



52A North Hill, Highgate, London N6 4RH

Heritage Statement

Heritage Significance, Impact Assessment & Justification Statement

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of

Heritage Information Ltd

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52A North Hill, Highgate, London N6 4RH – Heritage Statement

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1.0. INTRODUCTION

- 1.1. The subject site at no. 52A North Hill, Highgate, London N6 4RH, is Grade II listed along with no.s 50-54 (even) North Hill. It is located in the Highgate Conservation Area of the London Borough of Haringey. The building at no. 52A comprises a two to three-storey 19th century house and a garden, which were originally built as half of a single residential dwelling within a single plot, before being split into two in the 1910s-30s.
- 1.2. This Heritage Statement has been produced to accompany an application for Listed Building Consent. The proposals involve some internal alterations, like-for-like replacements of modern windows, thermal upgrading of historic windows, and an alteration to the modern brickwork comprising the garden path.
- 1.3. A pre-application meeting took place via video-link on 29th November 2023. The discussions which took place were a little inhibited (a) by the fact the local planning authority had not yet had the opportunity to visit the site; and (b) because investigative opening up works had not yet been carried out (as the applicants' purchase of the property freehold was yet to be completed). The proposed scheme has since been amended in accordance with the written pre-application which was issued, following the meeting.
- 1.4. This Heritage Statement complies with the requirements of the National Planning Policy Framework, December 2023 (NPPF) and the online Planning Practice Guidance (PPG) in respect of heritage and design issues. No archaeological assessment has been undertaken as part of this report.
- 1.5. This Heritage Statement sets out:
 - An historical background of the building, the site and the surrounding area.
 - An analysis of the context of the site and the contribution it makes to the setting of the Conservation Area and any statutorily and locally listed buildings within close proximity of the subject site.
 - An appraisal of the historical significance of the building and its setting.
 - An assessment of the potential or actual impact of the proposed works upon the significance of the building and any other heritage assets.
 - How the proposed works comply with relevant national, regional and local planning policies.
- 1.6. **Summary**
 - The subject site at no. 52A North Hill, Highgate, London N6 4RH comprises a two-storey house with a garden. It is Grade II listed along with no.s 50-54 (even) North Hill, and it is within the Highgate Conservation Area in LB Haringey.
 - An assessment of the significance of the subject site concludes that it possesses medium archaeological interest, low architectural and artistic interest, and low to medium historic interest. The setting of the subject site is considered to be of medium significance.
 - An assessment of the impact of the proposals concludes there would be **minimal and positive impact** on the heritage significance of the subject site individually, **negligible to minimal and positive impact** on the heritage significance of the Grade II listed houses at no.s 50-54 and 52A collectively, **no impact** on the character and appearance of the Highgate Conservation Area, **no impact** on the settings of the Grade II listed houses at no.s 50-54 and 52A collectively, and **no impact** on the settings of other nearby heritage assets. The proposals have been guided by a detailed understanding of the significance of the listed

building and would only affect spaces and fabric assessed as possessing little (if any) architectural or historic interest.

1.7. **Authorship**

- **Dorian A T A Crone** BA BArch DipTP RIBA MRTPI IHBC - Heritage and Design Consultant. Dorian has been a Chartered Architect and Chartered Town Planner for over 30 years. He has also been a member of the Institute of Historic Building Conservation for over 25 years. Dorian is a committee member of The Society for the Protection of Ancient Buildings ("SPAB"), the International Committee on Monuments and Sites (ICOMOS), ICOMOS UK and Institute of Historic Building Conservation. He has been a court member with the Worshipful Company of Chartered Architects and a trustee of the Hampstead Garden Suburb Trust. He is currently a trustee of both the Dance and Drake Trusts and a scholar of SPAB. He is the Vice Chairman of the City Heritage Society (having previously been the Chairman), and a panel member of the City Conservation Area Advisory Committee.

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

- **Melisa Thomas** BA PGDL LPC MSc – Heritage Consultant. After graduating from her BA Hons. degree in English and History, Melisa pursued a career in the law while also working as a specialist guide, researcher and lecturer at Strawberry Hill House, Richmond-upon-Thames. She has since completed a Master's degree in the Conservation of the Historic Environment, and has been working for a number of years as a Heritage Consultant on complex cases (including Appeal work) involving heritage planning, design and townscape matters. Her specialist subjects include Georgian and Victorian house architecture, London history, and urban townscapes. Due to her background in the law, she keenly follows developments in the regulation of the historic environment through legislation, policies and case law.
- **Dr Daniel Cummins** MA (Oxon) MSc PhD IHBC – Historic Environment Consultant. Daniel is an historian with a BA and Master's in History from Oxford University and a doctorate from the University of Reading, where he specialised in ecclesiastical buildings and estates and had his work published in leading academic history journals.

Daniel has a Master's in the Conservation of the Historic Environment and provides independent professional heritage advice and guidance to leading architectural practices and planning consultancies, as well as for private clients. He undertakes detailed historical research, significance statements, character

appraisals, impact assessments and expert witness statements for new development projects, as well as for alterations and extensions which affect the fabric and settings of Listed Buildings and Locally Listed Buildings, the character and appearance of Conservation Areas, the outstanding universal value of World Heritage Sites, and all other types of heritage assets.

1.8. **Methodology**

This assessment has been carried out gathering desk-based and fieldwork data. Research sources included the Haringey Archive and Museum Service, the Camden Local Studies and Archives Centre, the London Metropolitan Archives, Historic England Archives, Old Maps Online, the Layers of London website, the British Newspapers Archive and British History Online. Site visits were carried out on 18th and 31st October 2023 when reviews of the subject site were conducted by visual inspection. The building was analysed, as were the elements which contribute to its heritage significance. Consideration was then given to how the proposed works might affect that significance, and if and how there would be an impact on the character and appearance of the Highgate Conservation Area and other nearby heritage assets.

2.0. LOCATION AND HERITAGE CONTEXT

- 2.1. The subject site at no. 52A North Hill is located in the northern part of Highgate, which is within the boundaries of the London Borough of Haringey [Figure 2]. More specifically, it is located on the east side of a major thoroughfare – its front (west) elevation and garden addressing North Hill, and its rear (east) elevation addressing a discreet lane [Figure 1].
- 2.2. The immediate setting of the subject site is dominated by the fast-paced nature of the traffic along North Hill, which is a wide road with two different ground levels. (The west side has a higher ground level than the east side, and here is a retaining wall in modern brickwork and modern railings [Figure 3 & Figure 4].) The setting is also defined by the eclectic mixture of 19th and 20th century residential buildings (including blocks of flats, terraces, semi-detached houses, and detached houses), by the trees and planting within front gardens, and by the mature trees on the pavement. Due to the fact the rear (east) elevation of the subject site addresses a lane, its setting is also partially characterised by the quiet, discreet nature of that lane, together with the relatively pared back rear elevations of buildings along it [Figure 10, Figure 11 & Figure 12].
- 2.3. Highgate is, as described in the Highgate Neighbourhood Plan (2017), “a leafy inner suburb situated in north London, surrounded by parkland and woods”. It further states:

It is on the western fringe of the London Borough of Haringey and northern fringe of the London Borough of Camden, with small portions in Islington and Barnet...

The origins and history of Highgate are still evident: in the lengthy and diverse High Street that divides the two Boroughs; the old ‘yards’ and back alleys that adjoin it; the extraordinary array of woodlands and the world-renowned intrigue offered by the Cemetery; the fine buildings from many periods; the wealth of historic pubs; and through the diversity of shops and businesses that exist along the busy Archway Road. Its location on the slopes of a hill with outstanding views and fine buildings, surrounded by, and woven through with, green

spaces, makes Highgate a unique place to live and work. It is a genuine community providing a wide range of economic and social activities.

- 2.4. **Historic England's *Good Practice Advice in Planning Note 3* (December 2017)** provides guidance on managing change within the settings of heritage assets. This guidance has informed the proposed scheme, and the assessment in this Heritage Statement. The setting of a heritage asset is the surroundings in which a heritage asset is experienced. Elements of a setting may make a positive, neutral or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral (NPPF glossary). The guidance provides detailed advice on assessing the implications of development proposals and recommends a broad approach to assessment, as set out in Appendix 4.
- 2.5. The subject site is within LB Haringey's Highgate Conservation Area. There are a number of other heritage assets nearby, the settings of which may be affected by the proposals. These include some statutorily and locally listed buildings.



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

2.6. Highgate Conservation Area (Haringey)

- 2.6.1. The Highgate Conservation Area ("CA") was first designated in December 1967, and its boundaries were later extended in 1990 and 1994. As recognised by the local planning authority, the character and appearance of the CA differs from area to area, given that there is an original Medieval "village core", with later 19th and 20th century residential development located within the outskirts of the suburb. There are seven identified sub-areas as follows: 1. Village Core; 2. Highgate Bowl; 3. Archway; 4. Miltons; 5. Shepherds Hill; 6. Gaskell; 7. Bishops. The subject site is located within sub-area 1, the Village Core.

2.6.2. Haringey's Highgate CA Character Appraisal and Management Plan (2013) ("Appraisal") states:

Sub area 1 forms the historic core, essentially focussed along the historic routes which developed to serve travellers along the north-south approaches to London from at least the Middle Ages. The High Street was part of a primary route to and from the City of London, while Southward Lane has medieval or earlier origins.

This part of the conservation area has the most intensive development, rich in built form and architectural detailing. It has a variety of uses expected within a village, with a shopping frontage along the High Street, inns, cafés, grand houses, terraced town houses as well as small scale cottages. There is a series of strong edges that define the village core, which the rest of Highgate area has developed.

2.6.3. Sub-area 1 of the CA is characterised by the linear layout of the High Street and Highgate Hill, with its "*relatively fine grain pattern of late medieval burgage plots sizes*" as well as the tree-lined North Road and North Hill which were originally built as part of a major route out of London. The Appraisal states:

This has resulted in a very varied streetscape with a variety of architectural styles. Moreover, houses were erected at wide intervals along the road; thus the earlier buildings are not grouped together but are found dispersed amongst more recent developments, often set well back from the road. Yet, this mix of styles has created a harmonious streetscape within Highgate. The building types vary from long and short terraces to semi-detached properties of a wide range of ages and blocks of flats.

2.6.4. The "*considerable green space and tree cover among and between the properties and lining North Road and North Hill*" are also important contributors to the character and appearance of the CA – as well as the land's changing gradients [Figure 13]. This topography allows both long and short views along the streets, creating vista points. Views up and down North Hill are considered as being important to the CA [Figure 3, Figure 4, Figure 8 & Figure 9].

2.6.5. The subject site is considered to make an overall minimal to moderate and positive contribution to the character and appearance of the Highgate Conservation Area, being located along one of its primary routes – and by virtue of the set-back siting of the house behind a verdant garden, with its traditional boundary treatment including the historic location of the front gate, and also by glimpses of the historic house from the street. Although the casement windows to the front (west) elevation at first and second floor levels are modern, they are timber-framed, and are considered to make a neutral visual impact on the streetscape [Figure 5]. The rear (east) elevation of the subject site has mostly retained its pared back, 19th century appearance – albeit with modern sash windows which have presumably been designed to add status to the elevation [Figure 12]. The external chimney breast to its north wing is historic, likely dating from the 1910s-30s. The rear elevation alone is thus neutral to positive in visual impact, on the character and appearance of the CA.

2.7. Statutorily listed buildings

2.7.1. The subject site shares its Grade II listing with the adjacent no. 54 North Hill to the north [Figure 7 & Figure 12], and nos 52 and 50 to the south [Figure 5, Figure 6 & Figure 11]. This setting is dominated by the fast-paced nature of the traffic along North Hill (which is a wide road with two different ground levels), by the eclectic mixture of 19th and 20th century residential buildings visible from the road, and by surrounding trees and planting. The collective setting of these Grade II listed buildings is also partially characterised

by the quiet, discreet nature of the rear lane, together with the relatively pared back rear elevations of buildings along it.

- 2.7.2. The subject site is located opposite to the Grade II listed terrace at no.s 109-119 North Hill [Figure 8 & Figure 9]. The setting of these Grade II listed buildings is, like the subject site, dominated by the fast-paced nature of the traffic along North Hill, by the eclectic mixture of 19th and 20th century residential buildings visible from the road, and by surrounding trees and planting. However, no.s 109-119 are located on the west side of the road which is on a higher plain than the subject site. The two sides of the road are divided by this difference in ground level height, as well as by the retaining wall and railings. Therefore, the visual impact which the subject site makes on the buildings on the west side of the road tends to be lesser than the impact which it makes on the east side.
- 2.7.3. The subject site is considered to make a moderate and positive contribution to the setting of no.s 50-54 (even) North Hill, and a minimal to moderate and positive contribution to the setting of no.s 109-119 (odd) North Hill. This is by virtue of the set-back siting of the house behind a verdant garden, with its traditional boundary treatment including the historic location of the front gate, and by glimpses of the historic house from the street. It is also by virtue of its relatively pared back rear elevation which addresses the lane to the east.

2.8. Locally listed buildings

- 2.8.1. The subject site is within relative close proximity to the locally listed semi-detached houses at no.s 123-125 North Hill [Figure 9]. The setting of these locally listed buildings is, like the subject site, dominated by the fast-paced nature of the traffic along North Hill, by the eclectic mixture of 19th and 20th century residential buildings visible from the road, and by surrounding trees and planting. However, no.s 123-125 are located on the west side of the road which is on a higher plain than the subject site. The two sides of the road are divided by this difference in ground level height, as well as by the retaining wall and railings. Therefore, the visual impact which the subject site makes on the buildings on the west side of the road tends to be lesser than the impact which it makes on the east side.
- 2.8.2. The subject site is considered to make a minimal and positive contribution to the setting of no.s 123-125 (odd) North Hill. This is by virtue of the set-back siting of the house behind a verdant garden, with its traditional boundary treatment including the historic location of the front gate, and also by glimpses of the historic house from the street.

2.9. Summary of heritage context

- 2.9.1. Sub-area 1 of the CA is characterised by the linear layout of the High Street and Highgate Hill, with its “*relatively fine grain pattern of late medieval burgage plots sizes*” as well as the tree-lined North Road and North Hill. It is also characterised by its eclectic range of buildings dating from the 17th to 21st centuries, commonly including terraces, semi-detached houses, and blocks of flats. Other important contributors to the character and appearance of the CA include its hilly nature, and its verdancy.

- 2.9.2. The immediate collective setting of the subject site, of no.s 50-54 (even), no.s 109-119 (odd) and no.s 123-125 (odd) North Hill are dominated by the fast-paced nature of the traffic along North Hill, which is a wide road, its west side with a higher ground level than the east side. The setting is also defined by the eclectic mixture of 19th and 20th century residential buildings (including blocks of flats, terraces, semi-detached houses, and detached houses), by the trees and planting within front gardens, and by the mature trees on the pavement.
- 2.9.3. Due to the fact the rear (east) elevation of the subject site addresses a private lane, the collective setting of no.s 50-54 (even) and 52A North Hill, is also partially characterised by the quiet, discreet nature of that lane, together with the relatively pared back rear elevations of buildings along it.
- 2.9.4. The subject site is considered to make an overall minimal to moderate and positive contribution to the character and appearance of the Highgate Conservation Area, a moderate and positive contribution to the setting of the Grade II listed no.s 50-54 (even) North Hill, a minimal to moderate and positive contribution to the setting of the Grade II listed no.s 109-119 (odd) North Hill, and a minimal and positive contribution to the setting of the locally listed no.s 123-125 (odd) North Hill.

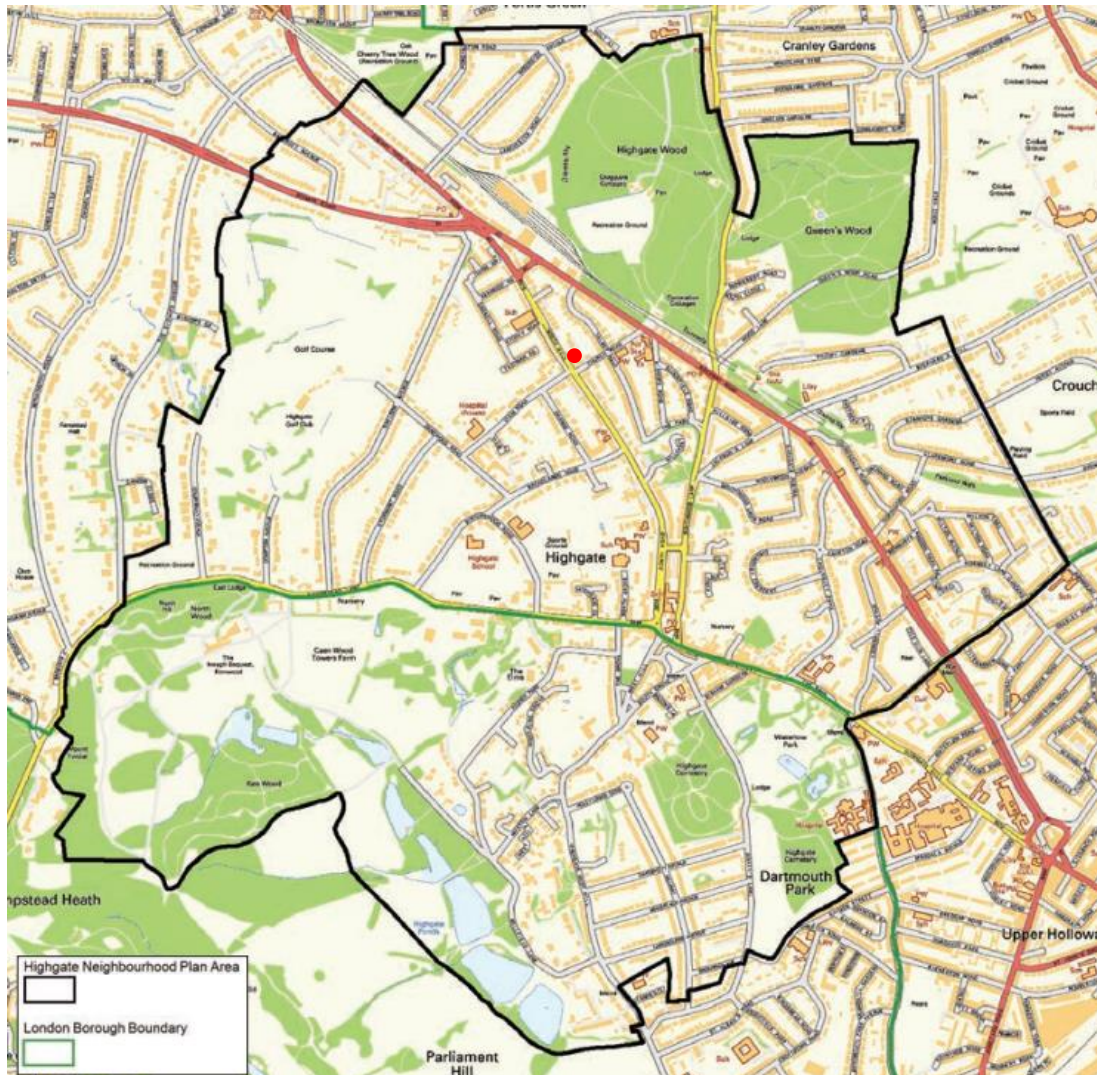


Figure 2: The boundaries of the parts of Highgate covered by the Highgate Neighbourhood Plan. The part to the north of the green line is within LB Haringey, and the part to the south is within LB Camden. Subject site location is indicated by a red dot.



Figure 3: North-westward view along North Hill. Note the higher ground level of the road on the west side of North Hill, with a brick retaining wall. Subject site location is indicated by a red arrow, and Highcroft is on the right.



Figure 4: South-eastern view towards junction between North Hill and Church Road (left) and View Road (right). Highcroft is on the far left.



Figure 5: Eastward view from west side of North Hill (which is on a higher level than the east side) towards nos 52A and 52 North Hill. Note front boundary treatment, and a glimpse of the front (west) elevations of the houses beyond the trees/planting.



Figure 6: Eastward view from west side of North Hill (which is on a higher level than the east side) towards no. 50 North Hill. Note front boundary treatment, and a glimpse of the front (west) elevation of the house beyond the trees/planting.



Figure 7: Eastward view from west side of North Hill (which is on a higher level than the east side) towards no. 54 North Hill. Note front boundary treatment. The front (west) elevation of the house is hidden behind trees/planting.



Figure 8: South-eastward view along the east side of North Hill. The subject site is on the left (albeit hidden behind trees – indicated by the red arrow), and there is a glimpse of the Grade II listed terrace at no.s 109-119 on the right (blue arrow).

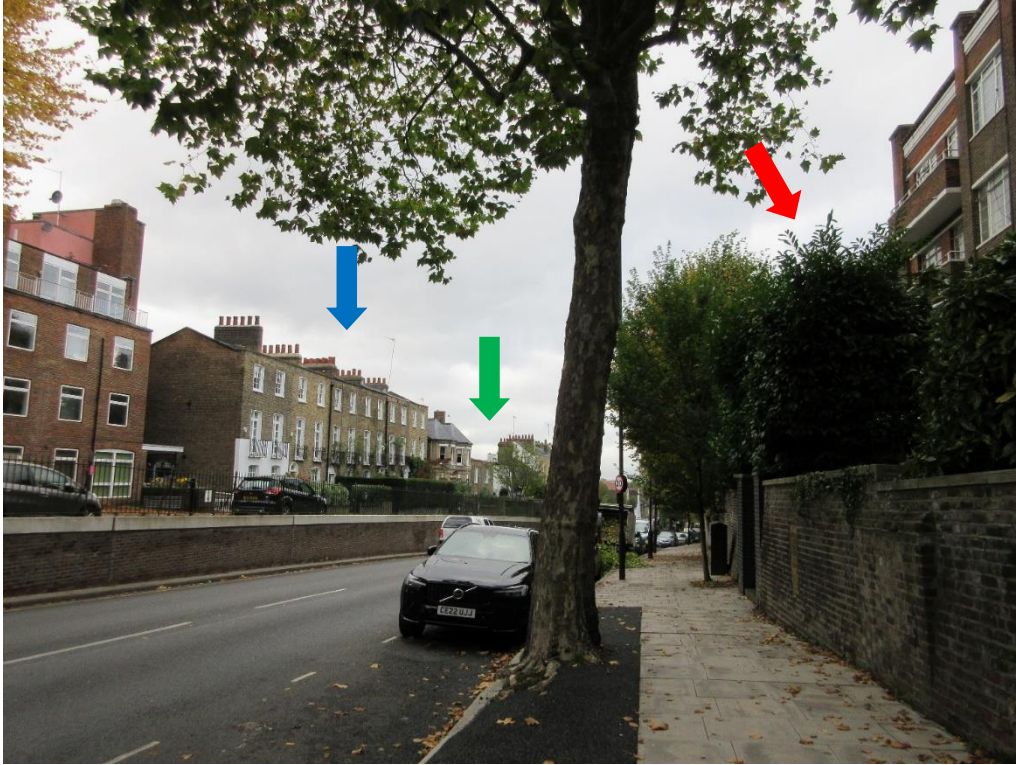


Figure 9: North-westward view along east side of North Hill (which is on a lower level than the west side). Grade II listed no.s 109-119 can be seen on the left (indicated by the blue arrow), and further in the distance there is a glimpse of locally listed no.s 123-125 (indicated by the green arrow). Highcroft is on the right, and beyond it (indicated by the red arrow) are no.s 50, 52, 52A and 54 North Hill.



Figure 10: Northward view along private lane to the rear of the subject site, with Highcroft on the left, and no. 6 Church Road on the right.



Figure 11: Rear (east) elevations of no. 50 and 52 North Hill, with a glimpse of no. 52A on the right.



Figure 12: Rear (east) elevation of no. 52A North Hill, with a glimpse of the rear elevation of no. 52 on the left and the side elevation of no. 54 on the right.

3.0. HISTORY AND DEVELOPMENT OF THE SUBJECT SITE

3.1. Until the 7th century

- 3.1.1. The subject site is located within the higher ground of the Northern Ridge (with the floodplains of the River Lea to the east) [Figure 13], which was likely strategically advantageous for Neolithic settlers. Indeed, earthworks likely dating from the Neolithic period have been found in Highgate Wood (which is located approx. 260 metres eastward and north-eastward of the subject site), including a double bank and a triple ditch system. In addition, scatters of Prehistoric flintwork have been found in Highgate Wood.

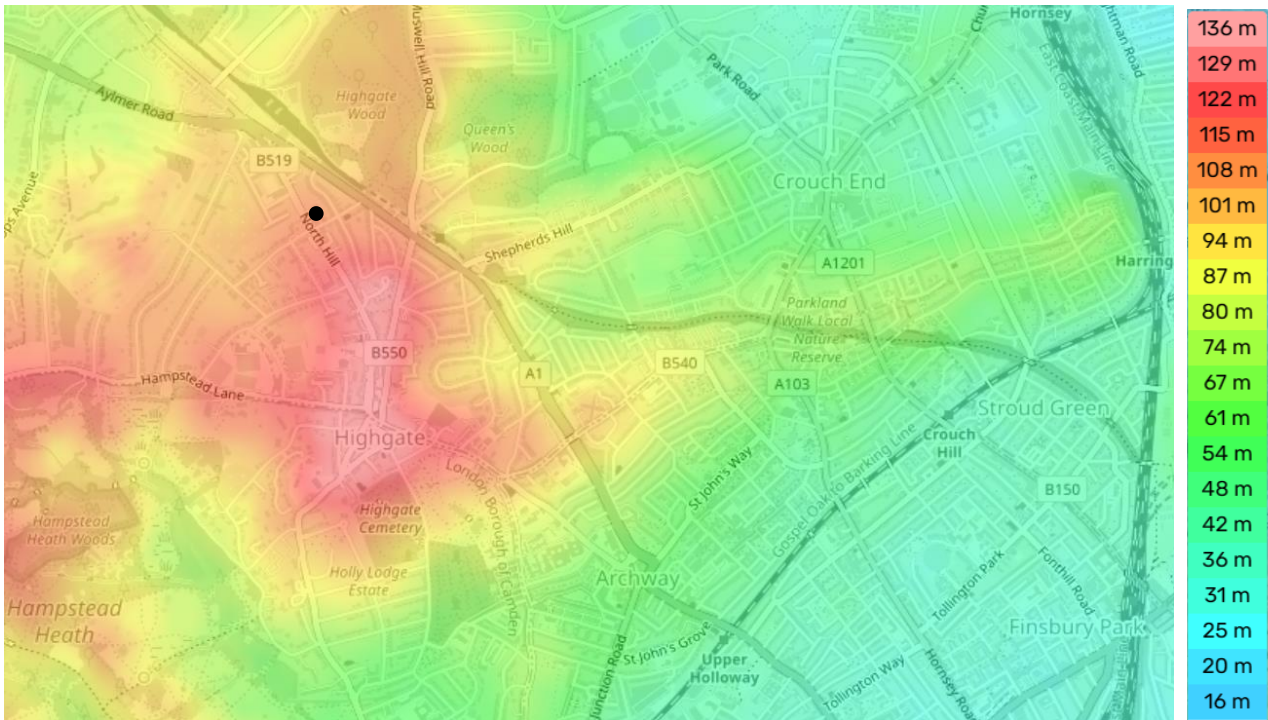


Figure 13: Map showing the topography of the site and surrounding area. Subject site location is indicated by a black dot.

- 3.1.2. Although there is no evidence of Roman settlement within close proximity of the subject site, a Roman pottery production site has been discovered in the north part of Highgate Wood. It may be surmised that timber from the woodland was harvested in order to provide fuel for the kilns. In addition, a Roman pit (i.e. possibly a kiln or a burial pit) and some Roman coins have been found further southward in the later settlement of Highgate. Ermine Street, the Roman road between Londinium (now London) and Eboracum (now York), was located approximately 5.5km east of the subject site.

3.2. 7th to 18th centuries

- 3.2.1. From the 7th century, the subject site was located in Hornsey Wood, within the diocese of the Bishop of London. (Today, remnants of that ancient woodland are preserved at Highgate Wood and Queen's Wood.)
- 3.2.2. Following the Norman Conquest, King William re-gifted the land to the Bishop of London. Between 1293 and 1539, successive Bishops of London resided at a moated lodge located approx. 1km west of the

subject site, with a large hunting park known as “Bysshepewode” or “Bishop’s Wood”. The surrounding land comprised a mixture of woodland and farmland.

- 3.2.3. Prior to the 14th century, there was an ancient thoroughfare, the Great North Road, which wound around the eastern slope of the hill at Highgate, and provided a route for pilgrims to the shrine of St Alban. In the mid-14th century, the Bishop of London consented to the construction of a new road which went through his estate, ascending the hill and linking Highgate Hill with the Great North Road. The Bishop installed a toll-gate along the road [Figure 15], and some believe that this is the reason why the area was named “Highgate”. The word “Highgate” may alternatively derive from the Old English word *haeg* (meaning hedge), as there was a hedged boundary surrounding the Bishop’s private hunting park at Bishop’s Wood. Given the close proximity of the park to the new highway, the Statute of Winchester 1285 dictated that the boundaries of the park should be set back 200 feet from each side of the road, and the intervening space would be cleared of bushes in order to reduce the risk of ambush by highwaymen. (The broad width of North Hill today, together with the considerable setting back of the houses at no.s 50-54 and 52A North Hill from the road, may well be a legacy of this ancient legislation [Figure 24].)
- 3.2.4. The settlement at Highgate is believed to have developed in the 14th century, centred around today’s Pond Square. The settlement included a hermitage at the top of the hill (which was later converted into a grammar school in the late 16th century by Sir Rodger Cholmeley), and the hermit residing there in 1364 was the tollkeeper. An inn, the Gate House Tavern, was built at the crossroads. It is likely that former Medieval burgage plots along Highgate’s High Street began to make way for terraced shops from the 15th century. By the 15th century, the Bishop’s hunting park had fallen out of use, and from the 16th century, parts of Bishop’s Wood were leased to various tenants. The area was re-named “Brewer’s Fall” or “Brewhouse Wood”. From the 16th century, Highgate started to attract wealthy merchants and noblemen, due to its proximity to London and its clean air. During the 16th and 17th centuries, there was ribbon development along Highgate Hill. By the mid-16th century, Highgate had become a principal thoroughfare, with five licensed inns. West Hill (which connected St Pancras to the south) was built at the end of the 17th century – leading to further trade, and the further construction of inns.
- 3.2.5. By the 18th century, Highgate had developed into a small country town. The 1754 map [Figure 14] indicates that the subject site had not yet been developed.



Figure 14: 1754 map (Rocque). Approximate location of subject site is indicated by a red dot.

3.3. 19th century

- 3.3.1. By the early 19th century, Highgate had become one of the most desirable parts of London to live. It comprised large houses built by wealthy merchants, as well as smaller scale houses which had been speculatively built. Archway Road was constructed in 1813, along with new public houses capitalising on increasing passing trade. The arrival of the Northern and Eastern Railways in the mid-19th century led to the development of new housing estates, thereby effectively creating a larger suburb with the original settlement of Highgate at its core. The toll-gate at Highgate Hill was closed in 1876 [Figure 16].



Figure 15 (left): The Bishop's toll-gate at Highgate Hill, before its demolition in 1769.



Figure 16 (right): The toll-gate in 1873, before the cessation of tolls in 1876.

- 3.3.2. The area of woodland to the east of the subject site was known as “Gravel Pit Wood” (as it was used for gravel extraction), before being re-named Highgate Wood when it was saved from destruction by speculative builders in 1887. Highgate Wood was thereby secured for public enjoyment. The adjacent ancient woodland (previously known as “Churchyard Bottom Wood”) was purchased from the Ecclesiastical Commissioners by the Hornsey Urban District Council in 1898, and re-named Queen’s Wood after Queen Victoria. In the late 19th century, the city surveyor, Thomas de Courcey Meade, planted a number of black poplars and planes along North Hill and North Road – many of which survive today.
- 3.3.3. Highgate has historically been divided between the parishes of St Pancras to the south and Hornsey to the north (and today it is principally divided between the London Boroughs of Camden and Haringey, with small parts in Islington and Barnet). As shown in the Hornsey Enclosure map of 1815 [Figure 17], the subject site was within Hornsey. This map indicates that by then, the former woodland on the west side of North Hill had been cleared to make way for fields. A number of buildings appear as a linear development along both sides of North Hill, and the newly constructed Archway Road is visible. (Opening in 1813, Archway Road ran beneath a tall railway viaduct comprising stone and brick designed by the architect John Nash – later to be replaced by a cast iron bridge in 1897, designed by the engineer Alexander Binnie.) When the map is viewed more closely [Figure 18], it is clear that today’s Storey Road, Yeatman Road and View Road (which now adjoin North Hill to the west) and Church Road (which now adjoins North Hill to the east) had not yet been constructed. The terrace now known as no.s 109-119 (odd) can be seen opposite the subject site, as well as the terrace further northward which is now known as no.s 133-139 (odd). It appears that there was a building within the subject site with a different footprint to larger building later shown in the 1863 OS map [Figure 20], which comprised the subject site as well as the adjacent narrow plot to the south.



Figure 17: 1815 map (Hornsey Enclosure) – wider view. Subject site is outlined in a red dotted line.



Figure 18: 1815 map (Hornsey Enclosure) – closer view. Subject site is outlined in a red dotted line.

- 3.3.4. The 1863 map [Figure 19] shows the railway and Highgate tube station. The previous detached and semi-detached houses opposite the subject site had been replaced with smaller terraced houses. The dotted line running along North Hill indicates that as far back as 1863, the west and east sides of the roads had different ground levels. This can be seen in a photograph which was likely taken in the 1880s or 1890s [Figure 21]. When the map is viewed more closely [Figure 20], it appears that the previous buildings shown in the 1815 map had been replaced with today's nos 50-54 and 52A North Hill. A large house (comprising today's nos 52 and 52A) can be seen, with a north wing adjacent to a separate glazed outbuilding. The north wing was likely to have been used as a coach house or stable, with an entrance opening addressing the rear lane. There was a landscaped garden to the west of the house addressing North Hill, including paths to the principal entrance (to the south) and the north wing, as well as a central lawn with trees, and planting around the perimeter. The private lane to the rear (east) of the subject site is also visible in this map. The garden at Hope Cottage is likely to have been well kept. In March 1864, the local newspapers announced that Mrs B. Noakes of Hope Cottage, North Hill, Highgate, had won first prize for her hyacinths.

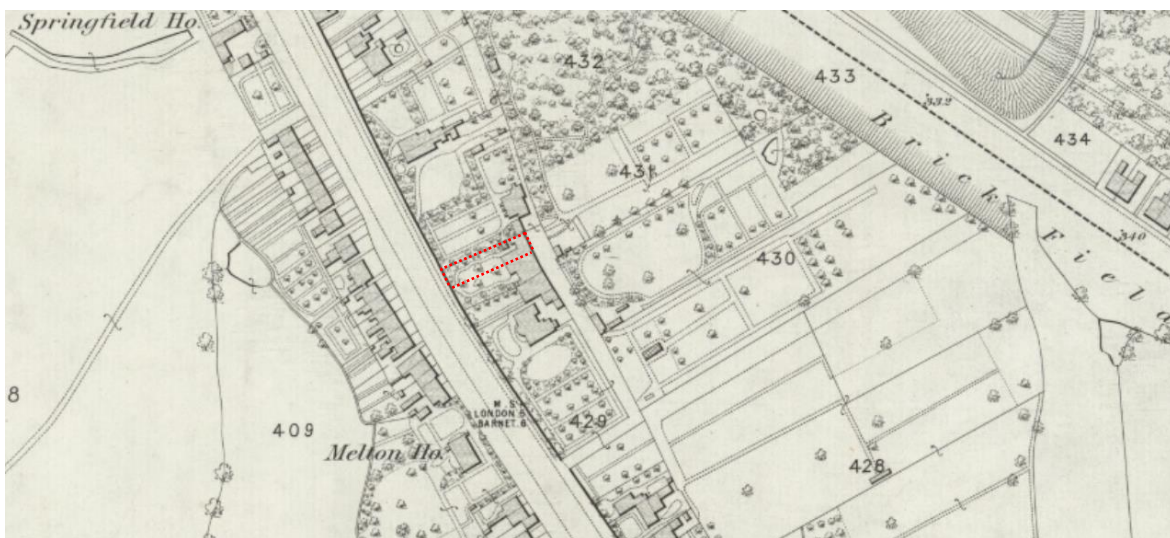


Figure 19: 1863 map (OS) – wider view. Subject site is outlined in a red dotted line.



Figure 20: 1863 map (OS) – closer view. Subject site is outlined in a red dotted line.



Figure 21: 1880-90 photograph of North Hill, including today's no.s 109-119 (odd) (now Grade II listed) and 121 (unlisted). (Compare with Figure 9.)

- 3.3.5. The 25-inch 1894 map [Figure 22] indicates that during the course of some 30 years, Talbot Road, Church Road and View Road had been constructed. The 50-inch 1894 map [Figure 23] shows that the footprint of the principal house at today's no.s 52 and 52A (then "Hope Cottage") is unlikely to have changed during that 30-year period – whereas the north wing appears to have been rebuilt. It appears that there was a wide front verandah on the west side of the building. A single entrance gate can be seen addressing North Hill, accessed via steps. The house today known as no. 50 North Hill was then called "Trevena", and the house today known as no. 54 was "Fernwood". The street directory for 1899-1900 records the occupant of Hope Cottage as being a Mr Benjamin Noakes, while a Mrs Mary Oldhams resided at Trevena, and a Mr William Hurd at Fernwood.



Figure 22: 1894 map (OS – 25 inch). Subject site is outlined in a red dotted line.



Figure 23: 1894 map (OS – 50 inch). Subject site is outlined in a red dotted line.

3.4. 20th and 21st centuries

- 3.4.1. Photographs taken in the first decade of the 20th century show what North Hill looked like then, with its broad width [Figure 24]. The view looking northward from the junction with View Road and Church Road was not dissimilar from today's view [Figure 25 & Figure 3]. The 20th century saw the development of new housing in Highgate, including the Gaskell Estate to the west of North Hill (1902-1913), and Bishops' Avenue within the former Bishops Wood (1930s). "Highcroft", Highgate's first block of private leasehold flats, were built in the 1920s. In the 1930s, the Berthold Lubetkin and Tecton partnership designed

“Highpoint 1 and 2” along North Hill. Unfortunately, the period between the late 1940s and the late 1960s saw the demolition of a number of large historic houses set in spacious landscaped gardens, making way for large blocks of flats.



Figure 24: c.1906 photograph of North Hill (at a location further south of the subject site). Note broad width of the road.



Figure 25: 1910 postcard of North Hill, looking northward from the junction with View Road and Church Road. Subject site is to the right, hidden behind trees. (Compare with Figure 3.)

- 3.4.2. The 1913 map [Figure 26] shows that by then, Storey Road and Yeatman Road had been built, with small terraced houses with rear gardens, on either side. In addition, semi-detached and terraced houses had been built either side of Talbot Road. Within the subject site, the glazed outbuilding to the west of the north wing had been replaced with a much larger glazed building with an elongated footprint. In addition, a smaller outbuilding (likely for storage) had been built in the garden of Hope Cottage.



Figure 26: 1913 map (OS). Subject site is outlined in a red dotted line.

- 3.4.3. In 1914, notices appeared in the *Hornsey and Finsbury Park Journal* advertising the sale by auction of Hope Cottage, which was due to take place on 12th November. The site was described as a “*Detached Non-basement, Double-fronted Quaint Old-fashioned COPYHOLD RESIDENCE*”, in “*a splendid position*”, containing “*seven bedrooms, bathroom, four reception-rooms, offices, large garden and garage*”. It appears that the north wing was at that time still used as a garage (i.e. a former coach house), accessed from the lane to the east. It is interesting to note that the basement was not acknowledged, possibly suggesting that the basement was a later addition.
- 3.4.4. It appears that Hope Cottage had been divided into two residential dwellings by 1921, as a Mr Sydney Robert Jones is recorded as living at no. 52A. The 1936 map [Figure 27] shows the former Hope Cottage has having been sub-divided to form no.s 52 and 52A. The glazed outbuilding within the subject site had been removed. It was likely during this period that the north wing acquired its chimney breast to the east elevation. (The hatch located to the north of the chimney breast at first floor level, may well be original from when the coach house was re-built in the late 19th century [Figure 23] – providing access to the former hayloft.) In the 1936 map, the former house south of the subject site (which had been referred to as “Glastonbury” [Figure 23]) had been demolished, and replaced by the aforementioned “Highcroft”. The street directory for 1930 does not record any occupants at no. 52A. By 1934, however, no. 52 was occupied by a John Richardson, while no. 52A appears as Five Mile Cottage, occupied by a Gillie B. Potter.
- 3.4.5. It appears that the footprint of the building on the subject site had not changed by 1950 [Figure 28]. OS maps dating from the 1960s through to the 1990s suggest that the footprint remained unchanged, as it still is today [Figure 29 & Figure 1]. The local planning authority confirms that they have no records of any past applications in relation to no.s 52A or 52 North Hill.



Figure 27: 1936 map (OS). Subject site is outlined in a red dotted line.



Figure 28: 1950 map (OS). Subject site is outlined in a red dotted line.

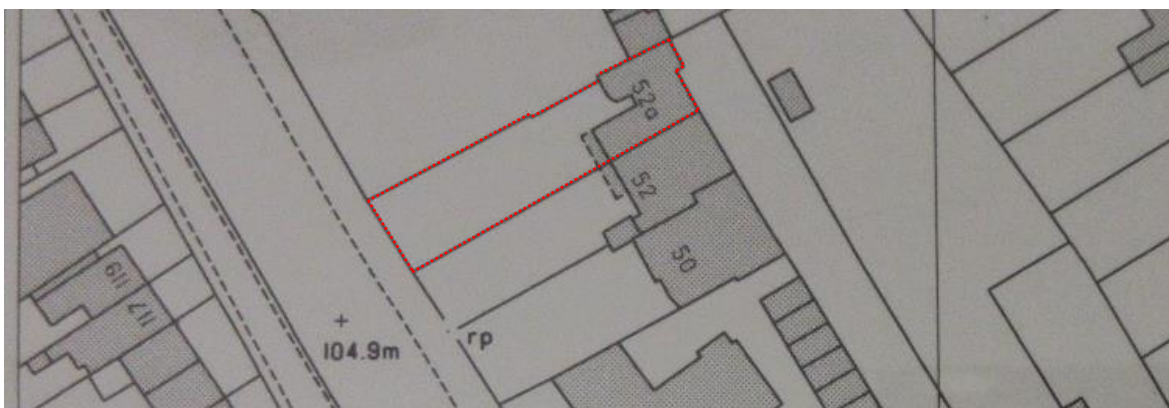


Figure 29: 1995 map (OS). Subject site is outlined in a red dotted line.

4.0. DESCRIPTION OF THE SUBJECT SITE AS EXISTING

4.1. Overview

- 4.1.1. The subject site is one half of a former single residential dwelling – i.e. a detached two to three-storey house with a two-storey side extension (the “north wing”), set back from the street behind a garden. The rear elevation addresses a lane to the east. When the house and garden were divided into two in the 1910s-30s, the north part (i.e. the subject site) was re-numbered no. 52A, whereas the south part retained the street number 52.
- 4.1.2. It is likely that the west elevation of the building which addresses the garden, was historically the front elevation – with its verandah at ground floor level, and jettied bay windows at first floor level. However, it appears that this was always a pedestrian entrance, as the site was (and still is) accessed from North Hill via some steps, and the gate shown on historic OS maps is narrow. Today, the separate entrances to no.s 52A and 52 from North Hill are both for pedestrians. The rear elevation addressing the lane to the east would likely have provided the entrance for coaches and services/servants.
- 4.1.3. The subject site includes a historic two-storey side extension to the north, which has lower ceiling heights than the main house. The national heritage list description [*Appendix 1*] suggests that this north wing was originally built as a stable or a coach house. However, the chimney breast to the east elevation (which is likely historic if not original) would have prevented any direct access to the north wing via the lane, and the (west) entrance to the site from North Hill would have been inaccessible to horses and/or coaches. The large opening to the east elevation of the north wing at first floor level is likely to date from the late 19th century when the coach house was re-built, providing access to the hayloft. The historic built-in ladder in the north wing would have provided internal access to the former hayloft.

4.2. Exterior

- 4.2.1. **West elevation addressing the garden** [*Figure 30 & Figure 31*]: The west elevation of the main house has three storeys, with a chimney stack at the centre of the building (between the subject site and the adjacent site at no. 52). The building is rendered, with modern timber-framed casement windows – including some French windows at ground floor level beneath a verandah, some jettied bay windows at first floor level (with a hipped slated roof), and a pair of casements at second floor level. The house has a shallow pitched, slated roof. The rear verandah extends across the length of no.s 52A and 52, with a swept pitched roof supported by slender timber columns. The verandah is enclosed by some wrought iron balustrading [*Figure 32*]. The north wing adjoins the main house via a single-storey “link” (in which the north staircase is located) with a historic sash window and a steep slated pitched roof. The west elevation of the north wing has the appearance of comprising a single storey with a shallow hipped slated roof. This illusion is created due to the fact the ceiling heights of the north wing are lower than those of the main house, the ceiling of the second floor extends into the roof, and the west elevation at second floor level includes both a wall and a slated west hip. The fenestration of the west elevation of the north wing is modern, including a small timber-framed casement, a pair of French doors (with multi-panes and fanlights), and a rooflight. The north

wing is rendered, and it has a curved corner. Its building line is set back from that of the main house, and the single-storey “link” is set even further back.

- 4.2.2. **East elevation addressing the lane** [Figure 33 & Figure 12]: The east elevation of the main house has two storeys, with a roof terrace. Whereas there is a boundary wall dividing the west elevations of no.s 52A and 52, the east elevations of the two houses are simultaneously visible from the lane. The elevational treatment of the two houses differs slightly – with no. 52 retaining its untreated London Stock brickwork, and no. 52A (i.e. the subject site) with painted brickwork. The east elevation is pared back in form, as would be expected for a rear elevation – although its eight-over-12 and eight-over-eight sash windows have been designed to elevate the appearance of the east elevation so that it appears more architecturally “polite”. These windows are modern replacements. The east elevation of the north wing has a building line which extends further than that of the main house. Its external chimney breast (with a tall chimney stack) provides fireplaces for both floors, with clay-tiled (and painted) caps above the fireplaces. There are modern casements window either side of the chimney breast at ground floor level. At second floor level there is an opening which has the size of a door, and it mostly comprises timber – with a glazed upper panel. This large opening is likely to have formerly provided access to the hayloft in the 19th century.
- 4.2.3. **Garden and boundary treatment addressing North Hill** [Figure 5, Figure 30, Figure 32 & Figure 34]: The garden to the west of the house comprises a central lawn with a path running down the middle, and trees and planting around the edges. There is also a stone paved terrace immediately adjacent to the house. The boundary treatment addressing North Hill comprises a light red brickwork patched with yellow London Stock bricks (in stretcher bond) with brick coping, and the base is rendered in cement. There are rendered piers with stone caps either side of a modern replacement metal gate which provides access to no.s 52A and 52 separately.
- 4.2.4. **Roof terrace** [Figure 35, Figure 80 & Figure 83]: The roof terrace to the east (at second floor level) is accessed via some modern timber-framed French windows from one of the bedrooms. It comprises modern timber decking, and very pared back modern metal railings.



Figure 30: West elevation of house, and garden. (Source: Stonebridge & Co. estate agents.)



Figure 31: West elevation of north wing. (Source: Stonebridge & Co.)



Figure 32: Westward view of garden, from the paved terrace adjacent to the house. (Source: Stonebridge & Co.)



Figure 33: East elevation of house at no. 52A, addressing the lane. (Source: Stonebridge & Co.)



Figure 34: Gate to no.s 52A and 52 North Hill, and front boundary treatment of no. 52.



Figure 35: Roof terrace (accessed from second floor bedroom – i.e. S2 in Figure 36). (Source: Stonebridge & Co.)

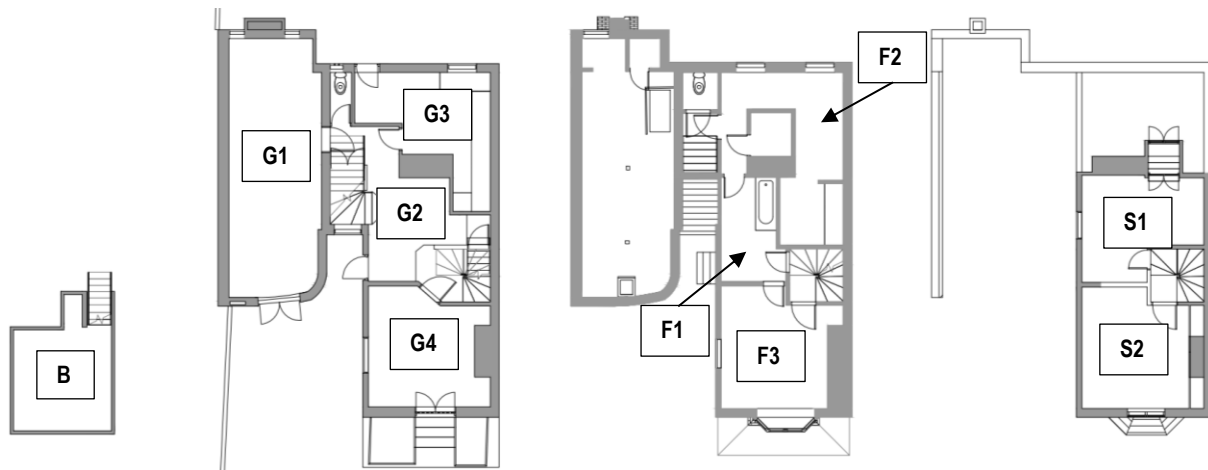


Figure 36: Existing floor plans, with north pointing to the left. (See also Appendix 2.) B = utility room; G1 = sitting room; G2 = hallway; G3 = kitchen; G4 = dining room; F1 = Bathroom/corridor; F2 = bedroom; F3 = bedroom; S1 = bedroom; S2 = bedroom.

4.3. Interior – north wing

- 4.3.1. It is likely that the north wing to the house historically provided a coach house and later a garage, before being converted into a workshop of some kind in c.1914-1920s. As existing, it provides a sitting room at ground floor level [G1 in Figure 36, Figure 49 & Figure 50], with an additional room at first floor level [Figure 51].
- 4.3.2. The existing interior of the north wing has an entirely modern appearance and character, with modern plastered walls and downlighting, modern flooring, a modern fire surround, and modern fenestration. The only internal historic aspect of the north wing which has been retained, is the built-in ladder which once provided access from the ground floor to the first floor.

4.4. Interior – main house

- 4.4.1. In the 18th and 19th centuries, houses were typically structured in a hierarchical manner. The service rooms (i.e. kitchen, scullery and storage rooms such as the pantry, larder and coal store) were sometimes located at basement level and/or to the rear of the house at ground floor level. The principal rooms (i.e. the drawing room, dining room, library, etc.) tended to be at ground floor level and possibly also at first floor level towards the front of the house. The bedrooms would have been in the upper floors with the status decreasing as the storeys ascended. Therefore, in a three-storey house, the principal bedrooms would commonly be at first floor level, and the children and/or servants at second floor level.
- 4.4.2. The historic planform of the subject site is barely legible (if at all), save for the fact the chimney breasts remain. It is difficult to gain an appreciation of the original planform of the house at no. 52A by visual observation, and there is no documentary evidence of the original planform. Furthermore, it has not been possible to inspect the interior of the adjacent house at no. 52.
- 4.4.3. Most of the original architectural features within the main house have been lost (such as fire surrounds, cornicing and skirting, etc.) and modern interventions such as downlighting have further eroded the house's historic character. The fact that there are two staircases so close to one another is perplexing. The north

staircase is located within the “link” between the north wing and the main house, and it provides access between the ground and first floor [Figure 53, Figure 57 & Figure 58]. The south staircase provides access between the ground, first and second floors [Figure 54]. There is a historic sash window by the north staircase at ground floor level [Figure 59]. The south staircase has balustrading at second floor which appears to be historic [Figure 56], and there is panelling to the wall at first floor which may be original [Figure 56].

4.4.4. **Ground floor:** The main house may either be accessed from the garden via the west-facing modern French doors to the dining room, or via the north-facing side entrance from the main hallway (located adjacent to the staircase which is within the “link” between the main house and the north wing). The entrance from the lane to the east is located within the existing kitchen, which has an approximate L-shape. There are very few remaining historic architectural features at ground floor level. These include the following:

- Kitchen [G3 in Figure 36]: Front door [Figure 61]; built-in cupboards [Figure 61].
- Dining room [G4 in Figure 36]: Sash window with sliding shutter [Figure 65]; chimney breast; door [Figure 66].
- Hall [G2 in Figure 36]: Sash window with panelling beneath it [Figure 59]; door to basement [Figure 84]; side door (albeit much altered) [Figure 52 & Figure 60].

4.4.5. **First floor:** It appears that the only remaining aspect of the original planform at first floor level is the front room (to the west), with its chimney breast. It is likely that there was originally a room to the rear (to the west), served by the centrally located chimney breast. Both rooms may have been accessed via the central room in which the staircase was located (and the front room would only have had a single door opening rather than two as existing). Today, there is a wall running east-west across the central space, creating a corridor/bathroom to the north, and with the staircase (i.e. south staircase) to the south along with some space which has been added to the rear room. It is unclear why a new room has been created adjacent to the chimney breast which likely originally served the rear room. The north staircase leads to the rear room. There are very few remaining historic architectural features at first floor level. These include the following:

- Front bedroom [F3 in Figure 36]: Chimney breast; sash window [Figure 70].
- South stairwell: Wall panelling [Figure 55].

4.4.6. **Second floor:** Accessed via the south staircase, the second floor currently comprises two rooms – one to the front (west), and one to the rear (east). Originally, it is likely that the front room was accessed from a central landing space, and the rear room would likely have been smaller, with a rectangular shape (instead of L-shaped). There is a roof terrace accessed from the rear room. There are few remaining historic architectural features at second floor level. These include:

- Front bedroom [S2 in Figure 36]: Door [Figure 75]; chimney breast.
- South stairwell: Balustrading [Figure 56].
- Rear bedroom [S1 in Figure 36]: Sash window [Figure 81]; door [Figure 82].

4.4.7. **Basement** [Figure 85]: The statement in the sale particulars of the house in 1914 erroneously stated that there was no basement. The basement is located directly beneath the existing dining room on the west side of the building adjacent to the garden. The basement may have been the location of the original

kitchen, in which case the iron range would have been located within the chimney breast. However, this is mere conjecture – especially given that one half of the original house (i.e. no. 52) has not been inspected. The door leading to the basement at ground floor level appears to be historic (although the bottom part has been shaved off [Figure 84]). Otherwise, the only remaining historic architectural feature at basement level is the chimney breast.

5.0. THE SIGNIFICANCE OF THE SUBJECT SITE

- 5.1. The aim of a Significance Assessment is, in the terms required by Paragraphs 200-201 of the NPPF, “to describe the significance of any heritage assets affected, including any contribution made by their setting”. In the context of a historic building which has been the subject of a series of alterations throughout its lifetime, it is also a useful tool for determining which of its constituent parts holds a particular value and to what extent. *Good Practice Advice in Planning Note 2* (March 2015) states that understanding the nature of significance is important for understanding the need for and best means of conservation. Understanding the extent of that significance leads to a better understanding of how adaptable a heritage asset may be. Understanding the level of significance provides the essential guide as to how policies should be applied.
- 5.2. This descriptive appraisal will evaluate the building against listed selection criteria of the DCMS’s *Principles of Selection for Listing Buildings* (2018). Historic England’s criteria outlined in *Statements of Heritage Significance: Analysing Significance in Heritage Assets* (Oct 2019), which partially overlap with the Statutory Criteria, have also been considered and encompass the following values:
 - **Archaeological Interest** – relating to evidence of past human activity worthy of expert investigation;
 - **Architectural and Artistic Interest** – relating to the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture;
 - **Historic Interest** – relating to past lives and events which are illustrated or associated with the heritage asset in question. Heritage assets with historic interest not only provide a material record of our nation’s history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.
- 5.3. Although not officially considered to be one of the four principal values, **setting** is increasingly viewed as an important value that makes an important contribution to the significance of a heritage asset. This assessment of the contribution to significance made by setting should provide the baseline along with the established values used for assessing the effects of any proposed works on significance.

The level of significance for each value and the setting will be assessed using the following grading:

- **High** – values of *exceptional or considerable* interest;

- **Medium** – values of *some* interest;
- **Low** – values of *limited* interest.

5.4. This significance appraisal will assess the heritage significance of the subject site at no. 52A North Hill, rather than the collective heritage significance of the Grade II listed no.s 50-54 and 52A North Hill.

5.5. **Archaeological Interest**

The subject site is located within 1km away from the boundaries of four Archaeological Priority Areas (“APA”s). Two of these are Tier 1 APAs, which means that they are defined areas known, or strongly suspected, to contain a heritage asset of national significance, or is otherwise of very high archaeological sensitivity. Tier 2 APAs are areas in which the Greater London Historic Environment Record (“GLHER”) holds specific evidence indicating the presence or likely presence of heritage assets of archaeological interest. Tier 3 APAs are landscape-scale zones within which the GLHER holds evidence indicating the potential for heritage assets of archaeological interest.

The subject site is located approximately 100 metres north of the Highgate APA (Tier 3), which is designated for its potential for Roman, Medieval, Post Medieval and Modern archaeology. It is located approx. 260 metres west/south-west of the Highgate Wood and Queen’s Wood APA (Tier 2), which is designated for its potential for Roman, Medieval and Post Medieval archaeology. It is located approx. 560 metres south-west of the Highgate Wood Roman Pottery Production Site APA (Tier 1), designated for its potential for Roman archaeology, and 1km east of the Bishop’s Lodge, Highgate APA (Tier 1), designated for its potential for Medieval archaeology. As the subject site is located outside an APA, it is recognised by the GLHER as being located in a Tier 4 area.

During the Neolithic era, the subject site is likely to have been in a strategically advantageous location, being located on a relatively high plain. There is clear evidence of Roman activity within close proximity of the subject site, including a pottery site – although there appears to have been no actual Roman settlement in Highgate. It is probable that the subject site remained heavily wooded until the Medieval period, when a road was built in the location of today’s North Hill. The subject site was cleared for agricultural use in the Medieval (1066-1539) or the Post-Medieval (1540-1749) period, and it was developed in the Modern (1751-1900) era. Cartological evidence indicates that there is likely to have been previously been a different building on the subject site which was demolished to make way for the existing building, which was built in the early to mid-19th century. The subject site has continued to comprise a residential dwelling with a garden, although the former single dwelling was divided into two in the early 20th century – forming the subject site and the adjacent site to the south.

To conclude, there may be some potential for Prehistoric, Roman, Medieval, Post-Medieval and/or Modern archaeology (and no potential for Early Medieval archaeology). This archaeology would most likely be confined to Medieval/Post-Medieval agricultural soil, Medieval/Post-Medieval road-side deposits, Modern remnants of previous buildings, Modern horticultural soil and/or Modern domestic find-spots – all of local interest.

The Archaeological Interest is likely medium.

5.6. Architectural and Artistic Interest

It is considered that the subject site principally derives its architectural/artistic interest from its group value with no.s 50-54 (even) North Hill, from its intact historic footprint and siting, and from its relatively intact external elevations. However, some of the building's modern fenestration detracts somewhat from the subject site's architectural interest, as does the use of modern felt in the verandah roof. The original planform of the house is barely legible (if at all), and there are few remaining historic architectural features. The remaining historic architectural features include chimney breasts (but no original fireplaces), some windows and doors, some built-in joinery in the existing kitchen, and the built-in ladder in the north wing. Otherwise, the interior of the building has a rather modern character, with modern plaster finishes and downlighting.

The architectural/artistic interest of the subject site would be low, had it not been for its group value with no.s 50-54 (even) North Hill.

The Architectural and Artistic Interest is low.

5.7. Historic Interest

It is considered that the subject site principally derives its historic interest from its group value with no.s 50-54 (even) North Hill, from its intact historic footprint and siting (i.e. set back from the street behind a garden), and from its external elevations. However, the existing houses at no.s 52A and 52 are unlikely to represent the first phase of development along North Hill, as cartological evidence (from 1815 [Figure 18]) appears to show an earlier building within the subject site. Some of the building's modern fenestration detracts somewhat from the subject site's architectural interest, as does the use of modern felt in the verandah roof. The original planform of the house is barely legible (if at all), and there are few remaining historic architectural features. The remaining historic architectural features include chimney breasts (but no original fireplaces), some windows and doors, some built-in joinery in the existing kitchen, and the built-in ladder in the north wing. Otherwise, the interior of the building has a rather modern character, with modern plaster finishes and downlighting. There are some aspects of the building which are rather perplexing, such as the two staircases which are located close to one another. There are no known figures or events associated with the subject site which are of any local, regional or national importance.

The Historic Interest is medium to low.

5.8. Setting

The subject site is located within the Highgate Conservation Area in LB Haringey, within the settings of some statutorily and locally listed buildings. The immediate setting of the subject site is dominated by the fast-paced nature of the traffic along North Hill, which is a wide road with two different ground levels. (The west side has a higher ground level than the east side, and here is a retaining wall in modern brickwork and modern railings.) The setting is also defined by the eclectic mixture of 19th and 20th century residential buildings (including blocks of flats, terraces, semi-detached houses, and detached houses), by the trees and planting within front gardens, and by the mature trees on the pavement. Due to the fact the rear (east)

elevation of the subject site addresses a lane, its setting is also partially characterised by the quiet, discreet nature of that lane, together with the relatively pared back rear elevations of buildings along it.

The Setting value is medium.

5.9. Summary of Significance

The subject site derives most of its heritage significance from its medium archaeological interest, its historic setting, and its group value with no.s 50-54 (even) North Hill. No.s 50-54 and 52A were built in the 19th century in a set-back location from the road, which may well be a legacy of ancient legislation dating back to the 13th century. The siting of the subject site, therefore, is intrinsically linked with the history of the local area. However, the existing houses at no.s 52A and 52 are unlikely to represent the first phase of development along North Hill, as cartological evidence (from 1815 [Figure 18]) appears to show an earlier building within the subject site. Some of the building's modern fenestration detracts from the subject site's architectural interest, as does the use of modern felt in the verandah roof. The original planform of the house is barely legible, and the interior has lost its historic character along with most of its historic architectural features. Therefore, very little architectural or historic interest may be derived from the interior of the house on the subject site.

6.0. IMPACT ASSESSMENT

- 6.1. The description of the proposal is accompanied by a series of drawings, as proposed, prepared by ME Architects, which can be found within the application bundle. The proposals involve some internal alterations, like-for-like replacements of modern windows, thermal upgrading of historic windows, and an alteration to the modern brickwork comprising the garden path.
- 6.2. The proposals may have an impact on:
 - The heritage significance of the subject site individually;
 - The heritage significance and settings of the Grade II listed houses at no.s 50-54 and 52A collectively;
 - The character and appearance of the Highgate Conservation Area; and
 - The settings of other nearby Grade II listed and locally listed buildings.
- 6.3. For the purposes of assessing the likely impact to result from the proposals and the subsequent impact on heritage assets, established criteria have been employed. If the proposed scheme will enhance heritage values or the ability to appreciate them, then the impact on heritage significance within the view will be deemed **positive**; however, if it fails to sustain heritage values or impair their appreciation then the impact will be deemed **negative**. If the proposals preserve the heritage values then the impact will be deemed **neutral**.

- 6.4. Within the three categories there are four different levels that can be given to identify the intensity of impact:
- **"negligible"** – impacts considered to cause no material change.
 - **"minimal"** - impacts considered to make a small difference to one's ability to understand and appreciate the heritage value of an asset. A minor impact may also be defined as involving receptors of low sensitivity exposed to intrusion, obstruction or change of low to medium magnitudes for short periods of time.
 - **"moderate"** - impacts considered to make an appreciable difference to the ability to understand or appreciate the heritage value of an asset.
 - **"substantial"** - impacts considered to cause a fundamental change in the appreciation of the resource.

6.5. Written pre-application advice (Dec 2023)

- 6.5.1. A pre-application meeting took place via video-link on 29th November 2023. The discussions which took place were a little inhibited (a) by the fact the local planning authority ("LPA") had not yet had the opportunity to visit the site; and (b) because investigative opening up works had not yet been carried out (as the applicants' purchase of the property freehold was yet to be completed).
- 6.5.2. The proposed scheme presented at pre-application (which has been superseded by the current scheme) involved some internal alterations, and an alteration to the modern brickwork comprising the garden path. The current proposed scheme is similar to the previous scheme, only some alterations have been made in accordance with the LPA's written pre-application advice. In addition, the proposals now involve the replacement of some of the modern windows.
- 6.5.3. **Damp proofing:** The LPA requested a Condition Survey (including an assessment of any water ingress and damp), a Schedule of Works and a Methodology Statement. This request is being met.
- 6.5.4. **North Wing:** The LPA commented that in principle, there was no objection to the removal of the modern floor. However, it emphasised that *"it is unclear whether or not any of the historic hayloft structure or other features are concealed in the modern floor build up"* – and *"if any historic floor remains then this should be retained"*. Similarly, the removal of the posts would only be supported if they are modern, and if they are not structurally important. In accordance with the LPA's advice, investigative work will be carried out in regard to the age and structural importance of any fabric being removed. Finally, the LPA stated that the historic built-in ladder should remain a visible feature of the room. Accordingly, some opening up works have been carried out, the outcome of which will be outlined in the Design and Access Statement, together with a Schedule of Works and Methodology Statement. The proposed layout of the kitchen has also been altered, so that the historic ladder remains visible.
- 6.5.5. **Planform:** The LPA requested that further investigation work is carried out on the *"age and significance of the walls proposed to be demolished"* in order to verify that they are modern partition walls. Opening up works have since been carried out (as detailed in the Design & Access Statement), and the only walls to be removed would indeed be modern. Therefore, there would be no loss of historic fabric or planform.
- 6.5.6. **Ceiling at second floor level:** The LPA approved the removal of the modern plasterboard beneath the original ceiling at second floor level in principle – although it stated, *"if the retained partitions do not align with the ceiling above then information on the proposed solution for this will be required"*. Accordingly, some opening up works have been carried out, and it has been confirmed the outcome of which will be

outlined in the Design and Access Statement. A Schedule of Works and Methodology Statement may be provided on request.

- 6.5.7. **Servicing:** The LPA requested that existing service routes for water and waste are re-used – and that if there are any new routes, they should be “*appropriately designed to minimise their impact on the building, routing through existing voids and not chasing into, or making holes in historic walls/floor build-ups*”. In addition, “*prominent boxing out should be avoided*” and external vents for bathrooms (which are not serviced by windows) “*should be as small as possible and discreetly located, in soffits or other more concealed positions*”. This advice has been heeded, as detailed in the Design and Access Statement.
- 6.5.8. **Additional proposals:** The possibility of replacing some of the modern windows was informally raised at the pre-application meeting. The written advice stated the following as “general guidance”:

Any historic windows should be retained. Replacement double glazed units are only likely to be acceptable if they are slim-line units. These should only replace modern windows, where located to avoid immediate disparities with retained historic windows (i.e. not in the same style & adjacent to a historic window). The same frame detailing and thickness, including glazing bars should generally be retained. Plant-on glazing bars are not acceptable.

The amended proposed scheme involves the replacement of the modern windows like-for like, and the thermal upgrading of the four historic sash windows. A Schedule of Works and Methodology Statement may be provided on request.

- 6.5.9. **Repair-work to boundary wall:** The LPA requested a condition survey in order to “*justify/ demonstrate the need for the works*”, as well as an impact assessment by a structural engineer, and a tree impact assessment by an arboriculturalist. This aspect of the proposed scheme has since been omitted.

6.6. Planform

- 6.6.1. The historic planform of the subject site is barely legible (if at all), save for the fact the chimney breasts appear to remain intact. It is likely that originally, each floor of the main house had rooms to the front (west) and rooms to the rear (east), both accessed from the central landing area. The historic planform has been eroded by the rather odd re-positioning of partition walls, forming L-shaped rooms as well as creating rooms which serve the dual purpose of being corridors to other rooms. Although the chimney breasts have been retained, some of them have been hidden.
- 6.6.2. **North wing:** The proposed scheme would retain the “open plan” nature of the north wing at ground floor level, save for the provision of some built-in kitchen furniture which may be easily removable without causing damage to any historic fabric. It is considered that the first floor level of the north wing is less sensitive in heritage terms, given its modern finish and appearance. The proposals involve the partial removal of some of the ceiling of the ground floor (i.e. some of the floor of the first floor), in order to increase the ceiling height of the dining room at ground floor level. In addition, they involve the replacement of the modern attic folding stairs with some fixed stairs. It is considered that the removal of that ceiling/floor together with the proposed provision of new stairs would not make any difference to the extent by which the historic interest of the building may be understood – especially given that the historic built-in ladder

would be retained. The proposed new partition walling at first floor level would comprise glass, thereby creating a degree of legibility between the ground and first floor level.

- 6.6.3. **Ground floor:** The proposed alterations at ground floor level would reinstate the rectangular form of the east room (i.e. the existing kitchen), and they would rationalise the east-facing entrance so that it leads to the hall.
- 6.6.4. **First floor:** The proposed alterations to the first floor would involve the removal of the rather odd wall partitions which hide the central chimney breast, and it would mostly reinstate the former rectangular form of the east room. The modern opening from the staircase into the west room would be blocked and made good, thereby enhancing the extent by which the historic planform may be appreciated.
- 6.6.5. **Second floor:** It is considered that the second floor is less sensitive in heritage terms, as it would have originally have provided lower status bedrooms (for servants and/or children). The proposed removal of the built-in joinery would enhance the historic and architectural interests of the room, as the historic chimney breast would become more legible, and it would partially reinstate the original size of the west room. In addition, the modern ceiling would be removed, in order to expose the historic ceiling beneath – thereby reinstating the original ceiling heights of the rooms at second floor level. The creation of a new anteroom between the east and west rooms would help reinstate the former structure of the central landing area (even though it would not be directly accessed from the staircase).
- 6.6.6. **Basement floor:** It is considered that the basement is less sensitive in heritage terms, given that basements traditionally provided service rooms. The fact the house was described in 1914 as not having a basement, indicates that the basement may in fact have been an addition post-dating 1914. At any rate, it is considered that the proposed provision of partition walls would only have a neutral impact on the heritage significance of the subject site. Furthermore, the proposed partition work would comprise studwork, which may be reversible. The historic chimney breast would be retained.
- 6.6.7. It is considered that this aspect of the proposal would have a **minimal and neutral to positive impact** on the heritage significance of the subject site individually, a **minimal to negligible and neutral to positive impact** on the heritage significance of the Grade II listed houses at no.s 50-54 and 52A collectively, **no impact** on the character and appearance of the Highgate Conservation Area, **no impact** on the settings of the Grade II listed houses at no.s 50-54 and 52A collectively, and **no impact** on the settings of other nearby heritage assets.

6.7. Historic fabric

- 6.7.1. Due to the fact the original planform of the building is no longer legible, it is not possible to confirm which of the internal brick walls are modern and which are historic/original. However, most of the partition walling being removed by the proposed scheme does not comprise brickwork, but modern studwork.
- 6.7.2. The partial removal of the ceiling of the north wing at ground floor level (i.e. the floor at first floor level) would only involve the removal of modern fabric. The removal of the modern boxing around the ceiling beams would expose the historic timbers beneath, thereby facilitating a better understanding of the architectural and historic interests of the building.

- 6.7.3. It is considered that this aspect of the proposal would have a **minimal and neutral impact** on the heritage significance of the subject site individually, a **minimal to negligible and neutral impact** on the heritage significance of the Grade II listed houses at no.s 50-54 and 52A collectively. It would have **no impact** on the character and appearance of the Highgate Conservation Area, **no impact** on the settings of the Grade II listed houses at no.s 50-54 and 52A collectively, and **no impact** on the settings of other nearby heritage assets.

6.8. Architectural features and detailing

- 6.8.1. The proposed scheme would not involve the loss of any existing historic architectural features. Most of the original architectural features within the house, however, have already been lost (such as fire surrounds, cornicing and skirting, etc.) and modern interventions such as downlighting have further eroded the houses' historic character.
- 6.8.2. The proposed scheme is yet to be finalised in terms of its architectural detailing, but it will likely include the reinstatement of some historically correct cornicing and skirting, and the reinstatement of historically correct fireplaces (i.e. possibly one to the east bedroom at first floor level which is of an appropriate status for a bedroom, and possibly a lower status one to the west bedroom at second floor level). The proposals will involve the use of traditional materials and building methods. In addition, the existing downlighting will be removed from the principal rooms, and central pendants provided.
- 6.8.3. It is considered that this aspect of the proposal would have a **minimal and positive impact** on the heritage significance of the subject site individually, **negligible to minimal and positive impact** on the heritage significance of the Grade II listed houses at no.s 50-54 and 52A collectively, **no impact** on the character and appearance of the Highgate Conservation Area, **no impact** on the settings of the Grade II listed houses at no.s 50-54 and 52A collectively, and **no impact** on the settings of other nearby heritage assets.

6.9. Window upgrading and replacement

- 6.9.1. Four historic sash windows have been identified within the house, as follows:
- West window to the dining room [Figure 65];
 - South window to the hall (at the foot of the stairs) [Figure 59];
 - West window to the south bedroom at first floor level [Figure 70];
 - West window to the north bedroom at second floor level [Figure 81].
- 6.9.2. The historic windows would be upgraded in order to improve their thermal performance, using a draft-proofing system of brushes set into the sashes. Further information may be provided within a Schedule of Works and Methodology Statement.
- 6.9.3. All the modern windows would be replaced like-for-like, with new timber-framed windows which are more thermal efficient. Although the (south-facing) modern casement windows addressing the rear garden are historically incorrect, they match those of the neighbouring house at no. 52. These windows would be replaced like-for-like in order to sustain the shared identity which no. 52A has with no. 52. Although the

(north-facing) eight-over-eight sash windows addressing the lane are over-sized and a little incongruous, it would be pragmatic to replace them like-for-like.

- 6.9.4. It is considered that this aspect of the proposal would have a **minimal and neutral impact** on the heritage significance of the subject site individually nor on the heritage significance of the Grade II listed houses at no.s 50-54 and 52A collectively. It would have **no impact** on the character and appearance of the Highgate Conservation Area, nor on the settings of other nearby heritage assets.

6.10. Garden

- 6.10.1. The proposals involve the lowering of the modern brickwork enclosing the modern path, so that it is level with the path and the lawn [Figure 32].
- 6.10.2. It is considered that this aspect of the proposal would have **no impact** on the heritage significance of the subject site individually nor on the heritage significance of the Grade II listed houses at no.s 50-54 and 52A collectively. It would similarly have **no impact** on the character and appearance of the Highgate Conservation Area, nor on the settings of other nearby heritage assets.

6.11. Repair-work

- 6.11.1. Repair-work does not usually need Listed Building Consent, as it is expected for the necessary maintenance of the listed building. The proposed repair-work would therefore have **no impact** on the heritage significance of the subject site individually, nor on that of the Grade II listed houses at no.s 50-54 and 52A collectively.
- 6.11.2. The proposed damp and rot treatment would be carried out in accordance with a Condition Survey and Methodology Statement drafted by an architect and/or a damp and rot specialist.

6.12. Guidance

- 6.12.1. The impact of the proposals on the heritage significance of the subject site individually, the heritage significance and setting of the Grade II listed no.s 50-54 and 52A collectively, the character and appearance of the Conservation Area, and the settings of other nearby heritage assets has been assessed by this Heritage Statement, which will be submitted with the full application) in accordance with the following guidance. This guidance also informed the design of the proposed scheme.
- 6.12.2. **Good Practice Advice in Planning Note 3, Historic England (2017)** [Appendix 4] which provides guidance on the assessment of the setting of heritage assets. (See Chapter 2 of this Heritage Statement.)
- 6.12.3. **National Design Guide, Ministry of Housing, Communities and Local Government (2019)** [Appendix 5]: This sets out ten characteristics, which include the following:

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

6.12.4. ***Building in Context Toolkit, English Heritage and CABE (now the Design Council) (2001)*** [Appendix 6]: This was formulated to encourage a high standard of design for development taking place in historically sensitive contexts. The founding and enduring principle is that all successful design solutions depend on allowing time for a thorough site analysis and character appraisal to fully understand context. The application of the principles of good design is considered to reduce or remove potential harm and provide enhancement. It is considered that the proposals have taken full account of the Toolkit's eight principles, as follows:

- ***Principle 1: A successful project will start with an assessment of the value of retaining what is there.*** The proposed scheme would retain all aspects of the subject site which are considered to contribute positively to the heritage significance of the subject site. The subject site derives most of its heritage significance from its medium archaeological interest, its historic setting, and its group value with nos 50-54 (even) North Hill. The proposals would retain the external appearance of the subject site, and there would be no archaeological impact. The historic planform of the house is barely legible, save for the fact the chimney breasts appear to remain intact. The proposed scheme would retain any aspects of the existing planform which are considered to contribute positively to the extent by which the architectural and historic interests of the subject site may be understood and appreciated. The proposed removal of the rather incongruously located modern wall partitions would help reinstate the rectangular form of the rooms to the east and west, accessed from the central hall/landing. The proposed scheme would involve minimal loss of historic fabric (i.e. the only fabric being removed being some brickwork), and there would be no loss of any architectural features.
- ***Principle 2: A successful project will relate to the geography and history of the place and lie of the land.*** The history of the local area and of the subject site itself has been assessed by Chapter 3 of this report. The proposals have thus been informed by an understanding of the history, character and identity of the subject site, the streetscape, and the surrounding area.
- ***Principle 3: A successful project will be informed by its own significance so that its character and identity will be appropriate to its use and context.*** The heritage significance of the subject site has been assessed by Chapter 5 of this report, and its heritage context by Chapter 2. The proposals have thus been informed by an understanding of the heritage significance of the subject site; the character and appearance of the Conservation Area and the contribution which the subject site makes to it; and the contribution which the subject site makes to the settings of any other nearby heritage assets.
- ***Principles 4 & 6: A successful project will sit happily in the pattern of existing development and the routes through and around it. A successful project will respect the scale of neighbouring buildings.*** The proposed scheme would retain the external appearance of the subject site, and its relationship with the surrounding environment. There would be no visual impact on the character

of the CA, nor on the settings of any other nearby heritage assets.

- **Principles 5 & 8: A successful project will respect important views. A successful project will create new views and juxtapositions which add to the variety and texture of the setting.** The proposed scheme would retain the external appearance of the subject site, and any local views. There would be no visual impact on the character of the CA, nor on the settings of any other nearby heritage assets.
- **Principle 7: A successful project will use materials and building methods which are as high quality as those used in existing buildings.** The proposals would use high quality traditional materials and building methods, thereby sustaining and enhancing the architectural and historic interests of the subject site.

- 6.13. The proposed scheme would not cause any harm to any heritage assets, nor to the settings of any historic assets. Overall, it is considered that the proposals would have a **minimal and positive impact** on the heritage significance of the subject site individually, **negligible to minimal and positive impact** on the heritage significance of the Grade II listed houses at no.s 50-54 and 52A collectively, **no impact** on the character and appearance of the Highgate Conservation Area, **no impact** on the settings of the Grade II listed houses at no.s 50-54 and 52A collectively, and **no impact** on the settings of other nearby heritage assets.

7.0. POLICY COMPLIANCE AND JUSTIFICATION STATEMENT

7.1. Haringey's Local Plan Strategic Policies (2013)

- 7.1.1. Haringey Council are currently preparing a new Local Plan, but until it is implemented, the Local Plan 2013-2026 remains in force. The current Local Plan “sets out a vision and key policies for the future development of the borough up to 2026”.

7.1.2. Policy SP11 deals with design:

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

- *Be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity;*
- *Ensure impacts on health, climate change, natural resources and biodiversity are minimised by adopting and improving sustainable design and construction techniques;*
- *Promote high quality landscaping on and off site, including improvements to existing streets and public spaces;*
- *Seek the highest standards of access in all buildings and places; and*
- *Ensure buildings are designed to be flexible and adaptable – and able to integrate services and functions.*

The proposed scheme has been informed by a good understanding of the local context and character of the subject site, and Haringey's sense of place and identity. It would use high quality traditional materials and building methods, thereby sustaining and enhancing the architectural and historic interests of the

subject site. There would be no visual impact on the surrounding area – and thus no impact on the character and appearance of the CA, nor on the settings of any other heritage assets.

7.1.3. Policy SP12 deals with conservation:

- *The Council shall ensure the conservation of the historic significance of Haringey's heritage assets, their setting, and the wider historic environment. The borough's heritage assets include Statutory Listed Buildings, Conservation Areas, Registered Parks and Gardens, Archaeological Priority Areas, and other locally important heritage assets such as Locally Listed Buildings, Local Historic Green Spaces and Sites of Industrial Heritage Interest. Where archaeological excavation is required, findings should be published, disseminated, and used as the basis for archaeological interpretation on site.*
- *The Historic Environment should be used as the basis for heritage-led regeneration and as the basis for good design and positive change. Where possible, development should help increase accessibility to the historic environment. 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.*

The proposed scheme has been heritage-led – informed by a good understanding of the history and heritage context of the subject site and the surrounding area. The architectural and historic interests of the subject site would be sustained and enhanced. There would be no visual impact on the surrounding area – and thus no impact on the character and appearance of the CA, nor on the settings of any other heritage assets.

7.2. Haringey's Development Management DPD (2017)

7.2.1. The Development Management Development Plan Document gives effect to Haringey's spatial strategy and the key objectives of the Strategic Policies Local Plan by supporting proposals that contribute to the delivery of sustainable development in accordance with the strategy, and providing a clear framework for resisting development that would be at odds with the Local Plan.

7.2.2. Policy DM1 deals with delivering high quality design:

B Development proposals should relate positively to their locality, having regard to:

- *a Building heights;*
- *b Form, scale & massing prevailing around the site;*
- *c Urban grain, and the framework of routes and spaces connecting locally and more widely;*
- *d Maintaining a sense of enclosure and, where appropriate, following existing building lines;*
- *e Rhythm of any neighbouring or local regular plot and building widths;*
- *f Active, lively frontages to the public realm; and*
- *g Distinctive local architectural styles, detailing and materials.*

The proposed scheme would involve the use of good quality, traditional materials. It would have no external visual impact on the surrounding local area, with no impact on the character and appearance of the CA, nor on the settings of any nearby statutorily and locally listed buildings.

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

A Development that conserves and enhances the significance of a heritage asset and its setting will be supported.

B Proposals affecting a designated or non-designated heritage asset and its setting will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance. Applicants are required to submit with their

planning application a statement describing the significance of the heritage asset(s) concerned, including any contribution made by its setting, along with an assessment and justification of the impact of the new development on the asset and its setting.

The proposed scheme has been informed by a good understanding of the history and heritage context of the subject site and the surrounding area. The architectural and historic interests of the subject site would be sustained and enhanced. There would be no visual impact on the surrounding area – and thus no impact on the character and appearance of the CA, nor on the settings of any other heritage assets.

7.3. Highgate Neighbourhood Plan (2017)

- 7.3.1. The Highgate Neighbourhood Plan is a collaborative document which unites the parts of Highgate in LB Haringey with those in LB Camden. Core Objective 5 relates to development and heritage. It is “*to preserve and enhance Highgate’s unique character*”.

The proposed scheme has been informed by a good understanding of the history and heritage context of the subject site and the surrounding area. There would be no visual impact on the surrounding area, and thus Highgate’s unique character would be preserved.

7.4. London Plan (2021)

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

- 7.4.2. **Policy HC1** deals with heritage conservation and growth:

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

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

C *Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets’ significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.*

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

Chapter 2 of this Heritage Statement assesses the heritage context of the subject site, including the character and appearance of the CA and the settings of other nearby heritage assets. Chapter 5 assesses the heritage significance of the subject site. Chapter 6 evaluates the likely impact which the proposals are likely to have – concluding that they would have a minimal and positive impact on the heritage significance of the subject site individually, and negligible to minimal and positive impact on the heritage significance of the Grade II listed houses at no.s 50-54 and 52A collectively. There would be no impact on the character and appearance of the Highgate Conservation Area, the settings of the Grade II listed houses at no.s 50-54 and 52A collectively, or the settings of other nearby heritage assets.

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

D Development proposals should:

Form and Layout

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

Quality and character

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

The proposed scheme has been informed by a good understanding of the special and valued characteristics that are unique to the locality. It would involve the use of traditional, attractive and robust materials, and appropriate traditional construction methods, sustaining and enhancing the architectural and historic interests of the subject site. There would be no visual impact on the surrounding area – and thus no impact on the character and appearance of the CA, nor on the settings of any other heritage assets.

7.5. **The National Planning Policy Framework (December 2023)**

- 7.5.1. The revised National Planning Policy Framework (NPPF) was published in December 2023 and provides a full statement of the Government's planning policies.
- 7.5.2. The NPPF contains a presumption in favour of sustainable development sympathetic to the conservation of designated heritage. The government's definition of sustainable development is one that incorporates all the relevant policies of the Framework, including the protection and enhancement of the historic environment.
- 7.5.3. Relevant NPPF Policies are found in Section 12 "Achieving Well-Designed and Beautiful Places" and Section 16 "Conserving and Enhancing the Historic Environment".
- 7.5.4. Paragraph 131 states that "Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities". Section 12 goes on

to outline the core expectations for good design and the importance of engagement between stakeholders relating to design:

Paragraph 135. *Planning policies and decisions should ensure that developments:*

- *a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- *b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- *c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- *d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*

Paragraph 140. *Local planning authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).*

The tenets of these paragraphs support the importance of good design in relation to conserving and enhancing the historic environment in Section 16:

Paragraph 203. *In determining applications, local planning authorities should take account of:*

- *c) the desirability of new development making a positive contribution to local character and distinctiveness.*

The proposed scheme has been informed by a good understanding of the character and appearance of the local area, although there would be no visual impact on the surrounding area. Therefore, it would have no impact on the character and appearance of the CA, nor on the settings of any other heritage assets.

- 7.5.5. Section 16 deals with Conserving and Enhancing the Historic Environment. Paragraph 195 states that heritage assets “*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*”.

Paragraph 206. *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.*

The proposed scheme would retain all aspects of the subject site which are considered to contribute positively to the heritage significance of the subject site. The subject site derives most of its heritage significance from its medium archaeological interest, its historic setting, and its group value with nos 50-54 (even) North Hill. The proposals would retain the external appearance of the subject site, and there would be no archaeological impact. The historic planform of the house is barely legible, save for the fact the chimney breasts appear to remain intact. The proposed scheme would retain any aspects of the existing planform which are considered to contribute positively to the extent by which the architectural and historic interests of the subject site may be understood and appreciated. The proposed removal of the rather incongruously located modern wall partitions would help reinstate the rectangular form of the rooms to the east and west, accessed from the central hall/landing. The proposed scheme would involve minimal

loss of historic fabric (i.e. the only fabric being removed being some brickwork), and there would no loss of any architectural features.

Sub-area 1 of the CA is characterised by the linear layout of the High Street and Highgate Hill, with its “*relatively fine grain pattern of late medieval burgage plots sizes*” as well as the tree-lined North Road and North Hill. It is also characterised by its eclectic range of buildings dating from the 17th to 21st centuries, commonly including terraces, semi-detached houses, and blocks of flats. Other important contributors to the character and appearance of the CA include its hilly nature, and its verdancy. The proposals would have no impact on the character and appearance of the CA, nor on the settings of any other heritage assets, due to the fact they only involve internal alterations (plus an alteration to the modern garden path).

Paragraph 209. *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.*

The proposals would have no impact on the settings of any non-designated heritage assets, due to the fact they only involve internal alterations (plus an alteration to the modern garden path).

7.6. National Planning Guidance (PPG)

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

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

- *Conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in every day use and as yet discovered, undesignated buried remains of archaeological interest. In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time. ...*

The proposed scheme would retain all aspects of the subject site which are considered to contribute positively to the heritage significance of the subject site. It has been designed in an appropriate and sympathetic manner to sustain and enhance an understanding and appreciation of the significance of the listed building. As the proposals do not involve any external alterations (save for the alteration to the modern garden path), there would be no visual impact on the character and appearance of the CA, nor on the settings of any other heritage assets.

7.6.3. **Paragraph: 007 - Reference ID: 18a-007-20190723 – Why is ‘significance’ important in decision-making?**

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

Chapter 2 of this Heritage Statement assesses the heritage context of the subject site, including the character and appearance of the CA and the settings of other nearby heritage assets. Chapter 5 assesses the heritage significance of the subject site. Chapter 6 evaluates the likely impact which the proposals are

likely to have – concluding that they would have a minimal and positive impact on the heritage significance of the subject site individually, and negligible to minimal and positive impact on the heritage significance of the Grade II listed houses at no.s 50-54 and 52A collectively. There would be no impact on the character and appearance of the Highgate Conservation Area, the settings of the Grade II listed houses at no.s 50-54 and 52A collectively, or the settings of other nearby heritage assets.

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

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

Chapter 2 of this Heritage Statement assesses the heritage context of the subject site, including the character and appearance of the CA and the settings of other nearby heritage assets. Chapter 5 assesses the heritage significance of the subject site. Chapter 6 evaluates the likely impact which the proposals are likely to have – concluding that they would have a minimal and positive impact on the heritage significance of the subject site individually, and negligible to minimal and positive impact on the heritage significance of the Grade II listed houses at no.s 50-54 and 52A collectively. There would be no impact on the character and appearance of the Highgate Conservation Area, the settings of the Grade II listed houses at no.s 50-54 and 52A collectively, or the settings of other nearby heritage assets.

8.0. CONCLUSION

- 8.1. The subject site possesses medium archaeological interest, low architectural and artistic interest, and low to medium historic interest. Its setting value is considered to be medium. The proposals would both preserve and enhance these values. They have been designed in an appropriate and sympathetic manner to sustain and enhance an understanding and appreciation of the significance of the listed building. No historic fabric and plan form of significance to the house would be detrimentally affected by the proposals.
- 8.2. The design of the proposed scheme has been guided by Historic England's Planning Note 3 [Appendix 4], the Ministry of Housing, Communities and Local Government's National Design Guide (2019) [Appendix 5] and English Heritage and CABE (Design Council)'s *Building in Context Toolkit* (2001), [Appendix 6]. The proposals have also been informed by a detailed understanding of the heritage significance of the subject site, the character and appearance of the Highgate Conservation Area, and the settings of other heritage assets.
- 8.3. The proposed scheme would not cause any harm to any heritage assets, nor to the settings of any historic assets. Overall, it is considered that the proposals would have a **minimal and positive impact** on the heritage significance of the subject site individually, **negligible to minimal and positive impact** on the heritage significance of the Grade II listed houses at no.s 50-54 and 52A collectively, **no impact** on the character and appearance of the Highgate Conservation Area, **no impact** on the settings of the Grade II

listed houses at no.s 50-54 and 52A collectively, and **no impact** on the settings of other nearby heritage assets.

- 8.4. The applicant has recognised the importance of performing investigations and analysis necessary for the assessment of the effects of the proposed works on the special interest of the surrounding heritage assets. This approach has been beneficial with regard to the process of acknowledging the best practice guidance as outlined in the NPPF and in local policies. It is considered that the information provided in this Heritage Statement is proportionate to the significance of the subject site. It sets out an appropriate level of detail sufficient to understand the potential heritage implications of the proposals in accordance with the proportionate approach advocated by Paragraph 200 of the NPPF.
- 8.5. The proposals are considered to sustain the special historic and architectural interest of the statutorily listed building by preserving those elements of significance that have been identified as contributing to that special interest and removing those elements which are detrimental to that interest. It is therefore concluded that the proposed works satisfy the relevant clauses of the NPPF. These are consistent with the spirit of local, regional and national planning policies and conservation principles.

APPENDIX 1: NATIONAL HERITAGE LIST DESCRIPTIONS

52A, NORTH HILL N6, 50-54, NORTH HILL N6

Heritage Category: Listed Building

Grade: II

List Entry Number: 1358883

Date first listed: 10-May-1974

Location

Statutory Address: 50-54, North Hill N6

Statutory Address: 52A, North Hill N6

County: Greater London Authority

District: Haringey (London Borough)

Parish: Non Civil Parish

National Grid Reference: TQ 28072 88260

Details

1. 4415 NORTH HILL N6 (East Side) Highgate ----- Nos 50 to 54 (even) No 52A TQ 2888 31/175

II GV

2. No 50. Early-mid C19 villa set back from road. 3 storey centre block with 2 storey right entrance section slightly set back. Stucco with banded rusticated ground floor forming voussoirs to window. 2 windows on floors above. Hipped slated roof. Sash windows on 2nd floor, long casements on 1st floor leading to cast iron balconies, modern casement on ground floor, all with glazing bars. Half glazed door, with margin lights, in wood porch with cornice. Lean-to 2 storey left extension, which is part of the property of No 52: 3 storey, 2 window early C19 house with low pitched slated roof and central chimney. Stuccoed. 2nd floor casement windows in moulded architraves. 1st floor oriel bay casements with hipped roofs. Ground floor long casements under full width loggia with swept roof on wood posts. Scalloped bargeboard. Lean-to right extension has French Doors under glazed hood and a small casement above. No 54 (FERNWOOD) is a 3 storey and basement, 3 window early-mid C19 villa. Stuccoed. Hipped slate roof has wide eaves soffit with paired brackets. String at 2nd floor cills. On 1st and 2nd floors sash windows with glazing bars in raised surrounds with keystones and bracketed cills. Blind cases to 1st floor windows. On ground floor later C19 square and canted bays flank half-glazed door in quasi-classical porch. Right coachhouse extension, linked by wall with arched entrance, is of painted brick with low pitched slated roof. Arcaded ground floor and oculus in gable above. Central louvred turret. This stable is part of the property of No 52A.

Nos 50 to 54 (even) form a group.

109-119, NORTH HILL N6

Heritage Category: Listed Building

Grade: II

List Entry Number: 1079189

Date first listed: 10-May-1974

Location

Statutory Address: 109-119, North Hill N6

County: Greater London Authority

District: Haringey (London Borough)

Parish: Non Civil Parish

National Grid Reference: TQ 28022 88227

Details

1. 4415 NORTH HILL N6 (West side) Highgate ----- Nos 109 to 119 (odd) TQ 2888 31/190

II

2. 1811 dated on plaque at 1st floor centre with name "PROSPECT PLACE". Terrace of 6 houses, each 3 storeys, 2 windows Stock brick with parapet front. recessed windows, those on 2nd floor sashes with glazing bars on 1st floor long casements with wrought iron balconies, on ground floor sashes with glazing bars, some replaced. Stucco lined reveals. Varied doors, those of Nos 109, 111 and 113 with blocked fanlights, Nos 115 reproduction Georgian door and doorcase; No 117 has door of 6 fielded panels with patterned fanlight, in pedimented doorcase which may be genuine.

APPENDIX 2: EXISTING AND PROPOSED DRAWINGS

Proposed plans, elevations and sections (drafted by ME Architects) can be found in the application bundle. Below are extracts (not necessarily reproduced to scale).

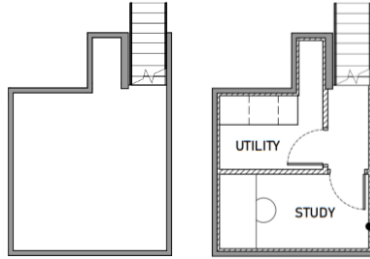


Figure 37 (left): Existing basement plan.

Figure 38 (right): Proposed basement plan.

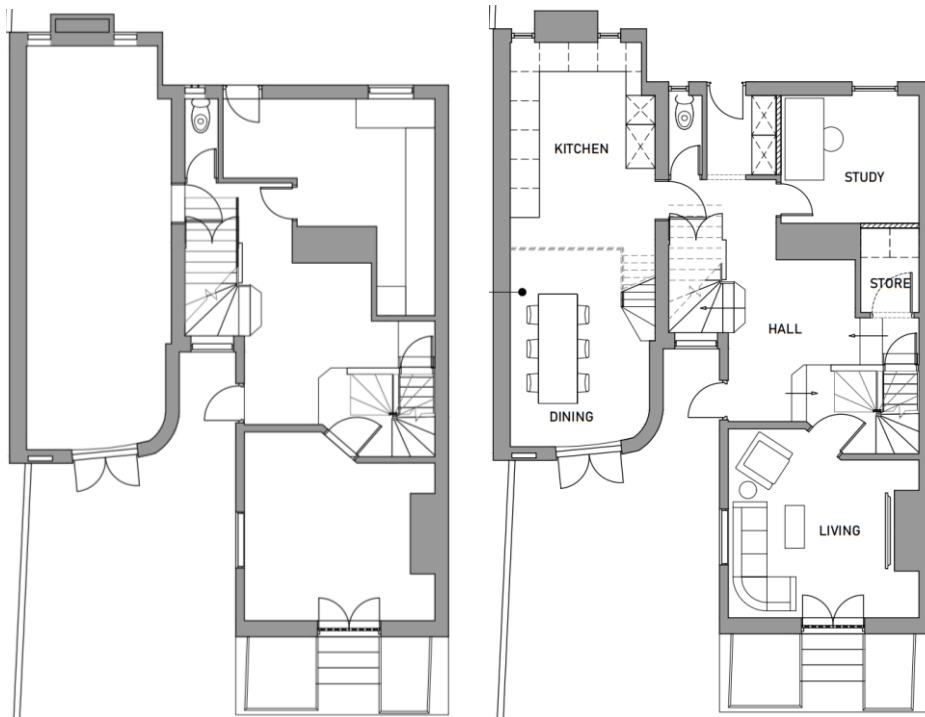


Figure 39 (left): Existing ground floor plan.

Figure 40 (right): Proposed ground floor plan.

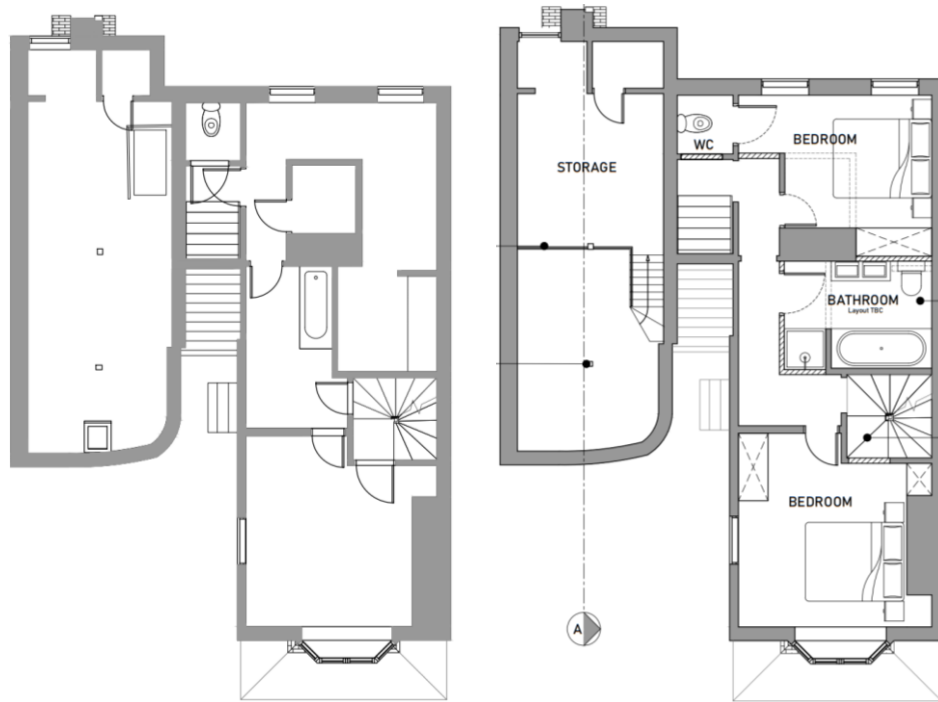


Figure 41 (left): Existing first floor plan.
Figure 42 (right): Proposed first floor plan.

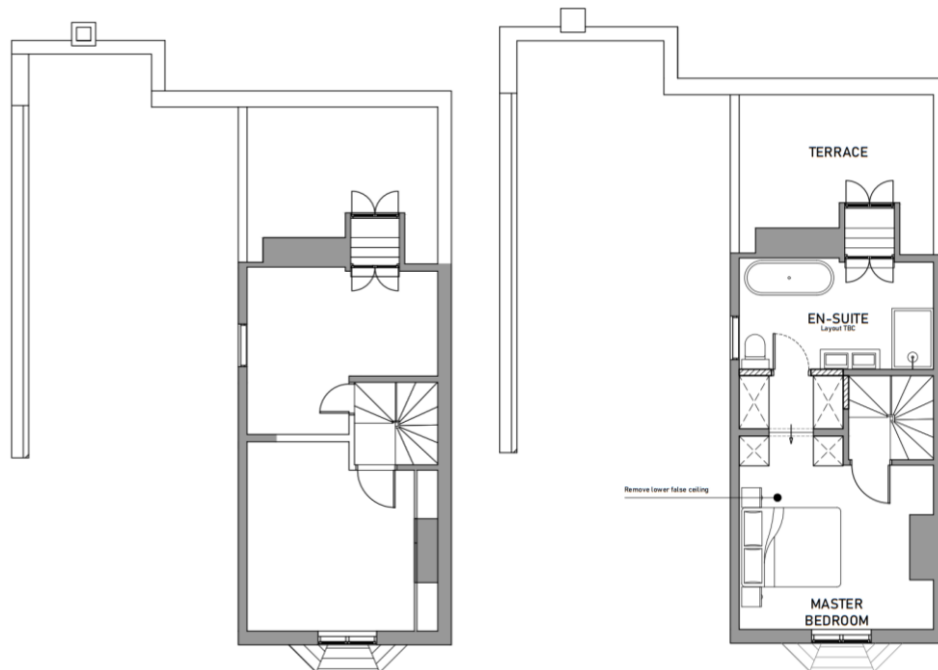


Figure 43 (left): Existing second floor plan.
Figure 44 (right): Proposed second floor plan.

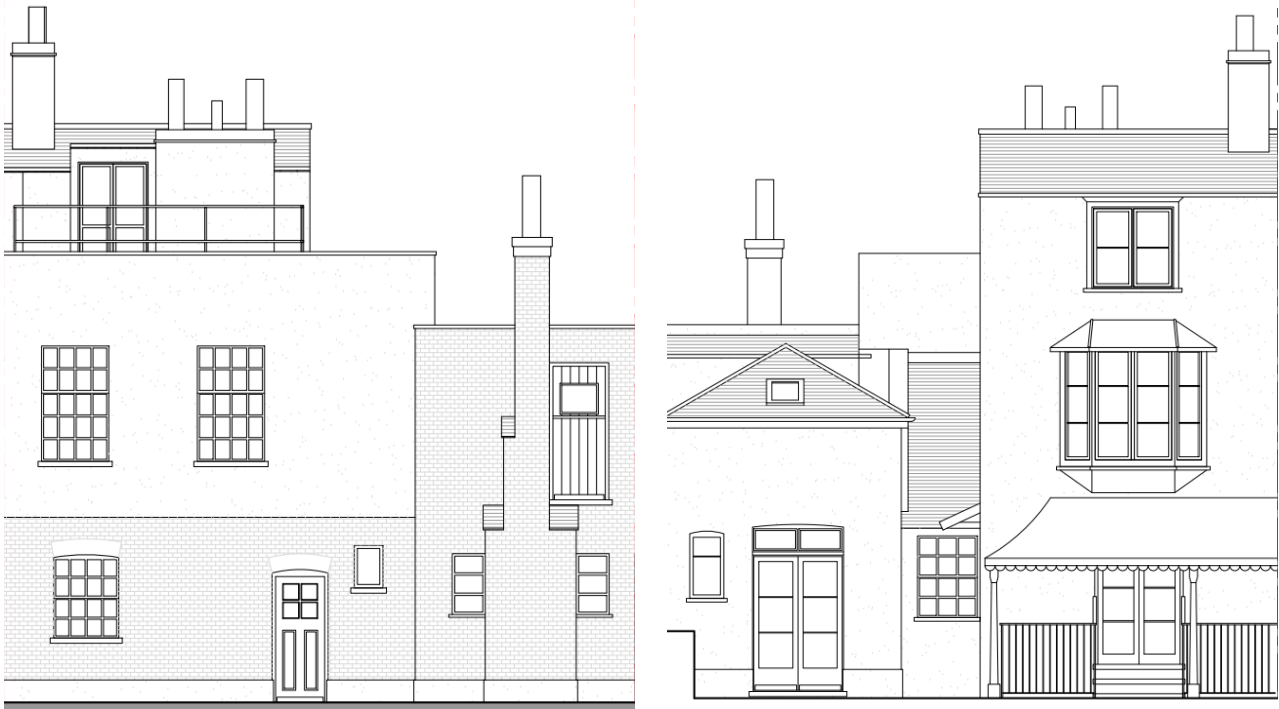


Figure 45 (left): Existing and proposed north elevation (addressing the private lane).

Figure 46 (right): Existing and proposed south elevation (addressing the garden and North Hill).



Figure 47 (left): Existing north wing section.

Figure 48 (right): Proposed north wing section.

APPENDIX 3: PHOTOGRAPHS OF INTERIOR



Figure 49: North wing (i.e. existing sitting room – G1 in Figure 36). (Source: Stonebridge & Co.)



Figure 50: North wing (i.e. existing sitting room – G1 in Figure 36). Note historic built-in ladder, and modern down-lighting. (Source: Stonebridge & Co.)



Figure 51: Second floor to north wing. (Source: Stonebridge & Co.)



Figure 52: Hallway (i.e. G2 in Figure 36), with north-facing entrance and north staircase. (Source: Stonebridge & Co.)



Figure 53: Hallway (i.e. G2 in Figure 36), with entrance to basement, and steps adjacent to south staircase. (Source: Stonebridge & Co.)



Figure 54: South staircase. (Source: Stonebridge & Co.)



Figure 55: Historic wall panelling by south staircase.



Figure 56: Historic balustrading by south staircase.



Figure 57 (left): Area beneath north staircase. The timber to the underside of the treads may well be historic.



Figure 58 (right): Ground floor (G2) – North staircase, with likely modern treads and risers.



Figure 59: Hallway (i.e. G2 in Figure 36). Note historic sash window by north staircase.

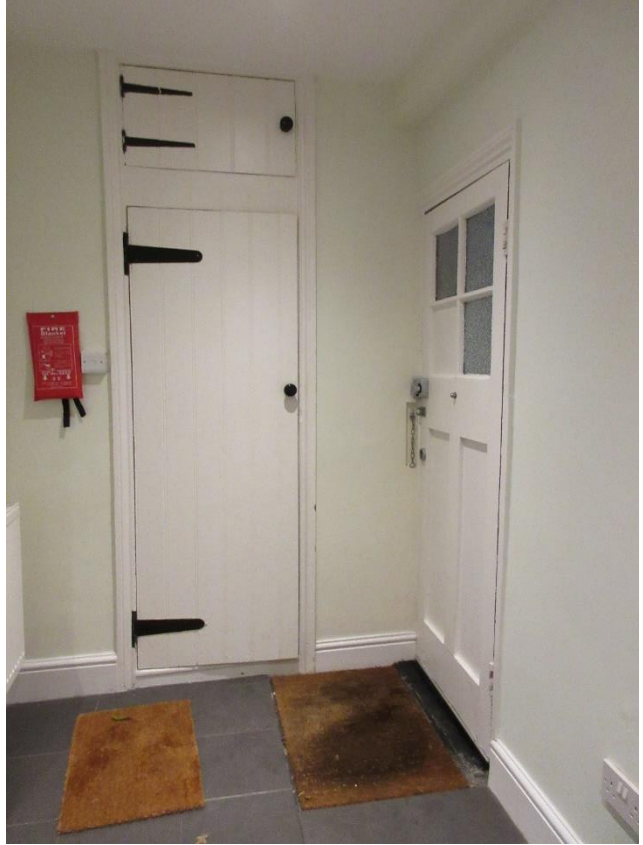


Figure 60 (left): Hallway (i.e. G2 in Figure 36), with east-facing entrance. Note historic albeit much altered door.
Figure 61 (right): Kitchen (i.e. G3 in Figure 36). Note Historic cupboard doors, modern skirting, and north-facing entrance.



Figure 62: Kitchen (i.e. G3 in Figure 36). (Source: Stonebridge & Co.)



Figure 63: Dining room (i.e. G4 in Figure 36). Note fire surround with tiling which may be historic, modern skirting, modern fenestration and modern downlighting. (Source: Stonebridge & Co.)



Figure 64: Dining room (i.e. G4 in Figure 36). Note modern French windows (i.e. west-facing garden entrance) with sliding shutters which appear to be modern.



Figure 65 (left): Dining room (i.e. G4 in Figure 36). Note historic sash window, with vertical built-in sliding shutter.

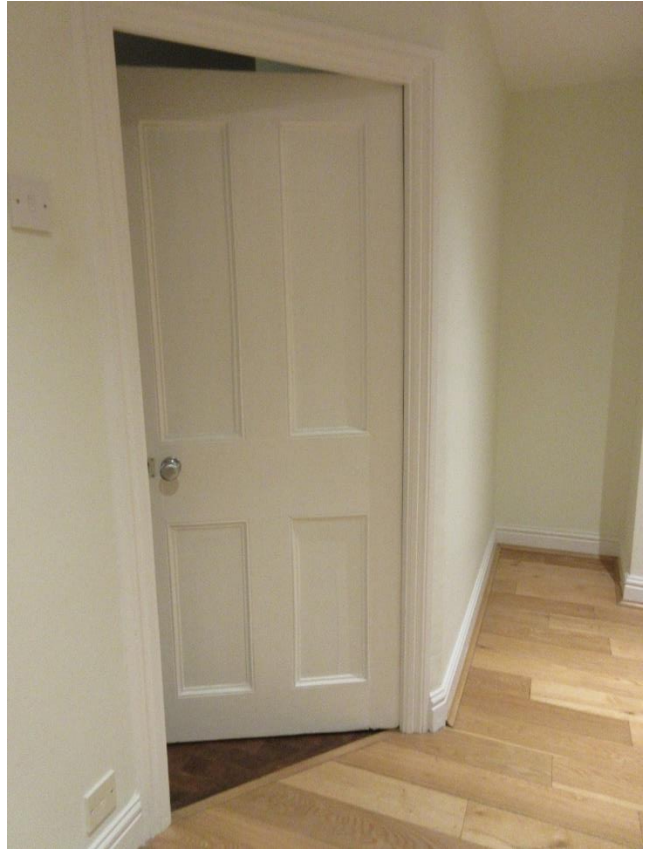


Figure 66 (right): Dining room (i.e. G4 in Figure 36). Note historic door.



Figure 67: Bedroom (i.e. F3 in Figure 36). (Source: Stonebridge & Co.)



Figure 68: Bedroom (i.e. F3 in Figure 36). (Source: Stonebridge & Co.)



Figure 69: Bedroom (i.e. F3 in Figure 36). Note fireplace which is likely a reproduction, modern built-in joinery and modern casement windows.



Figure 70: Bedroom (i.e. F3 in Figure 36). Note historic sash window.



Figure 71: Bathroom/corridor (i.e. F1 in Figure 36). Note modern casements on left. (Source: Stonebridge & Co.)



Figure 72: Bedroom (i.e. F2 in Figure 36). (Source: Stonebridge & Co.)



Figure 73 (left): Bedroom (i.e. F2 in Figure 36). Note modern replacement sash windows.



Figure 74 (right): Bedroom (i.e. F2 in Figure 36). Note modern replacement sash windows.



Figure 75: Bedroom (i.e. S2 in Figure 36). Note historic door.



Figure 76: Bedroom (i.e. S2 in Figure 36). (Source: Stonebridge & Co.)



Figure 77: Bedroom (i.e. S2 in Figure 36). (Source: Stonebridge & Co.)



Figure 78: Bedroom (i.e. S2 in Figure 36). Note modern casements.



Figure 79: Bedroom (i.e. S1 in Figure 36). (Source: Stonebridge & Co.)



Figure 80: Bedroom (i.e. S1 in Figure 36). (Source: Stonebridge & Co.)



Figure 81: Bedroom (i.e. S1 in Figure 36). Note historic sash window.



Figure 82 (left): Bedroom (i.e. S1 in Figure 36). Note historic door.



Figure 83 (right): Bedroom (i.e. S1 in Figure 36). Note modern French windows.



Figure 84: Hallway (i.e. G2 in Figure 36), with historic door to basement, shaved off at the bottom.



Figure 85: Basement (i.e. utility room – B in Figure 36). Note modern casements. (Source: Stonebridge & Co.)

APPENDIX 4: HISTORIC ENGLAND'S PLANNING NOTE 3: "THE SETTING OF HERITAGE ASSETS", DEC 2017

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

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

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

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

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

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

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

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

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

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

Enhancement may be achieved by actions including:

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

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

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

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

Assessment Step 2 Checklist

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

The asset's physical surroundings

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

Experience of the asset

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

Assessment Step 3 Checklist

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

Location and siting of development

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

Form and appearance of development

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

Wider effects of the development

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

Permanence of the development

- Anticipated lifetime/ temporariness
- Recurrence
- Reversibility

APPENDIX 5: THE NATIONAL DESIGN GUIDE, MINISTRY OF HOUSING, COMMUNITIES & LOCAL GOVERNMENT

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

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

Context:

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

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

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

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

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

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

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

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

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

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

Identity:

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

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

This includes considering:

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

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

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

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

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

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

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

Built Form:

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

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

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

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

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

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

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

Movement:

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

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

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

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

Nature:

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

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

Public Spaces:

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

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

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

APPENDIX 6: THE BUILDING IN CONTEXT TOOLKIT

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

The eight Building in Context principles are:

Principle 1

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

Principle 2

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

Principle 3

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

Principle 4

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

Principle 5

A successful project will respect important views.

Principle 6

A successful project will respect the scale of neighbouring buildings.

Principle 7

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

Principle 8

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