

HGY/2024/0150 Second Floor Flat, 278 Archway Road, N6 5AU

Loft conversion with rear dormer and front roof light and internal changes

Highgate Conservation Area Advisory Committee objects to this application for the following reasons:

The Heritage Statement provided with this application is incorrect. 278 Archway Road is part of Prestwood Mansions, which is on Haringey Council's Register of local listed buildings of merit (PDF, 71KB) - Nos. 278 to 310 (even), added to the list on 27 January 1997.

Highgate Conservation Area Character Appraisal and Management Plan (HCA CA) describes Prestwood Mansions as *"a beautifully preserved terrace of the late Victorian era"*, and Nos 278-310 Archway Road are listed as positive contributors to Highgate Conservation Area:

6.4.31 Between nos. 258 and 276 there are two car repair centers, a printing company, and the rebuilt Cholmeley Evangelical Church. Following on from this, nos. 278 to 310 is a beautifully preserved red brick terrace of the late Victorian era which stands on the corner of Holmesdale Road. This terrace is called Prestwood Mansions and is named after the Prestwood Cottage seen in this site on the 1864 Ordnance Survey map (see chapter 2). The terrace is three storeys tall, with a canted bay on each floor, and was designed as flats. There are no shops on the ground floor except for the last three houses on the corner of Holmesdale Road. At nos. 276-304, all flat entrances have their original front doors and dados of glazed tiles. All have some or all of the stained glass to the front doors. Nos. 280, 282, 286, 288, 300 & 302 have original letter plates and nos. 278 & 296 have tiled paths with coal hole covers. Nos. 306 to 310 have original shops on the ground floor level. Satellite



Prestwood Mansions, Archway Road

6.8 Positive Contributors

6.8.1 Most of the existing buildings contribute to the rich and varied Highgate urban townscape. Fine architectural details, boundary walls, gate piers, cast iron railings and gates, all form part of the character of the area and should be retained and re-instated where lost. In particular they include:

- **Archway Road:** Nos. 253-263; Nos. 271-311; Jackson's Lane Community Centre; Nos. 278-304; Prestwood Mansions; Boogaloo Public House; Planting between Archway Road and Highgate Underground Station; Highgate Overground; Woodman Public House, No 412

As the Planning Inspector noted when turning down an appeal against enforcement in relation to an overly large rear dormer at No 292:

"7. The site forms the upper part of 290 Archway Road within the terrace of buildings at 278 to 310 Archway Road. These are noted within the Highgate

Character Appraisal and Management Plan 2013 (CAMP) as a beautifully preserved terrace of the late Victorian era. The detailing to the rear of the terrace is more muted than the high quality street frontage, and is not specifically mentioned within the CAMP. Even so, there is a regular arrangement of three-storey outrigger projections with canted bays to their sides and contrasting brick bands, and save for the appeal site and 292 Archway Road adjacent, the roofslopes are little altered. Overall, this gives rise to a strong sense of uniformity to the terrace group and an attractive rhythm and architectural value. Together with the retained original features to the front elevation, the terrace therefore contributes positively to the street scenes and the significance of the CA, and I find that, irrespective of whether or not it is a locally listed building, the heritage interest of the terrace warrants its consideration as a non-designated heritage asset.”
(Appeal Decision APP/Y5420/W/20/3245091)

The proposed rear dormer would extend almost all the way to the top, bottom and sides of the roof, and is not subordinate to the roof, contrary to Policy DH5 of Highgate Neighbourhood Plan (2016) and paragraph 12.3.13 of HCA CA “Roof Form and Extensions” (p 167), which says dormers should be set in from each edge by at least 1 metre. See also the illustration on p165.

It is not obvious why the dormer needs to be so wide when part of it will, according to drawing Section A-A, be high above a staircase, and the plan drawing shows a shower placed next to a vertical window while ample space at the other end of the shower room is occupied only by a sink and toilet. The same facilities could probably be included without a dormer or vertical window. A velux window could be used instead of the rooflight above the stairs.

There is no plan drawing of the roof, nor any elevation drawing of the rear dormer which is not obscured by the rear outrigger. It is not clear how the proposed vertical bathroom window will relate to the outrigger.

The drawings and other information provided in this application are rather scanty as regards window details, materials etc. The proposed dormer appears to be rather basic, contrary to the standards required by DM1 of Haringey’s Development Management DPD (2017) and DH2 of the HNP (2016).

The rear dormer would be visible from Holmesdale Road:



There are not many rooflights on the front of Prestwood Mansions, and the size and position of the one proposed in the application may be contrary to DH5 of the HNP.

Since No 278 is one of the houses listed in para 6.4.31 of the HCA CA (above) as retaining original front doors, dadoes of glazed tiles, stained glass and tiled paths with coal hole covers and so-on, if permission is granted, protection measures need to be included in the CMP to ensure the safety of these surviving original features.

In summary, Highgate CAAC believes the information provided is inadequate and the proposals are contrary to Haringey and HNP policy. The proposals would not preserve or enhance the character or appearance of the Highgate Conservation Area. The application should be refused.