

HERITAGE STATEMENT (UPDATED)

TO ACCOMPANY A PLANNING APPLICATION FOR DEMOLITION OF A REAR WINDOW BAY TO FACILITATE A GROUND FLOOR REAR EXTENSION, AND ALTERATIONS TO AN EXISTING SIDE INFILL EXTENSION

at 12 Orchard Road N6 5TR

- The application site lies in the Highgate Conservation Area, within the London Borough of Haringey.
- Almost all of Highgate lies within the Highgate Conservation Area, which was first designated in 1967 and further extended up until 1994. Orchard Road is within the original boundary, a well-preserved example of a small Victorian suburb that features symmetrical terraces of double-storey cottages, all of which share considerable consistency in character and appearance.
- Materials used typically are London stock bricks with some ornate details. The facades feature bay windows, timber sash windows, and decorative cornices. The roofline comprises chimney stacks and gables. Front gardens are typically enclosed by low brick walls, some of which have iron railings and gates.
- There is currently no Article 4 Direction in the Highgate Conservation Area, although most of the terraces on Orchard Road have been added to Haringey's Register of Local Listed Buildings of Merit since 1986. The pattern of alterations over time on the road has resulted in some buildings and spaces differing from the overriding character of the immediate surroundings. But where changes in character occur, they are unassuming and minor, and generally have a small impact on the front elevations.
- With the new structure extending outward just 2m at the rear of the property and its height kept low, along with the modification to the infill extension mainly in glass, we consider our proposal a modest enhancement to the host property, at the same time conserving the historic asset of the conservation area. The property is also surrounded by large trees at the rear and is not visible from Parkland Walk.