



HERITAGE STATEMENT

47MOUNT VIEW ROAD
LONDON
N4 4SS

Prepared for:
Tony & Bernadette Wolff

For queries contact:
eva@historicbuildingstudio.com



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INTRODUCTION

This document follows the requirements set out by the National Planning Policy Framework (NPPF), the Planning (Listed Buildings and Conservation Areas) Act 1990 and the *Planning (Listed Building and Conservation Areas) Regulations 1990*. It aligns with Historic England's advice (HEAN 1 and 2) and the local policy legislation and guidance.

As per NPPF Art. 194, this document describes the building's significance to a level proportionate to the asset discussed and provides sufficient detail to understand the potential impact of the proposed works.

This study results from an on-site and desk-based assessment of the non-designated heritage asset. The document refers to several sources, including Haringey Planning.

Purpose of this appraisal

This Heritage Statement is part of a planning application for 47 Mount View Road, N4 4SS. The site is located in the rear garden of the property, at the higher end by the footpath. It is indicated on maps with an orange dot or circle. In the report, the existing house at 47 Mount View is referred to as the host building.

The proposal considers the construction of a new development with independent access via the footpath located at the rear of the property boundary. The new development consists of two parallel vaults installed above ground to protect the existing tree roots. Open amenity spaces of different qualities break down the vaults. The main materials are timber for the structure, window frames, furniture and fences; glass for the building openings; and evergreen and seasonal vegetation to cover the roof. For further details on the design, please refer to the Design and Access Statement.

SITE AND CONTEXT

Number 47 Mount View is a semi-detached building in a row of houses facing Mount View Road to the south. It has views of the Crouch Hill Reservoir and central London beyond, in the distance. To the rear of the host building, an extensive garden, matching the length of those in numbers 43, 45 and 49, runs uphill to meet a footpath that connects Dickenson Road and Womersley Road. Access to this path from the property existed until the current owners closed it down due to lack of use.

The site is within the Stroud Green Conservation Area. The top end of the garden, along the footpath, marks the end of the conservation area. On the opposite side, outside the conservation area, 1-37 Saxon Chase, a modern development of 3-4 floors dominates. As seen in Fig.1, this mix of historic and contemporary buildings to the north of the conservation area is excluded from Stroud Green and the adjacent Crouch End conservation area.

The proposed site is located by the footpath at the top end of the rear garden of number 47. The adjacent gardens obscure the site with mature vegetation, particularly to the west. The land level decreases from a plateau (see Fig.6-7 and cover image), where the vegetation is denser, to the rear of the host building, where the garden is manicured with flower beds, grass and landscaping elements.

Examples of contemporary constructions have been developed in the rear garden of numbers 41 and 39, which initially extended as today in numbers 43, 45, 47 and 49. These garden developments stand now as independent properties 38 and 42. They were built to follow the alignment of the existing terrace on Dickenson Road, as they benefit of being towards the end of the path.

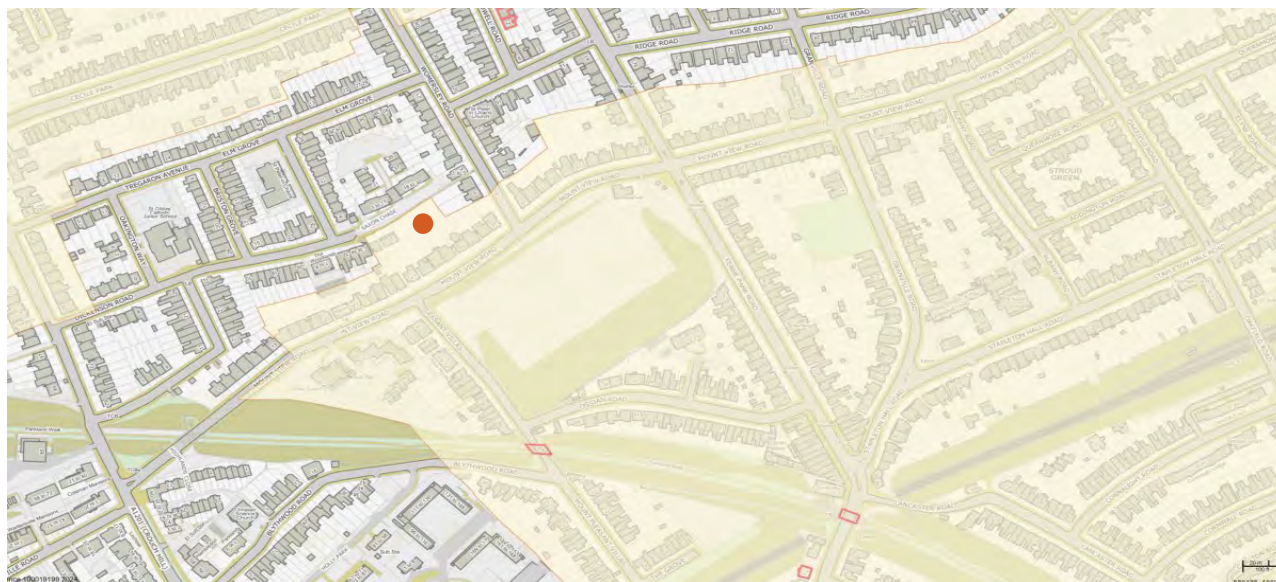


Figure 1. Planning Policy Map © Haringey

Historic background

Before the 19th century, the area was agricultural land on the outskirts of Crouch End. The first constructions consisted mainly of detached dwellings like Oakfield, Holland and Womersley House (see Fig.2 from left to right). In the late nineteenth century, speculative development transformed the area into a suburb. Pre-existing landmarks, like the still-existing footpath and Womersley House, shaped the dense speculative development. Unlike in other blocks, houses could not be cramped along all the sides of its perimeter. The footpath remained in use, but no houses were built facing Womersley House. Instead, the rear gardens of the houses facing Mount View Road were extended towards the footpath resulting in today's generous garden for number 47. Womersley House was demolished after the Second World War and 1-37 Saxon Chase sits now on its land.

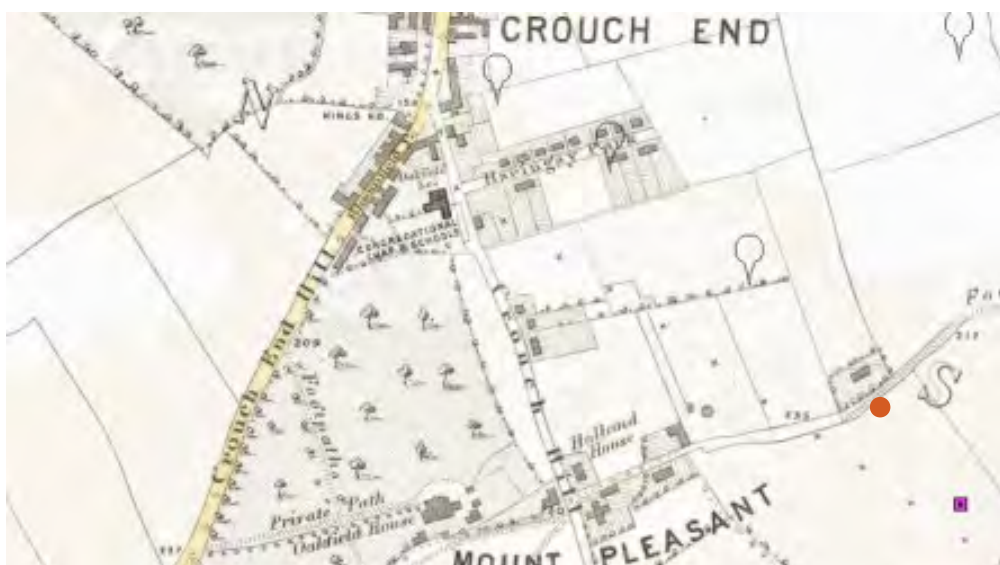


Figure 2. Map of 1860 prior to the construction of the reservoir later in 1880 ©theundergroundmap.com



Figure 3. 1892-1914 map following the completion of the speculative development © Layers of London

Host building and garden

The host building is a semi-detached, adjoining no.45, with Gothic features. Its symmetrical composition is broken by its roof profile. The building is two storeys high and has a full-height bay window to the side end. The access door is raised from the pavement level by steps that lead onto a terraced front, where a projecting porch covers the main entrance. All windows have stucco detailing, including bays on two floors. The façade is red Flemish brickwork at the front, but London stock has red brick details on the side, rear, and chimney. It is not listed, nor are the buildings in its immediate proximity.

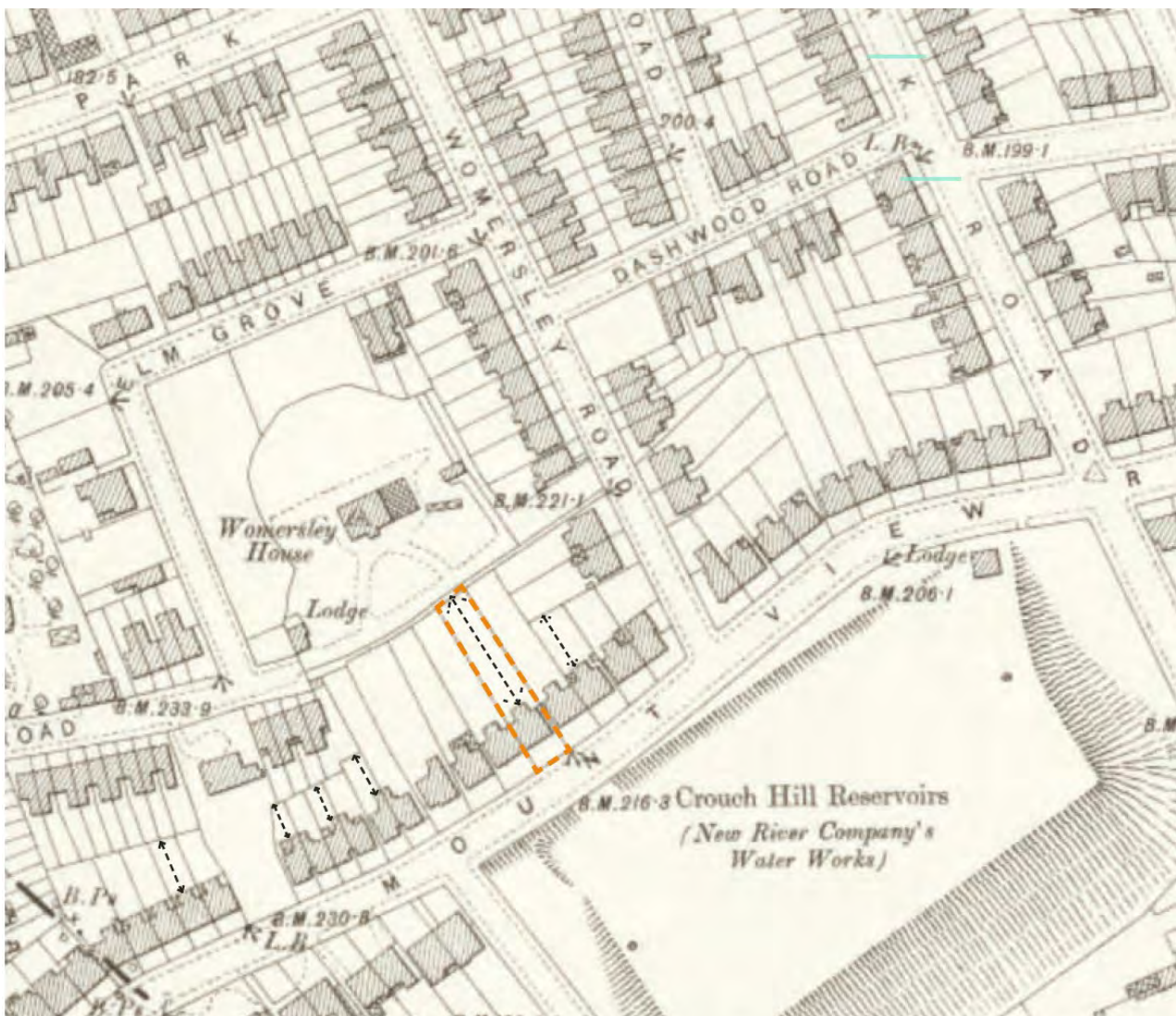


Figure 4. A diagram on the 1892-1914 map noting the extension of rear gardens depending on contextual constrictions

Conservation area

The Stroud Green Conservation Area mainly consists of detached and semi-detached buildings from the late Victorian and Edwardian periods. Modern developments exist within specific areas and by the boundary of the conservation area. Due to the high number of historic buildings, the height is mainly low-rise, with a maximum of one to three storeys.

The site is within the conservation area's boundary, facing a modern development (1-37 Saxon Chase) of 3-4 floors to the north. Therefore, the north end represents no heritage constraints in terms of height or materiality in connection to the built environment.

The rear gardens of the adjacent properties to number 47 set up the immediate context to the west and east of the site. Once again, the immediate context is not representative of the historic character defined by the conservation area. Instead, the gardens of numbers 45 (west) and 49 (east) present timber fences and vegetation, particularly in the former, where it is mature and dense.

To the south of the site, among the vegetation, the Victorian semidetached (47-45) and detached (49) houses can be seen. These properties sit elevated from the street level but lower than the site as the land slopes towards the south. The houses along Mount View can glimpse the site from their first-floor level, and therefore, the height of the proposal should respond to this condition.

Although the site is not within the streetscape defined in the conservation area's character, the proposal's volume and materiality would benefit from responding to its context. The new building should remain subservient to the host and blend with the garden's materiality to retain the area's character and minimise its impact.

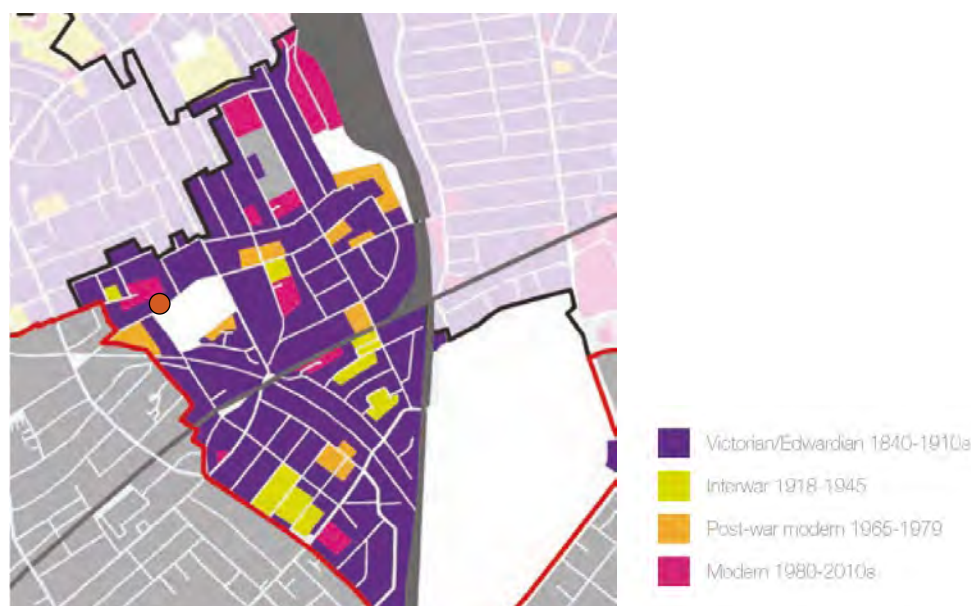


Figure 5. Haringey urban character study (Draft 2010)

IMPACT ON SIGNIFICANCE

There is currently no adopted conservation area appraisal. The impact assessment was based on article 41 of Historic England's HEAN 2 *Making Changes to Heritage Assets*. For reference to national and local policies, please refer to the planning consultant's report.

Article 41

*The main issues to consider in proposals for additions to heritage assets, including new development in conservation areas, aside from NPPF requirements such as social and economic activity and sustainability, are **proportion, height, massing, bulk, use of materials, durability and adaptability, use, enclosure, relationship with adjacent assets and definition of spaces and streets, alignment, active frontages, permeability and treatment of setting**. Replicating a particular style may be less critical, though there are circumstances when it may be appropriate. It would not normally be good practice for new work to dominate the original asset or its setting in either scale, material or as a result of its siting. Assessment of an asset's significance and its relationship to its setting will usually suggest the forms of extension that might be appropriate.*

In this case, the heritage asset is the conservation area. In its immediate context, it implies its relationship with the host building, its garden and the wider immediate area. The impact of the proposed development is evaluated at both levels through the following parameters.

Volume: Proportion, Height, Massing

The proposed volume has been strategically designed to minimise the impact on its context. It respects the scale of the existing buildings and remains subservient to its context through a combination of open and lower-height built spaces camouflaged by vegetation.

The garden's topography naturally defines the proportion of land assigned to the new site. The new building is contained within an existing plateau with a distinct character: elevated, levelled and covered in vegetation. This area is currently barely visible from the host building. Despite the extensive length of the garden, the upland creates a sense of enclosure at the end of the grass slope.

The proposal will reduce the area of the garden enjoyed by the host building. Still, the assigned area is considered proportional to the scale of the house, as the proposed extension is in line with other rear gardens of houses of equal scale, like numbers 51 and 53. Moreover, the proposed one-level height, the existing vegetation, and the proposed camouflage effect will retain the current sense of greenery extending beyond.

Materiality, Permeability, Bulk and Treatment of setting, including Enclosure

The inclusion of natural materials and extended views into the garden are critical. The proposed materiality and its colour connect the new building with the existing context. Timber is present indoors and outdoors. The red clay or Corten colour of the metal cladding denotes the landscaping language of the building while connecting to the colour palette of the host building.

Moreover, the metal cladding adds robustness to the design and allows creepers to grow over it, blurring the building's volume. Similarly, the incorporation of great expanses of glass creates a sense of lightness thanks to the long-extended views of the garden across and along the vaults.

The permeability between the built and the open amenity spaces breaks down the building's footprint, reducing its bulk to reduce impact. The proposed enclosure towards the host building recreates the green barrier that currently exists.

The new building steps away from the footpath to avoid dominance. It also retains the dominant materiality: timber, but of the same high quality as the rest of the house. The new fencing rationalises the requirements of access and refuge while retaining timber as the dominant material on the north side along the footpath.



Figure 6. Winter view of the host building from the proposed site at the existing plateau



Figure 7. Same view as Figure 6 in the spring/ summer season

Use, Durability and Adaptability

The proposed use, residential, aligns with that of the context. The need for housing in London evades the need for adaptability for alternative uses.

The new building is designed to high standards. Please refer to the DAS for further details.

Relationship with adjacent assets

Views from neighbours have been considered as part of the design process. The volume is grounded and light, appearing as a group of small garden constructions covered by overgrown vegetation. As a result, the green character of these gardens is retained.

Definition of spaces and streets, Alignment and Active frontages

The new proposed building does not align with the precedent established by contemporary developments between the end of Dickenson Road and the west side of the footpath. Instead, the new building responds to the less formal and leafy character of the footpath. The proposed building steps away from the footpath to avoid a dominating presence towards it. The new frontage is understated,

Conclusion

As recommended in article 55 of HEAN 2, 'the design is based on a sound and well-researched understanding of the building's relationship with its setting, both now and in the past'. As a result, the proposal is integrated within its context. On one side, the new building remains subservient by distancing itself from the host building and retaining the current views that expand from the rear into the greenery. On the other hand, it minimises its impact on nearby properties using a fragmented footprint, a camouflage effect, and stepping away from the frontage to the footpath.

Therefore, as noted in *paragraph 203*, the local planning authority should consider that the proposed scheme.

- (a) *sustains the significance of heritage assets* (conservation area, including host and adjacent buildings) and offers new land *into viable uses consistent with their conservation*;
- (b) positively contributes to the conservation area's economic and biodiversity vitality by adding required residential space;
- (c) *makes a positive contribution to local character and distinctiveness* by offering a role model of sustainable construction.