



188 VARTRY ROAD HERITAGE STATEMENT



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Image 1 Front Elevation of 188 Vartry Road

1.0 Introduction

- 1.1 This heritage statement has been prepared by Building Energy Experts on behalf of the Applicant to provide relevant and proportionate information to Haringey Council, regarding heritage impacts associated with an application for conservation area and planning permission of the building, at 188 Vartry Road, London, N15 6HA.

- 1.2 The heritage statement has been written in line with the Haringey Local Plan and BS 7913:2013 Guide to the conservation of historic buildings and is required by Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The act places a statutory duty on the local planning authority in the determination of development proposals affecting buildings in conservation areas to designate areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.
- 1.3 The National Planning Policy Framework (NPPF) 2024 provides the Government's national planning policy for the conservation of the historic environment. In respect of information requirements, it sets out 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."*
- 1.4 In line with PAS 2035 the Applicant wishes to improve the buildings overall energy efficiency through improving the existing building fabric, including the upgrade of windows, the introduction of breathable internal wall insulation to the front façade, and re-filling of cavity wall insulation within the later extensions, together with the installation of solar photovoltaic arrays with associated battery storage

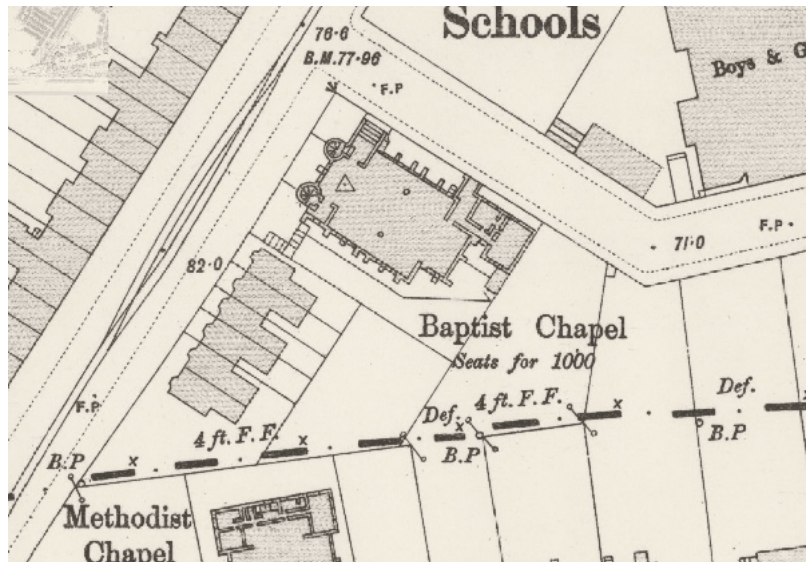
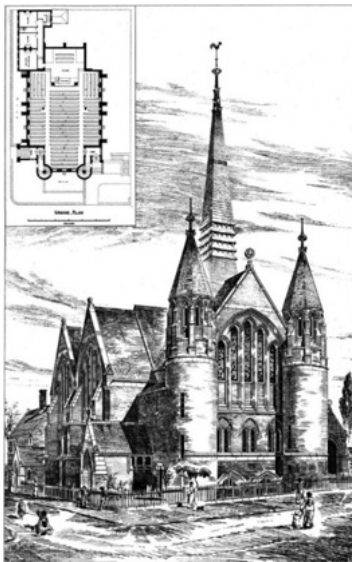


Image 2& 3: Perspective View of Woodberry Down Church, published in *The Building News* September 24th 1886 (left) & London III.56, Ordnance Survey map 1895 (right).

2.0 Building Description & Historical Development

- 2.1 188 Vartry Road was originally built c.1882-83 as a part of Woodberry Down Baptist Church. Designed by architects Bonella and Paul, this Victorian building is constructed of red brick with Bath stone dressing, is locally listed, contributing to the historic character of the area.
- 2.2 188 Vartry Road originally comprised of church hall and associated garden space. In 1994, the building underwent adaptation and extension works, including the construction of a two-storey cavity wall extension and adaptation of existing hall to provide 23 studio units together with ancillary laundry and office facilities and five parking spaces.
- 2.3 As a part of the conversion works, the front elevation of the former hall was retained, preserving the historic character. The ground floor features a series of mullioned windows surmounted by pointed blind arches with decorative basket-weave brick infill. At first floor level, the elevation incorporates an oriel window supported on a moulded stone base together with sequence of single casement window set beneath a stone arcade. The existing natural slate roof tiles were retained and reused, whilst the original roof pitch was maintained
- 2.4 The extensions to the original building were partially sunken approximately three meters below ground level along the southern side of the church, reducing the perceived scale and visual impact of the development. The resulting accommodation was arranged across two floors, with units oriented towards an enclosed communal garden.



Image 4&5 East Elevations of the Main Building and Extension (Left) and Extension Building (Right)

3.0 Proposal and Policies

- 3.1 The Applicant proposes to upgrade the buildings energy efficiency using PAS 2035 methodology; however, the suite of available fabric measures is limited due to current occupancy and its heritage significance. Therefore, the proposal focuses on improving the building whilst retaining its historic character. The proposed works localised repair and repointing works are proposed where necessary to maintain the condition of the building fabric. Installed measures will include re-filling failed cavity wall insulation within the extension, as well as vapour-open quilt loft insulation to enhance overall thermal efficiency. Furthermore, to improve the thermal performance of existing windows through the installation of replica painted timber sash casements and/or re-glazing of original sash windows using slimline double-glazed units with integrated draught stripping. If in the event windows are considered to possess historic significance and retention of existing glazing is considered appropriate, the windows will instead be overhauled and draught-proofed, with secondary glazing introduced internally to minimise heat loss. This submission does not foresee the need for the retention of any windows since all windows are replacements, fitted during the previous large-scale refurbishment in 1994 (ref HGY/1994/0345); subsequent survey during pre-installation building inspection will be used to flag any questions of significance. Windows and Doors within the later extension (1994) do not possess architectural heritage significance and are to be replaced with high-performance thermally efficient units. Alongside these measures, the applicant proposed the installation of solar photovoltaic array to south and south-east facing roof sloped, with associated battery storage located externally. The photovoltaic panels are discreetly positioned on the rear roof slope of both the main building's 1994 roof and the later extension and are not readily visible from street level, thereby minimising visual impact on the heritage asset and surrounding townscape character.



Image 6 Front Elevation with Woodberry Down Baptist Church

- 3.2 The proposals seek to align with the Borough's Local Plan strategic policies for lowering carbon (SP4), protecting vulnerable residents and providing decent housing (SP2), as well as maintaining the viability of historic buildings of significance (SP11 & 12).

4.0 Heritage Evaluation

4.1 Heritage Significance

188 Vartry Road is a locally listed building and is not a part of any conservation area.

4.2 Architectural & Historical Value

188 Vartry Road is a Victorian building originally formed part of the Woodberry Down Baptist Church. The building historically functioned as a church hall with associated garden space and was later converted to provide residential accommodation. The building retains elements of historic and architectural significance which contribute positively to its local heritage value and historic character.

4.3 Aesthetic Value

The front elevation of the main building retains several architecturally significant features, including mullioned windows with stone base, oriel window supported on moulded decorative stone base and ornamental stone arcade detailing above the windows. The use of replica elements for replacements, together with localised repointing and repair works using appropriate materials and detailing, will ensure that the aesthetic value of the original façade remains preserved.

4.4 Communal Value

The building continues to provide supportive residential accommodation to tackle homelessness and therefore retains an important communal and social function within the local area. The ongoing use of the building for supported housing contributes to its long-term viable use, whilst the proposed energy efficiency improvements seek to enhance the comfort without adversely affecting the significance of the heritage asset.



Image 7 Significant architectural features to the Front Façade

5.0 Heritage Impact Assessment

5.1 The individual items of work and their potential impact on the historic fabric and character of 188 Vartry Road have been assessed and given a score between 1 (none / low) and 5 (high) below in tabulated form:

Item	Description	Impact Rating 1-5 1 = None / Low 5 = High
1	Vapour-open quilt loft insulation between and over ceiling joists	1
2	Re-filling cavity wall insulation to later extension.	1
3	Replacement of existing casement double glazed timber windows with replica timber units to same fenestration pattern and details to a higher thermal and air-tightness performance	2
4	Replacement of existing double glazed timber windows & doors with high-performance uPVC versions to match fenestration to flats only.	1
5	New solar photovoltaic arrays to south facing roof pitch.	2
6	New battery storage to be located externally.	1
7	Upgrading ventilation, using existing penetrations and positions.	1
8	Replacement of existing lighting with low-energy lights, where necessary.	1

5.2 By virtue of the proposals being carefully considered and assessed as low impact in nature, not unduly harmful, largely reversible, and respectable of the historic character of the locally listed building, consent is sought for the works described. The proposals seek to improve the long-term environmental performance and continued viable use of the building whilst preserving its architectural and historic significance.



Image 8&9: Elevations viewed from the internal courtyard



Image 10 Aerial view of existing roof



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