

Flat 2, The Manor, 71 High Street, N8 7QB

Design, Access & Heritage Statement

5th November 2024

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The Manor, 71 High Street, Spring 2024.

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1.0 Introduction

This Design, Access & Heritage Statement has been prepared by Sanya Polescuk Architects to support the Listed Building Consent submission for works at Flat 2, The Manor, 71 High Street, N8 7QB. This report intends to present the following:

- An assessment of the property's heritage assets that may be affected by the proposed works.
- A summary of the impact of the proposed works on the significance of the heritage assets and onto their setting.
- That the proposed works comply with relevant policies in the NPPF and how the works comply with Haringey's local policies.
- This document should be read in conjunction with the Architectural drawings by Sanya Polescuk Architects.

The property is a two-storey villa with attic and basement, divided into flats, currently in residential use. It is a statutory grade II Listed Building (List Entry Number: 1358858) and lies within Hornsey Water Works and Filter Beds Conservation Area.

Listed Building Consent and Planning Permission is sought from Haringey Council in respect of the proposal which aims to improve the living standard by replacing the existing first floor patio door and decking in order to comply and exceed the current standards where possible. The internal layout will not be impacted by the proposal.

In summary, the proposal has the following benefits:

- Continued use as a residential dwelling,
- Improved living standard of the current owners/occupiers who intend to remain in the property,
- A high quality architectural approach,
- Preservation of the character and appearance of the Listed Building and Conservation Area.



Figure 1. Map of London with Haringey Council highlighted in red.

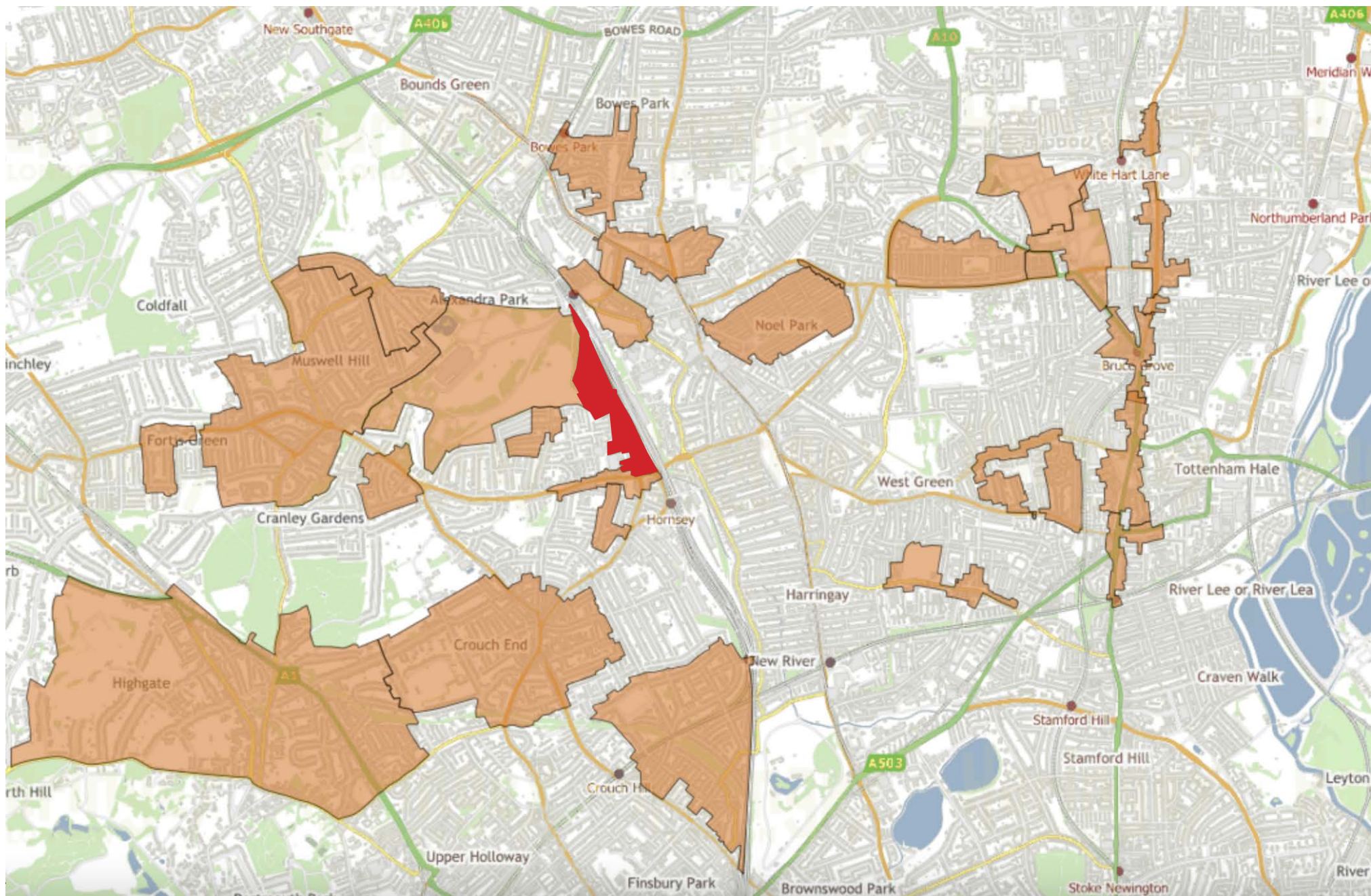


Figure 2. Map of Haringey Conservation Areas with Hornsey Water Works & Filter Beds Conservation Area highlighted in red.

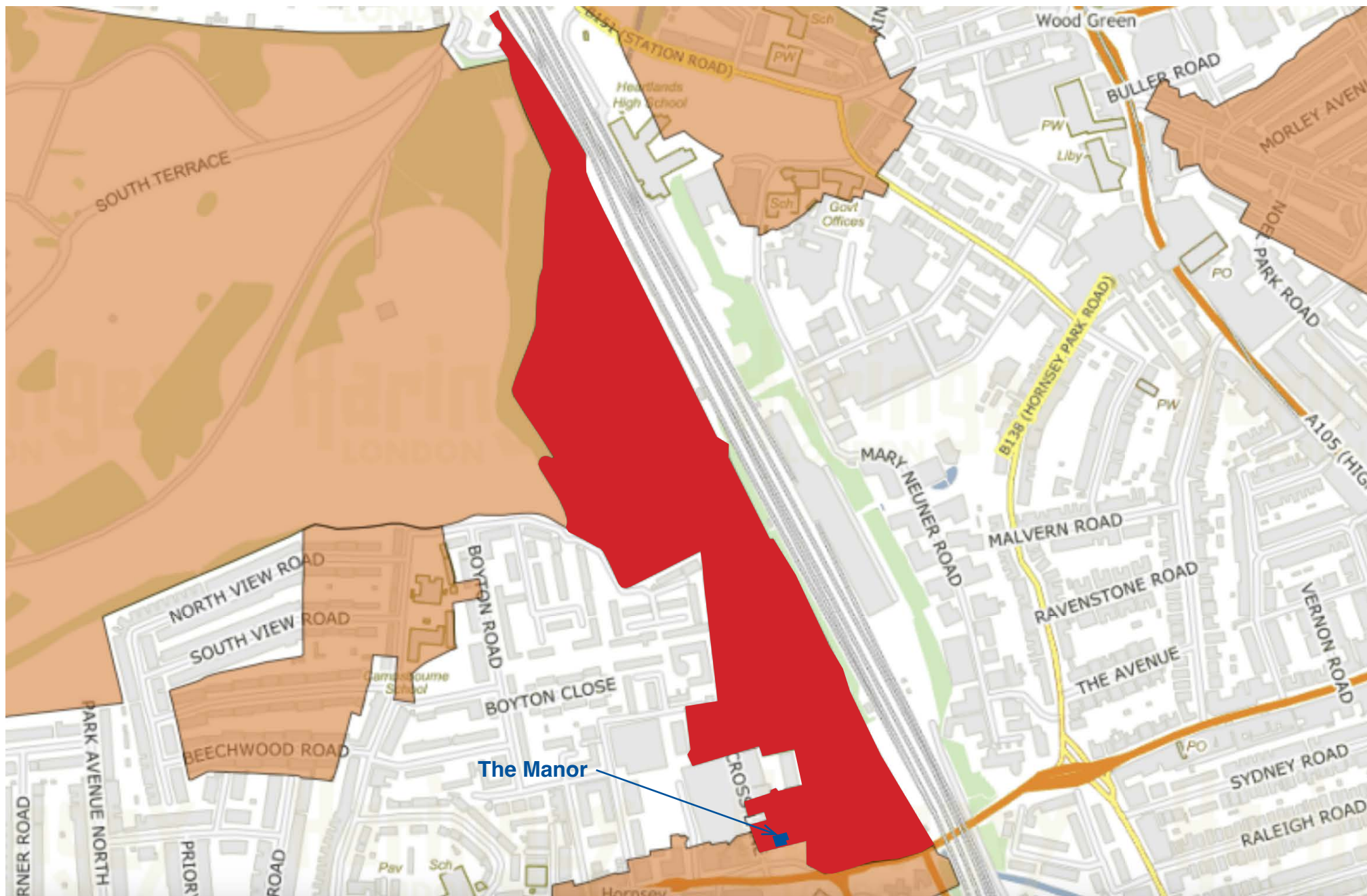


Figure 3. Map of Hornsey Water Works & Filter Beds Conservation Area with The Manor, 71 High Street highlighted in blue.

2.0 Background

2.1 Practice Profiles

Sanya Polescuk Architects (“SPA”) is a well-established architectural practice based in North London with extensive knowledge of the area. Winner of the AJ Retrofit Award in 2013 and the finalist in 2016, 2018, 2019 & 2022, SPA has a reputation for skilfully upgrading sensitive building fabric to modern efficiency levels without compromising the special historical characteristics.

2.2 Research Methodology

This assessment has been carried out gathering desk-based and fieldwork data. The documentary research was based upon primary and secondary sources of local history and architecture, including maps, drawings and reports. A survey of the surrounding local area was conducted by visual inspection.

2.3 Planning Policy Guidance and Legislation

The assessment of the alteration on the building and conservation area has been prepared taking into account the information contained in:

- National Planning Policy Framework (NPPF) (December 2023).
- PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide (March 2010).
- Conservation principles, policies & guidance for the sustainable management of the historic environment (English Heritage, April 2008).

- Understanding a Place: Conservation Area Designation, Appraisal and Management (English Heritage Guidance, February 2019).
- Historic Environment Good Practice Advice in Planning, Note 3 (English Heritage, 2017).
- Borough of Haringey, Local Plan: Strategic Policies (March 2013 with alterations 2017).

3.0 Setting and Historic Information

3.1 History of the Area

The following history has been compiled from a search of records held by or recommended by the Hornsey Historical Society and the current owners’ personal research:

- The Hornsey Enclosure Act 1813.
- National Archives of the England Censuses from 1841 to 1901 for Hornsey, Middlesex held on Ancestry.com.
- A Story Told in Wonder – History of the Hornsey YMCA.
- Hornsey’s Organ Maker By Appointment to the Queen: Posted by Hugh on April 29, 2019 at 18:22 in History of Haringey and Neighbouring Areas - Haringey On Line.
- 1945-2000 Haringey Planning Department – list of applications and consents.

The Parish of Hornsey or Haringey has been inseparably associated with the Bishop of London since before 1200.

In 1813 (the date of the Hornsey Enclosure Act fieldwork) a major part of Hornsey Parish was rural in character, pastureland predominated and there were several large houses in spacious grounds. Significant landowners included the Bishops of London.

3.2 History pre 1850

From the Enclosure Map dated 1816 which was created for the purposes of recording the allotment of land under the Act, it is clear that the plot now occupied by 71 High Street was already enclosed (Plot 97) and built upon and it was one of several buildings that ran along the north of the High Street, opposite St Mary’s Church, between the 1st and 2nd bridges crossing the New River. It was part of a larger enclosed plot (Nos 83 to 103) belonging to a Mr Christopher Outhwaite, who is inferred to be the owner at that time. Because this plot was already within private ownership at the time of the Hornsey Enclosure Act, there is no reference to it, other than recording its existence, boundary and owner. Despite its proximity to built-up London, this part of Hornsey retained a delightful semi-rural quality until the end of the 1860s. See Figures 4 & 5, page 7.



Figure 4. The Hornsey Moat shown on the Enclosure Plan (1816).



Figure 5. OS Map (1893).

3.3 History of the property from 1850 to 1901

Manor House, built in the early-mid 19th Century, is located on Hornsey High Street. It is a large, stuccoed house of two storeys, attic and basement and three windows. The low-pitched slate roof has three obtrusive modern dormers breaking eaves. The windows are late-19th century sash with those on the first floor in moulded architraves with detached cornices and bracketed cills. Three light ground floor windows with blind cases have stuccoed balconies with anthemion headed cast-iron railings. The central door has a moulded architrave in pedimented prostyle porch.

It is a statutory Grade II Listed Building and lies within Hornsey Water Works and Filter Beds Conservation Area. See Appendix I.

From a review of the 10 yearly England Censuses 1841 through 1901 in the National Archives, 1841 records are indeterminate as to the occupancy of no 71. However, by 1851, no 71 was one of several houses, called the Eagle Houses on the north side of the High Street. These were Eagle House (no 69), Eagle Court (no 71) and the adjoining Eagle Cottage (now demolished).

Eagle Court is described in 1876 'as a large four-storeyed house with a pedimented doorcase (Hornsey Journal 2 Nov 1951) and the adjoining Eagle Cottage, a two-storeyed house of the early 18th century. (Hist. Mon. Com. Mdx. (1937), 80). Between 1851 and 1871, the house was occupied by John Bunton, his family and servants. In 1851,

John Bunton is described as a Manufacturer-Merchant and he resided with his wife, Sarah, their 2 daughters, 1 son (Edward) and 2 servants. By 1861, John Bunton's profession was described as 'Gentleman' in the census and he lived with his wife, one daughter, his son Edward and 2 servants. It is not until the 1871 census that the house is recorded as Manor House. John Bunton was still the head of the house, together with his wife and son, Edward Bunton, now a solicitor, and 3 servants.

Unfortunately, the 1881 census records are incomplete, and the High Street is not recorded.

By the 1891 census, the property is listed as Manor House and by this time, Edward Bunton, who presumably had inherited the house, was the head of the household, working as a solicitor and with 4 servants.

According to the 1901 census, the property had changed ownership/occupation and Edward L Shelton, solicitor, was head of the household, living with his family (wife, son & daughter) and wider family (brother in law, sister in law, nephew and niece) and 2 servants.

3.4 History of the property from 1908 to 1921 – Hornsey YMCA at the Manor House

An interesting fact about the Manor House is that it was temporarily home to the Hornsey YMCA, and served as an important facility for servicemen during and after the First World War.

In 1907, the local Crouch End YMCA needed to move from their premises, which they were outgrowing, and

the Head of the YMCA, Coulson Parkinson, facilitated the purchase and development of the Manor House, and the YMCA moved there between December 1907 and May 1908, being officially opened on 2nd May 1908 as the Hornsey YMCA.

The total scheme for Manor House was very significant as it was the very first Branch to have grounds surrounding the building and made the new Hornsey YMCA one of the foremost facilities in London. It included accommodation for Reading Room, Library, Refreshment Room, Recreation Room, Quiet Room for study and writing, several apartments to be used as bedrooms for 29 young men, three Tennis Courts in the grounds at the back of the House, and small Lake and Summer House.

At the time of the move to Manor House, the Association had 70 active Members, 139 Associate Members and an aggregate of 254 registered Young Men.

On 27 September 1909 a new hall, Parkinson Hall, was opened by the Lord Mayor of London, Sir G W Truscott. Parkinson Hall was 'a most business-like structure' and was a lofty, well-lighted and airy building capable of holding nearly 400 people. Above it was a large gymnasium which was to be used for various kinds of recreation.' The YMCA's work included hosting debating societies to train public speakers and the football teams and other clubs were 'well supported' by the local community.

Coulson Parkinson is recorded as noting that 'the work of the Association was to aim at all young men having the manners of a gentleman, the brains of a

scholar, the muscle of an athlete and the heart of a Christian.'

Since, owing to the outbreak of the 1914-1918 World War, the Year Book was not published between 1914 – 1921, the last available Membership figures for the Manor House period are those published in the Year Book for 1914, when the Association was listed as having 59 Active Members, 53 Associate Members, 25 Junior members, and 78 Honorary Subscribers with a weekly average attendance of 25 persons. This Year Book also states that the rooms at Manor House were open all day, refreshments were provided, there was a Reading and Writing Room, a Library, two weekly religious meetings for men, an Educational Class and Agency, two Athletic Clubs, a Gymnasium, storage space for cycles and a Red Triangle Boys' Club. Sleeping accommodation was also available.

With the outbreak of the War, Associations all over the country were asked to suspend their rules and throw open their premises to Servicemen. Under the leadership of A J Ralph, Manor House soon became 'one of the recognised centres for Servicemen, where all the familiar wartime facilities were provided' with local ladies running a Canteen along similar lines to those in YMCA Huts overseas. This war work was continued when Manor House was reopened for use by the local Association in 1918. In his report in November 1919, AJ Ralph said that in the 12 months following its reopening the Hornsey YMCA had provided sleeping

accommodation for 2,803 men and had served 4880 meals and about 35000 cups of tea and coffee, all of which service had been greatly helped by lady volunteers.

When, in the course of time, wounded and demobbed ex-Servicemen began to return to their homes, Manor House came to be an acknowledged rendezvous point for them and all the small organised groups to which many of them belonged. In those groups may be seen the germ of the local British Legion.

Manor House was also used as the local HQ for the Mayor's Relief Fund, the War Pensions Committee, the National Federation of Discharged and Demobilised Sailors and Soldiers and the local unemployed.

The wartime activities of the Hornsey YMCA naturally enhanced its popularity and reference was made to the hope to erect a YMCA Hut in Tottenham Lane for ex-Servicemen as Parkinson Hall was already crowded out. The YMCA is recorded at Manor House until 1921. A new purpose-built YMCA was built on Tottenham Lane in 1937.

3.5 History of the property from 1923 to 1947

The premises were taken over by surgical instrument maker Brasse Ltd who occupied Manor House and the works behind from 1923 until Hill & Son and Norman & Beard arrived in 1947.

3.6 History of the property from 1947 to 1974 - Hill & Son and Norman & Beard Organ Factory

Hill & Son and Norman & Beard were church organ builders by appointment to the Queen. The firm was an amalgamation of two firms: William Hill & Son, formed in the 1840s and the East Anglian firm of Norman & Beard, incorporated in 1868. After the merger in 1916 the company used a factory in Islington until 1943 and Manor Works in, as well as in a building behind, Manor House / Number 71, Hornsey High Street, from 1947.

The business traded on its heritage, looking after many of the large cathedral organs and constantly updating its approach to organ-building so that it also played a large part in the Theatre and Cinema organ business of the 1920s and 1930s. The company was acquired by John Christie in 1926 and continued in existence until its demise in 1996. As a point of interest, John Christie was the founder of Glyndebourne Festival Opera at his family home near Lewes in 1934. The organ makers moved to a former branch at Thaxted (Essex) in 1974, leaving the Hornsey premises empty.

Manor House was not officially granted Listed Status until May 1974.

3.7 After 1974

After its time as an organ factory, it was a draughtsman's office and workshops until 1996, when change of use to residential accommodation was granted.

4.0 Planning History

A comprehensive review of the Statutory Register of Planning Applications held by the Haringey Council has been carried out.

Online records show following applications:

- OLD/1945/0024 - Organ building factory.
Decision: Approve with Conditions (12/12/1945).
- OLD/1947/0115 - The provision of rear flat over the office and the resiting of garage.
Decision: Approve with Conditions (18/06/1947).
- OLD/1947/0114 - Draughtsmens' office.
Decision: Approve with Conditions (19/12/1947).
- OLD/1947/0116 - Alteration and addition to the existing workshop.
Decision: Approve with Conditions (24/09/1947).
- OLD/1949/0325 - Erection of storage building at rear.
Decision: Approve with Conditions (13/05/1949).
- OLD/1949/0324 - Erection of two stores.
Decision: Approve with Conditions (31/01/1949).
- OLD/1952/0249 - Extension of the period of consent to the retention of temporary building.
Decision: Approve with Conditions (22/10/1952).
- OLD/1955/0363 - Retention of temporary storage building and temporary canteen.
Decision: Approve with Conditions (24/11/1955).

- OLD/1959/0311 - Extension to factory.
Decision: Approve with Conditions (11/11/1959).
- OLD/1959/0310 - Retention of temporary storage building and temporary canteen.
Decision: Approve with Conditions (23/12/1959).
- OLD/1963/0360 - Retention of temporary storage building and temporary canteen.
Decision: Approve with Conditions (13/03/1963).
- OLD/1966/0398 - Retention of temporary storage building and temporary canteen.
Decision: Approve with Conditions (26/04/1966).
- OLD/1969/0376 - Alterations to existing main workshop roof. erection of new covered way and erection of new woodworking shop.
Decision: Approve with Conditions (13/10/1969).
- OLD/1978/0563 - Change of use of front part to offices and erection of partition to isolate it from buildings at rear.
Decision: Approve with Conditions (25/05/1978).
- OLD/1979/0561 - Listed Buildings Consent for internal alterations and redecoration.
Decision: Approve with Conditions (30/07/1979).
- OLD/1980/1092 - Provision of a short projecting flag pole, flood lights and railings around basement light walls(LBC).
Decision: WITHDRAWN (04/01/1980).
- OLD/1981/0653 - Erection of rear extension at basement level and minor basement alterations to

rear rooms.

Decision: Approve with Conditions (12/03/1981).

- HGY/1996/1514 - Change of use of premises from office and residential accommodation to residential and conversion of premises to provide 8 No self-contained flats (including 1 x 3 bed, 1 x 2 bed and 6 x 1 bed units) including erection of single storey rear extension, rear access staircase and rear roof terrace.
Decision: Not Determined (10/09/2012).
- HGY/1996/1545 - Listed Building Consent for change of use of premises from office and residential accommodation to residential and conversion of premises to provide 8no. self contained flats including total refurbishment including demolition of existing rear extension to facilitate its replacement, erection of rear access staircase and rear roof terrace.
Decision: Not Determined (10/09/2012).
- HGY/2000/1367 - Listed Building Consent for demolition of rear ground floor and conversion of property into five, two bed flats, and one, one bed flat. Reinstating rear door, construction of new rear staircase and insertion of two new windows at lower ground floor level in the rear elevation, bricking up three window openings and formation of one new window opening at lower ground floor level on rear elevation.
Decision: Approve with Conditions (28/03/2001).

- HGY/2000/1365 - Demolition of rear ground floor and conversion of property into five, two bed flats, and one, one bed flat. Reinstating rear door, construction of new rear staircase and insertion of two new windows at lower ground floor level in the rear elevation. Bricking up three window openings and formation of one new window opening at lower ground floor level on rear elevation.

Decision: Approve with Conditions (28/03/2001).

Please note that the planning application HGY/2000/1365 fails to record the approval to replace the first-floor window and the ground-floor door on the side wing of the front elevation as evidenced by Figures 6 and 7. The drawings attached to that application clearly show that those elements are 21st-century additions.

- HGY/2006/1933 - Partial demolition of party wall forming flank wall to adjacent building (number 73 High Street, N8).

Decision: Approve with Conditions (14/11/2006).

- HGY/2006/1935 - Listed Building Consent for the demolition of party wall forming flank wall to adjacent building (no.73).

Decision: Approve with Conditions (14/11/2006).

- HGY/2009/0063 - Retrospective application for erection of air ventilation column.

Decision: Approve with Conditions (24/02/2009).

- HGY/2024/2190 - Upgrading the existing glazing on part of ground and first floor, and replacement of the first floor patio decking.

Decision: Refuse (01/10/2024).

- HGY/2024/2030 - Replacement of existing glazing on part of ground and first floor on front and rear elevations of flat, and replacement of the first floor patio decking.

Decision: Refuse (02/10/2024).

5.0 Design and Access

5.1 Proposed Works

The proposal includes the replacement of:

- 1no. existing patio door,
- first floor patio decking.

The existing, non-original double-glazed timber patio door will be replaced with like-for-like, double-glazed timber patio door due to irreparable damage to the existing frames. As part of the replacement, the current poor-practice and main reason for the door's decay beyond repair, the setting of the door flush with external render will be improved by setting the replacement door by 50mm in from the facade (Figure 9). The capping detail over the door will be retained not to impose any unnecessary changes to the elevation.

The existing timber decking will be replaced with new timber decking to the first floor patio due to the poor state of the existing. The current decking is resting on pedestal supports and is not permanently attached to the fabric of the Listed Building.

Both decking and patio doors are in poor state beyond repair rendering them no longer fit for purpose and as such, they don't make a positive contribution to the house nor will it harm the setting of the building to replace them like-for-like. See Figures 8 & 9 here and Figures 10 & 11, page 14. In addition, both elements are modern additions to the property. The Listed Building and Planning records

held by Haringey Council prove that the patio door has been added post year 2001 in place of a much smaller window opening (Figure 6). In addition, the French door on the Ground floor has been replaced by a small sash window however, those changes are not noted in the planning decision associated with application HGY/2000/1365.

5.2 Appearance

All external materials for this project were carefully chosen to match the original replaced elements and have a minimal impact on the appearance of the Listed Building while also being sustainable.

5.3 Amount and Use

The footprint of the current property is 168m² and will remain unchanged. The property will remain in full "C3" residential use class.

5.4 Access

The access to the building will remain unchanged.

5.5 Scale

The scale of the building will remain unchanged.

5.6 Landscaping

The landscaping of the building will remain unchanged.

5.7 Protected Trees - N/A

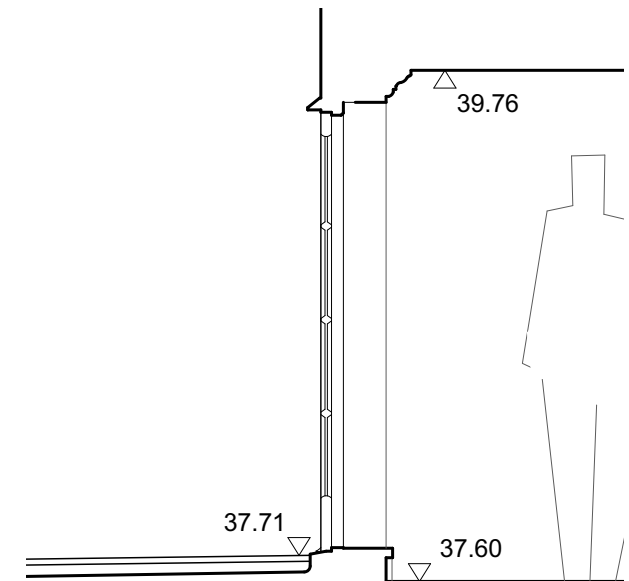


Figure 8. Existing section detail of the patio door.

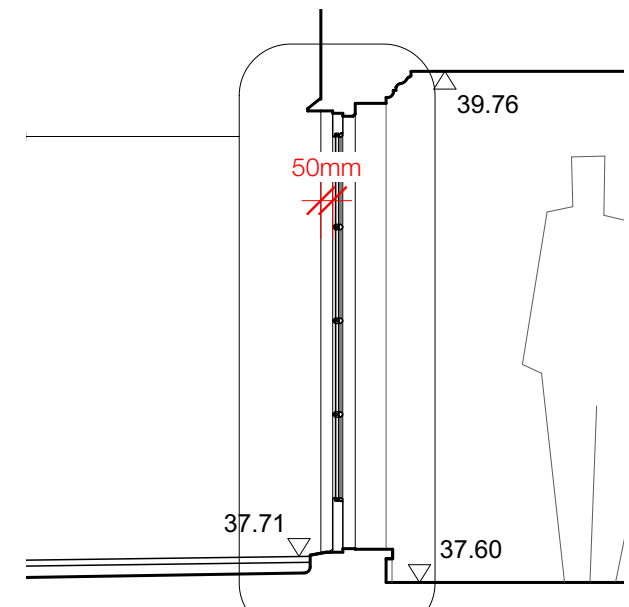


Figure 9. Proposed section detail of the patio door.



Figure 10. Existing front elevation of The Manor.



Figure 11. Proposed front elevation of The Manor.

6.0 Assessment of Significance

As recommended by NPPF, proposals for the alteration or redevelopment of Listed Buildings or buildings within Conservation Areas should be considered and be based on an understanding of the site's significance.

Significance is defined by English Heritage as "The sum of the cultural and natural heritage values of a place, often set out in a statement of significance".

This section provides an assessment of the significance of The Manor, in order to identify, and to promote the protection and enhancement of significant and character defining features in the building through the implementation of future proposals for redevelopment and/or alterations to the property.

Significance is determined on the basis of statutory designation and professional judgment. Our approach for determining significance builds upon professional experience and the guidelines contained in two main national documents:

- the DCMS 'Principles of Selection for Listing Buildings',
- English Heritage Conservation Principles Policies and Guidance'.

English Heritage suggests that the aspects that reflect worth are the following values that people associate to a place: aesthetic value, communal value, evidential value and historical value.

6.1 The Significance of The Manor

6.1.1 Introduction

Criteria have been established to appraise a building's significance. Statutory criteria, as set out in the 'Principles of Selection for Listing Buildings', DCMS, provides a list of principles for assessing significance based on architectural and historic interest, age and rarity, aesthetic merits, selectivity and national interest. English Heritage's criteria outlined in 'Conservation Principles, Policies and Guidance,' which partially overlap with the Statutory Criteria, have also been considered and encompass the following values:

- Evidential Value – relating to the potential of a place to yield primary evidence about past human activity;
- Historical Value – relating to ways in which the present can be connected through a place to past people, events and aspects of life;
- Aesthetic Value – relating to the ways in which people derive sensory and intellectual stimulation from a place;
- Communal Value – relating to the meanings of place for the people who relate to it, and whose collective experience or memory it holds.

6.1.2 Evidential Value

Evidence shows that since it was built, The Manor has undergone several periods of alterations. In 2000, the building's use changed from commercial to residential. This caused changes in the internal layout accompanied by external alterations to

fenestration and associated building fabric.

The external changes of the front elevation were associated with a non-original side extension and included:

- replacement of the existing French door on the ground floor with a small sash window
- replacement of the existing small casement window on the first floor with a patio door.

Hence side extension holds less evidential value than the main building.

6.1.3 Historical Value

The historical value of The Manor can still be read in the way the building displays characteristic attributes and design features of the time it was built. The building has been owned and occupied by variety of private individuals and businesses over the years and as a result it's been extensively adapted to suit new user classes. The proposed external alterations are negligible as the elements to be replaced are of modern origin and do not bear any historical value to the property.

6.1.4 Aesthetic Value

As much of the main building's exterior remains as originally designed and with its original materials the building retains a high level of aesthetic value. It makes a positive contribution to the streetscape of High Street despite having later additions in form of extensions.

Internally the original layout has been greatly altered however, it is not a subject of this application for

planning and Listed Building Consent.

6.1.5 Communal Value

The Manor used to hold a communal value as a home to the Hornsey YMCA however, it is currently a domestic property.

7.0 Impact Assessment

7.1 Introduction

The assessment aims to appraise the impact of the proposals on the special interest of the heritage assets within site at The Manor, 71 High Street. The impact has been assessed against the significance of the historic fabric of the building.

7.2 Impact Assessment Criteria

For the purposes of assessing the likely impact to result from the proposed development on the fabric of the property and its subsequent impact on the Conservation Area, established criteria have been employed.

- “negligible” – impacts considered to cause no material change;
- “minor” - impacts considered to make a small difference to one’s ability to understand and appreciate the heritage value of an asset. A minor impact may also be defined as involving receptors of low sensitivity exposed to intrusion, obstruction or change of low to medium magnitudes for short periods of time.
- “moderate” - impacts considered to make an appreciable difference to the ability to understand or

appreciate the heritage value of an asset.

- “substantial” - impacts considered to cause a fundamental change in the appreciation of the resource.

7.3 Impact Assessment Summary

The intervention of the proposed works is not considered significant. All the elements proposed to be replaced are modern and in poor state beyond repair. Therefore, the proposal is considered negligible, of benefice, fair and necessary to maintain the integrity of the Listed fabric and guard it from sustaining damage as noted in “Officer Report” for HGY/2024/2190 attached to this application (Appendix II).



Figure 12. Photograph of the existing patio decking and patio door.

8.0 Conclusion

The proposed alterations include replacement of:

- 1no. existing patio door
- first floor patio decking

and were designed to cause “negligible” impact on the heritage assets. The proposed alterations are like-to-like replacements of the existing details of the property, and will be constructed to exacting conservation requirements.

The works to the first floor patio are necessary in order to provide acceptable living conditions to the owners/occupiers and prevent damaging of the Listed Building. The elements to be replaced have no historical value as they are of modern origin as evidenced by Haringey’s Listed Building and Planning records. The proposal assumes no changes to the internal layout.

The design is proposing very subtle yet necessary alterations to the existing fabric however, the main area impacted by the works is a later addition to the original Listed Building and holds no heritage significance.

The proposal is considered to sustain and enhance the special historic and architectural interest of The Manor. It is therefore concluded that the proposed works satisfy the relevant clauses of the NPPF. These are also consistent with the spirit of local policies and national conservation principles, and therefore there must be a presumption for its approval.

II

2. Early-mid C19 stuccoed house of 2 storeys, attic and basement, 3 windows, fairly large scale. Low pitched slate roof-has 3 obtrusive modern dormers breaking eaves Soffit, Late C19 sash windows, those on 1st floor in moulded architraves with detached cornices and bracketed cills. 3 light ground floor windows with blind cases have stuccoed balconies with anthemion headed cast iron railings. Moulded architrave to central door in pedimented prostyle porch. Sect back right extension.

Listing NGR: TQ3063689390

Legacy

The contents of this record have been generated from a legacy data system.

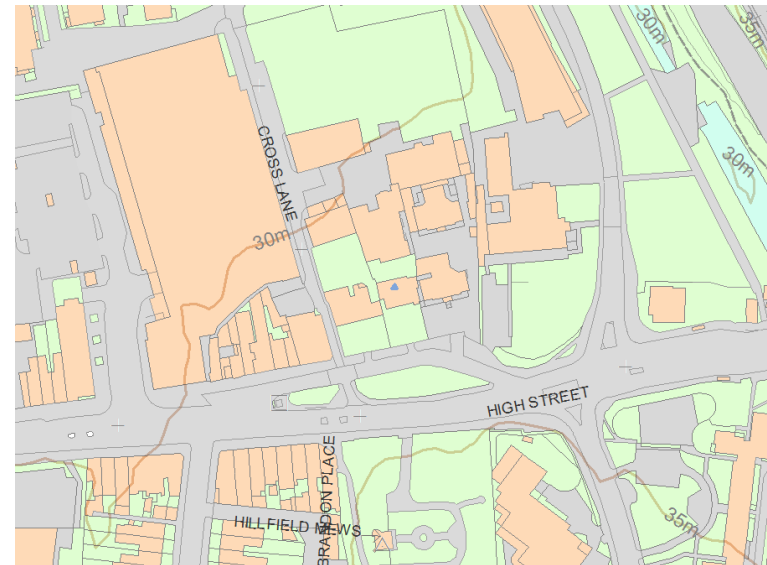
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Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



APPENDIX II - Officer Report



Officer Report

Application Number: HGY/2024/2190
Application Type: Full planning permission
Address: Flat 2, The Manor, 71 High Street, Hornsey, London, N8 7QB
Proposal: Upgrading the existing glazing on part of ground and first floor, and replacement of the first floor patio decking.
Case Officer: Eunice Huang
Valid Date: 07/08/2024
Applicant: Mrs Lorraine Bewes Mr Steve Brookes
Agent: Sanya Polescuk

RECOMMENDATION

Refuse

1. SUMMARY OF RECOMMENDATION

REFUSE PERMISSION

2. CONSULTATION RESPONSE

2.1 The following consultation responses were received:

1) LBH Conservation: No objection to the replacement patio doors and decking. However, there is an objection to the loss of the historic sashes and frames which should be retained and maintained.

3. LOCAL REPRESENTATIONS

3.1 The application has been publicised by way of press advert, site notice and letters. No representations were received.

4. REASONS FOR REFUSING PERMISSION

The subject site contains a grade II listed building located on the northern side of Hornsey High Street, N8. The surrounding uses are predominantly residential. The site is located within Hornsey Water Works & Filter Beds Conservation Area.

This is an application for the upgrading the existing glazing on part of ground and first floor, and replacement of the first floor patio decking.

The planning and enforcement history of the site has been taken into account when coming to this decision.

DM Policy DM1 sets out that proposals should relate positively to their locality, having regard to distinctive architectural styles, detailing and materials. DM policy DM9 sets out development that conserves and enhances the significance of a heritage asset and its setting will be supported.

71 High Street is a grade II listed building that is considered to contribute positively to the significance of the wider conservation area. The building dates from the early to mid 19th century and was subdivided into flats in the late 20th century, and has been subject a set-back side extension. The application seeks the replacement of some but not all of the windows, the patio doors and decking on the first-floor terrace. The existing windows are understood to originate from the late 19th century and contribute to the buildings significance as they are part of its evidential, aesthetic and historic values. The patio doors are a late 20th century insertion, and the timber decking is a modern alteration.

There is no in principle objection to the replacement of the patio doors which are modern, and in poor condition. The detailing submitted and its position set back on the extension would mean that the changes would not be conspicuous, and would have a neutral impact on the significance of the listed building. The replacement of the modern decking would also be considered to have a neutral impact on the significance of the listed building.

The provided photos show that the sash windows are in relatively good condition however, and the visible minor deterioration appears to be repairable. There is no provided evidence that the existing units would not last a long time with appropriate maintenance.

The loss of the historic sashes would be considered to cause harm to the significance of the listed building. It is considered that the existing historic sashes, as well as the frames, could be refurbished and retained. Historic sashes generally have a greater lifespan than modern replacements with appropriate maintenance.

The sash windows are an important part of the symmetry and design of the building and its significance. There is also a concern that double glazing some of the windows on one half of the principal elevation, whilst leaving the others as existing would create a noticeable difference. Whilst it is appreciated that the building has been subdivided into different units and this makes it difficult to achieve this, this does not diminish the harm caused by altering different halves of the building windows on its principal elevation.

It is noted that the details provided do not appear to match the joinery details seen on the submitted photos.

Accordingly, the proposed works to the late 19th century windows would be considered cause less than substantial harm to the significance of the grade II listed building no. 71 High Street. Though this harm is at the lower end of this spectrum, great weight needs to be given to the designated heritage assets conservation, and the level of harm caused should be minimised. Retrofitting the building should be possible whilst achieving the same public benefits. The following options are recommended.

The heritage officer who reviewed the proposal outlined some of the alternative refurbishment treatments that should initially be considered. These shall be included in an informative.

Conclusion

The proposed replacement of the 19th century windows would result in harm to the significance of the listed building which is not outweighed by any public benefit. As such, the proposal is unacceptable with regards to heritage considerations, contrary to the National Planning Policy Framework (2023), policy HC1 of the London Plan (2021), policy SP12 of the Haringey Local Plan (2017), policies DM1 and DM9 of the Haringey Development Management Plan DPD (2017).

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be refused for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

5. RECOMMENDATION

REFUSE PERMISSION for the following reason(s):

Refusal Reasons:

The proposed replacement of the 19th century windows would result in harm to the significance of the listed building which is not outweighed by any public benefit. As such, the proposal is unacceptable with regards to heritage considerations, contrary to the National Planning Policy Framework (2023), policy HC1 of the London Plan (2021), policy SP12 of the Haringey Local Plan (2017), policies DM1 and DM9 of the Haringey Development Management Plan DPD (2017).

Informatives:

The applicant is advised to consider refurbishment of the existing windows, in order to avoid the need to replace the existing units.

The level of harm caused should be minimised, whilst retrofitting the building and achieving the same public benefits. The following options are recommended:

- The symmetry of the building needs to be taken into account when retro-fitting and that this should be done as part of a comprehensive scheme, taking into account the building as a whole.
- Draft-proofing and restoring the frames and ensuring the shutters are operational is a first measure for increasing the thermal efficiency of windows.
- If adapting the windows themselves, the proposal should follow the below principles:
 - o The existing sashes should be retained and adapted to add in slim-line or vacuum double glazing
 - o Where this is not technically possible, then appropriately designed secondary glazing should be used, magnetic frame additions would appear to be the most viable option on the larger front windows where there is a minimal internal cill and/or shutters.

- o For the multipaned window, secondary glazing is likely to be more thermally efficient