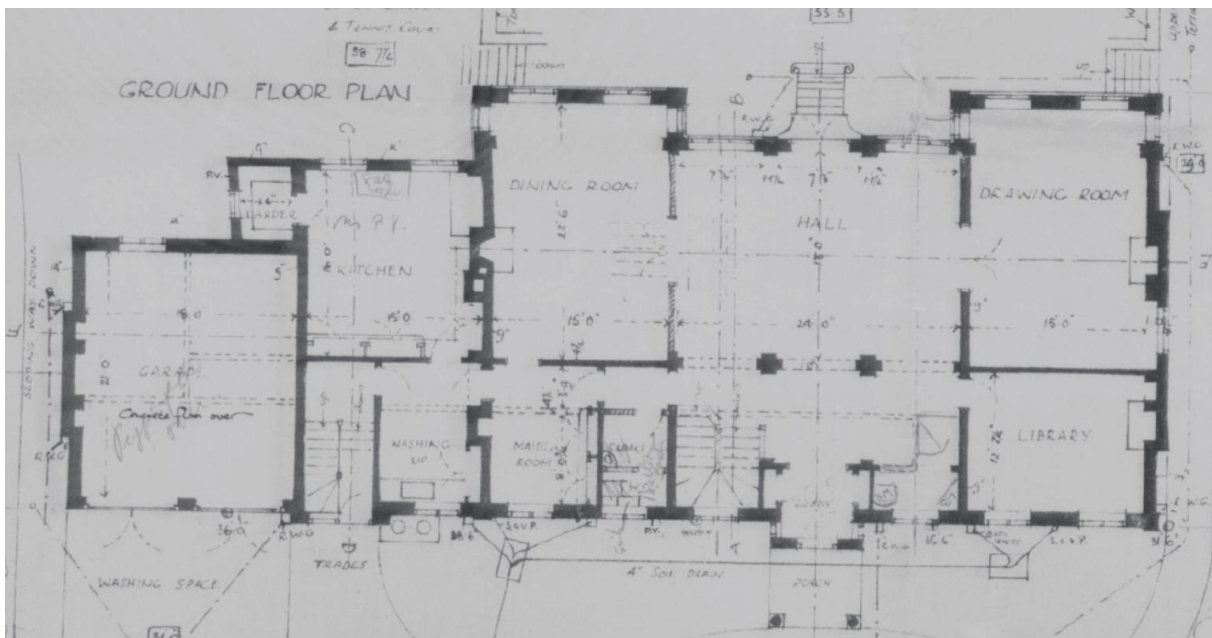


Figure 13: Quennell's original 1929 plan of the ground floor (Haringey Building Control).

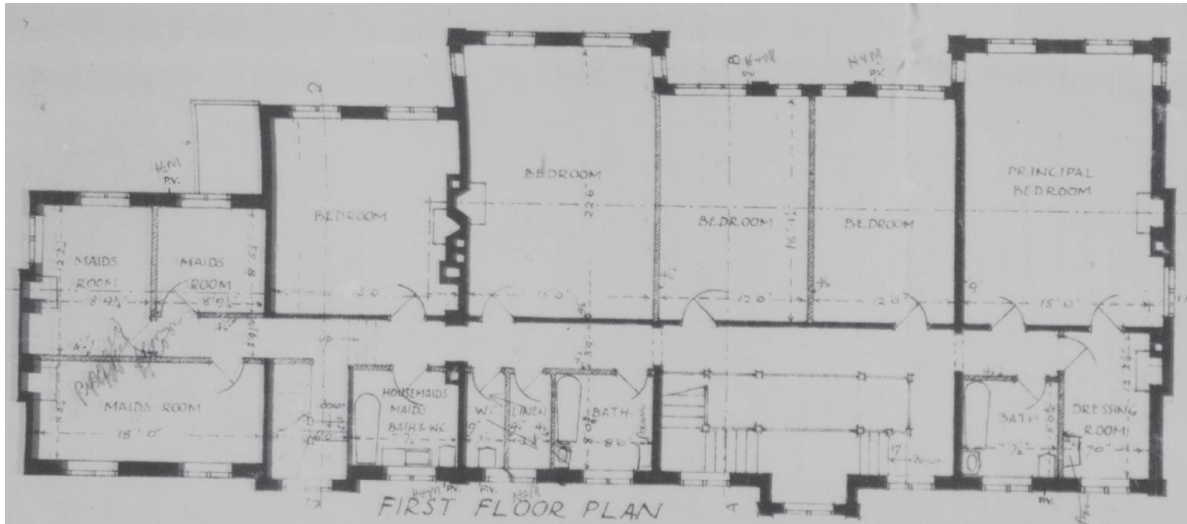


Figure 14: Quennell's original 1929 plan of the first floor (Haringey Building Control).

4.2 The Architect: C H B Quennell

The architect of "Guildens" was Charles H B Quennell, one of the leading exponents of the "free style" of architecture at the beginning of the 20th century. He is best-remembered for his extensive work on moderate-sized country and suburban houses. Examples of his country and suburban houses in the vernacular revival style were illustrated in a number of early 20th century volumes (Figures 14 to 16). His architecture promoted the concept of keeping a building simple and articulating it with a few well-considered high-quality crafted details – his best buildings were "charmingly understated" with subtle quoins, eaves details and chimneys and with beautifully handled fenestration and no unnecessary ornamentation (Collins, 2005). The plan forms of houses also received considerable attention from Quennell, with particular emphasis on the welfare of servants and incorporating a practical and efficient layout.

The Bickley Park estate (1904-1914) in Bromley is generally regarded as his most successful set-piece development, combining the formal but asymmetrical neo-Georgian style with the informal neo-vernacular. After the First World War, Quennell's work never returned to its pre-war peak, with mostly standard neo-Georgian houses built during the 1920s in conjunction with his developer brother Walter in Hampstead. These later neo-Georgian buildings were more uniform in their design and detailing, lacking the subtle variations and range of scales and detailing which was so lauded in his earlier work, or the forward thinking neo-Palladianism of his other later work (McKellar, 2007).

In 2005, it was reckoned that some 83 per cent of surviving Quennell buildings had some form of recognition either through statutory listing or Conservation Area designation (Collins, 2005). All of Quennell's twenty-six Grade II statutorily listed buildings include his pre-war work located in Hampstead following an English Heritage re-survey in 1999; these include houses on Ferncroft Avenue, Oakhill Avenue, Heath Drive and Redington Road. This demonstrates that Quennell's pre-war work was and is regarded as having a special architectural interest. It is noteworthy that none of his post war work in Hampstead, including "Guildens", was included on the statutory list following the 1999 review.

Indeed, the comparison of the statutorily listed works of Quennell with "Guildens" immediately reveals a lack of quality and relatively poor architectural expression in the latter. The plan form and articulation of "Guildens" is basic and even banal, the massing is without features being virtually two simple enjoined cuboids, with a poorly scaled centre piece. Contrast that with the masterly massing articulation and refined details of his universally acknowledged better houses as illustrated in Figures 14 to 16 below.



Figure 15: An example of Quennell's early 20th century neo-Vernacular work at Camberley, Surrey – illustrated in *Country Cottages* (Elder, 1906)



Figure 16: A pair of semi-detached houses in Hampstead in a more classical style – illustrated in Quennell's own book *Modern Suburban Houses* (1906).



Figure 17: A pair of semi-detached houses in Hampstead in an asymmetrical classical style – illustrated in Quennell's own book *Modern Suburban Houses* (1906).

4.3 Original House Photographs (front elevation only)

Front - West Elevation. With the exception of the replacement of the original timber and glazed garage doors to the north side, this elevation remains largely unchanged since built, using simplistic detailing in the restrained neo-Georgian classical style with a subtle separation between principal house and service wing. The unsightly modern shuttered metal garage door is entirely inappropriate to the character of the building and detracts from the Flemish bond brickwork with blue headers. It is considered that the north service wing was not a particularly successful aspect of Quennell's design, creating a somewhat unbalanced façade which appears as if there were over-dominant later extensions rather than the service wing being an integral but subservient part of the original design as displayed in many of Quennell's earlier works. The porch and centrepiece are weak and poorly proportioned and offer the only element of articulation in the main façade. Only the main section of front elevation consisting of seven bays is to be retained as part of the extant consent for demolition of the house (ref: HGY/2019/1168).



5 SIGNIFICANCE APPRAISAL

5.1 Introduction

The NPPF (Para 189) states that *"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 also be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on that significance."*

Significance is defined by Historic England as *"The sum of the cultural and natural heritage values of a place, often set out in a statement of significance"*.

A significance assessment has been provided to ascertain historical development of the property and its contribution to the conservation area. It outlines the findings of the background research, based upon visual inspection of the building and its setting, and primary and secondary sources of local history and architecture, including maps, drawings and reports.

The appraisal of significance is the result of desktop research and analysis and a site visit conducted in order to inform the understanding of significance.

Significance is determined on the basis of statutory designation and professional judgement. Our approach for determining significance builds upon our professional experience and the guidelines contained in two main national documents: the DCMS 'Principles of Selection for Listing Buildings' (November 2018) and in the Historic England's 'Advice Note 12: Statements of Heritage Significance' (October 2019).

The first document states that the special interest of a building is determined based on its Architectural and Historic Interest, assessed through the principles of Age and Rarity, Aesthetic Merits, Selectivity and National Interest. Historic England identifies three potential points of interest that can be held by heritage assets; artistic and architectural, historical and archaeological.

5.2 Assessment criteria

This descriptive appraisal will evaluate the significance of the subject site against Historic England's criteria outlined in the aforementioned Historic England's 'Advice Note 12: Statements of Heritage Significance'. These points encompass the following points of interest and are in line with the statutory definitions set out in the NPPF:

- **Archaeological interest** There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- **Architectural and artistic interest** These are 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 skills, like sculpture.
- **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 meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

In order to determine the significance of a certain component of a heritage asset the sum of its artistic and architectural, archaeological or historic interest needs to be disaggregated and determined.

The grading of values is considered using three categories: **low, medium and high**.

5.3 Significance Assessment

5.3.1 Archaeological interest

Archaeological Priority Areas (APAs) were created in the 1970s and 1980s across Greater London as a means of identifying areas with high archaeological potential. Historic England is in the process of updating these assessments in coordination with each of the London Boroughs. Haringey's APA is due to be updated in the next five years, but the previous assessment of the area has not found Courtenay Avenue to hold any potential for archaeological interest. The only identified by the APA in the general area is Haringey's APA 3: Bishop's Lodge, medieval moated hunting lodge, Highgate Golf Course. Yet this area is over half a kilometre away from the site and is not considered to have any bearing on the site's archaeological potential. Furthermore, it is known that Guildens was built in an undeveloped area of woodland with no earlier recorded phases of building or occupation. As a result, the site has **low** archaeological potential and subsequently low archaeological interest.

5.3.2 Artistic and architectural interest

The aesthetic value of the Bishops Sub-Area resides in the number of original late "Arts and Crafts" buildings along with Neo-Georgian and free-style buildings that are common in the area along with its hillside like streets, providing magnificent views of the surrounding area and the greenery remaining from the previous woods.

The design of the original house elevational treatments at "Guildens" is in the restrained simplified classical Neo-Georgian style which characterised much of Quennell's later work but is clearly of much lesser quality than the architectural style of the majority of the houses on Courtenay Avenue (both historic and modern). The street elevation is somewhat unconvincing and lacks finesse and presence: the proportions and detailing are well below the standards of Quennell's more successful works; with the service wing appearing as if it were a series of over-dominant later extensions which disrupt the balance of the symmetry of the principal block. The porch and centrepiece are weak and poorly proportioned and offer the only element of articulation of the main façade. The existing metal garage door has been an unsightly modern addition. Moreover, the extant consent is for the demolition of the whole house apart from the main section of the front elevation consisting of seven bays including the entrance porch, which is the only element of the original house to remain and effectively be assessed. Works to implement this consent have already started on site. Whilst the extensive landscaping may enhance the aesthetic value, the large amount of hard landscaping, the overgrown trees and vegetation, and the poor and deteriorating condition of the tennis court detract from the aesthetic value of the rear gardens. **Artistic and architectural interest is therefore considered to be low.**

5.3.3 Historic interest

The building embodies the development of the Bishop's Wood area during the 1920s by the Quennell brothers. This is particularly the case on Courtenay Avenue which comprised large detached houses set within large plots. "Guildens" is one of several designed by well-known architect C H B Quennell on Courtenay Avenue, but it is not considered to be one of his best works. By the late 1920s, Quennell's architecture is acknowledged as becoming rather blander and less innovative unlike his

acclaimed suburban houses in the Hampstead area designed before the First World War, many of which are now statutorily listed.

Whilst the house may originally have displayed his characteristically restrained ornamentation, well-proportioned classicism, high-quality craftsmanship, and practicality of planning, the substantial loss of fabric, fixtures and fittings of interest, as well as architectural detailing have degraded further any potential historical interest.

The plan form of the original house was basic and typical of many large middle-class houses of its time, incorporating novel features such as integrated bathrooms and garages, whilst retaining servant's accommodation and a separate service wing albeit with a focus on an improved working environment. These technological improvements in the plan of houses were not early examples nor were they innovative by 1928. There are much better surviving examples of Quennell's work on Courtenay Avenue, including the adjacent Blue Orchard which is considered to be more original and innovative in its design and has a higher level of intactness. The house is not connected with any residents of particular note. **Historic interest is therefore low.**

5.4 Summary of Significance

The only possible source of significance of "Guildens" may be derived from some historical value of the association with Quennell. It is not considered, however, that the original house is in any way exceptional, particularly since there was very little if any surviving original or early fabric of interest and can at best be described as a shell. Furthermore, the works to implement the extant consent for demolition of the house have started on site and have further reduced the remnants of the original fabric.

The original house certainly did not represent Quennell's best and most innovative work. The elevations were somewhat unbalanced owing to the bulky design of the service wing, making the latter appear as poorly designed later extensions, although the front elevation of the principal house had some aesthetic merit in the quality of materials and symmetrical composition; aesthetic value of the rear elevation is considered to be low and it has also been altered by the commencement of the consented demolition works.

As noted by the inspector in the recent appeal decision (*ref. APP/Y5420/W/19/3243272*) *"The existing property is not on the statutory list, nor is it locally listed or included as a 'positive contributor' in the Highgate Conservation Area Appraisal and Management Plan 2013 (HCAAM). Though it remains as an example of the type and design of house that was typically constructed in this area with association with the Quennell brothers.... its design is unremarkable and it does not equate in architectural and visual significance to the earlier works of Quennell. The porch and centre piece of the building are of a poor scale in relation to the remainder of the building..."*

He also states: "There is no evidence that the existing dwelling has been identified in any local heritage list and I do not consider that it is of such quality or merit to justify as such as an asset."

It is therefore considered that **the subject site has a low overall significance.**

5.5 Appraisal of the Contribution of the Subject Site to the Conservation Area

The following questions contained in the Checklist "*Conservation Area Designation, Appraisal and Management*" (Historic England Guidance, 2016) might be asked when considering the contribution made by unlisted buildings to the special architectural or historic interest of a Conservation Area. A positive response to one or more of the following **may** indicate that the unlisted building makes a positive contribution provided that its historic form and values have not been eroded.

'Is the building the work of a particular architect of regional or local note?'

Response: Yes. C H B Quennell was well-respected architect who was responsible numerous suburban houses in the wider Hampstead/Highgate area; some of the best examples of his earlier work are now Grade II statutorily listed.

'Does it have landmark quality?'

Response: No. The building contributes to the overall character and appearance of the streetscape of Courtenay Avenue without having a strong individual presence. It is an example of house typically constructed in the area in the early 20th century.

'Does it reflect a substantial number of other elements in the conservation area in age, style, materials, form or other characteristics?'

Response: Yes. The building was constructed at the peak of the development of the Bishop's Area during the 1920s. Its use of materials and design and detailing in restrained neo-Georgian classical idiom reflects many of the characteristics of the area; however it is not considered to be one of the best examples within a Conservation Area that is very large with a vast array of building types and styles. The extensive mature planting and trees within the site reflects the wooded history of the area and its existing green character and appearance.

'Does it relate to adjacent designated heritage assets in age, materials or in any other historically significant way?'

Response: No. There are no adjacent designated heritage assets.

'Does it contribute positively to the setting of adjacent designated heritage assets?'

Response: No. There are no adjacent statutory listed buildings; the closest (Kenwood House) cannot be seen owing to greenery and distance.

'Does it contribute to the quality of recognisable spaces including exteriors or open spaces with a complex of public buildings?'

Response: No.

'Is it associated with a designed landscape e.g. a significant wall, terracing or a garden building?'

Response: No.

'Does it individually, or as part of a group, illustrate the development of the settlement in which it stands?'

Response: Yes. The house illustrates the development of the Bishop's Wood area. The front elevation possesses a tenuous relationship in age and style with other original and recent buildings on Courtney

Avenue in the neo-Georgian classical style, however it is weak in its architectural and townscape values when compared to some of its neighbours.

'Does it have significant historic association with features such as the historic road layout, burgage plots, a town park or a landscape feature?'

Response: No.

'Does it have historic associations with local people or past events?'

Response: No.

'Does it reflect the traditional functional character or former uses in the area?'

Response: Yes. The area has always been predominantly residential consisting of substantial detached dwelling houses.

'Does its use contribute to the character or appearance of the area?'

Response: No. The building has a limited presence in the public realm, and its construction, form, materiality and design are unexceptional.

5.6 Summary of Contribution to the Conservation Area

Based on the above assessment of a non-listed site within a Conservation Area, the subject site may only be considered to be a neutral contributor to the character and appearance of the Bishop's Sub-Area. Although there are a number of positive responses in the above checklist, the building itself is considered to be an unexceptional example of a house built during the middle phase of the development of the Bishop's Sub-Area in a neo-Georgian idiom. In addition, the gated form of Courtenay Avenue sets a tone of seclusion and exclusivity, making the building extremely difficult to appreciate from the public realm.

Furthermore, the recent appeal decision (*ref. APP/Y5420/W/19/3243272*) noted the following about the building's contribution to the conservation area: *"Given the prevalence of larger replacement dwellings in the road such as at Three Oaks, the lack of uniformity with the road as a whole considerably dilutes Guilden's contribution and value to the character and appearance of the CA....So in spite of some historic value from the association with Quennell and the early development the estate, these factors lead to my conclusion that overall it makes a neutral contribution to the significance of the CA."*

It is therefore considered that overall, **the subject site makes a neutral contribution** to the character and appearance of the Bishop's Sub-Area and the Highgate Conservation Area as a whole.

6 IMPACT ASSESSMENT

6.1 Introduction

Drawings of the proposals and Design and Access Statement have been completed by Wolff Architects. The proposed scheme is for the removal of the front façade of approved replacement dwelling (HGY/2022/2162) and installation of new façade with associated alterations to the roof.

The proposed development may have an impact on:

- The character and appearance of the Bishop's Sub-Area and the Highgate Conservation Area as a whole.

The impact assessment on the special interest of the Conservation Area takes into account whether the proposals cause substantial or less than substantial harm to the heritage assets by altering or eroding the authenticity and of the heritage values identified on the assets (aesthetic, historic, communal and evidential).

6.2 Impact Assessment Criteria

For the purpose of assessing the effects likely to result from the proposed development, established criteria have been employed. The impact of the proposal has been assessed against receptor sensitivities, ranging from:

- **Substantial (high) adverse:** a fundamental change in the appreciation of the resource and its historic context, or setting, involving the degradation of a cultural heritage site of national importance, or the demolition of any grade of statutorily listed building.
- **Moderate (medium) adverse:** a change that makes an appreciable difference to the ability to understand the historic context, or setting, resulting in extensive long-term change to the setting or structure of listed buildings.
- **Minor adverse:** effects which create dis-benefits to the historic fabric of the area, but may also provide benefits. May involve demolition of an undesignated historic building, or, limited encroachment upon a conservation area, or historic parkland, where intrusive views are created or slight impacts upon its integrity would result.
- **Negligible:** the development would not materially affect the status quo.
- **Minor beneficial:** perceptible improvement in the setting of, or structural condition of, or character of listed buildings or conservation areas.
- **Moderate beneficial:** effects which help to explain the significance and history of the site and surrounding area; ensuring the long-term future of Listed Buildings and any other buildings of architectural significance, by providing viable and appropriate uses; resulting in the loss of less significant fabric in the Listed Buildings, but enabling a viable long-term use for the buildings.
- **Substantial beneficial:** effects which ensure the long-term future of the most significant historic fabric by providing viable and appropriate uses and, impacts which improve the setting of a Listed Building or historic parkland and, which repair and conserve the most significant fabric of the Listed Buildings.

6.3 Consented and implemented development

The most recent approved planning application (ref. HGY/2022/2162, dated 12/09/2022) is for "Non-material amendment to planning permission ref: HGY/2019/1168 allowed on appeal (ref. APP/Y5420/W/19/3243272) on 23/12/2021 for the demolition of existing dwelling with retention of front facade and erection of replacement two-storey dwelling and associated extension to lower ground floor and the creation of a basement level; namely for the excavation of lightwell to rear, reposition external wall at basement and lower ground floor level, fenestration alterations and additions within lightwell, new balcony and green roof at 1st floor level, alterations to 2nd floor level dormer and alterations to roof."

Furthermore, a planning application for "Approval of details pursuant to condition 4 (Facade retention details) attached to planning permission ref. HGY/2019/1168 Allowed on appeal ref. APP/Y5420/W/19/3243272 dated 23/12/21 for the demolition of existing dwelling with retention of front facade and erection of replacement two storey dwelling and associated extension to lower ground floor and the creation of a basement level." (Ref. HGY/2022/1329) has also been consented on 15/06/2022.

The works to implement this consent are planned to commence within the next phase of demolitions which will leave only a fraction of the main facade remaining as highlighted on the below drawing.

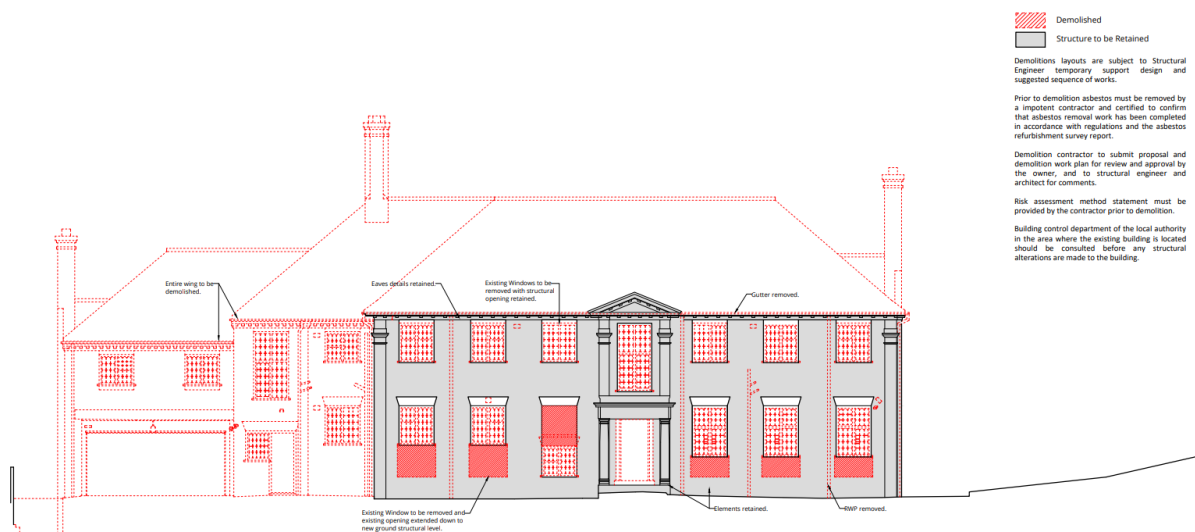


Figure 17: Front elevation demolition drawing (HGY/2022/1329)

6.4 Proposed Works

The NMA consent has identified only the front external wall and the porch as the original elements to be retained (Figure 18). This has also been established the preceding conditions discharge application for the façade retention details (HGY/2022/1329).



Figure 18: Proposed front elevation (HGY/2022/2162)

However, the retention of an existing facade created numerous conflicts with the rest of the scheme:

- Visually it restricts the architectural style and the proportions of the new property enforcing what was originally designed as a poor quality frontage on the rest of the house.
- The floor to ceiling heights needs to be retained rather low comparing to the modern living standards in the area.
- Retention of the front wall also compromises the sustainability benefits of what could otherwise be a fully and integrally insulated home

This has led to development of the current proposal which removes the previously retained elevation and porch and replaces it with a new street fronting elevation that reflects the traditional language of the original house but provides overall improved proportions and fenestration articulation (Figure 19).

The consented footprint, bulk and mass will be retained, as well as the established relationship to the northern neighbouring property. The current scheme will also preserve the asymmetrical positioning on site, with the north and south wings, which is a recognised part of the original design intent. The only discernible difference, apart from the front elevation, will be a slight increase in ridge height, removal of the middle chimney stack and additional third dormer at the main roof (which is indicated on the architectural drawings) to allow for better headroom internally, emphasize the main frontage and make a more balanced roof form and a better proportioned and consistent frontage. The side wings will maintain a lower ridge height in order to define the main bulk of the house.



Figure 19: Current proposed front elevation

The palette of materials and architectural language of the new façade will not replicate but will reflect that of the existing building, as well as the nearby buildings on the street, in order to fully integrate the proposal into its built context. The proposal is considered to be a high-quality and literate response to the restrained Neo-Georgian classicism of the Quennell design and reinforces the built character of the other multi-period buildings on Courtenay Avenue. There are no proposed changes to trees and approved landscaping proposal.

For full details of the proposed development please refer to the accompanying architectural drawings and Design and Access Statement by Wolff Architects.

6.5 Impact Assessment

Existing retained façade

As per the above assessment in chapter 5 (Significance Assessment) the subject site has low overall significance. The inspector also agrees that *"The porch and centre piece of the building are of a poor scale in relation to the remainder of the building..."* and that *"There is no evidence that the existing dwelling has been identified in any local heritage list and I do not consider that it is of such quality or merit to justify as such as an asset."*

In recognition of the limited aesthetic merits of the original front elevation design and the Courtenay Avenue streetscape, the replacement front elevation is proposed as a formal symmetrical façade with restrained simplistic Neo-Georgian classical proportions and detailing. Two new symmetrical projecting hipped bays framed with double height brick pilasters that refer back to the detailing of the original house, traditional sash windows proportions and hierarchy, classically designed, yet simple front porch together with the material palette all reflect the original building and the established architectural language of Courtenay Avenue and the Bishop's Sub-Area (Figure 19, Figure 20).



Figure 20: Proposed street elevation (Guildens highlighted in red)

Overall, the impact of the proposals – replacement of the front elevation – on the subject site itself is negligible. It is considered also that the proposed scheme complies with the NPPF and other national and local policies.

Conservation Area

As established in chapter 5 above the subject site makes a neutral contribution to the character and appearance of the Bishop's Sub-Area and the Highgate Conservation Area as a whole.

The impact of the removal of previously retained front facade on the character and appearance of the Conservation Area as a whole can only be considered in conjunction with the replacement front elevation which needs to demonstrate equal or better quality than the existing.

It has been established in a number of recent planning and appeal decisions within the Bishop's Area (including the most recent one for Guildens, as well as those at "Somerlese" on Courtenay Avenue and at Nos. 6 and 18 Stormont Road) that any potential harm caused by demolition within the Conservation Area can be offset by the erection of a replacement dwelling of sufficiently high-quality design which would bring a neutral or positive impact by at least preserving **or** enhancing the character and appearance of the area.

The design of the new proposed façade will represent a sympathetic approach respecting the context of the site and its surroundings in order to preserve the character and appearance of the Conservation Area as a whole, in particular the Bishop's Sub-Area (Figure 21).



Figure 21: Proposed long street elevation (Guildens highlighted in red)

The proposed front elevation will have increased ridge height to the main roof. The main chimney stack on the south elevation will also be increased in height proportionally to the roof.

Whilst the proposals are of an increased height to the main part of the roof, the generous plot width allows for this increase, meaning the proposed house remains comfortably sited within its historic plot in relation to the nearby buildings and the whole streetscape as evident from the street elevations above (Figure 20, Figure 21). The comparable maximum ridge heights of the surrounding houses on the east side of Courtenay Avenue (please see full details in DAS, pg 22) further empirically support this conclusion.

It is considered that the proposed new front elevation has an appropriate architectural language, scale and materials, and will be in keeping with the street scene and the character and appearance of the Bishop's Sub-Area and the Conservation Area.

The loss per se of the previously retained front facade¹ which makes an arguably neutral contribution to the character and appearance of the Conservation Area – causes "no harm" when replaced by a development of a similar quality.

Views along Courtenay Avenue towards the subject site (Figure 22, Figure 23, Figure 24) are restricted by the topography, neighbouring buildings and vegetation; the subject site is only ever partially visible within the public realm (please also see massing diagrams in DAS) . In view of the above assessment and the below visuals comparing the consented scheme with the current proposal, it is considered that the proposed development will not have any adverse impact on these views, but rather will preserve the character and appearance of the Courtenay Avenue and also offer some enhancement in the ability to appreciate and understand some of the key elements of its significance as the new building and landscaping will be designed to the highest standards.

The essential architectural characteristics and attractive landscape setting of Courtenay Avenue which contribute positively to the character and appearance of the Bishop's Sub-Area will be sustained by the proposals. The replacement of the original front elevation with the proposed replacement will not detrimentally affect the significance of the Conservation Area and the character and appearance of the Bishop's Sub-Area will be sustained and enhanced to a minor extent.

¹ As noted by the inspector in the recent appeal decision (ref. APP/Y5420/W/19/3243272) *"The existing property is not on the statutory list, nor is it locally listed or included as a 'positive contributor' in the Highgate Conservation Area Appraisal and Management Plan 2013 (HCAAM). Though it remains as an example of the type and design of house that was typically constructed in this area with association with the Quennell brothers.... its design is unremarkable and it does not equate in architectural and visual significance to the earlier works of Quennell. The porch and centre piece of the building are of a poor scale in relation to the remainder of the building..."*



Figure 22: View South-East along Courtenay Avenue (as consented above and proposed below)



Figure 23: View east towards the subject site (as consented above and proposed below)



Figure 24: View North-East along Courtenay Avenue (as consented above and proposed below)

One of the most fundamental aspects of the character of Courtenay Avenue and indeed the conservation area, is its continuing evolution. When this continuing process of change on the road and the large number of new buildings is considered, the proposal no longer becomes atypical within the streetscene; indeed, the proposal relates to many of the other nearby recent buildings in all of these design aspects.

The proposal will not appear out of character, but rather will sit comfortably within its wider streetscape context and add architectural interest on a site which is currently only of low significance.

Overall, the impact of the proposals on the character and appearance of the Conservation Area as a whole is therefore considered to be negligible – there will be no harm.

7 POLICY CONSIDERATION

Revised NPPF (2019)-Section 16

The NPPF is the principal policy guidance on the application of the 1990 Act, and the most relevant criteria for testing of applications for the development of heritages assets and other properties within the historic environment. As recommended by NPPF (July 2018), proposals for the alteration or redevelopment of listed buildings or buildings within conservation areas should be considered and based on an understanding of their significance.

Paragraph 189 of NPPF states that *'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 also be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on that significance'.*

NPPF Para 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. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation."

NPPF Para 190

"Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal."

NPPF Para 192

In determining planning applications, local planning authorities should take account of "The desirability of new development making a positive contribution to local character and distinctiveness."

Response:

It is considered that information provided with the application and in the above assessment is deemed to be proportionate to the unlisted building's in the conservation area significance and contribution made by their setting. It sets out the appropriate level of detail sufficient to understand the potential

heritage implications of the proposal in the above context, and in accordance with the proportionate approach advocated by national policy.

NPPF Para 197

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.

Response:

It is considered that the proposed development causes "no harm". The existing building is of low heritage significance and makes at best a neutral contribution to the character and appearance of the Conservation Area.

The design, materiality, articulation and detailing of the proposed new front elevation have been carefully considered in relation to the characteristics and setting of the site and its relationship with Courtenay Avenue character area and of the Conservation Area as a whole. Due cognisance has been taken of the views from the public realm and this has influenced and informed the design process. The new building will have slight increase to the height of the main roof, but it still relates well to the other nearby houses.

A leading objective of the proposed design has been to create a modern sustainable residential dwelling, whilst respecting the historic significance of the site and the Bishop's Sub-Area.

Therefore, there is no adverse or detrimental effect caused by the proposal and thus no harm; so that there is no requirement under NPPF for mitigation or an exposition of any other form of "balancing benefit".

NPPF Para 200.

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.

NPPF Para 201

Not all elements of a The HCA 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 HCA or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the HCA or World Heritage Site as a whole.

Response:

The appreciation of the character and historic values of the subject area have been a key consideration in the design concept of the proposals, driven by an approach aiming at memory and identity, sensitivity and viability. The proposal reflects those elements of the character area that have some aesthetic merit.

It is recognised that heritage assets are an irreplaceable resource and must be conserved in a manner appropriate to their determined significance. Furthermore, English Heritage "Conservation Principles" define 'conservation' as the active process of managing change. The Highgate Conservation Area is not a static place, particularly the Bishop's Sub-Area which has been subject to substantial change and, in order to remain a sustainable, welcome and pleasing place, they will continue to change.

It is considered that the proposed development causes "no harm". The existing building is of low heritage significance and makes at best a neutral contribution to the character and appearance of the Conservation Area. The Impact Assessment (Chapter 6) shows why the proposed works are appropriate to sustain the subject site's contribution to the character and appearance of the Courtney Avenue and the character sub area while reflecting and reinforcing elements that contribute to the special interest of the conservation area as a whole. No adverse impact or harm occurs.

Haringey Development Management DPD 2017

Policy DM1: Design

- A. All new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. 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.*
- B. Development proposals should 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.*
- C. Development proposals shall demonstrate how the landscaping and planting are integrated into the development as a whole. The Council will expect development proposals to respond to: a Landform; b Levels, slopes and the fall of the ground; c Trees on and close to the site; d Landscaped boundary and treatments; and e Any other significant biodiversity (including prioritising native over invasive species) on or close to the site.*
- D. Development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours. The Council will support proposals that: a Provide appropriate sunlight, daylight and open aspects (including private amenity space where required) to all parts of the development and adjacent buildings and land; b Provide an appropriate amount of privacy to their residents and neighbouring properties to avoid overlooking and loss of privacy detrimental to the amenity of neighbouring residents and the residents of the development; and c Address issues of vibration, noise, fumes, odour, light pollution and microclimatic conditions likely to arise from the use and activities of the development.*

Response:

The proposals will be of the highest standard of design by an architect of note with proven ability and a long-standing practitioner in the area. Careful consideration has been given to the scale, massing and height of the proposed development to integrate the proposal into the streetscape and local context. Given the prolific new larger developments on the road in the recent years, the contrasts between the ridge heights of the original 1930s and 1950s houses and the higher new houses now form a characteristic element of this part of the area. The existing building possesses low heritage value and makes a neutral contribution to the character and appearance of the area. The replacement new front elevation of appropriate design quality, detailing and use of materials which reflect the prevailing character of Courtenay Avenue and retaining and reinforcing views of landscape and greenery will preserve, maintain and enhance the character and appearance of the area and help to generate a stronger sense of place.

Policy DM9: Management of the Historic Environment

- A. *Development that conserves and enhances the significance of a heritage asset and its setting will be supported.*
- B. *Proposals affecting a designated or no 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. Applicants are required to submit with their planning application a statement describing the significance of the heritage asset(s) concerned, including any contribution made by its setting, along with an assessment and justification of the impact of the new development on the asset and its setting. 2.52 Haringey has several vibrant town centres including historic centres such as Highgate, Muswell Hill, Crouch End, Green Lanes, Bruce Grove and West Green Road. These have their own local distinctive character and history (further detail can be found in the Urban Characterisation Study). Historic shopfronts should be retained and replacement shopfronts should respect, and where lost, reinstate, traditional features such as shop front framework features, pilasters, brackets, fascias and projecting signs. This is especially important where the shopfront would have an impact on the significance of a heritage asset or its setting. 2.53 Poorly designed or excessively bright illuminated shop fascias, over-large or inappropriately sited fascias or signage can detract from the visual quality of the shopping area. Attention must therefore be given to designing fascias and signs that are in scale and character with the building and surrounding streetscape. 2.54 On-street dining facilities can add to the vibrancy of shopping centres or public squares. However, these should not disrupt normal pedestrian movement or other high street activities. Where possible, such facilities should integrate with the public realm of the surrounding area. Temporary furniture is important as it allows flexibility of the space to be converted back to public use. Consideration of smoking areas or shelters will be necessary and may require planning permission. The Council may consider limiting the hours of use through the use of planning conditions.*
- C. *When considering the impact of proposals on the historic environment, the Council will have regard to: a The priority given to sustaining and enhancing the significance of a heritage asset and its setting; b Character appraisals and management plans or other guidance, where they are available; c The preservation or reinstatement of original or historic form, fabric, function or character of the asset and its setting; d The relationship with adjoining and neighbouring uses, particularly where these are heritage assets of significance in their own right; e The desirability of securing a viable use for a heritage asset consistent with its conservation; f An understanding of and respect for significance of heritage assets as parts of measures to mitigate and adapt to climate change; and g The contribution that the sensitive utilisation of heritage assets can make to sustainable regeneration.*

- D. Conservation Areas - Subject to (A-C) 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.*
- E. 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. Listed and Locally Listed Buildings*
- F. In addition to (A-C) above, the Council will seek opportunities to secure the future of listed buildings particularly those on the 'Heritage at Risk' register, provided they: a Do not lead to substantial harm or total loss of their significance; b Retain and repair existing features and fabric, or, if missing, replace them in a sympathetic manner; 22 Development Management DPD Haringey's Local Plan Chapter 02: Design & C haracter c Do not harm the structural integrity or stability of the building or that of adjoining buildings or structures; and d Extensions are restricted to less significant parts of the building, relate sensitively to the original building and do not adversely affect the internal or external appearance or character of the listed building, curtilage or its setting.*
- G. Subject to (A-C) above, the Council will seek to protect the local distinctiveness of the Borough by sustaining and enhancing the significance of locally listed buildings. Archaeology*
- H. Proposals affecting a designated Archaeological Priority Area will be considered having regard to: a The significance of an archaeological asset and its setting; b The impact of the proposal on archaeological assets; and c The priority given to preserving and managing the archaeological asset and its setting in situ.*
- I. All proposals will be required to assess the potential impact on archaeological assets and where appropriate ensure adequate arrangements for the investigation, recording and archiving of assets of archaeological importance and engage with the relevant advisory organisations.*
- J. The Council will approve proposals for enabling development where it is demonstrated that: a It is the only viable means of securing the long term future of the asset affected; and b It is the optimum viable use, supported by an appropriate options appraisal; and c The proposals address relevant policies (A-I) above.*

Response:

As stated throughout this report it is considered that the proposed development conforms to the above tenets. It is understood to be a Local Authority objective to preserve or enhance the character and/or appearance of the Conservation Area as an area of special architectural and historic interest. It is considered that the proposed new development achieves a high standard of design that would provide enhancement to the baseline conditions on the site. The quality of design, materials, detailing and execution have been considered essential criteria in the design proposal.

Sustaining design values in the historic environment has been achieved by recognising and reflecting the integrity of the historic design concept and creating clear and coherent architectural dialogue with all the parts of the new work and the surrounding built environment.

The proposed development will value the landscape, architectural and historic assets through a positive response to the context and the special character of the Conservation Area.

Highgate Neighbourhood Plan, July 2017

Policy DH1:

Demolition in Highgate's Conservation Areas Proposals to demolish buildings and structures that are non-designated heritage assets will be subject to a balance judgement with regard to the scale of the loss and the significance of the asset. Any proposed replacement should make a positive contribution to the conservation area.

Response:

The loss per se of the existing building which makes an arguably neutral contribution to the character and appearance of the Conservation Area – causes "no harm" when replaced by a development of similar or superior quality. Its replacement with the proposed new elevation in an appropriate style, scale and height, using sympathetic materials and exceptionally high-quality design and detailing, would outweigh any potential harm.

The proposal will not appear out of character, but rather will sit comfortably within its wider streetscape context and add architectural interest on a site which is currently only of low heritage value.

It is considered that the proposal for the new replacement front elevation has an appropriate design and scale, and will make a positive contribution to the architectural style of the road and overall be in keeping with the street scene and the character of the Bishop's Sub-Area and the Conservation Area as a whole.

8 CONCLUSION

This heritage statement has undertaken detailed documentary research and a visual analysis of the subject site in order to establish the significance of "Guildens" according to the values set out by Historic England and the tenets of national, regional and local planning policy and guidance.

"Guildens" is a typical example of a large architect-designed suburban house dating from the 1920s and is not particularly distinctive or innovative in terms of its architectural design, plan form, decoration or craftsmanship. It is considered to be a rather poor example of a building designed by C H B Quennell, compared with his other surviving buildings on Courtenay Avenue (Blue Orchard), and particularly with his earlier suburban buildings in Hampstead, many of which are now Grade II statutorily listed. Moreover, the building is now a shell and has little or no historic and architectural interest.

Based on the characterization undertaken as part of this heritage statement, there is no prevailing form or architectural style on Courtenay Avenue, with the buildings ranging in date from the 1920s to the present day reflecting a variety of Neo-Georgian, Arts and Crafts, modern and 'free' styles; its character and appearance is derived from a continuing process of redevelopment, drawing on the architectural language of a variety of styles whilst always sustaining an exceptional quality of design.

It is considered that "Guildens" makes a neutral contribution to the character and appearance of the Bishop's Sub-Area and have low heritage value.

The NMA consent has identified only the front external wall and the porch as the original elements to be retained, as per the preceding conditions discharge application for the façade retention details. The current proposal which removes the previously retained elevation and porch and replaces it with a new street fronting elevation that reflects the traditional language of the original house but provides overall improved proportions and fenestration articulation

It is considered that the design of the new proposed façade will represent a sympathetic approach respecting the context of the site and its surroundings in order to preserve the character and appearance of the Conservation Area as a whole, in particular the Bishop's Sub-Area

Overall, the impact of the proposals on the character and appearance of the Conservation Area as a whole is therefore considered to be negligible – there will be no harm.

The proposals are considered to sustain the significance of the Conservation Area by preserving those elements that have been identified as contributing to its special interest, particularly on Courtenay Avenue and the Bishop's Sub-Area. It is therefore concluded that the proposed works will be justifiable and consistent with the spirit of local, regional and national planning policies and conservation principles.