Home Office Architects

Heritage Statement

Demolition of existing shed and erection of a wooden storage and meditation space in the rear of 84 High Street Highgate, London N6 5HX

Prepared for the London Borough of Haringey

HOME OFFICE ARCHITECTS

39 Forestdale

London N14 7DY

1.00 INTRODUCTION

This Heritage Statement has been prepared in support of a planning application for the following development:

Demolition of existing shed and erection of a wooden storage and meditation space in the rear of 84 High Street Highgate, London N6 5HX

The property is located within the *Haringey Highgate Conservation Area and it is a Grade II listed Building.* The property is used as a single family dwelling house with a live-work element in the ground floor where the occupants are running a small shop. The property has recently undergone renovation work under planning permission reference HGY/2020/2450.

For matters relating to Historical Development of the area and Character and Appearance, please refer to the following publications openly available on the internet:

1. A Plan for Highgate (Adoption version)

2. https://www.minutes.haringey.gov.uk/documents/s27844/Highgate%20Conservation%20Area%20Character%20Appraisal%20-%20whole%20report.pdf

   Draft Highgate Conservation Area Character Appraisal.

3. Highgate Conservation Area (Character Appraisal and Management Plan, December 2013.

2.00 THE HOST PROPERTY AND HOW IT RELATES TO THE PROPOSED DEVELOPMENT

The host property forms part of a Grade II listed building and as such, there is a legal requirement for its protection. The primary legislation relating to the conservation of historic environment is the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by the Planning and Compensation Act 1991 and the Planning and Compulsory Purchase Act 2004.

- The 1990 (LBCA) Act requires local planning authorities to “have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest’.

- The requirements of Local Plan policy SP12 ‘Conservation’ and Development Management Policy DM9 apply in this case and state that it is required that alterations and extensions to listed buildings:

- Do not lead to substantial harm or total loss of their significance;

- Retain and repair existing features and fabric, or, if missing, replace them in a sympathetic manner;

- Do not harm the structural integrity or stability of the building or that of adjoining buildings or structures; and

- Extensions are restricted to less significant parts of the building, relate sensitively to the original building and do not adversely affect the internal or external appearance or character of the listed building, curtilage or its setting. o The requirements of Local Plan policy SP12 'Conservation' and Development Management Policy DM9 apply in this case and state that it is required that alterations and extensions to listed buildings.

The proposed development in the rear garden does not actually relate to the existing building in any way. There is no physical connection between the two. There is however a physical connection between the proposed development and the external wall of the building at No82. The proposed development will abut the existing wall, which has NOT been maintained over the years. The creation of the development abutting this wall will actually maintain and protect the wall and the developers are happy to discuss and agree with the Conservation Area Officer and with the Listed Buildings Officer measures to be taken for its protection.

CONCLUSION

Taking into account the nature of the proposed development, this will protect the bear retaining wall of the building at No82. The proposed development has no other connection with the host building. The developers look forward to discussing and adopting protective measures which will retain and protect the existing wall at No82.

Michael Hapeshis - Chartered Architect