

TOWNSCAPE, VISUAL & HERITAGE IMPACT ASSESSMENT

30-48 LAWRENCE ROAD, LONDON, N15 4EG

MAY 2024

NAIRITA CHAKRABORTY IHBC RTPI [BA (HONS) M.SC]
FOUNDER, REVIVE AND TAILOR



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Section 1

Introduction.

1 Introduction

1.1 This Townscape, Visual & Heritage Impact Assessment has been carried out by Revive and Tailor to provide an appraisal of 30-48 Lawrence Road, London N15 4EG (henceforth 'the Site').

1.2 The Site currently houses a large commercial metal framed shed, set back from the road with car parking to the front. It houses a dry cleaning business and light industrial use.

1.3 The "proposed development" is for:

Alterations and extension to existing building (Class E) and erection of residential building (Class C3) including ground floor commercial (Class E), cycle and car parking, hard and soft landscaping, and all other associated works.

1.4 It seeks to provide a new build, 6 storey residential building of 56 flats and 3 commercial spaces with ancillary residential uses at ground floor. The existing commercial building is to be part-retained and re-purposed as a flexible commercial use to complement the overall site proposal.

1.5 The eastern edge of the Site runs along Clyde Circus Conservation Area. There are no listed buildings on the Site or nearby.

1.6 The purpose of this Statement is to assist with the determination of the application by informing the decision makers on the effects of the proposed development on the townscape and historic built environment. Specifically, this report assesses:

- Set out the relevant legislative and policy framework within which to assess the Site's impact;
- Provide a proportionate and robust analysis of the Site and surrounding area's historic development and townscape character;
- Assess any contribution the Site makes to nearby heritage assets; and,
- Provide a detailed assessment of impact of the proposals on the townscape of the area and setting of nearby heritage assets.

1.7 In doing so, particular regard is given to the provisions of the Planning (Listed Building and Conservation Areas) Act, 1990. The report also sets out how the proposal complies with the guidance and policy of the National Planning Policy Framework (NPPF) 2023 (as amended) and local planning policy.

1.8 The existing Site and surrounding area was appraised during site visits in October 2023 in good weather. Research has been carried out at local archives and through online research and digital archives, including the British History Online, the National Archives, and Kelly's and Post Office Directories Archives at the University of Leicester.

1.9 The report is authored by Nairita Chakraborty BA (Hons) MSc MRTPI IHBC; Director at Revive and Tailor, with close liaison with Boehm Lynas Architects. It should read alongside the Design and Access Statement and other documents submitted as part of the application.



Figure 1.1 Site shown in red
Source: Google maps

Section 2

Legislation, Planning Policy and Guidance.

2 Legislation, Planning Policy and Guidance

Legislation	National Planning Policy Framework (2023)		
2.1 Where any development may have a direct or indirect effect on designated heritage assets, there is a legislative framework to ensure the proposals are considered with due regard for their impact on the historic environment.	National Planning Policy Framework (2023)	2.10 The 'Setting of a heritage asset' is defined as '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.'	2.16 Paragraph 206 states that 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.
2.2 Primary legislation under Section 16 (2) and 66 (1) of the Planning (Listed Buildings and Conservation Areas Act) 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority or Secretary of State, as relevant, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest that it possesses.	2.5 The National Planning Policy Framework was revised in response to the Levelling-up and Regeneration Bill on 19 December 2023. This includes reforms to housing delivery and protection from "out of character" residential development within small urban sites, Green Belt alterations, energy efficient building improvements and allocation of agricultural land for development.	2.11 Paragraph 198 requires local authorities to 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 assess the significance of heritage assets and the contribution they make to their environment.	2.17 Paragraphs 207 and 208 address the balancing of harm against public benefits. If a balancing exercise is necessary (i.e. if there is any harm to the asset), considerable weight should be applied to the statutory duty where it arises. Proposals that would result in substantial harm or total loss of significance should be refused, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss (as per Paragraph 207).
2.3 Section 72(1) of the Act also states that: <i>'In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of 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.'</i>	2.6 Section 12, 'Achieving well-designed places', reinforces the importance of good design in achieving sustainable development, by ensuring the creation of inclusive and high quality places.	2.12 Paragraph 200 states that, when determining applications, local planning authorities should require applicants to describe the significance of the heritage assets affected and any contribution made by their setting. The level of detail provided should be proportionate to the significance of the asset and sufficient to understand the impact of the proposal on this significance.	2.18 Paragraph 208 emphasises that where less than substantial harm will arise as a result of a proposed development, this harm should be weighed against the public benefits of a proposal, including securing its optimum viable use.
2.4 For the purposes of this statement, preservation equates to an absence of harm. Harm is defined in paragraph 84 of Historic England's Conservation Principles as change which erodes the significance of a heritage asset.	2.7 Section 16, 'Conserving and enhancing the historic environment', relates to the historic environment, and developments which may have an effect upon it. The framework encourages intelligent, imaginative and sustainable approaches to managing change. Historic England has defined this approach, which is reflected in the NPPF, as 'constructive conservation': defined as 'a positive and collaborative approach to conservation that focuses on actively managing change...the aim is to recognise and reinforce the historic significance of places, while accommodating the changes necessary to ensure their continued use and enjoyment' (Constructive Conservation in Practice, Historic England, 2009).	2.13 According to Paragraph 201, local planning authorities are also obliged to identify and assess the significance of any heritage asset that may be affected by a proposal and should take this assessment into account when considering the impact upon the heritage asset.	2.19 Paragraph 209 requires a balanced judgment for proposals that affect non-designated heritage assets, having regard to the scale of any harm or loss and the significance of the heritage asset.
	2.8 Heritage Assets are defined in Annex 2 of the NPPF as: <i>'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).' Listed buildings and Conservation Areas are both designated heritage assets.</i>	2.14 Paragraph 203 emphasises that local planning authorities should take account of: the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.	2.20 Paragraph 206 encourages opportunities for new development within, and within the setting of, Conservation Areas and World Heritage Sites, to enhance or better reveal their significance. It requires favourable treatment for proposals that preserve those elements of the setting that make a positive contribution to the asset or which better reveal its significance.
	2.9 'Significance' is defined as 'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.	2.15 Paragraph 205 states that 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. It emphasises that the weight given to an asset's conservation should be proportionate to its significance, and notes that this great weight should be given irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.	2.21 Paragraph 213 notes that not all elements of Conservation Areas and World Heritage Sites will contribute to their significance, but that, if harm to their significance is caused, decisions should follow the balancing exercise set out in paragraph 207 and 208, as appropriate.

2 | Legislation, Planning Policy and Guidance

“Planning Practice Guidance (“PPG”) (Department for Communities and Local Government, last updated July 2019)

- 2.22 The guidance on Conserving and enhancing the historic environment in the PPG supports the NPPF. Paragraph 002 states that conservation is an active process of maintenance and managing change that requires a flexible and thoughtful approach, and that neglect and decay of heritage assets is best addressed through ensuring that they remain in active use that is consistent with their conservation.
- 2.23 Paragraph 006 sets out how heritage significance can be understood in the planning context as archaeological, architectural, artistic or historic, defined as follows:
 - archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
 - architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
 - historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.
- 2.24 The PPG emphasises in paragraph 007 the importance of assessing the nature, extent and importance of a heritage asset in understanding the potential impact and acceptability of development proposals.

- 2.25 Paragraph 018 explains that, where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework (paragraphs 200-202) apply.
- 2.26 It goes on to state that whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest.
- 2.27 Harm may arise from works to the heritage asset or from development within its setting. A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.
- 2.28 The PPG also provides clear guidance in paragraph 020 on the meaning of ‘public benefits’, particularly in relation to historic environment policy, including paragraphs 201 to 202 of the NPPF. The PPG makes clear that public benefits should be measured according to the delivery of the three key drivers of sustainable development: economic, social and environmental outcomes, all of which are reflected in the objectives of the planning system, as per Paragraph 8 of the NPPF. Public benefits include heritage benefits, and do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.

Historic Environment Good Practice Advice in Planning

- 2.29 To support the national policies, three separate Good Practice Advice in Planning Notes (GPA's) have been published by Historic England.

GPA 1: The Historic Environment in Local Plans [March 2015]

- 2.30 This advice note focuses on the importance of identifying heritage policies within Local Plans. The advice stresses the importance of formulating Local Plans that are based on up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area, including the historic environment, as set out by the NPPF.
- 2.31 The document provides advice on how information about the local historic environment can be gathered, emphasising the importance of not only setting out known sites, but in understanding their value (i.e. significance). This evidence should be used to define a positive strategy for the historic environment and the formulation of a plan for the maintenance and use of heritage assets and for the delivery of development including within their setting that will afford appropriate protection for the asset (s) and make a positive contribution to local character and distinctiveness.
- 2.32 The document gives advice on how the heritage policies within Local Plans should identify areas that are inappropriate for development as well as defining specific Development Management Policies for the historic environment.

GPA 2: Managing Significance in Decision-Taking in the Historic Environment [March 2015]

- 2.33 This document provides advice on numerous ways in which decision-taking in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to its significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured staged approach to the assembly and analysis of relevant information and is as follows:

- Understand the significance of the affected assets;
 - Understand the impact of the proposal on that significance;
 - Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
 - Look for opportunities to better reveal or enhance significance;
 - Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change;
 - Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.
- 2.34 The advice reiterates that heritage assets may be affected by direct physical change or by change in their setting. Assessment of the nature, extent and importance of the significance of a heritage asset and the contribution of its setting at an early stage can assist the planning process in informed decision-taking.
- 2.35 The document sets out the recommended steps for assessing significance and the impact of development proposals upon it, including examining the asset and its setting and analysing local policies and information sources. In assessing the impact of a development proposal on the significance of a heritage asset the document emphasises that 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. Crucially, the nature and importance of the significance that is affected will dictate the proportionate response to assessing that change, its justification, mitigation and any recording which may be necessary.

2 | Legislation, Planning Policy and Guidance

GPA 3: The Setting of Heritage Assets (2nd Edition) [December 2017]

- 2.36 This advice note focuses on the management of change within the setting of 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).
- 2.37 The advice in this document, in accordance with the NPPF, emphasises that the information required in support of applications for planning permission and listed building consent should be no more than is necessary to reach an informed decision, and that activities to conserve or invest need to be proportionate to the significance of the heritage assets affected and the impact on the significance of those heritage assets. At the same time those taking decisions need enough information to understand the issues.
- 2.38 This note gives assistance concerning the assessment of the setting of heritage assets and the statutory obligation on decision-makers to have special regard to the desirability of preserving listed buildings and their settings; and that settings can contribute to the significance of a heritage asset.
- 2.39 This note gives general advice on understanding setting and how it may contribute to the significance of heritage assets. It also provides a staged approach to taking decisions on the level of the contribution which setting and related views make to the significance of heritage assets. It suggests that, at the pre-application or scoping stage, the local authority, having due regard to the need for proportionality:
- indicates whether it considers a proposed development has the potential to affect the setting of (a) particular heritage asset(s), or
 - specifies an 'area of search' around the proposed development within which it is reasonable to consider setting effects, or
 - advises the applicant to consider approaches such as a 'Zone of Visual Influence' or 'Zone of Theoretical Visibility' in relation to the proposed development in order to better identify heritage assets and settings that may be affected.

- 2.40 Particularly for developments that are not likely to be prominent or intrusive, the assessment of effects on setting may often be limited to the immediate surroundings, while taking account of the possibility that setting may change as a result of the removal of impermanent landscape or townscape features, such as hoardings or planting.
- 2.41 This should be followed by an analysis to assess whether the setting of an affected heritage asset makes a contribution to its significance and the extent and/or nature of that contribution; both setting, and views which form part of the way a setting is experienced, may be assessed additionally for the degree to which they allow significance to be appreciated.
- 2.42 The next stage is to identify the effects a development may have on setting(s) and to evaluate the resultant degree of harm or benefit to the significance of the heritage asset(s).
- 2.43 At the proposal stage, ways to maximise enhancement and avoid or minimise harm should be considered. Enhancement (see NPPF, paragraph 137) may be achieved by actions including:
- removing or re-modelling an intrusive building or feature;
 - replacement of a detrimental feature by a new and more harmonious one;
 - restoring or revealing a lost historic feature or view;
 - introducing a wholly new feature that adds to the public appreciation of the asset;
 - introducing new views (including glimpses or better framed views) that add to the public experience of the asset, or;
 - improving public access to, or interpretation of, the asset including its setting.

Regional Plan Framework

London Plan

- 2.44 Regional policy for the London area is defined by the London Plan. The New London Plan has now been adopted (March 2021) and deals with heritage issues in Chapter 7 Heritage and Culture, covering policies HC1 – HC7, London's Living Spaces and Places – Historic environment and landscapes.
- 2.45 Policy HC1 Heritage Conservation and Growth requires boroughs to develop evidence that demonstrates a clear understanding of London's historic environment. It further requires Boroughs to use this knowledge 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; and,
 - 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 well being.

- 2.46 Part C - E of Policy HC 1 state that:

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 undesignated heritage assets of 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 place-making, and they should set out strategies for their repair and reuse".

2 | Legislation, Planning Policy and Guidance

Local Development Plan

Local Plan Strategic Policy 2013-2026

- 2.47 The Council's overall approach is to manage growth in Haringey in a sustainable way so it meets Haringey's need for homes, jobs and services, in a way that conserves and enhances the features that make the borough a special and attractive place to live, work and visit. Policies SP11 and 12 set out the Council's approach to ensuring that design in the borough is of the highest possible quality as well as being sustainable, also that schemes include measures to minimise the effects of, and adapt to, climate change as well as conserving the borough's rich and diverse heritage.
- 2.48 Policy SP11 requires all development to "Be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity". It further requires tall buildings to comply with the recommendations set out in CABE / English Heritage "Guidance on Tall Buildings", 2007. The latter document has been replaced by Historic England's Tall Buildings Advice Note 4 (December 2015), which is considered below.
- 2.49 Policy SP12 states that "The Council shall ensure the conservation of the historic significance of Haringey's heritage assets, their setting, and the wider historic environment." It further states that "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'.

Development Management DPD 2017

- 2.50 Policy DM 1 requires all new development and changes of use to "achieve a high standard of design and contribute to the distinctive character and amenity of the local area." It further states that:

"The Council will support design-led development proposals which meet the following criteria:
- 5 Relate positively to neighbouring structures, new or old, to create a harmonious whole;
- 6 Make a positive contribution to a place, improving the character and quality of an area;

- 7 Confidently address feedback from local consultation;
- 8 Demonstrate how the quality of the development will be secured when it is built; and
- 9 Are inclusive and incorporate sustainable design and construction principles.
- 2.51 In terms of character of development, the Council states:

"Development proposals should relate positively to their locality, having regard to:
- a Building heights;
- b Form, scale & massing prevailing around the site;
- c Urban grain, and the framework of routes and spaces connecting locally and more widely;
- d Maintaining a sense of enclosure and, where appropriate, following existing building lines;
- e Rhythm of any neighbouring or local regular plot and building widths;
- f Active, lively frontages to the public realm; and
- g Distinctive local architectural styles, detailing and materials.
- 2.52 With regards to Heritage, Policy DM 9 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.

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.

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

Tottenham Area Action Plan (AAP) 2017

- 2.53 This Area Action Plan provides the planning framework for the co-ordinated regeneration of Tottenham.
- 2.54 Lawrence Road is allocated as a site for mixed use development with commercial uses at ground floor level and residential above. Recognising previous permissions within the area, the Council will encourage 'development to create a consistence medium density, mixed use precinct'. The policy requires the retention of No 28 Lawrence Road. In particular, the Site Allocation requires:
 - re-provision of employment floorspace at ground floor level along Lawrence road, with residential development above;
 - respond to the scale of the terraced housing prevailing in the Clyde Circus Conservation Area to the east and west.

Section 3

Historic Development of Site and Surroundings.

3 Historic Development of Site and Surroundings

- 3.1 The Site formed part of the fields between the two historic settlements within the area- Tottenham Green and West Green. The Tithe map of 1843 describes the land as "meadows" under ownership of Benjamin Godfrey Windus. John Rocques's Map of 1761 illustrates the agrarian character of the area (Fig 3.1).
- 3.2 The earliest development within the area is likely to have begun after the railways in 1840, the first houses being built along West Green Road. Development within Clyde Road began in 1851 following an offer of 36 acres of meadow land¹.
- 3.3 Clyde Road was laid as a grand east-west approach from Tottenham Green to Downhills with Clyde Circus as a hub from which new roads such as Jansons Road would radiate. The intention was for these roads to be fronted by grand properties with large gardens, of which Pembroke Villa, Providence Cottage and Vernon Cottage in Summerfield Road, Montague Villas in West Green Road and Stowe Villas in Philip Lane are examples suggesting affluent Victorian streets.²
- 3.4 During the 1850s a floor cloth factory was developed on Bathurst (Lawrence) Road, which together with the subsequent introduction of the railway line through Tottenham in 1872, physically separated the area from Tottenham Green by the railway cutting at the north end and embankment at the south. This resulted in a change in aspirations for the area and subsequent development was of a less grand style.³
- 3.5 By the first OS series map of 1864 (Fig 1), there were a few semi-detached properties along the west side of Lawrence Road. North of the Site, No 28 is the large warehouse of the Floor Cloth Factory. A small villa is also shown immediately to the south. The Site shows a terrace of three buildings, most likely associated with the Factory.

1 Tottenham: Growth after 1850', in A History of the County of Middlesex: Volume 5, Hendon, Kingsbury, Great Stanmore, Little Stanmore, Edmonton Enfield, Monken Hadley, South Mimms, Tottenham, (London, 1976) pp. 317-324. British History Online <https://www.british-history.ac.uk/vch/middx/vol5/pp317-324> [accessed 17 March 2024]

2 Clyde Circus Conservation Area Appraisal and Management Plan, Haringey Council, 2007

3 Ibid

3.6 The 1896 map (Fig 3.3) shows the street name change with terraces along Lawrence Road and Clyde Circus area fully developed. The floor cloth factory appears to have expanded within the rear of the terraces and includes Linoleum manufacturing. To the south, north of the junction with West Green Road, two further manufacturing units appear: Timber Yard and Phoenix Saw Mills.

3.7 The next OS map of 1913 (Fig 3.4) shows further development within the area with dense terraces along street frontages. The west side of Lawrence Road continues to house the timber yard, along with the factory retained to the east.

3.8 The 1936 OS map (Fig 3.5) shows further encroachment of the factory units along Lawrence Road. The first set of terraces at the western junction of West Green Road appear to have been demolished. The timber yard at the southern end of the road had expanded into a large timber and joinery works, whilst at the floor cloth factory (the Site) became an infant food factory. Alongside, an iron foundry and an electric lamp factory were also established.

3.9 Post war OS map of 1954 (Fig 3.6) shows the change in the manufacturing industries with the Site now containing Cronite Foundry, manufacturing Nickle-Chrome. No 28 at this time was a medicine factory called 'Standard Works'.

3.10 The 1971-75 OS map (Fig 3.7) shows the timber factory extending to the western corner junction of West Green Road. The terrace to the north, along the west side of Lawrence Road have been demolished by this time. On the east side, further terraces south of the Site have been demolished and replaced with larger manufacturing buildings.

3.11 By the 1991 OS map, Lawrence Road was almost entirely replaced with large manufacturing and warehouse buildings. The remaining terraces on the east side also appear demolished.



Figure 3.1 John Rocques' Map of London, 1746
Source: British Library

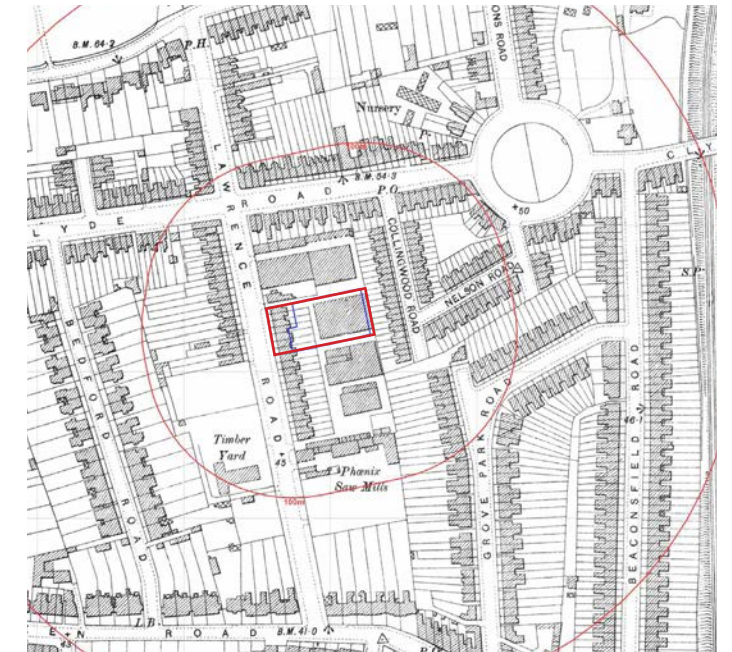


Figure 3.3 OS Map of 1896 (1:2,500) showing the Site in red.
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100035207



Figure 3.2 OS Map of 1864 (1:2,500) showing the Site in red.
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Figure 3.4 OS Map of 1913 (1:2,500) showing the Site in red.
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3 | Historic Development of Site and surroundings



Figure 3.5 OS Map of 1936 (1:2,500) showing the Site in red.
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Figure 3.7 OS Map of 1971-75 (1:1,250) showing the Site in red.
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Figure 3.6 OS Map of 1954 (1:2,500) showing the Site in red.
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Figure 3.8 OS Map of 1991 (1:1,250) showing the Site in red.
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Figure 3.9 Warehouse buildings within the Site in red, terraces fronting the street.
© Historic England archives

Section 4

Townscape Analysis.

4 Townscape Analysis

The Site

- 4.1 The Site is located on the north-east of Seven Sisters Station and west of Tottenham Road and the London overground line to Enfield. It is one of the key roads connecting Philip Lane and Wood Green Road. Clyde Circus Conservation Area is directly to the east of Lawrence Road.
- 4.2 Lawrence Road is characterised by an Avenue of mature plane trees with six to seven storey buildings on either side, predominantly in red brick.
- 4.3 The Site is currently occupied by a large warehouse building, used for dry cleaners, set back from the street frontage. The building has a large footprint with a shallow modern roof. The rear of the building backs on to the gardens of two storey terraces along Collingwood Road. The building does not have any architectural or historic merit.
- 4.4 To the south of the Site, there are a series of modern buildings, permitted by the Council over the last two decades as part of the regeneration of Lawrence Road. These are six to seven storeys high modern buildings with commercial premises on the ground floor and residential above.
- 4.5 The wider area is predominantly residential, with traditional terraced housing within Clyde Circus Conservation Area. Philip Lane and West Green Road are lines with Victorian terraces, with shops on the ground floor and residential above.
- 4.6 No 28 lies immediately north of the Site and is one of the earliest buildings on the street. It essentially retains the building originally part of the Floor Cloth factory, although much altered including an additional floor added to it. It also includes the only remaining terrace house, although hardly noticeable within the current scale of buildings. Its is altered heavily, but the scale of the property retains the domestic terrace character.
- 4.7 The factory building has an evidently large floor, with the depth of the building running east along the site boundary. The upper floors are visible from Clyde Road, alongside the juxtaposition of several ad hoc structures added and removed over the years. A closer look on the flank elevations show evidence of original Victorian warehouse detailing such as projecting brick piers and cast iron rainwater goods. The street fronting elevation is most prominent with two arched alleys on each side and a central two storey entrance archway. Ground floor has rusticated brickwork and quoins to arched windows.



Figure 4.1 Site plan



Figure 4.2 The current warehouse building within the Site



Figure 4.3 The poor street frontage along the existing frontage of the Site



Figure 4.4 Panoramic view of the Site in context of adjacent new developments



Figure 4.5 Front elevation of No 28 Lawrence Road



Figure 4.6 View of 28 Lawrence Road and beyond looking south

4 | Townscape Analysis

Haringey Urban Characterisation Study (2015)

4.8 The Council prepared a borough-wide Characterisation Study in 2015, to inform the Local Plan. Lawrence Road forms part of Seven Sisters neighbourhood within the Study. It describes the area surrounding Lawrence Road as:

The heart of this neighbourhood is the High Road between Seven Sisters and Tottenham Green. The southern end is the interchange where Seven Sisters Road, West Green Road and Broad Lane meet the High Road; here is a vibrant town centre with the greatest concentration of shops along West Green Road, extending as far west of the railway as the railway is from the High Road, a designated District Centre.

4.9 With respect to Lawrence Road, it states:

Lawrence Road provides a pleasant, tree lined, direct north-south route from West Green Road to Phillip Lane and has a character all of its own which any future developments should respect and respond to.

Clyde Circus Conservation Area Appraisal (2007)

4.10 Clyde Circus Conservation Area was designated in 1991, forming a collection of pleasing and elegant streets and a circus with 19th Century Victorian and Edwardian domestic buildings including terraced housing, villas and town houses. The Appraisal describes its overall character as below:

The majority of properties within the Clyde Circus Conservation Area have small, sparsely planted front gardens, with a few fronting directly onto the street. The western section has streets lined with terraced and semi-detached mid Victorian dwellings, most of which remain largely intact, giving this sub area a degree of consistency.

4.11 The CAA lists the elements of the streetscape that make a positive contribution to the area, one of which is the consistency in scale and domestic character of the area. In reviewing the boundary, the Appraisal states:

The four areas that make up the Clyde Circus Conservation Area surround, but exclude, a core area centred on Lawrence Road, Clyde Road and Elizabeth Place that was radically redeveloped in the mid 20th Century. As a result, this area has little architectural or historic interest and the conservation area boundary omits it.

Character Assessment

4.12 The following paragraphs provide analysis of the wider area within which the Site sits. The criteria used are:

- Urban grain
- Landscape
- Density
- Height and massing

4.13 This will help identify any predominant features and therefore the Character Area within which the Site is located.

Urban Grain

4.14 The urban grain of Lawrence Road is that of large floor plate buildings, running deep into the plots. Although originally intended as terraced housing, the proliferation of industrial units over 20th Century meant that the character changed rapidly. This stand in contrast to the much more domestic buildings of fine grain within Clyde Circus Conservation Area and further westward.

4.15 The plots in the residential streets are smaller in size, with a moderate front garden and deep rear gardens. The houses are set quite close to the street, therefore framing the street and making it feel more urban.

4.16 West Green Road and Philip Lane are more commercial in nature with continuous terraces fronting on the street. The upper floors are residential but the shop fronts and their display generally dominate the street.

4.17 Later redevelopment along Lawrence Road followed the larger footprint typology on the street frontage, with smaller terraces to the rear, where they interface with the traditional domestic terraces. This was as per the Council's intended masterplan for the area, establishing a new 21st Century urban typology, distinctive from the wider area.

4.18 Views of Lawrence Road from West Green Road show a clear distinction in architectural typology, age and scale. Similarly, views of the larger buildings are also available from Nelson Road within Clyde Circus Conservation Area.



Figure 4.7 The Side elevation of No 28 and car park as seen along Clyde Road



Figure 4.8 Homogeneous terraces along Collingwood Road, in Clyde Circus CA



Figure 4.9 Emerging development along west side of Lawrence Road opposite the Site

Landscaping

4.19 The landscaping along Lawrence Road gives an impression of a 'grand avenue' with mature plane trees on both sides. Along the fine grain domestic terraces, landscaping is modest, mainly in the form of small front gardens.

4.20 Along Philip Lane and West Green Road, landscaping is sparse and the dense fine grain nature of the terraces much more pronounced. This contrasts to the Conservation Area as well as Lawrence Road.

Density and mix, height, massing, details and materials

4.21 The area is predominately low rise consisting primarily of urban terraces laid out on a tight, regular grid pattern. Terraces along the main streets: West Green Road and Philip Lane three storeys. There is consistency in visual quality with mainly red brick on the front elevations and projecting bays creating articulation

4.22 Clyde Circus forms a distinctive a collection of pleasing and elegant streets and a circus with two storey terraces, mainly in yellow stock brick.

4.23 Redevelopment of Lawrence Road in the 21st Century has retained the residential use, but of a higher density and scale. The apartment buildings with projecting balconies stand in contrast with the traditional terraces and provide a distinctive character to it.

4.24 The Site, within this context, is an anomaly as it has retained the factory building, set back from the street, effectively creating a large gap in an otherwise uniform frontage.

4.25 On the west side of Lawrence Road, opposite the Site, almost the entire frontage has now been replaced with residential blocks varying between six and seven storeys. Uppermost floors are set back from the frontage so that the streetscape appears to have a uniform datum of height. Variation of red and brown brick alongside carefully proportioned fenestration and projecting balconies provide interest to the otherwise long elevations. Where there are terraces to the rear, new streets are formed.

4 | Townscape Analysis

- 4.26 On the east part of Lawrence Road, south of the Site has been redeveloped in a similar manner to the west. However, the north of the Site retains the original factory buildings from the Floor Cloth Factory albeit heavily altered. The distinctive Victorian elevation with the brick quoin detailing and substantial frontage creates a landmark within the area.
- 4.27 The south side of Clyde Road, running perpendicular to Lawrence Road, has a looser grain with the Mosque as the main building at the corner with Collingwood Road. However, over the years single storey ad hoc buildings have been added that contrast with the compact streetscape of the wider area.

Analysis

- 4.28 The Site and the immediate area are characterised by large urban blocks, five to seven storey high. These form a frontage on the Street, complementing the existing street trees and creating an 'avenue'. To the rear, the massing and scale are finer so that it interfaces better with the adjacent residential terraces.
- 4.29 Materials is mainly brick, with long elevation articulate by projecting balconies and fenestration pattern. Vehicular entry and access to rear development have created new openings within the street frontage which have been incorporated within the buildings, similar to the earlier warehouse buildings.
- 4.30 Commercial uses on the ground floor or small front gardens create an ambient and activated frontage.
- 4.31 Overall, the emerging character of Lawrence Road is that of an urban city street akin to 21st Century. This is in contrast only by scale and typology to the Victorian terraced housing. The commonality between the two characters is the use of brick, continuous street frontage, front facade articulation (achieved by projecting bays in case of the traditional street frontages) and residential use.



Figure 4.10 View of existing buildings along Lawrence Road from Nelson Road, in Clyde Circus Conservation Area



Figure 4.11 View of Lawrence Road from the southern junction showing the emerging street frontage character



Figure 4.12 View of the corner of Lawrence Road and West Green Road, illustrating a clear difference in scale and urban typology



Figure 4.13 Use of brick and projecting balconies forming key features of architecture



Figure 4.14 Lower scale development to the rear of the street frontage



Figure 4.15 Plot opposite to the Site, currently under construction



Figure 4.16 Existing street elevation illustrating the scale of the buildings

4 | Townscape Analysis

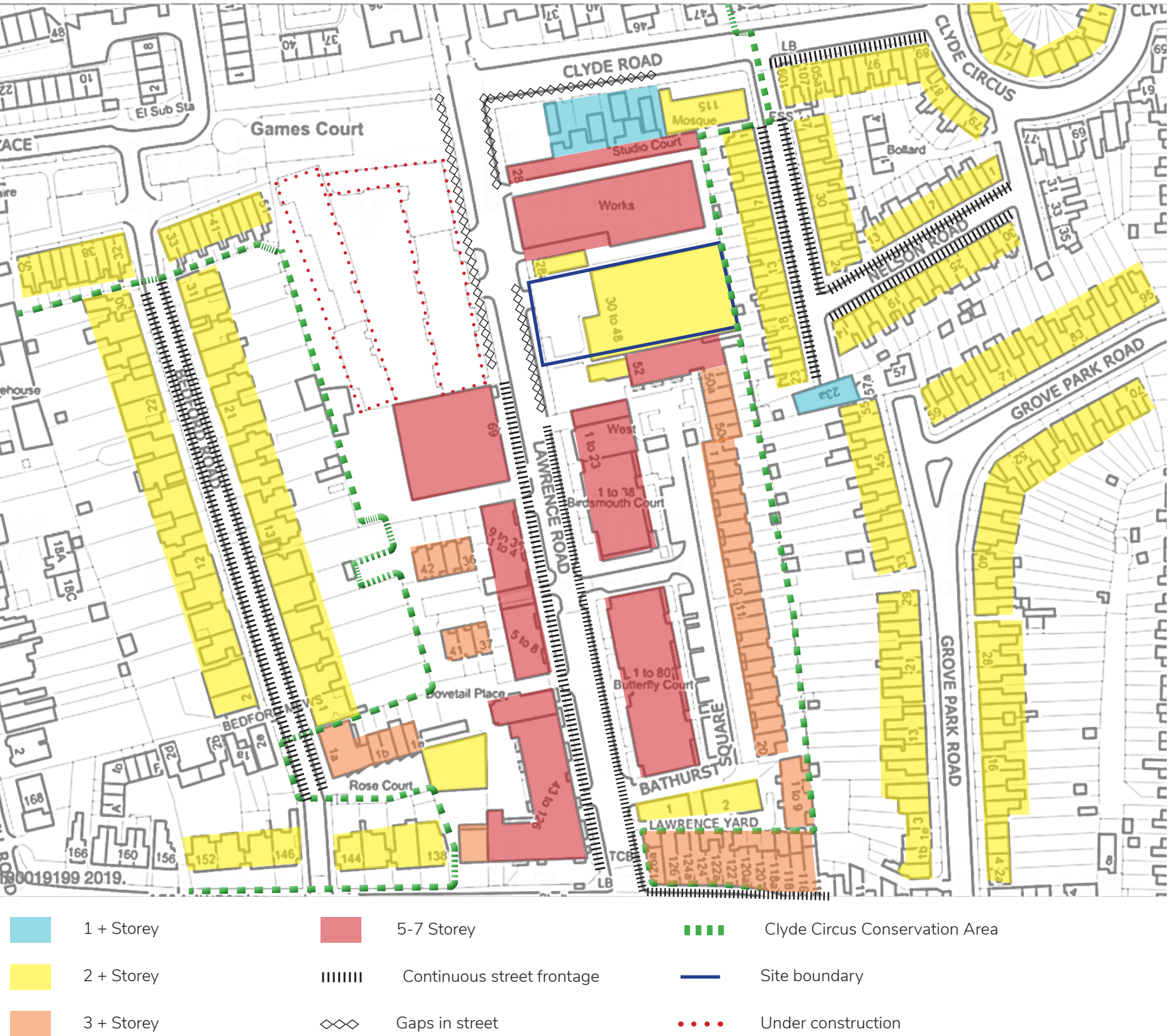


Figure 4.17 Townscape Assessment of Site and surroundings

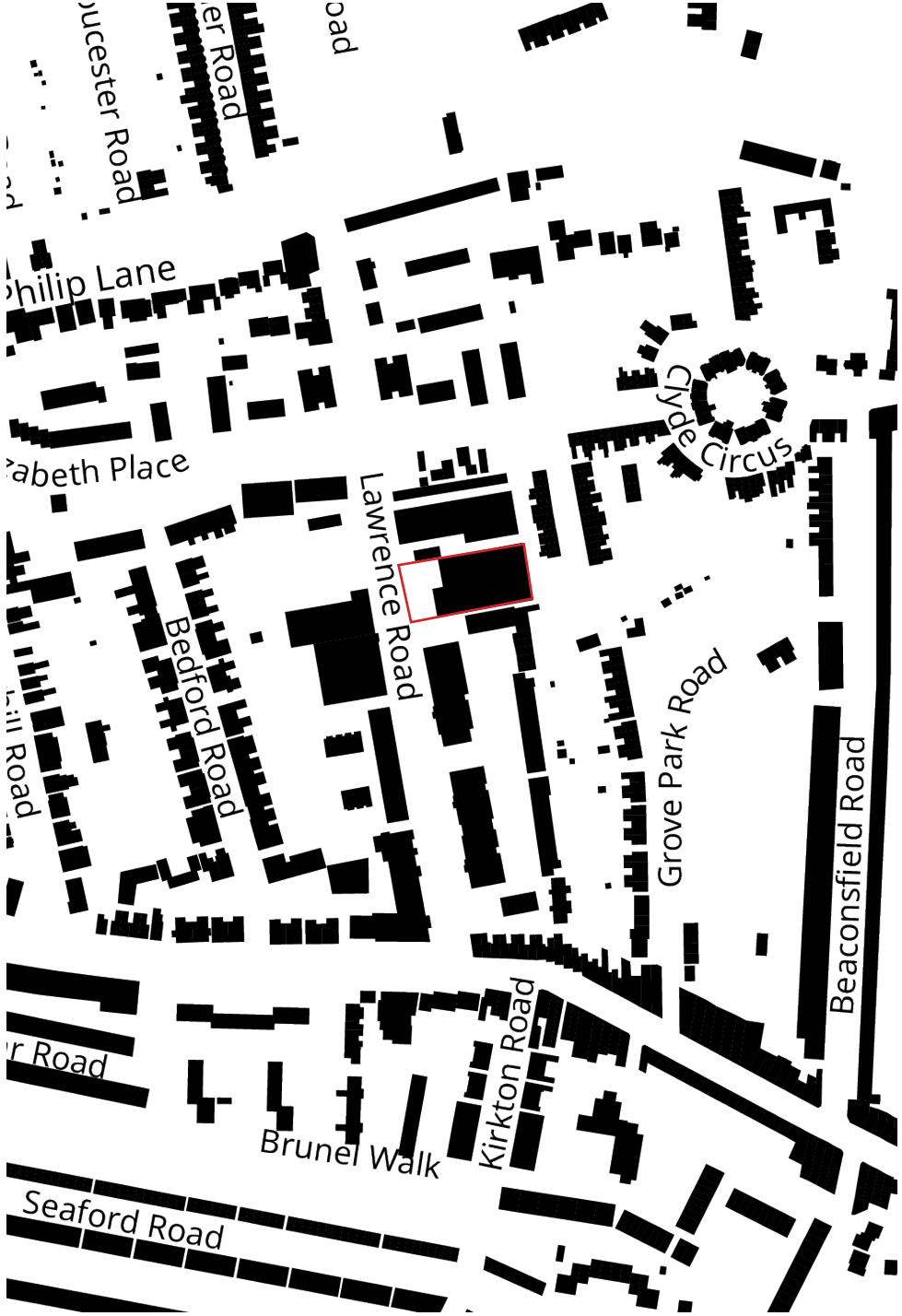


Figure 4.18 Figure Ground analysis of Site and surroundings

Section 5

Proposed Development.

5 Proposed Development

Summary of Proposals

- 5.1 The proposal is for :
- “Alterations and extension to existing building (Class E) and erection of residential building (Class C3) including ground floor workspace (Class E), cycle parking, hard and soft landscaping, and all other associated works.*
- 5.2 The scheme proposes the partial demolition of the existing warehouse building and integrating it with a six storey building, with the uppermost floor set back from the frontage. The proposal will accommodate 56 residential units, 1,541 sqm of commercial space within the refurbished building and 126 sqm of workspaces.
- 5.3 The proposal follows the established architectural and massing typology of Lawrence Road, creating a frontage facing Lawrence Road and then stepping down to relate to the height of the residential buildings to the east of the site.
- 5.4 A new active residential frontage is designed in bricks similar to those used on the site immediately south. Projecting balconies and fenestration articulate the vertical rhythm of the prevailing Victorian terraces. The elevation has been broken further by creating set bays of two windows creating shadows and creating further interest. The ground floor commercial units are one and half storey and set back from the ‘face’ of the building creating a strong base along the street. The top floor is set back with proportionately smaller fenestration allowing it to act as the ‘top’ of the building.
- 5.5 To the rear, the retained building is proposed to be adapted for workspace and commercial units. A courtyard is formed at the first floor level between the two buildings in order to provide amenity space and dedicated children’s playspace.
- 5.6 The proposal would also remove the hardstanding car park area, ancillary office building and plantroom building and its associated flues and external plant. This would significantly improve the street scene.



Figure 5.1 Proposed development (image from boehm lynas Architects)

Pre-application engagement

- 5.7 The proposal has been developed with extensive liaison with the Council. This include five pre-application meetings with the Council Officers, two presentations at Quality Review Panel and a Quality Review with the Chair. Additionally, two public consultations were undertaken at Bernie Grants Arts Centre. A Development Management Forum was also held in February 2024.
- 5.8 The consultation responses included:
- Desire to retain the existing building as a commercial space;
 - Reconfiguration of the overall massing and scale of the front block;
 - Creation of deck access housing; and,
 - Provision of roof top amenity space.
- 5.9 The proposed development has been informed by its context and has developed through an iterative process with the Council, their experts and community consultations.

5 | Proposed Development



Figure 5.2 Proposed development in context of emerging character (image from boehm lynas Architects)



Figure 5.3 Front facade broken to individual bays (image from boehm lynas Architects)



Figure 5.4 Proposed section (image from boehm lynas Architects)

Section 6

Townscape & Heritage Impact Assessment.

6 Townscape & Heritage Impact Assessment

Approach to Assessment

6.1 Townscape assessment considers the likely townscape effects of the Development, i.e., identifies how and to what degree it would affect the elements that make up the townscape, its aesthetic and perceptual aspects, and its distinctive character. These elements may include

- urban grain;
- building heights;
- scale;
- permeability;
- legibility;
- sense of place; and,
- other architectural or urban design characteristics.

6.2 The methodology described here draws upon best practice guidance set out in the 'Guidelines for Landscape and Visual Impact Assessment' (GLVIA, Third Edition, 2013) and takes into account relevant legislation, national, regional and local planning policy and guidance, in particular those relating to townscape, design quality, urban design and views. These are listed below.

National level

- Landscape Institute and Institute of Environmental Management and Assessment, Guidelines for Landscape and Visual Impact Assessment (GLVIA) Third Edition, 2013;
- Landscape Institute, Visual Representation of Development Proposals Technical guidance Note, 2019;
- Ministry of Housing, Communities & Local Government (MHCLG), National Planning Policy Framework (NPPF), 2019;
- MHCLG, Planning Practice Guidance (NPPG), On-line Resource, 2014, regularly updated;
- MHCLG, National Design Guide, 2021;
- HE, Historic Environment GPA, Note 4: Tall Buildings, 2021.

6.3 Additionally, given the sale of the proposal and the particular reason for refusal relating to "excessive size, height, scale and massing, would be visually discordant and detrimental to the character and appearance of the streetscene and wider locality" it would be efficient to focus on the particular points. As such, in appraising the proposal the assessment would include:

- Layout and form
- Height, massing and materials
- Landscape

6.4 As discussed in Chapter 4, the defining features of the existing townscape are:

- Modern urban residential typology;
- Large plots;
- Large footprints;
- Continuous street frontages; and,
- Five to Seven storey height.

6.5 The following paragraphs assess the proposals against the above as well as its impact on the wider townscape described in the methodology.

Townscape Appraisal of the Proposal

Layout and Form

6.6 The proposed layout and form of the Site has been informed by its context and has developed through an iterative process with the Council, their experts and community consultations.

6.7 Consistent with the emerging and established character of Lawrence Road:

- The layout of the scheme follows the existing street pattern of larger blocks on the street in a generally north-south axis.
- Within the depth of the plot, the retained warehouse unit continues the a 'parallel' linear development of smaller and grainier scale to appropriately interface with the Clyde Circus Conservation Area as well as wider residential character.

- The gap between the two also follows on from the existing pattern for amenity areas.

Height, massing and materials

6.8 The proposed height of the building is six storeys above ground level, with the upper floor set back. The elevation has been broken into bays to accord with the rhythm of the streets nearby. This also creates a vertical proportionality in an otherwise long and horizontal facade.

6.9 Projecting balconies and fenestration articulate the vertical rhythm of the prevailing Victorian terraces. The elevation has been broken further by creating set bays of two windows creating shadows and creating further interest. The darker colour of the balconies and window frames provides further contrast to the elevations.

6.10 The detailing and materials of the proposal is of high quality, through the use of a warm colour scheme. The main material would be brick as is prevalent within the area. The texture and shade would match the development immediately to the south of the Site.

Landscaping

6.11 The street trees along Lawrence Road form an essential part of the townscape of the area. These would be retained. Further landscaping would be provided between the retained and proposed building creating a urban break for the residents.

6.12 Overall, the proposal is considered to be of high architectural quality. Its form and detailing have been informed by the current and emerging context of the area, and the Council's own ambition for regeneration. The urban landscape setting would be preserved while creating a modern residential building of high standards.

Townscape Views

6.13 In considering the townscape impact of the proposal, a views assessment was undertaken. While the proposal would be seen in the context of the existing and emerging development, some key viewpoints were identified to understand the impact on nearby receptors.

6.14 The key heritage receptors considered were:

- Clyde Circus Conservation Area
- No 28 Lawrence Road

6.15 The four views provided in this report, the locations of which have been agreed with the local authority, are as follows:

- View 01: From Collingwood Road looking south west
- View 02: From Nelson Road looking west
- View 03: From Lawrence Road looking north
- View 04: From Lawrence Road looking south

6 | Townscape & Heritage Impact Assessment



Figure 6.1 Views Map

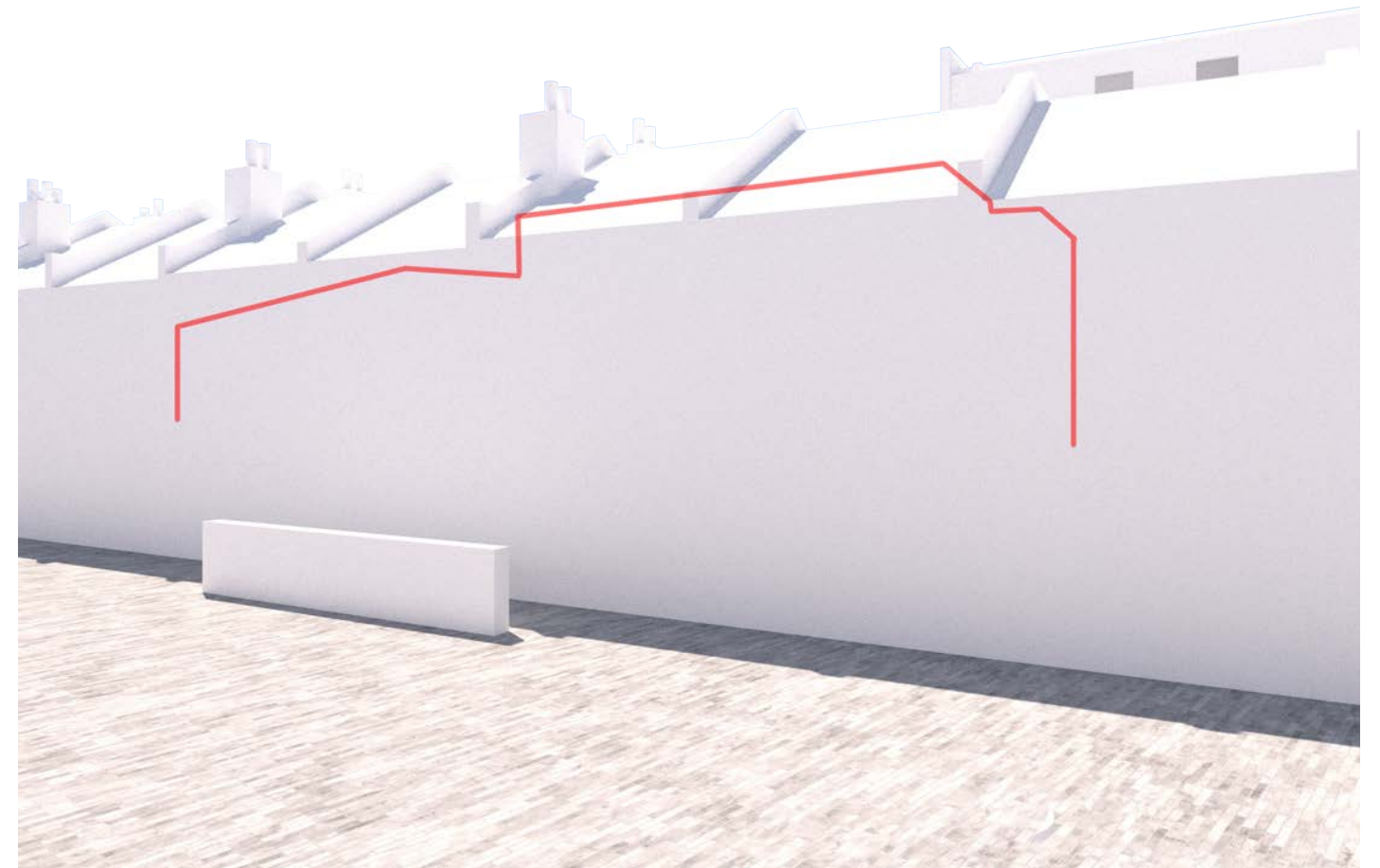


Figure 6.2 View 01 Collingwood Road (image from boehm lynas Architects)

View 01: From Collingwood Road looking south west

6.16 The proposed development would not be visible in this view and would be behind the existing terrace along Collingwood Road.

6 | Townscape & Heritage Impact Assessment

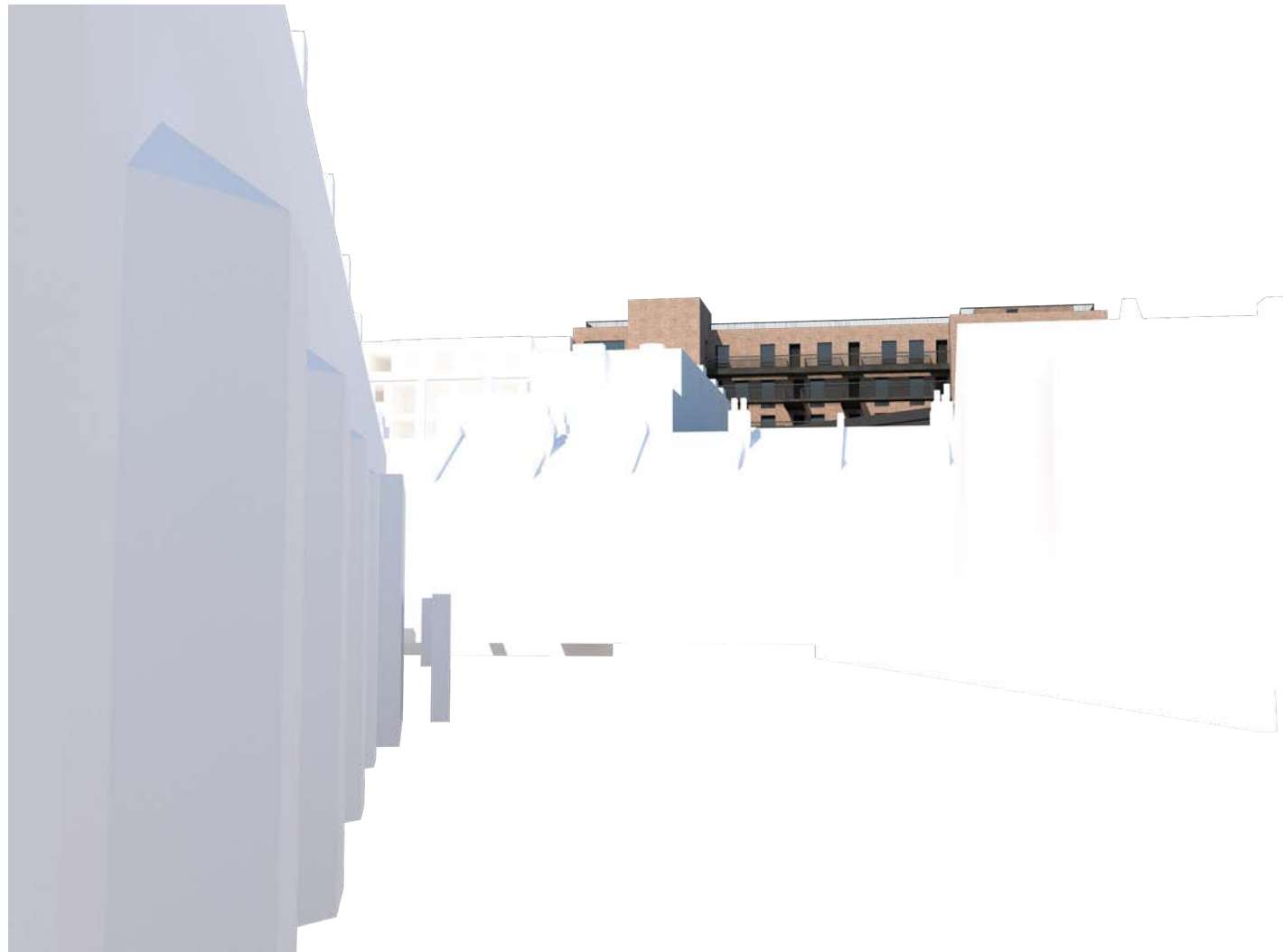


Figure 6.3 View 02 Nelson Road (image from boehm lynas Architects)

View 02: From Nelson Road looking west

- 6.17 Existing blocks along Lawrence Road east are already visible from Nelson Road in long views. The proposal would be visible along side the existing buildings and would not be out of context. There would be no impact to the setting of the Conservation Area as it is already seen within the changing context of Lawrence Road.



Figure 6.4 View 03 Lawrence Road north (image from boehm lynas Architects)

View 03: From Lawrence Road looking north

- 6.18 The proposal would complete the eastern part of the street frontage, currently appearing unkempt and fragmented. This view looking north would be a significant improvement to the existing. In scale and materiality, the proposal follows the established context and would be in character with the streetscape of the area.

6 | Townscape & Heritage Impact Assessment



Figure 6.5 View 04 Lawrence Road south (image from boehm lynas Architects)

View 04: From Lawrence Road looking south

6.19 Like the view to the north, this view too would be an improvement to the current fragmented townscape of the area. Of particular interest is the proposal's juxtaposition with No 28, which is one of the oldest surviving buildings within the area. As an old factory building, the height of No 28 is considerable greater than the neighbouring residential terraces contemporary to it. The proposal takes that into account and compliments the street frontage with a similar mass. The use of materials would also draw commonalities with the existing building and create a modern context to it.

Assessment of Townscape & Heritage Impact

6.20 The proposals consist of a six storey building, above ground, with the top floor set back from street frontage. The proposal has been carefully arranged and tested in terms of the massing through various long, medium and close distance views.

6.21 Following various discussions with the Council, the proposal has been revised and is of a scale that continues the emerging character of Lawrence Road without any impact on the identified heritage receptors namely Clyde Circus Conservation Area and No 28 Lawrence Road.

6.22 The assessment of the views show that the building would be largely invisible from key junctions within the Conservation Area. Where visible, such as Nelson Road, it would appear alongside the existing buildings of similar height and scale that already form a backdrop to the setting of the conservation area.

6.23 Whilst the front elevation of the building is long, than the comparatively finer grained buildings, the elevation treatment breaks the building to incorporate a similar rhythm as established within the street frontage.

6.24 The set back floor carefully distinguishes the 'roof' level with the main facade. Similarly the taller ground floor, also set back, creates an appropriate base to the building. This allows the street level frontage to appear unified with the wider street frontage, whilst still harmonising with the overall architectural language of the proposal.

6.25 In relation with the contemporary buildings within Lawrence Road, the proposal is of a comparable scale and would sit comfortably within the existing and emerging context of the wider area as a high quality 21st Century layer.

6.26 Overall, the proposal would result in the following townscape enhancements:

- Creation of a comprehensively developed mixed use scheme to complete the fragmented frontage of Lawrence Road on the east side.
- Retention and augmentation of current commercial and workspace uses through additional ground floor units.

- The redevelopment of a underused car parking area and buildings that make limited contribution to the street scene and vitality of area;
- Creation of a more viable form of development that would ensure occupation;
- Addition of new buildings of appropriate scale and high quality architectural style and materials, relating to their heritage and contemporary contexts;
- The positive visual effect of the proposed development on the surrounding area through the quality of its design and materials and through the increased activity and illumination brought day and night.

6 | Townscape & Heritage Impact Assessment

Assessment against Local Planning Policy

- 6.27

Haringey Development Management Plan Policy DM 1 requires all new development to “achieve a high standard of design and contribute to the distinctive character and amenity of the local area.” It requires proposals to “make a positive contribution to a place, improving the character and quality of an area”.
- 6.28

The Lawrence Road Site Allocation contained within the Tottenham Area Action Plan requires “development to create a consistence medium density, mixed use precinct” and “respond to the scale of the terraced housing prevailing in the Clyde Circus Conservation Area to the east and west.
- 6.29

The proposed development takes cues from the established rhythm and proportions and continues them in a contemporary interpretation, while also recognising that there is room for individual architectural expression within this varied townscape. In doing so, it attempts to create a distinctive yet contextual building that add a new twenty-first century layer to the character of the area. As part of this process, the proposal seeks to ground itself within this wider townscape.
- 6.30

Having undergone a rigorous process of design iteration, in consultation with the Council Officers alongside the Quality Review Panel, the proposal has positively responded to comments and concerns raised through engagement process. This has led to the lowering of the height of the proposed building, retention and refurbishment of the existing warehouse building to the rear and its integration within the proposed development. The detailing is carefully considered in terms of architectural language and materiality that unifies the proposal with the street scene.
- 6.31

The proposal clearly respects the rhythm, scale and proportions of its neighbours, using vertical emphasis within the façades to break down the façade into a series of bays.
- 6.32

At six storeys, the height and massing of the proposed building would project above the established height of the Victorian terraces within Clyde Circus Conservation Area. However, it would be seen in context of exiting buildings of similar height and massing.
- 6.33

Additionally, the proposal completes the street frontage along Lawrence Road, whilst remaining lower in massing along the Conservation Area. Hence it would continue to appear harmonious to its more sensitive heritage context.
- 6.34

As such, the proposed development complies with the requirement of Policy DM 1 as well as the site allocation.

Section 7

Conclusion.

7 Conclusion

- 7.1 This Townscape, Visual & Heritage Impact Assessment sets out the relevant legislative and policy framework within which to assess the Site's impact and describes the Site and surrounding area's historic development and townscape character. It further provides a detailed assessment of impact of the proposal on the townscape of the area and setting of nearby heritage assets. Key views sensitive to heritage receptors were also identified to understand the impact of the proposed scale and massing of the proposal.
- 7.2 The proposed development takes cues from the established rhythm and proportions and continues them in a contemporary interpretation, while also recognising that there is room for individual architectural expression within this varied townscape. In doing so, it attempts to create a distinctive yet contextual building that adds a new twenty-first century layer to the character of the area.
- 7.3 The elevation treatment breaks the building to incorporate a similar rhythm as established within the street frontage. The use of brick on the frontage allows the street frontage to appear unified with the wider area, whilst still harmonising with the overall architectural language of the proposal.
- 7.4 In terms of massing and visual impacts, the proposal would enhance the area's townscape setting with a contextual and high quality new development. The proposal would sit harmoniously within its sensitive as well as emerging context.
- 7.5 Overall, the proposal would positively contribute to the existing townscape of Lawrence Road in terms of its scale, height, massing, proportions, fenestration, materiality and street frontage. It also responds positively to the historic context to create a contemporary development which harmonises with the surroundings and reinforces its local distinctiveness.

Appendix 1

References.

Appendix 1: References

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Maps

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Online resources

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