

Heritage Statement

Proposed loft extension, garden extension, balcony, street-facing rooflights, street edge railing and solar arrays to a Terraced House in the Highgate Conservation Area

6 Orchard Road, London N6 5TR

Introduction:

This heritage statement is prepared in support of a planning application for a proposed loft extension to a terraced house located within the Highgate Conservation Area. The statement seeks to demonstrate that the proposed development will preserve and enhance the character and appearance of the property and its setting within the conservation area, while respecting the historic fabric and architectural significance of the area.

Site Context:

The property in question is part of a historic terrace within the Highgate Conservation Area, which is designated for its special architectural and historic interest. The area is characterised by its Victorian and Edwardian housing, historic streetscapes, and verdant setting. The terrace forms part of this architectural heritage, contributing to the overall sense of place with its cohesive design and historical detailing.

Significance of the Property:

The terraced house is of late 19th-century construction, built in the traditional style of the period with London stock brick, timber sash windows and slate roofing. The property retains much of its original external detailing, contributing positively to the conservation area. As part of the uniform terrace, its roofline, fenestration, and façade are key components of the area's visual coherence. This home forms part of a locally listed terrace that spans from number 2 to number 40 Orchard Road – 1 September 1986.

Highgate Conservation Area:

The Highgate Conservation Area, designated for its special architectural and historic interest, is one of the most significant and picturesque districts in London. Situated in North London, it encompasses the historic village of Highgate and its surrounding residential neighbourhoods, reflecting centuries of development that span from the medieval period to the present day. The area's charm lies in its rich architectural diversity, its harmonious blend of urban and green spaces, and its distinctive village character, which has been carefully preserved despite its proximity to central London.

Architectural and Historic Significance:

Highgate is renowned for its exceptional variety of buildings, including Georgian, Victorian, and Edwardian houses, which contribute to its unique sense of place. The village itself retains a semi-rural charm, with narrow, winding streets and an eclectic mix of architectural styles that reflect the area's long history of development. Many of the buildings within the conservation area are statutorily listed or locally designated



for their historical and architectural importance. From grand townhouses to charming cottages, Highgate showcases fine examples of London's domestic architecture.

Notable landmarks include St. Michael's Church, the Gatehouse, Highgate School, and the internationally famous Highgate Cemetery, which is a Grade I registered park and garden. The cemetery, home to the graves of numerous notable figures such as Karl Marx and George Eliot, plays a key role in the cultural and historic value of the area.

Streetscapes and Public Realm

The Highgate Conservation Area is characterised by a distinctive streetscape, where mature trees, well-maintained gardens, and open spaces create a serene and leafy environment. Streets like Highgate Hill, Highgate High Street, and Pond Square provide an attractive mix of shops, public houses, and residential properties, with narrow passageways and hidden courtyards adding to the area's charm. Traditional street furniture, historic boundary walls, and period lighting further enhance the area's heritage value.

Locally Listed Terrace Houses on Orchard Road, Highgate

The terrace houses on Orchard Road in Highgate are a fine example of Victorian residential architecture, forming a distinctive part of the local streetscape and contributing to the character of the Highgate Conservation Area. These properties, which are statutorily listed for their architectural and historical significance, exemplify the careful attention to detail and craftsmanship typical of late 19th-century construction.

Architectural Features

The terrace is composed of a row of two- to three-storey brick-built houses, with a consistent use of London stock brick and ornate detailing. The facades feature a blend of Gothic and Italianate influences, common to the period, with characteristic bay windows, decorative sone and brick banding and timber sash windows. The houses are symmetrically arranged, with uniform front elevations that retain many of their original elements, including decorative cornices, iron railings, and intricate brickwork.

The rooflines are punctuated by original chimney stacks and gables, adding visual interest and variety. Many of the properties have retained their slate roofs, a key feature of the era, along with traditional cast-iron rainwater goods. Front gardens are typically enclosed by low brick boundary walls with iron railings, contributing to the overall heritage value of the street.

Historical Significance

Built during the latter half of the 19th century, these terrace houses reflect the rapid urban development of Highgate as it became a desirable residential suburb for the growing middle class. The architecture demonstrates the aspirations of Victorian society, combining elegance and practicality in a suburban setting. Their listing status highlights the importance of preserving these homes, which provide a glimpse into the social history and architectural trends of the time.

Contribution to the Conservation Area:

The listed terrace on Orchard Road plays a crucial role in maintaining the integrity of the Highgate Conservation Area. The uniformity of the terraces, combined with the detailed architectural features,

contributes to the street's historic charm. The houses help to define the character of Orchard Road, which is noted for its leafy, quiet residential atmosphere, set against the backdrop of Highgate's wider village and green spaces.

Conservation and Preservation:

As listed buildings, these terrace houses are subject to rigorous conservation policies aimed at preserving their historic fabric. Any alterations or extensions must be undertaken with sensitivity to the original architecture and materials. The listing ensures that the street's historic character is maintained for future generations, safeguarding the distinctive Victorian style that defines Orchard Road.