



34 kingsley Place, Highgate, London, N6 5EA

HERITAGE IMPACT ASSESSMENT

WSH Ref: J005336

April 2026

Contents

1.0 Introduction

2.0 Historic Background

3.0 Proposals

4.0 Assessment

5.0 Summary

6.0 Sources

Cover: 34 Kingsley Place

1.0 Introduction

Purpose

- 1.1 WS Heritage Ltd. have been commissioned to undertake this Heritage Impact Assessment by Mr Hayhurst to address regarding development proposals at 34 Kingsley Place, Highgate, London N6 5EA. This document first sets out the historic background of the locale and wider area, before discussing proposals and the potential for the significance of relevant heritage assets to be affected.

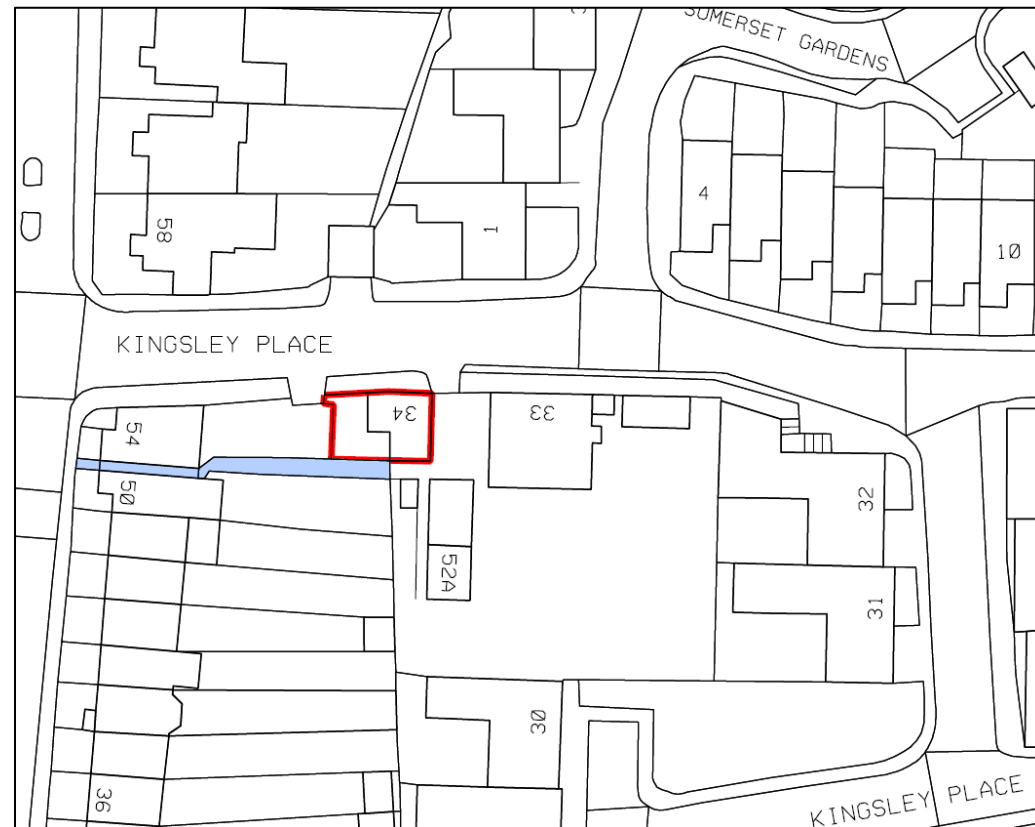


Figure 1: Site Location Plan



Figure 2: Distribution of Designated Heritage Assets of Relevance

Proposals

- 1.2 In brief, the development for which planning permission is sought comprises the demolition of the existing dwelling and construction of a replacement dwelling at 34 Kingsley Place.

Heritage Assets

- 1.3 The pre-application site is not statutorily listed, however, it is an historic structure that was formerly associated with both the Grade II listed *Southwood Lodge* located to the site's east and the Grade II listed *50 and 54, Southwood Lane N6* located to the site's west.
- 1.4 *50 and 54, Southwood Lane N6* (List Entry Number: 1079166) was first designated on the 10th of May 1974 and the list description for the site may be summarised as follows:
- '2. Circa 1800 building of 3 storeys, 4 windows. Stock brick with stucco frieze, cornice and blocking course. Banded rusticated stucco ground floor. Raised slated mansard with dormer at left. Gauged flat brick arches to sash windows with glazing bars in stucco-lined reveals. Ground floor has projecting centre section with a through passageway giving access to No 50. No 54 has half glazed door with rectangular fanlight. Included for group value.'
- 1.5 *Southwood Lodge* (List Entry Number: 1189059) was first designated on the 10th of May 1974 and may be summarised as follows:
- '2. Includes No 52 (*Southwood Lodge*) *Southwood Lane, Highgate*. Late C18 or early C19, house of 2 storeys and attic 3 windows. Stock brick with stuccoed frieze cornice and blocking course. Slated mansard roof. Main front on right return from road. Head front stuccoed and mostly blocked, leaving only, central entrance and 2 modern windows; also 3 dormers. On main front gauged flat brick arches to sash windows with glazing bars (replaced) in stucco-lined reveals. Modern glazed door and fanlight. Fire insurance sign at 1st floor. On arden front a prostyle Doric porch. Now 2 properties.'

- 1.6 *Highgate Conservation Area (Haringey)*. This was first designated in 1967 and for which an associated *Character Appraisal and Management Plan* (the 'appraisal') exists from 2013, a *Statement of Significance* pertaining to the conservation area (from *paragraph 1.3* of the appraisal), may be summarised as follows:

'The character of the Highgate Conservation Area is formed by the relationship of its historic pattern of development, its high percentage of buildings of architectural merit, its topography, its green open spaces and distant views...The village itself is a fine grained traditional settlement crowning one of the twin hills to the north of London. Highgate's proximity to London, combined with the benefits of its elevated position, providing clean air, spring water and open spaces, has ensured that from its earliest beginnings in about the fourteenth century, it has been a very popular place to live or visit.'

- 1.7 The Grade II listed *24-48, Southwood Lane N6* is also located to the site's southwest, however, impacts upon the character, appearance and significance of the conservation area is considered sufficient to judge impacts upon the setting of this heritage asset more generally.

Historic Environment Record (HER)

- 1.8 There are a number of entries within the Historic Environment Record for this area

Archaeological Potential

- 1.9 Subject to consultation with Curator at full planning stages but unlikely given the nature and extent of proposals.

Consultations Undertaken

- 1.10 Pre-application advice (PRE/2025/0226) was sought from Haringey Council and an online meeting with officers was held on the 26th of August 2025 to discuss the first iteration of the proposed scheme. The general principle of development was accepted and the scheme has been amended in response to the pre-application feedback subsequently received.

Planning History

- 1.11 1) Alteration & additions to existing studio in rear garden (Completed 6th february 1967). Approved 14.07.1965. LPA Reference: OLD/1965/0872.
2) Erection of extension to provide separate residential unit and access via (Duplicate Application). Approved 15.08.1989. LPA Reference: OLD/1989/1807.

Approach & Methodology

- 1.12 In accordance with *paragraph 207* of the *National Planning Policy Framework (NPPF, 2024)* this Heritage Impact Assessment describes the significance of those heritage asset(s) with the potential to be affected; in a manner proportionate to both the assets' importance, and an understanding of the potential for impacts upon that significance.

Methodology

- 1.13 A number of published guidelines were adhered to, including:

Statements of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12. Historic England, 2019. (**Appendix 2**);

The Setting of Heritage Assets - Historic England Good Practice Advice in Planning Note 3 (Second Edition). Historic England, December 2017; and

Conservation Principles for the Sustainable Management of the Historic Environment. (Consultation Draft). Historic England, November 2017.

2.0 Historic Background

Highgate

- 2.1 Evidence for early pre-historic activity in the locale is scarce, although some is evidenced. Neolithic flint tools have been found in streams crossing the northern, central, and southern parts of Hornsey, whilst a Bronze Age flint dagger was also uncovered in Hornsey. There is little evidence for Roman roads in the area, although a 1st century Roman pottery kiln was found at Highgate Wood, indicative of wider activity and/or settlement in the period.



Figure 3: The Gate House, 1820 Sketch



Figure 4: OS Map Extract Highgate, 1863

- 2.2 Subsequently, the village of Highgate originated as a medieval hamlet at the south-east of the Bishop of London's estate. The village was centred on the High Street, a stretch of the Great North Road leading towards Hornsey Park, where by 1318, the Bishop was levying tolls. During the 14th century, Highgate was recorded only in connection with the road to this 'gateway', whilst hermits living nearby are reported to have maintained this road.
- 2.3 An associated hermitage therefore existed, and as a result, the early growth of the settlement was primarily due to general though traffic along the Great North Road, and towards the hermitage itself, which, from the mid-15th century, began to attract pilgrims. Residents throughout the locale also left money to the hermitage. The Canteloves Manor court rolls mention several different buildings in this period, amongst which cottages, inns, a brew-house, horse mill and chapel were evidenced.
- 2.4 Highgate was to grow significantly over the 16th century, principally as ribbon development along Highgate Hill. Five ale houses were recorded there in 1552, which is reflective of the high level of traffic that passed through the area. Highgate was also a popular spot for wealthy Londoners to build country residences, and these increasingly acquired land in the village. Roger Cholmeley was one of the first, more important residents in Highgate, building a free grammar school there in 1565 and rebuilding the former hermits' chapel, which then served as a local church.
- 2.5 The building of grander houses was to occur in the early 17th century when a greater number of wealthier residents were attracted to the area. The most desirable sites were at the top of the hill, albeit the densest development was around Pond Square and the centre of the village. Cromwell House is the largest surviving house from this period. By 1664, Highgate is reported to have had 161 houses, this being a relatively high number when compared against the remainder of Hornsey, which contained just 62.
- 2.6 The village was to expand once more in the 18th century, with Highgate becoming one of the main routes north out of London and an important stopping point for travellers on this route. Several Inns became successful in this period, notably, the Gate House, the Angel, and the Flask. Highgate continued to garner a reputation as a destination for affluent residents with larger houses being commonly built throughout the 18th century, and, whilst its demographic had become less aristocratic, this was no less wealthy.

- 2.7 The most significant period of development in Highgate occurred in the 19th century. The village was predominantly Georgian in style, with a mix of smaller residences being built among the larger, wealthier houses. However, Highgate Hill was to become increasingly congested by traffic. This led to the opening of Archway Road in 1813 as a by-pass providing a more direct route between Archway and the Great North Road. This was initially opposed by the innkeepers of the village, whose custom was to subsequently dwindle still further, with the coming of the railway.



Figure 5: OS Map Extract Highgate, 1913



Figure 6: OS Map Extract Highgate, 1938

- 2.8 However, in the early 19th century, the lack of water was considered the main deterrent to building projects, whilst some of the water supply was to become contaminated as a result of inadequate drainage. Highgate's working class lived in particularly poor conditions, which led to the establishment of the Highgate Dwellings Improvement Co., who were responsible for repairing and building new houses for letting to this demographic.
- 2.9 Throughout the course of the 19th century, the main development of Highgate was at its southeast, although further expansion was aided by the opening of Highgate Station in 1867. By 1914, the majority of remaining space to the north and east had also been developed with housing.
- 2.10 Some open space remained to the west of Highgate Hill until Sir Sydney Waterlow – the last private owner of Lauderdale house – leased the property to St. Bartholomew's Hospital as a convalescent home. By 1883, the house lay empty and in 1889, Sir Sydney gave the house and grounds to London City Council '*for the enjoyment of Londoners*'. Comprising 29 acres of land, this became a public park and remains as such today. The interwar period saw the further development of local fields and parkland, however.
- 2.11 Following the Second World War, the process of infilling and rebuilding continued, but on a more limited scale. At this juncture, the area was to experience most change via the sub-division of larger properties into apartments; the privatisation of larger, landscaped gardens into housing estates; and, more general pressure for residential development. Given the area's history and resultant architectural value, as a result of the Civic Amenities Act of 1967 it was designated a conservation area.

34 Kingsley Place

- 2.12 The application site, 34 Kingsley Place, was first constructed sometime before 1863. The site first appears on the Ordnance Survey map of 1863, published 1870, (**Figure 7**) as an outbuilding within the curtilage of Southwood Lodge located directly to its east. The building is rectangular featuring a smaller projection off its southwest corner. Access to this property at this time would have been from the south near the Almshouses.
- 2.13 By the Ordnance Survey map of 1893-94 (**Figure 8**) a new access has been formed above 54 Southwood Lane which appears to lead to the grounds of Southwood Lodge (52 Southwood Lane). It is unclear, however, whether this had become the primary access to the property at this time. The outbuilding comprising 34 Kingsley Place still appears to be associated with Southwood Lodge and its southwestern projection now appears to be an attached but separate building.
- 2.14 The site remains in this layout with little change and/or alteration through to the 1950s as depicted on the Ordnance Survey map of 1950-51 (**Figure 9**). The surrounding area undergoes significant development during the 1960s when the Architects Co-Partnership laid out Kingsley Place in 1967 comprising a new housing development off Southwood lane.

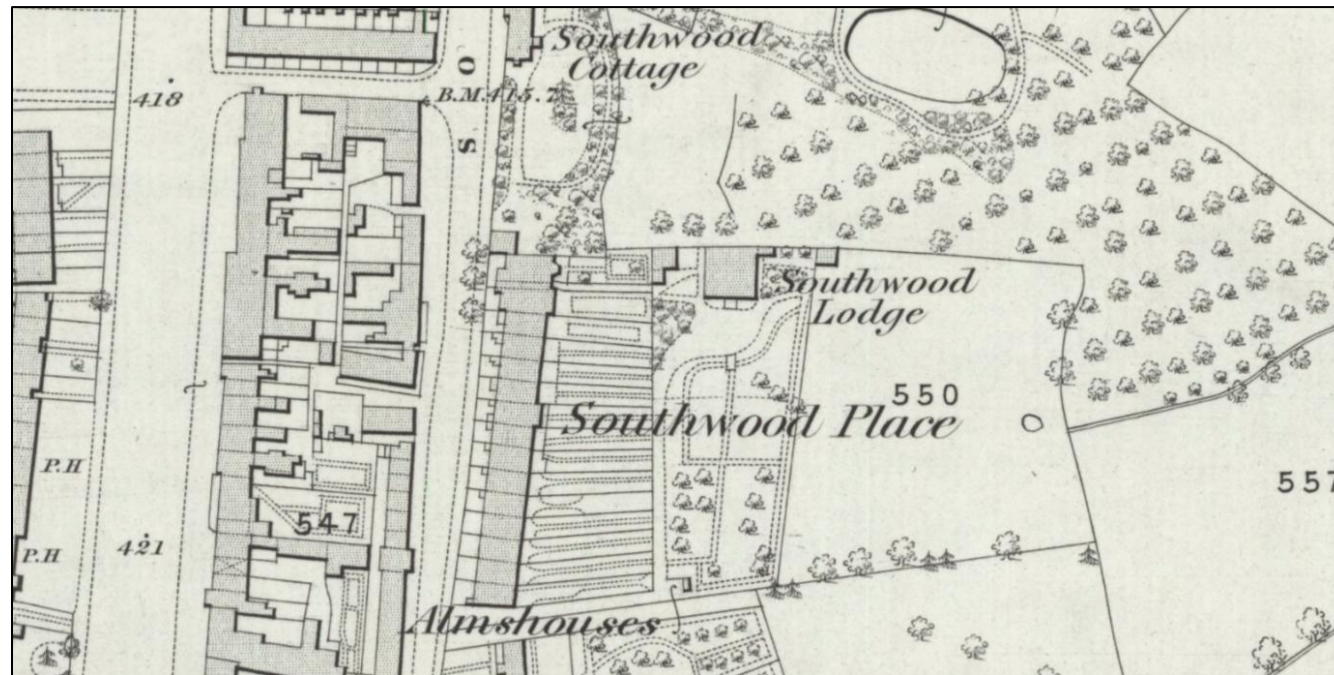


Figure 7: OS Map Extract 34 Kingsley Place, 1863 (Published 1870)

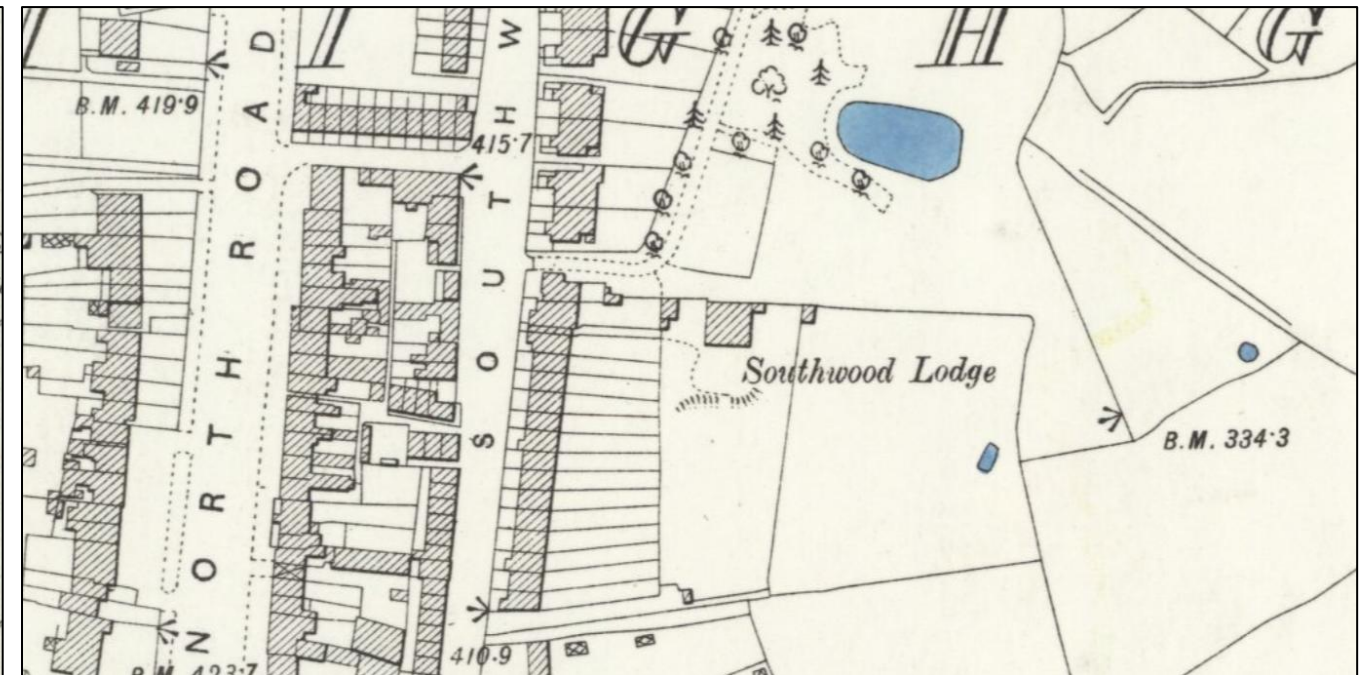


Figure 8: OS Map Extract 34 Kingsley Place, 1893-4 (Published 1896)

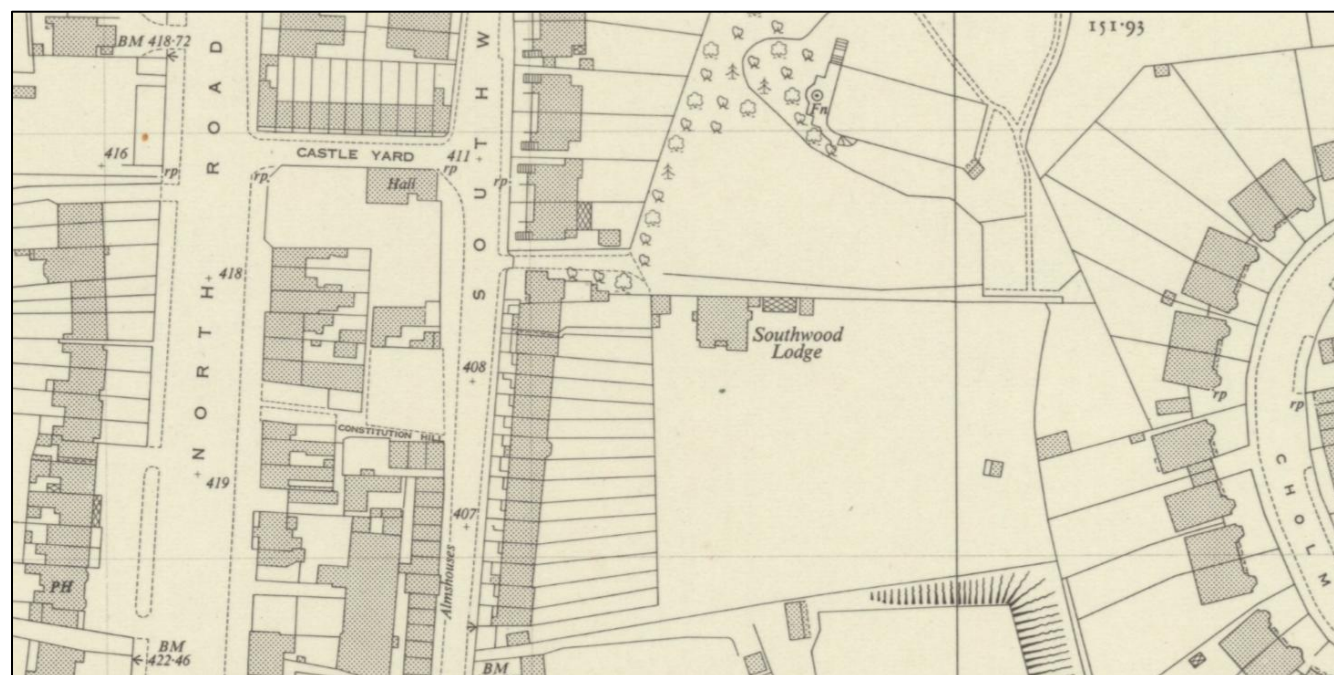


Figure 9: OS Map Extract 34 Kingsley Place, 1950-1 (Published 1952)



Figure 10: OS Map Extract 34 Kingsley Place, 1951-67 (Published 1970)

- 2.15 At some stage prior to 1965 the outbuilding now comprising 34 Kingsley Place was acquired by 54 Southwood Lane to its immediate west and was incorporated within its garden curtilage. A planning application dating to 1965 (LPA Ref: *OLD/1965/0872*) for 'alterations & additions to existing studio in rear garden' described the building as an interior design studio needing to be altered for use by a silversmith. This development was undertaken by the Architects Co-Partnership who were responsible for the wider Kingsley Place development.
- 2.16 The building underwent significant alterations and extensions as a part of these works which separated the building from no. 54's garden curtilage. These works also involved the construction of a new garage to the west of the studio. These works can be observed on the Ordnance Survey map of 1970 (Figure 10) where the building now appears to have its own small garden to its south.
- 2.17 Planning permission was granted in 1989/1990 (LPA Ref: *OLD/1089/1807*) for the 'erection of extension to provide separate residential unit'. This involved the construction of a new entrance and access off from Kingsley Place amongst other alterations. The building was legally subdivided from 54 Southwood Lane in 2003 when it was issued its own title, however, the physical separation between the two properties had occurred at a much earlier date.

- 2.18 There is no planning history relating to the property since the 1980s, therefore it is unknown whether any further alterations have occurred at the site since then. The building had been occupied as a dwelling up until the property was issued a prohibition order by the London Borough of Haringey on the 30th of January 2025 and subsequently sold into new ownership.

3.0 Proposals

- 3.1 In brief, the development for which planning permission is sought comprises the demolition of the existing dwelling and construction of a replacement dwelling at 34 Kingsley Place. As noted, the application site is located within the immediate setting of the Grade II listed *Southwood Lodge* and *50-54 Southwood Lane* whilst being further located within the *Highgate Conservation Area (Haringey)*. Impacts upon the setting, significance and character and appearance of these assets must therefore be considered.
- 3.2 Considering the significance of the application site itself, this originated as an outbuilding within the curtilage of the Grade II listed *Southwood Lodge*, being first constructed sometime before 1863. The building was separated from the listed building and acquired by its neighbour, *54 Southwood Lane*, sometime prior to 1965 and was used as a studio. The building was then subsequently altered and extended in 1965 before being converted to residential use in 1989-90.
- 3.3 Whilst the building was certainly constructed prior to 1948, it was separated both legally and physically from *Southwood Lodge* prior to this being designated on the 10th of May 1974. Neither has the building been in the use for which it was originally designed for at least half a century and was not in a use ancillary to the building at the time of listing. Furthermore, the building was legally separated and issued its own separate title in 2003.
- 3.4 Whilst the building was under the same ownership as *54 Southwood Lane* prior to the building being listed on the 10th of May 1974, the building likely did not form part of the curtilage of *54 Southwood Lane* prior to 1948 and has had no functional or historic relationship with this property either. In conclusion, the building is not considered curtilage listed as part of either the Grade II *Southwood Lodge* or the Grade II *50-54 Southwood Lane* as this does not pass the ownership tests, as confirmed during the pre-application enquiry with Haringey Council.
- 3.5 Considering the principle for the demolition of the existing building, the significance of the structure has been almost entirely eroded by the unsympathetic and low-quality extensions and alterations undertaken during the 1960s/1980s with the property being described as a 'bombed out' cottage. Whilst there is some, evidential value to remaining historic fabric, this is severely limited. Some of the external brickwork to the eastern sections appears historic, however, large portions of the upper level have since been replaced with newer additions, including the entrance.
- 3.6 As highlighted by **Figures 11-12**, these works were of a generally low quality using non-matching stock brick and bond against a more historic brick type which creates a jarring visual. All of the windows and doors across the property are later, modern replacements and several new window openings have been created within the historic brickwork, some with unsympathetic concrete lintels. The windows to the Kingsley Place elevation are another unsympathetic element which detracts from the character and appearance of the street scene and, in turn, the conservation area.



Figure 11: Courtyard W Elevation



Figure 12: Courtyard SE Elevation



Figure 13: Courtyard S Elevation

- 3.7 Considering the significance of the interiors, these have been completely stripped out and/or altered since the building's original construction. There are no historic interior details of note such as cornicing or skirting and is absent of any fixtures and fittings of note. Given the above, in combination with the site's more general ongoing deterioration, the site in its current condition is therefore considered a negative impingement on the setting of both the Grade II *Southwood Lodge* and *50-54 Southwood Lane* and the character and appearance of the *Highgate Conservation Area (Haringey)*.
- 3.8 Therefore, it is considered that the demolition of the existing building is not considered to cause harm to the significance and setting of the listed buildings or the character and appearance of the conservation area. Conversely, development proposals offer the opportunity to significantly *enhance* these environs, subject to a sufficiently high-quality and sensitively designed scheme.



Figure 14: North Elevation



Figure 15: Upper Level Interior



Figure 16: Lower Level Interior

- 3.9 Within the site lies a Category C silver birch tree which is considered of low individual arboricultural value. Whilst this tree does contribute positively to the street scene, these trees are relatively short-lived and have little long-term value. The tree is not able to be retained given the design constraints of the site and is proposed to be removed, however, as part of the landscape strategy of the scheme a replacement tree within the site is proposed alongside a new street, which would provide a similar positive contribution towards the character of the street scene which is considered to have an overall neutral impact.
- 3.10 Considering the design of the new dwelling, this would comprise a contemporary, three-storey dwelling of an inherently sustainable design ethos. Kingsley Place benefits from a distinct sloping topography which enables the main façade of the dwelling to appear as a two-storey elevation facing the street.
- 3.11 Considering the scale and mass of the building, the height of the upper storey would not rise above the third storey of Southwood Lodge to its west and would not rise above the ground floor of 50 and 54 Southwood Lane to its east. Whilst the scale and massing is marginally greater than what is existing on the site, the proposed building would still remain subservient to both listed buildings, thus *preserving* their settings in this respect.

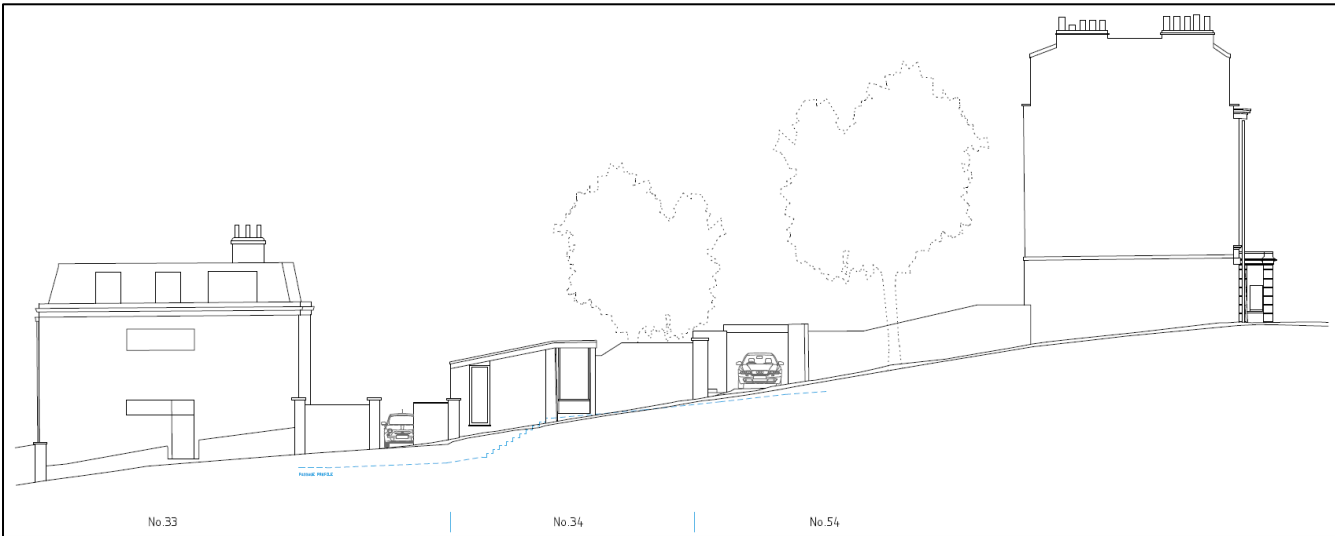


Figure 17: Existing North Elevation

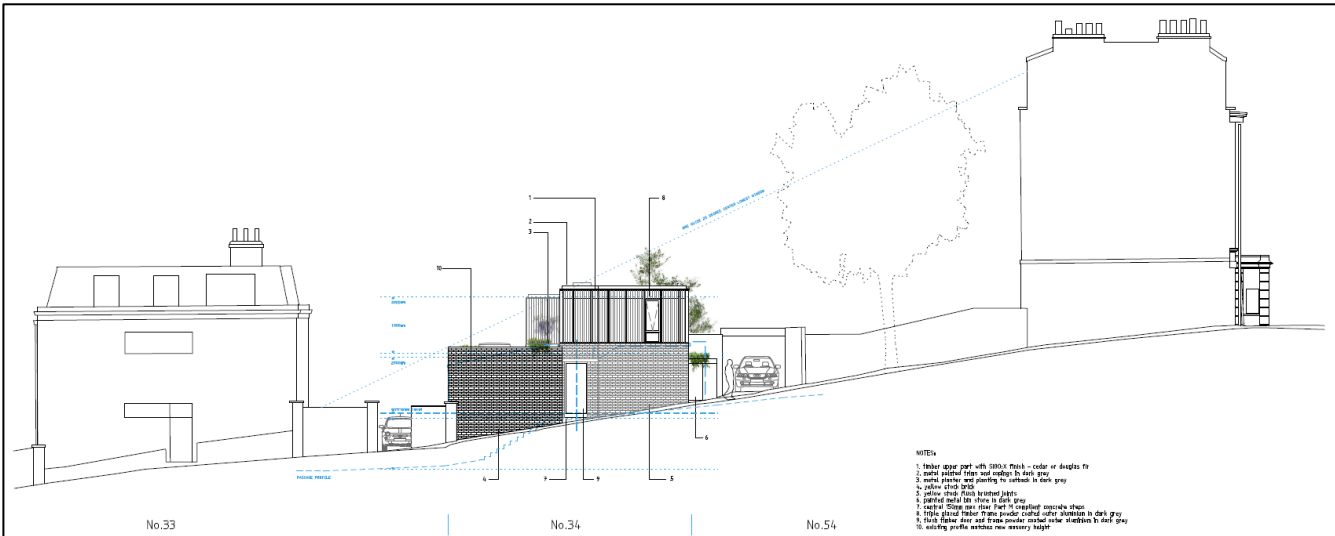


Figure 18: Proposed North Elevation

- 3.12 In terms of materiality, the main structure would be constructed from yellow brick which is an appropriate choice which is reflective of the previous structure on site, whilst further reflecting the character and appearance of the conservation area more generally. The upper storey would be clad in timber, which is again reflective of the more modern/contemporary developments within the immediate environs of the application site.

- 3.13 The heavier, masonry elements at the ground floor and the lighter timber elements to the upper floor further help break up the massing. Furthermore, this sympathetic design approach would allow for the new dwelling to assimilate well within both the historic and more modern context of this part of the conservation area, by reflecting the character of each element.
- 3.14 The window and door frames would have a minimalist profile comprising aluminium dark powder coated finishes, remaining visually recessive. The overall design of the replacement dwelling is of a considerably higher quality than the existing dwelling and is of a contemporary, but referential design that would, in turn, considerably *enhance* the contribution that the application site makes towards the setting of both listed buildings and the character and appearance of the conservation area.
- 3.15 Following the implementation of the proposed scheme, it is considered that the development would both *preserve* and *enhance* the contribution the site makes towards the setting of the listed buildings and the character and appearance of the conservation area. Therefore, a wholly positive impact is considered to result.
- 3.16 Proposals may therefore be seen as according with the objectives as set out by the relevant regulatory framework. Principally this would include s.66 & s.72 of the *Planning (Listed Buildings and Conservation Areas) Act 1990*, whereby special regard has been had for the *desirability of preserving* the listed buildings and their settings whilst *preserving* the character and appearance of the conservation area.
- 3.17 With regards to the *NPPF*, the scheme would therefore accord with *paragraph 212* of the *NPPF*, which states that *local planning authorities should look for new development within Conservation Areas and within the setting of heritage assets, to enhance or better reveal their significance*.
- 3.18 Proposals would as such accord with both *paragraphs 210 and 212* of the *NPPF* where these acknowledge the desirability of *sustaining and enhancing the significance of heritage assets ...and the desirability of new development making a positive contribution to local character and distinctiveness*, whilst giving *great weight to the asset's conservation*.
- 3.19 With respect to the *Haringey Local Plan (2017)*, proposals would also accord with *Policy SP11 - Enhancing and enriching Haringey's built environment to create places and buildings that are high quality, attractive, sustainable, safe and easy to use*. They would also accord with local plan *Policy SP12: Conservation, ensuring the conservation of the historic significance of Haringey's heritage assets*. *Policy DM9* would also be satisfied, whereby proposals would *conserve and enhance the significance of the heritage asset(s)* and as such, should be *supported*.

4.0 Assessment

4.1 The following table sets out all heritage assets established to be relevant to proposals; their distance from the proposed application site if relevant; the degree of 'interest' they exhibit; their inherent significance; and, how the application site presently contributes towards this. The potential for impacts upon recognised significance is then identified, along with an assessment of how such impacts are able to be mitigated.

Heritage Asset	Interest	Significance	Impact on Significance	Avoiding Impacts	Justification	Recording
Asset: <i>Southwood Lodge</i> List Entry Number: 1189059 Date of Designation: 10-May-1974	The list description of the building is summarised as follows: <i>'Late C18 or early C19, house of 2 storeys and attic 3 windows. Stock brick with stuccoed frieze cornice and blocking course. Slated mansard roof. Main front on right return from road. Head front stuccoed and mostly blocked, leaving only, central entrance and 2 modern windows; also 3 dormers. On main front gauged flat brick arches to sash windows with glazing bars (replaced) in stucco-lined reveals. Modern glazed door and fanlight. Fire insurance sign at 1st floor. On arden front a prostyle Doric porch. Now 2 properties.'</i>	The significance of this heritage asset is considered Medium by virtue of its Grade II designation.	The application site comprises 34 Kingsley Place. This property originated as an outbuilding within the curtilage of <i>Southwood Lodge</i>, being first constructed sometime before 1863. The building was separated from <i>Southwood Lodge</i> and acquired by 54 Southwood Lane, sometime prior to 1965 and was used as a studio. The building was then subsequently altered and extended in 1965 before being converted to residential use in 1989-90. The building provides some evidential value, by virtue of retaining some historic fabric relating to its use as a former outbuilding associated with Southwood Lodge. However, the building has undergone such significant alteration which, combined with its change of use, the degree to which this fabric remains is limited and its significance has been severely eroded as a result. The alterations and extensions to the building undertaken in the 1960s and 1980s/90s are of an inherently low-quality and the building itself has undergone substantial neglect and deterioration, to the point where the dwelling is no longer functional or habitable. Therefore, the contribution that the existing site makes towards the setting of the listed building is considered Negative.	In brief, the development for which planning permission is sought comprises the demolition of the existing dwelling and construction of a replacement dwelling at 34 Kingsley Place. Given that the building is considered a negative impingement on the setting of this asset, the demolition of the existing building is not considered to cause harm to the significance and setting of the listed building or the character and appearance of the conservation area. The overall design of the replacement dwelling is of a considerably higher quality than the existing dwelling and is of a contemporary, but referential design that would, in turn, considerably <i>enhance</i> the contribution that the application site makes towards the setting of both listed building. Following the implementation of the proposed scheme, this would significantly <i>enhance</i> the contribution the application site makes towards the significance of the setting of the heritage asset having an overall Positive impact.	Following the implementation of proposals, a beneficial outcome is considered to result given that the scheme would engender the overarching <i>preservation</i> and <i>enhancement</i> of the setting of the designated heritage asset. This would be achieved via the implementation of what is a considered, sensitive, and high-quality scheme that would engender the better, continuing long-term use, upkeep, maintenance and therefore preservation and enhancement of the application site, and in turn, the overarching <i>preservation</i> of the setting of the listed building. Proposals therefore more than amply respond to the requirements of the <i>Planning (Listed Buildings and Conservation Areas) Act 1990</i> (s.66) whereby the setting of the listed buildings would be fundamentally <i>preserved</i>. Proposals would therefore accord with <i>paragraphs 203 & 210</i> of the <i>NPPF</i>, where these acknowledge the <i>desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation</i>. In such scenarios, local planning authorities are directed to <i>paragraph 135</i> of the <i>NPPF</i> where it states that decisions in relation to such development should be <i>sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change</i>. Proposals would also accord with <i>Policy SP11 - Enhancing and enriching Haringey's built environment to create places and buildings that are high quality, attractive, sustainable, safe and easy to use</i>. They would also accord with local plan <i>Policy SP12: Conservation, ensuring the conservation of the historic significance of Haringey's heritage assets</i>. <i>Policy DM9</i> would also be satisfied, whereby proposals would <i>conserve and enhance the significance of the heritage asset(s)</i> and as such, should be <i>supported</i>.	Given the very limited impact upon the significance of this heritage asset and/or its setting, further archaeological analysis and/or recording is not deemed necessary for the purposes of this application.

Heritage Asset	Interest	Significance	Impact on Significance	Avoiding Impacts	Justification	Recording
Asset: 50 and 54, Southwood Lane N6 List Entry Number: 1079166 Date of Designation: 10-May-1974	The list description of the building is summarised as follows: <i>'Circa 1800 building of 3 storeys, 4 windows. Stock brick with stucco frieze, cornice and blocking course. Banded rusticated stucco ground floor. Raised slated mansard with dormer at left. Gauged flat brick arches to sash windows with glazing bars in stucco-lined reveals. Ground floor has projecting centre section with a through passageway giving access to No 50. No 54 has half glazed door with rectangular fanlight. Included for group value.'</i>	The significance of this heritage asset is considered Medium by virtue of its Grade II designation.	The application site comprises 34 Kingsley Place. This property originated as an outbuilding within the curtilage of <i>Southwood Lodge</i>, being first constructed sometime before 1863. The building was separated from <i>Southwood Lodge</i> and acquired by 54 Southwood Lane, sometime prior to 1965 and was used as a studio. The building was then subsequently altered and extended in 1965 before being converted to residential use in 1989-90. The building provides some evidential value, by virtue of retaining some historic fabric relating to its use as a former outbuilding associated with <i>Southwood Lodge</i>. However, the building has undergone such significant alteration which, combined with its change of use, the degree to which this fabric remains is limited and its significance has been severely eroded as a result. The alterations and extensions to the building undertaken in the 1960s and 1980s/90s are of an inherently low-quality and the building itself has undergone substantial neglect and deterioration, to the point where the dwelling is no longer functional or habitable. Therefore, the contribution that the existing site makes towards the setting of the listed building is considered Negative.	In brief, the development for which planning permission is sought comprises the demolition of the existing dwelling and construction of a replacement dwelling at 34 Kingsley Place. Given that the building is considered a negative impingement on the setting of this asset, the demolition of the existing building is not considered to cause harm to the significance and setting of the listed building. The overall design of the replacement dwelling is of a considerably higher quality than the existing dwelling and is of a contemporary, but referential design that would, in turn, considerably <i>enhance</i> the contribution that the application site makes towards the setting of both listed building. Following the implementation of the proposed scheme, this would significantly <i>enhance</i> the contribution the application site makes towards the significance of the setting of the heritage asset having an overall Positive impact.	Following the implementation of proposals, a beneficial outcome is considered to result given that the scheme would engender the overarching <i>preservation</i> and <i>enhancement</i> of the setting of the designated heritage asset. This would be achieved via the implementation of what is a considered, sensitive, and high-quality scheme that would engender the better, continuing long-term use, upkeep, maintenance and therefore preservation and enhancement of the application site, and in turn, the overarching <i>preservation</i> of the setting of the listed building. Proposals therefore more than amply respond to the requirements of the <i>Planning (Listed Buildings and Conservation Areas) Act 1990</i> (s.66) whereby the setting of the listed buildings would be fundamentally <i>preserved</i>. Proposals would therefore accord with <i>paragraphs 203 & 210</i> of the <i>NPPF</i>, where these acknowledge the <i>desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation</i>. In such scenarios, local planning authorities are directed to <i>paragraph 135</i> of the <i>NPPF</i> where it states that decisions in relation to such development should be <i>sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change</i>. Proposals would also accord with <i>Policy SP11 - Enhancing and enriching Haringey's built environment to create places and buildings that are high quality, attractive, sustainable, safe and easy to use</i>. They would also accord with local plan <i>Policy SP12: Conservation, ensuring the conservation of the historic significance of Haringey's heritage assets</i>. <i>Policy DM9</i> would also be satisfied, whereby proposals would <i>conserve and enhance the significance of the heritage asset(s)</i> and as such, should be <i>supported</i>.	Given the very limited impact upon the significance of this heritage asset and/or its setting, further archaeological analysis and/or recording is not deemed necessary for the purposes of this application.

Heritage Asset	Interest	Significance	Impact on Significance	Avoiding Impacts	Justification	Recording
Asset: <i>Highgate Conservation Area (Haringey)</i> Date of Designation: 13th of June 1972	An associated <i>Character Appraisal and Management Plan</i> (the 'appraisal') exists from 2013, a <i>Statement of Significance</i> pertaining to the conservation area (from <i>paragraph 1.3</i> of the appraisal), may be summarised as follows: <i>'The character of the Highgate Conservation Area is formed by the relationship of its historic pattern of development, its high percentage of buildings of architectural merit, its topography, its green open spaces and distant views...The village itself is a fine grained traditional settlement crowning one of the twin hills to the north of London. Highgate's proximity to London, combined with the benefits of its elevated position, providing clean air, spring water and open spaces, has ensured that from its earliest beginnings in about the fourteenth century, it has been a very popular place to live or visit.'</i>	The significance of this heritage asset is considered Medium by virtue of its Conservation Area designation. The application site is further located in <i>Sub-Area 1 – Village Core</i> of the conservation area, which at <i>p.31</i> of the <i>Appraisal and Management Plan</i>, is summarised as follows: <i>'Sub area 1 forms the historic core, essentially focussed along the historic routes which developed to serve travellers along the north-south approaches to London from at least the Middle Ages. The High Street was part of a primary route to and from the City of London, while Southwood Lane has medieval or earlier origins...This part of the conservation area has the most intensive development, rich in built form and architectural detailing. It has a variety of uses expected within a village, with a shopping frontage along the High Street, inns, cafes, grand houses, terraced town houses as well as small scale cottages. There is a series of strong edges that define the village core, around which the rest of the Highgate area has developed.'</i>	The application site comprises 34 Kingsley Place. This property originated as an outbuilding within the curtilage of <i>Southwood Lodge</i>, being first constructed sometime before 1863. The building was separated from <i>Southwood Lodge</i> and acquired by 54 Southwood Lane, sometime prior to 1965 and was used as a studio. The building was then subsequently altered and extended in 1965 before being converted to residential use in 1989-90. The building provides some evidential value, by virtue of retaining some historic fabric relating to its use as a former outbuilding associated with <i>Southwood Lodge</i>. However, the building has undergone such significant alteration which, combined with its change of use, the degree to which this fabric remains is limited and its significance has been severely eroded as a result. The alterations and extensions to the building undertaken in the 1960s and 1980s/90s are of an inherently low-quality and the building itself has undergone substantial neglect and deterioration, to the point where the dwelling is no longer functional or habitable. Therefore, the contribution that the existing site makes towards the character and appearance of the conservation area is considered Negative.	In brief, the development for which planning permission is sought comprises the demolition of the existing dwelling and construction of a replacement dwelling at 34 Kingsley Place. Given that the building is considered a negative impingement on the setting of this asset, the demolition of the existing building is not considered to cause harm to the character and appearance of the conservation area. The overall design of the replacement dwelling is of a considerably higher quality than the existing dwelling and is of a contemporary, but referential design that would, in turn, considerably <i>enhance</i> the contribution that the application site makes towards the character and appearance of the conservation area. Following the implementation of the proposed scheme, this would significantly <i>enhance</i> the contribution the application site makes towards the character and appearance of the conservation area, having an overall Positive impact.	Following the implementation of proposals, a Beneficial outcome is considered to result given that the scheme would <i>preserve</i> and <i>enhance</i> the character and appearance of the conservation area. This would be achieved via the implementation of what is a considered, sensitive, and high-quality scheme that would engender the better, continuing long- term use, upkeep, maintenance and therefore preservation of the application site, and in turn, the overarching <i>preservation</i> of the character and appearance of the conservation area. Proposals therefore more than amply respond to the requirements of the <i>Planning (Listed Buildings and Conservation Areas) Act 1990</i> (s.72) whereby the character, appearance, setting and significance of the conservation area would be fundamentally <i>preserved</i>. The scheme would therefore accord with <i>paragraph 219</i> of the <i>NPPF</i>, which states that <i>local planning authorities should look for new development within Conservation Areas and within the setting of heritage assets, to enhance or better reveal their significance</i>, importantly, proposals that <i>preserve</i> those elements should be treated favourably. Proposals would as such accord with both <i>paragraphs 210</i> and <i>212</i> of the <i>NPPF</i> where these acknowledge the <i>desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation...and the desirability of new development making a positive contribution to local character and distinctiveness</i>, whilst <i>giving great weight to the asset's conservation</i>. Proposals would also accord with <i>Policy SP11 - Enhancing and enriching Haringey's built environment to create places and buildings that are high quality, attractive, sustainable, safe and easy to use</i>. They would also accord with local plan <i>Policy SP12: Conservation, ensuring the conservation of the historic significance of Haringey's heritage assets</i>. <i>Policy DM9</i> would also be satisfied, whereby proposals would <i>conserve and enhance the significance of the heritage asset(s)</i> and as such, should be <i>supported</i>.	Given the very limited impact upon the significance of this heritage asset and/or its setting, further archaeological analysis and/or recording is not deemed necessary for the purposes of this application.

5.0 Summary

- 5.1 WS Heritage Ltd. have been commissioned to undertake this Heritage Impact Assessment by Mr Hayhurst to address regarding development proposals at 34 Kingsley Place, Highgate, London N6 5EA. This document first sets out the historic background of the locale and wider area, before discussing proposals and the potential for the significance of relevant heritage assets to be affected.
- 5.2 In brief, the development for which planning permission is sought comprises the demolition of the existing dwelling and construction of a replacement dwelling at 34 Kingsley Place.
- 5.3 As noted, the pre-application site is located within the setting of a number of heritage assets. Principally this would include the Grade II listed *Southwood Lodge* to the site's east and the Grade II listed *50 and 54 Southwood Lane* to the site's west. The site is also located within the *Highgate Conservation Area (Haringey)*.
- 5.4 As discussed above, the existing dwelling currently represents a negative impingement upon the setting of the adjacent listed buildings and the character and appearance of the conservation area. The demolition of the existing dwelling would not therefore cause harm to the significance of these heritage assets.
- 5.5 Following the implementation of proposals, a wholly beneficial outcome is considered to result given that the scheme would engender the overarching *preservation* and *enhancement* of the character and appearance of the conservation area and the setting of the listed buildings.
- 5.6 This would be achieved via the implementation of what is a considered, sensitive, and high-quality scheme that would engender the better, continuing long-term use, upkeep, maintenance and therefore sustainable preservation and enhancement of the application site, and in turn, the overarching *preservation* and *enhancement* of the heritage assets' character, appearance and setting.
- 5.7 Proposals may therefore be seen as according with the objectives as set out by the relevant regulatory framework. Principally this would include s.66 & s.72 of the *Planning (Listed Buildings and Conservation Areas) Act 1990*, whereby special regard has been had for the *desirability of preserving* the listed buildings and their settings whilst *preserving* the character and appearance of the conservation area.
- 5.8 Proposals therefore respond positively towards the historic and/or built environment whilst achieving a high standard of design and layout which respects the special historic and/or architectural interest of the *Highgate Conservation Area (Haringey)*, its character and appearance, and, the setting of the Grade II listed *Southwood Lodge* and *50 and 54 Southwood Lane*.

6.o Sources

A. P. Baggs, Diane K. Bolton, M A Hicks and R. B. Pugh, 'Hornsey, including Highgate: Highgate' - A History of the County of Middlesex: Volume 6, Friern Barnet, Finchley, Hornsey With Highgate, ed. T. F. T. Baker and C R Elrington (London, 1980), pp. 122-135 (British History Online <http://www.british-history.ac.uk/vch/middx/vol6/pp122-135> [accessed 2 November 2023])

Edward Walford, 'Highgate: Part 1 of 2' - Old and New London: Volume 5 (London, 1878), pp. 389-405. British History Online <http://www.british-history.ac.uk/old-new-london/vol5/pp389-405> [accessed 2 November 2023])

Highgate Conservation Area Character Appraisal and Management Plan 2013

Appendix 1.0 Designation Records for Heritage Asset(s)

Southwood Lodge

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1189059

Date first listed:

10-May-1974

List Entry Name:

Southwood Lodge

Statutory Address 1:

33, KINGSLEY PLACE N6

Details:

1. 4415 KINGSLEY PLACE N6 Highgate ----- No 33 TQ 2887 40/143

II

2. Includes No 52 (Southwood Lodge) Southwood Lane, Highgate. Late C18 or early C19, house of 2 storeys and attic 3 windows. Stock brick with stuccoed frieze cornice and blocking course. Slated mansard roof. Main front on right return from road. Head front stuccoed and mostly blocked, leaving only, central entrance and 2 modern windows; also 3 dormers. On main front gauged flat brick arches to sash windows with glazing bars (replaced) in stucco-lined reveals. Modern glazed door and fanlight. Fire insurance sign at 1st floor. On arden front a prostyle Doric porch. Now 2 properties.

Listing NGR: TQ2844587655

50 and 54 Southwood Lane

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1079166

Date first listed:

10-May-1974

List Entry Name:

50 AND 54, SOUTHWOOD LANE N6

Statutory Address 1:

50 AND 54, SOUTHWOOD LANE N6

Details:

1. 4415 SOUTHWOOD LANE N6 (East Side) Highgate ----- Nos 50 & 54 TQ 2887 40/248

II GV

2. Circa 1800 building of 3 storeys, 4 windows. Stock brick with stucco frieze, cornice and blocking course. Banded rusticated stucco ground floor. Raised slated mansard with dormer at left. Gauged flat brick arches to sash windows with glazing bars in stucco-lined reveals. Ground floor has projecting centre section with a through passageway giving access to No 50. No 54 has half glazed door with rectangular fanlight. Included for group value.

Nos 24 to 50 (even) and No 54 form a group.

Listing NGR: TQ2840487650

Appendix 2.0 Methodology

- 2.1 Historic England also provides relevant guidance in their 2019 document *Statement of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12*. This document seeks to provide information on the analysis and assessment of heritage significance in line with the National Planning Policy Framework (NPPF), and thus relevant methodologies are applied across this Statement of Significance to appropriately and clearly assess interest across relevant heritage assets.
- 2.2 *Advice Note 12* sets out general advice on assessing significance of heritage assets. This can be summarised as follows:
1. Understand the form, materials and history of the affected heritage asset(s), and/or the nature and extent of archaeological deposits
 2. Understand the significance of the asset(s)
 3. Understand the impact of the proposal on that significance
 4. Avoid, minimise and mitigate negative impact, in a way that meets the objectives of the NPPF
 5. Look for opportunities to better reveal or enhance significance
- 2.3 These five steps effectively fulfil the requirements of *paragraph 194* of the *NPPF*. Such a staged approach – whereby significance is assessed before a scheme is developed – effectively ensures proposals mitigate identified negative impacts upon significance, enhancing significance where possible, and thereby evidencing how any residing harm is justified.
- 2.4 Given this preferred staged approach set out above, *Advice Note 12* also provides a '*suggested structure for a statement of heritage significance*'. This structure – to be adapted and applied across this Heritage Impact Assessment – can be summarised as follows:
1. **Introduction**
 - a. Purpose
 - b. The nature of the proposals
 - c. Designation records for the heritage asset
 - d. Reference(s) in the local Historic Environment Record (where relevant)
 - e. Archaeological potential (where relevant)
 - f. Planning history
 - g. Consultations undertaken (where relevant)
 - h. Approach and methodology
 2. **The Heritage Asset and its Significance**
 - a. Understanding the form and history of a heritage asset – set out an understanding of the heritage asset following:
 - i. Familiarity with the asset itself, developed through visiting the site, carrying out, where necessary, documentary research, architectural historic and archaeological investigation, including, where necessary, fabric and comparative analysis, desk-based assessment and, if necessary, a field evaluation;
 - ii. Compilation of photographs (both historic and present); elevations; historic drawings; etc of the heritage asset
 - iii. An understanding of the proposals, directed towards those matters crucial in terms of the changes proposed, and therefore the impact on significance
 - iv. In the development of proposals, investigative works may be carried out which increase the understanding of the heritage asset, such further understanding may usefully be noted here.
 3. **Assess the Significance of the Heritage Asset – Table 1**
 - a. For each heritage asset, describe the following interests:
 - i. 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;
 - ii. Architectural and artistic interest – there 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, such as sculpture;
 - iii. Historic interest – An interest in past lives and events, heritage assets can illustrate or be associated with them. Heritage assets with historic interest provide a material record of historic but also a meaning for communities derived from their collective experience of a place.
 - b. Assess the level of the general significance of the heritage asset and the particular contribution to that significance of any features which would be affected by the proposal.

4. Impact on the Significance – Table 2

- a. Where the proposal affects the historic fabric of the heritage asset, specify the effect on that fabric including loss or concealment of historic features and fabric which contribute to significance – both internally and externally, proposed removals and demolitions and the impact of alterations and extensions, where proposed etc;
- b. In some cases, condition and structural surveys may usefully be quoted as a means of explaining why a particular course of action has been chosen.
- c. Where the proposal affects the setting, and related views, of a heritage asset, or assets, clarify the contribution of the setting to the significance of the asset, or the way that the setting allows the significance to be appreciated. This may include the impact of the location of new development within the setting, of the impact on key views, the impact on the relationship of the heritage asset to its setting, etc.
- d. Where the proposal impacts both on the heritage asset directly and on its setting, a cumulative assessment of impact will be needed. Impacts both harmful and beneficial should be noted.

5. Avoid Harmful Impact(s) – Table 3

- a. The NPPF stresses that impacts on heritage assets should be avoided. Therefore, show how the impact is to be avoided or minimised, for instance by the proposal being reversible.
- b. In some circumstances, the ability to appreciate significance may be enhanced or otherwise revealed by the proposal; this should be outlined here.
- c. As this may be a matter of the way the proposal has been designed, reference in the Design and Access Statement (where appropriate) is likely to be useful.

6. Justification for Harmful Impacts – Table 4

- a. This is the opportunity to describe the justification for the proposals.

7. Recording

- a. Where there would be an impact on the significance of the heritage asset, any further archaeological analysis and recording proposed should be detailed.

8. Summary

- a. Succinct explanation of the impact of the proposal on significance of heritage asset(s) and how impact on significance, both positive and negative, has been avoided, by continuing to follow the staged approach - impact on the significance, avoid harmful impact(s), justification for harmful impacts, need for recording
- b. A clear and succinct explanation of the effect of the proposal on significance of the heritage asset, and how any harm to its significance has been avoided and/or mitigated, can be helpful, as a summary of the proposal.

2.5 Stages 3 to 6 are supported by the following tables:

Table 1: Significance of the Heritage Asset

Level of Sensitivity	Designation Status
Very High	International heritage assets of outstanding universal value which fulfil the criteria for inclusion on the UNESCO World Heritage List.
High	Heritage assets of exceptional interest, and fulfil the criteria for designation at a high grade including Scheduled Monuments, Listed Buildings of Grade I or II* designation, Registered Battlefields, Registered Historic Parks and Gardens, which are considered to be nationally important.
Medium	Heritage assets of special interest that fulfil the criteria for listing and / or designation otherwise including Grade II listed buildings / Registered Park and Garden, Registered Battlefield or Protected Wreck Site or Conservation Areas. Regionally important archaeological features and areas (as defined in the Historic Environment Record).
Low	Heritage assets of moderate interest that fulfil the criteria for local listing as set out by local authority guidance or Historic England's advice note on Local Listing (2016b). Broadly defined, such assets possess architectural or historical interest that notably contributes to local distinctiveness or possesses archaeological interest that greatly contributes towards the objectives of a regional research agenda. This can include a non-designated heritage asset.
Very Low / Negligible	Sites and features noted as locally important. Other, non-designated features of cultural heritage significance. Badly preserved / damaged or very common archaeological features / buildings of little or no value at local or other scale.

Table 2: Impact on Significance

Impact on Significance	Description
High	The application site and / or element is fundamental to the key interest/s that define the significance of the asset, and of potential high or very high significance in its own right.
Medium	The application site and / or element makes an important contribution to the significance of the asset, comprising a feature of medium significance that have been affected by loss and erosion of the baseline situation.
Low	The application site and / or element makes a slight contribution to the significance of the asset, comprising a low significance and has been subject to substantial loss and erosion of baseline situation.
Neutral	The application site and / or element does not contribute to the significance of the asset.
Negative	The application site and / or element represents negative impingement which detracts from the significance of the asset.
Uncertain	Impact uncertain, more information required.

Table 3 – Avoiding Impacts

Impacts	Description
Very Positive	Following implementation and establishment of the site, the scheme will significantly better reveal, preserve or enhance the contribution the application site makes to the significance of the heritage asset and/or setting, and / or substantially contribute to the conservation of the asset.
Positive	Following implementation and establishment of the site, the scheme will better reveal, preserve or enhance the contribution the application site makes to the significance of the heritage asset and/or its setting, and / or contribution towards the conservation of the asset.
Neutral	Following implementation and establishment of the site, the scheme will preserve the contribution the application site makes towards the significance of the heritage asset and/or its setting.
Negative	Following implementation and establishment of the site, the scheme will result in the partial loss of the contribution the application site makes to the significance of the heritage asset and / or its setting, and / or will have a detrimental impact upon the conservation, preservation or enhancement of the asset.
Very Negative	Following implementation and establishment of the site, the scheme will result in the total loss of the contribution the application site makes to the significance of the heritage asset and / or its setting, and will have a significant detrimental impact upon the conservation of the heritage asset.
Uncertain	Impact uncertain, more information required.

Table 4 – Justification of Impacts

Classification	Description
Substantial Harm	The proposed change will seriously negatively alter, damage or result in significant loss to the historic and/or original fabric / setting / character and appearance, severely impacting upon the way in which the heritage asset is appreciated.
Less Than Substantial Harm	The proposed change will slightly alter, damage or result in minor loss to the historic and/or original fabric / setting / character and appearance, marginally impacting upon the way in which the heritage asset is appreciated.
No Harm / Negligible	The proposed change will cause no harm to the significance of the heritage asset, or its setting. Change will not alter the current understanding and/or significance or enhance this.
Benefit	Change will improve the current understanding of significance and how this is appreciated. Change will preserve or enhance the significance of the heritage asset.

- 2.6 Here it is pertinent to note that *Advice Note 12* states that 'the level of detail in a statement of heritage significance should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposals on their significance'.

