



Land to the rear of 1 Whittington Road, London, N22 8YS

Heritage Statement

Heritage Significance, Impact Assessment & Justification Statement

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of

Heritage Information Ltd

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Land to the rear of 1 Whittington Road, London, N22 8YS – Heritage Statement

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1.0. INTRODUCTION

- 1.1. The subject site comprises the land to the rear of 1 Whittington Road, London, N22 8YS, a locally listed building. The subject site is located within the Bowes Park Conservation Area in the London Borough of Haringey. As the proposals only affect the area to the rear of 1 Whittington Road this will henceforth be referred to as the subject site.
- 1.2. This Heritage Statement has been produced to inform pre-application discussions and to accompany an application for planning permission for the provision of 2 three-bedroom houses at the subject site in addition to various alterations to the site's landscaping and boundary treatment. This heritage statement should be read in conjunction with the accompanying Townscape Visual Impact Assessment (Heritage Information, August 2026).
- 1.3. This Heritage Statement complies with the requirements of the National Planning Policy Framework, August 2026 (NPPF) and the online Planning Practice Guidance (PPG) in respect of heritage and design issues.
- 1.4. This Heritage Statement sets out:
 - A historical background of the site and the surrounding area.
 - An analysis of the context of the site and the contribution it makes to the setting of the Conservation Area and any statutorily and locally listed buildings within close vicinity of the site.
 - An appraisal of the historical significance of the site and its setting.
 - An assessment of the potential or actual impact of the proposed works upon the significance of the site and any other heritage assets.
 - How the proposed works comply with relevant national, regional and local planning policies.
- 1.5. **Summary**
 - The subject site comprises the land to the rear of the locally listed 1 Whittington Road within the Bowes Park Conservation Area. It should be noted that the LPA considered removing 1 Whittington Road from the local list.
 - An assessment of the significance of the subject site concludes that it possesses low archaeological, historic, architectural and artistic interest. Its setting is considered to be of low to medium significance. While historically the site formed part of the garden of 1 Whittington Road, it now appears as a parcel of leftover unattractive wasteland which is devoid of any heritage interest and makes a minimal and neutral contribution to the character and appearance of the CA and setting of the neighbouring locally listed building.
 - An assessment of the impact of the proposals concludes there would be a **minimal to moderate and neutral to positive impact** on the character and appearance of the Bowes Park Conservation Area, and on the setting of the locally listed 1 Whittington Road. The high-quality contextual led design of the building represents a significant improvement on the previously approved single storey house proposed at the subject site, which was of little architectural merit. The proposals will sit comfortably within the setting of the subject site, providing enhanced visual and architectural interest to and an otherwise visually bland site. This is primarily due to the lightweight and contemporary design of the proposals that will ensure there is minimal impact arising from the increase height, scale, bulk and massing on nearby heritage assets. The proposed proportions, architectural detailing and materials of the building have been carefully considered to reflect the surrounding buildings and allow the proposals to sit comfortably within the wider streetscape. Furthermore, the proposed planting scheme will enhance the subject site's contribution to the suburban green character of the Conservation Area on its western boundary and create a visual link between the site, the railway cutting bank, and the wider Conservation Area. This will also soften the impact of the proposals on the setting of locally listed 1 Whittington Road.

1.6. Authorship

- **Dorian A T A Crone** BA BArch DipTP RIBA MRTPI IHBC - Heritage and Design Consultant. Dorian has been a Chartered Architect and Chartered Town Planner for over 35 years. He has also been a member of the Institute of Historic Building Conservation for over 30 years. Dorian is a former committee member of The Society for the Protection of Ancient Buildings (“SPAB”), the International Committee on Monuments and Sites (ICOMOS) and ICOMOS UK. He is currently a committee member of the Institute of Historic Building Conservation. He has been a court member with the Worshipful Company of Chartered Architects and a trustee of the Hampstead Garden Suburb Trust. He is currently a trustee and chairman of both the Dance and Drake Trusts and a scholar of SPAB. He is the Vice Chairman (formerly Chairman) of the City Heritage Society, and a panel member of the City Conservation Area Advisory Committee.

Dorian has worked for over 30 years as Historic Buildings and Areas Inspector with English Heritage, responsible for providing advice to all the London Boroughs and both the City Councils. Dorian has also worked as a consultant and expert witness for over 20 years advising a wide variety of clients on heritage and design matters involving development work, alterations, extensions and new build projects associated with listed buildings and conservation areas in design and heritage sensitive locations. He is a panel member of the City of London Heritage Award. He is also a Design Review Panel (DRP) member of the Design: South-West, South-East, and the London Boroughs of Wandsworth, Richmond-upon-Thames and Croydon (and formerly on the London Boroughs of Lewisham and Islington DRP and the Design Council). In addition, Dorian has also been involved with the Royal Academy Summer Exhibition Architectural Awards, John Betjeman Design Award and the Philip Webb Award along with a number of other public sector and commercial design awards.

- **Dr Daniel Cummins** MA (Oxon) MSc PhD IHBC – Historic Environment Consultant. Daniel is an historian with a BA and Master's in History from Oxford University and a doctorate from the University of Reading, where he specialised in ecclesiastical buildings and estates and had his work published in leading academic history journals.

Daniel has a Master's in the Conservation of the Historic Environment and provides independent professional heritage advice and guidance to leading architectural practices and planning consultancies, as well as for private clients. He undertakes detailed historical research, significance statements, character appraisals, impact assessments and expert witness statements for new development projects, as well as for alterations and extensions which affect the fabric and settings of Listed Buildings and Locally Listed Buildings, the character and appearance of Conservation Areas, the outstanding universal value of World Heritage Sites, and all other types of heritage assets.

- **David Edwards** BA MSc – Historic Environment Consultant. David is an archaeologist and heritage consultant with a first-class BA (Hons) in Ancient History and Archaeology from the University of Manchester and an MSc with Distinction in Historic Conservation from Oxford Brookes University and the University of Oxford. David is a trustee of the Brighton Society and a panel member of the Brighton and Hove Conservation Advisory Group. He has worked on a numerous complex projects providing detailed advice and guidance to clients relating to all aspects of conserving and managing the historic built environment. David is currently working towards ClfA and IHBC professional accreditation.

1.7. Methodology

This assessment has been carried out gathering desk-based and fieldwork data. Research sources included the Haringey Archives, the London Metropolitan Archives, Historic England Archives, Old Maps Online, the Layers of London website, the British Newspaper Archive and British History Online. A site visit was carried out on 24th February 2026 when a review of the subject site was conducted by visual inspection. The site was analysed, as were the elements which contribute to its heritage significance. Consideration was then given to how the proposed works might affect that significance, and if and how there would be an impact on the character and appearance of the Bowes Park Conservation Area and other nearby heritage assets.

2.0. LOCATION AND HERITAGE CONTEXT

- 2.1. The subject site is located to the rear of 1 Whittington Road, a suburban mixed residential and commercial street comprising 19th century semi-detached and terraced houses with some modern infill buildings. The subject site is in close proximity to Bounds Green Road, which is a somewhat busier thoroughfare comprising an eclectic mixture of 19th and 20th Century residential and commercial buildings.

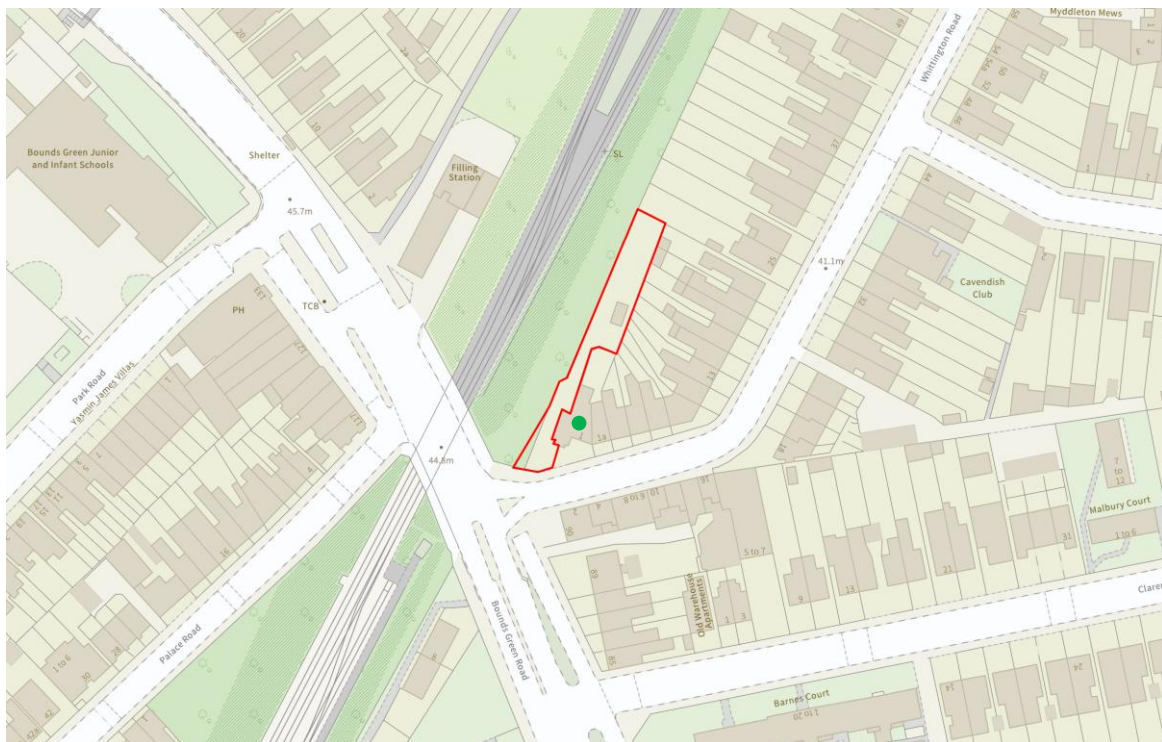


Figure 1: The location of the subject site (outlined in red); and nearby statutorily listed buildings (marked with blue dots); and nearby locally listed buildings (marked with green dots).

- 2.2. **Historic England's Good Practice Advice in Planning Note 3 (December 2017)** provides guidance on managing change within the settings of heritage assets. This guidance has informed the proposed scheme, and the assessment in this Heritage Statement. The setting of a heritage asset is the surroundings in which a heritage asset is experienced. Elements of a setting may make a positive, neutral or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral (NPPF glossary). The guidance provides detailed advice on assessing the implications of development proposals and recommends a broad approach to assessment, as set out in Appendix 1.

- 2.3. The subject site is within the Bowes Park Conservation Area (“CA”). The site is also within the setting of neighbouring locally listed 1 Whittington Road, which may be affected by the proposals. The following appraisal identifies the key elements of significance of these heritage assets and their settings, and assesses the contribution the subject site as existing makes to them.

2.4. Bowes Park Conservation Area

- 2.4.1. The Bowes Park Conservation Area (figure 2) is located within the London Borough of Haringey and was designated in November 1994. There is no current adopted appraisal for the Conservation Area and as such the local planning authority has not formally identified any key characteristics, views or significant gaps within the Bowes Park Conservation Area.
- 2.4.2. The Bowes Park Conservation Area encompasses the late-19th Century developments either side of the New River. Accordingly, the area is characterised by its planned Victorian street layout, comprising principally residential tree-lined streets with semi-detached and terraced housing. The northern portion of the CA is dominated Myddleton Road, a distinctly commercial road comprising parades of late 19th Century shopfronts. The western boundary of the Conservation Area is formed by the railway line and Bounds Green Road. However, the Bowes Park Station and a portion of the northern cutting bank of the railway also forms part of the CA. Despite the overall uniformity in terms of scale, detailing and materiality of the area there has been a proliferation of incongruous alterations to many buildings including the use of UPVc window frames, alterations to historic shopfronts and the loss of boundary treatments/front gardens, resulting in the somewhat mixed architectural quality of the south-west portion of the Conservation Area.
- 2.4.2. The subject site is located along the western boundary of the Conservation Area. It comprises a long narrow strip of land to the rear of 1 Whittington Road running parallel to the railway line. Therefore, the site is located to the rear of multiple buildings along the northern side of Whittington Road. As a result, the subject site is virtually imperceptible owing to the significant screening provided by surrounding buildings. Despite this, the southern boundary of the subject site is visible from Whittington Road at its junction with Bounds Green Road (figure 3). This area comprises the entrance to the subject site. However, owing to the oblique angle of the view along the access path, the subject site is largely obscured from view by 1 Whittington Road. Owing to the open land of the railway line immediately adjacent to subject site, it is visible in views from the east, particularly from Bowes Park Station (figure 4) and the pedestrian path to the western side of the railway line, both of which are located within the Bowes Park Conservation Area. The subject site is also visible in views into the CA from Bounds Green Road, particularly from the bridge over the railway line (figure 5). From the east the subject site appears as a piece of open land atop the railway cutting bank with views of the rear elevations of the buildings along Whittington Road beyond. The subject site comprises a number of mature trees, which contribute to the open green character of this part of the CA. However, overall, the subject site appears as a distinctly bland and somewhat utilitarian site. Accordingly, the subject site is considered to make a **minimal and neutral contribution to the character and appearance of the Bowes Park Conservation Area**.

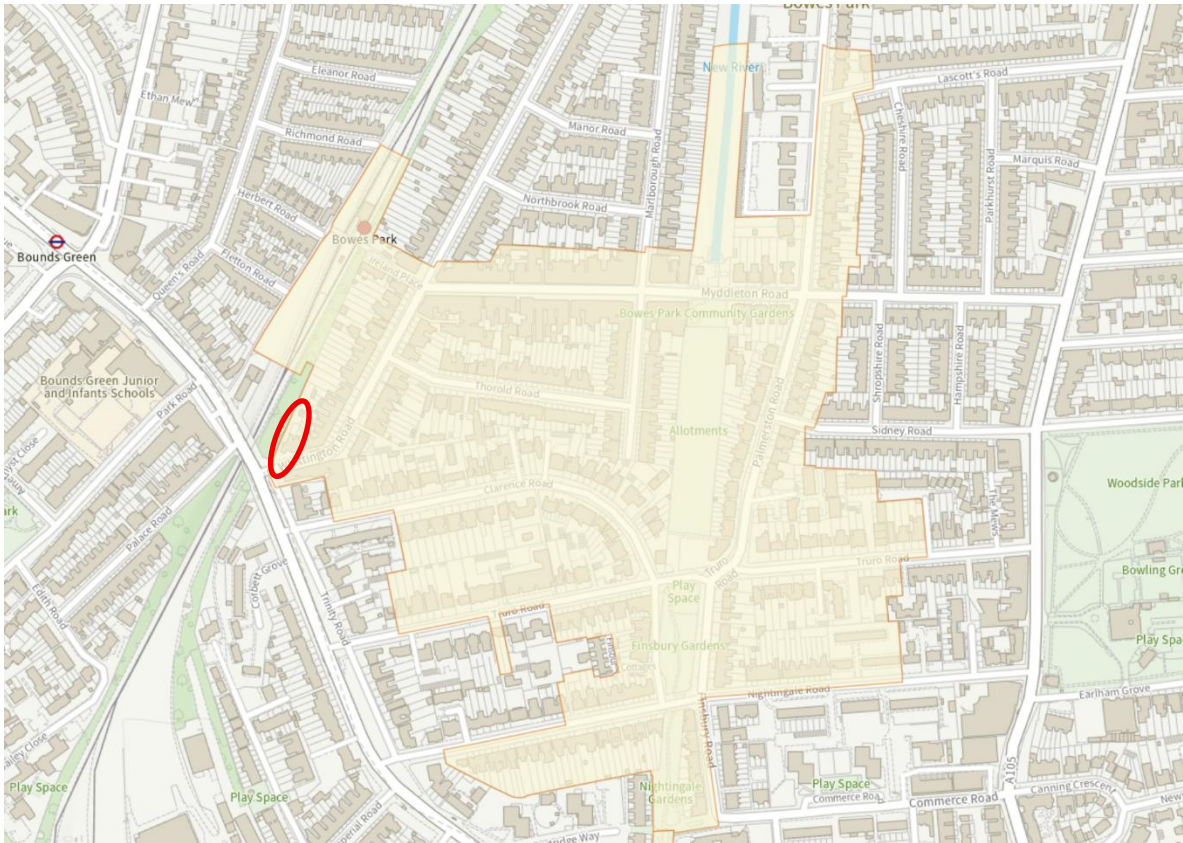


Figure 2: Map showing the Bowes Park Conservation Area. The location of the subject site is indicated by the red oval.



Figure 3: View of the entrance to the subject site (left) adjacent to neighbouring 1 Whittington Road (right).



Figure 4: View looking south from Bowes Park Station, the location of the subject site is indicated by the red arrow.



Figure 5: View looking east from Bounds Green Road towards the subject site.

2.5. Locally listed buildings

- 2.5.1. The subject site is within the setting of only one locally listed building, 1 Whittington Road, which is immediately adjacent to the site. Originally constructed during the late 19th Century, 1 Whittington Road comprises a two-storey villa with an associated attic level (figure 6). The building is constructed from London stock brick with red brick and stucco details and a roof covered with slate. The building comprises an asymmetrical design with a projecting bay with projecting bay windows to the ground and first floor rising to a gabled end. The building has a centrally positioned entrance with a large fanlight above. The windows are timber sashes with large single panes of glass. The window openings are enlivened with red brick details and stucco details such as mullions, corbels, and Corinthian capitals. The front elevation rises to shallow eaves supported by stucco corbels with a gabled slate roof above topped with clay ridge tiles and a projecting chimney stack to the west elevation. 1 Whittington Road has been extended to the east with a mid to late 20th century two storey extension, which comprises London stock brickwork, flat arched window openings with red brick lintels, casement windows, and a flat felt roof. The rear elevation of 1 Whittington Road has been subject to multiple modern extensions (figure 7).
- 2.5.2. In 2019 the London Borough of Haringey produced a draft consultation reviewing the borough's local heritage list¹, which found that 1 Whittington Road no longer met the criteria for inclusion on the local heritage list. However, this document was never formally adopted. The subject site forms part of the immediate setting of 1 Whittington Road due to its proximity to the site and its historical association forming part of the rear garden. Accordingly, the subject site is considered to make a **minimal to moderate and neutral impact on the setting of 1 Whittington Road**, by virtue of its open and green character. However, it is considered that the significance of 1 Whittington Road principally derives from the building's front elevation and as such any local architectural interest is best appreciated from this aspect. By contrast, the subject site has a very limited impact when viewed from the street owing to the significant screening provided by 1 Whittington Road itself, whilst the setting to the rear is considered to be very much secondary given the extensive alterations made to the rear elevation.

2.6. Summary of contribution made by subject site to nearby heritage assets

- 2.6.1. The existing subject site is considered to make a **minimal and neutral contribution to the character and appearance of the Bowes Park Conservation Area and to the setting of locally listed 1 Whittington Road**, principally by virtue of its open and green character. However, owing to the significant screening provided by neighbouring buildings the site is virtually imperceptible from the public realm. Where the subject site is visible, namely from the junction of Whittington Road and Bounds Green Road and from across the railway line the subject site is somewhat visually bland and utilitarian, appearing as wasteland adjacent to the railway line.

¹ Local Heritage List Consultation Draft (2019) London Borough of Haringey



Figure 6: The front elevation of 1 Whittington Road.



Figure 7: The rear elevation of 1 Whittington Road showing the multiple modern rear extensions.

3.0. HISTORY AND DEVELOPMENT OF THE SUBJECT SITE

- 3.1. The origins of the Bowes Park area are closely associated with the historic estate known as Bowes Manor, which is first mentioned in documentary records during the late 14th Century when the manor encompassed approximately 33 acres between present day Palmers Green and Wood Green. During this period and for several centuries thereafter, the surrounding land was predominantly rural in character, comprising open agricultural fields, pasture, and a small number of farmsteads. The surrounding landscape was also influenced by the presence of the New River, constructed in the early seventeenth century to convey drinking water from Hertfordshire into London. The New River passed through the wider area to the east of the subject site. The earliest cartographic evidence of the subject site comes from the 1844 Tottenham Parish Tithe Map (figure 8), which shows the subject site and the surrounding land principally comprised agricultural enclosures and a small number of dispersed buildings, mainly farmsteads. The subject site (plot 2035) was located to the eastern side of Bounds Green Road which functioned as an established route between neighbouring settlements and serving travellers heading north from London. To the north of the subject site was a large pond, which was a likely remnant from the former course of the New River. The subject site formed part of a field known as 'Top Market Field', which together with multiple neighbouring fields formed part of the lands belonging to a Mr Calvert, which were occupied by Thomas Holland, a tenant farmer who occupied a nearby cottage to the east of the subject site.
- 3.2. During the eighteenth and early nineteenth centuries the area surrounding the subject site remained principally rural. Bounds Green developed as a small rural settlement and roadside hamlet serving travellers moving between London and the surrounding countryside. The area was characterised by farmland, orchards, and large private houses set within extensive grounds. Development remained relatively sparse during this period, and the landscape retained a distinctly rural character despite the gradual outward growth of London. A significant phase in the development of the Bowes Park area occurred during the mid-nineteenth century following changes in the ownership of the Bowes Manor estate. After the death of its owner, Sir Thomas Wilde, 1st Baron Truro, in 1855, the estate was purchased by Alderman Sidney, a prominent City of London merchant and political figure. Under Sidney's ownership the estate began to be gradually opened up for residential development. This period coincided with a broader trend of suburbanisation occurring across north London during this period, driven by population growth and improved transport connections. Initially during the late 1850s and 1860s the development of Bowes Park was focused to the south of the subject site where a number of new roads including Clarence Road, Truro Road and Nightingale Road were established. This early phase of development is indicated by the 1863 Ordinance Survey Map (figure 9), which shows numerous villas and short terraces had been erected to the south. However, the subject site itself appears to have remained agricultural land to the east of Bounds Green Lane.



Figure 8: Tottenham Tithe Map (1844). The approximate location of subject site indicated by the red oval.



Figure 9: Ordnance Survey (1863). The location of the subject site is indicated by the red oval.

- 3.3. The most significant catalyst for large-scale development in Bowes Park was the arrival of the railway during the late nineteenth century. In 1871 the Great Northern Railway opened a branch line connecting the main line near Alexandra Palace with Enfield. The introduction of rail transport dramatically improved accessibility between the area and central London. The establishment of Bowes Park Railway Station in 1880 further accelerated suburban development within the area. The improved commuter access to central London resulted in the surrounding land becoming increasingly attractive to developers seeking to construct new residential neighbourhoods for London's professional middle classes. During the latter decades of the 19th Century, large portions of the former Bowes Manor estate were subdivided into building plots and developed as planned residential streets. These included streets such as Sidney Avenue, Melbourne Avenue, Kelvin Avenue and Whittington Road, which formed part of a structured suburban street network. Residential development during this period consisted primarily of terraced and semi-detached houses designed in the architectural styles typical of late Victorian suburban housing. By the late nineteenth and early twentieth centuries the majority of the area surrounding the subject site had been set out and the suburban character of the area was firmly established. However, development continued into the early twentieth century as remaining plots were gradually completed and additional streets such as Manor Road were laid out. Commercial activity developed along nearby streets, most notably along Myddleton Road, which emerged as the principal local shopping centre serving the growing residential population. Improvements to public transport further strengthened connections between the area and central London. Indeed, in 1932 Bounds Green Underground Station was opened as part of the extension of the Piccadilly Line. This enhanced the accessibility of the area and reinforced its role as a commuter suburb.
- 3.4. The earliest cartographic evidence for the subject site comes from the 1912 Ordnance Survey Map (figure 10). However, census records indicate adjoining 1 Whittington Road was constructed prior to the 1881 Census, when Henry Gardener, a 52-year-old Patent Agent occupied the building with his family. Mr Gardener's family is recorded as comprising his wife Ellen, son Richard, daughter Alice and his niece Eleanor Mercurie. During this period 1 Whittington Road was known as Lynwood, a name which is still visible on the exterior of the building. The 1891 Census records Henry Gardener as living together with his niece Eleanore and a domestic servant. Henry Gardener died in 1900 leaving behind a large estate worth £7689 9s 2d. Accordingly the 1901 Census shows Lynwood had passed to Richard Gardener, who lived with his wife Amelia, two sons Lynwood and Harold, nephew Harry, brother-in-law George, sister-in-law Alice and a domestic servant. 1 Whittington Road appears to have remained in the ownership of the Gardener family well into the mid-20th Century when they are recorded as occupying the site in the 1939 register. Census and newspaper records indicate that the male members of the Gardener family took on Henry Gardener's profession as a Patent Agent, often working as a clerk before becoming members of the Chartered Institute of Patent Agents. Indeed, the success of Lynwood Gardener's application for membership is recorded in newspaper records from 1915.

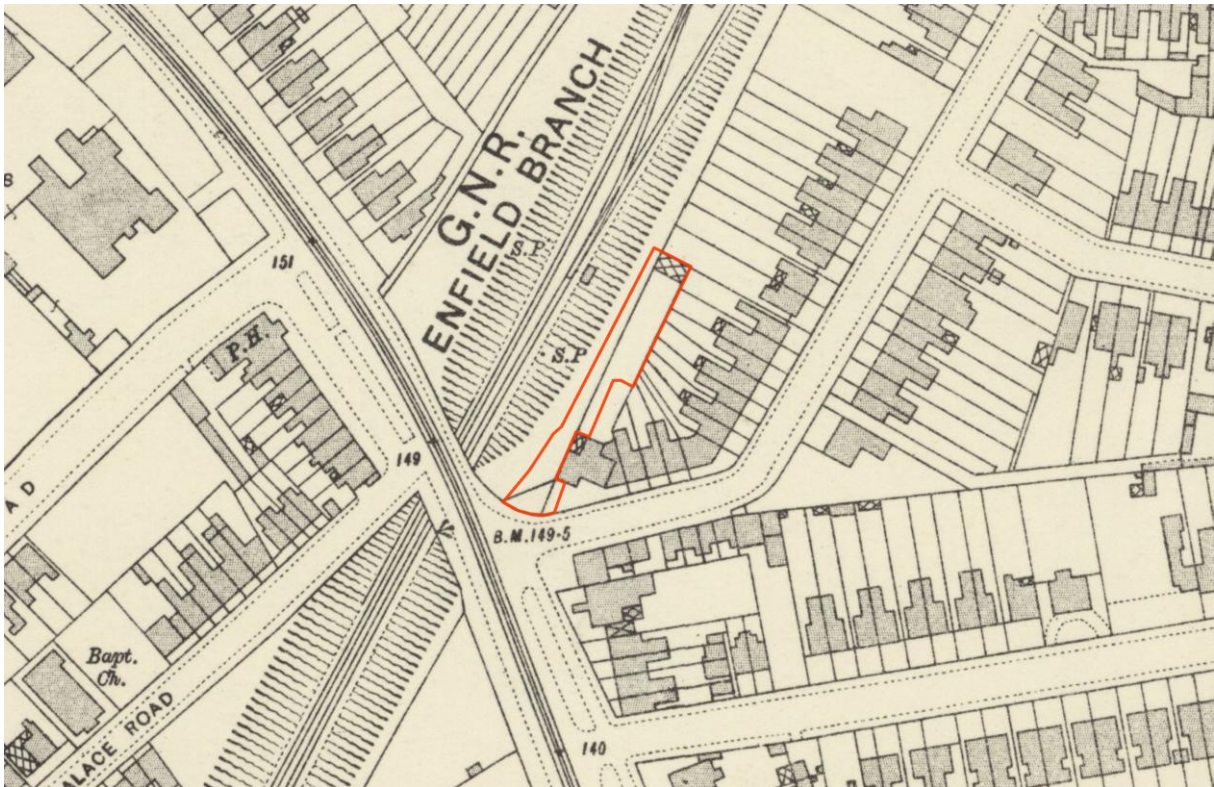


Figure 10: Ordnance Survey (1912). Subject site is outlined in red.

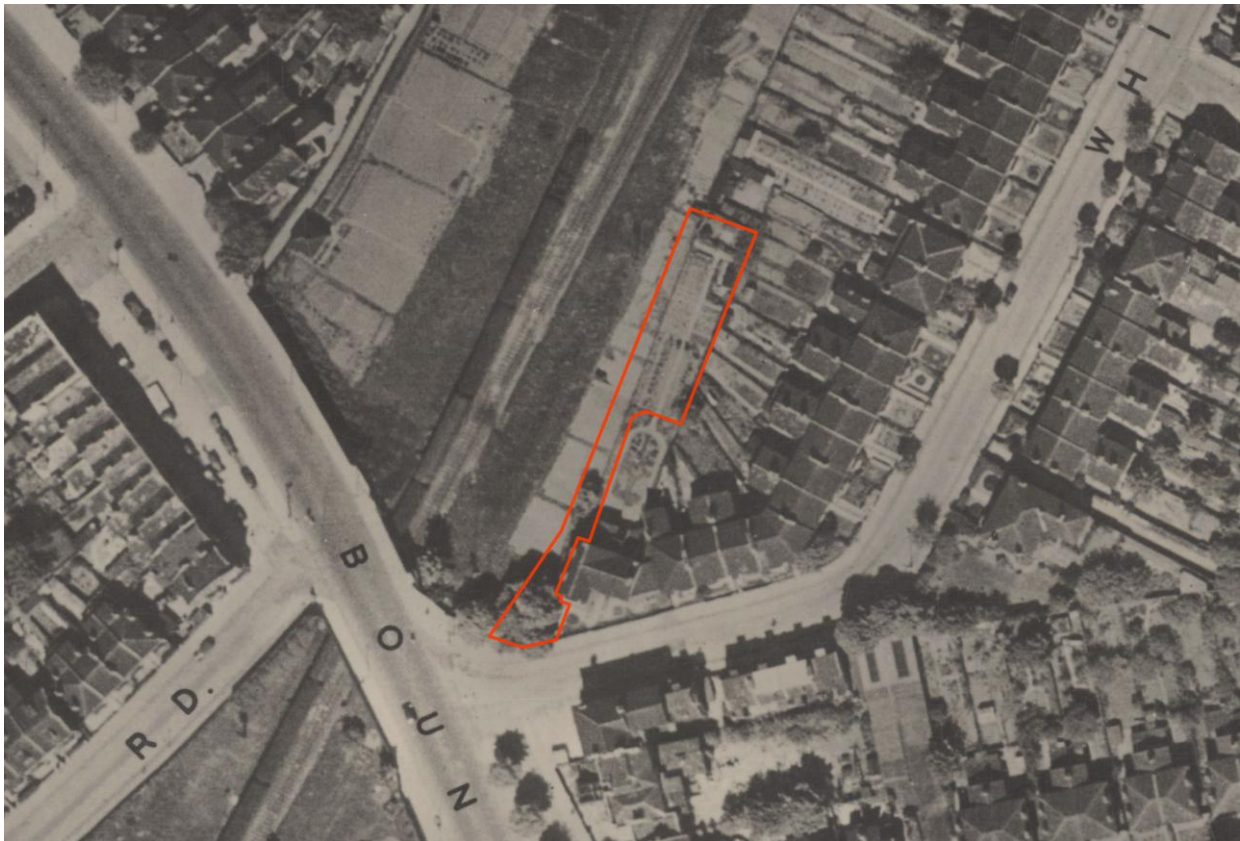


Figure 11: Excerpt from the 1946 Ordnance Survey Air Photo Mosaic Sheet. The subject site is outlined in red.

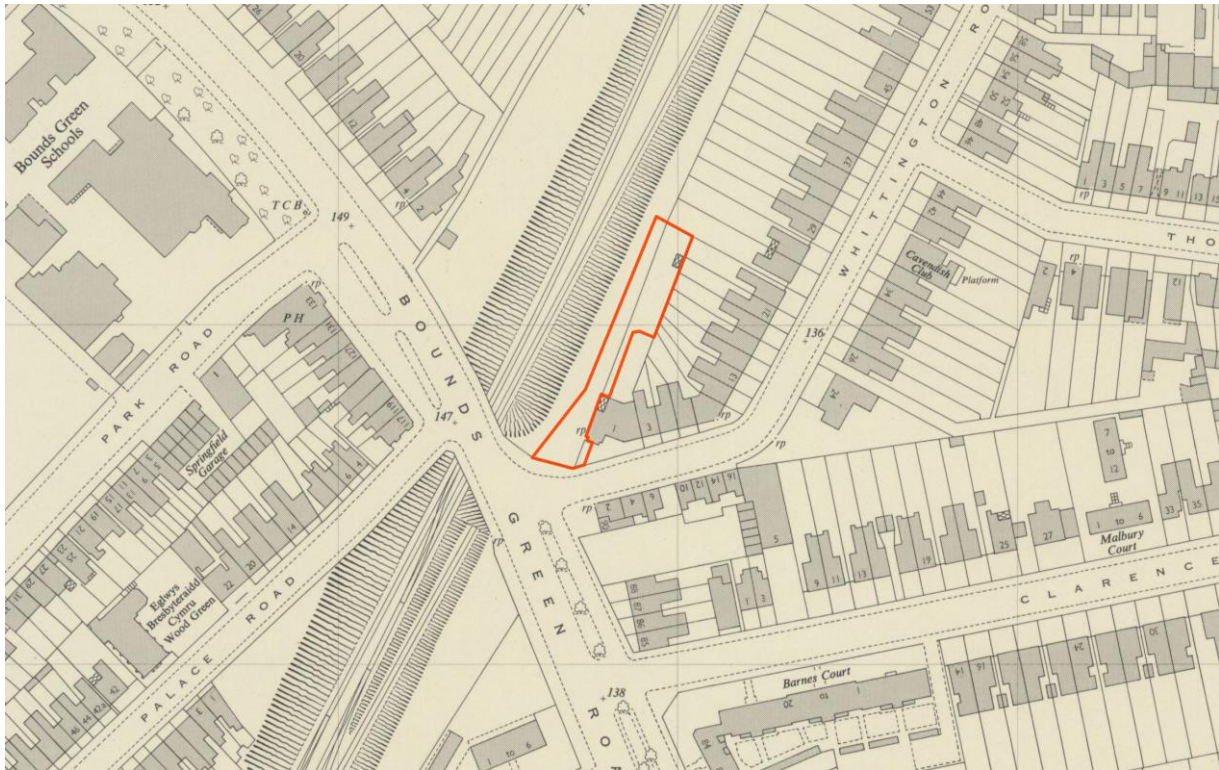


Figure 12: Ordnance Survey (1956). The subject site is outlined in red.

- 3.6. The 1912 Ordnance Survey Map (figure 10) shows the subject site historically formed part of the rear garden of 1 Whittington Road. However, the site appears to have remained undeveloped except for a greenhouse to the northern boundary of the site. The 1946 Ordnance Survey Air Photo Mosaic Survey (figure 11) shows the subject site in greater detail. The rear garden of 1 Whittington Road appears to have been subdivided by a row of trees or hedges to create a small kitchen garden to the northern portion of the site. However, it is unclear if the greenhouse to the northern boundary of the site remained in place by this time. The land immediately adjacent to the subject site along the railway cutting bank appears to have been cleared and utilised for growing food as did the far side of the cutting bank. By the mid-20th Century, the subject site remained part of the rear garden to number 1 Whittington Road and appears to have remained undeveloped except for a greenhouse towards the north-east corner of the site. Historic planning records indicate various alterations were carried out at 1 Whittington Road from the mid-20th Century onwards, including multiple applications in 1961 to convert the stables/garage to the eastern side of the building into a separate house (OLD/1961/1091 and OLD/1961/1092). These applications were refused. However the two-storey element to the side of 1 Whittington Road appears to have been rebuilt during the mid to late 20th Century. In 1988 permission was granted under application OLD/1988/2051 to convert 1 Whittington Road into self contained flats and for the erection of a 3 storey rear extension. Furthermore, in 1996 permission was granted under application HGY/1996/0707 for the creation of a first floor rear extension to the existing first floor flat. The subject site itself appears to have remained largely unaltered with the exception of the erection of a small outbuilding along its eastern boundary. However, in 2019 permission was granted under application HGY/2019/2614 and subsequently renewed under HGY/2022/1428 in 2022 to create a single storey dwelling at the subject site. Despite this, works were never commenced and the site remains vacant.

4.0. DESCRIPTION OF THE SUBJECT SITE AS EXISTING

- 4.1. The subject site comprises the land to the rear of 1 Whittington Road, with its entrance adjacent to the junction of Whittington Road and Bounds Green Road (figure 13). The entrance to the subject site comprises a concrete driveway covering the original front garden of 1 Whittington Road and the side access to the subject site. The part of the entrance to the site is formed by a metal fence surrounding the railway cutting bank. Most of the subject site is located to the rear of 1 Whittington Road and comprises a narrow open piece of land bounded by the metal fence to the railway cutting bank to the west and the fences to the rear gardens of Whittington Road to the east (figure 14). The southern portion of the subject site comprises a small modern garage/outbuilding that is in a somewhat dilapidated state and an area of concrete hardstanding (figure 15). Multiple trees line the western boundary of the subject site along the railway cutting bank.



Figure 13: The entrance to the subject site from Whittington Road.



Figure 14: The subject site looking south towards 1 Whittington Road.



Figure 15: The subject site looking south towards 1 Whittington Road

5.0. THE SIGNIFICANCE OF THE SUBJECT SITE

- 5.1. The NPPF's Policy HE4 ("Securing the conservation of heritage assets") describes heritage assets as irreplaceable resources which should be conserved in a manner appropriate to their significance. The NPPF Glossary describes significance as the "*value of a heritage asset to this and future generations because of its heritage interest*" – adding that heritage interest "*may be archaeological, architectural, artistic or historic*". It states that significance "*derives not only from a heritage asset's physical presence, but also from its setting*". As stated in the NPPF's Policy HE5 ("Assessing effects on heritage assets"), any proposals which may affect a heritage asset "*should be accompanied by an assessment of the significance of the assets affected (including any contribution made by their setting)*".

Historic England's *Good Practice Advice in Planning Note 2* (March 2015) states that understanding the nature of significance is important for understanding the need for and best means of conservation. Understanding the extent of that significance leads to a better understanding of how adaptable a heritage asset may be. Understanding the level of significance provides the essential guide as to how policies should be applied.

- 5.2. The Department for Culture, Media and Sport (DCMS)'s *Principles of Selection for Listing Buildings* (Jan 2025) accords with Historic England's *Statements of Heritage Significance: Analysing Significance in Heritage Assets* (Oct 2019), which sets out the following criteria for listed buildings:

- **Archaeological Interest** – relating to evidence of past human activity worthy of expert investigation;
- **Architectural and Artistic Interest** – relating to 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, like sculpture;
- **Historic Interest** – relating to past lives and events which are illustrated or associated with the heritage asset in question. 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.

- 5.3. Although not officially considered to be one of the four principal values, **setting** is increasingly viewed as an important value that makes an important contribution to the significance of a heritage asset. This assessment of the contribution to significance made by setting should provide the baseline along with the established values used for assessing the effects of any proposed works on significance. The level of significance for each value and the setting will be assessed using the following grading:

- **High** – values of *exceptional or considerable* interest;
- **Medium** – values of *some* interest;
- **Low** – values of *limited* interest.

5.4. Archaeological Interest

The subject site appears to have remained undeveloped until the late 19th century when 1 Whittington Road was constructed immediately to the south of the subject site. This resulted in some limited development including the creation of greenhouses and the existing outbuilding at the site. Prior to the late 19th Century the subject site comprised agricultural land, which is likely to have been significantly impacted by the creation of the railway cutting bank, 1 Whittington Road and the use of part of the site as possible allotments during World War 2. Accordingly, the **Archaeological Interest is low.**

5.5. Architectural and Artistic Interest

The subject site comprises a narrow parcel of land to the rear of 1 Whittington Road and historically formed part of its rear garden. Any landscaping or original buildings that were present have since been lost. As existing, the subject site comprises a bland and unattractive piece of wasteland with some concrete hardstanding and a small garage/outbuilding, which is in a state of disrepair. Therefore, the **Architectural and Artistic Interest is low.**

5.6. Historic Interest

The historic interest of the subject site is derived from the fact it was formerly within the garden of 1 Whittington Road – a semi-detached villa built in the late-19th Century at around the same time that Bowes Park Station opened and the land surrounding the subject site was being developed. Therefore, there is some limited associative interest derived from the site's historic relationship with 1 Whittington Road. However, due to the site's proximity to the railway cutting bank it appears as a parcel of wasteland. As existing, the subject site illustrates little if anything of the former use of the site nor its historical development or that of the surrounding area. Therefore, the **Historic Interest is low.**

5.7. Setting

The subject site is within the Bowes Park Conservation Area, and forms part of the immediate setting of the adjacent locally listed building at 1 Whittington Road. The area surrounding the subject site is characterised by late 19th Century residential developments, which despite the proliferation of incongruous alterations have remained largely intact and the area has retained its 19th Century street pattern. As existing, the subject site is considered to make a minimal and neutral contribution to the character and appearance of the Bowes Park Conservation Area and to the setting of locally listed 1 Whittington Road, principally by virtue of its open and green character. However, owing to the significant screening provided by neighbouring buildings the site is virtually imperceptible from the public realm. Where the subject site is visible, namely from the junction of Whittington Road and Bounds Green Road and from across the railway line the subject site is somewhat visually bland and utilitarian appearing as wasteland adjacent to the railway line.

6.0. IMPACT ASSESSMENT

- 6.1. The description of the proposal is accompanied by a series of drawings, as proposed, prepared by Alan Cox Architects, which can be found within the application bundle. The proposals involve the provision of 2 three-bedroom houses at the subject site in addition to various alterations to the site's landscaping and boundary treatment. This impact assessment should be read in conjunction with the Townscape Visual Impact Assessment (Heritage Information, August 2026).
- 6.2. The proposals may have an impact on:
- The character and appearance of the Bowes Park Conservation Area; and
 - The setting of locally listed 1 Whittington Road.
- 6.3. For the purposes of assessing the likely impact to result from the proposals and the subsequent impact on heritage assets, established criteria have been employed. If the proposed scheme will enhance heritage values or the ability to appreciate them, then the impact on heritage significance within the view will be deemed **positive**; however, if it fails to sustain heritage values or impair their appreciation then the impact will be deemed **negative**. If the proposals preserve the heritage values then the impact will be deemed **neutral**.
- 6.4. Within the three categories there are four different levels that can be given to identify the intensity of impact:
- **"negligible"** – impacts considered to cause no material change.
 - **"minimal"** - impacts considered to make a small difference to one's ability to understand and appreciate the heritage value of an asset. A minor impact may also be defined as involving receptors of low sensitivity exposed to intrusion, obstruction or change of low to medium magnitudes for short periods of time.
 - **"moderate"** - impacts considered to make an appreciable difference to the ability to understand or appreciate the heritage value of an asset.
 - **"substantial"** - impacts considered to cause a fundamental change in the appreciation of the resource.
- 6.5. **Height, bulk, scale and massing:** The proposals introduce new built form and so represent an increase in height, bulk, scale and massing, given the existing site comprises an area of open land with an approximately 2m tall outbuilding. The proposed buildings will be two-storeys tall to ensure they are subservient to the locally listed 1 Whittington Road. The siting of the proposed buildings has been carefully considered to ensure minimal impact on the Conservation Area and setting of 1 Whittington Road, this has been achieved by locating the proposed buildings towards the northern boundary of the subject site. The height of the proposed buildings will be one storey lower than the buildings along Whittington Road, the rears of which face the subject site, thereby reflecting the prevailing urban hierarchy of the area, particularly when viewed from the west. The proposals will be visually discreet when viewed from the wider Conservation Area due to the screening provided by the buildings along Whittington Road. Moreover, when viewed from the west, particularly along Bounds Green Road the proposed buildings will sit comfortably with the stepped elevational treatment of the rear elevations of the buildings along Whittington Road, whilst also ensuring their rear elevations remain legible. However, the much-altered and extended rear elevation of 1 Whittington Road is very much of secondary interest in relation to its significance (indeed the Council has even considered removing the building from the local list) and the site forms a secondary aspect of this setting. The proposed buildings will act as a visual 'step up' within the streetscape and thus will be a comfortable and sensitive addition forming a subordinate backdrop to the primary street frontages. Moreover, the proposed buildings will utilise single storey elements and large glazed windows to relieve

the increased bulk and scale resulting from the proposals. Indeed, the majority of the ground floors of the proposed buildings will be hidden from view by the proposed boundary wall along the western boundary of the subject site. Therefore, the proposed buildings will be visually discreet and even virtually imperceptible in some views from the wider Conservation Area. Therefore, this aspect of the proposals is considered to make a **minimal and neutral contribution to the character and appearance of the Bowes Park Conservation Area and on the setting of locally listed 1 Whittington Road.**

6.6. **Architectural idiom, detailing and proportions:** The idiom of the proposed buildings is modern although their proportions would reflect those of nearby buildings. There are other new buildings nearby which use a modern design idiom, including 44c Whittington Road. It is considered the proposed scheme will be complementary to the character and appearance of the streetscape. The roof ridge line of the proposed buildings would be set significantly below those of the buildings along Whittington Road. As such the proposals would be visually complementary creating a visual step up in views from the west. The proposals are of a high-quality contemporary design. The use of single storey elements, a stepped elevational treatment and the use of large window openings will result in the proposals being visually lightweight. Moreover, the proposals will create architectural and visual interest on a site that is otherwise a bland and unattractive area of waste land to adjacent to the railway cutting bank, which as existing is devoid of any architectural interest. The proposed brickwork will incorporate alternate bond patterns to provide architectural and visual interest to both the site and streetscape. The proposed landscaping around the site will involve the removal of some existing trees. However, it is proposed to plant trees around the site and in the rear gardens to significantly increase the number of trees at the subject site. This will reduce the visual impact of the proposals on the character and appearance of the Conservation Area particularly when viewed from the west in addition to preserving and indeed enhancing the positive contribution made by the site's existing green and suburban character. Thus, the planting of trees and the creation of visual and architectural interest at the subject site will enhance this area of the Conservation Area and the setting of 1 Whittington Road. Therefore, the proposals will have a **minimal to moderate and neutral to positive impact on the character and appearance of the Conservation Area and the setting of 1 Whittington Road.**

6.7. **Materials:** The proposed building would be constructed in buff brickwork, in order to reflect the London stock brickwork of nearby buildings, in particular those along Whittington Road. This will ensure the proposals sit comfortably within the streetscape by virtue of reflecting the materiality of the surrounding built environment. The upper floors of the proposed buildings will be clad in anthracite grey zinc cladding, which will complement the grey of nearby Welsh slate roofs. Therefore, this aspect of the proposal is considered to have a **minimal and neutral to positive impact on the character and appearance of the Conservation Area and on the setting of 1 Whittington Road.**

6.8. Guidance

6.8.1. The impact of the proposals on the settings of the Bowes Park Conservation Area and of other heritage assets has not only been assessed by this Heritage Statement in accordance with the following guidance, but also this guidance has informed the design of the proposed scheme.

6.8.2. **Good Practice Advice in Planning Note 3, Historic England (2017)** [Appendix 1] which provides guidance on the assessment of the setting of heritage assets.

This heritage statement sets out in chapter 2 the setting of the subject site, whilst the effect of the proposals on the settings of nearby heritage assets (both locally and statutory listed) has been assessed in this impact assessment. It is considered the proposed buildings would have a minimal to moderate and neutral to positive impact on the setting of nearby heritage assets due to the provision of visually and architecturally interesting buildings on the subject site, which is currently bland and utilitarian in nature. The contemporary design will sit comfortably within the townscape and will have a minimal to moderate and neutral to positive impact on the setting of locally listed 1 Whittington Road.

6.8.3. **National Design Guide, Ministry of Housing, Communities and Local Government (2019)** [Appendix 2]: This sets out ten characteristics, which include the following:

- Characteristic 1: understanding the history of the area, the settings of heritage assets and the context of the site (appropriate form, appearance, scale, details and materials) in order that the proposal relates well to its surroundings; and
- Characteristic 2: reinforcing a coherent and distinctive identity (appropriate scale, height, materials, street frontage, façade design and consideration of views) that relates well to the history and context of the site.

This impact assessment has evaluated the proposals according to the ten characteristics of the Government's National Design Guide (October 2019), in particular Characteristic 1: understanding the history of the area, the settings of heritage assets and the context of the site (appropriate form, appearance, scale, details and materials) in order that the proposal relates well to its surroundings; and Characteristic 2: reinforcing a coherent and distinctive identity (appropriate scale, height, materials, street frontage, façade design and consideration of views) that relates well to the history and context of the site. The architects have understood this and have implemented it into the design of the proposals.

6.8.4. **Building in Context Toolkit, English Heritage and CABE (now the Design Council) (2001)** [Appendix 2]: This was formulated to encourage a high standard of design for development taking place in historically sensitive contexts. The founding and enduring principle is that all successful design solutions depend on allowing time for a thorough site analysis and character appraisal to fully understand context. The application of the principles of good design is considered to reduce or remove potential harm and provide enhancement. It is considered that the proposals have taken full account of the Toolkit's eight principles, as follows:

- **Principle 1: A successful project will start with an assessment of the value of retaining what is there.** The proposals have been designed according to a thorough understanding and appreciation of the context, history and cultural characteristics of the subject site and the surrounding neighbourhood. Most significantly, the proposed building's architectural detailing, proportions and use of materials reflect those of nearby buildings; and their proposed bulk, scale and massing ensure that it would be a sensitive addition to the subject site.
- **Principle 2: A successful project will relate to the geography and history of the place and lie of the land.** The history of the local area and of the subject site itself has been assessed by Chapter 3 of this report. The proposals have thus been informed by an understanding of the history, character and identity of the subject site, the streetscape, and the surrounding area.

- Principle 3: ***A successful project will be informed by its own significance so that its character and identity will be appropriate to its use and context.*** The heritage significance of the subject site has been assessed by Chapter 5 of this report, and its heritage context by Chapter 2. The proposals have thus been informed by an understanding of the heritage significance of the subject site; the character and appearance of the Conservation Area and the contribution which the subject site makes to it; and the contribution which the subject site makes to the settings of any other nearby heritage assets.
- Principles 4 & 6: ***A successful project will sit happily in the pattern of existing development and the routes through and around it. A successful project will respect the scale of neighbouring buildings.*** The subject site currently has a bland and unattractive appearance due to appearing as wasteland beside the railway cutting bank. However, this is somewhat minimised by its open green character. Therefore, the subject site as existing has a neutral impact on the setting of the Conservation Area and the setting of 1 Whittington Road. The proposed scheme is considered to create visual and architectural interest at the subject site. The modern design idiom of the proposals would complement the other buildings within the surrounding area and the use of traditional materials that reflect nearby buildings will allow the proposals to sit comfortably within the streetscape. The proposals would not be over bearing in terms of bulk, mass or scale due to their lightweight contemporary design.
- Principles 5 & 8: ***A successful project will respect important views. A successful project will create new views and juxtapositions which add to the variety and texture of the setting.*** Given the proposed increase in height of the proposed scheme, views from the surrounding streetscape have been considered. The proposed buildings would appear visually coherent with the roofscape of surrounding buildings and their visual impact would therefore be minimal – making a neutral impact on the settings of heritage assets.
- Principle 7: ***A successful project will use materials and building methods which are as high quality as those used in existing buildings.*** The proposed scheme would use materials and building methods which are of a high quality.

6.9. Summary of Impact of Proposed Scheme

- 6.9.1 It is considered that the proposals would not cause harm to any heritage assets, nor to the settings of heritage assets. The design of the proposed scheme is considered appropriate in terms of height, bulk, scale and massing due to the low profile, stepped elevational treatment and single storey of the proposed buildings. Moreover, the use of large glazed window openings will ensure the proposed buildings appear as visually lightweight additions to the subject site. The careful choice of both traditional and modern materials that reflect the surrounding built environment will ensure the proposed scheme will sit comfortably within the streetscape. The idiom, detailing and proportions of the proposed building is considered to enhance the setting of nearby heritage assets by virtue of increased architectural and visual interest on a site that otherwise makes a neutral contribution to the surrounding area due to its visually bland appearance as wasteland beside the railway cutting bank. Moreover, the proposed planting is considered to enhance the subject site's contribution to the suburban and green character of the Conservation Area. Consequently, the proposals are considered to have a **minimal to moderate and neutral to positive impact on the character and appearance of the Bowes Park Conservation Area and on the setting of locally listed 1 Whittington Road.**

7.0. POLICY COMPLIANCE AND JUSTIFICATION STATEMENT

7.1. Haringey Local Plan: Strategic Policies (2015)

7.1.1. Policy SP11 deals with design quality and local character:

All new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. To achieve this all development shall:

- *Be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity;*
- *Promote high quality landscaping on and off site, including improvements to existing streets and public spaces;*

The design of the proposals has been informed by a detailed understanding of the character and appearance of the Bowes Park Conservation Area, particularly in relation to the western boundary of the CA. The design of the proposals has been carefully considered to ensure they have a minimal impact on nearby heritage assets and appear visually discreet from the public realm, particularly along Whittington Road. However, where the proposals are visible, they have been designed to create visual and architectural interest on an otherwise visually bland and somewhat utilitarian site. The design is considered to be high quality, utilising both modern and traditional materials in their construction to form new dwellings that are sensitive additions to the streetscape. Moreover, the design involves the provision of additional landscaping and planting that will enhance the site's contribution to the suburban green character of the Conservation Area. **Therefore, the proposals comply with policy SP11 of the Haringey local plan** in sustaining and enhancing the identity of this part of the Borough and providing high-quality landscaping to enhance the character and townscape qualities of the site.

7.1.2. Policy SP12 deals with Conservation

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 Historic Environment should be used as the basis for heritage-led regeneration and as the basis for good design and positive change. Where possible, development should help increase accessibility to the historic environment.

An assessment was undertaken as part of this report to identify the heritage values and character of the subject site and its impact on surrounding heritage assets, which has informed the development of these proposals. The design of the proposals has been carefully considered in order to conserve and/or enhance the settings of nearby heritage assets and the character and appearance of the Bowes Park Conservation Area. The proposed building will appear visually discreet by virtue of the significant screening provided by neighbouring buildings. However, where it is visible from the west, the proposals have been designed to add visual and architectural interest to an otherwise visually bland site as existing. Care has been taken to design the proposals to ensure they are subservient to the surrounding built environment, particularly locally listed 1 Whittington Road. The low profile of the proposed two-storey buildings will ensure the roofscape of surrounding buildings remains legible, with the proposed buildings acting as a visual 'step up' to the rear elevations of the buildings along Whittington Road. The use of a contemporary design idiom with large window openings, stepped elevational treatment and single storey elements will ensure the proposed buildings appear as visually lightweight additions to the subject site. The use of both modern and traditional materials have been chosen to reflect the surrounding built environment, particularly 1 Whittington Road. Therefore, the proposals are considered to be a high quality and contextually sensitive addition that will be visually discreet. Thus, the proposals are considered to have a minimal to moderate and neutral to positive impact on the character and appearance of the Conservation Area and to the setting of 1 Whittington Road. **Therefore, the proposals comply with policy SP12.**

7.2. Haringey Local Plan: Development Management Policies (2017)

7.2.1. Policy DM1 relates to delivering high-quality design.

- A All new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. The Council will support design-led development proposals which meet the following criteria:
- Relate positively to neighbouring structures, new or old, to create a harmonious whole;
 - Make a positive contribution to a place, improving the character and quality of an area;
 - Confidently address feedback from local consultation;
- B Development proposals should relate positively to their locality, having regard to:
- Building heights;
 - Form, scale & massing prevailing around the site;
 - Urban grain, and the framework of routes and spaces connecting locally and more widely;
 - Maintaining a sense of enclosure and, where appropriate, following existing building lines;
 - Rhythm of any neighbouring or local regular plot and building widths;
 - Active, lively frontages to the public realm; and
 - Distinctive local architectural styles, detailing and materials.

The proposed development responds to the context of the site's surroundings by sustaining and enhancing the features which contribute positively to the character and appearance of the Conservation Area and the streetscape along Whittington Road and Bounds Green Road. The proposed development reflects an understanding of the local character and of the historical evolution of the site and the Bowes Park area, providing a well-informed and visually discreet building that retains the open character of the subject site. The height, bulk and massing of the proposals is considered to be minimal by virtue of the low profile of the proposed buildings, the massing of which is broken up by the stepped elevational treatment, large window openings and single storey elements. **The proposal therefore complied with policy DM1.**

7.2.2. Policy DM7 deals with backland and garden land sites

- A. There will be a presumption against the loss of garden land unless it represents comprehensive redevelopment of a number of whole land plots.
- B. Development proposals for infill, backland and garden land should meet the requirements of Policies DM1 and DM2 and must:
- a) Relate appropriately and sensitively to the surrounding area as well as the established street scene, ensuring good access and where possible, retaining existing through routes;
 - b) Provide a site specific and creative response to the built and natural features of the area;
 - c) Where appropriate, repair or re-provide street frontages and provide additional passive surveillance and increased security;
 - d) Safeguard privacy, amenity, and ensure no loss of security for adjoining houses and rear gardens;
 - e) Retain and provide adequate amenity space for existing and new occupants;
 - f) Incorporate at least one street frontage or be ancillary to the host dwelling and the adjacent houses/terraces; and
 - g) Not result in 'gated' developments that prevent access which would normally be provided by a publicly accessible street.

The proposals involve the provision of two new houses to the rear of 1 Whittington Road, on land that historically formed part of its rear garden. The design of the proposed buildings have been informed by this context and as such they have been sited to the rear of the subject site some distance from 1 Whittington Road to ensure the historic relationship between the two sites remains legible, particularly when viewed from the west. The proposals will be virtually imperceptible from Whittington Road and it is proposed to add additional planting and remove the somewhat unattractive and utilitarian railway cutting fence from the street frontage of the subject site. Owing to the contextually-led high-quality design of the proposals it is considered that the proposals will be a sensitive and comfortable addition to the subject site, which will preserve and enhance its contribution to the surrounding townscape and setting of 1 Whittington Road. Therefore, **the proposals comply with policy DM7.**

7.2.3. **Policy DM9** deals with the management of the historic environment.

D The Council will give consideration to, and support where appropriate, proposals for the sensitive redevelopment of sites and buildings where these detract from the character and appearance of a Conservation Area and its setting, provided that they are compatible with and/or complement the special characteristics and significance of the area.

As existing, the subject site is considered to be visually bland and somewhat utilitarian, appearing as an area of wasteland beside the railway cutting bank. This is somewhat tempered by the sites contribution to the open and green character of the Bowes Green Conservation Area. The proposals have been designed to create visual and architectural interest at the subject site, whilst enhancing its green character by including significant planting as part of the landscaping proposals. The proposed buildings have been designed in a lightweight contemporary design idiom that makes use of large window openings, a stepped elevational treatment and single storey elements to relieve the impact of the increased bulk, scale and massing of the proposals. Moreover, the height of the proposed buildings has been limited to two storeys to ensure the proposals appear as a subservient addition to the subject site and the setting of locally listed 1 Whittington Road. The proposed use of both modern and traditional materials will ensure the proposals reflect the surrounding built environment to appear as a comfortable addition to the subject site. **The proposal therefore comply with policy DM9.**

7.3. **London Plan (2021)**

7.3.1. The London Plan 2021 is intended to run until 2041. Based on the concept of “Good Growth” (i.e. “*growth that is socially and economically inclusive and economically sustainable*”), the London Plan is legally part of each of London’s local planning authorities’ Development Plans – providing a “*framework to address the key planning issues facing London, allowing boroughs to spend time and resources on those issues that have a distinctly local dimension and on measures that will help deliver the growth London needs*”.

7.3.2. **Policy HC1** deals with heritage conservation and growth:

B Development Plans and strategies should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with their surroundings. This knowledge should be used to inform the effective integration of London’s heritage in regenerative change by:

- *1 setting out a clear vision that recognises and embeds the role of heritage in place-making;*
- *2 utilising the heritage significance of a site or area in the planning and design process;*
- *3 integrating the conservation and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses that contribute to their significance and sense of place;*
- *4 delivering positive benefits that conserve and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.*
-

C 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.

D Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets.

The proposals were designed according to a thorough understanding and appreciation of the context and history of the subject site, and the character and distinctiveness of Bowes Park. The design of the proposed buildings has been developed to ensure they are sensitive additions to both the Conservation Area and to the setting of 1 Whittington Road. The proposals will be virtually imperceptible from Whittington Road and where they will be visible from the west they have been designed to add visual and architectural interest to an otherwise visually bland site. The low profile of the proposed buildings ensures they will appear as subordinate additions to the subject site and that the roofscape and rear elevations of the buildings along Whittington Road remain legible. The proposals will make use of modern and traditional material that reflect the surrounding built environment to ensure they are a complementary and sensitive addition to the streetscape. The form of the buildings is further integrated within the surrounding townscape by stepping the elevational treatment and utilising single storey elements, thereby reducing their visibility from street level. The lightweight and contemporary design of the building helps to reduce the bulk and scale of the proposals and integrate them into their setting. In summary, the proposals reflect the architectural features, proportions, heights and materials of existing buildings which are considered to contribute positively to the Conservation Area. Therefore, the proposals are considered to make a neutral to positive contribution to the character and appearance of the Bowes Park Conservation Area and to the setting of locally listed 1 Whittington Road.

7.3.3. Policy D3 deals with optimising capacity through the design-led approach:

D Development proposals should:

Form and Layout

- 1) enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions

Quality and character

- 11) respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character
- 12) be of high quality, with architecture that pays attention to detail, and gives thorough consideration to the practicality of use, flexibility, safety and building lifespan through appropriate construction methods and the use of attractive, robust materials which weather and mature well

The design of the proposed scheme has been informed by a thorough understanding of the character and appearance of the Conservation Area. It has been recognised that the Conservation Area is principally characterised by the uniformity (in height, bulk, scale and massing) and rhythm of its Victorian terraces, and its use of London Stock brickwork, render, stucco and stone detailing and grey slated roofs. The proposed building responds to the local context by virtue of its height, bulk, scale and massing and by its

use of buff pale yellow/cream bricks and zinc cladding to reflect the buildings along Whittington Road. The dark colour of the proposed zinc cladding to the first floor elevations would complement the grey of nearby Welsh slate roofs. The modern idiom and unusual shape of the proposed buildings would differentiate it from nearby historic buildings – and it would therefore add architectural interest and variety to the streetscape, which is distinctly lacking at the site as existing. The proposed scheme would comprise high quality, robust materials chosen for their sustainability and eco-friendly credentials, and it would be built to last.

7.4. The National Planning Policy Framework (August 2026)

- 7.4.1. The revised National Planning Policy Framework (NPPF) was published in August 2026 and provides a full statement of the Government's planning policies.
- 7.4.2. The NPPF contains a presumption in favour of sustainable development – the objective of which is to meet *"the needs of the present without compromising the ability of future generations to meet their own needs"*.
- 7.4.3. **Section 14** ("Achieving well-designed places") outlines the importance of good design, which implicitly involves conserving and enhancing the historic environment. Its plan-making policies are: DP1 ("A strategy for design") and DP2 ("Local design guides, design codes and masterplans"); and its decision-making policies are: DP3 ("Key principles for well-designed places") and DP4 ("The design process").

DP3: Key principles for well-designed places

1. *Development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets. This should not preclude innovation or change where appropriate...*

The design of the proposed scheme has been informed by a thorough understanding and appreciation of the local distinctiveness of the area and the implementation of the national design guide and the building in context tool kit. The existing site is visually bland, appearing as wasteland beside the railway cutting bank. The proposals would add visual and architectural interest to the site by virtue of their high-quality contemporary design. The proposed buildings reflect the bulk, scale and mass of the neighbouring properties. The low profile of the buildings will ensure they appear as subservient additions to the subject site, while the use of large glazed window openings, a stepped elevational treatment and single storey elements will break up the massing of the proposed buildings and ensure they appear visually lightweight. The proposals will reflect the materials and architectural details of nearby buildings, thus allowing the proposed scheme to sit comfortably within its setting. The proposals will preserve and enhance the setting of nearby heritage assets by being sympathetic to the local character and history and will reinforce a stronger sense of place in this part of the Conservation Area. **The proposals therefore comply with Section 14 "Achieving well-designed places".**

- 7.4.5. **Section 20** (“Conserving and enhancing the historic environment”) includes the following plan-making policies: **HE1** (“Planning for the historic environment”), **HE2** (“Conservation Areas and World Heritage Sites”), and **HE3** (“Historic Environment Records”). Its decision-making policies are: **HE4** (“Securing the conservation of heritage assets”), **HE5** (“Assessing effects on heritage assets”), **HE6** (“Proposals affecting designated heritage assets”), **HE7** (“Decisions on non-designated heritage assets”), **HE8** (“World Heritage Sites”), **HE9** (“Conservation Areas”) and **HE10** (“Loss or removal of heritage assets”).

HE4: Securing the conservation of heritage assets

1. Heritage assets, as an irreplaceable resource, should be conserved in a manner appropriate to their significance. To achieve this, development proposals which would affect the significance of heritage assets, including any contribution made by their setting should:

- a. Maintain or secure a use consistent with their conservation, taking into account the importance of maintaining the assets, the positive contribution they can make to sustainable communities including local economies, and the positive contribution they can make to local character and distinctiveness; and*
 - b. Avoid (or if that is not possible, minimise) harm to the significance of heritage assets, and instead conserve this significance.*
- 2. Any harm to, or loss of, the significance of a designated heritage asset (including from development within its setting) should have a clear and convincing justification*

The proposals have been developed with a detailed understanding of the significance of the subject site and of nearby heritage assets. Accordingly, the contextually led design of the proposals is not considered to result in and harm or loss of significance of any nearby heritage assets.

HE5: Assessing effects on heritage assets

1. Development proposals affecting heritage assets should be accompanied by an assessment of the significance of the assets affected (including any contribution made by their setting) and of the potential effect of the proposal on their significance. The level of detail should be proportionate to the assets’ importance and no more than is necessary to understand the potential effect of the proposal on their significance. The relevant historic environment record should be referred to in making this assessment, and appropriate expertise employed where necessary.

2. Assessments of the potential effects of development proposals on the significance of heritage assets (including through effects on their setting) should identify whether proposals would be likely to:

- a. Have a positive effect, which is where the significance of a heritage asset would be enhanced, or better revealed; or*
- b. Have no effect on the significance of a heritage asset; or*
- c. Result in harm to the significance of a heritage asset, either from work affecting the asset itself or from development within its setting. The degree of harm should be identified: substantial harm would occur where the development proposal would seriously affect a key element of the asset’s significance; or*
- d. Cause the total loss of the significance of a heritage asset.*

3. In making this assessment it is the effect on a heritage asset’s significance rather than the scale of the development which should be considered.

This Heritage Statement has assessed in detail how the design of the proposals has successfully addressed the significance and settings of nearby heritage assets. The proposals are considered to reflect local design policies (above 7.1-2.) and have been designed and assessed in this Heritage Statement using not only the *National Design Guide*, but also the *Building in Context Toolkit*, which are intended to guide the design process so that new development sits comfortably within the character of the local area.

HE6: Proposals affecting designated heritage assets

1. When considering the potential effect of a development proposal on the significance of a designated heritage asset, substantial weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential effect amounts to a positive effect, harm, substantial harm, or total loss of its significance.
2. Development proposals which would have a positive effect on a designated heritage asset should be supported.
3. Any harm to a designated heritage asset will be a matter of considerable importance and weight, which should be dealt with in accordance with paragraphs 4 to 6 of this policy.
4. Where a development proposal would harm the significance of a designated heritage asset the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal. Important public benefits can include securing the long-term reuse of a vacant or underused listed building, and enabling energy efficiency and low carbon heating measures to be employed.
5. Where a development proposal would cause substantial harm to, or the total loss of, the significance of a designated heritage asset, consent should be refused unless it can be demonstrated that the harm is necessary to achieve substantial public benefits that outweigh the harm or loss, or if all of the following apply:
 - a. The nature of the heritage asset would otherwise prevent all reasonable uses of the site;
 - b. No suitable use for the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;
 - c. Conservation by grant-funding or some form of not for profit, charitable or public ownership is not possible; and
 - d. The harm or loss is outweighed by the benefit of bringing the asset back into use.
6. Within this context, development which would cause substantial harm to, or the total loss of, the significance of grade II listed buildings, or grade II registered parks or gardens, should be exceptional; while development which would cause substantial harm to, or the total loss of, 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.

The proposals would not be detrimental to the settings of other nearby statutorily and locally listed buildings. The visual impact of the proposals would be minimal and would be sit comfortably within the site's wider setting by virtue of being appropriately subservient in height, scale and mass. The contemporary and modern design of the proposals will add visual and architectural interest to the surrounding area and the choice of suitable traditional and modern materials will reflect nearby buildings, in particular those along Whittington Road. The proposed scheme for tree planting will create a visual continuation of green space along the railway cutting bank, thus connecting the subject site with the wider Conservation Area and softening the impact of the proposals. Therefore, the proposals will result in no substantial harm or less than substantial harm to the significance of any designated heritage asset. Any perceived detriment as a result of the proposals is considered to be outweighed by the enhancements offered by the proposals including the provision of new homes and the creation of architectural and visual interest in an otherwise visually bland site and reinforcing the green suburban character of the area on its western boundary.

HE7: Decisions on non-designated heritage assets

1. Development proposals which would have a positive effect on a non-designated heritage asset should be supported.
2. Where a development proposal would harm the significance of a non-designated heritage asset, this should be weighed against the benefits of the proposal and a balanced judgement made, having regard to the scale of any harm or loss and the significance of the non-designated heritage asset.
3. Where a development proposal would cause substantial harm to, or the total loss of, the significance of a non-designated heritage asset, it should only be supported where the harm or loss is outweighed by the benefits of the proposal, having regard to the scale of the harm or loss and the significance of the non-designated heritage asset.

The proposals are considered to be a sensitive addition to the settings of the identified nearby locally listed building at 1 Whittington Road, in particular with regards to the height, scale, bulk and massing of the proposals and their use of material that reflect surrounding buildings. Moreover, the design of the proposals will break up the massing and bulk of the buildings, which will appear as sensitive and comfortable additions to the subject site. There will therefore be no harm caused to the significance of any non-designated heritage assets. Any perceived detriment as a result of the proposals, is considered to be outweighed by the enhancements offered by provision of visually and architecturally interesting housing, within an area that is currently visually bland and appears as wasteland beside the railway cutting bank. Further enhancement is offered by the provision of increased planting at the subject site, which will enhance its contribution to the open green character of the wider area.

HE9: Conservation areas

1. Development proposals within or affecting the significance of conservation areas should:

- *a. Retain and conserve buildings and other features which make a positive contribution to the character or appearance of the conservation area where possible; and*
- *b. Consider the area's special architectural or historic interest (as identified as part of the designation of the conservation area) in the design of development.*

2. Not all elements of a conservation area will necessarily contribute to its significance. Where a development proposal would result in the loss of a building or other element which contributes to the character or appearance of a conservation area that is desirable to conserve, the assessment of impact should take into account the relative significance of the element affected and its contribution to the significance of the conservation area as a whole, and the effects of this considered in accordance with policies HE5 and HE6.

3. Proposals which conserve those elements of a conservation area that make a positive contribution to the area (or which better reveal its significance) should be supported.

The proposals will sit comfortably within the setting of the site due to the proposed design reflecting the proportions, architectural detailing and materials of surrounding buildings. The proposals will also enhance the surrounding area by creating visual and architectural interest to a site which is currently visually bland. Moreover, the provision of planting will increase the contribution made by the subject site to the open green character of the Bowes Park Conservation Area. Therefore, the proposals will preserve and enhance the settings of nearby heritage assets.

7.5. National Planning Guidance (PPG)

7.5.1. Available from March 2014, the PPG is an online guidance resource which is updated continuously.

7.5.2. Paragraph: 002 Reference ID: 18a-002-20190723 – What is meant by the conservation and enhancement of the historic environment?

- *Conservation 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 discovered, undesignated 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. ...*

The proposals recognise that the conservation of heritage assets must be in a manner appropriate to its determined significance and that heritage assets are an irreplaceable resource. Equally important is the definition of 'conservation' as the 'active process of maintenance and managing change'. This is ensured within the proposals by the high-quality nature of the design, sensitivity to the surrounding setting and minimal visual impact of the proposals.

7.5.3. Paragraph: 007 - Reference ID: 18a-007-20190723 – Why is 'significance' important in decision-making?

- *Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.*

Chapter 4 of this Heritage Statement assesses the heritage context of the subject site, including the character and appearance of the Conservation Area and the settings of other nearby heritage assets. Chapter 5 assesses the heritage significance of the subject site. Chapter 6 evaluates the likely impact which the proposals are likely to have – concluding that they would make a minimal to moderate and neutral to positive contribution to the to the character and appearance of the Conservation Area and the settings of locally listed 1 Whittington Road.

7.5.4. Paragraph: 008 Reference ID: 18a-008-20190723 – How can proposals avoid or minimise harm to the significance of a heritage asset?

- *Understanding the significance of a heritage asset and its setting from an early stage in the design process can help to inform the development of proposals which avoid or minimise harm. Analysis of relevant information can generate a clear understanding of the affected asset, the heritage interests represented in it, and their relative importance.*

Chapter 4 of this Heritage Statement assesses the heritage context of the subject site, including the character and appearance of the Conservation Area and the settings of other nearby heritage assets. Chapter 5 assesses the heritage significance of the subject site. Chapter 6 evaluates the likely impact which the proposals are likely to have – concluding that they would make a minimal to moderate and neutral to positive contribution to the character and appearance of the Conservation Area and the settings of locally listed 1 Whittington Road.

8.0. CONCLUSION

- 8.1. The subject site possesses low archaeological, architectural and artistic interest and low historical interest, as well as a setting of low to medium interest. The proposals will sustain these values; and the proposals have been designed in an appropriate and sympathetic manner to sustain and improve the character and appearance of the Bowes Park Conservation Area and the setting of the locally listed 1 Whittington Road. It should be noted that the LPA considered removing 1 Whittington Road from the local list. The high-quality contextual led design of the building represents a significant improvement on the previously approved single storey house proposed at the subject site, which was of little architectural merit. The proposed buildings will sit comfortably within the setting of the subject site, providing enhanced visual and architectural interest to and an otherwise visually bland site. This is primarily due to the lightweight and contemporary design of the proposals that will ensure there is minimal impact of the increase height, scale, bulk and massing on nearby heritage assets. The proposed proportions, architectural detailing and materials of the building have been carefully considered to reflect the surrounding buildings and allow the proposals to sit comfortably within the wider streetscape. Furthermore, the proposed planting scheme will enhance the subject sites contribution to the suburban green character of the Conservation Area and create a visual link between the site, the railway cutting bank and the wider Conservation Area. This will also soften the impact of the proposals on the setting of locally listed 1 Whittington Road.
- 8.2. The proposals are considered to have minimal to moderate and neutral to positive impact on the character and appearance of the Bowes Park Conservation Area and on the settings of locally listed 1 Whittington Road. Any perceived detriment as a result of the proposals is considered to be outweighed by the enhancements offered by the proposals including the provision of houses, the creation of visual and architectural interest by virtue of the high-quality contextual design, and the provision additional planting to enhance the subject sites contribution to the suburban green character of the wider Conservation Area on its western boundary.
- 8.3. The applicant has recognised the importance of performing investigations and analysis necessary for the assessment of the effects of the proposed works on the special interest of the surrounding heritage assets. This approach has been beneficial with regard to the process of acknowledging the best practice guidance as outlined in the NPPF and in local policies. It is considered that the information provided in this Heritage Statement is proportionate to the significance of the subject site. It sets out an appropriate level of detail sufficient to understand the potential heritage implications of the proposals in accordance with the proportionate approach advocated by Policy HE5 of the NPPF.
- 8.4. The proposals are considered to sustain the special historic and architectural interest of the nearby locally listed building by preserving those elements of significance that have been identified as contributing to that special interest. It is therefore concluded that the proposed works satisfy the relevant clauses of the NPPF. These are consistent with the spirit of local, regional and national planning policies and conservation principles.

APPENDIX 1: HISTORIC ENGLAND'S PLANNING NOTE 3: "THE SETTING OF HERITAGE ASSETS", DEC 2017

This note gives assistance concerning the assessment of the setting of heritage assets. Historic England recommends the following broad approach to assessment, undertaken as a series of steps that apply proportionately to the complexity of the case, from straightforward to complex:

Step 1: Identify which heritage assets and their settings are affected.

The setting of a heritage asset is 'the surroundings in which a heritage asset is experienced'. Where that experience is capable of being affected by a proposed development (in any way) then the proposed development can be said to affect the setting of that asset. The starting point of the analysis is to identify those heritage assets likely to be affected by the development proposal.

Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.

This assessment of the contribution to significance made by setting will provide the baseline for establishing the effects of a proposed development on significance. We recommend that this assessment should first address the key attributes of the heritage asset itself and then consider:

- the physical surroundings of the asset, including its relationship with other heritage assets
- the asset's intangible associations with its surroundings, and patterns of use
- the contribution made by noises, smells, etc to significance, and
- the way views allow the significance of the asset to be appreciated

Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it.

The wide range of circumstances in which setting may be affected and the range of heritage assets that may be involved precludes a single approach for assessing effects. Different approaches will be required for different circumstances. In general, however, the assessment should address the attributes of the proposed development in terms of its:

- location and siting
- form and appearance
- wider effects
- permanence

Step 4: Explore ways to maximise enhancement and avoid or minimise harm.

Enhancement may be achieved by actions including:

- removing or re-modelling an intrusive building or feature
- replacement of a detrimental feature by a new and more harmonious one
- restoring or revealing a lost historic feature or view
- introducing a wholly new feature that adds to the public appreciation of the asset
- introducing new views (including glimpses or better framed views) that add to the public experience of the asset, or
- improving public access to, or interpretation of, the asset including its setting

Options for reducing the harm arising from development may include the repositioning of a development or its elements, changes to its design, the creation of effective long-term visual or acoustic screening, or management measures secured by planning conditions or legal agreements. For some developments affecting setting, the design of a development may not be capable of sufficient adjustment to avoid or significantly reduce the harm, for example where impacts are caused by fundamental issues such as the proximity, location, scale, prominence or noisiness of a development. In other cases, good design may reduce or remove the harm, or provide enhancement. Here the design quality may be an important consideration in determining the balance of harm and benefit.

Step 5: Make and document the decision and monitor outcomes.

It is good practice to document each stage of the decision-making process in a non-technical and proportionate way, accessible to non-specialists. This should set out clearly how the setting of each heritage asset affected contributes to its significance or to the appreciation of its significance, as well as what the anticipated effect of the development will be, including of any mitigation proposals.

Assessment Step 2 Checklist

The starting point for this stage of the assessment is to consider the significance of the heritage asset itself and then establish the contribution made by its setting. The following is a (non-exhaustive) check-list of potential attributes of a setting that may help to elucidate its contribution to significance. It may be the case that only a limited selection of the attributes listed is likely to be particularly important in terms of any single asset.

The asset's physical surroundings

- Topography
- Aspect
- Other heritage assets (including buildings, structures, landscapes, areas or archaeological remains)
- Definition, scale and “grain” of surrounding streetscape, landscape and spaces
- Formal design (eg. hierarchy, layout)
- Orientation and aspect
- Historic materials and surfaces
- Green space, trees and vegetation
- Openness, enclosure and boundaries
- Functional relationships and communications
- History and degree of change over time

Experience of the asset

- Surrounding landscape or townscape character
- Views from, towards, through, across and including the asset
- Intentional intervisibility with other historic and natural features
- Visual dominance, prominence or role as focal point
- Noise, vibration and other nuisances
- Tranquillity, remoteness, “wildness”
- Busyness, bustle, movement and activity
- Scents and smells
- Diurnal changes
- Sense of enclosure, seclusion, intimacy or privacy
- Land use
- Accessibility, permeability and patterns of movement
- Degree of interpretation or promotion to the public
- Rarity of comparable survivals of setting
- Cultural associations
- Celebrated artistic representations
- Traditions

Assessment Step 3 Checklist

The following is a (non-exhaustive) check-list of the potential attributes of a development affecting setting that may help to elucidate its implications for the significance of the heritage asset. It may be that only a limited selection of these is likely to be particularly importance in terms of any particular development.

Location and siting of development

- Proximity to asset
- Position in relation to relative topography and watercourses
- Position in relation to key views to, from and across
- Orientation
- Degree to which location will physically or visually isolate asset

Form and appearance of development

- Prominence, dominance, or conspicuousness
- Competition with or distraction from the asset
- Dimensions, scale and massing
- Proportions
- Visual permeability (i.e. extent to which it can be seen through), reflectivity
- Materials (texture, colour, reflectiveness, etc)
- Architectural and landscape style and/or design
- Introduction of movement or activity
- Diurnal or seasonal change

Wider effects of the development

- Change to built surroundings and spaces
- Change to skyline, silhouette
- Noise, odour, vibration, dust, etc.
- Lighting effects and “light spill”
- Change to general character (eg. urbanising or industrialising)
- Changes to public access use or amenity
- Changes to land use, land cover, tree cover
- Changes to communications/ accessibility/ permeability, including traffic, road junctions and car-parking, etc
- Changes to ownership arrangements (fragmentation/ permitted development/ etc)
- Economic viability

Permanence of the development

- Anticipated lifetime/ temporariness
- Recurrence
- Reversibility

APPENDIX 2: THE NATIONAL DESIGN GUIDE, MINISTRY OF HOUSING, COMMUNITIES & LOCAL GOVERNMENT

The Ministry of Housing, Communities and Local Government's **National Design Guide** ("NDG") is the national planning practice guidance for "beautiful, enduring and successful places", published in October 2019. Its stated components for good design are: the layout (or masterplan); the form and scale of buildings; their appearance; landscape; materials; and their detailing. It focuses on what it terms the "ten characteristics": Context, Identity, Built Form, Movement, Nature, Public Spaces, Uses, Homes and Buildings, Resources, and Lifespan.

Below are extracts which are relevant to heritage/conservation, design, and townscapes.

Context:

para 38: *An understanding of the context, history and the cultural characteristics of a site, neighbourhood and region influences the location, siting and design of new developments.*

para 40: *Well-designed new development responds positively to the features of the site itself and the surrounding context beyond the site boundary. It enhances positive qualities and improves negative ones. Some features are physical, including:*

- *the existing built development, including layout, form, scale, appearance, details, and materials;*
- *local heritage... and local character...*
- *views inwards and outwards;*

para 42: *Well-designed new development is integrated into its wider surroundings, physically, socially and visually. It is carefully sited and designed, and is demonstrably based on an understanding of the existing situation, including:*

- *the landscape character and how places or developments sit within the landscape, to influence the siting of new development and how natural features are retained or incorporated into it;*
- *patterns of built form, including local precedents for routes and spaces and the built form around them, to inform the layout, form and scale...*
- *the architecture prevalent in the area, including the local vernacular and other precedents that contribute to local character, to inform the form, scale, appearance, details and materials of new development...*
- *public spaces, including their characteristic landscape design and details, both hard and soft.*

para 43: *However, well-designed places do not need to copy their surroundings in every way. It is appropriate to introduce elements that reflect how we live today, to include innovation or change such as increased densities, and to incorporate new sustainable features or systems.*

para 45: *When determining how a site may be developed, it is important to understand the history of how a place has evolved. The local sense of place and identity are shaped by local history, culture and heritage, and how these have influenced the built environment and wider landscape.*

para 46: *Sensitive re-use or adaptation adds to the richness and variety of a scheme...*

para 47: *Well-designed places and buildings are influenced positively by:*

- *the history and heritage of the site, its surroundings and the wider area, including cultural influences;*
- *the significance and setting of heritage assets and any other specific features that merit conserving and enhancing;*
- *the local vernacular, including historical building typologies such as the terrace, town house, mews, villa or mansion block, the treatment of façades, characteristic materials and details...*

Identity:

para 52: *Well-designed new development is influenced by:*

- *an appreciation and understanding of vernacular, local or regional character, including existing built form, landscape and local architectural precedents;*
- *the characteristics of the existing built form...*
- *the elements of a place or local places that make it distinctive; and*
- *other features of the context that are particular to the area...*

This includes considering:

- *the composition of street scenes, individual buildings and their elements;*
- *the height, scale, massing and relationships between buildings;*
- *views, vistas and landmarks;*
- *roofscapes;*
- *the scale and proportions of buildings;*
- *façade design, such as the degrees of symmetry, variety, the pattern and proportions and windows and doors, and their details;*
- *the scale and proportions of streets and spaces;*
- *hard landscape and street furniture;*
- *soft landscape, landscape setting and backdrop;*
- *colours, textures, shapes and patterns.*

para 55: *Well-designed places contribute to local distinctiveness. This may include:*

- *adopting typical building forms, features, materials and details of an area;*
- *drawing upon the architectural precedents that are prevalent in the local area, including the proportions of buildings and their openings;*
- *using local building, landscape or topographical features, materials or planting types;*
- *introducing built form and appearance that adds new character and difference to places;*
- *creating a positive and coherent identity that residents and local communities can identify with.*

para 56: *Materials, construction details and planting are selected with care for their context. ... They contribute to visual appeal and local distinctiveness.*

para 57: *Design decisions at all levels and scales shape the character of a new place or building. Character starts to be determined by the siting of a development in the wider landscape, then by the layout – the pattern of streets, landscape and spaces, the movement network and the arrangement of development blocks. It continues to be created by the form, scale, design, materials and details of buildings and landscape.*

para 58: *Where the scale or density of new development is very different to the existing place, it may be more appropriate to create a new identity rather than to scale up the character of an existing place in its context. New character may also arise from a response to how today's lifestyles could evolve in the future, or to the proposed method of development and construction.*

para 59: *Where the character of an existing place has limited or few positive qualities, then a new and positive character will enhance its identity.*

Built Form:

para 64: Well-designed new development makes efficient use of land with an amount and mix of development and open space that optimises density. It also relates well to and enhances the existing character and context.

para 65: Built form is determined by good urban design principles that combine layout, form and scale in a way that responds positively to the context.

para 66: Well-designed places also use the right mix of building types, forms and scale of buildings and public spaces to create a coherent form of development that people enjoy.

para 68: Built form defines a pattern of streets and development blocks. ... Street types will depend on:

- their width, relating to use;
- the height of buildings around them, the relationship with street width, and the sense of enclosure that results;
- how built up they are along their length, and the structure of blocks and routes that this creates;
- the relationship between building fronts and backs, with successful streets characterised by buildings facing the street to provide interest, overlooking the active frontages at ground level...
- establishing an appropriate relationship with the pattern, sizes and proportions of existing streets in the local area.

para 69: Well-designed tall buildings play a positive urban design role in the built form. They act as landmarks, emphasising important places and making a positive contribution to views and the skyline.

para 70: Proposals for tall buildings (and other buildings with a significantly larger scale or bulk than their surroundings) require special consideration. This includes their location and siting; relationship to context; impact on local character, views and sight lines; composition – how they meet the ground and the sky... These need to be resolved satisfactorily in relation to the context and local character.

Movement:

para 81: A clear layout and hierarchy of streets and other routes helps people to find their way around...

para 82: Wider, more generous spaces are well-suited to busier streets... Narrower streets are more suitable where there is limited vehicle movement and speeds are low.

para 83: Well-designed streets create attractive public spaces with character, through their layout, landscape, including street trees, lighting, street furniture and materials.

para 86: Well-designed parking is attractive, well-landscaped and sensitively integrated into the built form so that it does not dominate the development or the street scene.

Nature:

para 92: Well-designed places provide usable green spaces, taking into account:

- the wider and local context...
- how spaces are connected;
- the balance between public and private open spaces...

Public Spaces:

para 105: Careful planning and design create the right conditions for people to feel safe and secure... These include:

- buildings around the edges of a space;
- active frontages along its edges, provided by entrances onto the space and windows overlooking it, so that people come and go at different times;

para 107: A well-designed public space that encourages social interaction is sited so that it is open and accessible to all local communities. It is connected into the movement network, preferable so that people naturally pass through it as they move around.

APPENDIX 3: THE BUILDING IN CONTEXT TOOLKIT

The Building in Context Toolkit grew out of the publication **Building in Context** published by English Heritage and CABI (now the Design Council) in 2001. The purpose of that publication was to stimulate a high standard of design for development taking place in historically sensitive contexts. The founding and enduring principle is that all successful design solutions depend on allowing time for a thorough site analysis and character appraisal to fully understand context.

The eight Building in Context principles are:

Principle 1

A successful project will start with an assessment of the value of retaining what is there.

Principle 2

A successful project will relate to the geography and history of the place and lie of the land.

Principle 3

A successful project will be informed by its own significance so that its character and identity will be appropriate to its use and context.

Principle 4

A successful project will sit happily in the pattern of existing development and the routes through and around it.

Principle 5

A successful project will respect important views.

Principle 6

A successful project will respect the scale of neighbouring buildings.

Principle 7

A successful project will use materials and building methods which are as high quality as those used in existing buildings.

Principle 8

A successful project will create new views and juxtapositions which add to the variety and texture of the setting.