

Heritage Statement

Introduction

This Heritage Statement is prepared on behalf of Raw Charging, ('the applicant') in support of a full planning application and listed building consent for the '*Installation of 2no. electric vehicle charging stations, 1no. feeder pillar and underground cabling*', within an existing car park associated with the Everyman Muswell Hill Cinema, Fortis Green Road, Muswell Hill, London, N10 3HP.

Application Site

The application site is located within an existing car park to the rear of Everyman Muswell Hill Cinema, within Muswell Hill District Centre. The car park is enclosed by a high brick wall, which surrounds the site and adjacent cinema.

The application site lies to the rear of two listed buildings, adjacent a high brick boundary wall. The two listed buildings are listed below:

- Odeon Cinema (Ref: 1079178, Grade II*) – circa 15m east
- 107-123 Muswell Hill Road (Ref. 1362079) – circa 60m southeast

While the boundary wall directly adjacent the proposed development is not recorded as listed by Historic England, the London Plan Policies Map nor Haringey's Planning Policy Map, this wall is recognised as part of the curtilage of the Grade II* listed building within the case officer's report under ref. HGY/2021/1309. A separate listed building consent application has therefore been submitted, accompanied by this Heritage Statement.

Images are shown below of the application site:



Image to Show Existing Car Park (1/2)



Image to Show Existing Car Park (2/2)

Historic England Listings and Significance

As mentioned above, the application site lies to the rear of two listed buildings, adjacent a high brick boundary wall. The nearby listed buildings are as shown in the Historic England map below, comprising the Odeon Cinema (Ref: 1079178, Grade II*) – circa 15m east and 107-123 Muswell Hill Road (Ref. 1362079) – circa 60m southeast.



Map to Show the Location of the Listed Buildings

Historic England's listing description for the Grade II* Odeon Cinema is as below:

'Cinema. 1935-6 by George Coles for the Muswell Hill and Harlesden Property Company, of which Oscar Deutsch of Odeon Cinemas was a director. Red brick, the cinema facade clad in black and cream faience tiles. Flat asphalted roof. The cinema is tucked on to Fortis Green Road because the prominent corner site originally intended was opposed by members of the church opposite.

Cinema with double-height foyer and circular inner foyers on two levels leads to double-height cinema auditorium with balcony set to the rear of the flats. The area under the balcony subdivided into smaller screens in 1974. The curve of the foyer and circular inner foyer discreetly turn the customer through some ninety degrees into the auditorium. Because of the church's opposition, the facade of the cinema was deliberately made relatively low-key. Curved centrepiece with

vertical fins, stepped up to centre, between blind projecting end bays clad in contrasting black faience. No fenestration, just five pairs of original double doors with margin-light glazing to one side and central transom. The outmost pairs separated by walls for billboards and projecting curved rib. The name ODEON in neon affixed to the parapet.

Double-height foyer with curved ends, having paired columns at either side with banded decoration reminiscent of the film set of 'Things to Come' made in 1935. Banded motif to walls. Staircase to right incorporating further horizontal detailing. Coved ceiling lighting. At top of staircase circular landing with similar coved circular ceiling opening and central circular lighting. On ground floor vestibule leads to inner vestibule formed of former rear stalls area leading to two smaller cinemas inserted under the balcony in May 1974. At first floor original double doors lead to inner vestibule originally intended as a tearoom and now a bar, with two large columns and sloping ceiling, with horizontal grillework on wall to auditorium. From the centre of this wall, doors and stairs lead to auditorium.

Double-height auditorium with balcony, whose curved front complements the steep curve of the front wall to the proscenium, which has moulded horizontal and vertical bands. Horizontal banding on ante-proscenium contrasts with three stepped rounded pilasters, concealing coved lighting. The side walls also moulded with horizontal bands and vertical accents, the whole styled on the lines of German cinemas of the late 1920s. Central laylight between ribs of separate small lights designed to resemble a roll of film running down to the proscenium. Banded decoration to side of ceiling, forming deep cornice. Odeon clocks over exit doors to either side of proscenium, and orchestra pit in front area of stalls no longer used. Bronzed handrails round central vomitory, and metal crush barriers remain in stepped seated balcony.

The Odeon, Muswell Hill, is the most elaborate interior of any Odeon cinema to survive. Because of the restrictions placed on the external facade, the opportunity was taken to make the interior more lavish than was usual in the Odeon circuit, and the result is an elegant design of unusual imagination and crispness. With the New Victoria, City of Westminster, the Odeon Muswell Hill best demonstrates the influence of German expressionism in British cinema design. As all the most famous German models have been gutted or demolished, the English examples are particularly important. The style was adopted in Britain as a more sophisticated alternative to the historicist pastiches employed in cinemas of the late 1920s and early 1930s, and one more suited to the middle-class clientele of Muswell Hill. The style of the cinema, with its contrasting faience motifs, is continued in the adjoining shops and flats.'

Historic England's listing description for the Grade II 107-123 Muswell Hill Road is as below:

'Row of shops and flats, attached to the listed Odeon cinema alongside. 1935-6 by George Coles for the Muswell Hill and Harlesden Property Company, of which Oscar Deutsch of Odeon Cinemas was a Director. Ground floor with black and white faience tiling, above with banded brown and red brick to flats reminiscent of the contemporary Mount Royal flats by Burnet, Tait and Lorne. Flat asphalted roof. 9 shops, with 2 storeys of flats over, reached by staircases to the rear.

The shops have curved projecting ribs between each unit, clad in faience and resembling the forms of the adjoining Odeon. The shop fronts obscured by later fascias at time of survey in July 1997. Metal windows with horizontal glazing bars, some renewed in PVC to front.

The interiors of the shops and flats not inspected, but not thought to be of special interest.

The shops and flats form a strong group with the Odeon cinema, the finest cinema of its type and date in England.'

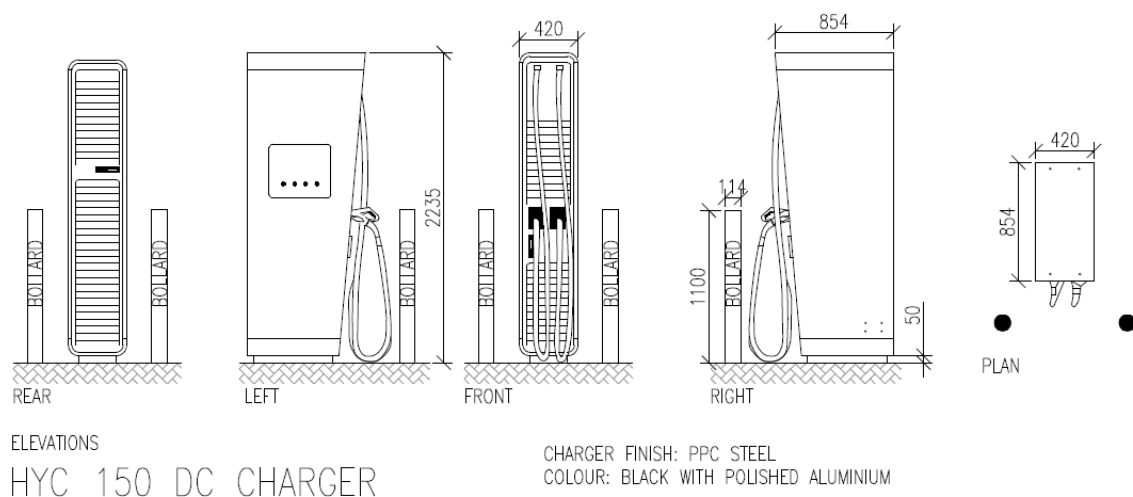
The Proposed Development

The proposed development comprises the following:

"Installation of 2no. electric vehicle charging stations, 1no. feeder pillar and underground cabling"

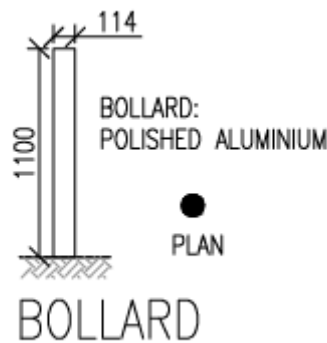
The proposed development comprises electric vehicle charging stations. The EV chargers are to be located to the northwest of the existing car park area, utilising 6no. of the existing parking bays to provide 4no. EV charging bays. Therefore, the reconfiguration of the car park to provide EV charging will result in the loss of 2no. spaces.

2no. chargers are proposed, comprising 2no. HYC150 DC chargers, shown in the image below. DC chargers offer fast recharging times can often be the ideal opportunity to top-up quickly. In 10 minutes or less, charging could offer a top-up of 100 miles.



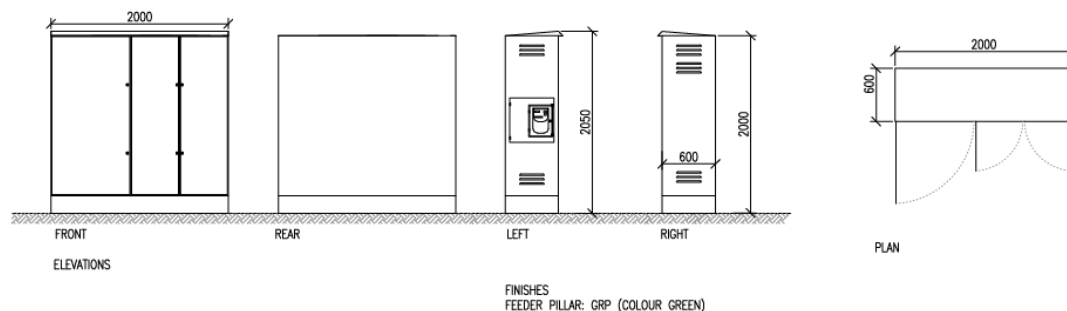
HYC_150 DC Charger Visual

Two bollards (0.14m in width x 0.14m in depth x 1.1m in height) will be provided at each charger, as shown in the image below:



EV Charger Bollard Visual

A feeder pillar is also proposed. The purpose of a feeder pillar is a cabinet used to house low voltage electrical supply equipment. Feeder pillars consist of a central distribution board that controls and distributes electricity to outgoing circuits downstream to the EV Chargers. This setup provides each EV charger with a separate electrical supply that is fault protected and that can be separately maintained. The feeder pillar cabinet provides a casing that prevents people from coming into contact with live electrical wires, as well as protecting wires and components from dust and dampness. The proposed feeder pillar will measure 2m in width, 0.6m in depth, 2m in height and will be manufactured from steel, finished in the colour green. Elevations of the proposed feeder pillar is shown below:



Feeder Pillar Visual

The proposed development also includes the installation of underground cabling from the chargers to an existing underground point of connection. All proposed cabling will be buried underground. The underground cabling will run in a shallow trench along the existing carpark hardstanding to the point of connection, an existing substation to the north of the site. The proposed location of the underground cabling was determined on what works best from an operational and heritage perspective. The hardstanding will be reinstated as existing following installation. The location and nature of the cable route is shown on the proposed detail plan, Drawing No. A251391 152 03 C.

Assessment

National Planning Policy Framework (NPPF)

Section 16 relates to ‘Conserving and enhancing the historic environment’. Paragraph 200 states that *“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”*

Paragraph 206 states *“Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional”.*

Paragraph 208 states that *“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use”.*

The proposed development is in accordance with the NPPF in that it is fully aligned with Government objectives and legislation relating to climate change, decarbonisation of development and reduction in the use of fossil fuels. The key driver of the National Planning Policy Framework is to contribute towards the achievement of sustainable development. The proposed development is considered sustainable development and supports the Councils aim of tackling climate change and reduce carbon emissions. Furthermore, given that the proposed development is small in scale and minor in nature, no adverse impacts on the historic park and garden or nearby listed buildings is anticipated.

Relevant London Plan and Haringey Local Plan Policies

Policy HC1: Heritage Conservation and Growth of the London Plan 2021 states that development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets’ significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage

assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

Policy SP12: Conservation of Haringey's Local Plan Strategic Policies 2013-2026 states that the Council shall ensure the conservation of the historic significance of Haringey's heritage assets, their setting, and the wider historic environment. The borough's heritage assets include Statutory Listed Buildings, Conservation Areas, Registered Parks and Gardens, Archaeological Priority Areas, and other locally important heritage assets such as Locally Listed Buildings, Local Historic Green Spaces and Sites of Industrial Heritage Interest. Where archaeological excavation is required, findings should be published, disseminated, and used as the basis for archaeological interpretation on site.

The site lies within the setting of two listed buildings, Odeon Cinema (Ref: 1079178, Grade II*) – circa 15m east and 107-123 Muswell Hill Road (Ref. 1362079) – circa 60m southeast. Furthermore, while the boundary wall directly adjacent the proposed development is not demarked as listed by Historic England, the London Plan Policies Map nor Haringey's Planning Policy Map, this wall is recognised as part of the curtilage of the Grade II* listed building within the case officer's report under ref. HGY/2021/1309.

The site is set back considerably from the roadside, screened by the cinema building and tucked against the rear boundary wall. The proposal is functional in design and of a modest scale, height and massing, promoting sustainable means of travel and easy access. The proposal is considered to be in keeping with the existing character and appearance of the site and surrounding area, respecting the context and functionality of the visitor car park and its place within the local landscape. The proposal will therefore have no unacceptable impact on the setting of the nearby listed buildings, in accordance with Policy HC1 of the London Plan 2021 and Policy SP12 of Haringey's Local Plan Strategic Policies 2013-2026.

Conclusion

This Heritage Statement has been prepared in support of a full planning application and listed building consent for the *'Installation of 2no. electric vehicle charging stations, 1no. feeder pillar and underground cabling'*, within an existing car park associated with the Everyman Muswell Hill Cinema, Fortis Green Road, Muswell Hill, London, N10 3HP.

The proposed development will not result in any alterations to a listed building or have any adverse impact on the setting of any nearby listed building. Furthermore, the proposed charger, associated equipment and cabling is minor in scale and unobtrusive within the setting of the existing car park. On that basis, it is considered the development proposal will preserve the special character, significance appearance and architectural/historic interest of the surrounding heritage assets. The significance of the nearby heritage assets is not affected by the proposal.