

Furnival House, Hampstead Heritage Impact Assessment

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1.0 Introduction

- 1.1 This Heritage Impact Assessment (HIA) has been prepared by Lichfields on behalf of our client. It assesses the effect of the proposal at Furnival House, 50 Cholmeley Park, London N6 on the significance of the Grade II listed building.
- 1.2 The application site is a lower-ground floor one-bedroom apartment located within Furnival House (Grade II) which was built in 1919 as a hostel and was more recently converted into residential use. The site is located within the Highgate Conservation Area within the London Borough of Haringey. The proposed small-scale application is for the change of an existing lower-ground floor window to a double-leaf door to a small patio/garden area.
- 1.3 In accordance with paragraph 200 of the National Planning Policy Framework, this HIA establishes the significance of the heritage assets to be affected, including an understanding of their setting and how it contributes to significance. It then considers the effects of the proposal on significance.

2.0 Methodology and scope

Methodology

- 2.1 This section sets out the approach to assessing the significance of heritage assets as well as the approach to assessing the proposal's effect on their significance, including consideration of how changes to setting will affect significance. The methodology accords with IEMA/IHBC/CIfA's guidance the 'Principles of Cultural Heritage Impact Assessment in the UK' (July 2021) which sets out a broad methodology for understanding heritage assets and evaluating the consequences of change.
- 2.2 The NPPF defines significance as the 'value' of an asset based on its 'heritage interest', and it defines that interest as archaeological, architectural, artistic and historic. This broadly aligns with the heritage values outlined in Historic England's Conservation Principles, 2008, which are evidential value, aesthetic value, historical value and communal value.
- 2.3 The overview of the significance of the heritage assets has been undertaken using a combination of desk-based study, and fieldwork undertaken in December 2023.
- 2.4 The approach to considering the effect of changes to setting upon significance has been carried out in accordance with Historic England's The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition), 2017.
- 2.5 This HIA has been produced with reference to guidance from the Greater London Authority, including Planning Practice Note: Heritage Impact Assessments and the Setting of Heritage Assets, November 2023.

Scope

- 2.6 The following heritage assets were considered to be potentially affected by the proposal:
- 1 Furnival House (Grade II)
- 2.7 There are several heritage assets in the wider surroundings of the site such as Cholmeley Lodge (Grade II) and Elizabeth House (Grade II) but due to the minor nature of the proposals it is not considered that these or any other heritage assets would be affected.
- 2.8 Whilst the proposal is within the Highgate Conservation Area, due to the very minimal and in-keeping nature of the proposal, and the fact that it will not be visible from any public areas of the conservation area, it is not considered that the proposals would have any bearing on the character and appearance of the conservation area.

3.0 Heritage statute and policy

Statute and policy context

3.1 The relevant statutory development plan for the Site comprises the Haringey Strategic Policies, Development Management Policies (2017), Site Allocations and Tottenham Area Action Plan. The heritage statutory considerations for the proposal are s.16(2), s.66(1) and s.72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (“the 1990 Act”).

3.2 Material considerations include:

- 1 National Planning Policy Framework (NPPF) (December 2023);
- 2 National Planning Practice Guidance: Historic Environment (July 2019);
- 3 The London Plan 2021 (March 2021);
- 4 National Design Guidance (January 2021);
- 5 National Model Design Code (July 2021); and
- 6 Relevant Historic England guidance.

Application of statute and policy

3.3 The following are the key heritage policies and statutory considerations the proposal will be assessed against:

- 1 Does the proposal preserve and, where appropriate, enhance the setting, significance and special architectural or historic interest of the affected listed buildings? (s.16(2) and s.66(1) of the 1990 Act; Paragraphs 203 and 205, NPPF; London Plan Policy HC1; Haringey Policy DM 9.)
- 2 Does the proposal preserve or enhance the character, appearance, significance [and setting] of the conservation area? (s.72(1) of the 1990 Act; Paragraphs 203 and 205, NPPF; London Plan Policy HC1; Haringey policy DM 9.)
- 3 Does the proposal comprise high-quality design which has been informed by, and relates positively to, the surrounding historic environment, which reflects local design policies and government guidance on design and which respects the original building? (Paragraph 139, NPPF; London Plan Policies D3 and D4; Haringey Policy DM 1.)

4.0 **Baseline conditions**

Site and surroundings

Figure 4.1 Furnival House, the principal frontage



- 4.1 Furnival House is a Grade II listed building within the Highgate Conservation Area and was originally built by the Prudential Assurance Building. It is now private residential apartments. The building is of a significant size and is located in a prominent elevated position with extensive views. The building is lower-ground, four principal floors, with a penthouse floor above.
- 4.2 The building is of red brick with ashlar masonry dressings. The lower-ground floor to the side and rear elevations is rusticated ashlar masonry. The building has a string course above the raised ground-floor and a dentilled cornice above second floor. The building has a strictly symmetrical arrangement with a central canted bay above the main door with flanking projecting bays and then three bays on either side projecting further.
- 4.3 Evidence of Prudential's patronage is found in the stone segmental pediment with a circular cartouche featuring the company's coat of arms (three embattled bars, an allusion to Holborn Bars), under a smiling female head and flanked by decorative swags.
- 4.4 Whilst most of the grounds comprise driveways and shared gardens two lower-ground floor flats on the eastern side have symmetrical private garden spaces defined by hedges. The window which this application concerns is located on the eastern side of the building, towards the front corner of the building. It is set down into the hillside, lower than the main frontage of the building, and is screened from view by a garden hedge which defines and offers privacy to the flat's private garden space. Neither the hedge, nor the lower-ground

floor alongside this side of the building are easily visible from the public highway with border vegetation screening views towards the base of the building.

Figure 4.2 Window identified in red, with the two gardens visible. Frontage to left. Google Maps 3D render



Figure 4.3 Photographs showing the existing site with the window marked in red. View of the garden from the shared areas



Photo of the existing windows.



Historic Development

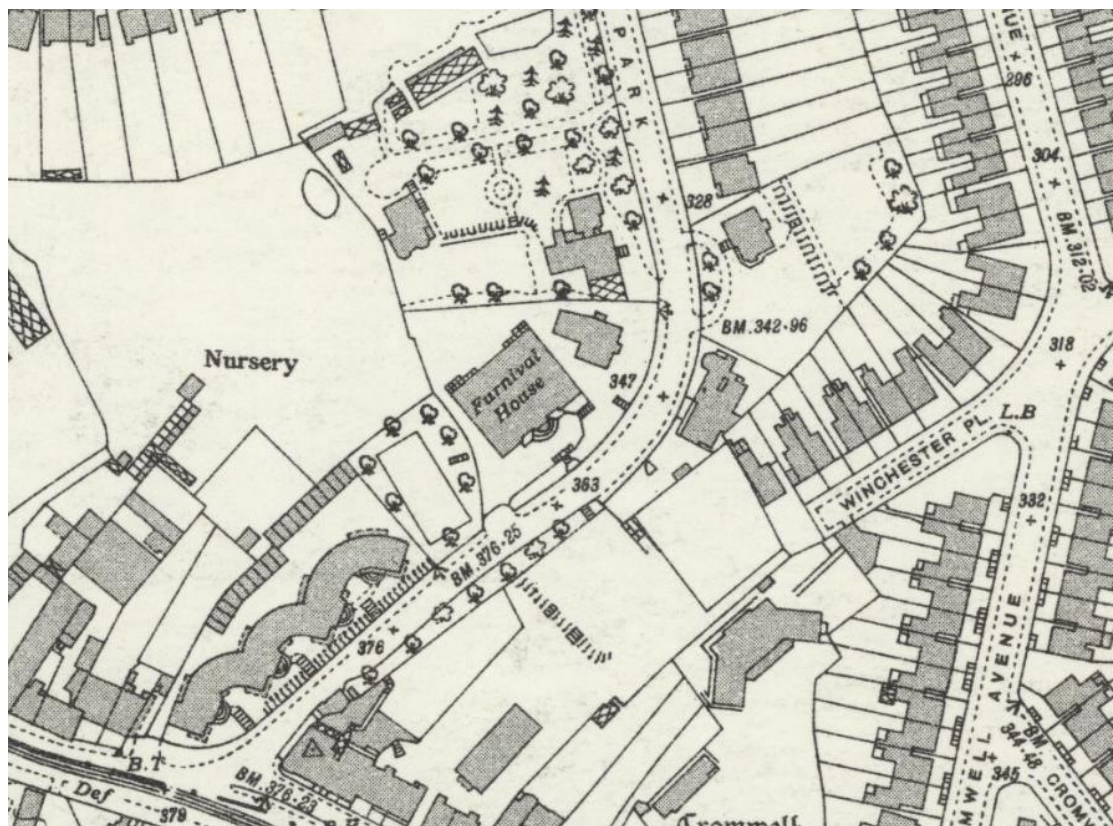
- 4.5 The site comprises a converted former historic hostel which was constructed in between 1916 and 1919 for the Domestic Staff of the Prudential Assurance Company. The building was designed by Joseph Henry Pitt, of which this building appears to be his most significant work. It was built under the patronage of AC Thompson, who worked for the company from 1872 until 1928, the last sixteen years serving as general manager and then Chairman. Thompson was known for his particular attention to staff welfare.
- 4.6 The hostel was built for the socially progressive Prudential company's staff of domestic servants, a large and essential group that served the enormous company headquarters by Alfred Waterhouse at Holborn. The scale of the task was set out by the company in 1916: 'Apart from the necessary domestic duties incident to a building extending over an area of more than two and a half acres, the fact that upwards of 2,000 meals are provided daily on the premises is ample evidence of the extensive operations of this domestic service corps.'
- 4.7 The company decided to build Furnival House, 'a hostel for their residential and recreative accommodation' for more than 100 women in the healthy and attractive surroundings of Highgate. The hostel remained in similar use until at least 1930, although the Victoria County History suggests that it was later used to house nurses from the nearby Whittington Hospital.
- 4.8 48 Cholmeley Park, built before Furnival House, appears to have survived until the latter half of the 20th-century before it was demolished. This is visible on the two historic maps provided below (Figure 4.4 and Figure 4.5). This building would have been close to the boundary of the site's private garden area.
- 4.9 Latterly, the building was used as hostel use until 2012 when it was converted into residential accommodation after this was permitted under HGY/2008/1432 and HGY/2008/2021, which were replaced with later permissions in 2010. The building was then fully renovated in 2018 to its current condition.
- 4.10 In 2013 a non-material amendment application and listed building consent (HGY/2013/1452 and HGY/2013/1890) was made to lower the cill heights of the lower-ground floor windows. The window openings would be enlarged by one course below the existing cill, with provision to remove two courses to suit the new cill. The cill would match the existing with reclaimed blocks with any removed masonry blocks carefully removed and stored.

Figure 4.4 OS Map 1886 showing the largely undeveloped site



Source: NLS

Figure 4.5 OS Map 1938 showing the built Furnival House.



Source: NLS

5.0 Significance of heritage assets

Furnival House (Grade II)

5.1 Historic England describe the significance of the building in the following terms:

'This building is listed as a handsome Edwardian Baroque institutional building with corporate imagery in the architectural detail, as well as having special historic interest as a purpose-built hostel for the female domestic staff of one of the nation's major financial institutions, reflecting the attention to staff welfare to which the Prudential Assurance Company was particularly committed.'

** Special historic interest as a purpose-built hostel for domestic staff of one of the nation's major financial institutions, built at a time when accommodation for emerging groups of women in cities was being defined, and reflecting the attention to staff welfare to which the Prudential Assurance Company was particularly committed;*

** Special architectural interest as a handsome institutional building in the Edwardian Baroque style built with quality materials and craftsmanship, making rich use of the patron's motto and crest through architectural detail;*

** While the interior has been much institutionalized, the special interest can be clearly identified in some areas, particular the elaborately plastered entrance hall and the remains of the dining hall;*

** The good-quality brick and stone entrance boundary wall and composite stone balustrades in the grounds reflect an awareness of its sensitive Highgate location. It has also a group value with the Grade II Cholmeley House next door, a moderne apartment block of the 1930s, and an associational group value with the Grade II* Prudential Assurance headquarters at Holborn Bars by Alfred Waterhouse.*

5.2 The significance of this specific part of the building, namely this window and its surrounding masonry, is not of principal importance, being on a side elevation with limited visibility. However, it is part of the building's coherent classical and symmetrical form which is carefully carried throughout the building's form. The quality of the joinery, the proportions of the window, and the masonry detailing of the rustication, all contribute to the building's overall architectural composition and significance.

5.3 Figure 5.1 below shows the extent of masonry removal carried out in 2013 in order to enlarge the windows to improve the quality of light within the lower-ground floor apartments. Figure 5.2 shows an excerpt from the planning drawing setting out which courses of existing masonry were to be removed. The photograph shows that the masonry was replaced with a reclaimed cill, which appears more weathered, with newly cut stone to the sides of the window.

5.4 Whilst this removal of historic fabric somewhat reduces the significance of some of the material here, the replacement material is of good quality and traditional craftsmanship which preserves the significance of the listed building and its architectural composition.

Figure 5.1 Close image of existing cill and masonry to be removed. Red indicating extent of original removal as indicated in Moxley Architect's drawing

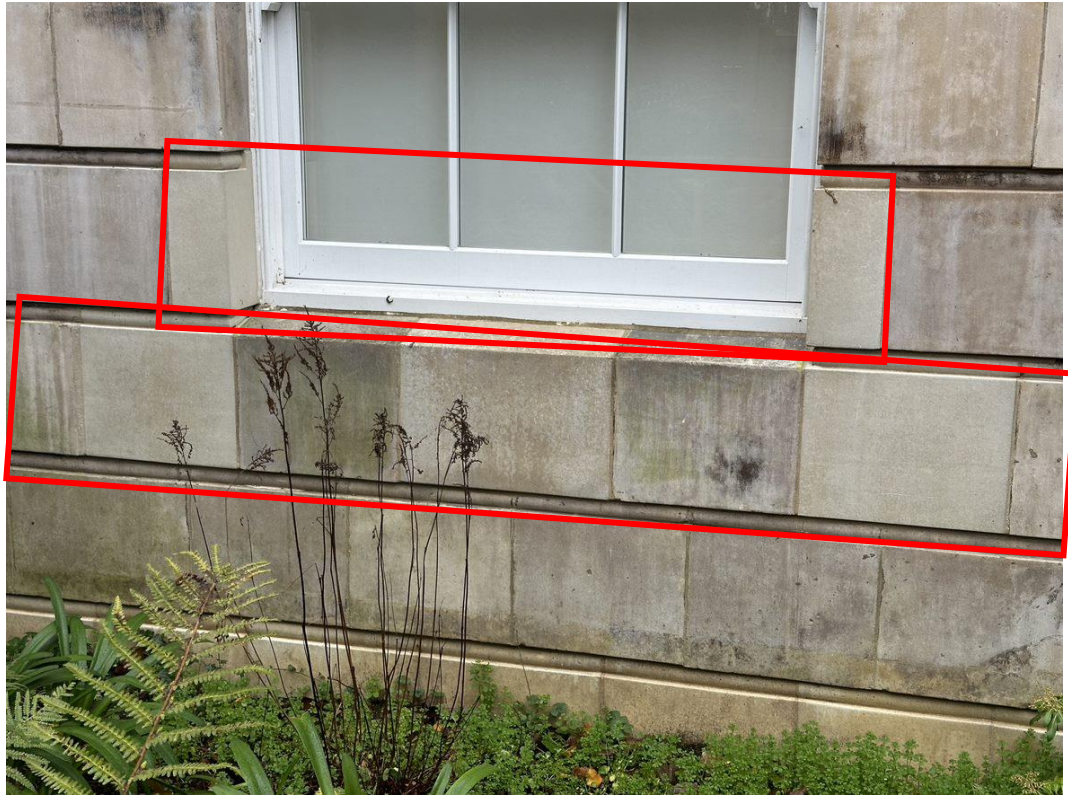
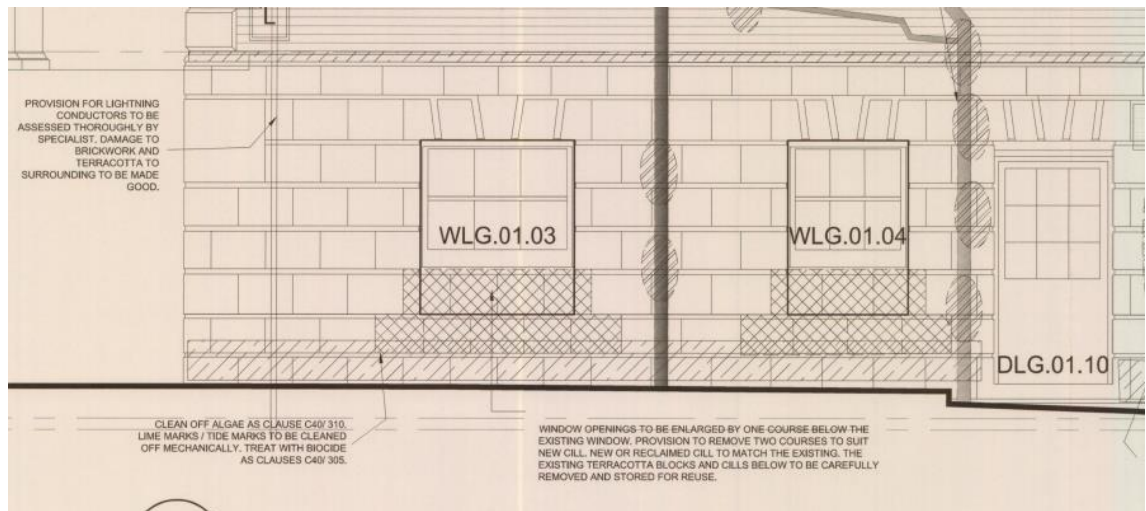


Figure 5.2 Excerpt from an approved planning drawing from 2013 by Moxley Architects



Source: Moxley Architects 6463-5.032 T3

6.0 **Proposal's effect on significance**

Description of proposal

6.1 The full details of the proposal are described in the Design and Access Statement and shown on the application drawings. A combination of photographs, and application drawings has been used to predict and evaluate the change. The following features are key aspects of the proposal relevant to this assessment:

- 1 The proposed alterations include the removal of two courses of masonry blocks below the window, lowering the opening by 940mm.
- 2 The design proposal includes a double-leaf, white painted softwood door with glazed panels to carefully match the existing windows.
- 3 As the existing garden can only be accessed from the bedroom, rather than from the open-plan kitchen and living room. This change is sought to ensure the flat has improved functionality and that the living areas relate better to the garden. The proposed door would also greatly improve the quality of light within the main living space of the apartment.

Assessment of effects

Furnival House (Grade II)

Figure 6.1 Proposed elevation showing the new door on the left-hand side. Coloured drawing



Source: Tate + Co

6.2 The proposals comprise a small change when considered against the overall size of the building. The removal of two courses of masonry along with the reclaimed cill represent only a minimal removal of historic fabric, with some blocks already having been previously replaced. The masonry blocks are relatively simple, common-place materials within the building and are not of exceptionally important historic or decorative value. Whilst they contribute to the overall quality of the rusticated storey, the amount or removal is carefully limited and localised to below a single window.

- 6.3 The removal of the existing sash-window, which dates from the last ten years, will not have any effect on significance as the fabric is not historic. The proposed replacement with a double-leaf door will have some effect on the overall appearance of the elevation. However, the door will be characteristic of the openings on the lower-ground floor, of which doors are present. The lower-ground floor never had a strictly symmetrical arrangement and whilst the openings are carefully aligned with openings on upper-storeys, they contribute only minimally to the overall architectural composition due to their limited visibility along the sides and rear. The newly proposed double-leaf door will remain in line with the above window and will appear as a comfortable width and proportion which is in line with the proportions of the elevation as a whole. The proposals will preserve the architectural composition.
- 6.4 Notwithstanding our conclusions that the building's composition will not be affected, the proposals would also be heavily screened from any views towards the house from within the grounds and from the public highway.
- 6.5 To ensure consistency with the building's existing, albeit non-original joinery, it is proposed that the joinery will be provided by the existing supplier to ensure a more consistent match with the overall building, further ensuring the architectural composition is preserved.
- 6.6 To summarise, the significance of Furnival House will be preserved and that the removal of some limited historic fabric and the change to the size and proportion of the opening will not affect this significance.

7.0 Conclusion

7.1 This assessment has established the significance of Furnival House (Grade II) and has assessed the potential effects of the proposal on their significance.

7.2 It has been identified that the proposal would meet the heritage policy tests outlined in Section 3.3, and the legal requirement can be carried out, as follows:

- 1 Does the proposal preserve and, where appropriate, enhance the setting, significance and special architectural or historic interest of the affected listed buildings? (s.16(2) and s.66(1) of the 1990 Act; Paragraphs 203 and 205, NPPF; London Plan Policy HC1; Haringey Policy DM 9.)

Yes, the proposals would preserve the architectural and historic significance of Furnival House, ensuring the architectural composition is maintained.

- 2 Does the proposal preserve or enhance the character, appearance, significance of the conservation area? (s.72(1) of the 1990 Act; Paragraphs 203 and 205, NPPF; London Plan Policy HC1; Haringey policy DM 9.)

Yes, the proposals are consistent with the existing character and appearance of the conservation area and this would be preserved.

- 3 Does the proposal comprise high-quality design which has been informed by, and relates positively to, the surrounding historic environment, which reflects local design policies and government guidance on design and which respects the original building? (Paragraph 139, NPPF; London Plan Policies D3 and D4; Haringey Policy DM 1.)

Yes, the proposals constitute high-quality design which would preserve and reflect the original building and improve the layout and light qualities of the existing dwelling.

Birmingham
0121 713 1530
birmingham@lichfields.uk

Edinburgh
0131 285 0670
edinburgh@lichfields.uk

Manchester
0161 837 6130
manchester@lichfields.uk

Bristol
0117 403 1980
bristol@lichfields.uk

Leeds
0113 397 1397
leeds@lichfields.uk

Newcastle
0191 261 5685
newcastle@lichfields.uk

Cardiff
029 2043 5880
cardiff@lichfields.uk

London
020 7837 4477
london@lichfields.uk

Thames Valley
0118 334 1920
thamesvalley@lichfields.uk

@LichfieldsUK

lichfields.uk