

**12a View Road
Hornsey | LONDON | N6 4DB**

Proposed Garden Room



**CONSERVATION DESIGN & ACCESS STATEMENT
Incorporating a HERITAGE STATEMENT**

October 2023

Revision A

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1.0 HISTORY & STATEMENT OF SIGNIFICANCE

History and Background

12a View Road is located within the Highgate Conservation Area. The property was built in the late 20th Century (1996?) in the previously split grounds of 'The Grange', a large house also known as 'Whitefriars' on the 1950 OS Maps. The Grange seems to have been split into 3 properties in the early 1950s and the extensive gardens sold off. Multiple small developments have been built between the 1960's and early 2000's. The houses along the south side of the road have been renumbered to suit the additional properties formed from the grounds of the grange and the addition of View Close.

12a View Road sits perpendicular to the road off a private access road. The style of the building aping the early 20th century domestic vernacular of the area. The house is brick built with a red clay tile roof and features lowered eaves, dormers and gables following period buildings on the street.



Figure 1: Aerial View from 1920 showing the extent of the grounds of the Grange/Whitefriars. The site of 12 View Road bordered in Red

The site is shared between 12a View Road on the street boundary of the site with 12b View sitting behind. A shared access road links 12b to View Road. The front boundary of the site is low brickwork walls, brick piers and black metal railings. There is a heavy line of trees and hedges beyond the wall completely obscuring the building from the road.

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Figure 2: View of front boundary treatment of 12a View Road looking North-East



Figure 3: View of front boundary treatment of 12a View Road looking South-West



Figure 4: View of the existing garden. The existing paving area is centre image

Proposals

The proposal is for a new low-level garden room in the southwest corner of the existing garden. The building is finished in timber-style vertical composite cladding and an EPDM roof membrane. The aluminium doors and windows will be colour-matched to the cladding. The overall size will be 6.3m long by 4.3m deep (6.08m by 3.59m internally). The overall height of the building is 2.7m (highest point, eaves level 2.5m) with a mono-pitch roof. The front elevation has 2 large glazed windows with a centre single door. The internal area is 21.8m².

The building will sit on new screw pile foundations, minimising damage to existing root systems of protected trees and decreasing the area of presumably compacted soil, encouraging greater root growth. These foundations can be easily removed along with the building.

Statement of Significance:

12a View has little historical or architectural significance, being a modern infill plot with the previously wooded boundary to the grounds of 'The Grange'. This applies to all of the south side of View Road. The north side of View has survived much more intact than the south with a number of locally and nationally listed buildings.

On Haringey's local list:

No. 3 View Road – added to register 1st September 1976

No. 7 View Road - added to register 1st September 1976

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No. 17 & 19 View Road - added to register 1st September 1976

On the national listed buildings register:

No. 9 View Road – Grade II listed – 1380266 - added to register 20th April 2000

No.15 View Road – Grade II listed – 1109950 - added to register 30th June 1998

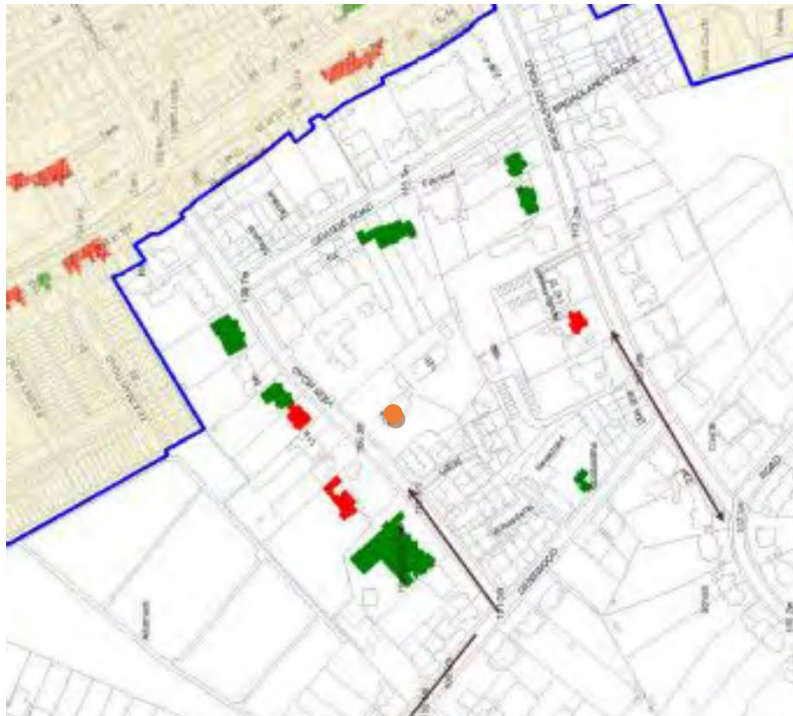


Figure 5: Layout of High Conservation Area (Bishop Area). Locally listed buildings shown green, nationally listed buildings shown red, the site in orange.

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2.0 PLANNING POLICY GUIDANCE

Planning Context: The property is not listed; however, it does lie within the Highgate Conservation Area. This means that the proposed garden room falls outside the permitted development for garden rooms. The garden room is a small ancillary structure hidden from the streetscape and conservation area key view by the existing tree line at the boundary wall.

Trees: Several trees on the site are covered by TPO as listed below:

TPO Ref	Tree Type	Amount	Location	Position	TPO date
TPO/2014/0907	Oak	11	10 & 12 View Road	Front	16/10/2014
TPO/2014/0908	Norway Maple	1	12 View Road	Front	16/10/2014
	Silver Maple	3	12 View Road	Front	16/10/2014
TPO/2014/0909	Lawsons Cypress	1	12 View Road	Front	16/10/2014
TPO/2014/0910	Turkey Oak	1	12 View Road	Front	16/10/2014

No trees will be removed, pruned or damaged as a consequence of the proposed garden room. The garden room sits between a *Quercus Ilex* oak tree to the south and a common hazel to the north. As previously stated, the garden room sits on fully removable screw pile foundations, minimising any damage to the roots.

Planning Policy: Most commonly garden rooms are covered as 'outbuildings' in planning terms by permitted development. However, this is removed on designated land, like conservation areas. The positioning and style of the building have been chosen to follow this permitted development guidance.

- The building is not forward of the principal elevation.
- The eaves height is 2.5m
- Is 2m away from any boundary.
- No raised platforms
- Uses less than 50% of the existing garden.

Accepting that the front dominant elevation (facing the private road) is the principal elevation rather than the road elevation, this garden roof would fall under permitted development and should be reviewed in this way during the planning process.

Highgate Conservation Area Character Appraisal And Management Plan

The current Character Appraisal and Management Plan was introduced by Haringey Council in December 2013 to guide the future of development in the Highgate conservation area. The conservation area is divided into 7 sub areas. 12a View Rd sits within the Bishops Area (Sub Area 7), named for the area historically being the hunting park of the Bishop of London.

The Conservation Area was introduced in 1967 and covered by both Haringey and Camden Borough Councils with further expansions in 1978, 1990, 1992 & 1994. The

conservation Area is in place to protect the Highgate village core and surrounding earlier 20th century domestic expansion, like the bishops area.

The bishops area is an area of large detached houses built between the wars with large mature trees from the previous hunting park. The introduction to the document picks out the bishops area specifically for its recent redevelopment with the demolition of period properties with modern contemporary, reproduction houses too big, too wide and too deep for the size of plots. This removes the visual gaps between houses.

Section 10.4.55 on View Road specifically, notes that 'No 12 on a wooded site is invisible from the road' which could be seen as both a good and bad thing. The repeating streetscape of houses has been broken by 12a & 12b View Road with the properties within the site 'turning their backs' on the street, however, historically this site was part of the grounds of 'the grange', which was a line of trees along View Road between the corner of Grange Road and 14 View Road (site of the previous 10 View Road) as seen in Figure 1 & Figure 6

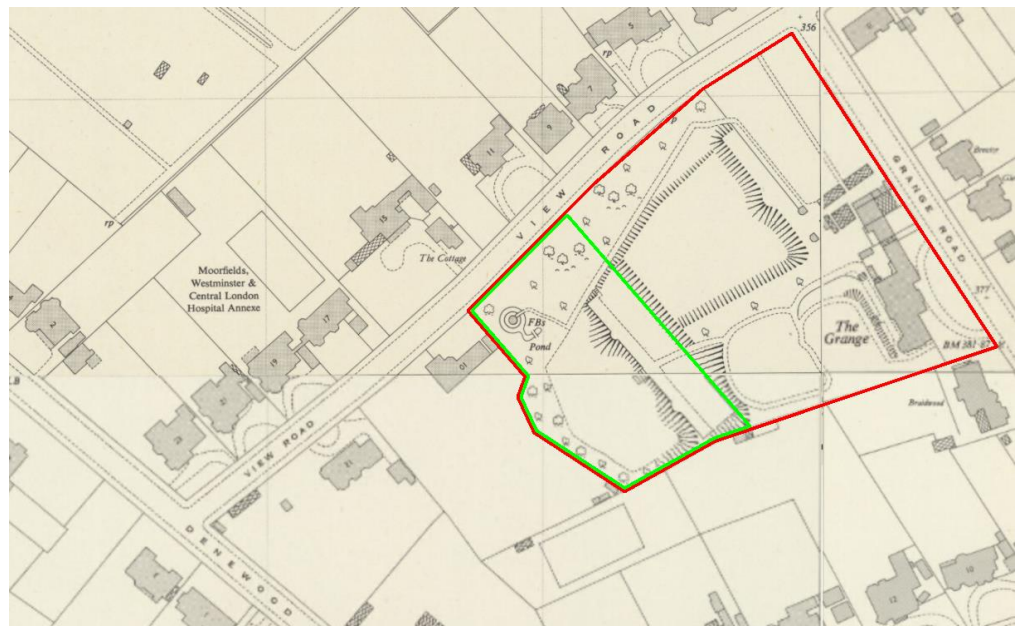


Figure 6: OS Map of the area in 1950's Extent of the Grange ground shown in Red. The current site of 12a View Road is shown in Green. Also, note the previous numbering of 10 & 12 View Road prior to the redevelopment of View Close and beyond

The Character Appraisal concludes that the bishops Area is an excellent example of high-quality residential development and it should be protected from any further incremental loss of the current layout, character and spaciousness

Within the Conservation Area Management Plan, there is no guidance on the introduction of garden rooms within the existing gardens and we feel that the introduction of a garden room within the border of trees on the roadside of the property should also be 'invisible' from the street and have no effect on the streetscape and key views.

3.0 CONSERVATION PHILOSOPHY

Planning Context:

The property is not listed; however, it does lie within the Highgate Conservation Area.

Historic England (formerly English Heritage) define conservation as 'the process of managing change to a significant place in its setting, in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce these values for present and future generations'¹

'Conservation' in essence involves handing on to future generations what we value today. The process of conservation of a building must not stand in the way of change, but help to manage it in a positive and proactive way. The value, or 'significance' that we place on historic buildings distinguishes how important they are, and how they should be treated now and by future generations.²

Philosophy: The general conservation aim of the proposals to Innovation Centre 4 within the Historic Park & Garden Curtilage is to adopt a minimal visual impact approach to its setting and views which as a consequence will help to conserve the heritage asset for future generations.

Contributing to this aim the conservation principles to be adopted are;

- to secure the preservation of the historic parks & gardens;
- to maintain the historic and architectural integrity of the site and surrounding buildings;
- to preserve or enhance the character and appearance of its setting;
- to 'complement not parody', ensuring 'new work expresses modern need in a modern language'³.

¹ English Heritage Conservation Principles, 2008, p.71

² After Clarke, p.12

³ SPAB Principles

Policies: In line with Historic England's conservation policies and guidance the principal and specification and design of the proposed internal alterations have evolved from a policy of practical and 'informed conservation' - that is from an understanding and assessment of the history and importance of the building to establish its heritage values and 'significance' as a 'heritage asset' in conservation terms.

The impact of the proposed AHU compound have in principal been considered so that it preserves or enhances and positively contributes, rather than detrimentally alters, the character and significance of it's setting through;

- careful and considered design;
- being adequately informed by the history of the site and its context;
- the development of a well-conceived and appropriate alterations that is founded on a full understanding of the building, thus making a positive contribution towards sustainability and the future conservation of the building;

The proposed alterations illustrated in this application seek to follow these principles and policy guidance.

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4.0 DESIGN & ACCESS PROPOSALS

Use:	12a View Road is used as a domestic home (Use Class C3). The proposals will not affect the use of the building and the garden room will be ancillary to the current use.
Amount:	The total area of the garden roof is 21.83m². The existing house not affected by the proposals.
Layout:	The garden roof is located in the southwest corner of the existing garden within the existing tree line at the boundary with View Road and 14 View Road.
Scale:	The building has a 6.3 x 4.3m footprint with a 2.5m eaves height. The overall internal area is 21.83m². The height of the building will limit the visibility of the garden roof from the road.
Landscaping:	The installation of the building is completely reversible with the use of screw pile foundations. This foundation type limits the effect of the building on the existing tree root system, decreasing the area of presumably compacted soil, and encouraging greater root growth.
Appearance:	The garden room will have a timber-style composite exterior cladding finish - Millboard Envello Shadow Line Smoked Oak vertical cladding with matching aluminium doors and windows. The size and material choice will limit the effect of the garden room on the conservation area.
Access:	As previously stated, the proposals will not affect the existing access arrangements to 12a View Road.

5.0 SUMMARY

The addition of a garden room to the grounds of 12a View Road has little impact on the conservation area and it has been designed following the guidance of permitted development for outbuilding, therefore, if not within the designated land, this application would fall under permitted development.

The garden room will not be visible from the road as with the existing house. The conservation area appraisal document notes that 'No 12 on a wooded site is invisible from the road'. It should also be stated that historically the boundary 12a View Road was the wooded boundary of the garden of Whitefriars/The Grange which has been maintained with the design of 12a View Road.

The existing trees (both TPO and non-TPO) are protected from damage to the root systems by using screw pile foundations and this also allows the garden room to be easily removed.

We subsequently believe the proposal should be judged favourably by the Local Authority and be granted planning permission as submitted.

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6.0 BIBLIOGRAPHY & REFERENCE

The National Heritage List for England; Historic England online;
www.historicengland.org.uk

Haringey's Listed buildings Haringey Council
<https://www.haringey.gov.uk/planning-and-building-control/planning/planning-policy/design-and-conservation/listed-buildings/haringeys-listed-buildings>

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