

Heritage Statement - Planning Document

Bracken Knoll,
Courtenay Avenue,
London

20th March 2024 Revision /



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1.1 Purpose of Document

The purpose of this document is to support a Non-Material Planning Application submission to Haringey Borough Planning Authority to seek approval to install a stone window surround to the front elevation.

The proposal also seeks to enhance the spatial quality within the neighbouring properties and local streetscape.

This document contains design intent information including drawings and details for consideration which describe the proportions of the proposed stonework.

1.2 Planning History

The most recent proposal received planning approval in Ocotober 2023 ref: HGY/2023/1519.

Reference should be made to the original Heritage Statement produced by Stephen Levrant Heritage Architecture Ltd

1.3 The Site

The property lies to the east of Courtenay Avenue in the Bishops sub-area of the Highgate Conservation Area which was designated in 1967, which overlaps the London Borough's of Camden and Haringey.

Although the property has widely been documented as having no real architectural merit and deemed nuetral, the overall architectural language is deemed traditional.



View of existing front elevation of Bracken Knoll from the main private access road.

2.0 Front Elevation

2.1 Existing Front Elevation

Although the property has widely been documented as having no real architectural merit and deemed neutral, the overall architectural language is deemed traditional.

The siting of the existing property lies set back from the private access road at Courtenay Avenue and has no real architectural details of any merit and is deemed neutral.



View of existing front elevation of Bracken Knoll from the main private access road.

2.2 Historical + Evolution of Principal Facade

Although the property has widely been documented as having no real architectural merit and deemed neutral, the overall architectural language is deemed traditional.

The existing front elevational treatment comprises mainly of red brickwork and two large identical bays/wings, a large window/bay treatment with vertical brick piers over the main entrance.

The existing hipped roof comprises of red tiles with 2 small dormer windows to the front.

The siting of the existing property lies set back from the private access road at Courtenay Avenue.

2.3 History of Principal Facade

The images opposite represent the historical recorded drawings found of the principal facade.

The main elements changed from the original facade that have taken place, include enlarging the glazing element above the main entrance as shown below.



View of existing front elevation of 1990



View of existing front elevation after 1990 consented proposals

2.4 Proposed Changes to Principal Existing Front Elevation

The principal changes sought comprise of the introduction of a high quality stone surround to the main windows as indicated below. This detail will seek to enhance the facade with high quality stonework.

The proposal also seeks to replace the windows highlighted and replaced with aluminium double glazed windows. The central double glazed window element above the main entrance will be replaced to match the existing timber frames.



Existing Front Elevation

2.0 Front Elevation

2.5 Proposed Front Elevation

The principal changes as shown below with the proposed front elevation illustrate the subtle change and enhancement made around the existing windows.

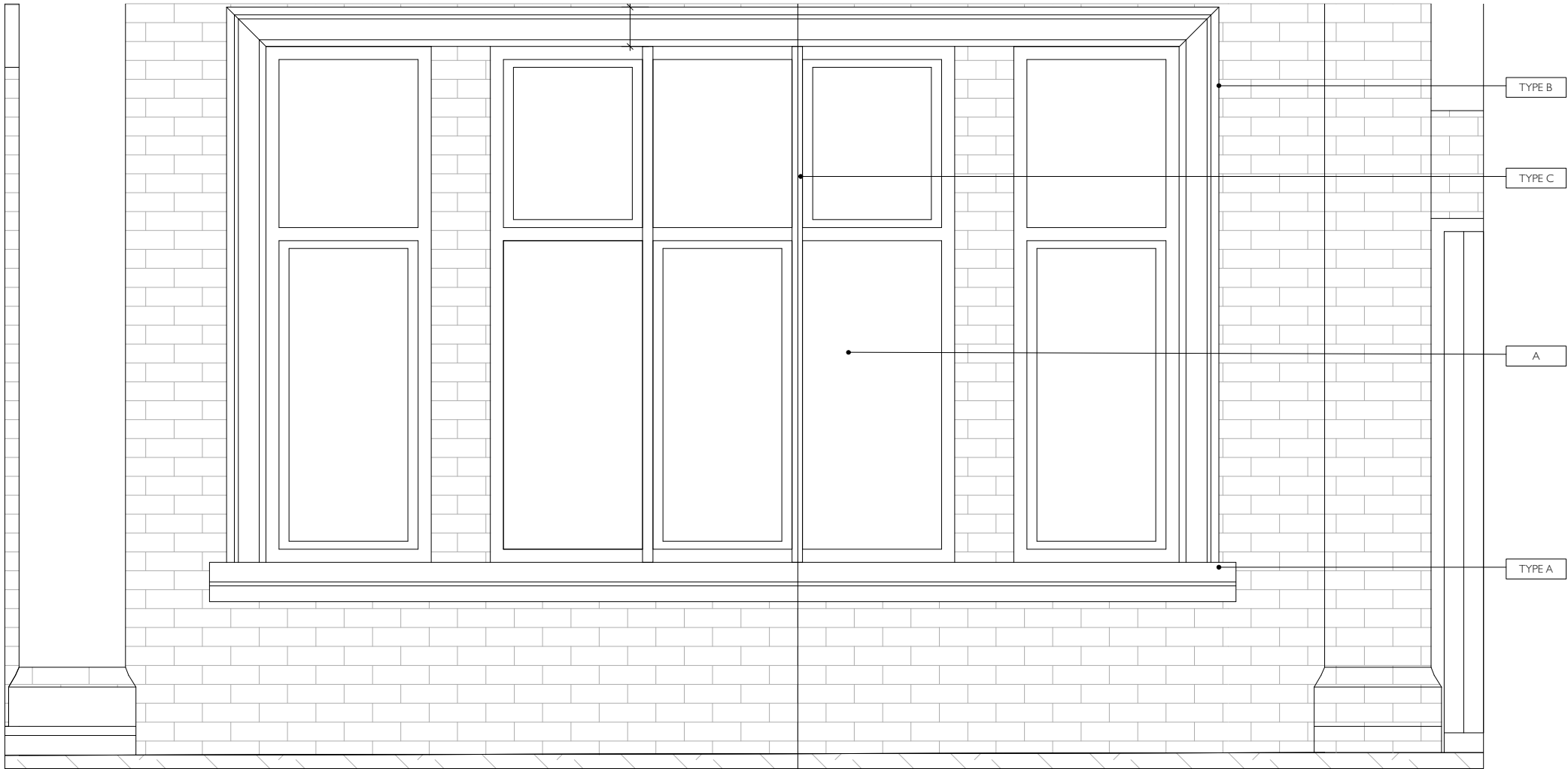
The following pages illustrate the proposed details and stone profiles that have been designed and considered accordingly, with advice sought by renowned stone specialists.



Proposed Front Elevation

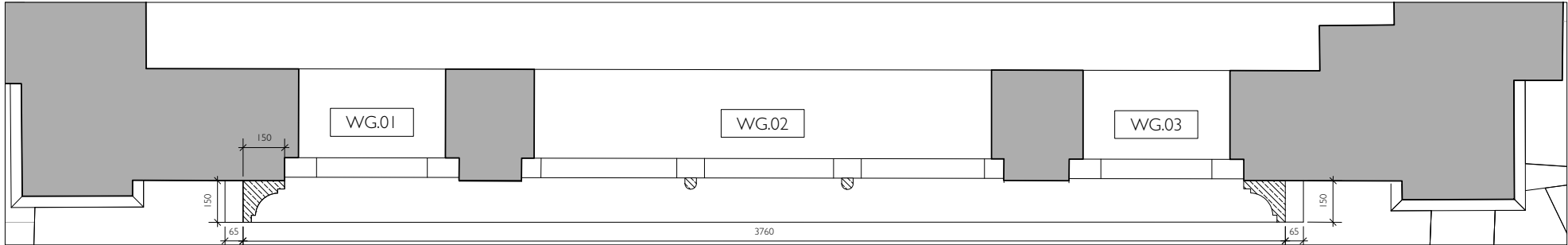
2.6 Proposed Front Elevation - Bay Type A

The following drwaing below illustrates the typical elevational stone surround treatment around the ground floor windows, included in this drawing are the proportions of the stonework and types.

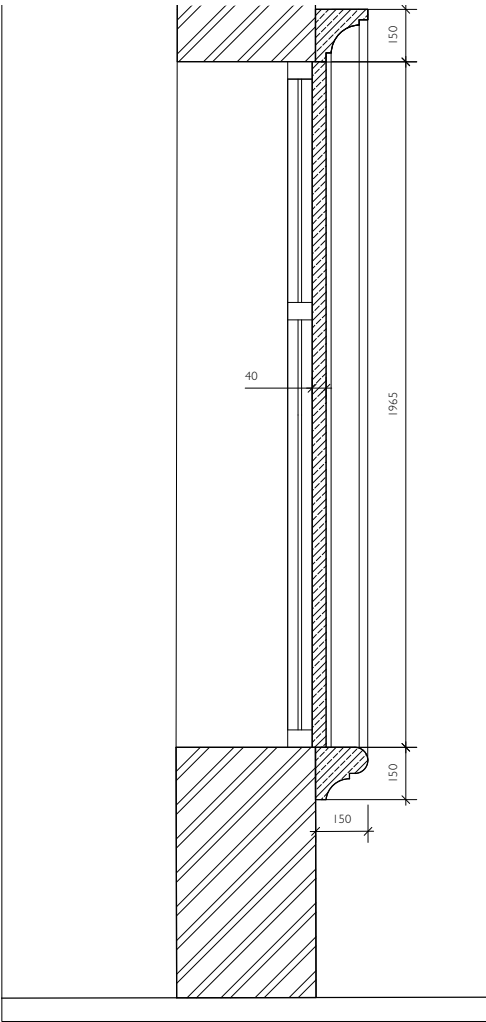


1 Proposed Front Elevation
Scale: 1:10

GENERAL NOTES
Stonework fixings by specialist
Final stone sizes and thickness tbc by speacialist
Any required movement joints tbc confirmed by stone specialist
A. New alumnium double glazed window units.

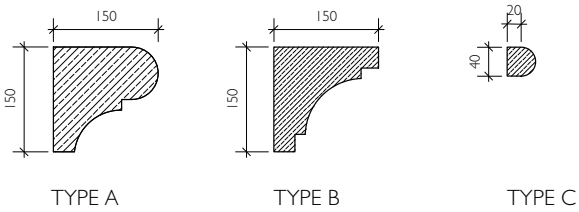


3 Proposed Ground Floor Plan
Scale: 1:10



2 Typical Section
Scale: 1:10

Stone Types/Schedule



4 Stone Types
Scale: 1:5

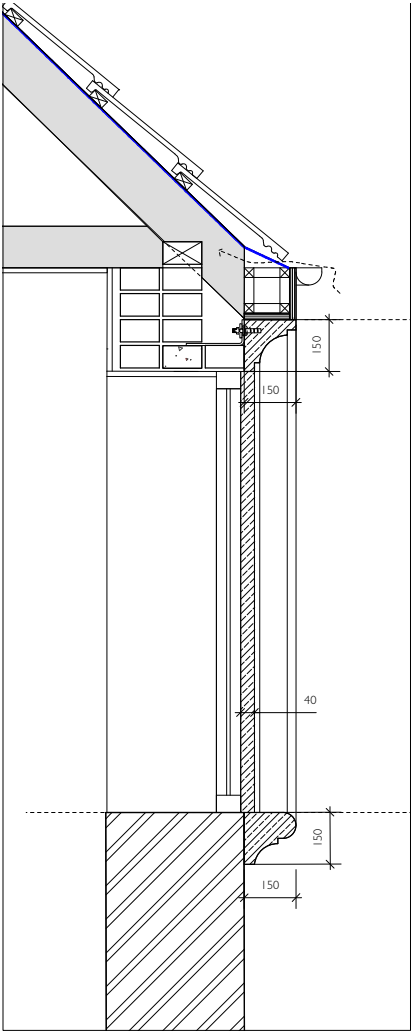
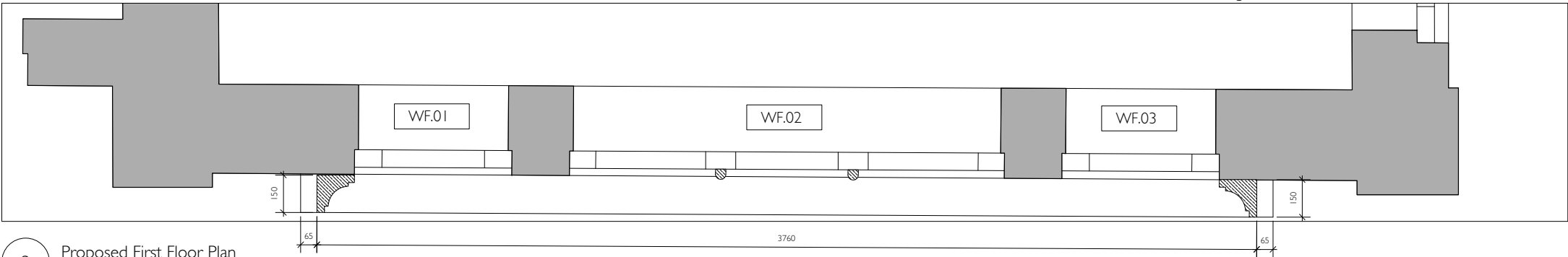
Proposed Front Elevation - Bay Type A

2.7 Proposed Front Elevation - Bay Type B

The following drawing below illustrates the typical elevational stone surround treatment around the first floor windows, included in this drawing are the proportions of the stonework and types.

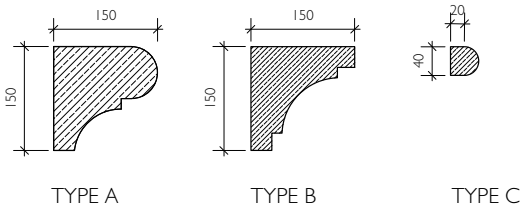


GENERAL NOTES
Stonework fixings by specialist
Final stone sizes and thickness tbc by specialist
Any required movement joints tbc confirmed by stone specialist
A. New aluminium double glazed window units.



2 Typical Section
Scale: 1:10

Stone Types/Schedule

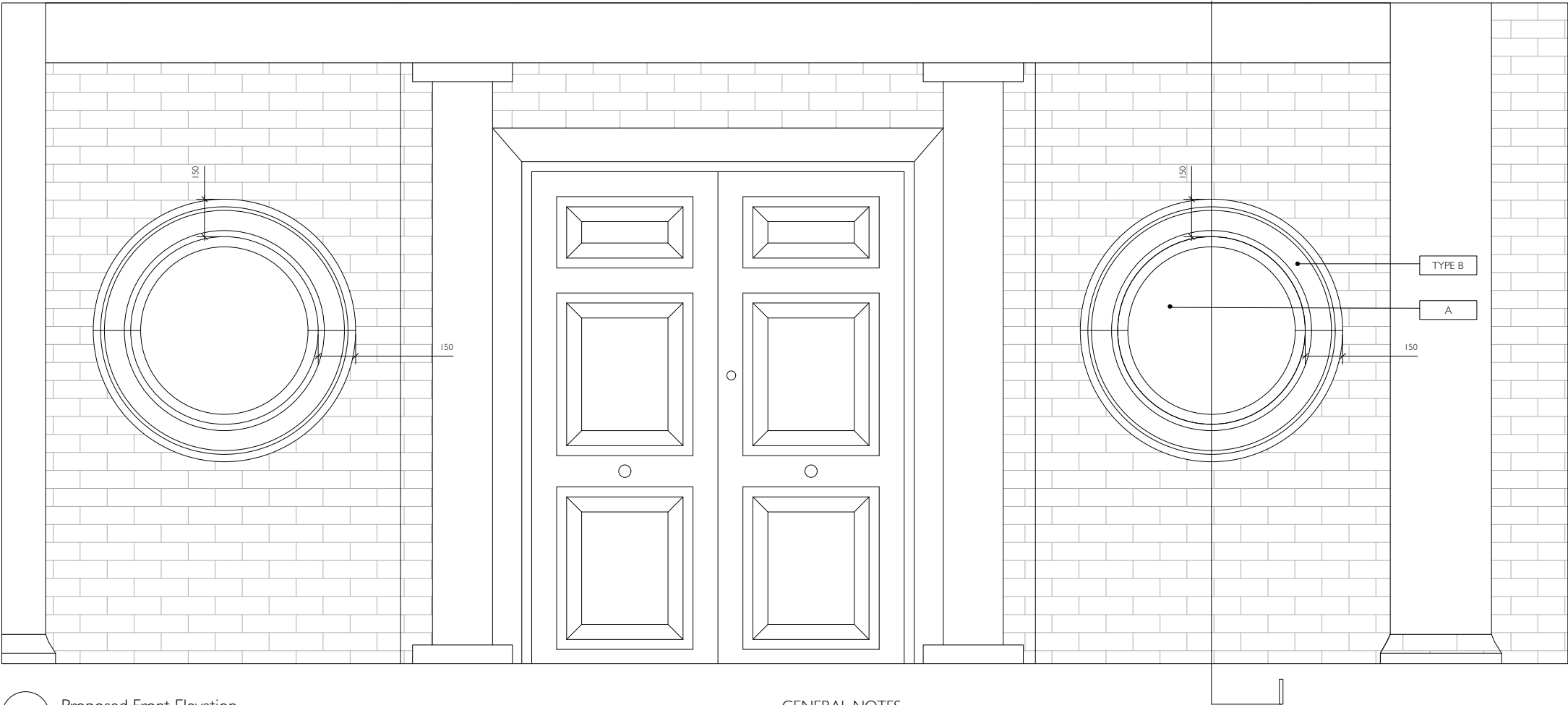


4 Stone Types
Scale: 1:5

Proposed Front Elevation - Bay Type B

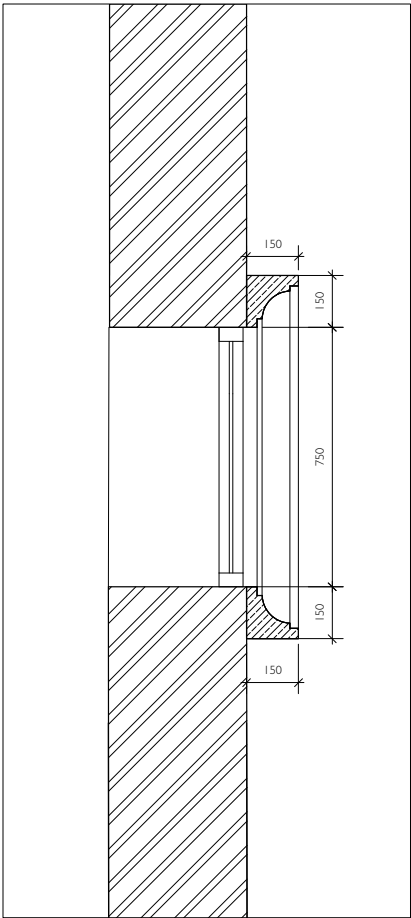
2.8 Proposed Front Elevation - Bay Type C

The following drawing below illustrates the typical elevational stone surround treatment around the ground floor port-hole type windows, included in this drawing are the proportions of the stonework and types.



1 Proposed Front Elevation
Scale: 1:10

GENERAL NOTES
Stonework fixings by specialist
Final stone sizes and thickness tbc by speacialist
Any required movement joints tbc confirmed by stone specialist
A. New alumnium double glazed window units.

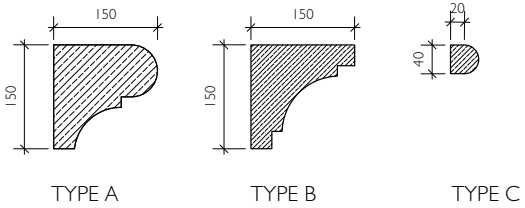


2 Typical Section
Scale: 1:10



3 Proposed Ground Floor Plan
Scale: 1:10

Stone Types/Schedule

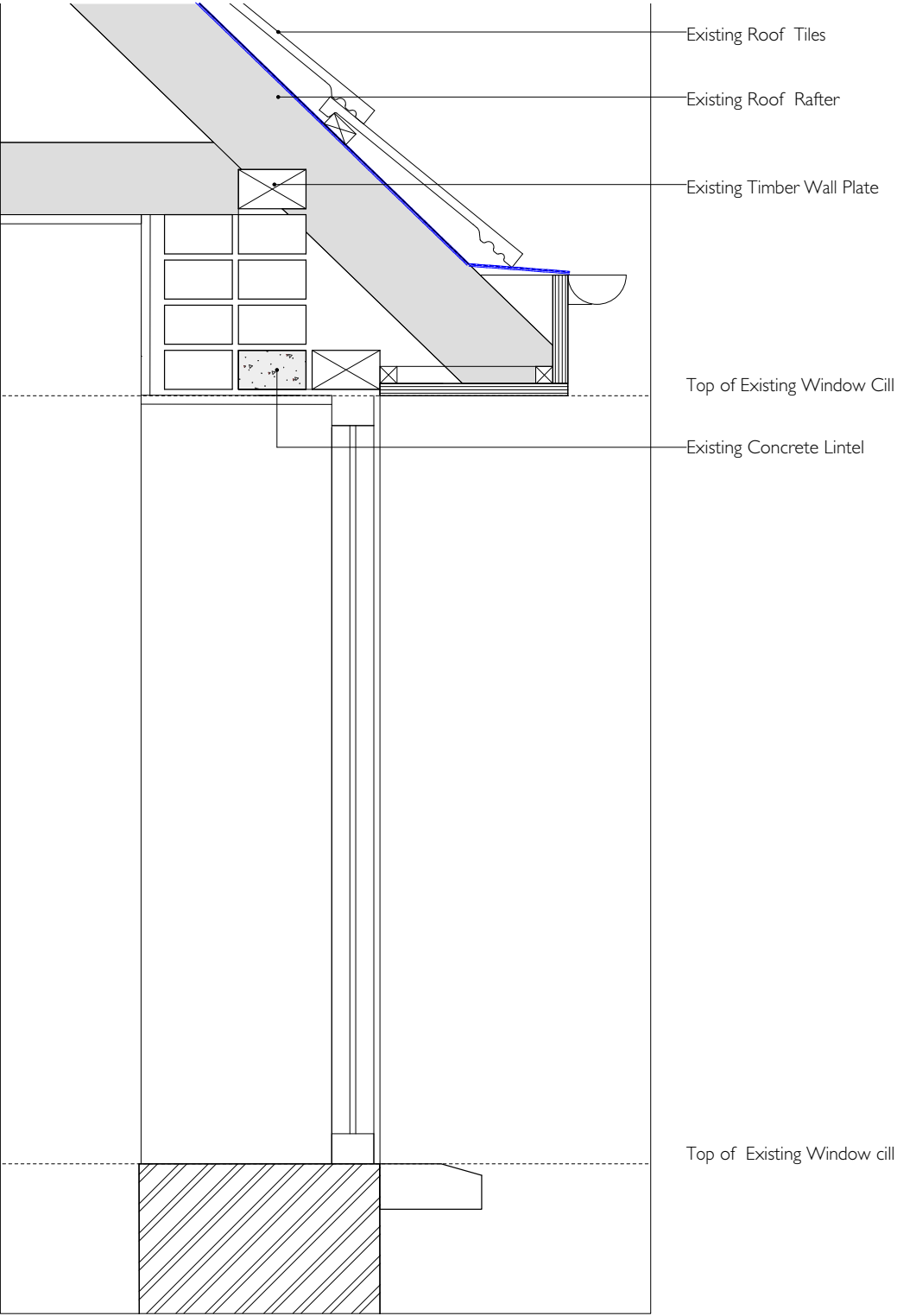


4 Stone Types
Scale: 1:5

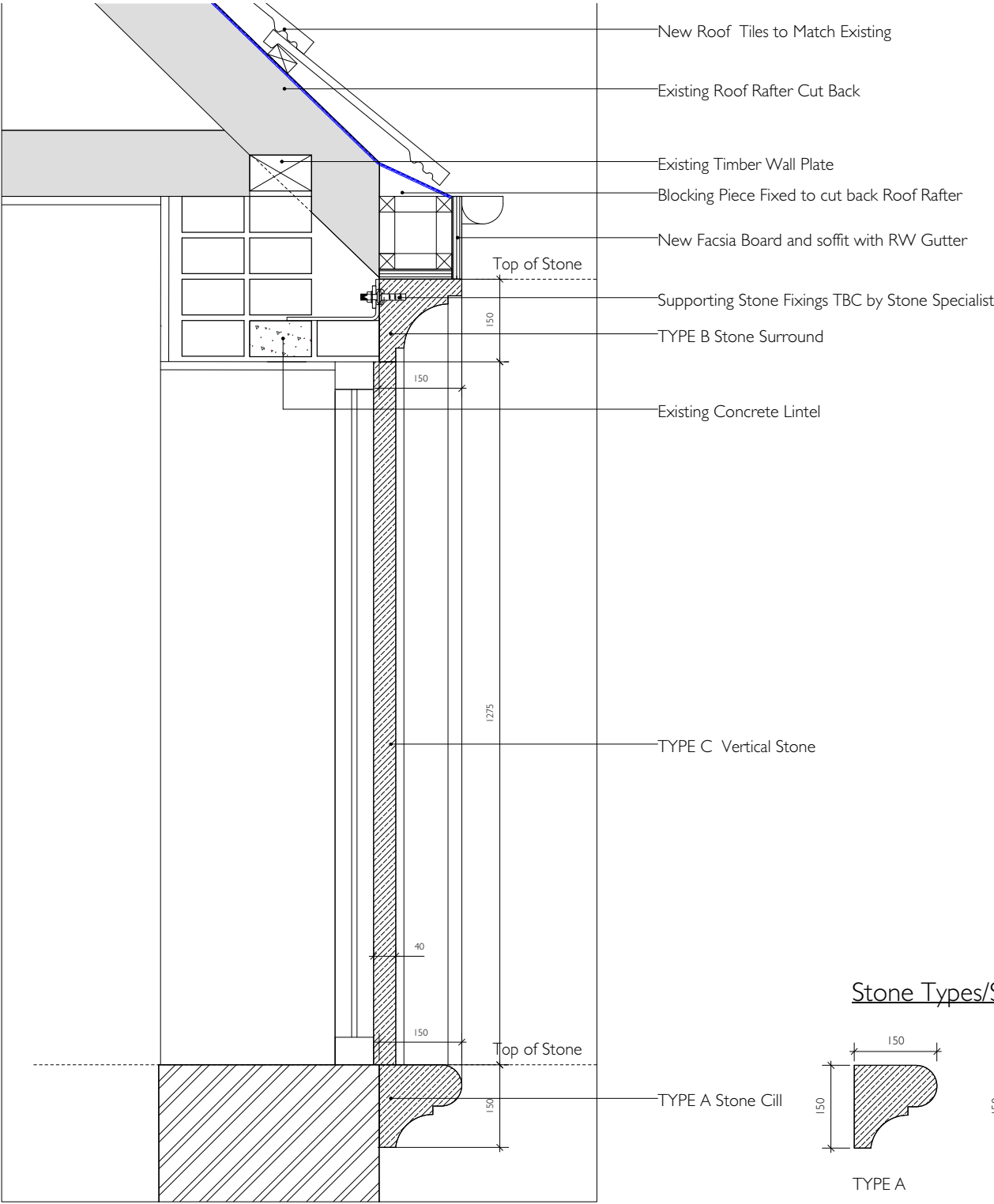
Proposed Front Elevation - Bay Type C

2.9 Proposed Front Elevation - Typical Details at Roof Eaves level

The following drawing below illustrates the existing and proposed details of how the new stonework will interface with the roof/eaves level to the first floor windows.

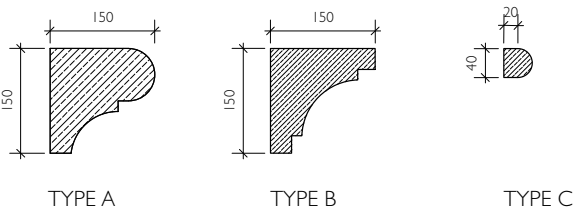


1 Existing Window Surround Eaves Detail
Scale: 1:5



2 Proposed Stone Window Surround Eaves Detail
Scale: 1:5

Stone Types/Schedule



3 Stone Types
Scale: 1:5

3.0 Summary + Conclusion

3.1 Summary + Conclusion

In summary the proposal as illustrated throughout this document seeks to introduce high quality stonework which is deemed to improve the overall appearance of the principal facade, with proportionate and well considered details.

The proposal also conforms and respects its immediate context and blends well within the local streetscape, with well crafted and considered stonework detailing.

The proposal as designed causes no adverse impact within the conservation area and only enhances its significance and architectural details of the existing residential property.

In conclusion it is therefore considered that the impact of the design proposal would not harm the conservation area, but enhance and preserve its character and appearance.

It is therefore concluded that the proposal will satisfy the relevant NPPF and are consistent with the spirit of local policies and national conservation policies.