



HERITAGE STATEMENT - Planning-

73,75-77 Clarence Road, London, N22 8PG

Prepared for: Hawkins Eades Associates

The purpose of this report is to accompany a planning or Listed Building application. A heritage statement sets out the details of the history and development of the asset using photographic, map, archival and fabric evidence. It includes an assessment of the evidential, historical, aesthetic and communal value of the heritage asset and the impact of the proposed works upon that significance. In addition to desk based research a site visit was carried out as part of this assessment and a non intrusive survey took place.

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PROJECT OVERVIEW

Heritage Asset and its Setting:

Project Address: 73,75-77 Clarence Road, London, N22 8PG

Local Authority: Haringey Council London Borough

Conservation Area: Bowes Park

Archaeological Notification Area: None

Building Use: Residential

Listing Status: Not Listed List entry no. N/A

Designated Heritage Asset:

Scheduled Monument?	N
Listed Building?	N
Registered Park and Garden	N
Historic Battlefield	N
Conservation Area	Y
World Heritage Site	N

Non Designated Heritage Asset	Y
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Project Overview:

Rear and side extensions to an existing semi detached building containing 6 flats to increase the number of flats to 7. New landscaping. Repairs to the original parts of the existing building.



Photo 1 – View of front elevation (south)

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Photo 2 and 3 – View of front elevation 73 Clarence Rd. (left) and 75-77 Clarence Rd. (right)



Photo 4 and 5 – View of garages at the back of 73 Clarence Rd.



Photo 6 and 7 – View of front/side elevation (south/southeast)

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Photo 8 – View of the side/rear elevation (east/northeast)



Photo 9 and 10 – Streetview from Clarence Rd.



Photo 11 and 12 – Streetview as you are approaching the dwelling from the west

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Photo 13 – Streetview as you are approaching the dwelling from the east

Drawings and Documents provided by Client:

List of documents provided:

-  4624 2026 Planning-4624 PLA 4.00 A1
-  4624 2026 Planning-4624 PLA 4.01 A1
-  4624 2026 Planning-4624 PLA 4.02 A1
-  4624 2026 Planning-4624 PLA 4.03 A1
-  4624 2026 Planning-4624-SUR-1.00 Existing
-  4624 2026 Planning-4624-SUR-1.01 Existing Site Plan

Schedule of Intervention:

In order to achieve the works, the following alterations/ interventions will be required:

- Revised landscaping to give private amenity space to each flat. Reduction in the amount of hardstanding. Demolition of the existing garage. Removal of the timber fences. Rebuilding of the front wall.
- New bin and bike storage.
- Two storey side extension to LHS of building, set back from the front façade.
- Replacement of the modern existing rear extensions with new extensions of a larger footprint to improve functionality of the spaces.
- Full internal refurbishment including new electrics, heating and fire alarm system.
- New sanitaryware, kitchens and finishes throughout.
- Works to include compartmentation for fire and acoustics between flats.
- Restoration of the historic front façade by renewing the render with a smooth painted render, replacing UPVC casements with traditional timber sash windows and redecoration of the traditional building features. New painted timber front door.

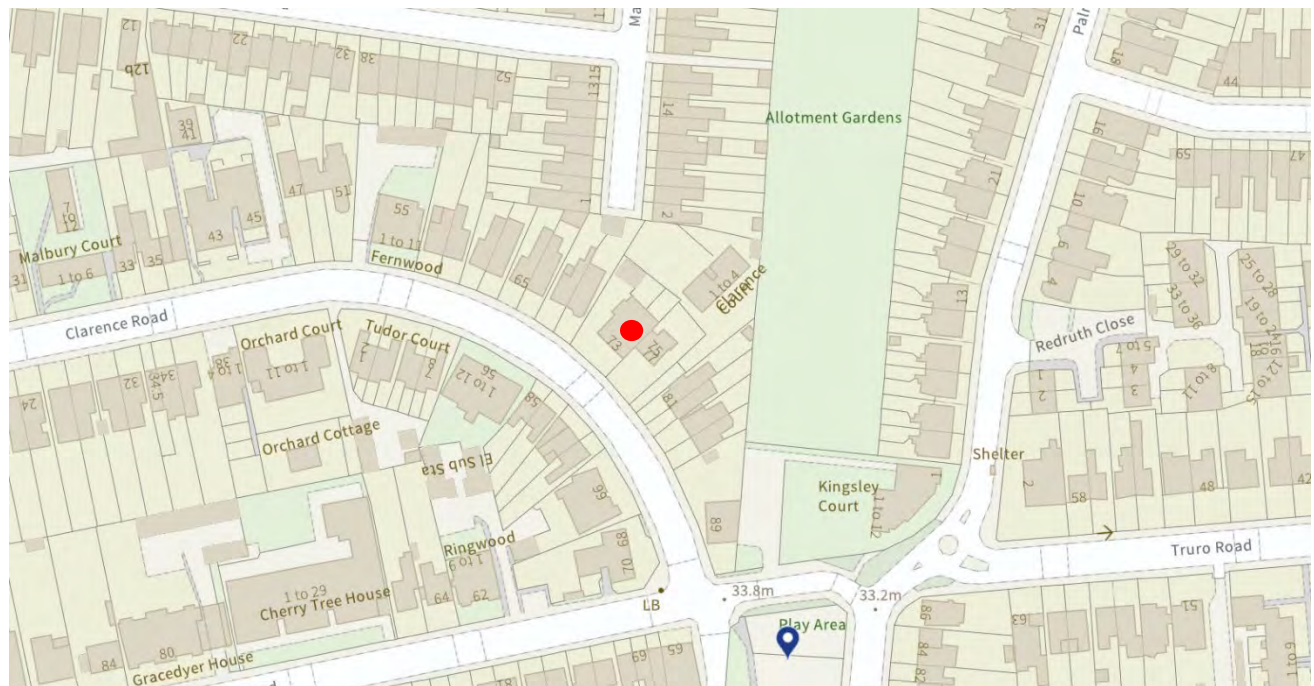
Setting Overview/ Context:

The site is situated within Bowes Park along Clarence Road. Bowes Park is bordered by Wood Green, Palmers Green and Bounds Green, with affluent areas such as Muswell Hill, Highgate and Crouch End to the west and the historic landmarks of Alexandra Palace and Bruce Castle located close by. Bowes Park is bounded by main arterial routes into and out of Central London, with the North Circular Road to the North, Bounds Green Road to the South and West, and Green Lanes to the East, which forms the boundary with the adjacent Woodside Ward.

Bowes Park Conservation Area is described as a good example of a distinctive suburban typology of the mid-late-Victorian and Edwardian period, in spite of the loss of some of the older and larger houses and the replacement by blocks of flats of mixed design quality. The local area, predominantly residential in character developed in the 1880s and is named after an old manor called Bowes. The area is centred around shops and businesses on Myddleton Road a short distance north of the site.

The site itself is situated on the north side of Clarence Road on a large plot, largely laid to tarmac. The detached two storey building, late Victorian in its character, is made up of a rectangular central portion with a centrally located front door with a simple portico surround, now UPVC, and a bay window either side at ground floor level. There are 3 classically proportioned windows to the first floor, also now UPVC, with arched tops. The façade has been coated in a pebbledash render finish. Set back on the eastern side is a similar sized and proportioned two storey attached element with similar arched windows to the first floor and a mix of painted render and painted brickwork. At ground floor level the doors and windows do not reflect the otherwise classical proportions of the architecture and are a mish-mash of sizes and styles having been altered over time. Both sections of the building have a pitched slate roof with traditional gutter details. The central portion has ornate painted timber brackets supporting the roof overhang and has two brick chimneys. There are a number of extensions both single storey and two storey to the rear. The building is in a poor condition as is the landscaping. There is a low quality garage to the rear of the site.

Setting: Urban Area Topography: Flat



Map taken from Historic England Listing Database. Property shown with a red dot.

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Site Planning History:

Planning Applications
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HGY/2020/2714

Demolition of the existing buildings and erection of two linked-blocks supporting eight self-contained residential flats (Use Class C3) with associated access, amenity and parking provision
Date Valid: 23/10/2020 Decision Date: 18/12/2020 Decision: Refuse

HGY/2019/2468

Demolition of the existing buildings and erection of two linked-blocks supporting nine self-contained residential flats (Use Class C3) with associated access, amenity and parking provision
Date Valid: 30/8/2019 Decision Date: 25/10/2019 Decision: Refuse

Flat 2 73 Clarence Road London N22 8PG

HGY/2016/1241

Erection of single storey rear extension following demolition of existing rear extension
Date Valid: 04/4/2016 Decision Date: 04/7/2016 Decision: Approve with Conditions

Planning Appeals

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AP-10129

Pins Reference APP/Y5420/W/21/3276893

Demolition of the existing buildings and erection of two linked-blocks supporting eight self-contained residential flats (Use Class C3) with associated access, amenity and parking provision
Appeal Decision: Appeal Dismissed

Impacted Heritage Assets:

The building sits within the Bowes Park Conservation Area.

The building is not Listed, either nationally nor locally but has been designated as a positive contributor to the CA.

The building is not within the context of a Listed Building.

Assessment of Significance:

Heritage has cultural, social, economic and environmental values. The attributes that combine to define the significance of a historic building can relate to its physical properties or to its context. – BS 7913:2013.

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 – NPPF

We have used the following levels and definitions within this report to grade 'Significance':

Level	Meaning
Exceptional	National or international importance
High	Strong regional or national value
Moderate	Local importance with some wider interest
Low	Limited heritage value but still contributes
Neutral/Negative	No heritage value or detracts from significance

Evidential/ Archeological: *As defined in the Glossary to the National Planning Policy Framework, 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.*

The development of the local area for residential purpose followed the opening of Bowes Park station in 1880. Prior to this the land was farmland and was not noted to be of high archaeological significance.

Level Assigned: Neutral

Historical: *An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.*

The Tithe mapping shows the land (plot 2025) to be agricultural in purpose owned by James Forster and occupied by Frederick Antenbring in 1844.

The street plan for the residential suburb was largely laid out by 1864 and substantially built up by 1894 with the initial development starting with Clarence Road, Truro Road, Nightingale Road and Commerce Road.

On the 1873 mapping the central building form is legible and the building shown as Riversbrook Cottage. The census of the local area records the dwelling to be of a high status. Riversbrook Cottage is not mentioned in the 1871 census however Rivers crook house is and may be one and the same property occupied by a barrister and his family.

Riversbrook, Clarence Road is mentioned in the 1881 census as being occupied by Frederick Waller and his family, a lithographer employing 6 men and 6 boys.

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The property appears on the 1896 mapping with both the dominant central portion and the set back coaching building portion on the eastern side. The plot is much bigger than on the previous map and also than it is at present and seems to contain a large number of outbuildings. There also appears to be a single storey element to the front of the coaching part of the building which no longer exists.

In 1901 the property is a high status house owned and occupied by William Ridler and his family.

In 1911 the census records it as a house and garden with the occupier as T J Kempe, draper buyer, and the owner as Lady Mary Littler. The coaching element is a separate dwelling occupied by William Shilson, postman, and his family.

By 1935 the land appears to have been split and partly sold for the building of new housing to the rear.

The 1939 census shows that no. 73 has been divided into flats and no.75 is a house for a local factory worker and his family.

The 1946 aerial photography mapping shows a larger footprint than is on the site at present.

The property has no known association with famous persons or events however has historic significance as one of the original buildings in the residential development of the local area. It is currently is split into flats and is in a poor condition.

Level Assigned: Moderate

Architectural, Aesthetic or Artistic: *These 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 skill, like sculpture.*

The building was a high status dwelling and is architecturally unique in form and detailing from the adjacent residential units of the same build era and has an architecture similar to Victorian coaching inn or railway station hotel. The two storey side portion is architecturally reflecting of a coaching house however has been altered significantly on the ground floor level, presumably where the former access has been closed up.

The materiality is reflective of the local Conservation Area with a traditional slate roof and eaves brackets.

The main portions of the building still retain their traditional form and some of its traditional architectural detailing and rhythm, typical of the local area and the surrounding traditional buildings.

The building has been treated without care over a substantial period of time and many of the traditional timber windows have been replaced with UPVC and the front elevation covered in a modern pebbledash. There have also been a high number of poor quality extensions and alterations which have been significantly harmful to both the building and its wider setting. Despite this the building is of architectural significance and not beyond rescue, offering an opportunity for positive restoration.

The garage is a modern low quality structure with no architectural value.

Level Assigned: Moderate

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Communal Value: *derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional and specific aspects. The building or site may have a social or cultural importance to a community, a spiritual or symbolic meaning or a role in collective memory or identity:*

The property forms part of the collective identity of the Conservation Area, similar in styling and materiality. It makes no other contribution to the social or cultural significance of the local area.

Level Assigned: Low

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Historic Mapping – For reference dating only, not for reproduction



Extract from Plan of the Parish of Tottenham 1844



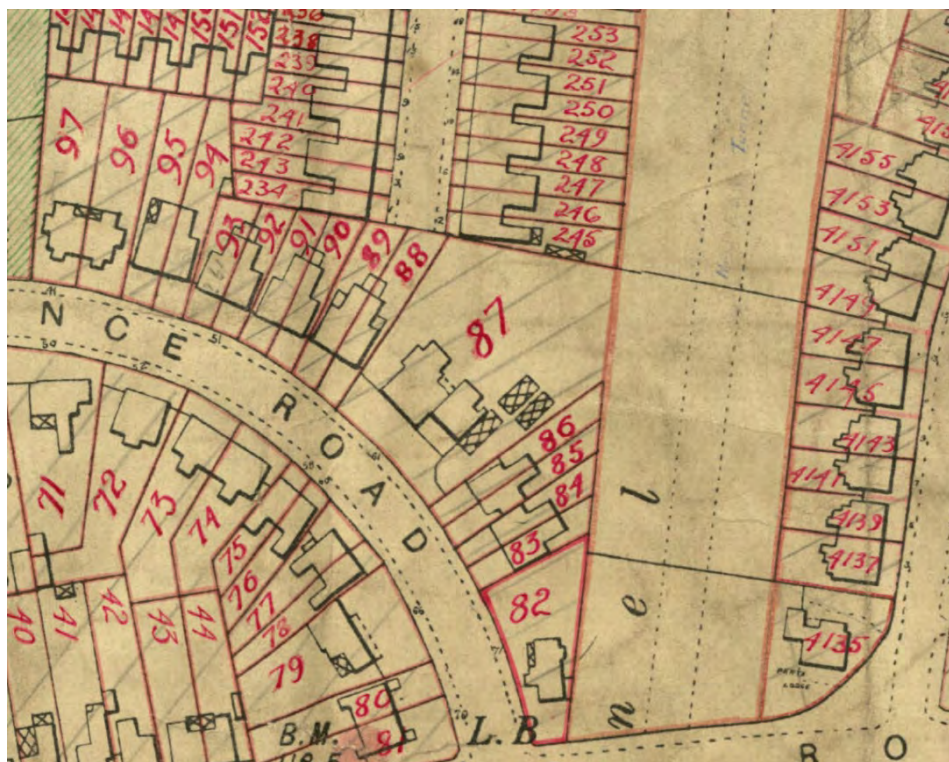
Extract from Middlesex XII 1873

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Extract from London III.4 1896



Extract from London Sheet VII 1911

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Extract from Middlesex XXII.2 1914



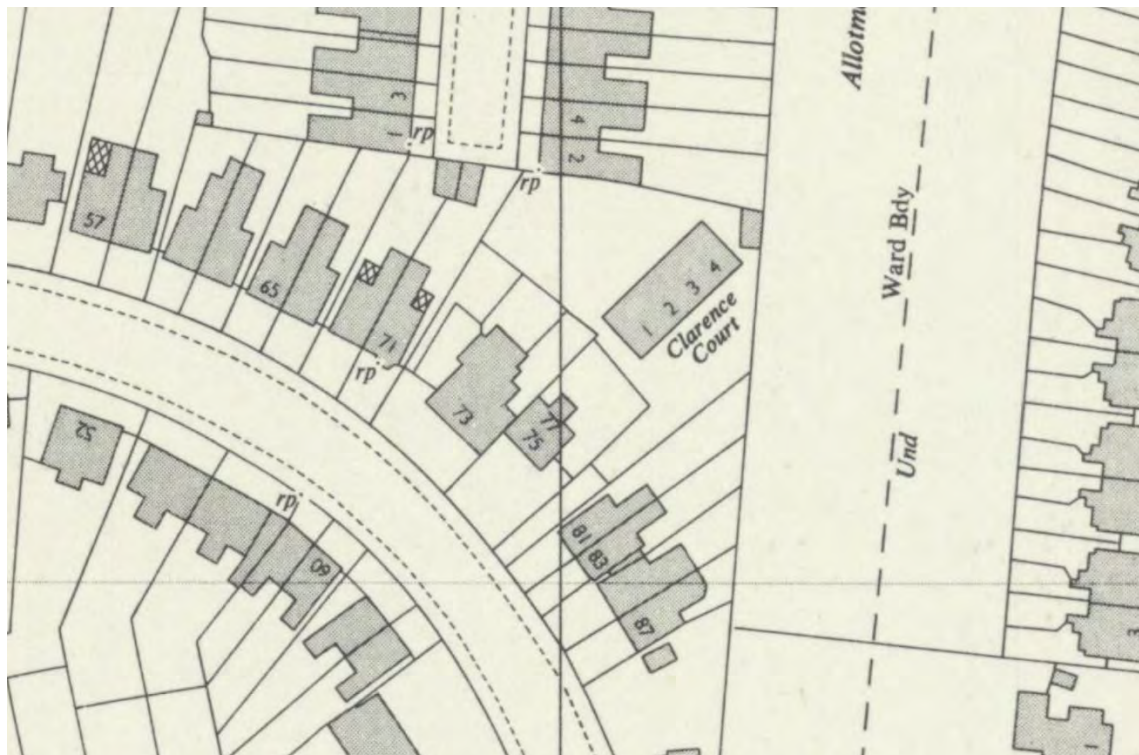
Extract from Middlesex XII.2 1935

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Extract from Greater London 513091SW 1946



Extract from TQ3091-A 1957

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Extract from TW3091 SE-B 1970

Development Impact on the Historical Asset:

An assessment of how the proposed works will affect the significance of the heritage asset and the justification for that impact.

Proposals should and do:

- 1 - Avoid, minimise and mitigate negative impact, in a way that meets the objectives of the NPPF.*
- 2 - Look for opportunities to better reveal or enhance significance.*

The level of impact is assessed as follows within this report as per the following definition:

Impact Level	Meaning
Major	Fundamental change to significance (loss or major enhancement)
Moderate	Noticeable change affecting key aspects
Minor	Small change with limited effect
Negligible	Barely perceptible change
Neutral	No effect on significance

1. Archeaology:

The ground is of low archaeological significance and therefore the proposed extensions are unlikely to disturb archaeological potential. There is no harm to significance as a result of the proposals.

Impact: Neutral

2. Historical:

The location of the proposed extensions are to the rear or set back so not to obscure the understanding of the asset's story. The original building form is still legible within the designs.

Impact: Minor

3. Architectural/ Aesthetic/Artistic:

The building is currently in a poor state of repair and the proposals to repair and restore the front elevation give opportunity to enhance the buildings traditional appearance, enhancing key views through the Conservation Area, restoring character.

Impact on Setting:

The extensions are set back and at the rear of the property so not to have a negative impact upon key views through the Conservation Area. Key views through the area are restored by replacing inappropriate features like UPVC windows and enhancing the landscaping.

They do not harm the character of the surroundings and instead give opportunity to enhance them.

There is no architectural loss by relandscaping or removing the poor quality garage structure. An increase in the amount of greenery on the site is an improvement for both the building and Conservation Area..

Impact on Building Elevations

The redevelopment of the site, if done to a high quality, has the opportunity to restore some of the original architectural characteristics of the building which are reflective of the historic character of the local Conservation Area. The building is not beyond rescue from poor quality past alterations and can once again be a positive contributor to the Conservation Area.

The increase in the building volume at the rear recognizes the original building form and retains its legibility, with new forms being respectful and subservient in nature and located away from the front elevation. The proposed materiality is also reflective of the traditional parts of the building.

Internal Decoration or Building Form:

The building interior has not been reviewed in detail since the building is not Listed either locally nor nationally. The building interior underwent substantial change when converted to flats and there is unlikely to be an loss of historic fabric as part of this redevelopment.

Scale and Massing:

The increase in the scale or massing of the building is located at the rear or substantially set back and does not distract from the original building proportions at the front and is supportable in order to provide higher quality and more functionable spaces in an area with a housing shortage.

Impact: Moderate

4. Communal:

By restoring the buildings frontage and landscaping it will continue to contribute positively to the collective identity of the Conservation Area.

Use:

The building original purpose as a single high status dwelling was lost in the 1930s when it was converted into flats. To convert it back and suffer the loss of units when the area has such a high housing need is unrealistic. The proposals however retain the residential purpose of the site and extend the property to both increase the number of units and substantially improve the quality of the accommodation within the site, aligning with current housing policies.

Impact: Minor

Relevant Policy:

The Government has set out its planning policies framework for the historic environment in the National Planning Policy Framework (NPPF) outlining the framework within which local authorities should consider the importance of conserving, or enhancing aspects of the historic environment within the planning process. This was published in March 2012 and replaced in 2018, 2019, 2021, 2023 and 2024.

Conservation as defined by the NPPF is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in every day use and as yet undiscovered, undesigned buried remains of archaeological interest.

In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time. In the case of archaeological sites, many have no active use, and so for those kinds of sites, periodic changes may not be necessary, though on-going management remains important.

Where changes are proposed, the National Planning Policy Framework sets out a clear framework for both plan-making and decision-making in respect of applications for planning permission and Listed Building consent to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development. The National Planning Policy Framework defines a heritage asset as, 'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets are either designated heritage assets or non-designated heritage assets.

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. 'Significance' in terms of heritage-related planning policy is defined in the Glossary of the National Planning Policy Framework as the value of a heritage asset to this and future generations because of its heritage interest. Significance derives not only from a heritage asset's physical presence, but also from its setting.

All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The setting of a heritage asset and the asset's curtilage may not have the same extent.

The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.

The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time.

When assessing any application which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its ongoing conservation.

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.

In determining applications, local planning authorities should take account of: (a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; (b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and (c) the desirability of new development making a positive contribution to local character and distinctiveness.

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Historic England 'Conservation Principles' deem new work or alteration to be normally acceptable where the proposals do not materially harm the value of the place. They consider the setting of the heritage asset to contribute greatly to its significance. They accept that a heritage setting changes over time.

The local authority may have location specific guidance also which includes policies which seek to ensure the protection of the historic environment and that development is of a high quality and seeks to preserve or enhance the character and appearance of the Heritage Asset. In assessing the impact of these proposals local guidance has also been considered.

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, the National Planning Policy Framework (paragraph 196) requires that this harm should be weighed against the public benefits of the proposal including, where appropriate, securing the optimum viable use of that asset. Where a heritage asset is capable of having a use, then securing its optimum viable use should be taken into account in assessing the public benefits of a proposed development. Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit. Examples of heritage benefits may include: sustaining or enhancing the significance of a heritage asset and the contribution of its setting, reducing or removing risks to a heritage asset, securing the optimum viable use of a heritage asset in support of its long term conservation.

Changes to the setting of historic buildings / Conservation Areas are to be sympathetic in terms of siting, proportion, scale, form, height, materials and detailing. All design work and procedures should follow guidance outlined in BS 7913:2013 Guide to the Conservation of Historic Buildings.

Conclusion:

The following summarises the Level of Harm caused to the Significance of the heritage asset by the proposed interventions, the public benefit of those interventions and any proposed mitigation methods that can be applied to minimize or reduce harm. :

	Significance Value (Exceptional, High, Moderate, Low, Neutral/Negative)	Level of Impact (Major, Moderate, Minor, Negligible/Neutral)	Mitigation of harm/ comments
Evidential/ Archaeological	Neutral	Neutral	
Historical	Moderate	Minor	
Architectural, Aesthetic, Artistic	Moderate	Moderate	Ensure that the front elevation work and landscaping is conditioned to ensure heritage benefit.
Communal	Low	Minor	

The test of heritage harm is a critical aspect of planning decisions involving heritage assets. It involves assessing the potential impact of proposed development on the significance of a heritage asset. The National Planning Policy Framework (NPPF) outlines three levels of harm: substantial harm, total loss, or less than substantial harm.

Substantial harm is defined as harm that would severely damage the heritage asset's significance, such as demolishing or causing long term damage to significant heritage fabric or features. Less than substantial harm is harm that falls short of being substantial, with minor or moderate impacts on an asset's significance.

We believe that the proposals are sympathetic to the existing building and its setting and cause less than substantial harm to the Listed Buildings significance and as such the decisionmaker must weigh the public benefits of the proposals against the harm to the heritage asset. If the public benefits significantly outweigh the harm, the proposal may be justified. This process requires careful consideration of the asset's significance and the potential impact of the proposals on its setting and features. In this instance the clear public benefit is the restoration of the front elevations and improvements to the site landscaping, visually improving the building and its Conservation Area setting as well as improving the standard of accommodation in terms of size, amenity, quality of finish and sustainability.

The building has suffered from a poor quality development in the past and its architectural significance has been threatened through the introduction of poor quality finishes, UPVC windows and doors and low quality

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extensions and alterations. The redevelopment of the site offers an opportunity to greatly improve the traditional buildings contribution to the aesthetics of the Conservation Area with the restoration of the original front façade and the enhancement of the landscaping. By reinstating original details it will once again be reflective of the traditional architecture of the original housing in the local area. The scheme overall supports the long term conservation of the original building.

The intensification of the site use is balanced against the provision of higher quality accommodation by improving functionality and increasing the number of units available in the local area. The extensions are reflective of past site development, located at the rear or set back and are sympathetic to the original building form.

Overall the proposed scheme is a visual improvement to the existing building and site and with a design that has been developed with the heritage values of the property in mind.

The proposals act in accordance with the requirements of the local authority as well in accordance with Historic England development guidelines and policies.

Assessor Details:

Surveyor: Michelle Purnell BA(hons) BArch RIBA MSc Building Conservation IHBC

A site visit was undertaken as part of the site investigation in order to understand important relationships in the area surrounding the site. Date of Site Visit:13/05/2025 Weather conditions at time of visit: Dry

Information Source Checklist:

The following information sources have been used when conducting desk based research:

Historic England List of Protected Historic Sites x

National Planning Policy Framework x

Planning Practice Guidance: Conserving and enhancing the historic environment x

Relevant Local Plans x

Conservation Area Character Appraisal x

Local Authority Landscape Character Assessment n/a

The Local List of Buildings and Monuments x

Local Records Office Other (please state):