

Dear Mercy,

property at No 92 North Road is a well-preserved, 18th Century, grade II listed building located within the Highgate Conservation Area and forms a listed group with neighbouring properties at Nos 94 and 96.

The listed group is characterised by a consistent building line to the front whereas the rear elevation of property at No. 92 has been historically set back from the rear elevation of the adjacent listed pair adjoining No 92 to the north. The listed property is a rendered masonry building, three storeys high plus basement, crowned by a pair of hipped slate roofs behind a front parapet. The rear elevation of No. 92 is characterised by a shallow single storey, full width rear extension with flat roof terrace. The extension returns into a narrow utility room further projecting to the rear along the boundary wall with adjacent No. 94.

It is proposed to demolish the existing ground floor rear extension, to erect new ground and first floor rear extensions, to remove a storeroom wall to the stair undercroft and insertion of a glazed panel and door to the front lightwell, to remove the modern French doors to the rear first floor so to connect with the proposed extension, lowering of rear garden terrace to better connect with the proposed extension to ground floor, redecoration of the stuccoed masonry rear elevation.

The application has been informed by pre-application discussion and is supported by a useful assessment of the hierarchy of heritage significance of the building. The existing configuration and conditions of the property, as well as the proposed works are sufficiently illustrated to understand their impact on the special character and significance of the listed building.

It is acknowledged that the listed building has been substantially altered and extended over the last three centuries, and whilst its numerous historic layers contribute to its historic character, it is also acknowledged that not all historic alterations and extensions bear the same heritage value and contribution to the heritage significance of the building.

Starting from the front and moving on to the rear of the building, external works to the undercroft and replacement stairs to the front basement are proposed to improve the use of this external basement space and lightwell to be better integrated with the rest of the basement level. These alterations will lead to the loss of the external storeroom, which is a utilitarian, small space of low significance, and this will cause no harm to the significance of the listed building. The proposed works will, instead, positively create an indoor under-croft space that will form integral part of the interiors at basement level,

thus improving the beneficial use of the extended indoor basement. These alterations will retain the existing, direct access to basement level from street level, as well as retaining the lightwell and under-croft space, and will have no direct visual impact on the appreciation of the elevation of the listed building. Accordingly, the proposed works to basement are supported.

As per the submitted assessment of significance, the ancillary and utilitarian, late 19th Century extensions to the rear of the building are of low significance, and the proposed scheme strives to informedly expand and improve the spaces of the building whilst improving the connection with its rear garden. The scheme seizes the opportunity to add more space to the rear of the building, and to declutter the rear elevation from low quality, piecemeal additions, whilst sensitively retaining the historic character of the articulated, yet constrained interiors.

The proposed demolition of the modern spiral staircase to the rear garden relates to the proposed removal of the existing single storey extension to ground floor and related first floor terrace ; these works would only impact the modern stair, the French door and the low significance historic fabric of the rear extension and would help to declutter the appearance of the rear elevation.

To ground floor level, it is proposed to create a new, more spacious rear extension, largely glazed, with metal cladding to the walls , and further extending into the garden so to better connect to it, both visually and spatially. The rear garden level would also be partially lowered and integrally aligned with the ground level of the house.

To first floor, it is proposed to create an even more lightweight, predominantly glazed, conservatory-style rear extension with tall and folding door-windows to match the design of the ground floor extension. The first-floor extension will be well- set back from the new ground floor extension, and will feature external railings so to create a Juliet balcony looking onto the rear garden.

The first-floor extension will be set in from the side boundary to No. 94 and will not affect the historic windows to rear elevation of No. 92.

The design of the proposed rear extensions rests on clear understanding of the hierarchy of significance of the rear elevation and on the importance of reinforcing the visual and physical relationships between the house and its garden. Further to careful design exploration, the proposed extensions have been developed as an honestly contemporary, lightweight, and consistent design that beneficially declutters and unveils the significant features of the rear elevation.

Haringey policy DM 9 does not require alterations and extensions to existing buildings to match or imitate their original materiality and design, but to acknowledge it, and complement it. This means creating a respectful extension that unveils and makes the design, materiality and character of the host building fully legible, as opposed to imitating it thus blurring the difference between extensions and the original building. The new extension will occupy an already altered and extended portion of the rear elevation, in compliance with Haringey policy DM9 (E,d), and will deliberately read as a lightweight, contemporary add-on to the host building so to not compete with and distract from the appreciation of the architectural composition, forms and materiality of the historic elevation.

The subordination of the contemporary extensions to the much-altered rear elevation of the listed building should be further reinforced by means of a material and colour palette that complements the aesthetics of the listed building.

Detailed design to scale 1:10 of the proposed extensions, material specification and material samples of proposed wall cladding, door frames, railings and glazing will need to be submitted for approval.

The proposed works to grade II listed building at 92 Norh Road will retain those features of special interest that led in the first instance to the statutory listing of the building, will introduce alterations and new built elements that will not obscure or distract from any legibility of the special character of the building. The proposed scheme will cause no harm to the heritage significance of the listed building, will possibly enhance and future proof its original use as a family home, and is supported form the heritage conservation perspective.

Kind regards,

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Please note the above opinion represents informal officer observation only, offered without prejudice to all future formal Council decisions and accompanying procedures