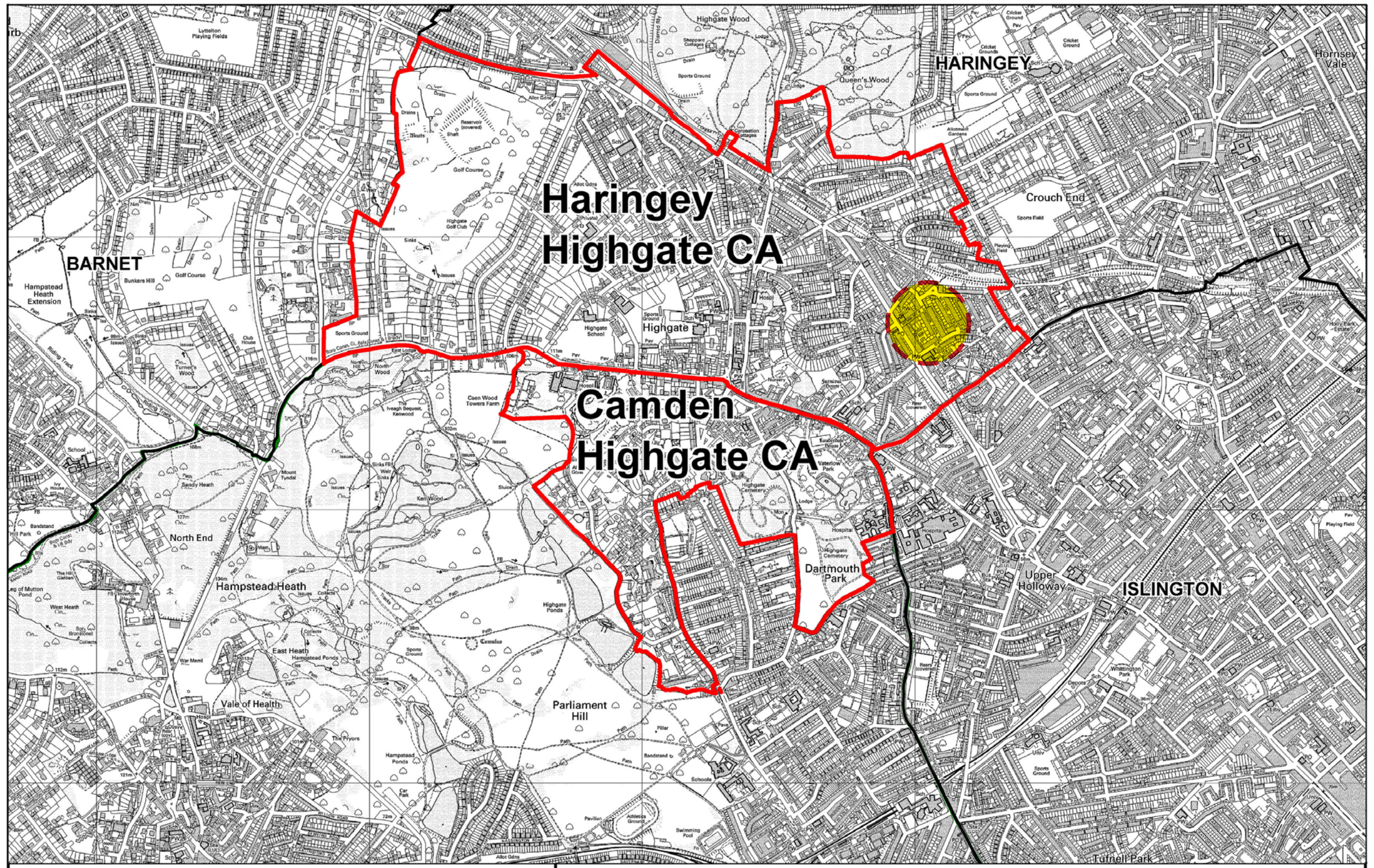




Highgate Conservation Area
- Langdon Park Road Highlighted

Heritage Statement

46 Langdon Park Road, London, N6 5QC

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Highgate Conservation Area

46 Langdon Park Road is located in the Highgate Conservation Area, LB Haringey.

Highgate village was designated as a Conservation Area in 1967 which included the Bishopswood area, the Gaskell estate and the village core, together with the area bounded by Southwood Lane, Jacksons Lane, the central part of Archway Road, Muswell Hill Road, and Wood Lane up to Queen's Wood.

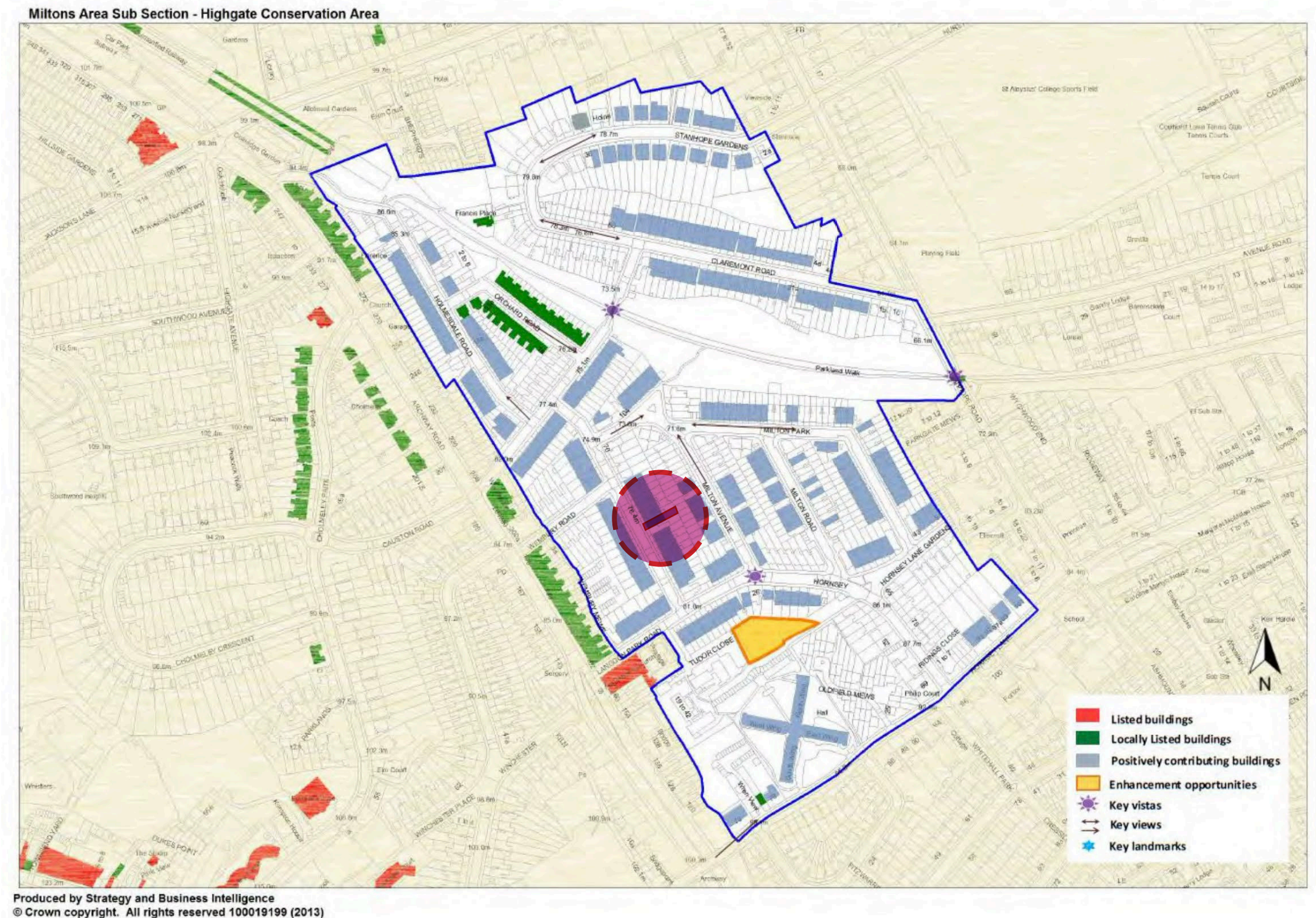
The Conservation Area is divided between the London Boroughs of Camden and Haringey.

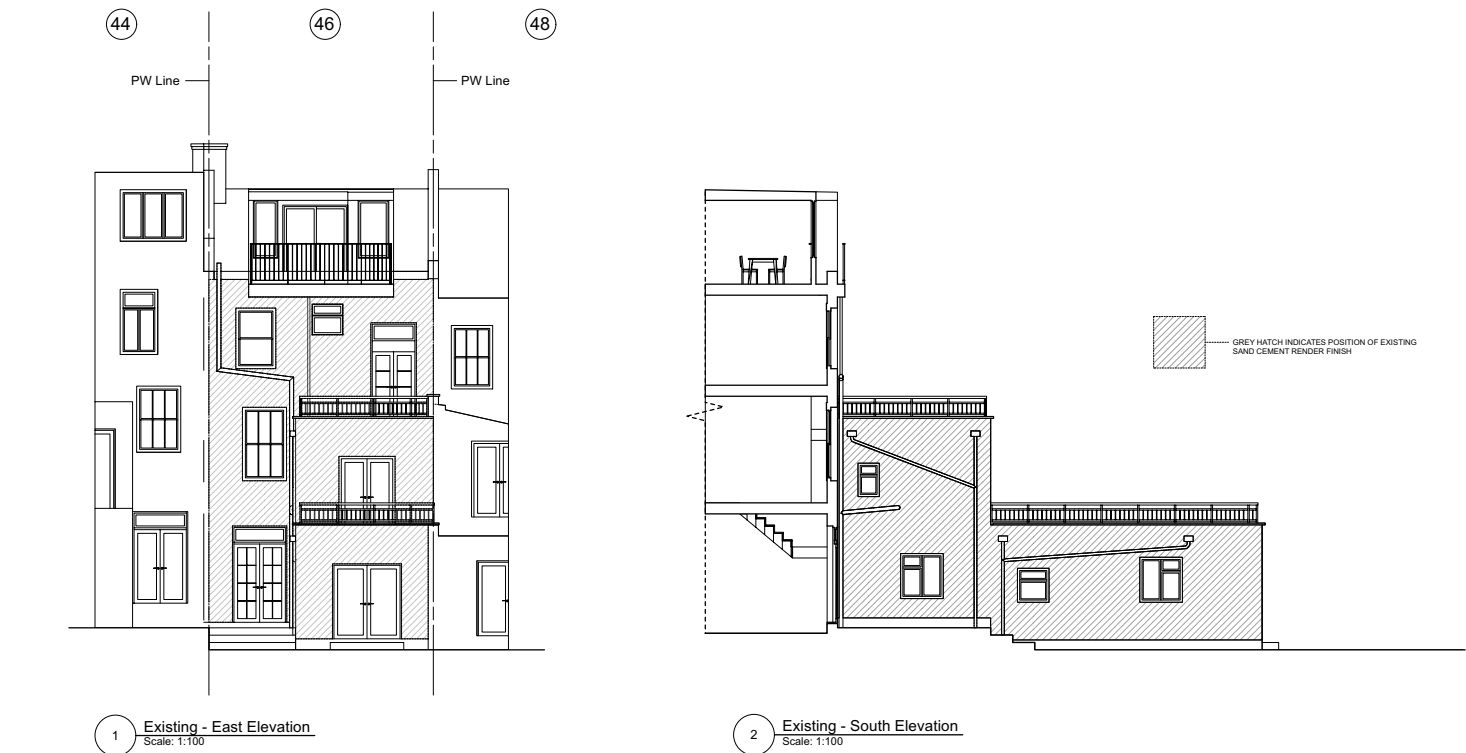
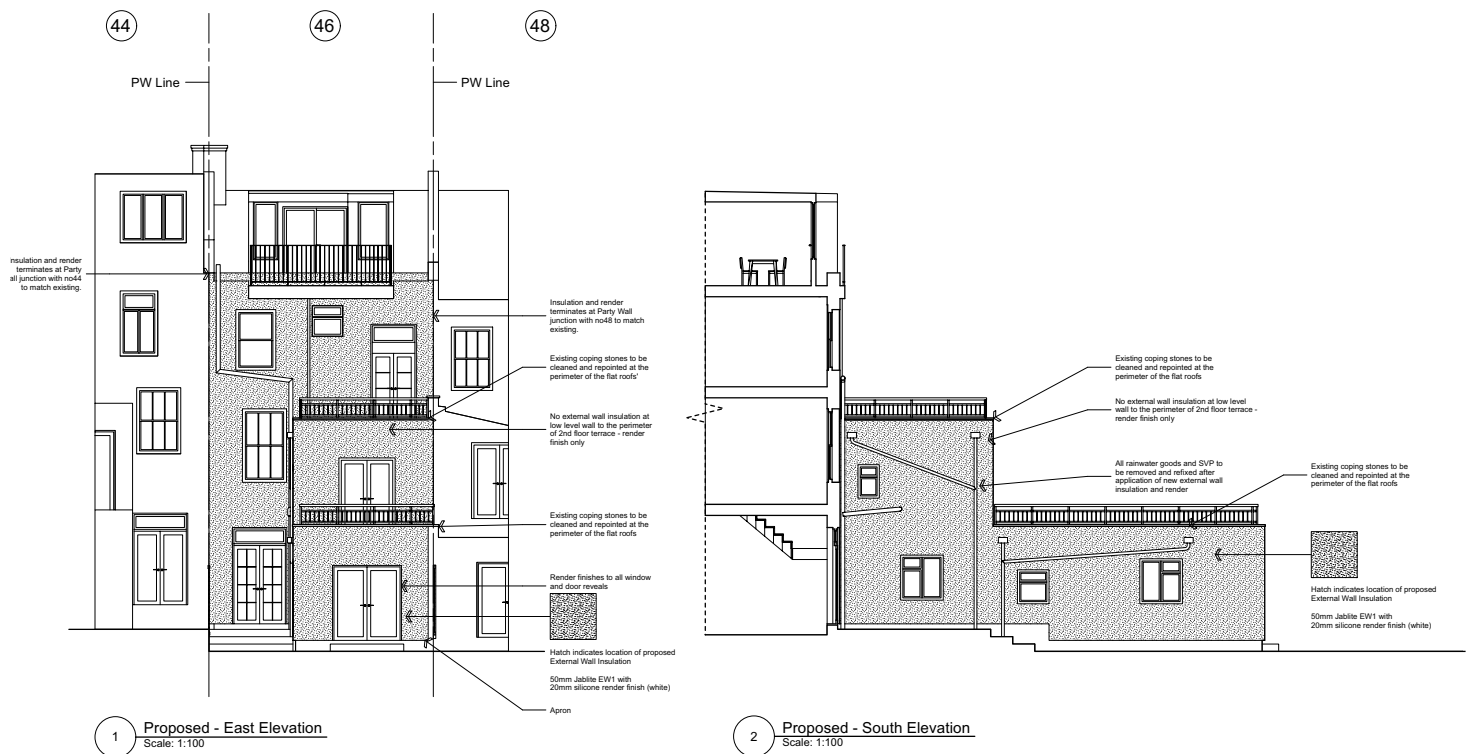
The Conservation area boundary was extended on the eastern side in 1990, to include the upper and lower parts of the Archway sub-area, together with the Miltons and Shepherd's Hill sub areas. The final extension was in 1994 to include part of Stanhope Road.

Langdon Park Road is located in the Miltons Area Sub Section (indicated in the adjacent Conservation Area sub section map extract)

The Conservation Area appraisal refers to Langdon Park Road in section 7.4.14:

'The road rises to the south to join Hornsey Lane Gardens, with a spur west onto Archway Road. The east side terraces at the north end are of red brickwork trimmed with painted stucco features, with slate roofs and turrets at either end. Further south the terraces are three storeys of London Stocks with red brick bands, with square bays at ground level, dentils along the eaves line, recessed entrances and windows trimmed with moulded, painted stucco. A few painted fronts detract from the overall consistency and only a few original railings and tiled paths remain.'





Introduction

This Heritage Statement has been prepared to assess the effect on the Conservation Area of the proposed external rear wall insulation and render improvements to 46 Langdon Park Road.

The Conservation Area is under pressure for new residential and institutional development at key sites. Some of the proposals have proposed demolition of existing buildings with the replacement of luxury development inappropriate to the scale and character of the area.

The Conservation Area appraisal states that incremental change to the architectural features, materials and details of domestic properties have been a primary change to the character and appearance of the residential streets with the Highgate area.

Significance of heritage assets

The Miltons was incorporated into the Highgate Conservation Area boundary in 1990. The area is mainly characterised by residential terraces with fairly deep gardens and is a contrast to the commercial frontages along Highgate Hill and Archway.

Due to the rapid and simultaneous development in the area, its character is relatively homogeneous and recognised to be of special interest in the area.

Listed Buildings in the area

There are no statutory listed buildings in the Miltons sub area, though St Augustine is located in close proximity to the south west at the junction of Langdon Park Road and Archway Road.

The church is Grade 2 listed constructed in 1885 by J.D.Sedding. The west front was completed in 1916 by J. Harold Gibbons. The body of church is finished in stock brick with red brick and stone dressing.

Locally Listed Buildings

There are a number of locally listed buildings in the area, though none along Langdon Park Road.

The terraced dwellings along Orchard Road are locally listed and comprise two storeys with single canted bays at the ground floor and tiles over the porches and bay windows.

Positive Contributors

Most of the existing buildings in the Miltons sub area contribute to the homogenous architectural character. The following properties on Langdon Park Road are described to positively contribute to the area:

(east) nos. 26-42, 46-52, 56-60, 74
(west) nos. 3-39, 41-51

Conservation Area Summary

The Conservation Area appraisal states that:

'Whilst there is evidence of poor maintenance of building and loss of architectural details, the area has largely maintained a homogenous appearance that is unique within the conservation area. Landscaped front gardens, gap views to the rear gardens, boundary treatments all contribute positively to the area.'

The Proposal

The conversion and extension of 46 Langdon Park Road was approved in the mid 1980's, prior to the extension of the Conservation Area.

The alterations undertaken historically have little resemblance to the original form and the use of poor quality materials have resulted in numerous defects. The sand and cement to the original brickwork has blown in places causing damp, mould and water issues to the internal spaces.

Visually, the defects detract to the overall appearance of the building in the Conservation Area.

The front of the property is relatively well preserved with the original brickwork maintained. There are no alterations proposed to the front elevation.

The proposal is for the installation of a high quality external wall insulation and render system to replace the existing sand and cement finishes at the rear.

The new materials incorporate silicone render applied to external wall insulation. This is a more suitable type of finish for buildings of this period as the the silicone will allow the building to 'breathe' and reduce condensation build up to the internal spaces.

The render is pigmented, so any accidental damage will not be visible (unlike a painted finish).

It is therefore considered that the replacement materials to the rear of the building would be an appropriate solution to fix the current problems and provide a more consistent, homogenous visual appearance heritage context.