



Image 1: Front Elevation



Image 2: Rear Elevation

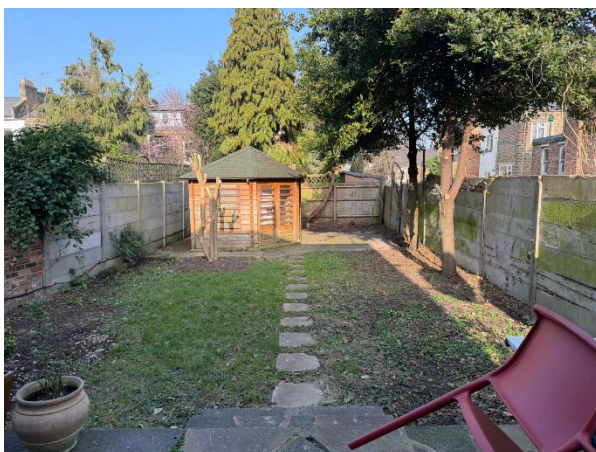


Image 3: Rear Garden

HERITAGE STATEMENT

**2A HOLMESDALE ROAD, LONDON,
N6 5TQ**

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HERITAGE STATEMENT

Proposed 6m Single Storey Rear Extension and Side Infill Extension with Flat Roof and 2 No. Rooflights

2A Holmesdale Road, London, N6 5TQ (Within Highgate Conservation Area)

1. Introduction

This Heritage Statement has been prepared in support of a planning application for the proposed development at 2A Holmesdale Road, London, N6 5TQ. The proposal comprises a 6-metre single-storey rear extension and a side infill extension with a flat roof and two rooflights.

The site lies within the **Highgate Conservation Area**, and this statement assesses the impact of the proposals on the significance of the conservation area, in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 and relevant national and local planning policies.

2. Site and Context

2.1 Site Description

The application property is a **detached residential dwelling** located on Holmesdale Road within the administrative area of the London Borough of Haringey.

The surrounding area is characterised by:

- Detached and semi-detached houses
- Late Victorian and Edwardian residential architecture
- Traditional brick construction
- Generous rear gardens.

The property retains its principal front elevation, which contributes positively to the character and appearance of the conservation area. The rear and side (infill) areas are more functional in nature and have less architectural significance.

Holmesdale Road forms part of a well-established residential area with consistent building scale and character. Many properties within the locality have undertaken rear extensions and alterations to improve internal living space while retaining the character of the original buildings.

The property sits to the east side of Holmesdale Road, as the road curves towards Northwood Road. Number 2a that sits southeast of the property constructed on red brick, is an obvious later addition to neighbouring buildings, constructed in a style akin to properties built between the 1970s-1980s. No. 2A sits around a storey lower than No. 2.

The surrounded building area a variation on the red brick terraced properties at 2-16 Holmesdale Road. However, No. 2 is wider than its counterparts and occupies a triangular-shaped site and does not have a canted bay window. No. 2 also have a light well at the front of the property.

2 Holmesdale is arranged over basement, ground, first and loft floors. The front garden is level with the street whereas the rear garden is one storey lower. The site also slopes steadily from no.2 to no.2A at the south-east of the property.

The building (2a) is not listed and there is no Article 4 direction.

2.2 Highgate Conservation Area

The Highgate Conservation Area is designated for its special architectural and historic interest. It is characterised by:

- A varied but coherent townscape of historic buildings.
- Predominantly Victorian and Georgian architecture.
- Consistent use of traditional materials such as brick and slate.
- A strong relationship between buildings, gardens, and landscaped spaces.

The significance of the conservation area derives largely from the quality and uniformity of its street-facing elevations and the historic pattern of development.

3. Heritage Significance

3.1 The Application Property

The host building is considered to make a **positive contribution** to the conservation area due to:

- Its traditional architectural form and detailing.
- Its role within a cohesive residential streetscape.
- The survival of its principal elevation.

However, the **rear and side return** of the property are of **lower heritage significance**, as they are not visible from the public realm and are often subject to alteration.

3.2 Contribution to the Conservation Area

The primary contribution of the property to the conservation area is through its **front elevation and street presence**. Rear projections and infill areas are not key components of the area's significance.

4. Description of Proposed Development

The proposal consists of:

- A **6-metre single-storey rear extension**.
- A **side infill extension** within the existing side return.
- A **flat roof** across both elements.
- Installation of **two rooflights** to improve natural light within the extended space.

All works are confined to the rear and side of the property.

5. Impact Assessment

5.1 Impact on the Host Building

The proposed development will:

- Retain the principal form and front elevation of the building.
- Avoid removal of significant architectural features.
- Be clearly read as a modern, subservient addition.

Given that the works are located in areas of limited heritage sensitivity, the impact on the building's significance is considered to be **less than substantial harm**, at the very lowest end of the scale (effectively negligible).

5.2 Impact on the Highgate Conservation Area

The proposals will not be visible from the public realm and therefore will **not affect key views or the character of the streetscape**.

The design approach ensures that:

- The extensions remain subordinate in scale and massing.
- The use of appropriate materials will complement the existing building.
- The flat roof design minimises visual impact.

As such, the proposals **preserve the character and appearance of the Highgate Conservation Area**, in accordance with statutory duties.

The proposals have been developed with regard to the London Plan and the Council's published Supplementary Planning Guidance documents (SPGs) including SPG 1a Design Guidance and SPG 2 Conservation and Archaeology; and with regard to the Design Guidance published in Section 12 of the Council's Conservation Area Appraisal.

The design intentions of the proposed development are to:

- Preserve and enhance the character of the Conservation Area
- Preserve and enhance the character of the existing building
- Respect and safeguard the amenities of neighbouring properties
- Improve the amenity of the property through high-quality design
- Improve the energy use and environmental impact of the property

The way in which each of these design intentions is successfully achieved by the design is described below with regard to the Council's published guidance documents.

5.3 Rooflights

The two proposed rooflights are modest in scale and set flush within the flat roof. They will not be visible from public vantage points and will not impact the external appearance of the conservation area.

6. Design Approach in Heritage Context

The scheme has been developed with careful regard to the conservation area setting, guided by the following principles:

- **Subservience:** The extensions are single-storey and visually secondary.
- **Minimal Visibility:** Development is confined to rear and side areas.

- **Respect for Historic Fabric:** No alteration to significant features or front elevation.
- **Material Harmony:** Materials will be selected to complement the host building.

7. Policy Context

The proposal complies with:

- The statutory duty under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to preserve or enhance the character or appearance of conservation areas.
- National planning policy, which requires great weight to be given to the conservation of heritage assets.
- Local planning policies relating to design and heritage conservation.

Policy A2 of SPG 1a states that successful proposals should ‘respect the form, structure and urban grain of the locality, taking into account local distinctiveness (including materials and features), and should contribute to creating attractive and functional places’. Policy 4.2 of SPG 2 states that successful proposals should ‘avoid harming the character and appearance of a conservation area, and where possible, positively enhance it by appropriate standards of design’.

The proposals for the improvement and extension of the house are considered to preserve the character and appearance of the Conservation Area as the proposals are matching the neighbouring property.

Policy F1 of SPG 1a states that ‘extensions or alterations to buildings should be subordinate in scale to the original building and should respect its architectural character’. Policy C1 of SPG 2 states that ‘alterations or extensions to buildings in conservation areas should generally be confined to the rear or least important facades’.

The proposals for the ground floor rear extension and side infill enhance the character and appearance of the existing building as the proposed extension is clearly subordinate in scale to the original building, whilst ensuring the property meets the needs of a growing family.

7.1 Respect and safeguard the amenities of neighbouring properties

The proposals are considered to respect and safeguard the amenities of neighbouring properties.

A folding sliding door is proposed to the rear extension, due to the sloping nature of the site, this will not overlook the window of the neighbouring property and not a window or garden.

7.2 Improve the amenity of the property through high-quality design

It is considered that the proposals will improve the amenity of the property through high-quality design. The proposed rear extension and side infill not effect especially No 2's rear extension and corner window and relationship between the property and the garden.

The proposals have already been demonstrated to be sympathetic and to preserve and enhance the context of the Conservation Area and the existing.

7.3 Improve the energy use and environmental impact of the property

Policy 12.3.5 of Section 12 of the Conservation Area Appraisal states that 'the Council will not dictate the choice of architectural styles of any proposed new building. Contemporary and Modernist styles will be encouraged if they are of high quality and remain sympathetic to the context and the host building'.

Policy 5.4 Retrofitting of Chapter 5 (Climate Change) of The London Plan states that 'the environmental impact of existing urban areas should be reduced through policies that bring existing buildings up to the Mayor's standards on sustainable design and construction' and states that boroughs should 'identify opportunities for reducing carbon dioxide emissions from the existing building stock'.

The property is to be thermally upgraded with a current building regulation to ground floor rear extension and side infill to prevent overheating in the summer. Additional high-performance insulation is to be added to the flat roof.

8. Conclusion

The proposed rear and side infill extensions have been sensitively designed to respect the heritage significance of both the host building and the Highgate Conservation Area.

The development:

- Preserves the character and appearance of the conservation area.
- Avoids harm to significant architectural features.

- Is confined to areas of low heritage sensitivity and limited visibility.

Overall, the proposal results in **no harm** to heritage significance and fully accords with relevant planning policy. Approval is therefore respectfully sought.