

Heritage Statement

6 Claremont Rd, London, N6 5BY

Proposed partial demolition of the existing rear extension and eaves, and the erection of a single-storey rear extension.



Title Heritage Statement: 6 Claremont Rd , London, N6 5BY

Client: Sophie Gueydon

Issue: Final

Project No: Claremont Rd 6 Gueydon N6 5BY

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1 - Conservation Area and Character

1.1 - Introduction and Appraisal

1.1.1 - The proposed development at 6 Claremont Rd falls within Highgate Conservation Area, which was designated as a conservation area on 21st December 1967. The original conservation area boundary included the village core and the Bishopswood area, the Gaskell Estate, together with the area bounded by Southwood Lane, Jacksons Lane, the central part of Archway Road, Muswell Hill Road, and Wood Lane up to Queen's Wood.

1.1.2 - The conservation area is divided between the London Boroughs of Camden and Haringey. The Camden side includes part of Highgate Village, Fitzroy Park, Waterlow Park, Highgate Cemeteries and Whittington Hospital.

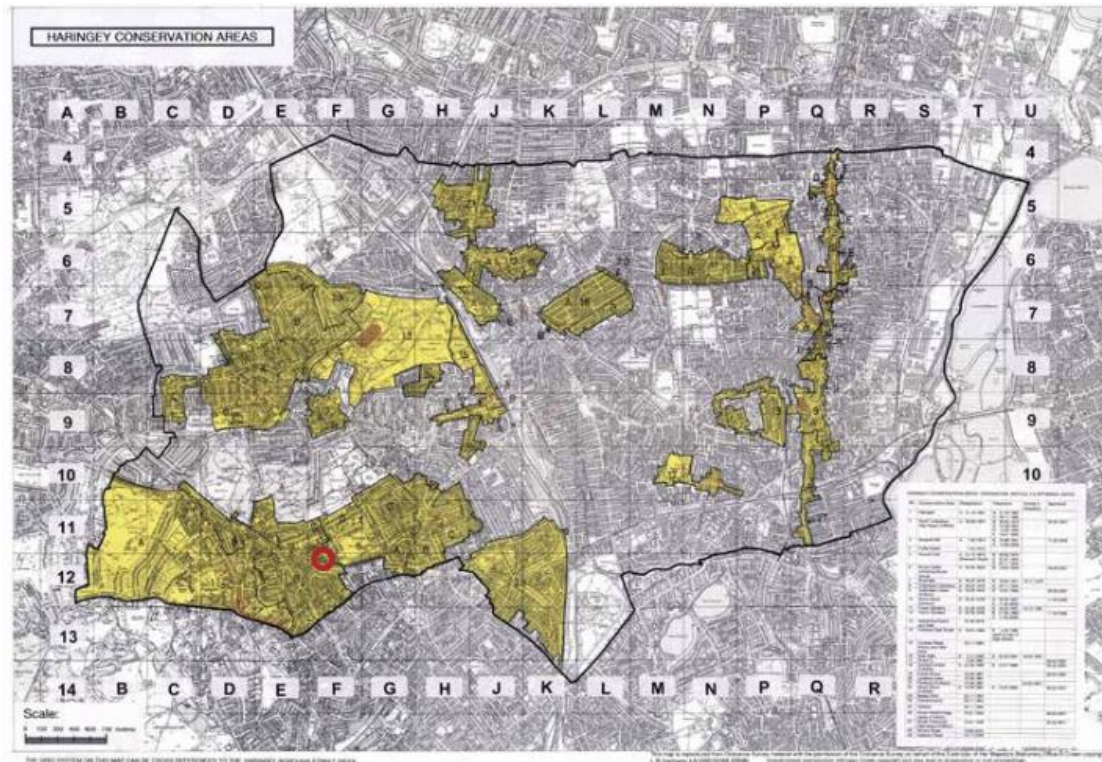
1.1.3 - The conservation area boundary was extended on the eastern side on 27th September 1990, to include the upper and lower parts of the archway sub-area, together with the Miltons and Shepherd's Hill sub-areas. The final relatively small boundary extension was on the eastern side to include part of Stanhope Road in the Shepherd's Hill sub-area on 29th November 1994.

2 - Site Location, Description and History

2.1 - Site Location and Description

2.1.1 - The character of 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.

2.1.2 - 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 14th century, it has been a very popular place to live or visit.



2.1.3 - Claremont Road slopes up to the northwest. The trees in the distance, combined with the street trees and mature gardens of Claremont Road give the street an attractive landscape appearance.

2.1.4 - The house on the east side of the upper part of Claremont Road form a three-storey terrace, mainly of red brick with gables at second floor level, some now painted, with a variety of porches and stucco trim to openings.

2.1.5 - Nearer to Stanhope Road there is a terrace of 2-storey houses which mirror the houses on the west side. These are of red brick with slate roofs, many with generous square bays at ground level. With well planted front gardens and street trees, the road has a suburban feel.

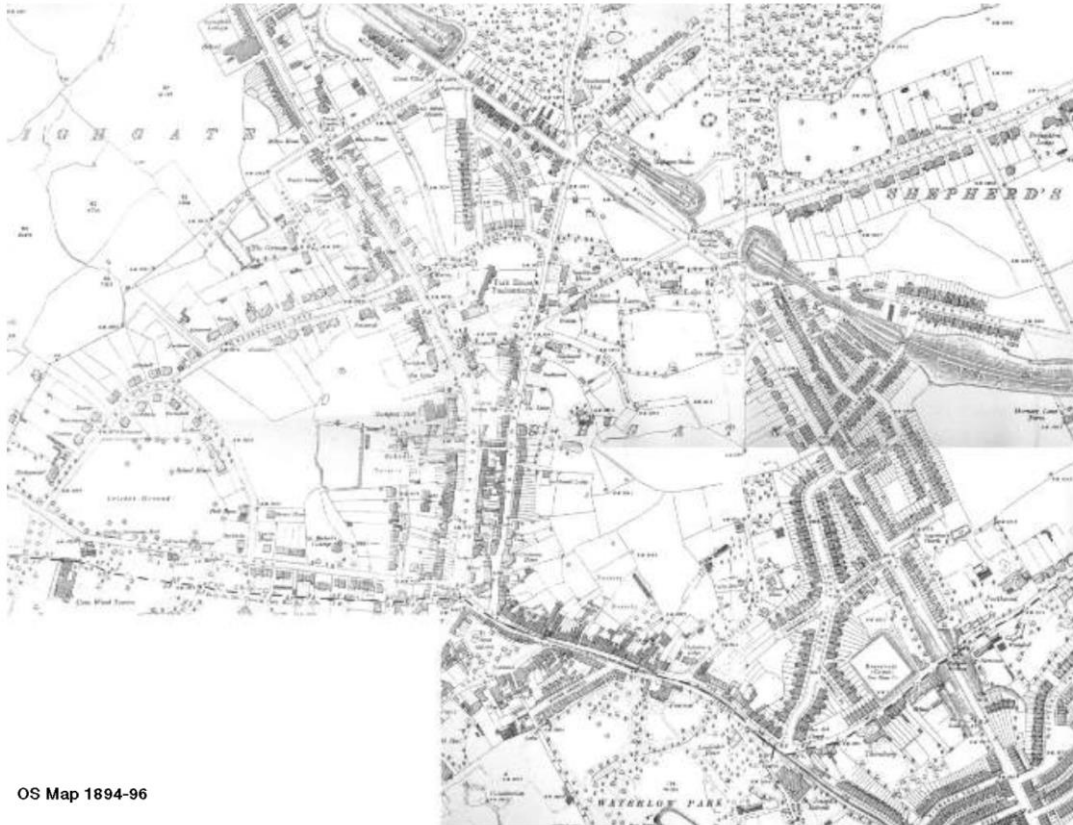
2.1.5 -The road continues northwards to a curve, where it joins Stanhope Gardens. Here, the terrace houses on the west side are tow storeys, of similar character to those to the south.



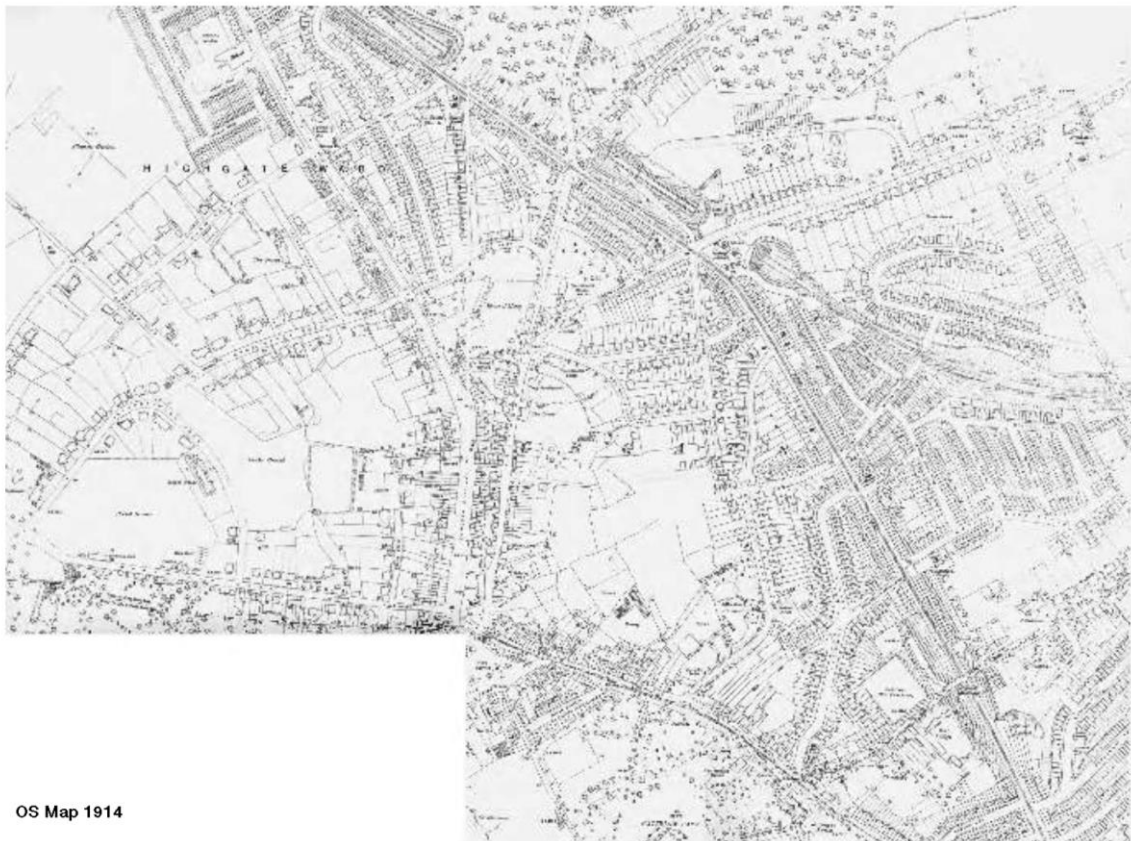
2.2 - Historic development

2.2.1 - The centre of the Highgate settlement lay around Pond Square, which today is a tranquil green open area. The ponds supplied drinking water until 1864 when they were filled in.

2.2.2 - The historic boundary between the parishes of St. Pancras and Hornsey along the middle of Highgate High Street still exist and divide the modern London boroughs of Camden and Haringey. The consequent difference in local government and management through the ages has also been a formative element in the character of Highgate village. Various institutions and individuals also shaped the way in which the village core and the wider area have been developed. The two largest landowners were the church of England and Highgate School.



OS Map 1894-96



OS Map 1914



2.2.3 - In response to the Civic Amenities Act 1967 the Council designated Highgate as its first conservation area on 21 December 1967, in recognition of its special historic and architectural interest. Camden designated its part of Highgate a conservation area the following year.

3 – Proposal Plan and Context

3.1 Development Plan Context

3.1.1 - 6 Claremont Rd is a traditionally built, end terraced property, originally constructed using local materials, and brick courses bedded / pointed in lime / earth mortars. Internally the property would have been lime plastered.



3.1.2 - Within the row of terrace houses, which consists of nine properties, four have received council approval for rear extension of 3.5 meters similar to what 6 Claremont Rd is proposing.

3.1.3 - 6 Claremont Rd have a extension of eaves from flat roof at 2.8 m high that extend up to 3.7 meters behind the rear wall, we propose demolish this eave and extend the rear in 3.5m what will make less shadow and subordinate better the extension to the main building.

3.1.4 - The approved applications of 3.5m rear extension for the other houses of the same terrace are:

- **12 Claremont Rd** - application number: HGY/2017/0047- Approved, in the planning officer report states that the extension is considered to be acceptable in terms of its design, size and scale and materials types, and that do not cause any material loss of light or outlook to the neighbours occupiers.
- **14 Claremont Rd** – application number: HGY/2005/1185 - Received a certificate of lawfulness for 3.5 meter rear extension.
- **16 Claremont Rd** – application number: HGY/2012/1185 - Approved. While the planning officer's report notes that the extension has a depth of 3.5 metres, which is 0.5 metres deeper than the preferred limit in the SPD, the proposal was considered acceptable due to its alignment with neighbouring properties that have already built 3.5m extensions.

- **18 Claremont Rd** – application number: HGY/2012/0098 - Approved, The planning officer's report states that, (although some adjoining properties did not have rear extensions at that time), the proposal would have little impact on adjoining properties.

3.2 Impact on the Conservation Area

3.2.1 - Given that similar rear extensions exist on other properties along the terrace, the proposed development is considered entirely acceptable in terms of character and context.

3.2.2 - The Council's House Extensions SPD notes that rear extensions should not be greater than 3m deep from the original building, to ensure the extension does not over-dominate the building's original scale and character.' Notwithstanding this guidance, given the established presence of 3.5m rear extensions within the terraced row, the minor departure from official policy is not considered harmful to the character of the host building or the wider Conservation Area.

3.2.3 - The rear extension would sit below the eave height of the host dwelling roof, and would create a cohesive appearance to the rear.

3.2.4 - The rear extensions are concealed from the streetscape.

4 - Sensitively to the conservation Area

4.1.- Sensitively to the conservation Area

4.1.1 - It is notable that many properties within the same terrace have received planning permission from the Council and have subsequently constructed rear extensions similar in scale to the proposed development.

4.1.2 - We conclude that the proposed works, which involve erection of a rear extension, will not be harmful to the character of the street.