

Baptist Church
Braemar Avenue, Wood Green
London N22 7BY
Heritage Statement
London Borough of Haringey
December 2022



Baptist Church
Braemar Avenue, Wood Green
London N22 7BY
Heritage Statement
London Borough of Haringey
December 2022

Table of Contents

1.0 Introduction	1
2.0 Identification of Heritage Assets to Assess	3
3.0 Site Map Regression	5
4.0 Background Understanding of On-site Heritage Asset	11
5.0 Assessment of Significance	28
6.0 Assessment of Heritage Impacts	36
7.0 Summary and Conclusions	43

© Built Heritage Consultancy 2022

This report is for the sole use of the person/organisation to whom it is addressed. It may not be used or referred to in whole or in part by anyone else without the express agreement of the Built Heritage Consultancy. The Built Heritage Consultancy does not accept liability for any loss or damage arising from any unauthorised use of this report.

The Built Heritage Consultancy Limited is registered in England, number 7314300. Registered office: 5 The Chambers, Vineyard, Abingdon, OX14 3PX.

1.0 Introduction

1.1 Instruction

This Heritage Statement has been produced by Built Heritage Consultancy to accompany applications for listed building consent and planning permission at Baptist Church, Braemar Avenue, Wood Green. N22 7BY. The site comprises the church hall within part of the church's land parcel (the 'Site').

The scheme comprises demolition of the rear corrugated iron church hall and construction of a new mixed-use block comprising a new community hall and residential flats. This Heritage Statement will assess the significance of any on-site heritage assets and any in the surrounding area that might potentially be affected by the scheme proposals. It will also assess the potential heritage impacts on the identified heritage assets in light of the proposed scheme.

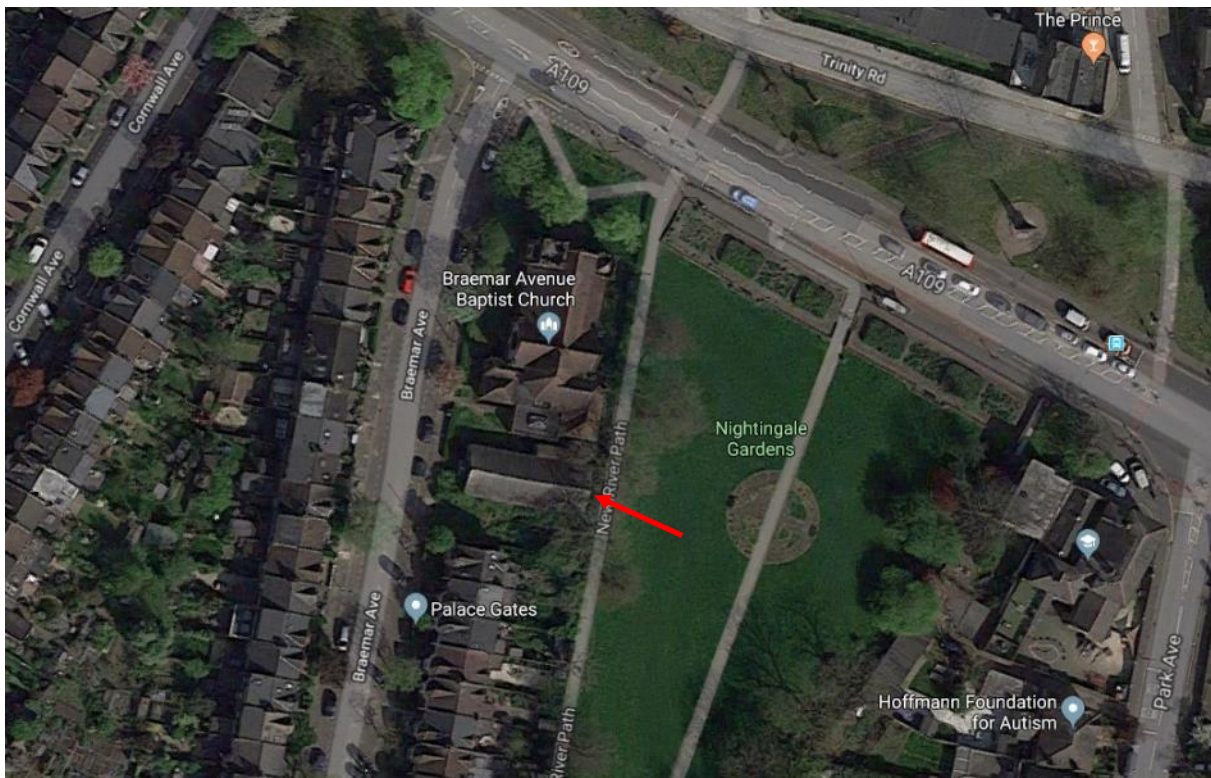


Figure 1.1: Aerial photograph with the approximate Site location marked in red.

1.2. Scheme Proposals

The key components of the scheme are as follows:

- Demolition of on-site church hall, adjacent to the principal listed building;
- Demolition of the main church's 1950s extension;
- Construction of a mixed use building, adjacent to the main church building, comprising a new community hall and residential flats above. The new building would be set over basement, ground-second floors with the third floor being set back on all elevations. The new building would be linked to the principal church building at ground floor level only;
- Creation of glazed, walk-on lightwells to serve the basement level at pavement level;
- The principal building line on Braemar Avenue would be in line with the historic terraces adjoining the southern elevation of the Site; then set back towards the church;

- The new block seeks to draw upon the historic terraced houses on Braemar Avenue by replicating their widths on the proposed Braemar Avenue elevation; and
- Balconies to windows. Some recessed, some external.

1.3. Structure of Report

Section 2 sets out the identified heritage assets to assess as part of this Heritage Statement.

Section 3 sets out an historic map regression of the Site.

Section 4 sets out the background understanding of the on-site heritage asset and adjoining church.

Section 5 sets out an assessment of significance of the identified heritage assets.

Section 6 provides an overview of the scheme proposals and an assessment of the potential heritage impacts.

Section 7 sets out the summary and conclusions of this Heritage Statement.

The Appendices include any relevant Historic England list entries, and a summary of any relevant legislation, policy and guidance relevant to the historic environment and Bibliography for this Heritage Statement.

2.0 Identification of Heritage Assets to Assess

2.1 Paragraph 194 of NPPF

Paragraph 194 of the NPPF states: *“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance....”*

2.2 Identified Heritage Assets

The heritage assets that could potentially be affected by the subject proposals are outlined below. The numbering used below correlates with the Heritage Plot Plan shown at Figure 2.1 to aid the reader with locating the heritage assets:

Designated Heritage Assets

Listed Buildings

1. Baptist Church, Braemar Avenue, Wood Green (Grade II listed); subject building.

The relevant Historic England list entry is attached at **Appendix 2**.

Conservation Areas

Trinity Green Conservation Area. The Site lies within the conservation area.

Non-Designated Heritage Assets

None.

2.3 Scoped Out Heritage Assets

Outside the Site’s boundary and within the identified surrounding area of the Site are numerous heritage assets of varying significance and designations. Having borne in mind Historic England’s Historic Environment Good Practice Advice in Planning Note 3—The Setting of Heritage Assets (2017), the heritage assets listed below are considered sufficiently well concealed from potential visual, traffic, emissions and noise impacts by existing topography, street pattern, built form and or dense foliage that they are unlikely to experience any effects to their heritage significance (whether visual, experiential or other) as a result of the pre-application scheme. The following heritage assets have therefore been scoped out from our Heritage Statement:

- Obelisk Memorial Drinking Fountain (Grade II listed);
- Trinity Primary School including attached School House, Bounds Green Road (Grade II listed);
- The Prince, Trinity Road (locally listed);
- New River aqueduct north from tunnel entrance, Myddleton Road (locally listed);
- New River Wood Green tunnel to Park Avenue, Myddleton Road (locally listed);
- New River aqueduct south from tunnel entrance, Park Avenue (locally listed); and
- New River Wood Green tunnel to Myddleton Road, Park Avenue (locally listed).

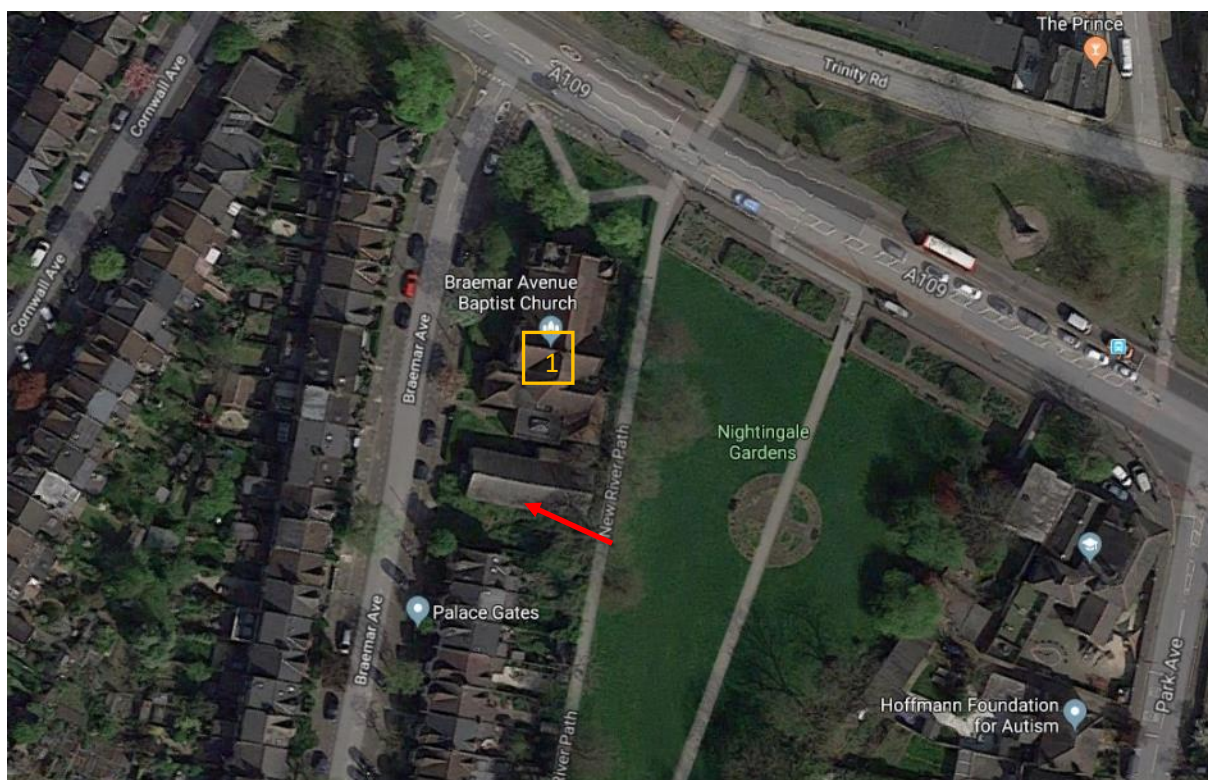


Figure 2.1: Heritage Asset Map. The Site also lies in the Trinity Green Conservation Area, conservation area boundary not shown. The approximate location of the Site is marked in red.

3.0 Site Map Regression

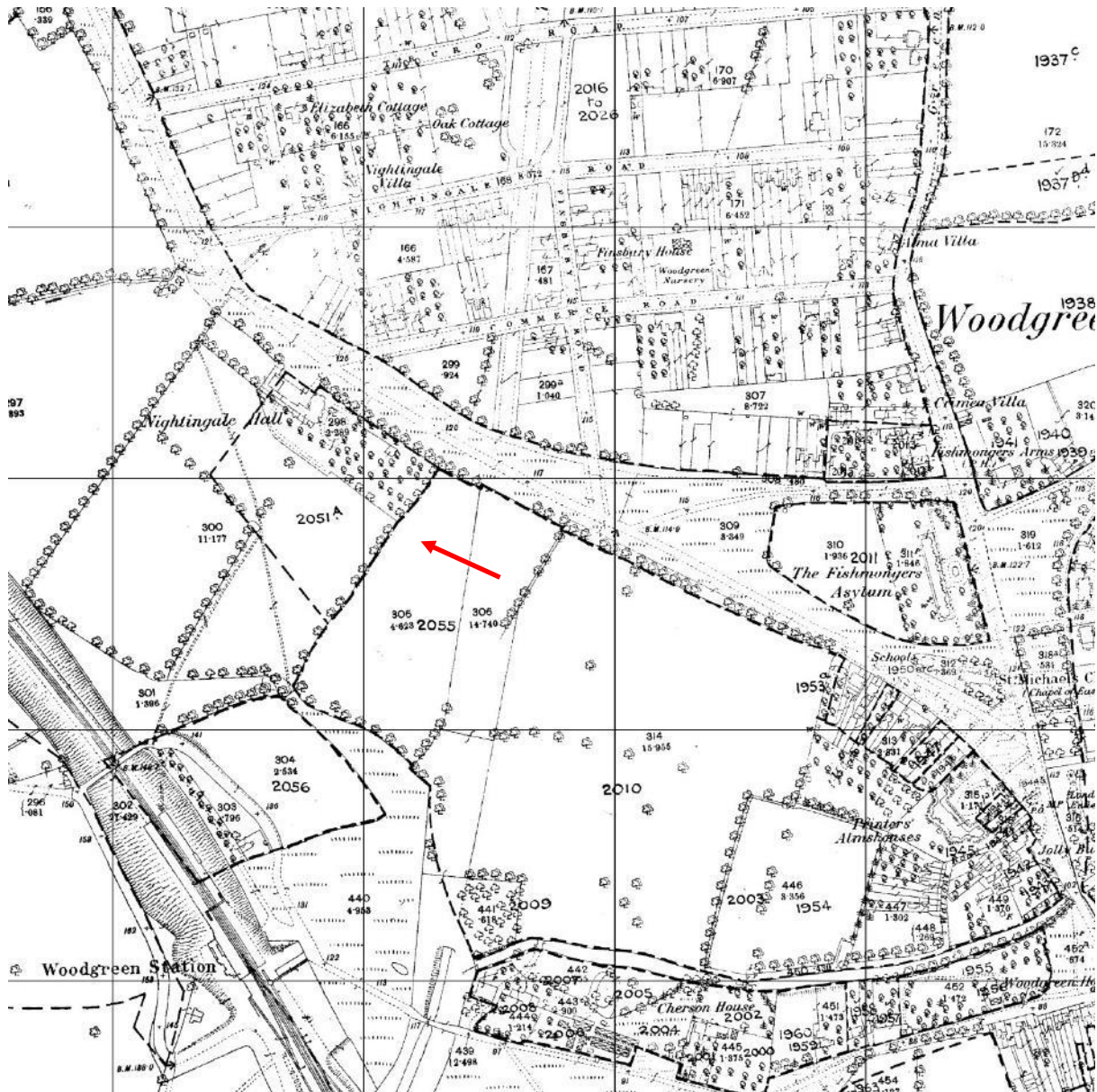


Figure 3.1: 1879 OS plan with the approximate location of the Site marked in red. We can see from this map that Nightingale Hall still remains on the southern side of Bounds Green Road. To the eastern side we can see The Fishmongers' Asylum at the junction of High Road and the Bounds Green Road and St. Michael's Church to the south-east of the asylum. We can see the 'New River' watercourse winding its way north-south through the area, covered over to the east of the Site. The Site at this time remains undeveloped. The southern side of Bounds Green Road remains largely undeveloped apart from Nightingale Hall and the houses, public house and almshouses on the western side of High Road. Wood Green station can be seen to the south-west of the Site, later renamed Alexandra Palace.

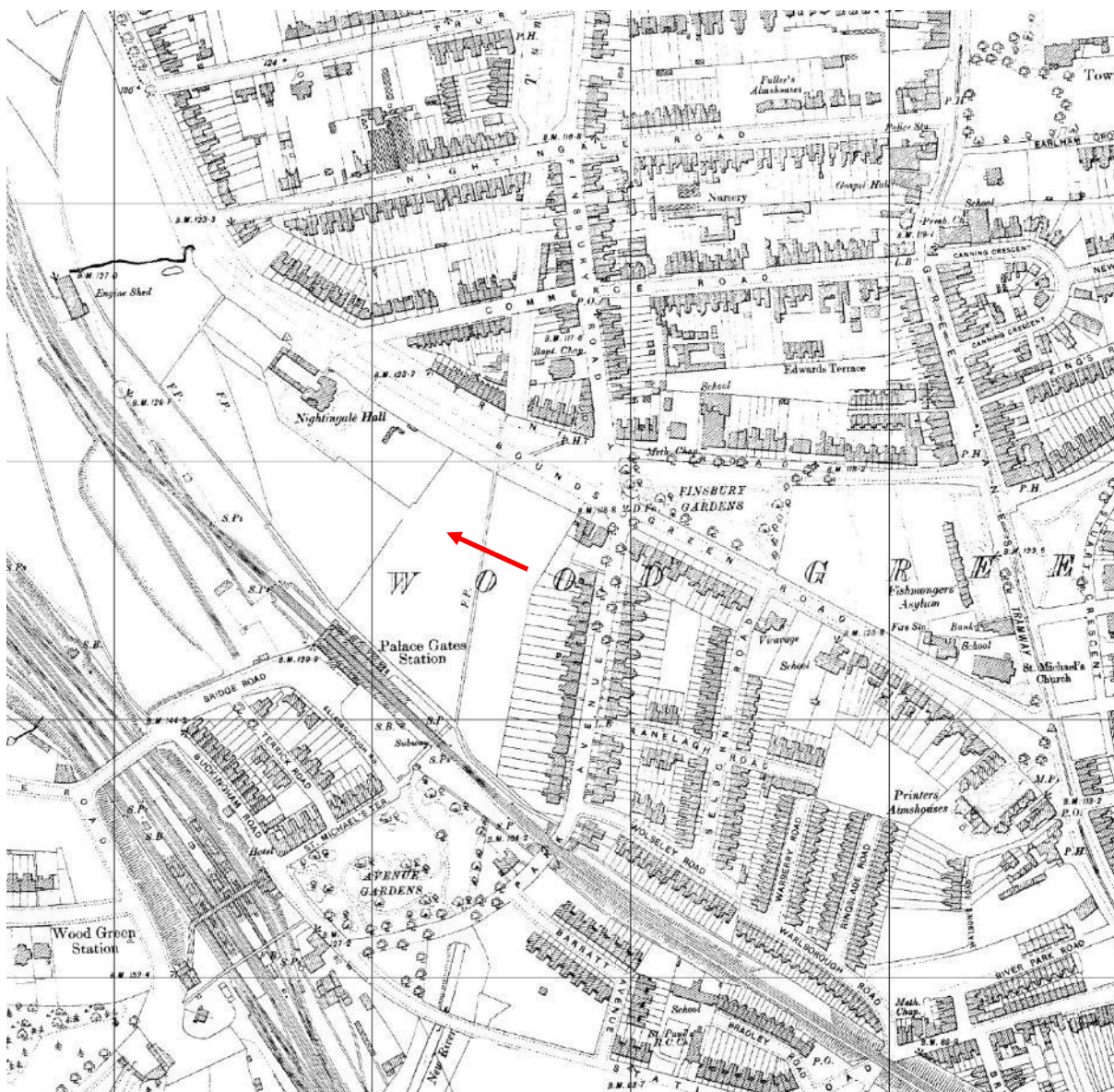


Figure 3.2: 1896 OS map with the approximate Site location marked in red. The Site still remains undeveloped at this time. To the south-west of the Site we can see Palace Gates Station, has been built since Figure 3.1. Development has also spread from the western side of High Road and southern side of Bounds Green Road towards the Site, e.g. Ranelagh Road.

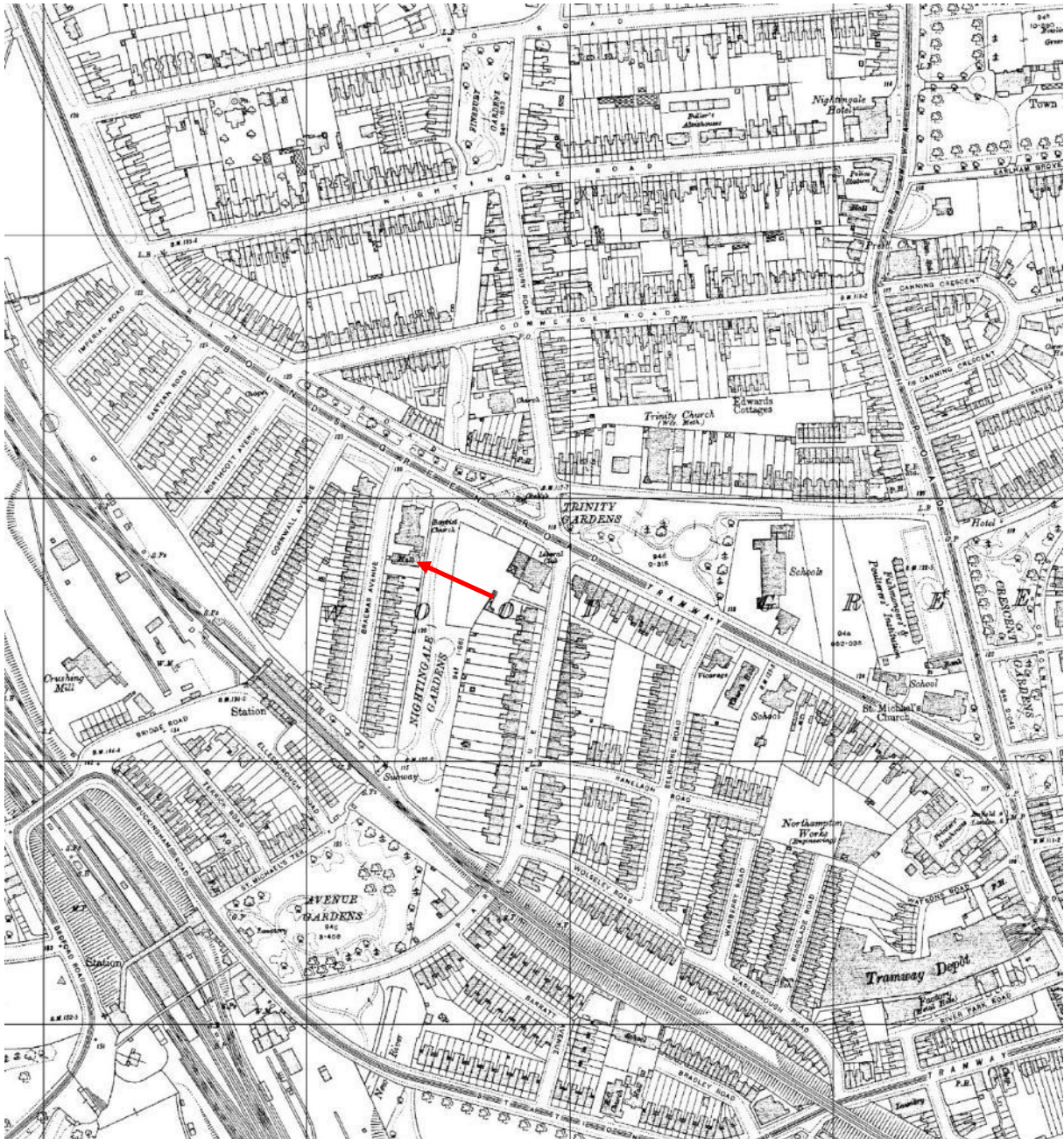


Figure 3.3: 1914 OS map with the approximate Site location marked in red. This map shows that the Site has been developed since Figure 3.2 (1896) as well as the roads to the west to form terraced housing and the church and the on-site church hall. We can see that Braemar Avenue has been laid out to form terraced housing in mirrored pairs with closet wings to the rear. To the east of the Site we can see that Nightingale Gardens have been laid out as a formal public park. The majority of the New River has been culverted and covered over by this time.

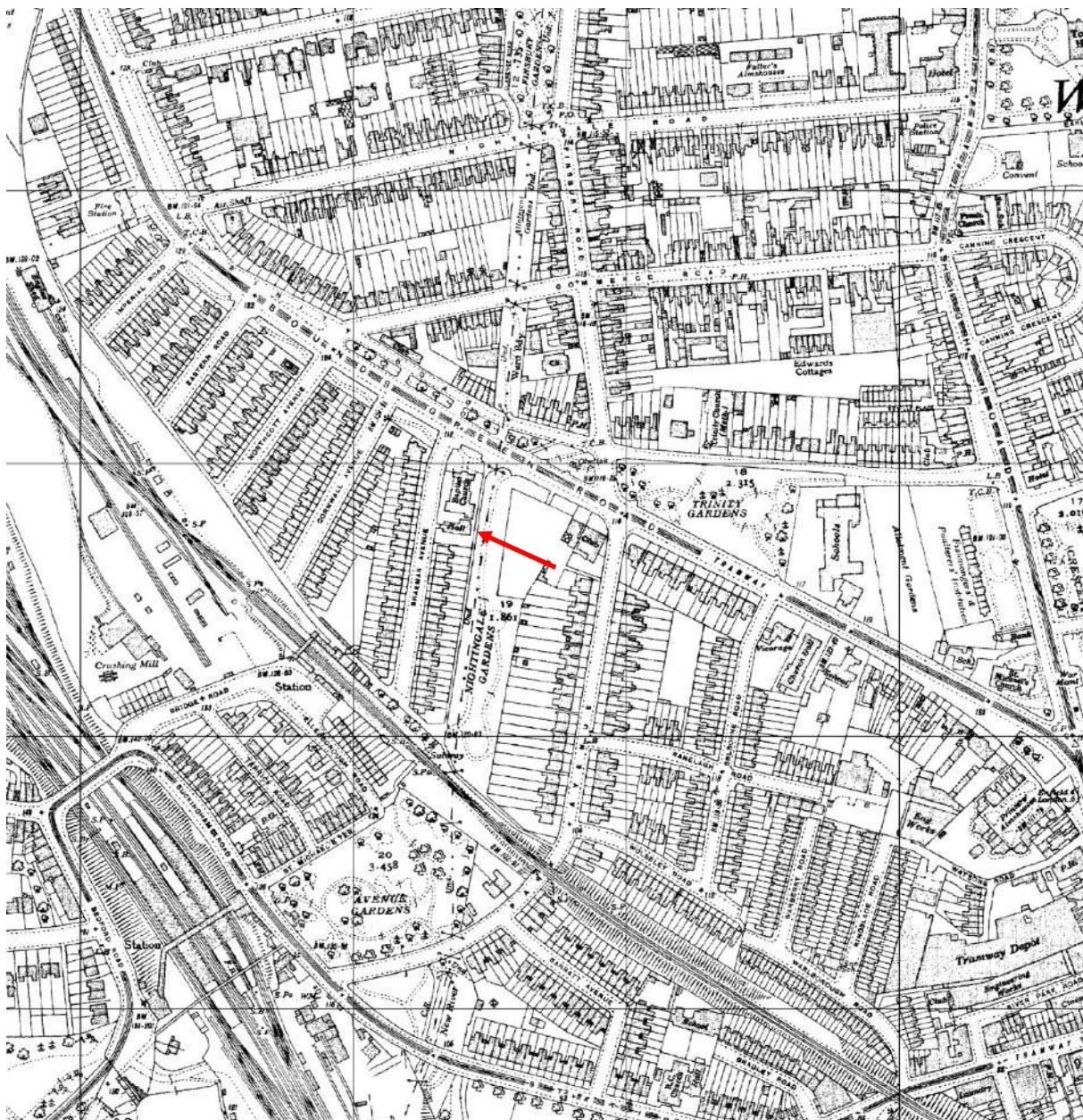


Figure 3.4: 1935 OS map with the approximate Site location marked in red. There is no relevant change to the Site or its immediate context since Figure 3.3.



Figure 3.5: 1955-57 OS map with the approximate Site location marked in red. This map shows that the southern elevation of the main church building has been extended. An extension has been built in the centre of the southern extension to the west of the previous small protrusion in the south-eastern corner of the main church building. This southern, central extension ties in with the extant single storey, 1950s extension visible on the Site.



Figure 3.6: 1989-90 OS map with the approximate Site location marked in red. There is no relevant discernible change since Figure 3.5.

4.0 Background Understanding of On-site Church Hall and Adjacent Church

4.1 Braemar Church, Braemar Avenue (Grade II listed)

Architectural Description

A 1907 church to designs by George and R. P. Baines, with the builders being H. Knight and Son. The church is orientated north-south along Braemar Avenue, which is atypical. The church is built in a late Gothic Revival style in strongly contrasting unknapped flintwork and dark red brickwork and terracotta dressings. To the north-western corner is a prominent tower that extends marginally higher than the steeply pitched, gabled roof of the main church. The tower is of four-stages with a battlemented parapet above. On the northern elevation is the main entrance and a number of faux extensions and actual extensions to the rear, southern elevation.

Main Church Exterior

Western Elevation



Figure 4.1: Western elevation of the church, with the church hall to the south, right hand side.

The elevation is dominated by the red brick and unknapped flint tower to the north-western corner. The brickwork is Flemish bond with narrow mortar joints. The tower corners contain red brick pilasters and occasional red terracotta banding. The windows contain terracotta gothic tracery to the 3-light window at the second stage of the tower, paired lancet windows to the third stage and a 3-light traceried window to the fourth stage with terracotta hood moulds.

The roof of the main aisles and nave is steeply pitched and covered with red plain clay tiles. The roof ridge contains red clay crestings with various areas missing crestings. The elevation comprises unknapped flint set in black mortar and terracotta bands and window heads. The main elevation is three bays in width and includes terracotta perpendicular tracery. To the south is a large transept cross wing of similar details arranged as two 3-light perpendicular windows at ground floor and a large 5-light perpendicular window at first floor level. Brick pilasters to the corners.

To the south-western corner is a single storey element evoking the piecemeal adaptation over time typical of medieval churches. This element includes the vestry and the plant boiler room beneath. Notable detailing includes a sizeable, tiered brick chimneystack to the western side terminating in an ornate terracotta chimney pot. The roof to this element is eclectic but predominantly hipped.

Southern Elevation



Figure 4.2: Southern elevation of the church. The apse's infilled southern window is marked in red.

The southern elevation was purposefully designed to create the impression of piecemeal adaptation as was commonplace with many Victorian and Edwardian vernacular revival buildings. The southern elevation of the apse is red brick around a part conical roof covered with red clay plain tiles. The bricks are refined and of consistent dimensions, laid using soot dyed lime mortar in narrow mortar joints.

The apse's southern window at first floor level has been infilled with low grade brickwork dating from the mid-20th century (see Figure 4.2). This element is considered to detract from the significance of the listed building. To the south of this is a single storey, flat roofed 1950s extension built of mediocre red brick with larger lime mortar joints. This mid-20th century extension necessitated numerous alterations to the rear of the original church and is not considered to be of special interest. Overall, it is considered to detract from the significance of the listed building given the adaptations required at the time of its construction.

To the right (east) of the infilled apse window a small area of roof was cut back to accommodate the 1950s extension. The area of elevation exposed by these works (shown in red) below contains low grade 1950s brick. We can also see that the hipped roof of the south-eastern part of the original church has been truncated (shown green below) as it joins the flat roof of the 20th century addition. Both these revisions to the original roof form are considered to detract from the significance of the listed building.



Figure 4.3: Showing two sections of roof amended when the 1950s extension was added. Beyond to the left is the blocked window.



Figure 4.4: Railings and dwarf plinth wall to the stairs to the basement plant room.

The stairs leading to the basement plant room also lie on the southern elevation. These contain later, concrete steps possibly also from the 1950s, and are flanked by original cast iron railings and an original red brick dwarf plinth wall. The ironwork is corroding leading to brick jacking and associated cracking of the brickwork and terracotta detailing.



Figure 4.5: Southern elevation of church to the right-hand side, modern extension in the centre and the church hall to the left-hand side. Junction of the original church and 1950s extension marked in red.

North Elevation

The northern elevation contains a matching doorway to the northern extreme of each aisle. These doors are panelled with traceried upper parts. Above, is a perpendicular traceried window and gothic hood mould. To the centre the elevation is dominated by matching doors and ornate, Gothic doorway with moulded architrave. The elevation is dominated by a sizeable perpendicular gothic window with elaborate hood mould.



Figure 4.6: Northern elevation (autumn/winter) with no leaf coverage to trees adjoining front elevation¹

Eastern Elevation



Figure 4.7: Eastern elevation looking south.

¹ (https://commons.wikimedia.org/wiki/File:Braemar_Avenue_Baptist_Church,_Wood_Green_07.JPG)

The eastern elevation contains much matching detailing to the western elevation especially to the aisle and the transept. To the south-eastern side is a single storey element, set under a hipped roof, which forms part of the original building.

Main Church Interior

Aisles and Nave



Figure 4.8: Showing the main church interior looking towards the pulpit and organ.



Figure 4.9: Showing the vestibule to the northern side of the church.

The nave and aisles are largely open plan, separated by pierced arcades to either side. The piers and roof above are all timber framed, with the roof being a fine hammerbeam roof. Detailing is pared back but the overall visual effect of the exposed timberwork is visually striking. The significance of the roof is slightly undermined as the underside has been insulated with modern, exposed chipboard. The seating is arranged with pews across the nave and to the side of the aisle piers. The interior is largely original including the pews, much stained-glass windows, the part panelled and part stained glass doors, door ironmongery and pulpit. The pendant lights are modern and considered to be of no heritage value.

To the northern side of the nave is a covered vestibule with a plethora of stained glass. Some areas of the stained-glass windows have cracked glass and other areas bulging glass and lead comes. Adjoining the aisle entrances and main entrance, are ornate, polychrome mosaic tiling, stained glass windows and architraves, embossed decorative cast iron radiators, part panelled and part stained glass doors and brass ironmongery. All these elements are original historic fabric.



Figure 4.10: Original mosaic tiling, cast iron radiators and part panelled doors to front entrances.



Figure 4.11: Cracking to stained glass windows.



Figure 4.12: Bowing stained glass window close to entrance vestibule.



Figure 4.13: Organ to the interior.

The organ is peculiar in that it blocks the western transept window almost entirely, restricting natural light, and so would seem to be a later addition. That said it is shown in a photograph dating from at least 1976 (see Figure 4.14) and therefore pre-dates the listing of the building in 1980 and is of some antiquity in its current location. It is not known how long it has remained in this location.



Figure 4.14: Historic photograph showing the organ extant in 1976 (or earlier). Source - Haringey Local Archive, Bruce Castle Museum.



Figure 4.15: Nave and aisles looking north.

Above the entrance vestibule is a large area of flat ceiling, today stripped of any detailing. However, archival evidence from the Haringey Local Archives (see Figure 4.16 and 4.17) reveals that a small galleried area of seating was previously located at this level. These photographs were given to the archive in July 1976 and given the picture quality, a date of between, say, 1950-76 would seem appropriate for the photographs themselves.



Figure 4.16: Galleried seating above entrance vestibule – since removed. Source - Haringey Local Archive, Bruce Castle Museum.



Figure 4.17: Galleried seating can just be glimpsed above entrance vestibule – since removed. Source - Haringey Local Archive, Bruce Castle Museum.

1950s Rear Extension

The extension's interior is typical of its period with Crittall-type steel casements and a steel and glass lantern to the roof above. The extension was seemingly used for utilitarian purposes and lacks notable detailing save for a 4-panelled pine door. Otherwise, the interior of the extension is considered to be of no heritage value.



Figure 4.18: 1950s rear extension interior.



Figure 4.19: 1950s extension roof lantern.

W.C.s



Figure 4.20: W.C.s with brass badges denoting the Ladies' and Gentlemen's W.C.s.

The W.C.s remain in their original use, although there are no historic bathroom fittings to the interior of these rooms. The doors to both the male and female W.C.s include their original brass name badges on the original pine panelled and stained glass windowed doors. Within the WCs, are matching original internal doors of matching panelling and stained glass. The architraves are also original. The existing linoleum floor has not been lifted to identify the presence or otherwise of any historic floor coverings.



Figure 4.21: Internal doors to W.C.s.

Rear Corridor



Figure 4.22: Rear Corridor

The rear corridor, to the south of the apse rear wall forms the previous external wall to the church. We can see from Figure 5.18 that the doorway includes a chamfered architrave likely to be detailing due to its former external prominence.

Kitchen



Figure 4.23: Existing kitchen.

The kitchen includes two potentially original high-density pine cupboards but otherwise is devoid of historic detailing. The existing modern kitchen units likely date to the 1970s and are of no heritage

value. The floor covering is linoleum and has not been lifted to allow identification of any historic floor coverings.

Miscellaneous Detailing

The vestry and other remaining anti-rooms contain sporadic detailing such as original decorative, embossed cast iron radiators and modest historic chimneypieces and grates (modern gas fired fires in places). Otherwise these rooms appear to lack any further detailing although again carpets were not lifted nor was an inspection carry out above suspended ceilings.



Figure 4.24: Modest chimneypiece and historic fireplace and grate.



Figure 4.25: Decorative cast iron radiators.

Church Hall Exterior



Figure 4.26: Northern and Western Elevations of church hall



Figure 4.27: Historic Photograph of the church hall. Source - Haringey Local Archive, Bruce Castle Museum.

To the south of the church is the original church hall. This building appears to have been built as a mission church, for use while the main Baptist Church on Braemar Avenue was being built. In the figure above (Figure 4.27), we can see the scaffolding for the main church as it is built alongside. This suggests

that the church hall pre-dates the main church and served as a makeshift church for a short period of time before being downgraded to be used as a church hall for church functions.



Figure 4.28: Eastern elevation

The building is single storey, seven bays in width, set under a pitched roof. It sits upon a brick plinth and is clad with vertically hung corrugated iron sheets, and set under a corrugated iron roof. The windows are later (non-original) 2-light timber casements. The front elevation contains a gabled porch with timber bargeboarding and a gothic arched doorway to the main entrance. Externally the building is almost entirely without notable detailing with the gothic arched architrave and paired entrance doors to the front elevation the only suggestion of a link to an ecclesiastical building. We can see from Figure 4.27 that the building has lost much of its detailing over time. Lost detailing includes timber finials to the gabled roof apex on the front elevation, arched ecclesiastical panes to the upper section of each window, small gabled dormers in the roof slope and marginally more shaped bargeboards.

Structurally the building shows clear signs of disrepair due to bulging of the elevations, window timber degradation, iron corrosion and broken window panes.

Church Hall Interior



Figure 4.29: Hall interior looking west.



Figure 4.30: Hall interior looking east.

The interior is also highly utilitarian and lacking notable detailing. The timber framed roof rafters and collars are visible as is the underside of the roof, clad with tongue and groove boarding. The original floorboards also survive on the floor. To the eastern side is a raised stage area. Iron ties are also visible to the interior across the span at various points, clearly used to give the building additional structural support.

5.0 Assessment of Significance

5.1 Designated Heritage Assets

5.1.1 Braemar Baptist Church, Braemar Avenue (Grade II listed)

Architectural Description

See Section 5.

Assessment of Significance

A fine late Gothic Revival church in the Perpendicular style in a boldly contrasting construction of unknapped flint and dark red terracotta. The building was designed by George Baines and his son Reginald Palmer Baines and built between 1907-08. George Baines was a Scottish architect known for his designs of Baptist Churches. Overall, the building is considered of high aesthetic (design) value.



Figure 5.1: Braemar Avenue Baptist Church, Braemar Avenue. Source - Haringey Local Archive, Bruce Castle Museum. The photograph is undated but appears to be from the interwar period.

The building is almost entirely original externally save for the modern, unsightly security grilles that adorn all windows, the aforementioned 1950s extension to the southern elevation and the associated elevational and roof changes required to abut the two. The building has an appealing ‘patina of age’, although in some areas is in mild disrepair, giving it some fortuitous aesthetic value. The building also has a high degree of landmark value visible from close and medium range distances in both directions along Bounds Green Road and also within Nightingale Gardens.

The building is of illustrative historical value in that it shows the historical development of the area as Wood Green expanded significantly in the late 19th century and early 20th century. It is also of high spiritual and commemorative communal value as a place of worship over many decades, serving the local community.

Lastly the church’s northern, western and eastern elevations, church tower and the majority of the church’s roofs have high evidential value. The interior has moderate evidential value having been subject to a fair degree of change, especially in relation to the position of the organ and the rear gallery

seating. The southern elevation of the main church building has suffered from unsympathetic alterations previously, some original openings infilled, an area of original roof cut back, and a non-descript extension attached to one side of the church in the 1950s. The evidential value of the southern elevation is considered to be low.

Contribution of Setting to the Church's Significance

The church hall appears to have been built as a mission church, while the main Baptist Church on Braemar Avenue was being built. The church hall pre-dates the main church and served as a makeshift church for a short period of time before being downgraded. Many such church halls pre-dated the later principal church building and were out-riders to the main church, built first to serve the community while the main church was built. Externally, the church hall fabric is mostly original although it has lost the vast majority of the limited detailing it included when first built and is in a serious state of disrepair.

Some mission halls were far more elaborately detailed than the original detailing shown in Figure 4.27. Such halls often included crestings to the roof ridge, belfries and Y-traceried windows. Historical detailing is almost entirely absent on the subject hall, having been lost over time.

The church hall does not however, form a key component of all or most churches, nor indeed most Baptist Churches more specifically. In that sense, therefore, the hall is not a pre-requisite for the original functioning of the church and not a critical part of the principal listed building's special interest.

The extant church hall, with almost all traces of architectural elaboration having been lost over time, is not considered to have special architectural interest in its own right. Looking at the building in isolation its aesthetic (design) value is considered to be low. The predominant significance of the hall lies in its historical relationship with the main church building. Overall, the church hall contributes positively to the significance of the listed building, albeit its contribution is considered to be low, with the main significance of the church lying in its built form and wider communal and historical significance as a place of worship over many decades.

Nightingale Gardens to the eastern side of the Site forms part of the original and historic setting of the listed building. It also forms part of the experiential, visual and aesthetic setting of the listed building, lying immediately to the east of the eastern Site boundary.

The park increases the landmark status of the church as it allows long range views of the latter from within the park, and from views looking west along Bounds Green Road towards the church. The park is therefore considered to contribute positively towards the significance of the listed building as an element of setting.

The Edwardian housing on Braemar Avenue was developed between 1903-07 (Wood Green Past, Albert Pinching) being built over part of the former Wood Green cycling track. The mission hall was built to serve the Baptist community in this new area and surrounding streets, later largely replaced by the main church building. The terraced housing forms part of the historic setting of the listed building, lies in close proximity to the Site, and lies in the experiential, visual and aesthetic setting of the listed building. The housing is considered to contribute towards the significance of the listed building as an element of setting.

5.1.2 Trinity Gardens Conservation Area

Identification of Part of Conservation Area Potentially Affected



Figure 5.2: The LPA's Conservation Area Appraisal map identifying the conservation area boundary marked in red. The Site's approximate location is marked by the blue arrow.

The Site lies in the north-western part of the conservation area. The areas that might potentially be affected by the redevelopment of the southern part of the Site (including the current church hall) are the north-western part of Braemar Avenue, within the Site itself and at close quarters within Nightingale Gardens. All other areas of the conservation area would not be affected by the proposed development given the rear part of the Site's limited visibility due to prevailing trees, hedges and built form. The vast majority of the conservation area would therefore be unaffected by the proposed scheme.

Historical Development

The LPA's Conservation Area Appraisal was adopted in 2008. It sets out comprehensively the historical development of the conservation area.

Character and Appearance

Page 6 of the LPA's Conservation Area Appraisal states that the conservation area is subdivided into sub areas for closer analysis with their appraisal.

"The following four sub areas have been identified ...:- **1. Trinity Gardens and Bounds Green Road (The area to the west of the High Road, including Trinity Road, Finsbury Road, Trinity Gardens, Nightingale Gardens and Bounds Green Road)** **2. High Road (The area surrounding the High Road, including Crescent Gardens)** **3. White Hart Lane (A relatively small area to the east of the High Road and north of Crescent Gardens)** **4. Ewart Grove and Pellatt Grove (The residential streets to the east of Crescent Gardens)"**

The Site lies in Sub Area 1. On this basis we have set out below the relevant excerpts from the LPA's Conservation Area Appraisal.

Pages 11-16 of the LPA's Conservation Area Appraisal states the following:

"Sub Area 1. Trinity Gardens, Bounds Green Road and Park Avenue

Overall Character and Appearance

This area, which comprises the western part of the conservation area, is focused on Trinity Gardens and is characterised by a sense of openness and verdure. It also contains Nightingale Gardens, a narrow elongated park which extends south towards Wood Green Common and creates a green corridor by connecting Trinity Gardens with Avenue Gardens to the south. Shrubs, trees and planting are widespread throughout the area and form an important element of the character and appearance. Of particular note are the mature trees, which dominate both gardens and line parts of Trinity Road and Bounds Green Road. Both Trinity Gardens and Nightingale Gardens are included on the local list of Historic Parks and Gardens."



Figure 5.4: View looking south into Nightingale Gardens from Bounds Green Road.

"Trinity Gardens is overlooked to the north and south by the properties fronting Trinity Road and Bounds Green Road respectively, most of which are of Victorian origin. The majority of the properties are of architectural and / or historical interest and positively contribute to the character and setting of the green spaces. The area also includes three distinctive church buildings, which along with the Nightingale Primary School, form the local landmarks and complement the green spaces.

Trinity Road

Trinity Road is a narrow street that defines the northern boundary of Trinity Gardens and, in contrast to Bounds Green Road to the south, is characterised by its tranquil, tree-lined nature. Whilst the northern side of the road is primarily lined with semidetached and terraced Victorian properties, it is also fronted by a public house and a modern block of flats. The prominent Greek Orthodox Cathedral is situated within these residential properties and has a formative role in defining the streetscene. The western end of the street is characterised by the juxtaposition between the consistent domestic buildings lining the north of the road and the treelined green space on its southern side. At its eastern end, Trinity Road is more varied in character and less domestic in scale. It is dominated by the flank elevations to the Nightingale Primary School and Haringey Civic Centre and the associated car park on

the southern side of the road. To the north of Trinity Road, Finsbury Road is a short cul-de-sac, which is dominated by St. Barnabas Church....

The junction between Trinity Road and Finsbury Road is defined by The Prince of Wales Public House, a three-storey, typical Victorian public house. The building is constructed of London stock brick and has a rendered, cream-painted ground floor frontage and suitably sympathetic green windows and signage as well as cream window surrounds and a projecting cornice...."



Figure 5.5: *The Prince public house on Trinity Road.*

To the east of Finsbury Road, Nos. 23 to 27 (consecutive) Trinity Road form a consistent group of a semi-detached and terraced Victorian properties, which are constructed of London stock brick and have slate roofs. They have unadorned façades with canted bay windows at ground floor level and white-painted lintels to upper floors. Most of the buildings retain their traditional appearance, although Nos. 24 & 25 have unsympathetic dormer windows. To the east of this group, No. 22 is a large detached Victorian villa, which is constructed of pale grey brick and a slate roof. The building's façade incorporates a pair of hexagonal bays at ground floor level, white banding and a projecting cornice.

The Greek Orthodox Cathedral, which is situated to the east of No. 22, dominates the northern side of Trinity Gardens. The Cathedral, which was originally built to the designs of the Reverend J. N Johnson, is constructed of pale brick with eccentric gothic detailing....

To the east of the Greek Orthodox Cathedral, Nos. 20 and 21 Trinity Road are a pair of semi-detached Victorian villas with a cream-painted façade, ornate shaped gables and canted bay windows, which are surmounted by white-painted crenellations...."

Trinity Gardens

"Trinity Gardens is a large triangular green space which forms a central component within the western section of the conservation area; included on the local list of historic parks and gardens it has a formative role in defining the character of the area. The Gardens consists of a level, informally landscaped space, in which meandering pathways are interspersed with mature deciduous and coniferous trees. The green space is lined to the north and south by the residential properties fronting Trinity Road and Bounds Green Road, whilst the eastern end is defined by the Nightingale Primary School, which is surrounded by mature vegetation. At its western end, the space is tapered to form the junction between Trinity Road and Bounds Green Road. The focal point of the western end of the

gardens is the drinking fountain; a tall, granite obelisk dedicated to the memory of Mrs Smithies, the founder of the Band of Mercy movement and is Grade II listed."

Bounds Green Road

*"Bounds Green Road is a busy main road connecting Wood Green town centre with the local centres of Bowes Park, Bounds Green and Southgate to the north west of the conservation area. The southern side of the road is primarily lined with Victorian residential properties, although it also includes religious and educational buildings. The majority of properties lining Bounds Green Road are of architectural merit, however, there is a tendency for their front gardens to be used for off-street parking which has had an undesirable impact on the character and appearance of the road. **The road's main landmarks are St Michael's Church and the Braemar Avenue Baptist Church, the towers to which are prominent in views along the road to the east and west respectively.***

At the conservation area's western limits on the southern side of Bounds Green Road, The Tower, (Nos. 2 to 6 (even) Braemar Avenue, is a Victorian villa of two stories plus an attic level, and is constructed of red brick and has a slate roof. The property's façade is dominated by an octagonal bay which is surmounted by a fishscale slate, hipped roof. The entrance to the dwelling is recessed beneath a decoratively carved, enclosed wooden balcony. Its eastern flank elevation, which fronts Bounds Green Road, is largely obscured by dense vegetation.

To the east of Braemar Avenue, the Braemar Avenue Baptist Church is a striking Grade II listed Edwardian building constructed of dark red brick with contrasting white flint panels set within dark mortar. It has a prominent tower with battlements, gargoyles and a corner turret and includes perpendicular tracery and coloured glass windows. The church is set within densely vegetated gardens and makes an attractive contribution to the streetscene. The church hall, which is situated to the south of the Baptist Church, was built at approximately the same time as the church. It is clad with corrugated metal with blue painted windows, has a rustic appearance, and makes a limited contribution to the streetscene [BHC underlining]

The church is adjoined to the east by Nightingale Gardens, a narrow open green space, which is lined with mature trees and bounded by adjoining garden fences. Its northern edge is defined by a small raised garden, which is surrounded by dwarf walls...."

Key Views

The LPA's Conservation Area Appraisal does not identify key views within, out of and into the conservation area that contribute towards the character and appearance of the conservation area. We have undertaken a high-level review of the likely views likely to be considered by the LPA to contribute towards the character and appearance, in the surrounding context of the Site:

- Views looking in both directions along Bounds Green Road towards the Braemar Avenue Baptist Church;
- Views looking north and west as relevant from within Nightingale Gardens towards the Braemar Avenue Baptist Church;
- Views within Nightingale Gardens;
- Views towards the Grade II listed obelisk in Nightingale Gardens (part between Trinity Gardens and Bounds Green Road);
- Views in both directions along Trinity Gardens including towards the Prince public house (locally listed); and
- Views both north and south along the New River path into Nightingale Gardens.

Contribution of Site to Character and Appearance of Conservation Area

The main church building is identified within the LPA's Conservation Area Appraisal as a building of landmark status and we would concur with this statement. The building also forms an historic place of worship from the Edwardian period onwards and therefore is considered of illustrative historical value to the character and appearance of the conservation area. It has performed its religious function for many decades providing the local Baptist community with a local place of worship. In this sense the building is of spiritual and social communal value to the character and appearance of the conservation area. The building is considered a focal building in the conservation area and of local landmark status.



Figure 5.6: View looking west the northern side of Bounds Green Road towards the church's eastern and northern elevations

In addition, as discussed in the separate assessment of significance for the listed building, the church is identified as being of aesthetic design value due to its well composed late Perpendicular Gothic style. The main church therefore is considered to make a strongly positive contribution to the character and appearance of the conservation area.

Notwithstanding this positive contribution, the later alterations to the exterior described earlier in this report should be viewed as negative features.

The church hall to the south of the principal listed building makes a limited contribution as confirmed by the LPA's Conservation Area Appraisal. Despite the building almost entirely lacking any detailing, originally the building did include a moderate level of decorative detailing to lift it above the utilitarian. Sadly, this detailing has been lost over time reducing its aesthetic value to negligible. The building's decayed appearance is considered to detract from the aesthetic value of the streetscene.



Figure 5.7: View looking north-west from northern edge of Nightingale Gardens towards the Site's eastern boundary.

The church hall's significance lies in its historical relationship with the church but no longer in use by the church.

The contribution of the church hall is therefore limited. Indeed, the LPA's Conservation Area Appraisal states: *"The church hall, which is situated to the south of the Baptist Church, was built at approximately the same time as the church. It is clad with corrugated metal with blue painted windows, has a rustic appearance, and makes a limited contribution to the streetscene [BHC underlining]."*



Figure 5.8: View looking west from northern edge of Nightingale Gardens towards the Site's eastern boundary. Location of the church hall approximately marked in red.

6.0 Assessment of Heritage Impacts

6.1.1 Baptist Church, Braemar Avenue (Grade II listed)

Demolition of Church Hall

This building appears to have been constructed as a mission church, while the main Baptist Church on Braemar Avenue was being built. Although externally it is largely original, there have been unsympathetic repairs over time leading to the loss of the vast majority of its original (limited) detailing (see Figure 4.27).

The extant building, with almost all traces of architectural elaboration having been lost over time, is not considered to be of special architectural interest in its own right. Looking at the building in isolation its aesthetic (design) value is considered to be low. We consider the building in its present state to contribute only to a limited degree to the significance of the listed building. The predominant significance of the hall lies in its historical value and former historical relationship with the church, through its demolition there would be harm to this relatively minor aspect of the significance of the listed building.

The harm caused by the demolition of the building could, to some degree, be mitigated by historic building recording of the church hall before demolition. We would recommend that the building be recorded at the appropriate level in line with Historic England's Understanding Historic Buildings - A Guide to Good Recording Practice (2016). A copy of the record could be retained by the Baptist Church on Braemar Avenue, the Baptist Union of Great Britain and a copy sent to the Haringey local history centre at Bruce Castle. This would satisfy Paragraph 205 of the NPPF.

Given the contribution made by the church hall to the significance of the listed building, assessed in Section 5 as being low, there would be resultant harm to the significance of the listed building. The harm through demolition is considered to fall between neutral and less than substantial harm, on the lower part of that spectrum.

Link Building to Main Church Building

Details of the link between the church and the new building have not as yet been finalised as part of the pre-application proposals. The link between the listed building and the adjacent building could be carefully designed so as to minimise any impact on the significance of the listed building.

At present the southern elevation of the listed church is a cluttered, somewhat untidy elevation cramped by the 1950s extension added to the main church building and the close proximity of the mission hall. The 1950s extension would be removed as part of the scheme proposals, which would enhance the ability for the typical passerby to appreciate the full dimensions of the original southern elevation of the listed building. This part of the scheme is considered a minor heritage benefit.

The proposed glazed link would only connect with the listed building at ground floor level. The glazed nature of this link would preserve the increased visibility of the southern elevation of the listed building, following the demolition of the 1950s extension. It would also show a clear visual delineation between historic fabric and modern fabric to maintain the legibility of the original church. This glazed element has been designed to be subordinate and subservient to the listed building in its material and single storey size, and to form a visually unobtrusive addition, and would not visually compete with the listed building.

The new glazed link has been specified to be joined to the listed building in a minimally invasive way, by using a flexible EPM rubber expansive joint avoiding the need for any channels cut into the elevations. The roof of the glazed link could be joined to the main church building with a precise lead detail so that the leadwork is toothed into the existing brickwork's mortar course on the listed building's southern elevation. In this way this part of the proposals is minimally invasive and

hypothetically reversible without the loss of any historic fabric. Where the western end of the proposed glazed link would join the church's southern elevation this is in the location of the present 1950's extension. As discussed this part of the church's exterior has already been heavily altered and is less sensitive to change. There would only be one other area where the glazed link's wall connects with the original church which is at the junction of the church's southern and eastern elevations.

There is also an additional heritage benefit of removing the 1950s accretion on the southern elevation, re-exposing the proportions of the original church to view from Braemar Avenue and also from within the glazed link itself.

Overall the glazed link is considered to enhance the significance of the listed building.

New Build Community Hall and Residential Building

Planning Use

The predominant use of the new building would be residential. The prevailing planning use of the area is also residential and therefore this use would fit comfortably with the existing and traditional uses within the conservation area. The community use element would accord with the traditional use on this site and would complement the ongoing use of the church for worship. The planning use element of the proposals is therefore also considered not to be contentious and would have a neutral impact on the significance of the listed building.

Scheme Design and Detailing

The scheme proposes the construction of a mixed use building, adjacent to the main church building, comprising a new community hall and residential flats above. The residential element of the new building would be set over basement, ground-second floors with the third floor being set back on all elevations. The new building would be linked to the principal church building at ground floor level only. The residential element of the building would be set back at all other floor levels from the listed building to allow an element of visual 'breathing' space.

Scale, Massing, Bulk and Footprint

First and foremost, the southern part of the Site has been previously developed, through the construction of the large extant structures on this part of the Site; namely the 1950s extension to the listed building and the church hall. The southern part of the Site is not therefore previously undeveloped land that might otherwise contribute to the significance of the listed building.

On this basis the historic setting of the area to the south of the church has always been relatively densely developed, albeit to a lower height, throughout the history of the church. Indeed, the church hall predates the church. Development to the south of the church therefore would not be out of character for the historic use of this part of Site, albeit any replacement building would need to be sensitively designed to respect the setting of the listed building and to have a neutral impact on its significance. These points are analysed below.

The proposed footprint of the new building would exceed the footprint of the existing church hall and existing 1950s extension. However, the southern part of the Site, south of the original listed building, is already densely developed as discussed, and is hemmed in by the trees to the east of the listed building, the historic terraces to the south and extant church hall. Therefore, given the existing built form on-site, there is no sense of open space or long or medium range views of the southern elevation of the listed building and the Site already feels densely developed. Therefore, whilst it is noted that there is an increase in the footprint to the southern element of the Site, this is not considered an excessive change from the status quo. Considering the topic of new development to the south of the church in isolation, this part of the scheme is considered to have a neutral impact on the significance of the listed building, subject to design.

The proposed massing has been set at basement, ground-to-second floors with a set back third floor. The adjacent historic terraced houses to the south of the church hall extend over two storeys, with the parapet wall above second floor of the new block being level with the roof ridge height of the historic terraces. The height of the ground-second floors of the proposed building is therefore considered to be an appropriate design response. The third floor of the proposed building has been designed to be set back from the western, southern and northern elevations in acknowledgement that this additional height might otherwise be visually intrusive in the setting of the listed building. The impact has been reduced to a certain extent by stepping back the third floor in this way, although as the supplied CGIs show, the top floor would remain partially visible. The new building would therefore be marginally higher than the roof ridge height of the historic terraces to the south and only very marginally above the roof ridge height of the church.

Whilst this would introduce change into the setting of the church, such new massing, only marginally above the roof ridge height of the historic terraces and the church is not considered to be oppressive, visually dominating, nor out of character with the area. The massing of the street facing elevation has also been visually broken down by the inclusion of recessed balconies and balconies.

There have been four Pre-Application Meetings with London Borough of Haringey to discuss the scheme. The London Borough of Haringey's formal Pre-Application response following the meeting of 20th January 2020 commented: *"Changes to the height and fenestration to the street frontage are also welcomed, with a much-improved relationship and transition to the existing neighbouring housing."* The same response went onto comment: *"Officers consider the scheme has evolved following the previous pre-application meeting dated 10 September 2018. It responds well to the overall context. The 4th floor set back mitigates the impact on the height."* By 4th floor the council were referring to the top floor, which was in fact the proposed part third floor.

Overall this part of the proposals is therefore considered to have a neutral impact on the significance of the listed building.

Building Line

The southern extreme of the proposed building's western elevation would be approximately aligned with the front elevation of the historic terraced houses to the south of the listed building. This would in fact be set further back from the pavement edge than the existing church hall porch. The relative locations of the church and the historic terraced housing have been borne in mind in the scheme proposals, with the orientation of the new building being gradually stepped back further from the pavement edge. In this way, the northern extreme of the new building is further set back from the pavement edge than the southern extreme of the new building.

This part of the proposals has therefore been designed to reflect its complex urban setting, and detailed to act as a transitional block between the church and the historic terraced houses. In addition, the slightly canted nature of the northern extreme of the western elevation serves as a subservient gesture towards the listed building to the north. This part of the proposals is considered to have a neutral impact on the significance of the listed building.

Architectural Style

The eastern elevation of the new proposed building would be only partially visible from Nightingale Gardens due to the mature treeline on the Site's eastern boundary and the majority of the southern elevation would not be visible from Braemar Avenue due to the adjacent, northern elevation of the historic terraces south of the Site. The two most prominent elevations would therefore be the western and northern elevations.

The design has been conscious to derive its western elevation rhythm from the historic terraces south of the church hall, to ensure the proposed building blends with its context. The historic terraces to the south are two bays wide comprising a wider bay of a 3-window canted bay window at ground floor

and an adjoining bay to one side. The width of each terraced house has been echoed in the scheme proposals as well as the elevation being broken up into a small number of bays. In this way the proposed building, despite being a flatted development, would read as forming three mini blocks, each 'house' block akin to the width of a typical terraced house to the south.

Materials

The scheme proposes the use of soft red bricks. These are slightly distinct from the orange bricks of the historic terraced housing to the south and the orange bricks of some parts of the church. They would complement these areas of historic brickwork being fairly similar in colour and hue without visually clashing or appearing incongruous. The roof material is proposed to be a pinkish/grey metal material cladding. The intention is for this element to complement the proposed brick colour and would enliven the roofscape.

The London Borough of Haringey's formal Pre-Application response following the meeting of 5th February 2021 commented: *"The proposed combination of red bricks and more light-coloured facade materials should be subtly used in a decorative way instead of the currently proposed bold colour-block facade. A subtle and articulated use of facade materials, colours and textures is suggested in order to reflect the decorative use of materials in the church facade. It is advised to also consider exploring the use of metal on the top floor particularly copper as this could mitigate the bulk and visual impact of the substantial top floor."* This quote shows that whilst at that stage Haringey requested some revisions to how the materials were utilised on the elevations, the use of the red bricks was deemed acceptable and the Council recommended the use of metal clad roof.

Overall Topic Conclusion

Overall, this part of the scheme is considered to have a neutral impact on the significance of the listed building.

Landscaping

The scheme proposes new landscaping to the south western side of the church. Care has been taken to specify materials that would not potentially risk causing rising damp in the church walls. Reconstituted stone paving stones have been specified, laid on sand and using lime mortar between the paving stones.

This part of the scheme is considered to have a neutral impact on the significance of the listed building.

Overall Assessment

We have assessed in this section that the proposed scheme would create a degree of harm to the significance of the listed building through the demolition of the church hall. Most other parts of the proposals have been assessed as having a neutral impact on the significance of the listed building.

Overall, the cumulative impact of the scheme on the special interest of the church is considered to fall between neutral and less than substantial harm, on the lowest part of that spectrum.

Miscellaneous Repairs

Alongside but separate to the subject scheme, several repairs are proposed, which will form part of a separate application for listed building consent. These include:

- Some terracotta crests on the church's roof are missing. These would be replaced with like-for-like terracotta examples matching the profile of the historic examples remaining on the roof ridge;
- The stone and bricks on the elevations would be cleaned. The cleaning solution and method of this cleaning has not been specified at present;

- The railings and dwarf plinth wall adjoining the southern elevation staircase to the basement plant room would be repaired; and
- Where bricks are spalling these would be replaced with like-for-like reclaimed bricks of a matching size, colour and age and would be laid to match the surrounding bond, using lime mortar with flush joints.

These items would reinstate lost detailing to the listed building with the repairs informed by surviving historic fabric on-site. These heritage benefits would enhance the significance of the listed building.

6.1.2 Trinity Gardens Conservation Area

The Site lies in the north-western part of the conservation area. The areas that might potentially be affected by the redevelopment of the southern part of the Site (including the current church hall) are the north-western part of Braemar Avenue, within the Site itself and at close quarters within Nightingale Gardens. All other areas of the conservation area would not be affected by the proposed development given the relatively low massing proposed and the rear part of the Site's limited visibility due to prevailing trees, hedges and built form. The vast majority of the conservation area would therefore be unaffected by the proposed scheme.

The LPA's Conservation Area Appraisal does not identify key views within, out of and into the conservation area that contribute towards the character and appearance of the conservation area. In Section 5 we have undertaken a high-level review of the likely views likely to be considered by the LPA to contribute towards the character and appearance, in the surrounding context of the Site. These include, amongst others:

- Views looking in both directions along Bounds Green Road towards the Braemar Avenue Baptist Church;
- Views looking north and west as relevant from within Nightingale Gardens towards the Braemar Avenue Baptist Church; and
- Views within Nightingale Gardens.

Only a small section of Braemar Avenue is included within the conservation area, towards the north-west of the street as well as the Site itself. Views along Braemar Avenue itself north from its southern end are not therefore within the conservation area and not considered to form key views within the setting of the conservation area. Views looking south from the junction of Braemar Avenue and Bounds Green Road are considered to be more sensitive to change. The eastern side of the junction lies within the conservation area, while the western side does not.

CGIs supplied with scheme show some visibility would be possible of the proposed building from within Nightingale Gardens itself. Some visual shielding would be provided by the existing mature trees along this part of the boundary. The scheme does propose the removal of a small number of other trees along this boundary, although these would be replaced by new trees as part of the landscaping strategy.

Views from Nightingale Gardens towards the Site can already see built form in its surroundings (see Figures 5.7 and 5.8). Whilst the visibility of built form at present principally comprises the listed church, the fact that there is some visibility of built form is important, to the realisation that views out of the garden are not at present of greenery and vegetation only. The suburban surroundings to the gardens make themselves subtly known in places in limited available views through the treeline. It is also worth bearing in mind that Nightingale Gardens were laid out between 1896 and 1914 at the same time as Braemar Avenue and at that time, if there were any trees along the Site's eastern boundary, they would have been so small as to allow almost complete visibility into the Site allowing views of the church hall. The far greater visibility historically is shown by the historic photograph at Figure 5.1, which likely dates to the interwar period.

The overall effect on views out of the conservation area at this point are considered to be negligible but a very minor degree of change is acknowledged to the character and appearance of the conservation area in that the sense of low-mid rise built form would become more visible within Nightingale Gardens. This harm is considered to fall between neutral and less than substantial harm at the lowest end of the spectrum.

Demolition of Church Hall

The predominant significance of the church hall lies in its historical relationship with the listed church. Through its demolition there would be harm to this element of the significance of the listed building, and by association to the wider conservation area. This harm is considered to fall between neutral and less than substantial harm at the lower end of the spectrum.

It should be noted that the LPA's Conservation Area Appraisal comments that the church hall only contributes to a limited degree to the streetscene (of Braemar Avenue) and by implication to a limited degree to the character and appearance of the conservation area.

New Build Community Hall and Residential Building

Planning Use

The proposed residential and community uses are considered not to be contentious and would preserve the character and appearance of the conservation area.

Scheme Design and Detailing

We have reviewed the scheme proposals for the Site and have noted the following measures to minimise any impact on the character and appearance of the conservation area. Many of the same points apply as per the assessment of impact for the listed building. These points will not be repeated in full for concision but will be briefly summarised below:

- The southern part of the Site is at present previously developed, with large extant structures namely the 1950s extension and the church hall.
- The proposed footprint of the new building would exceed the footprint of the existing church hall and existing 1950s extension. However, the southern part of the Site, south of the original listed building, is already densely developed, and hemmed in by the trees to the east of the listed building, the historic terraces to the south and extant church hall.
- The proposed massing has been set at basement, ground-to-second floors with a set back third floor. The adjacent historic terraced houses south of the church hall extend over two storeys, with the proposed block's parapet wall above second floor being level with the roof ridge height of the historic terraces.
- The third floor of the proposed building has been designed to be set back from all elevations in acknowledgement that this additional height might otherwise be visually sensitive in the setting of the listed building.
- Whilst this would introduce change into this part of the conservation area generally, such new massing, only marginally above the roof ridge height of the historic terraces and the main church range, is not considered to be oppressive, visually domineering or out of character with the area.
- The southern extreme of the proposed building's western elevation would be approximately aligned with the front elevation of the historic terraced houses south of the listed building. The orientation of the new building would be gradually stepped back further from the pavement edge as it heads towards the church responding to the different degrees of set back from the road seen with the church and historic terraced houses.

- The design has been conscious to derive its western elevation rhythm from the historic terraces to the south of the church hall, to aid the scheme to accord with its context. The width of the historic terraced houses has been echoed in the scheme design such that the new block would resemble a row of three 3-bay houses.
- The scheme proposes the use of soft red bricks. These are slightly distinct from the orange bricks of the historic terraced housing south and the orange bricks of some parts of the church. They would complement these areas of historic brickwork being fairly similar in colour and hue without visually clashing or appearing incongruous. The roof material is proposed to be a pinkish/grey metal material cladding. The intention is for this element to complement the proposed brick colour and would enliven the roofscape.
- In response to concern from the London Borough of Haringey at the first Pre-Application Meeting some trees proposed to be removed along the Site's eastern boundary have been proposed to be retained. Where some trees are still proposed to be removed, these would be replaced as part of the landscaping scheme.

Overall Assessment

We have shown the limited contribution that the church hall makes to the significance of the listed building, and the limited contribution it makes to the character and appearance of the conservation area.

We have assessed in this section that the scheme proposals would cause a degree of harm to the significance of a focal building within the conservation area by demolition of the church hall, as well as marginally harming a key view within the conservation area. Much of the scheme we have assessed above would preserve the character and appearance of the conservation area. There are also several heritage benefits that would marginally enhance the character and appearance of the conservation area by enhancing the significance of the church.

The scheme, taken as a whole, overall would result in a degree of harm to the character and appearance of the conservation area, considered to fall between neutral and less than substantial harm at the lowest end of the spectrum.

Miscellaneous Repairs

The aforementioned repairs to the main church outlined earlier in this section would enhance a focal building within the conservation area, improving its special architectural interest when seen from Braemar Avenue. These will be applied for via a separate application for listed building consent.

7.0 Summary and Conclusions

This Heritage Statement has been produced by Built Heritage Consultancy for accompany applications for listed building consent and planning permission at Baptist Church, Braemar Avenue, Wood Green. N22 7BY.

This Heritage Statement has assessed the significance of any on-site heritage assets and any in the surrounding area that might potentially be affected by the scheme proposals. It has also assessed the potential heritage impacts on the identified heritage assets in light of the proposed scheme.

We have set out in Section 5 our assessment that the church hall makes only a limited contribution to the significance of the listed building, and a limited contribution to the character and appearance of the conservation area.

In Section 6 we have assessed that the proposed scheme would create a limited degree of harm to the significance of the listed building through the demolition of the church hall. Most other parts of the proposals have been assessed as having a neutral impact on the significance of the listed building. Overall, the cumulative impact of the scheme on the overall special interest of the church is considered to fall between neutral and less than substantial harm, on the lowest part of that spectrum.

We also assessed in Section 6 that the scheme proposals would cause a degree of harm to the significance of a focal building within the conservation area by demolition of the church hall, as well as marginally harming a key view within the conservation area. Much of the scheme we assessed would preserve the character and appearance of the conservation area. The scheme, taken as a whole, overall would result in a degree of harm to the character and appearance of the conservation area, considered to fall between neutral and less than substantial harm at the lowest end of the spectrum.

The overall public benefits are dealt with in detail in the architect's and planning consultant's submission. Therein they conclude that given the low degree of harm caused by the proposals, there is considerable potential for the scheme to deliver sufficient public benefits to outweigh the heritage harm identified.

Appendices: Appendix 1: Bibliography

<https://hornseyhistorical.org.uk/brief-history-wood-green/> <http://hidden-london.com/gazetteer/wood-green/>

<https://www.londonsscreenarchives.org.uk/public/details.php?id=287>

<http://www.british-history.ac.uk/vch/middx/vol5/pp317-324>

Haringey Local History Archive, Bruce Castle.

Wood Green Past, Albert Pinching (2000).

Promap, Historic Maps LPA Conservation Area Appraisal for Trinity Gardens Conservation Area.

<https://historicengland.org.uk/services-skills/education/educational-images/bailbrook-missionchurch-bailbrook-lane-bath-4821>

<http://www.planetpropertyblog.co.uk/2014/01/14/rare-hackney-mission-church-for-sale-oldestsurviving-tin-tabernacle-in-england/>

Appendices: Appendix 2: Historic England List Entries

BRAEMAR AVENUE BAPTIST CHAPEL

BRAEMAR AVENUE BAPTIST CHAPEL, BOUNDS GREEN ROAD N22

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1358880

Date first listed: 06-Jul-1976

Statutory Address 1: BRAEMAR AVENUE BAPTIST CHAPEL, BOUNDS GREEN ROAD N22

Location

Statutory Address: BRAEMAR AVENUE BAPTIST CHAPEL, BOUNDS GREEN ROAD N22

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Haringey (London Borough)

Parish: Non Civil Parish

National Grid Reference: TQ 30480 90778

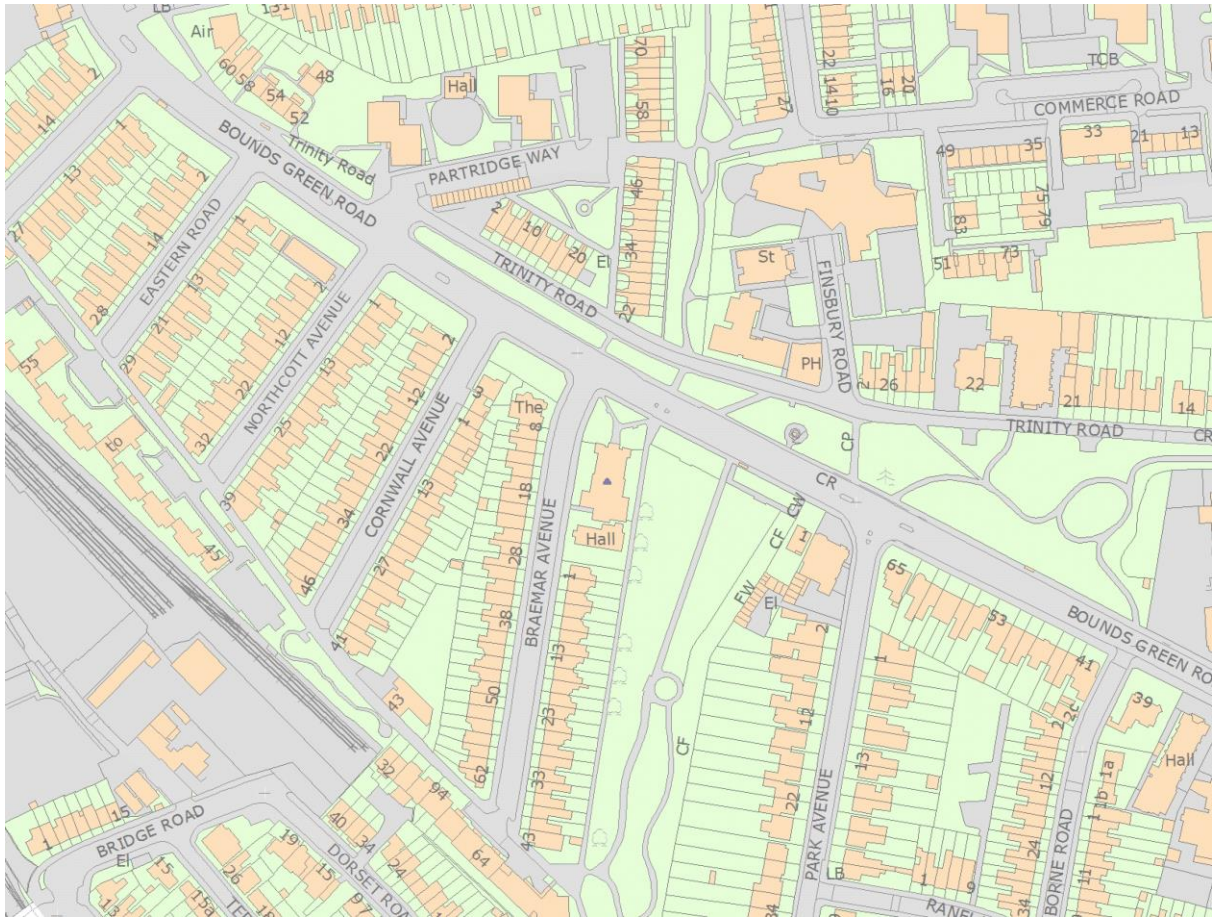
Details

1. 4415 BOUNDS GREEN ROAD, N22 (South Side) ----- Beaemar Avenue Baptist Chapel
TQ 3090 14/285

II

2. 1907 (dated on foundation stone) by Geo. and R P Baines and Son, builders H Knight and Son. Decorative building in free Late Perpendicular style, of striking materials. Rough white flint rubble with proud black pointing; and dressing. of intensely red brick and terracotta. Central gabled main bay with projecting gabled porch. One enemy left bay with pyramidal tiled roof. At right a tower of four-stages and a panelled, battlemented parapet with windows. Large, paired bell openings. Mach tracery to windows and parapets. Swept roofs on returns, and transept and vestry projections. Hoodmould to door and windows, and good period woodwork.

Listing NGR: TQ3048090778



Appendices: Appendix 3: Legislation, Policy and Guidance

Legislation

The Planning (Listed Buildings and Conservation Areas) Act 1990

Listed Buildings

The Planning (Listed Buildings and Conservation Areas) Act 1990 provides that listed building consent is required for; “(s.7) ... any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest”

In determining such applications the following duty is placed upon the decision maker: “Section 16(2) In considering whether to grant listed building consent for any works the local planning authority, or as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

Section 66 contains a similar duty, which states: “In considering whether to grant planning permission ... for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

Barnwell Manor Wind Energy Limited (2014)

Recent case law has added clarification to the interpretation of Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 66 states that special regard must be given by the authority in the exercise of planning functions to the desirability of preserving or enhancing Listed Buildings and their setting. A particularly appropriate example of upholding a S66 is in the case of West Coast Energy’s proposal for five wind turbines to be installed within the setting of the Grade I listed Barnwell Manor, Northamptonshire. The National Trust advocated that the proposals would have an adverse impact upon the heritage asset’s setting and, reinforced by local opposition, the proposal was rejected by East Northamptonshire District Council in 2010.

The developers won an appeal for four turbines, however, this was overturned at the High Court who said the decision was legally flawed. A subsequent Appeal to overturn the High Court ruling in was also dismissed in February 2014.

Lord Justice Sullivan held that, in enacting Section 66(1) of the Listed Buildings Act 1990, Parliament intended that the desirability of preserving the settings of listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm. It should be given ‘considerable importance and weight’ when the decision-maker carried out the balancing exercise. It confirmed that ‘preserving’ meant doing ‘no harm’. But Lord Justice Sullivan said that this created a ‘strong presumption against the grant of planning permission’. It is that ‘strong presumption’ which made Barnwell stand out from earlier decisions.

The judgment found that the Inspector considering the appeal had not given special regard to the desirability of preserving the setting and had moved too swiftly to the balancing exercise under the NPPF.

Mordue (2015)

In *Mordue v Secretary of state for communities and local government* [2015], the claimant argued that the inspector had failed to apply the duty imposed by s.66 by neglecting to give “considerable importance and weight” to the acknowledged impact of a wind turbine on the setting of listed buildings.

The court allowed the claimant’s application. The inspector had referred to the impact on listed buildings but, applying the NPPF guidance, concluded that heritage issues were outweighed by the environmental benefits. However, there was no indication of what weight the inspector had given in each case or cumulatively.

The judge felt bound to follow the judgment in *East Northamptonshire v Secretary of state for communities and local government* [2014], which placed the onus of proof on the secretary of state to demonstrate that considerable importance and weight had been given to the impact on listed buildings, rather than on the claimant to establish that the decision was legally flawed. In *Mordue*, therefore, applying the NPPF alone was not sufficient, because it did not demonstrate that the required weight had in fact been given.

Notably, it was held that paragraph 134 (now Paragraph 196 in the Revised 2019 NPPF), read together with 132

and 133 of the Framework (now Paragraphs 193-195 of the Revised 2019 NPPF), lays an approach which corresponds with the duty in section 66(1) and a decision maker who works through those paragraphs in accordance with their terms, will have complied with the section 66(1) duty.

Forge Field (2014)

Despite the decision in *Barnwell Manor*, the LPAs in the Forge Field and South Lakeland cases (decided in June and November 2014 respectively) fell into the same trap of carrying out a balancing exercise in accordance with Paragraph 134 of the NPPF (now Paragraph 196 in the Revised 2019 NPPF), after concluding the relevant proposal will lead to less than substantial harm to designated heritage assets, without *demonstrably* giving “considerable importance and weight” to the desirability of preserving those heritage assets. In both cases, the High Court quashed the grant of planning permission. However, it is clear from the *Babergh* case (decided in October 2014) that provided the decision-maker demonstrably has regard to the statutory duty in section 66(1) and/or section 72(1) of the Act when carrying out the balancing exercise pursuant to Paragraph 134 of the NPPF (now Paragraph 196 as above), the Courts are unlikely to interfere with their decision unless it is so unreasonable that no reasonable person could have made it.

Steer v SSCLG (2017)

In this case the judge held, and upheld by the Court of Appeal in July 2018, that the Inspector erroneously concluded that a physical or visual connection was needed for an element to form part of the setting of a heritage asset. The inspector disregarded the existence of an historical, social and economic connection between the listed building and the site. This approach, it was held, was inconsistent with the broad meaning given to “setting” in the NPPF, the PPG and Historic England’s Historic Environment Good Practice Advice in Planning Note 3 (2017).

Conservation Areas

The Planning (Listed Buildings and Conservation Areas) Act (1990) sets out regarding applications for planning permission within conservation areas that:

“s.72(1) In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

There is no corresponding statutory duty to have special regard to the desirability of preserving the setting of conservation areas.

National Policy

National Planning Policy Framework (NPPF) (Revised 2021)

The Government’s guidance in relation to conserving and enhancing the historic environment is set out in Chapter 16 of the Framework. Prior to Section 16 there are also some relevant paragraphs to heritage assets that will be provided below:

“80. Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

- a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;*
- b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;*
- c) the development would re-use redundant or disused buildings and enhance its immediate setting;*
- d) the development would involve the subdivision of an existing residential building; or*
- e) the design is of exceptional quality, in that it: - is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.”*

“120. Planning policies and decisions should:

...c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict,

contaminated or unstable land;

d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure)”

“130. Planning policies and decisions should ensure that developments:

...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)....”

149. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

...c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces....”

Section 16, Conserving and Enhancing the Historic Environment, contains for the following key paragraphs:

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

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

a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;

b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;

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

d) opportunities to draw on the contribution made by the historic environment to the character of a place.

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

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

a) assess the significance of heritage assets and the contribution they make to their environment; and

b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.

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

Proposals affecting heritage assets

194. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological

interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

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

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

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

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

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

Considering potential impacts

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

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

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

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

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

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

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

significance of the heritage asset.

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

205. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible⁶⁹. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

206. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

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

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

Annex 2: Glossary (Part)

“Heritage asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).”

Local Policy

London Plan 2021

Policy HC1 Heritage conservation and growth

This policy states:

“A Boroughs should, in consultation with Historic England, local communities and other statutory and relevant organisations, develop evidence that demonstrates a clear understanding of London’s historic environment. This evidence should be used for identifying, understanding, conserving, and enhancing the historic environment and heritage assets, and improving access to, and interpretation of, the heritage assets, landscapes and archaeology within their area.

B Development Plans and strategies should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with their surroundings. This knowledge should be used to inform the effective integration of London’s heritage in regenerative change by: 1) setting out a clear vision that recognises and embeds the role of heritage in place-making 2) utilising the heritage significance of a site or area in the planning and design process 3) integrating the conservation and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses that contribute to their significance and sense of place 4) delivering positive benefits that conserve and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.

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

D Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesigned

heritage assets of Guidance archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets.

E Where heritage assets have been identified as being At Risk, boroughs should identify specific opportunities for them to contribute to regeneration and placemaking, and they should set out strategies for their repair and re-use."

London Borough of Haringey

Development Management DPD (2017)

Policy DM5: Locally Significant Views and Vistas

This policy states:

"A Development proposals within the viewing corridors of the Locally Significant Views shown on Figure 2.1 must demonstrate how the proposal:

- a Enhances the viewers' ability to recognise and appreciate the landmark being viewed;*
- b Makes a positive contribution to the characteristics and composition of the local view, where possible; and*
- c Has had regard to the Council's Tall Buildings and Views Supplementary Planning Document.*

B Obstructions to the Locally Significant Views should be minimised and will be assessed by the Council on their level of impact on the views.

C Development proposals should consider opportunities to create new local views and vistas through the design and layout of new development.

D Existing identified viewpoints and viewing points should remain publically accessible.

E Proposals should have regard to views identified in Conservation Area Appraisals and Management Plans (See Policy DM9)."

Policy DM7: Development on infill, backland and garden land sites

This policy states:

"A There will be a presumption against the loss of garden land unless it represents comprehensive redevelopment of a number of whole land plots.

B Development proposals for infill, backland and garden land should meet the requirements of Policies DM1 and DM2 and must:

- a Relate appropriately and sensitively to the surrounding area as well as the established street scene, ensuring good access and where possible, retaining existing through routes;*
- b Provide a site specific and creative response to the built and natural features of the area;*
- c Where appropriate, repair or re-provide street frontages and provide additional passive surveillance and increased security;*
- d Safeguard privacy, amenity, and ensure no loss of security for adjoining houses and rear gardens;*
- e Retain and provide adequate amenity space for existing and new occupants;*
- f Incorporate at least one street frontage or be ancillary to the host dwelling and the adjacent houses/terraces; and*
- g Not result in 'gated' developments that prevent access which would normally be provided by a publicly accessible street."*

Policy DM9: Management of the Historic Environment Haringey's Heritage Assets

This policy states:

"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.

C When considering the impact of proposals on the historic environment, the Council will have regard to:

- a The priority given to sustaining and enhancing the significance of a heritage asset and its setting;*
- b Character appraisals and management plans or other guidance, where they are available;*
- c The preservation or reinstatement of original or historic form, fabric, function or character of the asset and its setting;*
- d The relationship with adjoining and neighbouring uses, particularly where these are heritage assets of significance in their own right;*
- e The desirability of securing a viable use for a heritage asset consistent with its conservation;*
- f An understanding of and respect for significance of heritage assets as parts of measures to mitigate and adapt to climate change; and*
- g The contribution that the sensitive utilisation of heritage assets can make to sustainable regeneration.*

Conservation Areas

D Subject to (A-C) above the Council will give consideration to, and support where appropriate, proposals for the sensitive redevelopment of sites and buildings where these detract from the character and appearance of a Conservation Area and its setting, provided that they are compatible with and/or complement the special characteristics and significance of the area.

E Proposals for alterations and extensions to existing buildings in Conservation Areas should complement the architectural style, scale, proportions, materials and details of the host building and should not appear overbearing or intrusive.

Listed and Locally Listed Buildings

F In addition to (A-C) above, the Council will seek opportunities to secure the future of listed buildings particularly those on the 'Heritage at Risk' register, provided they:

- a Do not lead to substantial harm or total loss of their significance;*
- b Retain and repair existing features and fabric, or, if missing, replace them in a sympathetic manner;*
- c Do not harm the structural integrity or stability of the building or that of adjoining buildings or structures; and*
- d Extensions are restricted to less significant parts of the building, relate sensitively to the original building and do not adversely affect the internal or external appearance or character of the listed building, curtilage or its setting.*

G Subject to (A-C) above, the Council will seek to protect the local distinctiveness of the Borough by sustaining and enhancing the significance of locally listed buildings.

Archaeology

H Proposals affecting a designated Archaeological Priority Area will be considered having regard to:

- a The significance of an archaeological asset and its setting;*
- b The impact of the proposal on archaeological assets; and*
- c The priority given to preserving and managing the archaeological asset and its setting in situ.*

I All proposals will be required to assess the potential impact on archaeological assets and where appropriate ensure adequate arrangements for the investigation, recording and archiving of assets of archaeological importance and engage with the relevant advisory organisations.

Enabling development

J The Council will approve proposals for enabling development where it is demonstrated that:

- a It is the only viable means of securing the long term future of the asset affected; and*
- b It is the optimum viable use, supported by an appropriate options appraisal; and*
- c The proposals address relevant policies (A-I) above."*

Haringey's Local Plan Strategic Policies 2013 – 2026 (2013)

SP12: Conservation

This policy states:

"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."

Guidance

National Planning Practice Guidance (As amended)

The NPPG provides added to clarity to the interpretation of the NPPF.

Principles of Selection for Listed Buildings (2018)

The Principles for Selection of Listed Buildings sets out that a building has to be of special architectural or historic interest to be listed compiled under the Planning (Listed Buildings and Conservation Areas) Act 1990.

Listed buildings are graded to reflect their relative special architectural and historic interest.

- *"Grade I buildings are of exceptional special interest;*
- *Grade II* buildings are particularly important buildings of more than special interest;*
- *Grade II buildings are of special interest, warranting every effort to preserve them."*

"The Secretary of State's policy is to provide as much clarity as possible about where the special interest of buildings lie when listing them or revising an existing list entry. Section 1(5A) of the 1990 Act allows the Secretary of State to state definitively in a list entry if particular parts or features of the building (including any objects or structures that are fixed to it, or in its curtilage) are not part of the listed building or of special architectural or historic interest. Unless particular parts or features have been so excepted the protection conferred by listing applies to the whole of the building, not just its exterior...."

"The Secretary of State uses the following criteria when assessing whether a building is of special architectural or historic interest and therefore should be added to the statutory list:

- *Architectural Interest: To be of special architectural interest a building must be of importance in its design, decoration or craftsmanship. Special interest may also apply to particularly significant examples of building types or techniques (e.g. buildings displaying technological innovation or virtuosity) and significant plan forms. Engineering and technological interest can be an important consideration for some buildings. For more recent buildings in particular, the functioning of the building (to the extent that this reflects on its original design and planned use, where known) will also be a consideration. Artistic distinction can also be a factor relevant to the architectural interest of buildings and objects and structures fixed to them.*
- *Historic Interest: To be able to justify special historic interest a building must illustrate important aspects of the nation's history and / or have closely substantiated historical associations with nationally important individuals, groups or events; and the building itself in its current form will afford a strong connection with the valued aspect of history."*

“When making a listing decision, the Secretary of State may also take into account:

- *Group value: The extent to which the exterior of the building contributes to the architectural or historic interest of any group of buildings of which it forms part, generally known as group value. The Secretary of State will take this into account particularly where buildings comprise an important architectural or historic unity or a fine example of planning (e.g. squares, terraces or model villages) or where there is a historical functional relationship between the buildings. Sometimes group value will be achieved through a co-location of diverse buildings of different types and dates.*
- *Fixtures and features of a building and curtilage buildings: The desirability of preserving, on the grounds of its architectural or historic interest, any feature of the building consisting of a man-made object or structure fixed to the building or forming part of the land and comprised within the curtilage of the building.*
- *The character or appearance of conservation areas: In accordance with the terms of section 72 of the 1990 Act, when making listing decisions in respect of a building in a conservation area, the Secretary of State will pay special attention to the desirability of preserving or enhancing the character or appearance of that area.*

General principles

Age and rarity:

The older a building is, and the fewer the surviving examples of its kind, the more likely it is to have special interest. The following chronology is meant as a guide to assessment; the dates are indications of likely periods of interest and are not absolute. The relevance of age and rarity will vary according to the particular type of building because for some types, dates other than those outlined below are of significance. However, the general principles used are that:

- *before 1700, all buildings that retain a significant proportion of their original fabric are likely to be regarded of special interest;*
- *from 1700 to 1850, most buildings that retain a significant proportion of their original fabric are likely to be regarded of special interest, though some selection is necessary;*
- *from 1850 to 1945, because of the greatly increased number of buildings erected and the much larger numbers that have survived, progressively greater selection is necessary;*
- *careful selection is required for buildings from the period after 1945, another watershed for architecture.*

Buildings less than 30 years old:

Such buildings are not normally considered to be of special architectural or historic interest because they have yet to stand the test of time. It may nevertheless be appropriate to list some modern buildings despite their relatively recent construction – for example, if they demonstrate outstanding quality (generally interpreted as being equivalent to Grade I or II). The Secretary of State calculates the age of a building from the point at which the ground was first broken.*

Aesthetic merits:

The appearance of a building (both its intrinsic architectural merit or any group value) is often a key consideration in listing, but the special interest will not always be reflected in obvious external visual quality. Buildings that are important for reasons of technological or material innovation, engineering or as illustrating particular aspects of social or economic history, may have little external visual quality but can still be of special interest.

Selectivity:

Where a building qualifies for listing primarily on the strength of its special architectural interest, the fact that there are other buildings of similar or identical quality elsewhere is not likely to be a major consideration. However, a building may be listed primarily because it represents a particular historical type to ensure that examples of such a type are preserved. Listing in these circumstances is largely a comparative exercise and needs to be selective where a substantial number of buildings of a similar type and quality survive. In such cases, the Secretary of State’s policy is generally to list only the most representative or most significant examples of the type.

National interest:

The emphasis in this document is to establish consistency in selection to ensure that not only are all buildings of

strong intrinsic national architectural or historic interest included on the statutory list, but also the most significant or distinctive regional buildings that together make a major contribution to the national historic stock. For instance, the best examples of vernacular buildings will normally be listed because they illustrate the importance of distinctive local and regional building traditions. Similarly, for example, some buildings will be listed because they represent a nationally significant but localised industry, such as shoemaking in Northamptonshire or cotton production in Lancashire.

State of repair:

the general state of repair and upkeep of a building will not usually be a relevant consideration when deciding whether it meets the test of special architectural or historic interest. The Secretary of State will list a building that has been assessed as meeting the statutory criteria, irrespective of its state of repair. Loss of original fabric will however be a relevant consideration when considering special interest."

Historic England, Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (2015)

This Historic England guidance note clarifies how to assess heritage asset significance, suggested archival sources of information, it recommends best practice recording procedures and discussed unauthorised works. It is a useful resource to aid with the interpretation of the NPPF.

Cumulative Impact

Paragraph 28 states: *"The cumulative impact of incremental small-scale changes may have as great an effect on the significance of a heritage asset as a larger scale change. Where the significance of a heritage asset has been compromised in the past by unsympathetic development to the asset itself or its setting, consideration still needs to be given to whether additional change will further detract from, or can enhance, the significance of the asset in order to accord with NPPF policies. Negative change could include severing the last link to part of the history of an asset or between the asset and its original setting. Conversely, positive change could include the restoration of a building's plan form or an original designed landscape."*

Design and local distinctiveness

Paragraph 53 states: *"Both the NPPF (section 7) and PPG (section ID26) contain detail on why good design is important and how it can be achieved. In terms of the historic environment, some or all of the following factors may influence what will make the scale, height, massing, alignment, materials and proposed use of new development successful in its context:*

- *The history of the place;*
- *The relationship of the proposal to its specific site;*
- *The significance of nearby assets and the contribution of their setting, recognising that this is a dynamic concept;*
- *The general character and distinctiveness of the area in its widest sense, including the general character of local buildings, spaces, public realm and the landscape, the grain of the surroundings, which includes, for example the street pattern and plot size;*
- *The size and density of the proposal related to that of the existing and neighbouring uses;*
- *Landmarks and other built or landscape features which are key to a sense of place;*
- *The diversity or uniformity in style, construction, materials, colour, detailing, decoration and period of existing buildings and spaces;*
- *The topography;*
- *Views into, through and from the site and its surroundings;*
- *Landscape design;*
- *The current and historic uses in the area and the urban grain;*
- *The quality of the materials."*

Historic England, Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets, 2017 GPA Note 3 (Second Edition)

The stated purpose of GP3 is to set “...out guidance, against the background of the National Planning Policy Framework (NPPF) and the related guidance given in the Planning Practice Guide (PPG), on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes.

It gives general advice on understanding setting, and how it may contribute to the significance of heritage assets and allow that significance to be appreciated, as well as advice on how views contribute to setting. The suggested staged approach to taking decisions on setting can also be used to assess the contribution of views to the significance of heritage assets. The guidance has been written for local planning authorities and those proposing change to heritage assets.

It replaces The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 – 1st edition, 2015 and Seeing the History in the View: A Method for assessing Heritage Significance within Views (English Heritage, 2011)."

A number of the key worthy sections are provided below for ease of reference.

“NPPF Glossary: Setting of a heritage asset

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral (NPPF, Annex 2: Glossary)."

“PPG: What is the setting of a heritage asset and how should it be taken into account?

The “setting of a heritage asset” is defined in the Glossary of the National Planning Policy Framework.

A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

Setting is the surroundings in which an asset is experienced, and may therefore be more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not.

The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.

The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance.

When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset’s significance may also damage its economic viability now, or in the future, thereby threatening its on-going conservation (PPG, paragraph: 013, reference ID: 18a-013-20140306)."

Views and setting

“The contribution of setting to the significance of a heritage asset is often expressed by reference to views, a purely visual impression of an asset or place which can be static or dynamic, long, short or of lateral spread, and include a variety of views of, from, across, or including that asset.

Views which contribute more to understanding the significance of a heritage asset include:

- *those where the composition within the view was a fundamental aspect of the design or function of the heritage asset;*

- those where town- or village-scape reveals views with unplanned or unintended beauty;
- those with historical associations, including viewing points and the topography of battlefields;
- those with cultural associations, including landscapes known historically for their picturesque and landscape beauty, those which became subjects for paintings of the English landscape tradition, and those views which have otherwise become historically cherished and protected;
- those where relationships between the asset and other heritage assets or natural features or phenomena such as solar or lunar events are particularly relevant.”

Setting and Views – A Staged Approach to Proportionate Decision-Taking

“...The contribution made by their setting to their significance also varies. Although many settings may be enhanced by development, not all settings have the same capacity to accommodate change without harm to the significance of the heritage asset or the ability to appreciate it. This capacity may vary between designated assets of the same grade or of the same type or according to the nature of the change. It can also depend on the location of the asset: an elevated or overlooked location; a riverbank, coastal or island location; or a location within an extensive tract of flat land may increase the sensitivity of the setting (i.e. the capacity of the setting to accommodate change without harm to the heritage asset’s significance) or of views of the asset. This requires the implications of development affecting the setting of heritage assets to be considered on a case-by-case basis.

Conserving or enhancing heritage assets by taking their settings into account need not prevent change; indeed change may be positive, for instance where the setting has been compromised by poor development. Many places coincide with the setting of a heritage asset and are subject to some degree of change over time. NPPF policies, together with the guidance on their implementation in the Planning Policy Guidance (PPG), provide the framework for the consideration of change affecting the setting of undesignated and designated heritage assets as part of the decision-taking process (NPPF, paragraphs 131-135 and 137) [since amended in the Revised 2019 NPPF to 192-197 and 200 respectively]

Amongst the Government’s planning policies for the historic environment is that conservation decisions are based on a proportionate assessment of the particular significance of any heritage asset that may be affected by a proposal, including by development affecting the setting of a heritage asset. 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

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

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

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

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

Historic England: Conservation Area Designation, Appraisal and Management; Historic England Advice Note 1 (2016)

AN1 provides guidance to LPAs on the management of Conservation Areas. It outlines best practice for their designation and for the production of conservation area character appraisals. The latter should be academically rigorous to allow the special interest of the conservation area in question to clearly intelligible to the reader and therefore be used as a guide to how sensitive to change relative parts of a conservation area are.

Historic England Advice Note 2: Making Changes to Heritage Assets (2016)

The stated purpose of AN2 is to illustrate: *“...the application of the policies set out in the NPPF in determining applications for planning permission and listed building consent, as well as other non-planning heritage consents, including scheduled monument consent. It provides general advice according to different categories of intervention in heritage assets, including repair, restoration, addition and alteration, as well as on works for research alone, based on the following types of heritage asset: buildings and other structures; standing remains including earthworks; buried remains and marine sites; and larger heritage assets including conservation areas, landscapes, including parks and gardens, and World Heritage Sites. It will be useful to owners, developers, local*

planning authorities and others in considering works to heritage assets.”

English Heritage: Conservation Principles, Policies and Guidance – For Sustainable Management of the Historic Environment (2008)

Paragraph 31 states: *“Many heritage values are recognised by the statutory designation and regulation of significant places, where a particular value, such as ‘architectural or historic interest’ or ‘scientific interest’, is judged to be ‘special’, that is above a defined threshold of importance. Designation necessarily requires the assessment of the importance of specific heritage values of a place; but decisions about its day-to-day management should take account of all the values that contribute to its significance. Moreover, the significance of a place should influence decisions about its future, whether or not it has statutory designation.”*

The values recommended to be assessed in the guidance are provided below:

Evidential value

“Evidential value derives from the potential of a place to yield evidence about past human activity.”

Historical value

“Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.”

“Illustrative value has the power to aid interpretation of the past through making connections with, and providing insights into, past communities and their activities through shared experience of a place. The illustrative value of places tends to be greater if they incorporate the first, or only surviving, example of an innovation of consequence, whether related to design, technology or social organisation. The concept is similarly applicable to the natural heritage values of a place, for example geological strata visible in an exposure, the survival of veteran trees, or the observable interdependence of species in a particular habitat. Illustrative value is often described in relation to the subject illustrated, for example, a structural system or a machine might be said to have ‘technological value’.”

“Association with a notable family, person, event, or movement gives historical value a particular resonance. Being at the place where something momentous happened can increase and intensify understanding through linking historical accounts of events with the place where they happened – provided, of course, that the place still retains some semblance of its appearance at the time. The way in which an individual built or furnished their house, or made a garden, often provides insight into their personality, or demonstrates their political or cultural affiliations. It can suggest aspects of their character and motivation that extend, or even contradict, what they or others wrote, or are recorded as having said, at the time, and so also provide evidential value.”

Aesthetic value

“Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place.”

“Design value relates primarily to the aesthetic qualities generated by the conscious design of a building, structure or landscape as a whole. It embraces composition (form, proportions, massing, silhouette, views and vistas, circulation) and usually materials or planting, decoration or detailing, and craftsmanship. It may extend to an intellectual programme governing the design (for example, a building as an expression of the Holy Trinity), and the choice or influence of sources from which it was derived. It may be attributed to a known patron, architect, designer, gardener or craftsman (and so have associational value), or be a mature product of a vernacular tradition of building or land management. Strong indicators of importance are quality of design and execution, and innovation, particularly if influential.”

Communal value

“Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional and specific aspects.”

73 Great Titchfield Street
London
W1W 6RD

office@builtheritage.com

020 7636 9240

Built Heritage
Consultancy