

Highgate CAAC objection to HGY/2023/0145 62 for Cromwell Avenue, N6 5HL

Erection of a single storey, lean-to side infill extension to the ground floor.

Highgate Conservation Area Advisory Committee would like to apologise for the late submission of this objection.

We object to this application for a number of reasons.

Firstly, there is no Design and Access or Heritage statement. This house falls into an area which features a carefully considered pattern of development dating from the late 1800s, as explained below. We believe the Highgate Conservation Area will be damaged by altering this balance of building types originally laid out in this area.

Second, the drawings show only a sliver of the main house on plan and elevation. Without full elevations or any context information it is not a complete application.

Third, the proposal would introduce light pollution which would light up the flank fall at night.

Heritage background

An extension at the side of no. 62 which infills the gap between the flank wall and boundary wall, even if single storey, may seem a small intervention but it would alter the careful town planning arrangement laid out by the Imperial Property Co. Ltd in 1885.

An assessment of the layout of the houses built on the grounds of the Winchester Hall Estate shows two main, carefully arranged forms:

- Houses which give the appearance of being semi-detached but their rear extensions are actually joined.
- Pairs of semi-detached houses placed on corners which frame the linked houses mentioned above, some specifically designed to “turn the corner”.

It is very evident that the unusual serpentine layout of the street was very carefully considered. This is probably the only group of streets in Haringey where the road layout took advantage of the significant viewpoints at each junction, as can be seen from the following photographs:



Cromwell Avenue towards Highgate Hill: remarkable views of the dome of St. Joseph's Church (listed Grade II)*



View of Alexandra Palace from Cromwell Avenue



Winchester Road towards Archway Road: remarkable view of St. Augustine's Church (listed Grade II) and Essex countryside beyond



Cromwell Avenue at junction with Archway Road: view of highly decorated Hindu Temple (originally a Church and later a Synagogue).

The ornamental garden of Winchester Hall had wonderful views looking east to Essex. Although the developer significantly regraded the land and carved a road through it, they took great care with an unusual road pattern, the layout of the properties and very careful detailing. All of this is recognised in the Highgate Conservation Area Character Appraisal.

The Sales particulars of the Winchester Hall Estate shows a lake in the position of the houses in Winchester Place which possibly extended under no. 62 Cromwell Avenue.

We believe that the proposed extension would fundamentally alter the symmetry of the pairs of houses as originally laid out.