



**Land to the rear of
168 Muswell Hill Road
Muswell Hill
London N10**

London Borough of Haringey

Heritage statement

June 2022



**LAND TO THE REAR OF
168 Muswell Hill Road
Muswell Hill
London
N10**

Heritage Statement

NGR 528515 189221

Sign-off history

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Note: site outlines may appear differently on some figures owing to distortions in historic maps. North is approximate on early maps.

Executive summary

KSdesign has commissioned Museum of London Archaeology (MOLA) to prepare this Heritage Statement in support of an application at the rear 168 Muswell Hill Road, N10 in the London Borough of Haringey. The scheme comprises the construction of a single-family dwelling with garden and a parking bay within the Muswell Hill Conservation Area. The site is adjacent to 'Positive Contribution Buildings', as specified in the Conservation Area appraisal, and lies in front of the Friends' Meeting House. Following an assessment of the intervention, it was concluded that, in policy terms, the works will cause no harm to the significance of the site, owing to the already changed nature of the other associated buildings and wider area.

Impact:

- The new development will be beneficial to the aesthetic value of the area, currently lying in a state of decay.*
- The abandoned modern constructions will be removed, and the new residential building will well blend with the surrounding architecture.*

Recommendations in order to preserve the character of the area:

- it is essential to include in the proposal a low boundary wall on the frontage and to increase the greening in order to better seclude the view of the private amenities and the lightwell from the public street.*
- Another essential factor will be the choice of materials. The recommendation is to adhere to the character of the area as much as possible to homogenously fit within the general architecture of the area. Therefore, it is highly suggested the use of traditional materials, such as red brick or slate roof, and colour palette.*

1 Introduction

1.1 Origin and scope of the report

- 1.1.1 KSdesign has commissioned MOLA (Museum of London Archaeology) to prepare a Heritage Statement in advance of proposed development at the rear 168 Muswell Hill Road, N10 in the London Borough of Haringey; National Grid Reference (NGR) 528515 189221: Fig.1. The scheme comprises the construction of a single-family dwelling with garden and a parking bay.
- 1.1.2 This desk-based study assesses the impact of the scheme on the heritage assets on site and their setting. It forms an initial stage of investigation of the area of proposed development (hereafter referred to as the 'site') and may be required in relation to the planning process in order that the local planning authority (LPA) can formulate an appropriate response in the light of the impact upon any known or possible heritage assets. Heritage assets are parts of the historic environment which are considered to be significant because of their historic, evidential, aesthetic and/or communal value. This document is prepared to accompany the submission of a planning application for Listed Building Consent.
- 1.1.3 The assessment has been carried out in accordance with the requirements of the National Planning Policy Framework (NPPF) (DCLG 2021) and to standards specified by the Chartered Institute for Archaeologists (CIfA Dec 2014a, 2014b), Historic England (EH 2008, 2017). Under the 'Copyright, Designs and Patents Act' 1988 MOLA retains the copyright to this document.
- 1.1.4 Note: within the limitations imposed by dealing with historical material and maps, the information in this document is, to the best knowledge of the author and MOLA, correct at the time of writing. More information about the nature of the present buildings, and/or more detailed proposals for redevelopment may require changes to all or parts of the document.

1.2 Designated heritage assets on site

- 1.2.1 The plot does not comprise heritage assets however it is located within the Muswell Hill Conservation Area, and it is adjacent to 'Positive Contribution Buildings.'

1.3 Aims and objectives

- 1.3.1 The aim of the assessment is to:
- identify the presence of any known heritage assets that may be affected by the proposals;
 - describe the significance of such assets, as required by current national planning policy (see section 10 for planning framework and section 8 for methodology used to determine significance);
 - assess the likely impacts upon the significance of the assets arising from the proposals; and
 - provide recommendations for further assessment where necessary of the historic assets affected, and/or mitigation aimed at reducing or removing completely any adverse impacts upon buried heritage assets and/or their setting.



Fig 1 Site location

2 Methodology and sources consulted

2.1 Baseline

- 2.1.1 The baseline for this assessment has been determined primarily through desk-based research into designated and undesignated heritage assets on and near the site of the proposed development. The assessment included a site visit carried out by MOLA staff on 06/05/2022 in order to determine the topography of the area and existing the nature of the buildings on the site, and to provide further information on general historic environment potential. Observations made on the site visit have been incorporated into this report.
- 2.1.2 The following are the principal sources consulted:
- MOLA – in-house Geographical Information System (GIS) with statutory designations GIS data;
 - Historic England – information on statutory designations including scheduled monuments and listed buildings;
 - Conservation Area No. 3 Muswell Hill (London Borough of Haringey);
 - British National Copyright Library – historic Ordnance Survey maps from the first edition (1860–70s) to the present day;
 - Groundsure / Landmark – historic Ordnance Survey maps from the first edition (1860–70s) to the present day;
 - Architectural drawings (KSdesign, May 2022),
 - Internet – web-published material including LPA local plan, and information on conservation areas and locally listed buildings;

2.2 Methodology

- 2.2.1 This assessment considers the significance of all assets on or near the site of a proposed development and aims to ascertain how this significance would be affected by the works. From this start position, the values and significance of each asset are determined using the criteria set out in Historic England (formerly English Heritage)'s *Conservation Principles, Policies and Guidance* (EH 2008). All relevant heritage assets were discussed in the report and included as material considerations in the assessment. Structures of negligible value and significance as heritage assets will not be assessed further and will generally be excluded from the report except where there is a need for explanation of their exclusion from the assessment, such as being part of the site.
- 2.2.2 For each relevant heritage asset considered, a description has been provided leading to a statement of significance for that asset. Section 10 sets out the criteria used to determine the significance of heritage assets. This is based on four values set out in Historic England's *Conservation Principles, Policies and Guidance* (EH 2008), and comprises evidential, historical, aesthetic, and communal value. The report assesses the likely presence of such assets within (and beyond) the site, factors which may have compromised possible significance.
- 2.2.3 The significance of the asset is derived from its historical, evidential, communal, and aesthetic values, these in turn area derived from the building's fabric, design, landscape and history.
- 2.2.4 In the case of Conservation Areas, details on significance can be found in the CA character assessment and appraisal along with those aspects of the historic built environment that make positive contribution.
- 2.2.5 The methodology for assessing the setting of designated heritage assets follows best practice as covered in Historic England's Good Practice Advice (GPA) document 3 (HE 2017). The basis for this methodology is set out below:
- All heritage assets have significance, some of which have particular significance and are designated. The contribution made by their setting to their significance also varies.
- Although many settings may be enhanced by development, not all settings have the same capacity to accommodate change without harm to the significance of the heritage asset or the

ability to appreciate it. This capacity may vary between designated assets of the same grade or of the same type or according to the nature of the change. It can also depend on the location of the asset: an elevated or overlooked location; a riverbank, coastal or island location; or a location within an extensive tract of flat land may increase the sensitivity of the setting (i.e., the capacity of the setting to accommodate change without harm to the heritage asset's significance) or of views of the asset. This requires the implications of development affecting the setting of heritage assets to be considered on a case-by-case basis.

2.2.6 GPA3 sets out this methodology in stages, or steps:

Step 1 – identify the asset(s) likely to be affected and the extent of setting

Step 2 – assess how and to what degree the setting makes a contribution to the significance of the assets

Step 3 – assess the effect of the proposed development on the significance of the asset;

Step 4 – seek to maximise enhancement and minimise harm; and

Step 5 – document and monitor outcomes

2.2.7 Steps 1 and 2 are dealt with in section 5, step 3 in section 6.2 and step 4 in sections 7.2 and 8.3. Step 5 is the preserve of the LPA.

2.2.8 Impacts are those actions associated with the proposed development with potential to alter the significance of a heritage asset through affecting the values that contribute to it. For each built heritage asset, the potential impacts of demolition and construction will be assessed in terms of how they may alter these values and, by extension, significance of each. For Conservation Areas, the assessment will focus on the preservation and/or enhancement of their historic character.

2.2.9 The built heritage assessment ends with a list of impacts, potentially ranging from major adverse to major positive, on built heritage assets in the baseline. This list is primarily intended to inform mitigation, whether through design or ameliorative archaeological recording of assets in advance of their alteration.

3 Built Heritage Baseline

3.1 Topography

- 3.1.1 The site is partly occupied by two 20th century garages and partly covered by a concrete slab; a fenced off overgrown area to the West is also part of the site and is included within the development's red line boundary (Fig.1). The plot of land forming the subject of this report lies between two rows of Late Victorian buildings extending towards the East along Church Crescent and to the West at the corner with Muswell Hill Road. To the north, the site adjoins the south side to the back garden of 170 Muswell Hill Road; a narrow passage located to the east of the garages leads to an opening in the fence giving access to the garden.

3.2 Site and area history

- 3.2.1 Until the 19th century Muswell Hill was a heavily wooded area, sparsely inhabited and rural in character. The area was characterised by heavy clay soil which was unsuitable for arable farming, so the land was used as pasture. Large areas of common land were used for grazing. While the hilly topography and the streams that ran off the plateau, acted as a deterrent to development.
- 3.2.2 In the early to mid-19th century the passing of the Enclosure Acts signalled the transfer of common land into private ownership (MHCCAA3, 2008). The Hornsey Enclosure Act, covering the current Muswell Hill area, was passed in 1813. Despite the issuing of the Enclosure Acts, its new rules were not implemented immediately and the act's effect on development occurred gradually until the middle of the 19th Century. Confirming this, the 1865 Ordnance Survey map clearly shows that the area was completely undeveloped by then (Fig.2), Church Crescent was absent and the site was located in the middle of an agricultural area presenting – in the map - a series of dashed lines demarcating a group of land features. The features were probably part of Upton Farm located to the south.
- 3.2.3 The 1896 Ordnance Survey map shows a situation substantially similar to the earlier one (Fig.3), although the previously appearing dashed lines were not present and two new buildings appear to have been constructed to the East of the junction between Muswell Hill Road and Woodside Avenue. Church Crescent was still absent in 1896.
- 3.2.4 By the Beginning of the 20th century, the area comprised between Muswell Hill Road and Church Crescent was fully developed mostly with short terraced, and the present-day street pattern largely established, as can be seen on the 1913 Ordnance Survey map (Fig.4). The area was developed primarily by William Collins between 1896 and 1909. Collins began developing land purchased from Upton Farm in around 1897, with the frontages of Muswell Hill Road and Church Crescent and focused his efforts primarily on residential buildings (MHCCAA3 2008).
- 3.2.5 On the 1935 Ordnance Survey map (Fig.5), the Friends' Meeting House, located to the South of Church Crescent across the site, is shown for the first time. This meeting house was built in 1926 to the designs of the Quaker architect Fred Rowntree, on land provided by the Monthly Meeting. In the following years the building faced several phases of extension and currently shows a substantial degree of alteration to its original features.
- 3.2.6 After the construction of the Friends' Meeting House, the area remained substantially unaltered throughout the first half of the 20th century with the current site was still part of the back garden to 168 Muswell Hill road. The sub-division of the plot and the construction of the two garages dates between 1935 and 1966, as shown in the 1966 Ordnance Survey map (Fig.6).
- 3.2.7 On the 12th of October 2020 and 23rd of February 2021, the LPA provided Pre-Application Planning Advice to KSdesign; the advice notes stated that the construction of the two garages dated to 1974. However, the analysis and map regression seem to suggest an earlier date, sometime before 1966. The 1970 and the 1977-79 Ordnance Survey maps do not show any apparent changes in the development of the area, nor the form of the buildings built between 1935 and 1966 (Fig.7 and Fig.8).

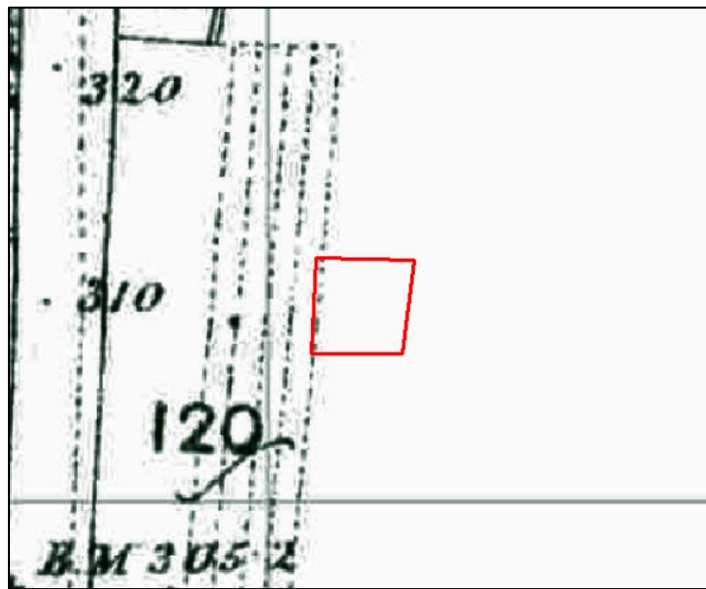


Fig.2 1865 Ordnance Survey map

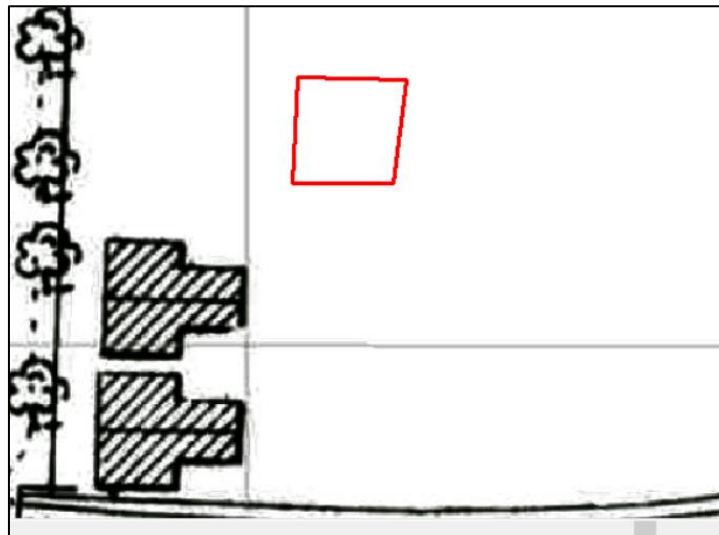


Fig.3 1896 Ordnance Survey map

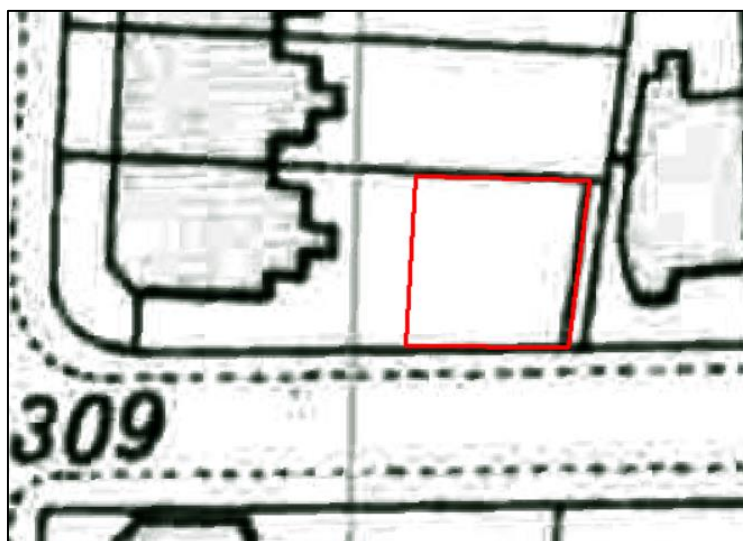


Fig.4 1913 Ordnance Survey map

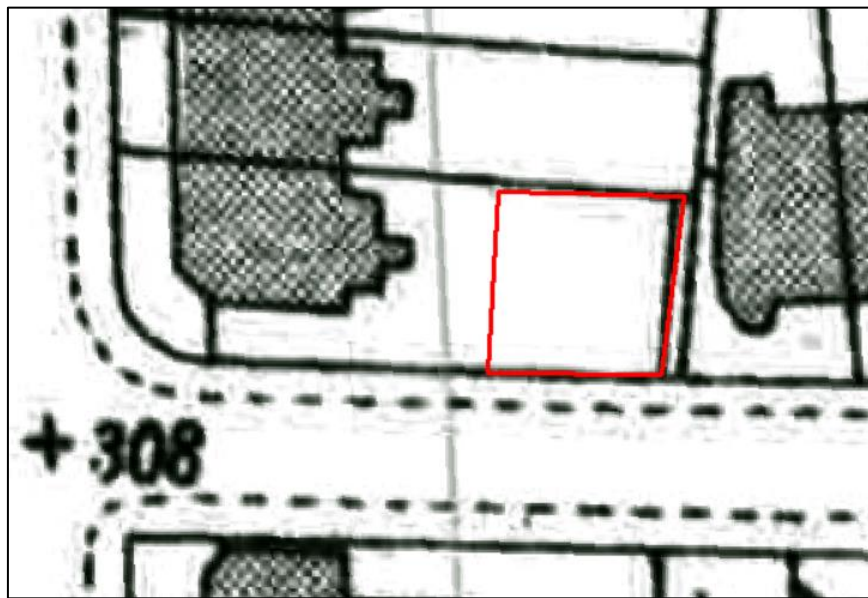


Fig.5 1935 Ordnance Survey map

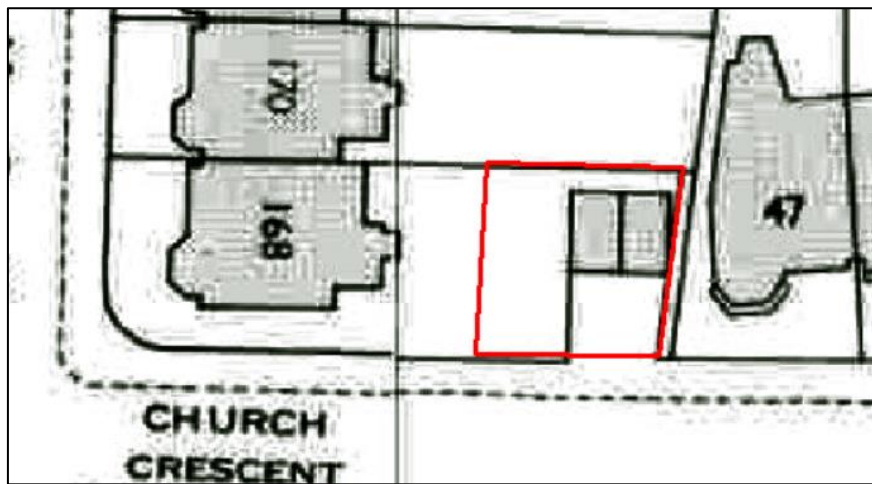


Fig.6 1966 Ordnance Survey map

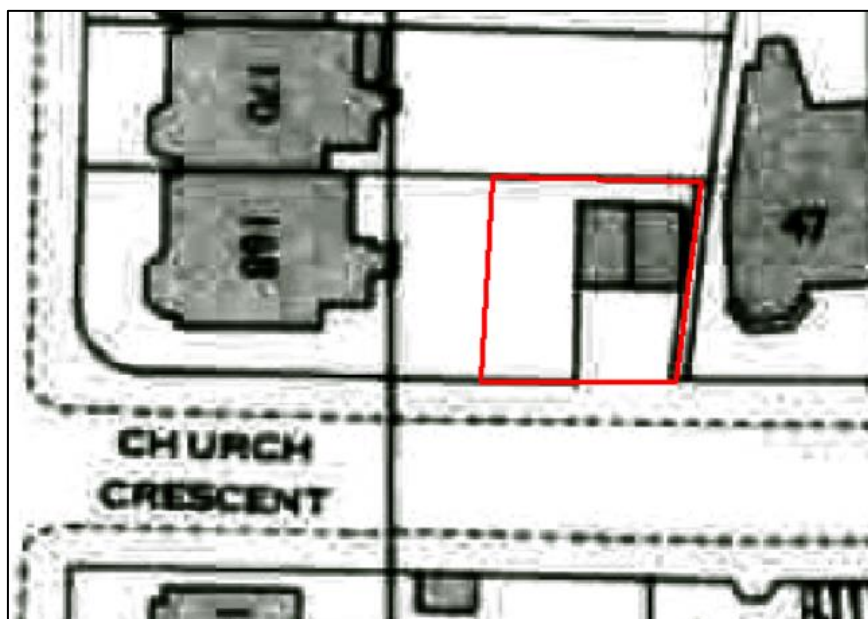


Fig.7 1970 Ordnance Survey map

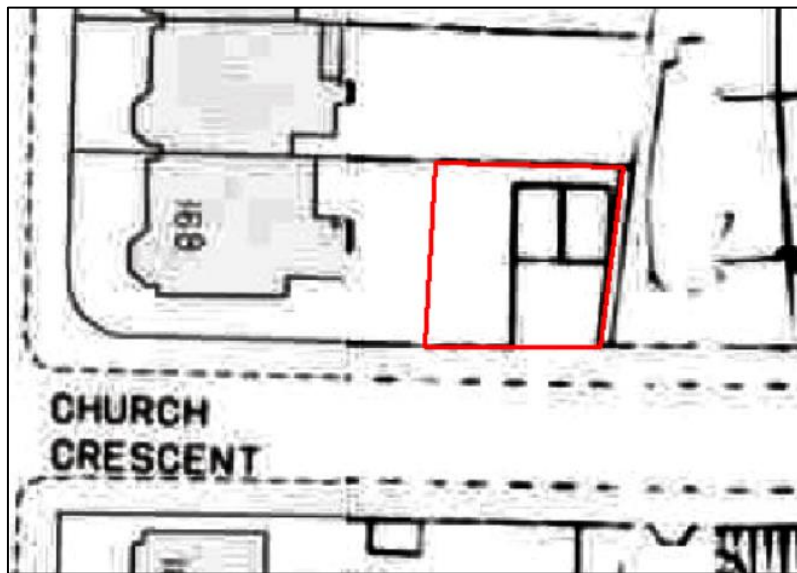


Fig.8 1977-79 Ordnance Survey map

3.3 Site description

- 3.3.1 The site at the rear of 168 Muswell Hill Road is located in a residential area just outside Muswell Hill town centre, within the Muswell Hill Conservation Area. The area is characterised by Victorian and Edwardian terraced houses typically two to three storey high.
- 3.3.2 The site faces onto Church Crescent and comprises two garages and a parcel of fenced off vacant land to the west of the garages and north of Church Crescent (Fig.9 to Fig.14).
- 3.3.3 The site's boundaries are marked by close boarded fencing in poor state of repair. Roughly half of the site presents hardstands with the remainder, separated by a partly collapsed wooden fence, having been colonised by bramble and ivy bushes that grow uncontrolled and cover the entire ground.
- 3.3.4 This site also comprises part of the original garden of the 168 Muswell Hill Road building. This is currently privately owned outside of the ownership of the above-mentioned dwelling adjoining the site.



Fig.9 the site viewed from Church Crescent



Fig.10 Detail of the eastern boundary fence



Fig.11 Detail of the western boundary fence



Fig.12 Degree of abandonment and decay with the uncontrolled growth of vegetation



Fig.13 Degree of abandonment and decay with the uncontrolled growth of vegetation



Fig.14 Location of the back end of the 168 Muswell Hill Road building

3.4 Conservation Area No. 3 Muswell Hill

- 3.4.1 The Muswell Hill Conservation Area (No. 3) is located in the North-West corner of the Borough of Haringey, approximately 9km north of the river Thames on an area of high ground to the north of Highgate and Crouch End.
- 3.4.2 Muswell Hill is a notable and well-preserved example of an Edwardian London suburb of considerable architectural uniformity and quality. The distinctive three and four storey red brick Edwardian parades of shops and apartments, and their hard streetscape provide a vibrant focus that contrasts with the mature planted front gardens and substantial trees within the quieter residential streets that surround it.

The site lies within sub-area no. 4: Midhurst Avenue to Hillfield Park, the area includes Collingwood Avenue, Leaside Avenue, Fortismere Avenue, Birchwood Avenue, Firs Avenue, Church Crescent and part of Muswell Hill Road.

- 3.4.3 This sub-area is predominantly residential, where the former 19th Century villas remaining only along Woodside Avenue, where they form part of the hospital.
- 3.4.4 The area is characterised by mainly quiet, tree-lined residential streets. Original front garden stump walls remain intact in many areas providing an important unifying element along the frontage.
- 3.4.5 In addition to the statutorily listed buildings and locally listed buildings, the Conservation Area Appraisal identifies Positive Contribution Buildings. These are individual buildings and groups of buildings that contribute to the character of their immediate surroundings and the Muswell Hill Conservation Area as a whole. Even though some of these buildings may have experienced minor alterations over the years they still make a positive contribution to the conservation area as part of a group (MHCCAA3 2008,12.4). The buildings at Church Crescent have been listed as Positive Contribution Buildings:
- Nos. 1 to 47 (odd)
 - Nos. 2 to 26 (even)
 - Nos. 30 to 68 (even)
 - Nos. 69 to 76 (consecutive)
 - No.77 (Friends Meeting House)
- 3.4.6 The Conservation Area Appraisal also states that the character and the appearance of the Muswell Hill Conservation Area are not solely due to the many historic buildings present; elements within the public realm, such as original pavement materials, boundary walls, signage, planting and mature trees contribute greatly to the area's quality, character and appearance. Most of the streets within the Conservation Area are tree lined and have front gardens with semi-mature and mature trees (MHCCAA3 2008,12.6).

3.5 Planning history

- 3.5.1 In September 2020 KSdesign presented a pre-planning application Design Statement in support of a proposed residential development on the site. In response to the initial design, on the 12th of October 2020 the LPA provided a Pre-Application Planning Advice Note and rated the proposal as *not adequately addressed within the submission*. The lack of support for the 2020 design for the site was justified as follows:
- ‘The principle of a residential dwelling is accepted, should a more suitable design be achieved. The scale of development is not considered to be appropriate. The design should better respond to the character of the Church Crescent frontage and respect its building line. Articulation of the façade is not recommended, and a more compact design is preferable. The width of the site should be reduced, and a suitable buffer retained between it and the property fronting Muswell Hill Road. This site because of its size and constrained nature would not lend itself to a family sized dwelling. The level of subterranean living space is also undesirable and a smaller one or two bed unit is recommended. Car parking may not be required if this is a smaller unit and in addition this would provide an opportunity to improve the frontage to the site with associated landscaping.’
- 3.5.2 In particular, the design approach was rated as *not currently considered to be acceptable* for the following reasons:
- ‘The level of development on this site seems excessive and should be reduced significantly, especially at basement level, which has approximately 100sqm served by very enclosed lightwells. The footprint of the building should also be reduced and set-in significantly from either side boundary. The façade should be set behind the front elevation of Church Crescent.’
- 3.5.3 For the purposes of this assessment the Council stated that the proposal was *not currently considered to be acceptable* in regards of the Heritage and Conservation for the following reasons:
- ‘The site is located within the Muswell Hill Conservation Area (CA). Any development should be designed to preserve and enhance the character and appearance of the conservation area. The site hosted the original Friends Meeting House between the 1950's and the 1970's, which

was tightly nested near the historic terrace. The site changed to the garage design around the time of designation in 1974. The CA was later expanded in 1991 and 2008.'

- 3.5.4 In 2021, and following the LPA's indications, a second design was proposed for the redevelopment of the site. On 23rd of February 2021 a second Pre-application Advice Note was released to comment on the new design. Again, the LPA rejected the proposal as *not adequately addressed within the submission*, and gave the following reasons:

'The site is located within the Muswell Hill Conservation Area (CA). Any development should be designed to preserve and enhance the character and appearance of the conservation area. The site hosted the original Friends Meeting House between the 1950's and the 1970's, which was tightly nested near the historic terrace. The site changed to the garage design around the time of designation in 1974. The CA was later expanded in 1991 and 2008.

The revised design appears to better respond to the street frontage of Church Crescent, but the side wing would detract from this. The greening of the frontage is welcomed but detailed landscaping and materials will be required to convince officers that this will preserve and enhance the character of the area.'

4 Significance and Setting Assessment

4.1 Introduction

- 4.1.1 The significance of a heritage asset is based on an assessment of its value to present and future generations. Significance is judged on the basis of four main values (historic, evidential, aesthetic and/or communal) and is interconnected with the asset's setting; the method of assessing significance is detailed in section 8 of this report.
- 4.1.2 All heritage assets have a setting, to a greater or lesser extent. Setting is, however, not an asset in its own right; its significance lies in the contribution that setting makes to the significance of assets. The assessment of setting, or nature of the surrounding area around the heritage asset, plays an important part when determining whether proposed works will have an impact on the significance of a heritage asset. How setting is assessed is explained in section 9 of this report.

4.2 Statement of Significance

- 4.2.1 The site comprises two modern abandoned garages, these structures do not retain any heritage value nor significance.

4.3 Statement of Setting Significance

- 4.3.1 Regardless of the lack of significance of the buildings within the site, the redevelopment of the plot would have an impact on the significance of the surrounding buildings, streets and the urban landscape located within Muswell Hill Conservation Area no.3.
- 4.3.2 Conservation areas (CAs) are areas designated by the local planning authority (LPA) as being of special architectural or historical interest with a definable character or appearance.
- 4.3.3 Conservation Areas have a high significance baseline due to their evidential and historic value, in most cases both illustrative and associative. The aesthetic value of Conservation Areas derives from the architecture within them and is often the reason for their designation. The communal value of Conservation Areas derives from the benefit visitors and residents get from being able to appreciate the architectural development.
- 4.3.4 The area around the site at the rear of 47 Church Crescent is formed by a tree-lined residential street and is characterized by tranquillity. One of the distinctive characters within the area is the presence of original front garden stump walls representing the unifying element along the frontages. However, Church Crescent shows a substantial degree of change in that regard. In fact, there has been considerable disruption to the visual quality of the frontages of the buildings by the removal of front boundary walls to allow for the creation of driveways where the slope is less pronounced.
- 4.3.5 Although house types vary, there is a general homogeneity within the streets as a result of the matching heights, use of contrasting building materials, consistent fenestration and door details as well as the repeated forms of elements such as gables, bays, chimneys and porches. Although there are a number of different house types and stylistic variations, buildings along Church Crescent are generally consistent in character and appearance, mostly being two storeys high with an attic storey, slate roofs and due to being built of red brick with stone window heads and white painted timber porches and window frames.
- 4.3.6 One of the main features of the area is the Friends Meeting House (No. 77 Church Cres.) which lies immediately across the road from the site at the rear of No.47 Church Crescent.

5 Proposed development

5.1 Proposal

- 5.1.1 The proposed development comprises the erection of a small single-family dwelling with a front and side garden.

The new construction

- 5.1.2 The building would have a modest width and vertical emphasis reaching the max. height of 106.686m Fig. 1 OD. Being the ground floor at 100.250m OD, the new construction would vertically extend approx. 6.4 m. The proposed scheme also comprises a basement at the depth of 97.45m OD with a lightwell on the eastern side, a ground floor and a first floor. It would be covered by cross gabled roof with two small dormers. The building would be North-South oriented with a small wing extending to the West. Facing Church Crescent is the main façade which is a gabled single bay mostly occupied by windows to the top of the roof.

Gardens and parking

- 5.1.3 The proposal comprises the preservation of the trees currently present around the site and the greening of the frontage, with a small frontage wall dividing it from the street. A parking bay paved with permeable materials would also be located in front of the street towards West.

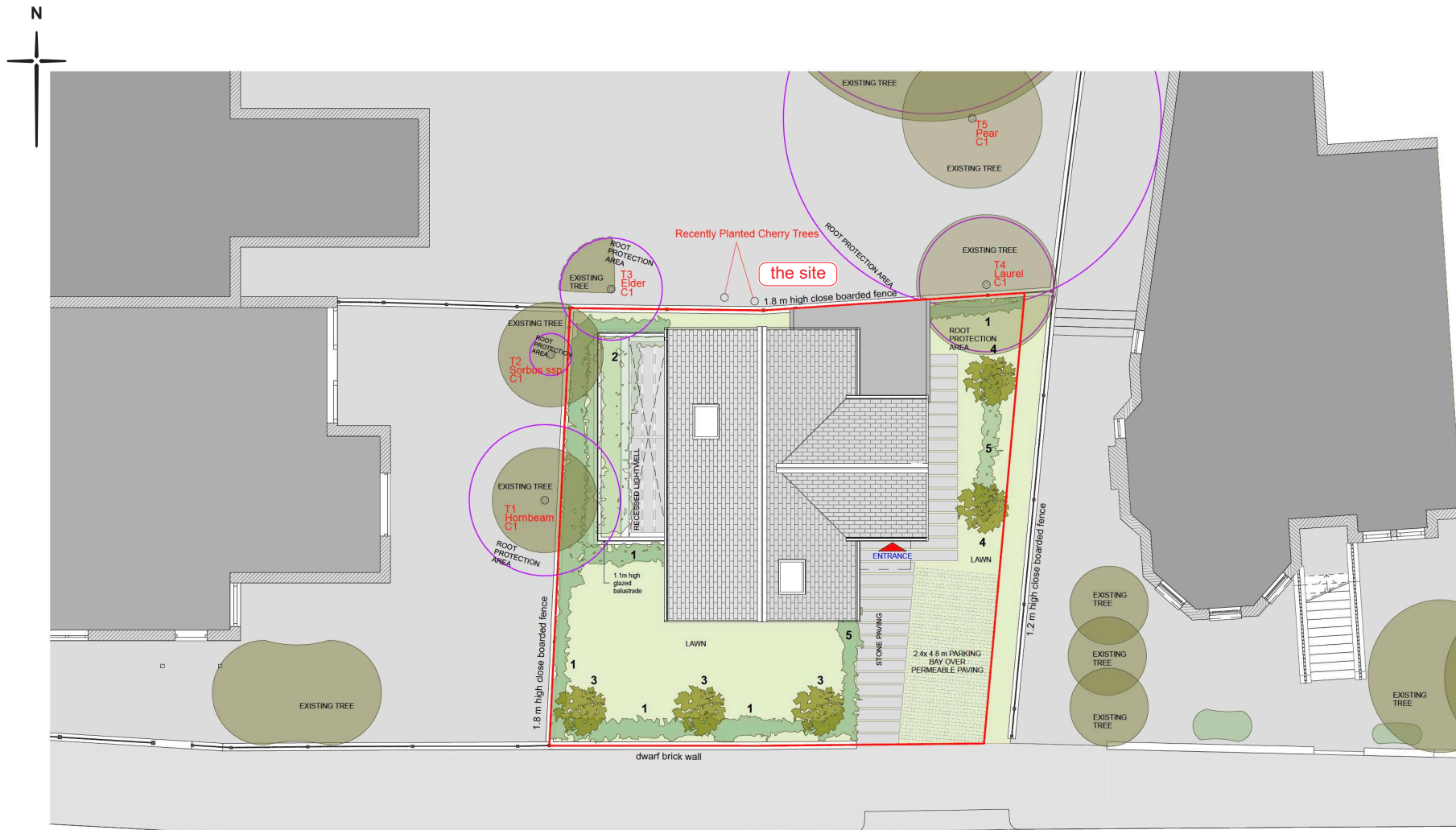


Fig 15 Proposed plan (GZ, dwg_13, June 2022)

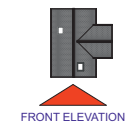
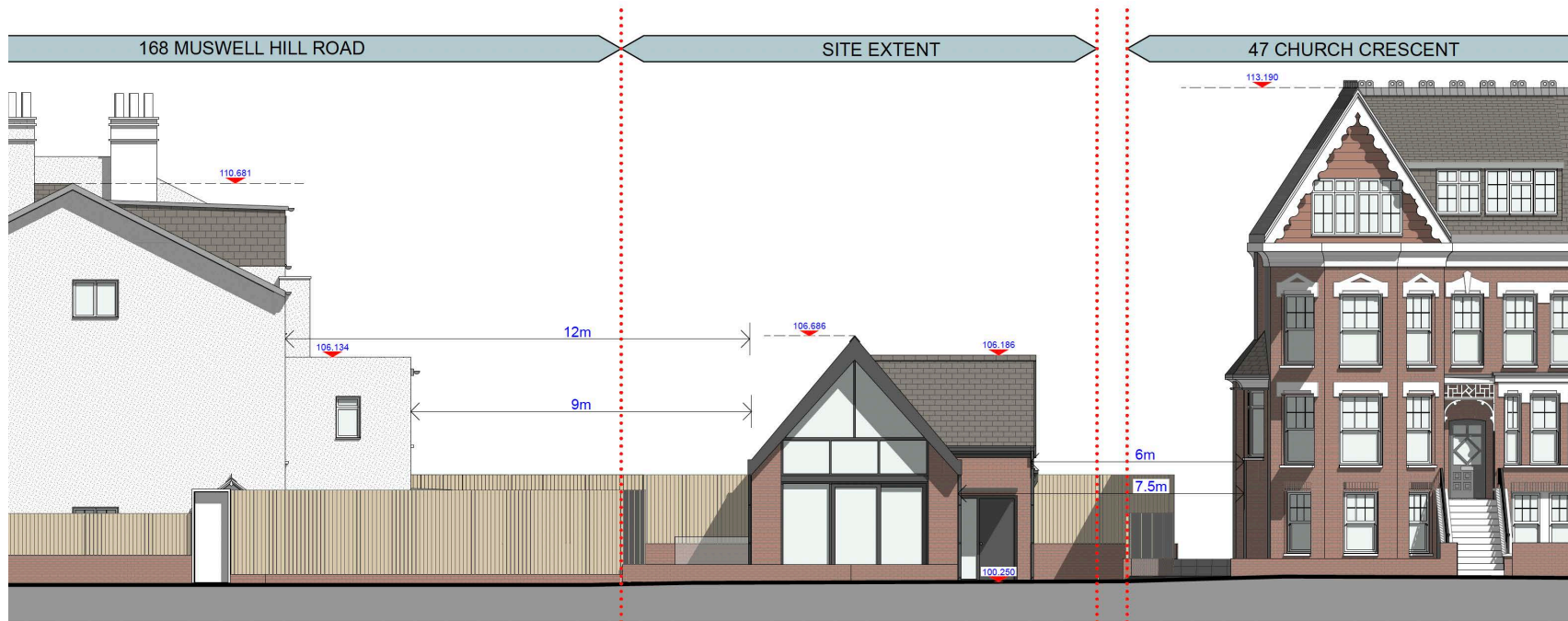


Fig 16 Proposed front elevation (GZ, dwg_18, June 2022)

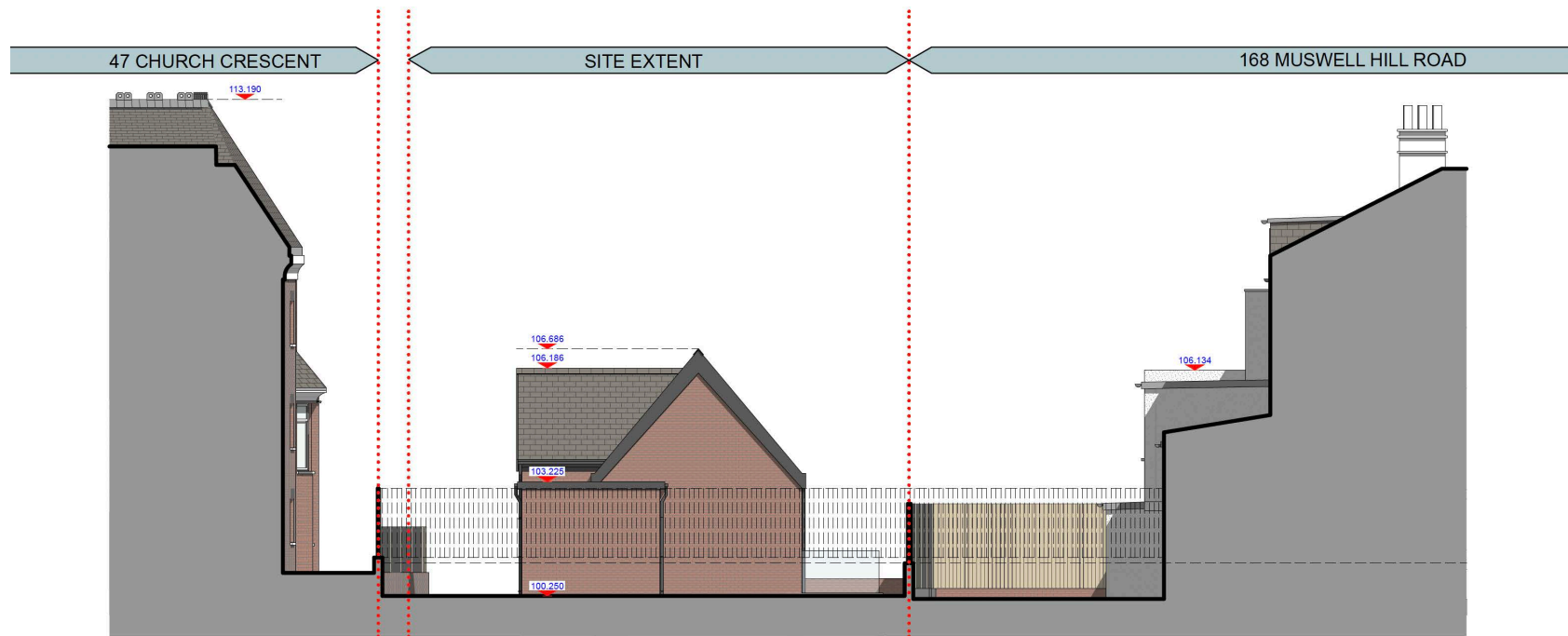


Fig 17 Proposed rear elevation (GZ, dwg_19, June 2022)



Fig 18 Proposed East and West elevation (GZ, dwg_20, June 2022)

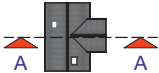
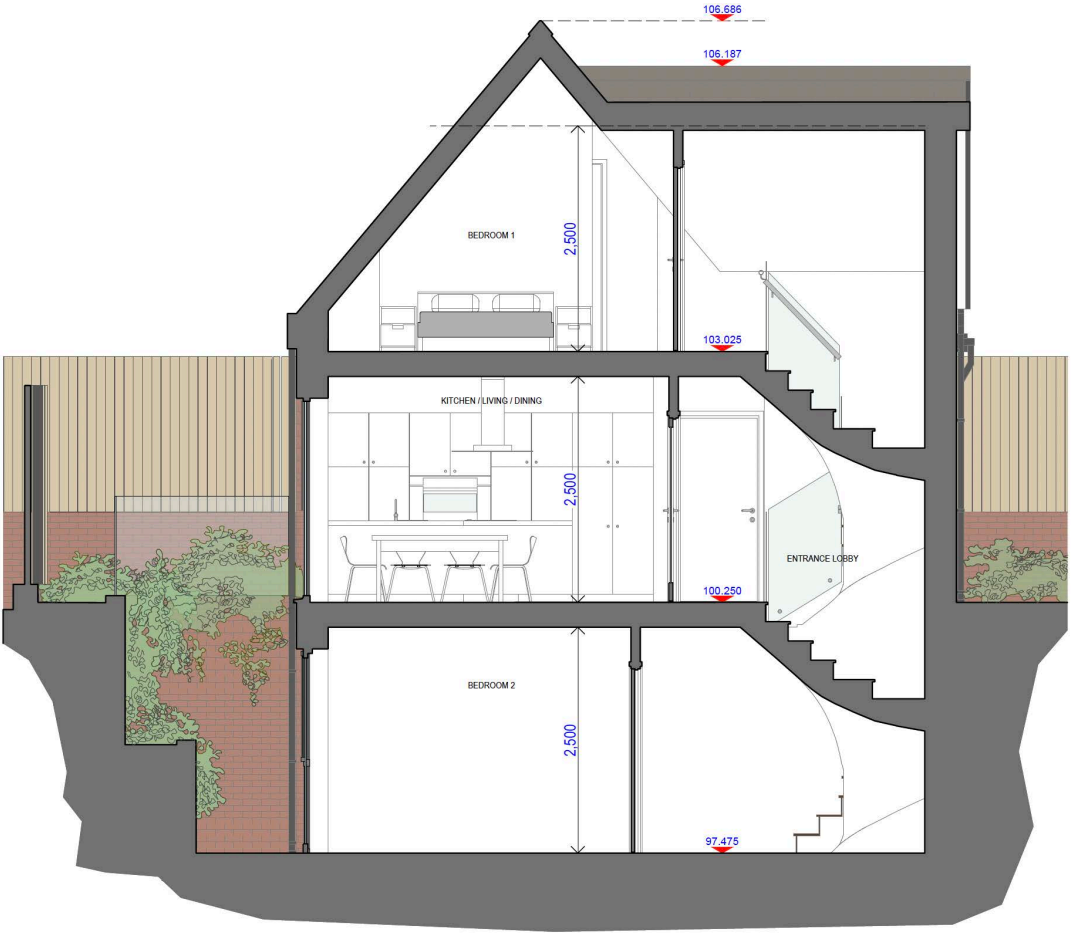


Fig 19 Proposed section (GZ, dwg_21, June 2022)



Fig 20 3D View 1 (GZ, dwg_22, June 2022)



HAR2015HS22#21

Fig 21 3D View 2 (GZ, dwg_23, June 2022)

6 Impact of proposed development

6.1 Impact on Church Crescent

- 6.1.1 The site currently lies unused and in a state of decay and abandonment. The concrete garages and concrete slab, owing to their poor design, state of conservation and building materials, negatively affect the aesthetic value of the surrounding area.
- 6.1.2 The proposed development would positively affect the area by removing a detrimental feature and replacing it with a new and more harmonious one. This will result in the enhancement of the visual qualities of the area and road. The new building will sit harmoniously within the existing street pattern
- 6.1.3 The proposal will also increase the greening by removing the concrete coverage that currently lies on roughly half of the site.

6.2 Impact on surrounding heritage assets

- 6.2.1 The proposal will mostly affect the surrounding area which lies within the boundary of the Muswell Hill Conservation No. 3. Therefore, it is essential to consider the general character of the area. Muswell Hill represents an Edwardian suburb with a considerable consistency of character and appearance that derives from the development of the majority of buildings and laying out of the streets over a period of less than 20 years (1896-1913). For the purposes of this assessment, the buildings in Church Crescent are generally consistent in character and appearance, although there are a number of different house types and stylistic variations. The area faced a substantial degree of change and the disruption of the visual quality of the frontages of the buildings by the removal of front boundary walls to allow the creation of frontage parking.
- 6.2.2 The new development proposes to re-introduce a front garden with a low boundary wall, and a treeline on the frontage. Although some of the space would be reserved to a parking bay, the renovation of the street frontage could positively affect the surrounding area by reinstating a traditional feature. The active use of the front garden would be limited to the presence of a sliding door on the south elevation, giving access the space. Although slightly uncharacteristic for the area, where front gardens have a more ornamental or functional use, the active nature of the front garden would not have a real impact on the street scene and its use would be beneficial for the building's residents.
- 6.2.3 The site lies right in front of the Friends' Meeting House which represents an important landmark for the local community. This was built in 1926 to the designs of the Quaker architect Fred Rowntree. Over the years the building faced a substantial degree of change, and the original appearance is not preserved. Nevertheless, it is important that the new proposal doesn't determine a harm to the visual value of the place, which is highly considered by the local community. The new building would present a gabled façade on the frontage, which is consistent in style and design with the Friends' Meeting House, therefore it would not be uncharacteristic of the area.
- 6.2.4 The presence of a West wing, although not typical of the local architecture, would be mitigated by the adoption of a pitched gabled roof, which appears to be consistent with the general architectural designs of the area.
- 6.2.5 One of the key elements to consider is the choice of materials which should be consistent with those typical to the area, avoiding alien features.

7 Conclusions and Recommendations

7.1 Conclusions and Recommendations

- 7.1.1 The proposed development will not negatively impact on the overall site and will have an overall benefit by removing any detrimental modern features and replacing them with more harmonious ones.
- 7.1.2 The architecture of the new building will blend well within the surrounding setting; however, the following recommendations should be taken into consideration.
- 7.1.3 One of the key elements to consider is the appearance of the frontage and its relationship with to the street. The house will be set back from the pavement by a front garden; however, it is essential to include in the proposal a low boundary wall and to increase the greening of the frontage in order to better seclude the view of the amenities and the lightwell from the public street.
- 7.1.4 Another essential factor will be the choice of materials. The recommendation is to adhere to the character of the area as much as possible to homogenously fit within the general architecture of the area. Therefore, it is highly suggested the use of traditional materials, such as red brick or slate roof, and colour palette.

8 Appendix A: Statement of Significance methodology

8.1 Introduction

8.1.1 'Significance' lies in the value of a heritage asset to this and future generations because of its heritage interest, which may be archaeological, architectural, artistic or historic. Archaeological interest includes an interest in carrying out an expert investigation at some point in the future into the evidence a heritage asset may hold of past human activity and may apply to standing buildings or structures as well as buried remains. Known and potential heritage assets within the site and its vicinity have been identified from national and local designations, HER data and expert opinion. The determination of the significance of these assets is based on statutory designation and/or professional judgement against four values (EH 2008):

- *Evidential value*: the potential of the physical remains to yield evidence of past human activity. This might take into account date; rarity; state of preservation; diversity/complexity; contribution to published priorities; supporting documentation; collective value and comparative potential.
- *Aesthetic value*: this derives from the ways in which people draw sensory and intellectual stimulation from the heritage asset, taking into account what other people have said or written;
- *Historical value*: the ways in which past people, events and aspects of life can be connected through heritage asset to the present, such a connection often being illustrative or associative;
- *Communal value*: this derives from the meanings of a heritage asset for the people who know about it, or for whom it figures in their collective experience or memory; communal values are closely bound up with historical, particularly associative, and aesthetic values, along with educational, social or economic values.

8.1.2 Table 2 gives examples of the significance of designated and non-designated heritage assets.

Table 2: Significance of heritage assets

Heritage asset description	Significance
World heritage sites Scheduled monuments Grade I and II* listed buildings Historic England Grade I and II* registered parks and gardens Protected Wrecks Heritage assets of national importance	Very high (International/ national)
Historic England Grade II registered parks and gardens Conservation areas Designated historic battlefields Grade II listed buildings Burial grounds Protected heritage landscapes (e.g., ancient woodland or historic hedgerows) Heritage assets of regional or county importance	High (national/ regional/ county)
Heritage assets with a district value or interest for education or cultural appreciation Locally listed buildings	Medium (District)
Heritage assets with a local (i.e., parish) value or interest for education or cultural appreciation	Low (Local)
Historic environment resource with no significant value or interest	Negligible
Heritage assets that have a clear potential, but for which current knowledge is insufficient to allow significance to be determined	Uncertain

9 Appendix B: Setting Assessment methodology

9.1 General Planning Advice 3 (GPA3) *The Setting of Heritage Assets* (Historic England 2015)

9.1.1 General Planning Advice 3 (GPA3) *The Setting of Heritage Assets* (Historic England 2015) sets out the broad methodology for assessing the impact of development on the significance of assets. This suggests a staged approach - Step 1 being the identification of assets potentially affected; Step 2 being to assess whether, how and to what degree the setting makes a contribution to the significance of the heritage asset(s); Step 3 is to assess the effects of the proposed development, whether beneficial or harmful, on that significance; Step 4 is to explore the ways to maximise enhancement and avoid or minimise harm; and Step 5, which is the preserve of the LPA, is to make and document the decision and monitor outcomes.

9.1.2 In detail, Step 2 considers:

- a) the physical surroundings of the asset, including its relationship with other heritage assets;
- b) the way the asset is appreciated; and
- c) the asset's associations and patterns of use.

9.1.3 Specifically, such factors as those listed below must be considered in Step 2.

a) The asset's physical surroundings

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

b) **Experience of the asset**

- *Surrounding landscape and townscape character*
- *Views from, towards, through, across and including the asset*
- *Visual dominance, prominence or role as focal point*
- *Noise, vibration and other nuisances*
- *Diurnal changes*
- *Sense of enclosure, seclusion, intimacy or privacy*
- *Land use*
- *Accessibility, permeability and patterns of movement*
- *Degree of interpretation or promotion to the public*

c) **Associations**

- *The assets associative attributes*
- *Associative relationships between heritage assets*

10 Appendix C: Planning framework

10.1 Statutory protection

Listed Buildings and Conservation Areas

- 10.1.1 The *Planning (Listed Buildings and Conservation Areas) Act 1990* sets out the legal requirements for the control of development and alterations which affect buildings, including those which are listed or in conservation areas. Buildings which are listed, or which lie within a conservation area are protected by law. Grade I are buildings of exceptional interest. Grade II* are particularly significant buildings of more than special interest. Grade II are buildings of special interest, which warrant every effort being made to preserve them.

10.2 National Planning Policy Framework

- 10.2.1 The National Planning Policy Framework (NPPF) was revised on 20th July 2021 and sets out the government's planning policies for England and how these are expected to be applied. This revised Framework replaces the previous NPPF which was published in March 2012 with revisions in 2018 and 2019.

Conserving and enhancing the historic environment

- 10.2.2 The NPPF section 16, "Conserving and enhancing the historic environment" is reproduced in full below:

Para 189. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Para 190. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay, or other threats. This strategy should take into account:

- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- c) the desirability of new development making a positive contribution to local character and distinctiveness; and
- d) opportunities to draw on the contribution made by the historic environment to the character of a place.

Para 191. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

Para 192. Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:

- a) assess the significance of heritage assets and the contribution they make to their environment; and
- b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.

Para 193. Local planning authorities should make information about the historic environment, gathered as part of policymaking or development management, publicly accessible.

Proposals affecting heritage assets

Para 194. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more

than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Para 195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Para 196. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

Para 197. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Para 198. In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.

Considering potential impacts

Para 199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Para 200. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Para 201. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

Para 202. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

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

Para 204. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

Para 205. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

Para 206. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. 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.

Para 207. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 200 or less than substantial harm under paragraph 201, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

Para 208. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies, but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

10.3 Regional policy

- 10.3.1 Alongside the London Plan, Haringey's development plan is currently made up of the Strategic Policies, Development Management Policies, Site Allocations and Tottenham Area Action Plan.

The London Plan

- 10.3.2 The overarching strategies and policies for the whole of the Greater London area are contained within *The London Plan: The Spatial Development Strategy for Greater London* (GLA 2021), adopted in March 2021.

- 10.3.3 Policy HC1 "Heritage conservation and growth" of the *Publication London Plan* relates to London's historic environment.

A Boroughs should, in consultation with Historic England, local communities and other statutory and relevant 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, and interpretation of, 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 conserve and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.

C Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage

assets and their settings, should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

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

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.

10.3.4 Para. 7.1.8 adds 'Where there is evidence of **deliberate neglect** of and/or damage to a heritage asset to help justify a development proposal, the deteriorated state of that asset should not be taken into account when making a decision on a development proposal'.

10.3.1 Para 7.1.11 adds 'Developments will be expected to avoid or minimise harm to significant archaeological assets. In some cases, remains can be incorporated into and/or interpreted in new development. The physical assets should, where possible, be made available to the public on-site and opportunities taken to actively present the site's archaeology. Where the archaeological asset cannot be preserved or managed on-site, appropriate provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset, and must be undertaken by suitably-qualified individuals or organisations.'

10.4 Local planning policy

10.4.1 Alongside the London Plan, Haringey's development plan is currently made up of the Strategic Policies, adopted with alterations in 2017.

10.4.2 *Strategic Policies*

SP12: Conservation ▪ The Council shall ensure the conservation of the historic significance of Haringey's heritage assets, their setting, and the wider historic environment. The borough's heritage assets include Statutory Listed Buildings, Conservation Areas, Registered Parks and Gardens, Archaeological Priority Areas, and other locally important heritage assets such as Locally Listed Buildings, Local Historic Green Spaces and Sites of Industrial Heritage Interest. Where archaeological excavation is required, findings should be published, disseminated, and used as the basis for archaeological interpretation on site. ▪ The Historic Environment should be used as the basis for heritage-led regeneration and as the basis for good design and positive change. Where possible, development should help increase accessibility to the historic environment. All development shall protect the Strategic view from Alexandra Palace to St Paul's Cathedral as protected in the London Mayoral "London View Management Framework" Revised SPG, July 2010, and key local views.

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