

Built Heritage Statement
(Reserved Matters Application 1)
St Ann's New Neighbourhood, London Borough
of Haringey
(Phases 1B & 2)

December 2023

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Client

Peabody Trust, Catalyst by Design and Hill Residential Limited

Our reference

CATH3008

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1. Introduction

Background and Purpose of this Report

- 1.1 This new Built Heritage Statement report has been prepared by Turley on behalf of Peabody Trust, Catalyst by Design and Hill Residential Limited (our 'Client' and the 'Applicant') to provide relevant and proportionate information to the local planning authority (London Borough of Haringey or LBH) with regard to the built heritage impacts associated with the proposed development at St Ann's New Neighbourhood ('the Site'). Specifically, this report relates the impacts of Reserved Matters Application 1 ('RMA1'), which seeks detailed approval of the appearance, landscaping, layout and scale of Phases 1B and 2 of the Outline component of the original Hybrid Application across the Site. This relates to Plots E to J as identified on the Illustrative Masterplan for the redevelopment of St Ann's Hospital (Figure 1.1: Masterplan Phasing Key provided by KCA).



Figure 1.1: Masterplan Phasing Key (KCA)

- 1.2 As part of our assessment to inform this next iteration of our report, we have identified that the wider Site (as opposed to the area of RMA1 which is the subject of this application) is partially located within the boundary of the designated area of the St Ann's Conservation Area. The Site also contains a non-designated heritage asset; the locally listed Mayfield House off St Ann's Road. There are also a number of statutory

listed buildings within the surrounding area of the Site, albeit not falling within its boundaries. Again, for that particular area of the Site that relates to Phases 1B and 2 (i.e. RMA1), which forms a smaller southern part of the Site, this does not fall within the Conservation Area designation, and does not include any locally listed buildings. The proposed development for RMA1 does have the potential to affect the significance of these heritage assets indirectly through change to the character and appearance of their wider townscape setting and some shared views. Accordingly, these are the built heritage asset impacts to be assessed within this report.

- 1.3 As key context, a Hybrid Planning Application for development on Site (i.e. across all Phases) was approved at Planning Committee on 29 November 2022 and then the decision notice issued by the LBH on 10 July 2023 (LBH application reference number: HGY/2022/1833). The Description of Development for this scheme is:

“(1) Detailed planning permission for Phase 1A, for: (a) the change of use, conversion and alteration of seven existing hospital buildings for a flexible range of non-residential uses within Use Class E, F1/F2; (b) the demolition of other existing buildings (in accordance with the demolition plan); (c) the erection of new buildings for residential uses (Use Class C3); (d) alterations to the existing access roads and site boundaries to enable the provision of new vehicular, pedestrian and cycle accesses; (e) landscaping including enlargement of the Peace Garden; and, (f) associated car and cycle parking spaces and servicing spaces;

(2) The demolition of existing buildings and structures in Phases 1B, 2 and 3 (in accordance with the demolition plan);

(3) Outline planning permission (with all matters reserved except for access) for Phases 1B, 2 and 3, for: (a) the erection of new buildings for residential development (Use Class C3) and a flexible range of non-residential uses within Use Class E, F1/F2; (b) provision of associated pedestrian and cycle accesses; (c) landscaping including enhancements to the St Ann's Hospital Wood and Tottenham Railsides Site of Importance for Nature Conservation (SINC); and, (d) car and cycle parking spaces and servicing spaces.”

- 1.4 Importantly, this approval has established the acceptability of the principle of residential-led development and the creation of a new neighbourhood on this former hospital Site. The demolition of all buildings was approved within this Hybrid Application, and access across the whole Site was submitted in detail and has again been approved. Alongside the retention, reuse and adaptation of a number of existing buildings within Phase 1A, a new layout of buildings would range in height from 3 to 9 storeys across all phases, and also integrated as part of a comprehensive landscape strategy.

- 1.5 The Outline element of this application was accompanied by design material including Parameter Plans, Illustrative Masterplan and a Design Code to help guide the future use and built development / landscape for the entire Site. For the Detailed element (Phase 1A) further architectural drawings and illustrations were provided alongside the appointed architects' (Karakusevic Carson Architects or KCA) Design and Access Statement (DAS), Landscape Strategy and Plans, and also accurate visual representations (AVR), produced by others.

- 1.6 The Hybrid Application was accompanied by a **Built Heritage Statement** dated May 2022, Heritage Assets Plan (HAP) and also an Environmental Statement (including Chapter 9: Built Heritage) that were each prepared by Turley in order to provide relevant and proportionate information on built heritage matters and development impacts. For ease of use the full contents of these reports are not repeated in this new Statement, but can be referred to as context in association with LBH application reference number HGY/2022/1833. However, for the purposes of RMA1, and as should be helpful for the decision makers, key information from our scoping exercise and description of the baseline conditions of the Site in relation to heritage assets is summarised in this new report; alongside our assessment of impacts in relation to the detailed design for Phases 1B and 2.
- 1.7 For the purposes of this report, RMA1 relates to matters of appearance, landscaping, layout and scale relating to Phases 1B and 2 associated with the Outline element of Planning Permission HGY/2022/1833.
- 1.8 Overall, the requirement for this new report stems from the National Planning Policy Framework (NPPF) 2023 that provides the Government’s national planning policy for the conservation of the historic environment. In respect of information requirements, it sets out that:
- “In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.”¹*
- 1.9 Paragraph 195 then sets out that local planning authorities should identify and assess the particular significance of heritage assets that might be affected by proposals, including by development affecting the setting of a heritage asset. They should take this assessment into account when considering the impact of proposals in order to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.

Contents of this Report

- 1.10 **Section 2** of this report begins by confirming the built heritage assets within the vicinity of the Site (and Phases 1B and 2); the significance of which would potentially be affected by the detailed design of the proposed development. Such impacts on heritage significance would be indirect for all identified designated and or non-designated heritage assets, which is change within the setting / views of these assets.
- 1.11 **Appendix 1** is a Heritage Assets Plan (HAP) that includes all heritage assets within a 500m radius Study Area from the application Site for reference.
- 1.12 The description of the baseline conditions of the Site in relation to built heritage assets has been set out in our original Built Heritage Statement (May 2022) and is not repeated in this new report, but can be referred to as context in relation to LBH

¹ MHCLG, National Planning Policy Framework (NPPF) 2023 – para. 194

application reference number HGY/2022/1833. This included a description of the historical development of the Site in the context of St Ann's Hospital and local community area, and also proportionate statements of heritage significance (and setting) for each of the identified heritage assets. This baseline was informed by primary and secondary sources as part of archival research and also site survey work by our professional team. This complies with paragraphs 194-195 of the NPPF, and also best practice set out by Historic England, in relation to information requirements for applications effecting heritage assets.

- 1.13 However, Section 2 does provide a summary of the significance of each of the heritage assets being considered as drawn from our original baseline work for ease of use by the decision makers. We also provide further analysis with regard to the likely heritage asset impacts as would relate to the development area of the Site for Phases 1B and 2, which is the particular subject of this new report.
- 1.14 In the context of the approved Outline scheme, **Section 3** provides an assessment of the likely impacts of the proposed development on the significance / setting of heritage assets, in terms of appearance, landscaping, layout and scale as relates to Phases 1B and 2 for RMA1. These heritage impacts are also assessed in overall terms in light of the relevant legislative and planning policy context in this section.
- 1.15 **Section 4** provides a summary of the findings and conclusions of this report with regard to built heritage asset impacts and RMA1.
- 1.16 The relevant heritage legislation, national and local planning policy and guidance context, which should be borne in mind in considering this scheme, are set out in full in **Appendix 2** for ease of reference and completeness.
- 1.17 It is to be noted that the assessment of development impacts on the archaeological resource (i.e. below ground heritage assets) within the Site and or surrounding area falls outside the remit of this report.

2. Heritage Assets and Significance

Introduction

- 2.1 The application Site is located in the London Borough of Haringey (LBH) on the south side of St Ann's Road, and immediately adjacent to the west of the existing St Ann's Hospital and which also forms part of the once larger extent of the campus of that institution historically. For the purposes of RMA1 the particular area of the Site that relates to Phases 1B and 2 forms its smaller southern part (Figure 1.1).
- 2.2 St Ann's Road is a curved street that links the local community of Green Lanes to the west with Seven Sisters Road to the east. This route dates from at least the 17th century when it formed a small rural road, previously known as Chisley lane, later as Hanger Lane, with cottages and farms located along it. However, it wasn't until the late 19th century that the street was renamed St Ann's Road and was largely developed including a police station and the expansive fever hospital, that became known as St Ann's General Hospital, of which the Site forms a part. The existing buildings across the wider Site consist of a mix of late 19th century and 20th century developments associated with the hospital and wider development of the area. The historical development, and also architectural character, of the Site has been further described in our original Heritage Statement.
- 2.3 We have also identified that the Site is within the vicinity of a number of designated and or non-designated heritage assets. Accordingly, **Appendix 1** is a Heritage Assets Plan (HAP) that includes all heritage assets within a 500m radius Study Area from the application Site for reference.

Heritage Assets

- 2.4 The National Planning Policy Framework (NPPF) 2023 defines a heritage asset as:
- "A building, monument, site, place, area, or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)".²*
- 2.5 It has been confirmed as part of pre-application engagement and application determination of the previous outline scheme by the RBWM that the Site itself does not contain any designated or formally identified non-designated built heritage assets.

Designated Heritage Assets

- 2.6 Designated heritage assets are those which possess a level of heritage interest that justifies designation under relevant legislation and are then subject to particular procedures in planning decisions that involve them.

² MHCLG, National Planning Policy Framework (NPPF) 2023 – Annex 2: Glossary

Conservation Area: St Ann's

- 2.7 This area was first designated by the LBH in 1987. The St Ann's Conservation Area Character Appraisal was subsequently approved and adopted by the Council on 9 March 2009. This document describes the boundary of this designated area (also refer to HAP at our Appendix 1) and also highlights that:

"The St Ann's Conservation Area is in the form of an east - west linear development along the busy B152 St Ann's Road which has regular bus services between Northumberland Park & Waterloo and between Wood Green & Aldgate. Chestnuts Recreation Ground (now Chestnuts Park) is a large open space surrounded by mature London Plane trees that forms an important feature of the western part of the conservation area. The area to the south of Chestnuts Park is occupied by St Ann's Hospital, the northern section of which contains a series of Victorian buildings and is included within the conservation area. The area to the east, centred on the junction with Avenue Road, is characterised by the cluster of large institutional and religious buildings including St Ann's Church, which forms the area's principal landmark. At the east end of the conservation area St Ann's Road is lined with residential properties and is characterised by a greater sense of consistency and by its domestic scale."

- 2.8 The application Site is partially located within the boundary of St Ann's Conservation Area (along its south western edge), however the particular area relating to Phases 1B and 2 does not fall within that designation but forms part of its wider townscape setting further to the south.
- 2.9 Accordingly, St Ann's Conservation Area has been scoped into our assessment of impacts for RMA1 in light of the likely effects of development and the detail design of these phases on the character and appearance of a part of the setting / views of this designated heritage asset.

Listed Buildings

- 2.10 There is a group of statutory listed buildings located with the Conservation Area and further to the east of the application Site (and Phases 1B and 2). This includes the Grade II* Church of St Ann³, Grade II St Ann's Church School, and Nos.1-5 Avenue Road (HAP at our Appendix 1). These heritage assets fall within the wider or extended setting of the application Site.
- 2.11 However, given the nature and extent of the proposals as part of RMA1 within that southern part of the Site for Phases 1B and 2, distance, and screening effects of the local street pattern and intervening urban form / scale and mature vegetation, it is our assessment that these proposals would not effect the understanding or appreciation of the significance of these other designated heritage assets.
- 2.12 Although we would therefore normally scope out these heritage assets for the purposes of such an application, we include a review of the significance and setting of these heritage assets and also consideration of any indirect development impacts for completeness in this new report, and as relates to the larger application Site.

³ Historic England, The National Heritage List for England (web resource)

Non-designated Heritage Assets

- 2.13 The NPPF identifies that heritage assets include both designated heritage assets and assets identified by the local planning authority (including local listing).⁴

Local List

- 2.14 LBH has adopted a Register of Local Listed Buildings of Merit (referred to as the “local list”), and also recognises unlisted buildings which contribute positively to the significance of conservation areas within Conservation Area Character Appraisals (albeit not included on the local list). Mayfield House off St Ann’s Road is on the local list and falls within the application Site. However, it falls outside the particular area relating to Phases 1B and 2 and instead this part of the Site forms part of this historic building’s wider townscape setting to its south and deeper within the former extent of the hospital.
- 2.15 Accordingly, locally listed building Mayfield House has been scoped into our assessment of impacts for RMA1 in light of the likely effects of development and the detail design of these phases on the character and appearance of a part of the setting / views of this non-designated heritage asset.

Heritage Significance and Setting

- 2.16 The NPPF defines the significance of a heritage asset as:

“The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”⁵

- 2.17 The NPPF further defines the setting of a heritage asset as:

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”⁶

- 2.18 Historic England has published guidance with regard to the preparation of statements of heritage significance, and how the proper analysis of the significance of heritage assets should be used to inform an assessment of impacts on that significance as a result of proposed change.⁷ Historic England has also published good practice advice⁸ in respect of the setting of heritage assets and also views analysis, providing detail on understanding setting and views and how this relates to heritage significance, and also how to gauge the indirect impact of any changes on that significance. In understanding how, and to what degree an element of setting contributes to the significance of a heritage asset, consideration should be given (inter alia) to: the physical surroundings of the asset, including its relationship with other heritage assets; the way the asset is

⁴ MDCLG, National Planning Policy Framework (NPPF) 2023 – Annex 2: Glossary.

⁵ MHCLG, National Planning Policy Framework (NPPF) 2023 – Annex 2: Glossary

⁶ MHCLG, National Planning Policy Framework (NPPF) 2023 – Annex 2: Glossary

⁷ Historic England: Advice Note 12: Statements of Heritage Significance 2019

⁸ Historic England, Historic Environment Good Practice Advice in Planning Note 3 (2nd Edition): The Setting of Heritage Assets, 2017

appreciated; and the asset's associations and patterns of use.

Designated Heritage Assets

Conservation Areas

- 2.19 Conservation Areas are designated on the basis of their special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Historic England published guidance in respect of conservation areas and this provides a framework for the appraisal and assessment of the special interest and significance of a conservation area.⁹

Listed Buildings

- 2.20 Listed buildings are defined as designated heritage assets that hold architectural or historic interest. The principles of selection for listed buildings have been recently re-published by the Department of Culture, Media and Sport¹⁰, and are also supported by Historic England's Listing Selection Guides for each building type.¹¹

Non-designated Heritage Assets

- 2.21 Whilst a building may not be considered to be of national interest, making it eligible for statutory listing, it may still carry a degree of heritage value to the community at a local level. These heritage assets are often known as the local list, and maintained by local authorities at their discretion. Detailed guidance on the identification of buildings and structures of local heritage value has been published by Historic England.¹²

Local List

- 2.22 The LBH has prepared and published its own Local List, which was last updated on 12 April 2021 and which provides an up to date list of locally listed buildings alongside locally specific criteria for the listing of local heritage assets¹³.

Summary: Statements of Heritage Significance

- 2.23 The description of the baseline conditions of the Site in relation to built heritage assets has been set out in our original Built Heritage Statement (May 2022) and is not repeated here. However, a summary of the significance of each of the heritage assets being considered as drawn from that our original baseline work for ease of use by the decision makers. This also includes further analysis with regard to particular development area of the Site that relates to Phases 1B and 2 (RMA1).

Conservation Area: St Ann's

Character and Appearance

- 2.24 The adopted St Ann's Conservation Area Character Appraisal (2009) describes that this Conservation Area is a relatively small isolated group of buildings and spaces that have a mixed character, diversity and interest. It is located within a largely uniform residential district consisting of long straight roads lined with uniform terraces of

⁹ Historic England. Conservation Area Designation, Appraisal and Management: Advice Note 1, 2019 (2nd Edition)

¹⁰ DCMS, Principles of Selection for Listed Buildings, 2018

¹¹ Historic England, Listing Designation Selection Guides, 2011 (and later updates in 2018)

¹² Historic England, Advice Note 7: Local Heritage Listing, 2016

¹³ <https://www.haringey.gov.uk/planning-and-building-control/planning/planning-policy/design-and-conservation/listed-buildings/haringeys-local-list>

mostly Edwardian properties. The Conservation Area surrounds St Ann's Road, which connects Green Lanes to the west with the south part of Tottenham High Road to the east. The Character Appraisal further describes (paragraphs 2.2-2.6) that:

"The western part of the conservation area is focussed on Chestnuts Park (originally known as Chestnuts Recreation Ground), a large open green space that provides the area with a sense of spaciousness. The Park is surrounded by metal boundary railings, replaced in simplified form after World War II, but it still retains its original attractive gate piers made from yellow brick with red brick quoins and stone banding and pyramidal stone caps and some of the original Gothic style wrought iron gates. These are important elements that add to the quality of the character and appearance of this part of the conservation area.

The park is on the ancient 'T' junction between St Ann's Road and Black Boy Lane and is surrounded on the east and south sides by the large educational and institutional buildings comprising Chestnuts Primary School and St Ann's Hospital. The belvedere and cupola on the roof of the school buildings form the principal landmarks in this part of the conservation area. The hospital occupies the area within and beyond the conservation area's southern boundary and also has an important influence on its character. The hospital buildings within the conservation area are mostly Victorian and are set behind a tall largely impenetrable wall which lines much of the southern side of St Ann's Road, defining its character.

Trees and planting are relatively abundant throughout parts of the conservation area and also form an important element of its character and appearance. The mature London Plane trees that surround Chestnuts Park and the mixed deciduous trees situated within the hospital grounds, St Ann's Junior School and St Ann's Churchyard are of particular importance.

The main focal point of the conservation area is the 'T' junction of Avenue Road with St Ann's Road, which has attractive statutory and local listed architectural and historic buildings on all three sides. The former St Ann's Mixed Junior School and Nos. 1 to 5 (odd) Avenue Road are on the north west side, St Ann's Church is on the north east side and the former St Mary's Priory is on the south side. They are all built with Gothic style details, the school and priory are in pale Gault brick, the church in pale grey stone, the tall spire of which is a major landmark visible from much of the conservation area and from long distances outside it. The open green appearance created around the junction by the trees and planting in the school playground and the churchyard are an important feature of the character of this part of the conservation area, as is the stone churchyard boundary wall with its decorative wrought iron railings along the top and similar railings around part of the school buildings.

The eastern part of the conservation area is made up of residential properties of varying age, design and condition that have an overall degree of consistency and a domestic scale. Unfortunately, several of the properties have been subject to unsympathetic alterations and as a result are of limited merit."

- 2.25 The Character Appraisal also includes a key figure illustrating the Conservation Area Boundary, Sub Areas and Built Heritage Appraisal. This is included in extract at Figure 2.1 accordingly, including the identification of statutory listed buildings, locally listed buildings and any unlisted buildings that make a positive contribution to the character or appearance of the conservation area (including within the application Site itself).

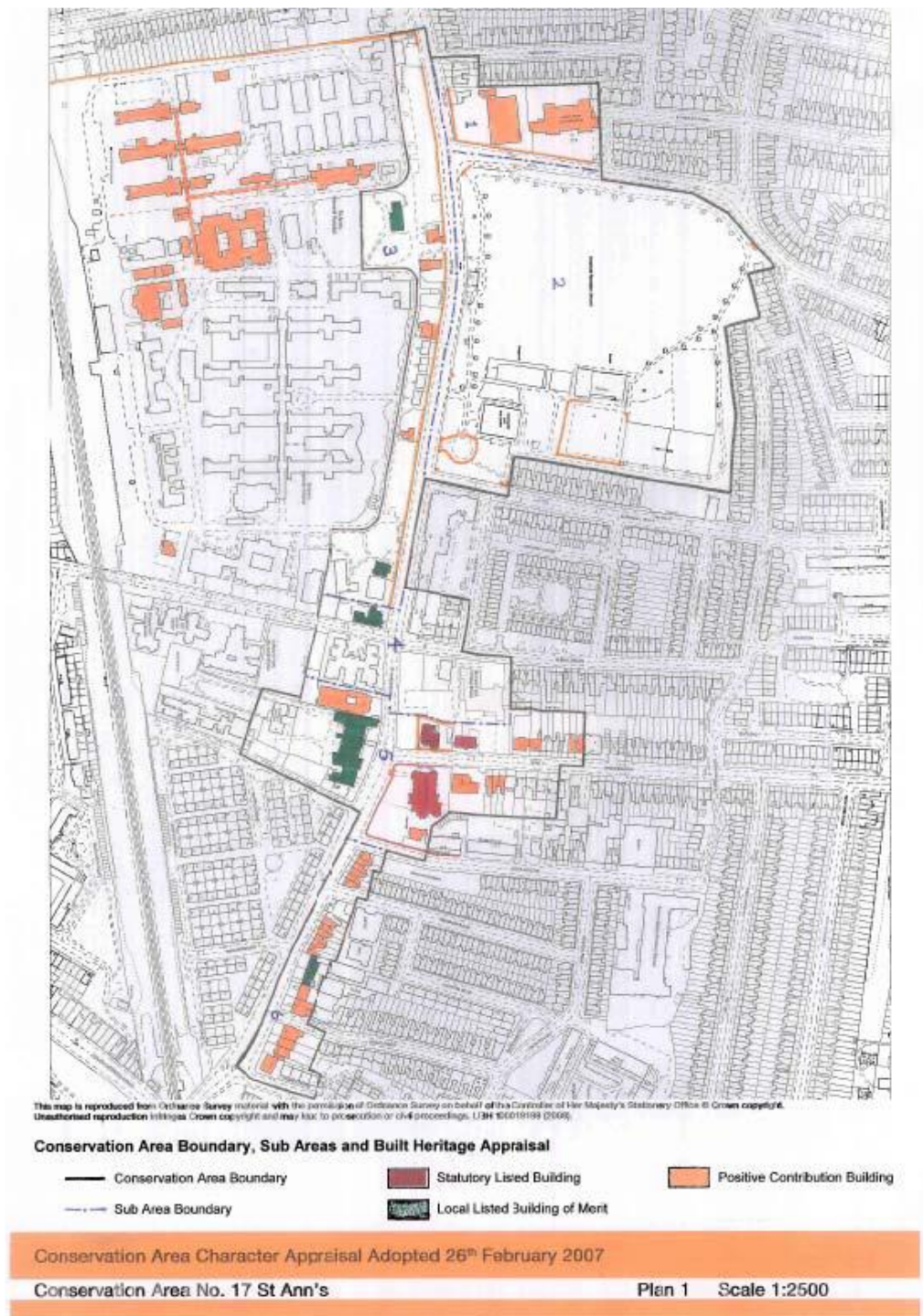


Figure 2.1: Conservation Area Boundary, Sub Areas and Built Heritage Appraisal (extract from LBH St Ann's Conservation Area Character Appraisal 2009)

- 2.26 The Character Appraisal also sets out that the Conservation Area can be split into a number of sub-areas for the purposes of the appraisal, and in order to distinguish areas of similar character and similar periods of development. Of the six sub-areas that have been identified (also see extract at Figure 2.1), only part of the application Site falls within Sub-Area 3: St Ann's Hospital. The remainder of the Site (including Phases 1B and 2) fall outside the designated area. The Character Appraisal describes the character and appearance of sub-area 3 as follows:

"Most of the buildings within this group are the remnants of the original Victorian hospital, much of which was redeveloped in the mid-20th Century. The buildings are set behind the hospital's northern boundary, which is defined by a tall Victorian stock brick wall with a blue engineering brick plinth and copings and a series of buttresses and piers with red brick dressings. The wall has only two access points on St Ann's Road. Accordingly, the hospital buildings appear somewhat detached from the rest of the Conservation Area and are mostly orientated towards, and accessed from, the main body of the hospital. The hospital's sense of isolation is enhanced by the mixed tree and shrub planting behind its northern boundary wall. However, this greenery complements the mature trees around the boundary of Chestnuts Park and, together with the attractive tall Victorian brick wall and the buildings that can be seen immediately beyond it, contributes to the character and appearance of this part of the Conservation Area."

- 2.27 Within this sub-area the Character Appraisal also highlights a number of key buildings that are considered to make a positive contribution to the historical development, and character and appearance, of the Conservation Area. These are historic buildings and structures of a related age and architectural character each associated with the hospital, and include the main entrance brick-built gate piers and boundary wall along the south side of St Ann's Road, the contemporary Victorian gate lodges to east and west, Mulberry House, and Mayfield House (which is also identified on the Local List).

- 2.28 The Appraisal also recognises that there are a number of other former hospital buildings outside the designated area of the Conservation Area (albeit within its setting) that contribute to its character and appearance. These are summarised as follows:

"Beyond the Conservation Area, south of Mayfield House, are more attractive late Victorian buildings grouped around the 1900 Administration Block. They are the Training & Development Department, Pharmacy, Trust Board Headquarters and Elm House and are all linked by an attractive cast iron covered way."

- 2.29 The character and appearance of each of these former hospital buildings, both inside and outside the Conservation Area boundary, have been described proportionately in our original Heritage Statement, which is not repeated here.

Contribution of Site and Setting to Significance

- 2.30 The original Heritage Statement set out the wider application Site forms part of the built form on the southern side of St Ann's Road to the north of the railway line and partially within the boundary of the St Ann's Conservation Area. The focus of this part of the Conservation Area, and the majority of the Site located outside of the boundary, is on the sense of enclosure within the St Ann's' Hospital grounds that is reinforced by

the long, tall boundary wall that fronts St Ann's Road. Nonetheless, although predominately outside of the Conservation Area boundary, the historic buildings which date from the late 19th century and form the first phase of permanent development of St Ann's Hospital, formerly North Eastern Fever Hospital, are an important part of this townscape composition and a significant feature of the Conservation Area. In these terms, the buildings identified within the St Ann's Conservation Area Character Appraisal, as part of the wider townscape along St Ann's Road, are a positive element of the Conservation Area's immediate setting to the south.

- 2.31 Our founding appraisal also established that the contribution of many of these buildings has been diminished by successive alteration and disuse in the 20th century, in addition to a number of 20th century buildings which have detracted from their setting. In these broad terms the architectural form and design of the Site overall, in a general sense, demonstrates some of the characteristics of the adjacent Conservation Area, in terms of its scale, late Victorian style and materiality. These complementary characteristics are in some cases superficial, as a majority of the buildings are comparatively ordinary and of limited quality in the context of the high quality listed buildings nearby. The surviving 19th and early 20th century buildings on the Site form part of the wider, varied building stock in this part of London, and makes a positive, contribution to the character or appearance of the Conservation Area.
- 2.32 It is now acknowledged that the approval of the Outline Application has established the acceptability of the demolition of buildings across this part of the former hospital campus and within the wider Site, which is not therefore discussed further in this new report. It is also to be recognised that the approved elements of this development scheme secured the retention, reuse and adaptation of a number of the key historic buildings and structures alongside new built form and landscape design for this new residential quarter. These historic elements comprise the main entrance brick-built gate piers and boundary wall along the south side of St Ann's Road, including the contemporary Victorian east and west gate lodges, Mulberry House, and Mayfield House, and then beyond the Conservation Area boundary the former Matron's House and staff block, former Administration Block, and Water Tower.
- 2.33 For the particular area of the Site that relates to Phases 1B and 2, no existing buildings or structures were to be retained as part of the Outline Application. This is not a site that would contribute to the significance of the conservation area therefore. However, a key consideration for RMA1 will be how the detailed design of new built form and landscape responds to the context of the historic hospital campus, including the setting of retained buildings and or spaces to the north (both outside and inside the boundary of the Conservation Area).

Listed Building Group: Church of St Ann, St Ann's Church School, and Nos.1-5 The Avenue Road

Special Architectural / Historic Interest

- 2.34 There is strong group and communal value between the church, school and model cottages as they all date from the mid-19th century, and serve as a reminder of the early development of the area when it was still predominately rural in character.

- 2.35 The local landmark Church of St Ann was constructed in 1861 by the architect Thomas Talbot Bury. The significance of this listed building is invested in its special architectural interest as a high quality example of a mid-19th century Anglican church; built on a deliberately prominent location and in a distinctive Gothic Revival style. Its significance also derives from its historic and continuing use as a place of worship and other historic associations. St Ann's Church School was constructed concurrently with the neighbouring church, and in an architectural style is similar. Its significance derives from its special architectural and historic interest as a high quality example of a purpose-built school associated with the neighbouring Parish church. Nos 1-5 The Avenue were constructed slightly earlier in 1858, which are model cottages of significance as good-quality examples of mid-19th century residential development, which illustrates the development of the model cottage typology in London. They also have architectural significance and townscape value as a defined grouping with the neighbouring church and school.

Contribution of Site and Setting to Significance

- 2.36 The original Heritage Statement has described how the more immediate townscape setting and also views of this historic building group contributes to our understanding and appreciation of their significance, which is not repeated here.
- 2.37 With regard to the application Site itself, this located a further distance to the west of the listed building group. The Site, historically, would have formed part of the open landscape to the southwest. With the construction of the Church of St Ann and the introduction of the railway in the 19th century, the area became largely characterised by residential development. As part of this expansion the context of the Site was altered when the first permanent phase of the North Eastern Fever Hospital was constructed in the 1890's; followed by later 20th century major expansion and redevelopment this hospital. However, there are still a number of buildings, as described above, which are contemporaneous with the late 19th century phase of development within the Site.
- 2.38 For Phases 1B and 2, no existing buildings or structures related to the 19th century development of this area or the hospital are to be retained as part of the now approved Outline Application. Therefore this is not a site that would contribute to the significance of these statutory listed buildings. In addition, we have assessed that given the nature and extent of the proposals as part of RMA1, distance, and screening effects of the local street pattern and intervening urban form / scale and mature vegetation, these proposals would be unlikely to have any effect the significance of this listed building group.

Locally List: Mayfield House

Local Heritage Significance

- 2.39 Mayfield House forms part of the first permanent phase of development of what was once known as the North Eastern Fever Hospital and was constructed in the late 19th century. The principal façade retains a number of its historic features and fixtures, including the decorative projecting brick cornices and window lintels, which are of local architectural interest. However, the modern extension and linking building, while of a similar style and materiality detracts from the architecture of the original building. The

local historic interest of the building is derived from its association with the first permanent phase of development of the hospital.

Contribution of Site and Setting to Significance

- 2.40 This locally listed building falls within the wider application Site (Phase 1A) and its architectural character, and setting within a garden area of the former hospital campus, remains legible and attractive. The Site includes a number of other contemporary hospital buildings, and the surrounding landscape, with clearly defined blocks of buildings set around green spaces, all relate to that historical use. These elements all make a positive contribution to the local significance of Mayfield House as part of its immediate setting. Accordingly, the approved elements of the Outline Application scheme secured the retention, reuse and adaptation of a number of the key historic buildings and structures alongside new built form and landscape design for this new residential quarter.
- 2.41 For the particular area of the Site that relates to Phases 1B and 2, no existing buildings or structures were to be retained as part of the Outline Application. This is not a site that would contribute to the significance of the locally listed building therefore. However, again a key consideration for RMA1 will be how the detailed design of new built form and landscape responds to the context of the historic hospital campus, including the setting of this and other retained buildings and spaces to the north.

3. Reserved Matters Application and Assessment of Impacts

Introduction

- 3.1 The built heritage assets which could be affected indirectly by proposed development on Site (in particular Phases 1B and 2) have been identified and their significance and setting described proportionately. This is set out in **Section 2** and also as supported by our full description of the baseline conditions in relation to heritage assets set out in our original Heritage Statement (May 2022). This accords with the requirements of the NPPF 2023 (paragraphs 194-195) and also national best practice guidance.
- 3.2 The up to date and relevant heritage legislation, planning policy and guidance for guiding change within the historic environment is also set out in full at **Appendix 2**. This includes the statutory duties of the 1990 Act for conservation areas and listed buildings, national policy set out in the NPPF and supported by NPPG, and other relevant local policy and guidance (the local Development Plan for the LBH local authority area).
- 3.3 Accordingly, this all provides appropriate and proportionate information for the full consideration of the likely built heritage impacts of RMA1 (i.e. detailed design of Phases 1B and 2) by the decision makers.

Proposed Development (Reserved Matters Application 1)

Recent Planning History

- 3.4 The Hybrid application for the proposed development of the wider Site was approved on 29 November 2022 at Planning Committee (and decision notice issued 10 July 2023) (LBH application reference number: HGY/2022/1833). The Description of Development for this scheme is:

“(1) Detailed planning permission for Phase 1A, for: (a) the change of use, conversion and alteration of seven existing hospital buildings for a flexible range of non-residential uses within Use Class E, F1/F2; (b) the demolition of other existing buildings (in accordance with the demolition plan); (c) the erection of new buildings for residential uses (Use Class C3); (d) alterations to the existing access roads and site boundaries to enable the provision of new vehicular, pedestrian and cycle accesses; (e) landscaping including enlargement of the Peace Garden; and, (f) associated car and cycle parking spaces and servicing spaces;

(2) The demolition of existing buildings and structures in Phases 1B, 2 and 3 (in accordance with the demolition plan);

(3) Outline planning permission (with all matters reserved except for access) for Phases 1B, 2 and 3, for: (a) the erection of new buildings for residential development (Use Class C3) and a flexible range of non-residential uses within Use Class E, F1/F2; (b) provision of associated pedestrian and cycle accesses; (c) landscaping including enhancements to

the St Ann's Hospital Wood and Tottenham Railsides Site of Importance for Nature Conservation (SINC); and, (d) car and cycle parking spaces and servicing spaces.”

- 3.5 For this next stage in the planning process and for the purposes of this report, RMA1 relates to matters of appearance, landscaping, layout and scale relating to Phases 1B and 2 of that Outline element of approved scheme (Figure 3.1).

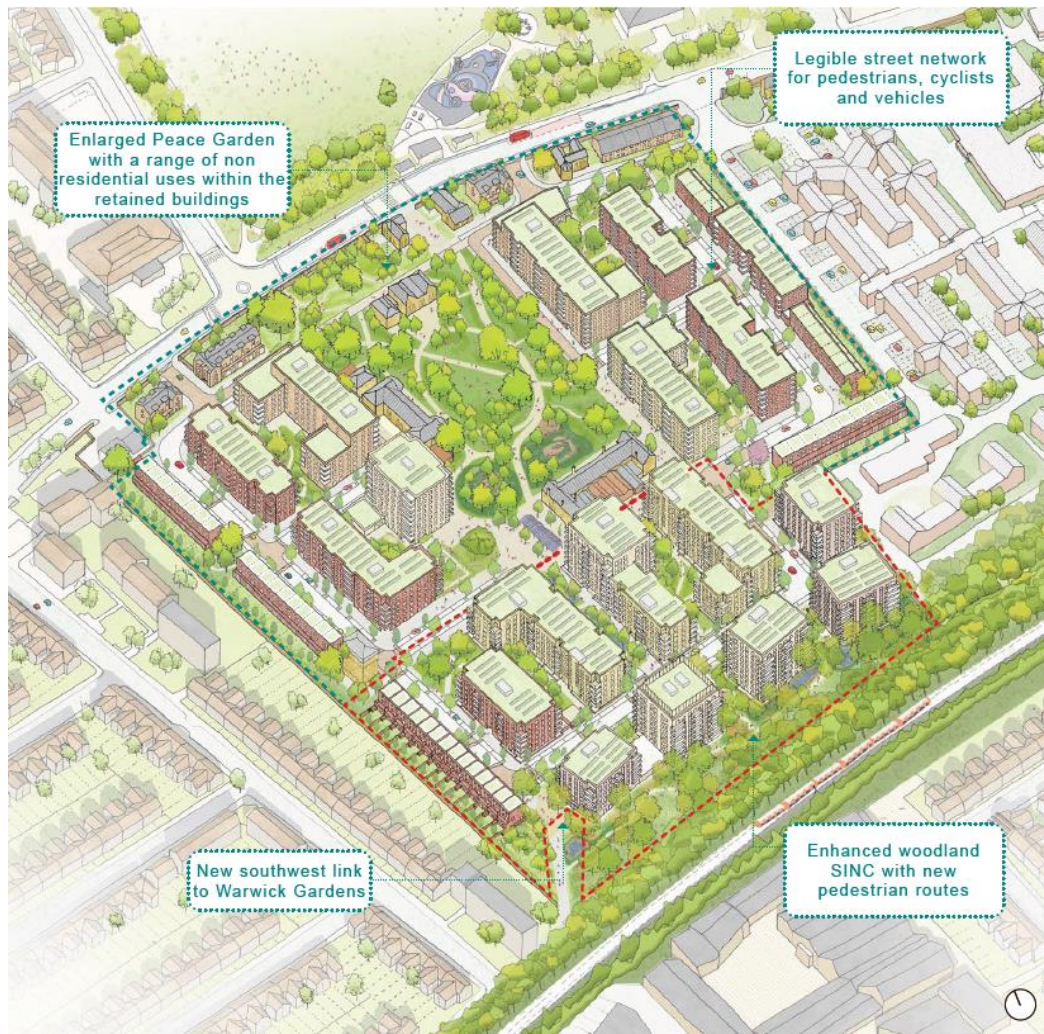


Figure 3.1: Overview of Phase 1B&2 within the context of the emerging St Ann's New Neighbourhood Masterplan (KCA)

Pre-application Engagement

- 3.6 This original Hybrid application submission was closely informed and so guided by extensive pre-application engagement with the local planning authority undertaken in 2021-22. This included three stages of discussions with the Council's Quality Review Panel (QRP) and one QRP Chairs Review as part of this process. As part of the pre-application process an iterative design evolution there have also been three focused workshops with LBH officers to provide detailed information and narrative on the approach to design, conservation and heritage assessment (held on 22 July 2021, 12 January and 24 February 2022).

- 3.7 To best inform RMA1, further pre-application engagement has been launched by the Applicant team for the key stakeholders in the process. This has included two meetings with LBH officers (held on 22 May 2023 and 5 June 2023) and also one presentation to the QRP (held on 21 June 2023), all including constructive discussions on the detailed design and heritage / contextual response of the proposals for Phases 1B and 2. Accordingly, the accompanying Planning Statement to this new application submission that has been prepared by LSH sets out the latest stage of pre-application engagement and the positive outcomes of this process in further refining the design and final application material. This is not repeated here.

Application Material

- 3.8 This new report accompanies an application for reserved matters (RMA1) as relates to detailed design matters of appearance, landscaping, layout and scale relating to Phases 1B and 2 associated with the Outline element of Planning Permission HGY/2022/1833 for this Site. This report should therefore be read in conjunction with the full set of architectural / landscape drawings / illustrations provided by the appointed designers (both KCA and Markides and Adams and Sutherland), as well as their Design and Access Statement (DAS), and Landscape Strategy as submitted. Figures 3.2-3.3 includes a number of illustrations of the “key moments” envisioned within this phase of the development by the designers.



Figure 3.2: Illustrations: Peace Garden & Admin building Frontage (L) & Birch Grove & Water Tower Frontage (R) (KCA)



Figure 3.3: Illustrations: Eastern Orchard Frontage (L) & South West Square Frontage (R) (KCA)

- 3.9 Also of particular relevance is the original application design material for the Hybrid scheme across all phases of the Site. In relation to the outline elements of this application (including Phases 1B and 2) – as now approved – this includes the guiding Parameter Plans, Illustrative Masterplan and also Design Code for all proposed uses, new built form and landscape. All this design material informs our assessment of built heritage impacts in this report accordingly.

Built Heritage Impacts

- 3.10 We have identified that the further detailed design proposals for RMA1 (Phases 1B and 2 of the approved Outline scheme) has the potential to indirectly effect the significance of a number of designated and non-designated heritage assets within the surrounding area as this part of the Site. This would result from a change to the use and character of land as part of the wider setting of these assets. There would be no direct impacts in relation to Phase 1B and 2 however. In this section the likely impacts of the proposed development on the significance (and setting) of these heritage assets is described in terms of the detailed design and for each of the assets in turn, which is then followed towards the end by a review of the relevant heritage legislation, national and local planning policy and guidance requirements for this scheme in overall terms.
- 3.11 Our original assessment of the likely heritage impacts of the Hybrid scheme across all phases was set out in our founding Heritage Statement (May 2022), which is not repeated here, but can be referred to as appropriate as relates to approved Planning Permission HGY/2022/1833.
- 3.12 Importantly, the approval of the Outline elements of the application scheme has established the acceptability of the demolition of buildings across that part of the former hospital campus as relates to Phases 1B and 2 and also within the wider Site, which is not therefore discussed further in this report. It is also to be recognised that the approved elements of this scheme secured the retention, reuse and adaptation of a number of the key historic buildings and structures alongside new built form and landscape design for this new residential quarter. These historic elements comprise the main entrance brick-built gate piers and boundary wall along the south side of St Ann's Road, including the contemporary Victorian east and west gate lodges, Mulberry House, and Mayfield House, and then beyond the Conservation Area boundary the former Matron's House and staff block, former Administration Block, and Water Tower.
- 3.13 For the particular area of the Site that relates to Phases 1B and 2, no existing buildings or structures were to be retained as part of the approved Outline application. This is not a site that would contribute to the significance of the conservation area or other heritage assets therefore. However, a key consideration for RMA1 will be how the detailed design of new built form and landscape responds to the context of the historic hospital campus, including the setting of retained buildings and or spaces to the north (both outside and inside the boundary of the Conservation Area).

Heritage and Contextual Approach

3.14 It is important to recognise that the overall design approach for the now approved scheme for the application Site was closely informed by a proportionate understanding and appreciation of the significance and setting of heritage assets, as set out in full in the Built Heritage Baseline sections of our original report. This follows best practice guidance as relates to built heritage matter.

3.15 A number of “heritage principles” were identified as key to the approach for these development proposals across the Site. Accordingly, these principles remain at the heart of the scheme and as relates to this next stage of detailed design for these phases. In summary, these principles are:

(a) To preserve / enhance the character or appearance of the Conservation Area

- *Removal of low quality 20th century development*
- *Consideration of key views surrounding Site*
- *Considered approach to massing and height of new development*
- *Retention of historic buildings, materials and green spaces*
- *High-quality materiality to compliment historic buildings*
- *Enhanced landscape*

(b) Preserve the special interest of listed buildings including the contribution of setting

- *Preserving the relationship between St Ann’s Church and the Site*
- *Preserving the Sites historic character on St Ann’s Road*
- *Preserving key views to / from listed buildings*

(c) Preserve the special interest of non-designated Mayfield House

- *Preserving historic appearance and fabric*
- *Creating a viable use consistent with conservation*

3.16 Our original report further explained that the design team developed an overall approach that placed heritage as a focal point of the proposed development and so took a considerate approach to these sensitivities of the Site. Importantly, these principles and also that approach to the now approved Hybrid scheme were encapsulated in the Parameter Plans, Illustrative Masterplan and also in particular the Design Code applicable across all phases of the Site.

3.17 It is one of the key findings of our assessment of the heritage impacts of RMA1 that the detailed design proposals for Phases 1B and 2 appropriately conform to the approved Parameter Plans in relation to the positioning, footprint and heights of new built form

and relationship to private and public spaces, and also aligns with the form and character of the new neighbourhood envisioned for the Site in the Illustrative Masterplan. The principle of residential-led development has been accepted for the Site in order to create a new neighbourhood on this former hospital Site. Alongside the retention, reuse and adaptation of a number of existing buildings within Phase 1A, the new layout of buildings would again range in height from 3 to 9 storeys, and also be integrated as part of a comprehensive landscape strategy, for all phases.

- 3.18 RMA1 accords with those elements of the Design Code that seek to ensure that the design and materiality of new built form and spaces would respond positively to the history and townscape character context of the Site and local area, including sustain, and or enhancing, the significance of heritage assets. To assist the decision maker, our assessment of RMA1 against each of these requirements of the Design Code in relation to the conservation of heritage assets is set out in **Table 3.1**.

Table 3.1: Response to Design Code (RMA1)

<i>Design Code requirements</i>	<i>RMA1 Response</i>
2.1 Site Wide - Conservation Area	
<i>2.1.1 Proposals within and neighbouring the conservation area should be brought forward within a 'heritage first' approach, and should respond to the setting of existing buildings and spaces as described by the St Ann's Conservation Area Character Appraisal.</i>	That part of the Site that relates to Phases 1B and 2 (comprising development Plots E, F, G, H and J) does not fall within the designation of the Conservation Area, nor adjoins its boundary. It forms part of the wider setting of the Conservation Area of other identified heritage assets.
<i>2.1.2 The detailed design of buildings, public realm, landscaping and associated access arrangements must safeguard and, where possible, enhance the significance of the St Ann's Conservation Area including the setting of nearby statutorily listed, locally listed buildings, mature trees and spaces.</i>	In accordance with the principles established through the detailed design of Phase 1A immediately to the north, RMA1 supports the 'heritage first' approach for the wider Site. This approach has again been informed / guided by study of the St Ann's Conservation Area Character Appraisal as adopted, as well as our own founding baseline appraisal of the significance and setting of the identified heritage assets. This would be achieved through: layout, scale and form of new buildings and spaces that reflects the historic character of the former hospital campus; retaining and or enhancing existing green elements; respecting and or improving the setting / views of nearby retained historic buildings (i.e. former Administration Block and Water Tower); and, drawing direct

	reference from architectural features, materials and details characteristic of the former hospital both inside and outside the Conservation Area.
<i>2.1.3 New buildings within the conservation area should reflect the unique characteristics of the St Ann's Conservation Area in their approach to scale, massing, roofscape, materiality and details.</i>	Again, Phases 1B and 2 do not fall within the Conservation Area boundary, but its wider setting.
<i>2.1.4 New buildings within the setting of the conservation area should make reference to the unique characteristics of the conservation area.</i>	In relation to the location and historical association of Phases 1B and 2 with the former hospital campus, the form, design and materiality of proposed new buildings within this part of the Site have drawn reference to architectural features, materials and details characteristic of hospital buildings (both retained and to be demolished as part of the wider scheme) both within and outside the boundary of the Conservation Area. In particular, and as also described in more detail in the DAS (Section 3.0 and also Sections 5.0, 6.0 and 9.0: sub-sections on Heritage Approach), study of the following buildings has clearly influenced the contextual contemporary design of new residential blocks and terraces: including the former Administration Block and Water Tower.
<i>2.1.5 Where design detailing and materiality has taken cues from, or been influenced by, the conservation area and/or nearby listed buildings/heritage assets these cues/influences should be fully and clearly explained with photos and descriptions of examples as appropriate.</i>	
<i>2.1.6 Where proposals do not specifically reference the St Ann's Conservation Area, this must be appropriately justified to the LPA.</i>	Evidence of this positive contextual response to these buildings, and the history and heritage of the Site and local area, is reflected in the following key aspects of proposed new built form: • Prevailing use of brickwork as cladding material, including reflecting existence of different colour tones, some patterning, and detailing to horizontal plinth, stringcourses, eaves cornice and then framing to openings – heads, cills and aprons; • Use of more traditional vertical proportions for fenestration pattern (including window subdivisions); • Use of metal for balconies reflecting existing building metalwork / covered

	walkways (both utilitarian and decorative); • Secondary use of concrete to reflect existence of lesser stone detailing to key entrances / features, for example; and • Use of typically Classical division / proportions for new blocks, and elevational articulation, rhythm and grain that reflects existing traditional / domestic character. In light of the greater distance and separation of this part of the Site from the core of the Conservation Area and its focus around St Ann's Church, the contemporary architectural approach for these phases draws more closely from the history and character of the former hospital campus accordingly. This also provides an opportunity for a more varied and interesting form and character between plots that reflects their own local contexts, such as the more modest scale and traditional terraced form of Plot E towards neighbouring Warwick Gardens, and the more informal arrangement of Plots G and J (part) as 'villa' blocks within a shared landscape addressing the SINC Woodland to the southern edge. Albeit all retaining a close family resemblance in terms of architectural approach and materiality.
<i>2.1.7 The green character of the site as referenced in the St Ann's Conservation Area Character Appraisal should be preserved and enhanced in the new development.</i>	Proposed new buildings would be integrated within a comprehensive landscape scheme that would retain, reinforce and or enhance green elements within this part of the Site, and also link to other key features, such as the retained central Peace Garden to the north, all as part of an improved and permeable public realm.
2.2 Site Wide - Retained Buildings	
<i>2.2.1 The following plots must respond to the existing key characteristics of the retained buildings in their proximity.</i>	The DAS clearly describes how the layout, form, scale and also detailed design of proposed new buildings and spaces would look to enhance the setting, and also frame

• Plot F ... • Plot H ...	views, of retained existing former hospital buildings (Section 3.0 and also Sections 5.0. 6.0 and 9.0: sub-sections on Heritage Approach). And in this way allow them to become focal points within the wider Site and scheme; aiding wayfinding, adding interest and also celebrating the history and heritage.
2.2.2 <i>Where adjacent, the architectural approach of new buildings should respond positively to the retained buildings.</i>	
2.2.3 <i>Plot façades should be designed to respond to the materiality, detailing and proportions of the adjacent retained building.</i>	The new blocks proposed for Plots E and F work together with the comparably designed buildings as part of Phase 1A to define a new public space / landscape design that would overall improve the setting and views of the Water Tower as local landmark within the Site. Drawing on key architectural and material characteristics of former hospital buildings also helps to provide a visually sympathetic built setting of this building.
2.2.4 <i>Windows composition should reflect the vertical proportion of fenestration found on the adjacent retained buildings.</i>	
	For the blocks within Plot H, there has now been established a change in scale between these and the former Administration Block immediately to the north though the approved Outline elements of the scheme. The appropriate positioning, articulation, proportions and use of similar materials for the new buildings would ensure that they would appear as a sympathetic backdrop to the retained historic building as appreciated in local views from the Peace Garden and also any longer distance from across St Ann's Road / Chestnut Park within the Conservation Area.

4.2 General Architectural Principles

4.2.1 <i>All aspects of design for the future phases should be regarded as an extension of the Phase 1A designs.</i>	As described in more detail in the DAS (Section 3.0), and other supporting design material, the key design approach and principles established through the detailed Phase 1A part of the Hybrid application
4.2.2 <i>Reserved Matters designs for the buildings and public realm should be robust and of the highest design quality, as exemplified by the Phase 1A designs.</i>	would be carried through to Phases 1B and 2. This would include the Site-wide commitment to quality in architectural and landscape design, and also for the purposes of this report ensuring that the detailed

	design for new buildings and spaces reflects the historic character of the former hospital campus, and again draws direct reference from architectural features, materials and details characteristic of the historic elements both inside and outside the Conservation Area. In particular, and in the interest of consistency, the proposed detailed design for Plots E, F and H would relate most strongly to the new blocks immediately to the north within Phase 1A (Peace Garden area), in terms of form, scale, elevational design and materiality, in order of maintain a close family resemblance across the Site.
<i>4.8 Park Frontage - Plot H</i>	
<i>Massing and Roofscape (4.8.1-4.8.3)</i>	The detailed design for the new buildings and spaces proposed for Plot H would (in conjunction with approved Phase 1A) ensure that the retained Peace Garden at the heart of the former hospital site and new neighbourhood is appropriately defined and enclosed. For these new larger scale blocks, their appropriate positioning, articulation, proportions and use of similar materials would ensure that they would appear as a sympathetic backdrop to the retained historic building of the Administration Block in local views from the north.
<i>Architectural Expression (4.8.4-4.8.7)</i>	We have described how the DAS evidences the positive contextual response of proposed new built form and spaces across all plots within Phases 1B and 2 to the history and heritage of the Site and local area, including the distinctive architectural characteristics of retained buildings and materials (i.e. DAS Section 3.0 and also Sections 5.0. 6.0 and 9.0: sub-sections on Heritage Approach). For Plot H in particular these buildings would relate most strongly to the new blocks immediately to the north within Phase 1A, in terms of form, scale,

	elevational design and materiality, in order of maintain that close family resemblance and consistency of character / quality across the Site.
<i>4.9 Park Frontage - Plot F</i>	
<i>Massing and Roofscape (4.9.1-4.9.3)</i>	Again, the DAS (Section 5.0: sub-section on Heritage Approach), describes how proposed new blocks for Plot F would work together with the comparably designed buildings as part of Phase 1A to define a new public space / landscape design that would overall improve the setting and views of the Water Tower as local landmark within the Site.
<i>Architectural Expression (4.9.4-4.9.9)</i>	As also described for adjoining Plot H (Section 6.0: sub-section on Heritage Approach), within this character area (Park Frontage) these buildings would relate most strongly to the new blocks immediately to the north within Phase 1A, in terms of form, scale, elevational design and materiality, in order of maintain that close family resemblance and consistency of character / quality across the Site.
<i>4.10 Western Edge - Plot E</i>	
<i>Massing and Roofscape (4.10.1-4.10.3)</i>	This is one of the plots at greater distance from the Conservation Area and which enjoys a closer townscape relationship with the terraced housing of Warwick Garden to the west. However, in conjunction with the new blocks of Plot H and also Phase 1A the positioning, form and scale of the terrace would also help to define new public space improving the setting and views of the historic Water Tower.
<i>Architectural Expression (4.10.4-4.10.7)</i>	These buildings would relate most strongly to the new blocks immediately to the north within Phase 1A (Plot B), in terms of form, scale, elevational design and materiality, in order of maintain that close family resemblance and consistency of character along the western edge of the Site.

4.11 SINC Woodland - Plot G

<i>Massing and Roofscape (4.11.1-4.11.3)</i>	As has been described, the greater distance and separation of this part of the Site from the core of the Conservation Area, the contemporary architectural approach for these phases draws more closely from the history and character of the former hospital campus accordingly. This also provides an opportunity for a more varied and interesting form and character between plots that reflects its own local context, such as the proposed more informal arrangement of 'villa' blocks within a shared landscape addressing the SINC Woodland to the southern edge. Albeit all retaining a close family resemblance in terms of architectural approach and materiality
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<i>Architectural Expression (4.11.4-4.11.8)</i>	See above
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4.12 SINC Woodland - Plot J

<i>Massing and Roofscape (4.12.1-4.12.3)</i>	Similar principles would be adopted for the detailed design of Plot G within the same character area (SINC Woodland) as relates to the appropriate townscape and heritage response of these proposals.
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<i>Architectural Expression (4.12.4-4.12.8)</i>	See above
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Heritage Assets

Conservation Area: St Ann's

- 3.19 Table 3.1 sets out our review of the proposed detailed design for RMA1 as relates to the requirements of the Design Code in relation to the history, heritage and townscape character of the Site and local area, which includes an assessment of its response to the character and appearance of the Conservation Area and its setting. This is not repeated here again.
- 3.20 In following the guidelines established in the Parameter Plan and Design Code the uses, built form and spaces of the proposed development for these next phases would ensure consistency with the approved Phase 1A in terms of architectural / landscape character and quality. Key design principles maintained by RMA1 within this part of the Site would include: distributing massing with building heights rising into the centre and south of the site to help conform to the prevailing character of the surrounding townscape; integrating existing and new planting and landscaping as part of the green

character of the wider Site and Conservation Area; a well-defined and interesting layout of buildings and spaces that would provide breaks and moderate density, and also opens views to and across the shared landscape and retained historic buildings as focal points; and adopting a contemporary architecture that directly reflects the characteristic form, articulation, proportions, rhythm, materiality and detailing of existing historic buildings within the former hospital campus (both within and outside the boundary of the Conservation Area that would further help to integrate new development with the surrounding townscape.

- 3.21 Overall, it is our assessment that the detailed contemporary design of new buildings and spaces for Phases 1B and 2 would complement the existing positive characteristics of the surrounding townscape, and also accord with that established for this new neighbourhood through the approved Phase 1A immediately to the north. This would include responding positively to the defining character and appearance of the Conservation Area and also its setting, including those historic former hospital buildings to be retained as part of the wider scheme of development, and other heritage assets including the locally listed Mayfield House.
- 3.22 In local, and also some longer distance, views looking south from St Ann's Road and or Chestnuts Park within the Conservation Area, the proposed detailed design for RMA1 would ensure that the new buildings and spaces of Phases 1B and 2 provide an appropriate and sympathetic backdrop of high quality development to the retained buildings within the Site, including the nearby former Administration Block and Water Tower. In this way, and although the approved Outline elements of the proposed development has established that the character of the setting of the Conservation Area would change, the quality and contextual nature of the proposed detailed design for RMA1 would sustain the significance of this designated heritage asset.

Listed Building Group: Church of St Ann, St Ann's Church School, and Nos.1-5 The Avenue Road

- 3.23 This group of listed buildings located towards the centre of the Conservation Area is positioned farther to the east of that part of the Site relating to Phases 1B and 2. This part of the Site would be considered to form part of the wider or extended townscape setting of these listed buildings, but makes no contribution to the understanding or appreciate of their heritage significance. Although change to setting would occur it is unlikely that there would be any visual effects on these listed buildings as a result of RMA1. It is our assessment therefore that given the nature and extent of these detailed design proposals, considerable distance, and also the screening effects of the local street pattern and intervening urban form / scale and mature vegetation, there would be no impact on the significance of any of these designated heritage assets.

Local List: Mayfield House

- 3.24 The locally listed Mayfield House is proposed to be retained, reused and adapted as part of the wider scheme of development (Phase 1A) and as a benefit that would safeguard and also better reveal its local heritage significance and contribution to the Conservation Area. That part of the Site that relates to Phase 1B and 2 forms part of the wider setting of this non-designated heritage asset.
- 3.25 We have described how the proposed detailed design of new buildings and spaces for Phases 1B and 2 would by our assessment complement the existing positive

characteristics of the surrounding townscape, including the defining character and appearance of the Conservation Area and its setting. This would include responding sympathetically in design terms to the character of historic hospital buildings to be retained as part of the wider scheme; such as Mayfield House.

- 3.26 In local, and also some longer distance, views from the north the large scale and form of new buildings and spaces of these next phases would be seen in conjunction with Mayfield House to the foreground as it addresses St Ann's Road. However, the high quality and contextual response of the proposed detailed design would ensure an appropriate and sympathetic backdrop to this and other retained buildings within the Site. Accordingly, RMA1 would sustain the local significance of this non-designated heritage asset.

Review of Heritage Legislation, Policy and Guidance

Statutory Duties - The Planning (Listed Buildings and Conservation Area) Act 1990

- 3.27 It is a statutory duty for the decision maker to pay special regard to the desirability of preserving the special interest and setting of the listed buildings in relation to proposed development on Site. It is our assessment that the indirect impacts of RMA1 would preserve, or otherwise not effect, the special interest and setting of each of the identified listed buildings within the grouping centred on St Ann's Church. No harm would result.
- 3.28 That part of the Site that relates to RMA1 does not fall within the designated area of the conservation area, and the setting of a Conservation Area is not enshrined in legislation. However, the setting of a conservation area is of policy importance pursuant to relevant national and local planning policies as is addressed later in this section.

National Policy - NPPF 2023 and NPPG

- 3.29 In accordance with the requirements of paragraphs 194-195 of the NPPF 2023, the significance (and also, where relevant, any contribution of setting to that significance) of the identified heritage assets has been described proportionately in this report. This is also supported by the full description of the baseline conditions of the Site in relation to built heritage set out in our original Heritage Statement (May 2022) to the now approved Hybrid scheme.
- 3.30 This report and also the full supporting design material to RMA1 demonstrates how due account has taken in further developing the detailed design approach for Phases 1B and 2 of this scheme in accordance with paragraph 197 of the NPPF. This paragraph encourages development proposals to consider the desirability of sustaining and also enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; supporting the contribution that heritage assets can make to sustainable communities including their economic vitality; and, also the desirability of new development making its own positive contribution to local character and distinctiveness.
- 3.31 With regard to designated heritage assets, paragraph 199 sets out that great weight should be given to their conservation. Accordingly, it is the findings of our assessment of RMA1 that the significance of the listed building group, comprising the Church of St

Ann, St Ann's Church School; and Nos. 1-5 Avenue Road would be sustained, or otherwise unaffected. It is also our assessment that the significance – character and appearance – of the St Ann's Conservation Area would be sustained by RMA1 through an appropriately contextual response to detailed design and the high quality of these proposals overall. No harm to the significance of any designated heritage asset would result from the detailed design of these phases within their wider townscape settings / views. Accordingly, the provisions of paragraphs 200-202 of the NPPF in relation to harm to heritage significance would not apply to this application.

- 3.32 In accordance with paragraph 203 of the NPPF, the impacts of the proposed development on the significance of any nearby non-designated heritage assets has also been fully considered as part of our assessment; as a material planning consideration. Overall, we assess that the local heritage significance of locally listed building Mayfield House would be sustained, and not harmed, as a result of the proposed detailed design of these phases within its wider setting.

Local Development Plan - London Plan 2021

- 3.33 In accordance with Policy HC1 of the London Plan, this new report appropriately identifies the heritage assets that could be affected by RMA1, and also then demonstrates that the proposed detailed design of Phases 1B and 2 would conserve and sustain their significance (and setting) by being sympathetic to the character of the assets' surroundings.

Development Management DPD 2017

- 3.34 Policy DM01 of the Development Management DPD states that new development should respond to its context, local character and history, while not preventing or discouraging innovative design. Accordingly, our assessment of impacts in this report clearly describes how the detailed design for these phases responds to the local context, character and history of the Site and its surroundings, including the character and appearance of the St Ann's Conservation Area and setting of other heritage assets. The submission for RMA1 further demonstrates that the proposed development for these next phases would deliver new uses, and high-quality new buildings and spaces for this new residential quarter, and also maintain the standard established by, and consistency with, the design approach and detailing of Phase 1A as previously approved.
- 3.35 Policy DM09 sets out that development that conserves and enhances heritage assets will be supported. Again, it is our overall assessment of the likely impacts of RMA1 that both the designated and non-designated heritage assets within the wider setting of the Site would be conserved and their significance sustained; not harmed. This is in accordance with the requirement of local policy.

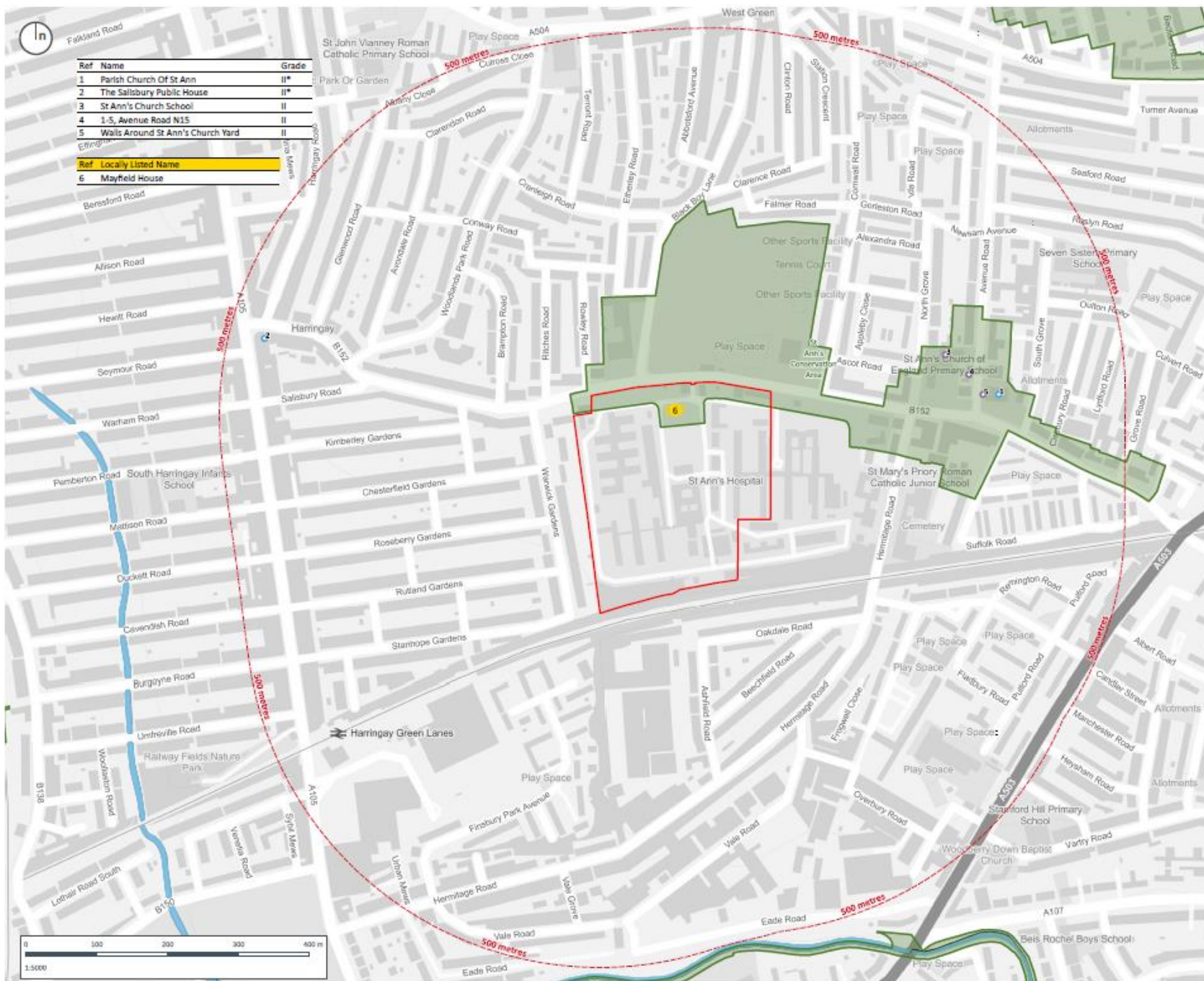
4. Summary and Conclusions

- 4.1 In summary, the relevant built heritage asset considerations in the determination of this application for Reserved Matters (RMA1) in relation to Phase 1B and 2 of the previously approved Hybrid scheme for the Site are indirect impacts on the significance of the designated heritage assets of the St Ann's Conservation Area and listed building grouping focussed around St Ann's Church, and also the locally listed building Mayfield House, through change to part of their wider townscape settings / views.
- 4.2 Firstly, a proportionate description of the baseline conditions in relation to the identified likely affected built heritage assets has been undertaken within this report at **Sections 2**, and as also supported by our founding Heritage Statement for the Hybrid scheme (May 2022). This includes an assessment of the heritage significance of the relevant heritage assets and also any contribution made by setting (including the Site and or phases) to that significance. This accords with best practice guidance set out by DCMS and Historic England, and also meets the requirements of paragraphs 194-195 of the NPPF.
- 4.3 **Section 3** then provides a review of the approach and design of the proposals for RMA1 and these next phases of the scheme, and their likely impact on the significance of the identified heritage assets in light of relevant legislation, national and local planning policy and guidance for change within the historic environment. Our assessment of impacts should therefore be read in conjunction with the full submission material to RMA1, including architectural / landscape drawings / illustrations, the Design and Access Statement (DAS) and Landscape Strategy. Also of particular relevance are the guiding Parameter Plans, Illustrative Masterplan and Design Code to the now approved Hybrid scheme (LBH reference number: HGY/2022/1833).
- 4.4 The approval of the Outline elements of this scheme has established the acceptability of the demolition of buildings across that part of the former hospital campus as relates to Phases 1B and 2, and also within the wider Site. This scheme also secured the retention, reuse and adaptation of a number of the key historic buildings and structures alongside new built form and landscape design for creating this new residential quarter. These historic elements comprise the main entrance brick-built gate piers and boundary wall along the south side of St Ann's Road, including the contemporary Victorian east and west gate lodges, Mulberry House, and Mayfield House, and then beyond the Conservation Area boundary the former Matron's House and staff block, former Administration Block, and Water Tower. Accordingly, we have further assessed how the proposed detailed design for RMA1 responds to the context of the historic hospital campus, including the setting of retained buildings and or spaces to the north (both outside and inside the boundary of the Conservation Area).
- 4.5 It is our assessment that the proposed detailed design for Phases 1B and 2 in relation to matters of appearance, landscaping, layout and scale would overall conserve and sustain the significance (and setting) of each of the designated and non-designated heritage assets within the local area of this part of the Site. RMA1 supports the wider proposed development for the Site that would deliver a consistently high-quality contemporary design that responds positively to local character and distinctiveness,

and improved public realm that would enhance the currently vacant former hospital site. Again, this includes the retention, conservation and provision of new uses to seven historic former hospital buildings and provision of new public spaces, accessibility and permeability through the Site.

- 4.6 In conclusion, the proposed detailed design for RMA1 would satisfy the requirements of the relevant statutory duties (Planning (Listed Buildings and Conservation Areas) Act 1990); national policy and guidance (NPPF 2023 paragraphs 194-195, 197, 199 and 203 and NPPG); and local policy and guidance (London Plan 2021 policy HC1, and Development Management DPD 2017 policies DM01 and DM09) with regard to change within the historic environment.

Appendix 1: Heritage Assets Plan



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Site Boundary
Conservation Area

Listed Buildings

I
II*
II

CLIENT:
CHL Developments Ltd

PROJECT:
St Ann's Hospital, Haringey

DRAWING:
Heritage Asset Plan

PROJECT NUMBER:
CATH3008

DRAWING NUMBER:
GIS_100

REVISION:
1.0

DATE:
July 2021

CHECKED BY:
JH / KL

STATUS:
Draft

SCALE:
1:5000

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Appendix 2: Heritage Legislation, Planning Policy and Guidance

Statutory Duties

The Planning (Listed Buildings and Conservation Areas) Act 1990

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a general duty as respects listed buildings in the exercise of planning functions. Subsection (1) provides that:

“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

With regard to applications for planning permission for development within Conservation Areas, Section 72(1) of the 1990 Act sets out that:

“In the exercise, with respect to any buildings or other land in a Conservation Area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

Importantly, it should be recognised that the setting of Conservation Areas is not protected by statute, whereas the setting of listed buildings is subject to primary legislation.

National Policy

National Planning Policy Framework (NPPF) 2023

The National Planning Policy Framework (NPPF) was first introduced in March 2012 as the full statement of Government policies covering all aspects of the planning process. A revised NPPF was most recently issued on 5 September 2023. Chapter 16 of the NPPF outlines the Government’s guidance regarding conserving and enhancing the historic environment in more detail.

Paragraph 194 requires the significance of the heritage assets, which may be affected by the proposals to be described as part of any submission, ideally as part of a Heritage Statement report. The level of detail should be proportionate to the importance of the assets and sufficient to understand the potential impact of the proposals on their significance. Paragraph 195 sets out that local planning authorities should also identify and assess the particular significance of heritage assets that may be affected by proposals. They should take this assessment into account when considering the impact of proposals in order to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.

Paragraph 197 states that local planning authorities should take account of the desirability of sustaining and enhancing the significance of all heritage assets and putting them into viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 199 further outlines that local planning authorities should give great weight to the asset's conservation when considering the impact on a proposed development on the significance of a designated heritage asset. The more important the heritage asset, the greater the weight should be. Accordingly, the glossary of the NPPF (Annex 2) defines conservation as the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

Paragraph 200 specifies that any harm to, or loss of, significance of a designated heritage asset should require clear and convincing justification. Paragraph 202 concerns proposals which will lead to less than substantial harm to the significance of a designated heritage asset. Here harm should be weighed against the public benefits, including securing the optimum viable use.

Paragraph 203 sets out that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application, i.e. a material consideration. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Paragraph 206 states that proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance), should be treated favourably. It outlines that local planning authorities should also look for opportunities for new development within conservations areas and the setting of heritage assets to enhance or better reveal their significance.

Development Plan

The local Development Plan for the Royal Borough of Windsor and Maidenhead consists of the newly adopted Borough Local Plan (BLP) 2013-33 2022 (and associated Policies Maps), which also forms the strategic framework for Neighbourhood Plans with more detailed guidance to be provided in the form of Supplementary Planning Documents.

The London Plan 2021

The new London Plan 2021 was recently adopted in March 2021, and replaces the previous London Plan (2016 with alterations since 2011) and relevant policies. Policy HC1 of the new London Plan which states:

Policy HC1 Heritage conservation and growth:

'A. Boroughs should, in consultation with Historic England and other relevant statutory organisations, develop evidence that demonstrates a clear understanding of London's historic environment. This evidence should be used for identifying, understanding, conserving, and enhancing the historic environment and heritage assets, and improving access to the heritage assets, landscapes and archaeology within their area.

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 sustain 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 seek to 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.

E. Where heritage assets have been identified as being At Risk, boroughs should identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and re-use.'

The London Borough of Haringey Development Management DPD (2017)

The London Borough of Haringey Development Management DPD (2017) includes a range of relevant policies, including:

Policy DM01 (Delivery High Quality Design) sets out the issues that need to be considered and addressed by development applications in order to achieve the high standards of development required. It states that new development should respond to its context, local character and history, while not preventing or discouraging innovative design.

Policy DM09 (Management of the Historic Environment) notes that development that conserves and enhances heritage assets will be supported. It is stated that when considering the impact of proposals on the historic environment, the council will have regard to:

a The priority given to sustaining and enhancing the significance of a heritage asset and its setting;

b Character appraisals and management plans or other guidance, where they are available;

c The preservation or reinstatement of original or historic form, fabric, function or character of the asset and its setting;

d The relationship with adjoining and neighbouring uses, particularly where these are heritage assets of significance in their own right;

e The desirability of securing a viable use for a heritage asset consistent with its conservation;

f An understanding of and respect for significance of heritage assets as parts of measures to mitigate and adapt to climate change; and

g The contribution that the sensitive utilisation of heritage assets can make to sustainable regeneration

Other Guidance and Material Considerations

National Planning Practice Guidance (NPPG)

National Planning Practice Guidance (NPPG) was first issued by the Government in 2014 as a living web resource, including a category on conserving and enhancing the historic environment. This is intended to provide more detailed guidance and information with regard to the implementation of national policy set out in the NPPF, and has been updated most recently in 2019 to reflect policy and case law changes.

National Design Guide: Planning practice guidance for beautiful, enduring and successful places 2019

The government has published the National Design Guidance to underpin the NPPF design policies. The purpose of this document is to set out how well-designed places are recognised, and to assist policy makers, decision takers and applicants preparing applications.

The document outlines and illustrates the Government's priorities for well-designed places in the form of ten characteristics which form an overarching framework.

"Well-designed places have individual characteristics which work together to create its physical Character. The ten characteristics help to nurture and sustain a sense of Community. They work to positively address environmental issues affecting Climate. They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework."

The ten characteristics are summarised as follows:

Context – enhances the surroundings;

Identity – attractive and distinctive;

Built form – a coherent pattern of development;

Movement – accessible and easy to move around;

Nature – enhanced and optimised;

Public spaces – safe, social and inclusive;

Uses – mixed and integrated;

Homes and buildings – functional, healthy and sustainable;

Resources – efficient and resilient; and

Lifespan – made to last.

A National Model Design Code will be published and consulted on in due course and will form part of this guidance. This will set standards for key elements of successful design.

Department of Culture, Media and Sport Circular: Principles of Selection for Listing Buildings 2018

The Principles of Selection for listing buildings sets out the general criteria for assessing the special interest of a building in paragraph 16, as below:

“Architectural Interest. To be of special architectural interest a building must be of importance in its architectural design, decoration or craftsmanship; special interest may also apply to nationally important examples of particular building types and techniques (e.g. buildings displaying technological innovation or virtuosity) and significant plan forms;

Historic Interest. To be of special historic interest a building must illustrate important aspects of the nation’s social, economic, cultural, or military history and/or have close historical associations with nationally important people. There should normally be some quality of interest in the physical fabric of the building itself to justify the statutory protection afforded by listing.”

When making a listing decision, paragraph 17 sets out that the Secretary of State may also take into account:

“Group value: The extent to which the exterior of the building contributes to the architectural or historic interest of any group of buildings of which it forms part, generally known as group value. The Secretary of State will take this into account particularly where buildings comprise an important architectural or historic unity or a fine example of planning (e.g. squares, terraces or model villages) or where there is a historical functional relationship between the buildings. Sometimes group value will be achieved through a co-location of diverse buildings of different types and dates.

Fixtures and features of a building and curtilage buildings: The desirability of preserving, on the grounds of its architectural or historic interest, any feature of the building consisting of a man-made object or structure fixed to the building or forming part of the land and comprised within the curtilage of the building.

The character or appearance of Conservation Areas: In accordance with the terms of section 72 of the 1990 Act, when making listing decisions in respect of a building in a Conservation Area, the Secretary of State will pay special attention to the desirability of preserving or enhancing the character or appearance of that area.”

General principles for selection are also set out in this advice, in paragraphs 18-23. These include: Age and rarity; Buildings less than 30 years old; Aesthetic merits; Selectivity; and National interest, although State of repair will not usually be a relevant consideration.

In addition to the criteria and general principles set out in the guidance, a number of Selection Guides for different building types have been published by Historic England, first in 2011 and then later updated. These Selection Guides provide further information regarding each building type, and demonstrate what features are considered significant and likely to make a building of special architectural or historic interest when assessing each building type.

Equivalent Selection Guides for registered parks and gardens of historic interest have also been published by Historic England regarding each landscape type.

Historic England, Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment 2015

This document provides advice on the implementation of historic environment policy in the Framework and the related guidance given in the PPG. For the purposes of this report, the advice includes: assessing the significance of heritage assets; using appropriate expertise; and also historic environment records.

It provides a suggested staged approach to decision-making where there may be a potential impact on the historic environment:

- “1. Understand the significance of the affected assets;*
- 2. Understand the impact of the proposal on that significance;*
- 3. Avoid, minimise and mitigate impact in a way that meets the objectives of the Framework;*
- 4. Look for opportunities to better reveal or enhance significance;*
- 5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change;*
- 6. Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.”*

With particular regard to design and local distinctiveness, advice sets out that both the NPPF (section 7) and NPPG (section ID26) contain detail on why good design is important and how it can be achieved. In terms of the historic environment, some or all of the following factors may influence what will make the scale, height, massing, alignment, materials and proposed use of new development successful in its context:

- (a) The history of the place*
- (b) The relationship of the proposal to its specific site*
- (c) The significance of nearby assets and the contribution of their setting, recognising that this is a dynamic concept*
- (d) The general character and distinctiveness of the area in its widest sense, including the general character of local buildings, spaces, public realm and the landscape,*

the grain of the surroundings, which includes, for example the street pattern and plot size

- (e) The size and density of the proposal related to that of the existing and neighbouring uses*
- (f) Landmarks and other built or landscape features which are key to a sense of place*
- (g) The diversity or uniformity in style, construction, materials, colour, detailing, decoration and period of existing buildings and spaces*
- (h) The topography*
- (i) Views into, through and from the site and its surroundings*
- (j) Landscape design*
- (k) The current and historic uses in the area and the urban grain*
- (l) The quality of the materials*

Historic England: Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets 2017 (2nd Edition)

GPA Note 3 provides information to assist in implementing historic environment policy with regard to the managing change within the setting of heritage assets, and also now views analysis. This also provides a toolkit for assessing the implications of development proposals affecting setting and views. A series of stages are recommended for assessment, these are:

- (m) Step 1: identifying the heritage assets affected and their settings*
- (n) Step 2: assessing whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s)*
- (o) Step 3: assessing the effect of the proposed development*
- (p) Step 4: maximising enhancement and minimising harm*
- (q) Step 5: making and documenting the decision and monitoring outcomes.*

Historic England: Advice Note 1: Conservation Area Designation, Appraisal and Management 2019 (2nd Edition)

This Historic England Advice Note supports the NPPF and NPPG, and is intended to set out ways to manage change in a way that conserves and enhances historic areas through Conservation Area designation, appraisal and management. It seeks to offer advice to all those involved in managing Conservation Areas so that the potential of historic areas worthy of protection is fully realised, the need for community and owner consultation examined, and the benefits of management plans to manage change, and achieve regeneration and enhancement, fully exploited. Advice on appraisal of Conservation Areas is also given, as assistance in demonstrating special interest and articulating character, guiding investment, and in developing a management plan.

Historic England: Advice Note 2: Making Changes to Heritage Assets 2016

This advice note provides general advice according to different categories of intervention in heritage assets, including repair, restoration, addition and alteration, as well as on works for research alone. This covers different types of heritage assets, including buildings and other structures; standing remains including earthworks; buried remains and marine sites; as well as larger heritage assets including Conservation Areas, registered landscapes, and World Heritage Sites.

Historic England: Advice Note 12: Statements of Heritage Significance 2019

This Historic England Advice Note provides general advice with regard to preparing statements of heritage significance and also the analysing of significance for the full range of heritage assets. This is designed primarily for applicants proposing changes to heritage assets, and accords with the Framework as revised.

English Heritage (now Historic England): Conservation Principles: Policies and Guidance 2008

This guidance document sets out Historic England's approach to making decisions and offering guidance about all aspects of England's historic environment. The contribution of elements of a heritage asset or within its setting to its significance may be assessed in terms of its "heritage values". A draft has been released for public consultation and subsequent revision of this document in 2018.

Supplementary Planning Documents / Guidance***London Borough of Haringey, Conservation Area No. 17: St Ann's, Conservation Area Character Appraisal***

This Appraisal was approved and adopted by the Council on 9 March 2009. The aims of this Appraisal are to:

- *set out the special architectural and historic interest of the St Ann's Conservation Area and clearly describe the special character and appearance that it is desirable to preserve or enhance;*
- *identify through an audit of the built heritage of the area, buildings and other elements that positively contribute to the character;*
- *identify elements and buildings that detract from the character of the area and any sites where an opportunity to enhance the character of an area may exist;*
- *examine the existing boundaries of the Conservation Area and consider the potential for other areas to be included;*
- *identify areas subject to pressure for change that would be adverse to the character and appearance of the area as a result of permitted development and identify any areas where the removal of permitted development rights would safeguard the essential character and appearance of the area.*

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