

Heritage Statement

Prepared by
Urbanist Architecture

Our Reference

294 - N21 3BF

Report Date

19/12/2023

Address

2 Henrietta Gardens, Winchmore Hill, London N21 3BF

Proposal

Addition of a rooftop extension containing one bedroom and ensuite bathroom

Introduction

This heritage statement has been prepared by Urbanist Architecture Ltd. on behalf of the applicant to accompany a householder planning application along with supporting plans and documentation for the proposal at 2 Henrietta Gardens, Winchmore Hill, London N21 3BF.

The proposal is for the erection of a rooftop extension, which will maximise the required floor area for the family by adding a master bedroom with an ensuite.

The presented scheme has been developed to provide a high-quality extension in consideration for the character of the conservation area and the history of the property.

This statement should be read in conjunction with the other drawings and documents.

This includes:

- Design and access statement
- Location Plan 1:1250
- Existing and proposed drawing sets

The design of the intended development has progressed in accordance with the National Planning Policy Framework 2021 (NPPF), the London Plan 2021, the Core Strategy 2010-2025 and the Development Management Document (Adopted November 2014).



Location & Setting

2 Henrietta Gardens is a two storey property situated to the rear of No. 3 Henrietta Gardens, which forms part of a wider backland development sitting between Station Road to the north and Campton Road to the south. It's a backland development located in the Winchmore Hill area in the London Borough of Enfield and sits behind a series of terrace houses on Hoppers Road which were built between 1868 - 1896.

The property is located within the Winchmore Hill and Vicars Moor Lane Conservation Area. The subject property falls within character area A: The Green and B: Station Road. It's important to note that neither of the character areas in the conservation area appraisal make reference to the subject property. The only reference to the backland development is that they are post 1948 buildings and they are neutral buildings.

The main facade of 2 Henrietta Gardens faces Campton Road, while the remaining properties in the row have their main facades oriented towards the railway line, where their primary entrances and key architectural features can also be found. Because of the distinctive position of this property, any proposal must be evaluated independently, considering its unique characteristics and heritage considerations.

The map illustrates the subject property is built post-1948.

	<i>Pre-1830</i>		<i>1868-1896</i>		<i>1914-1947</i>		<i>1830-1867</i>
	<i>1897-1913</i>		<i>Post 1948</i>		<i>Pre-1830 rebuilt Post 1948</i>		

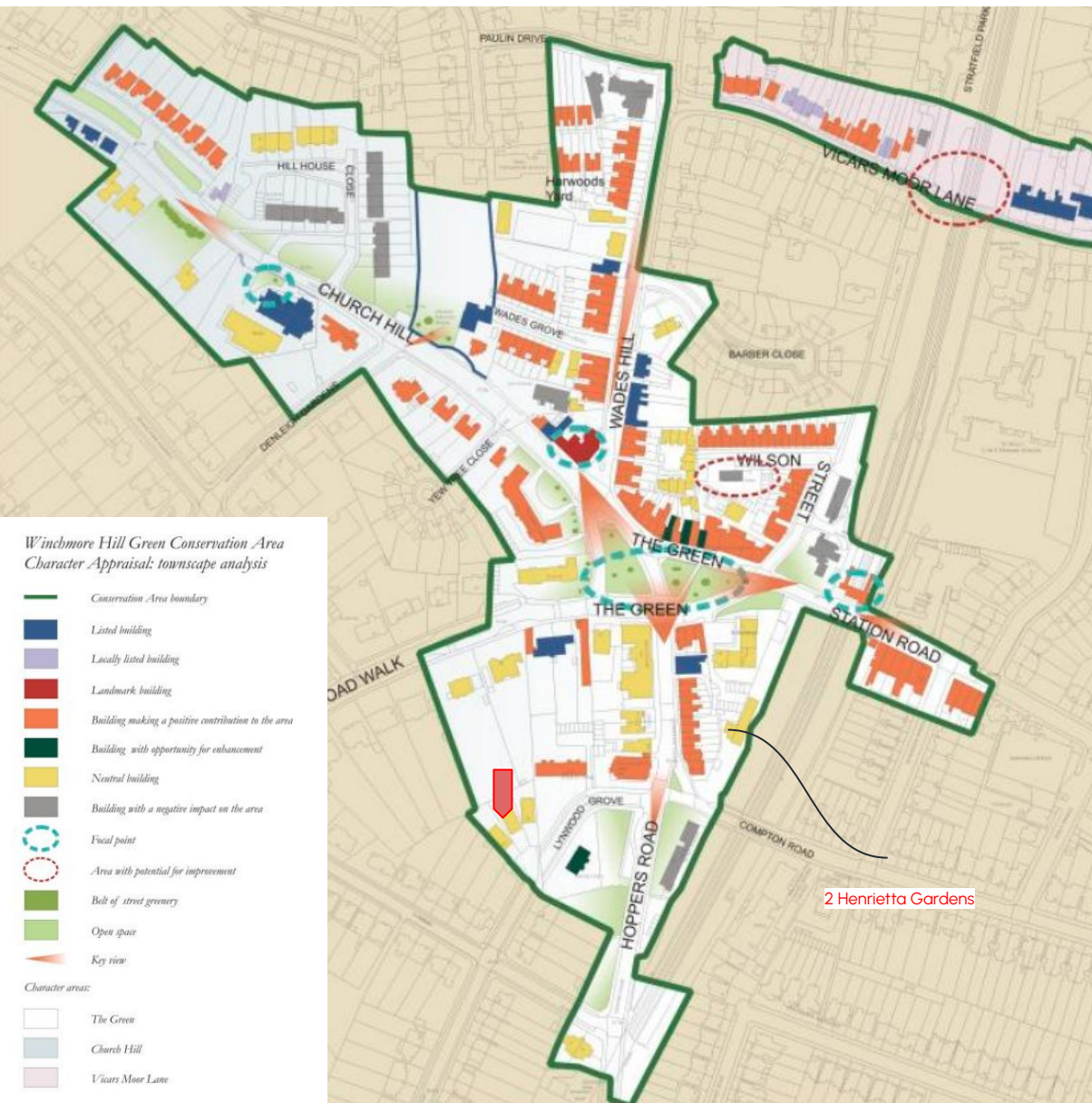
Townscape Analysis - Hoppers Road

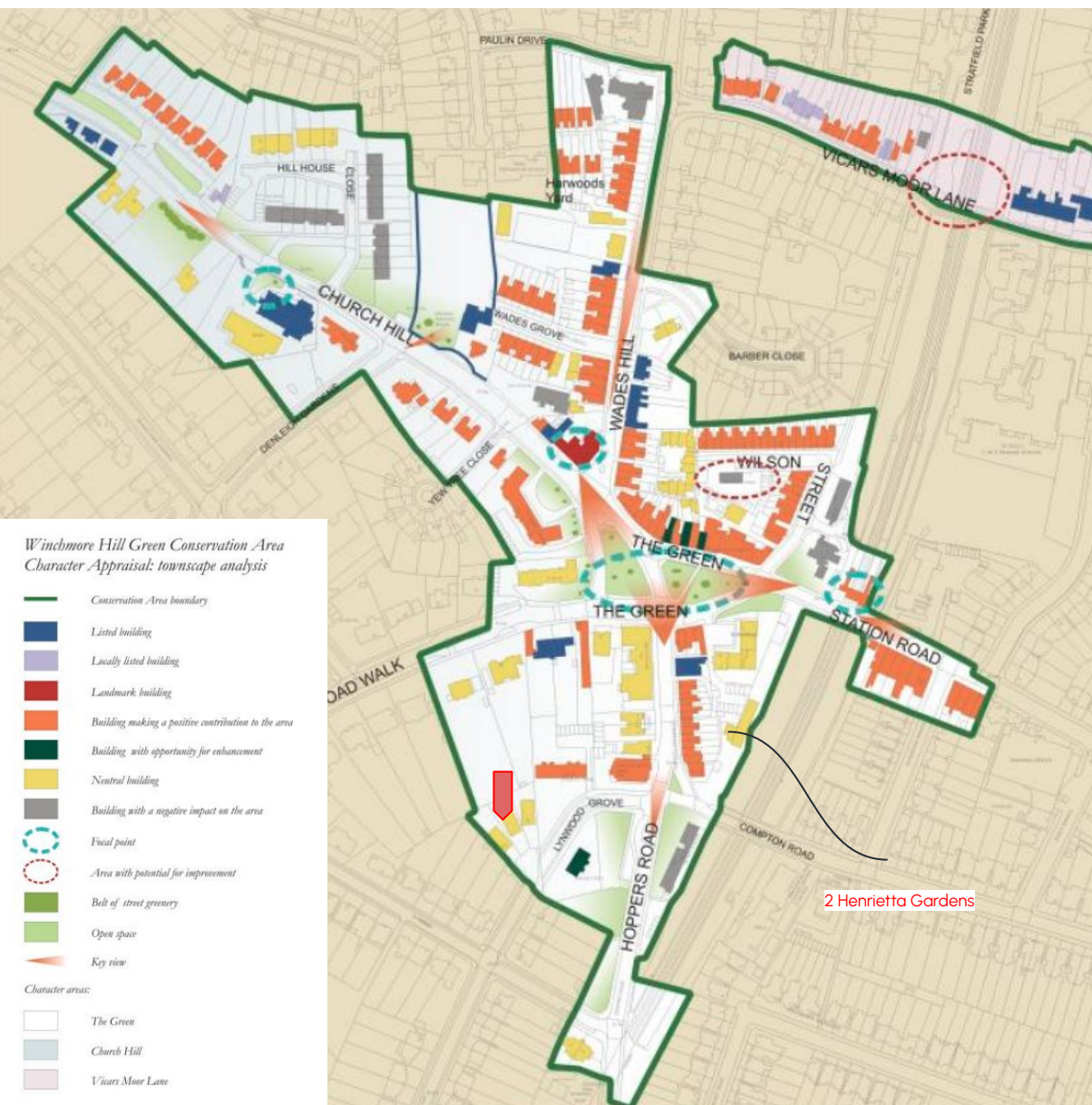
On Hoppers Road, which serves as the southern entrance to The Green area, the overall character is primarily defined by prominent buildings. The most prominent are the impressive Neo-Jacobean-style Salisbury Arms public house, as well as the substantial Compton Terrace; a 2½ storey, mansard-roofed Victorian terrace that ascends the hill, contributing positively to the area's visual character.

However, the historical charm and uniformity of Compton Terrace has ultimately been compromised as a result of extensive, modern rear additions. Despite this, the homes continue to have a positive impact on the area.

The visual appeal of the area is slightly diminished by the presence of Holly Lodge, a sizable block of flats on the east side and the functional close-boarded fences surrounding the back gardens of Downes Court on the west side.

Closer to The Green, the Old Bakery stands out with its whitewashed gable and delicately detailed early to mid-19th century shop front, adding a distinctive touch to the surroundings.





Townscape Analysis - Station Road

Station Road slopes downwards as it extends eastwards from the railway bridge, creating a distant view towards the south-east and contributes to the street's character. Additionally, there are vistas looking west, uphill towards The Green.

On the north side of the road within the conservation area, only the single storey railway station is considered noteworthy. The remaining structures on this side lack architectural significance and fail to engage with the street. These include an unremarkable three storey building from the 1960s/70s and the side façade of a house dating from the inter-war period.

Conversely, the southern side of the road is dominated by two four storey shopping parades, which play a significant role in defining the street's visual landscape.

Policy Context

Paragraph 194 of the NPPF states that:

"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance."

Paragraph 197 of the NPPF states that:

"In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality;*
- c) the desirability of new development making a positive contribution to local character and distinctiveness."*

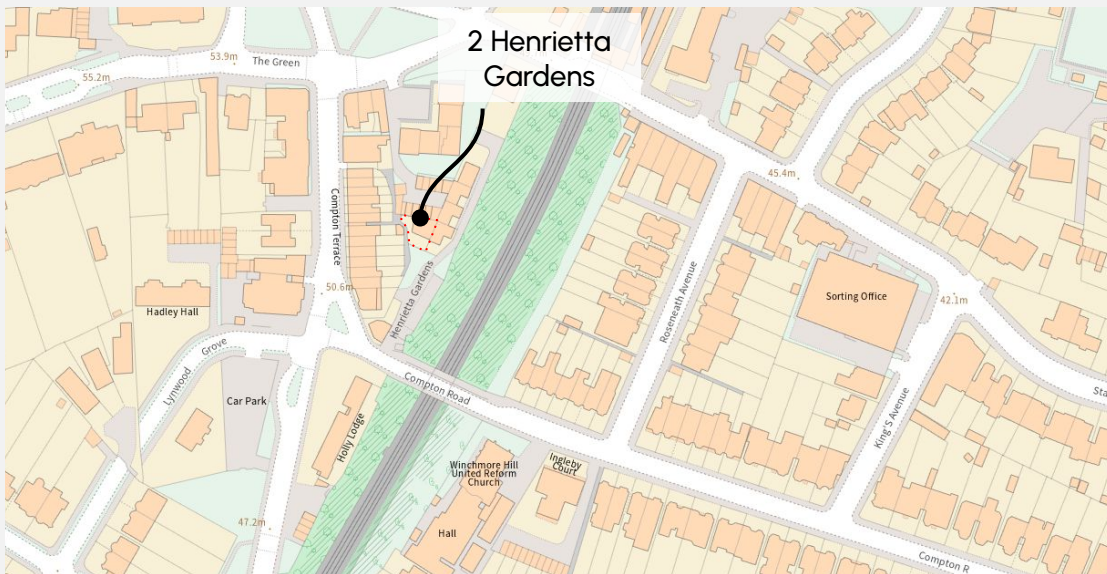
Paragraph 206 of the NPPF states:

"Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably."





Aerial view of the site



Site location plan in relation to streets

The Proposal

The proposal at 2 Henrietta Gardens is for the erection of a roof extension and create an additional storey, designed to improve the quality of life for the occupants. The presented scheme has been developed to provide a high-quality extension with skylights, in alignment with the character of the conservation area and the history of the property.

The roof extension extension pays homage to the existing setting and the overall Henrietta Gardens development, while also providing a more efficient use of space for the occupying family.

The materials for this proposal were carefully selected to respect the character of the immediate neighbours and the wider Winchmore Hill Conservation Area.



Aerial view of the site



Site location plan in relation to streets

The Proposal - Assessment

Given the unique positioning of this property, it's imperative a thorough evaluation is conducted, taking into account the property's distinctive features and heritage-related aspects, which fall under policy DMD 44: Preserving and Enhancing Heritage Assets.

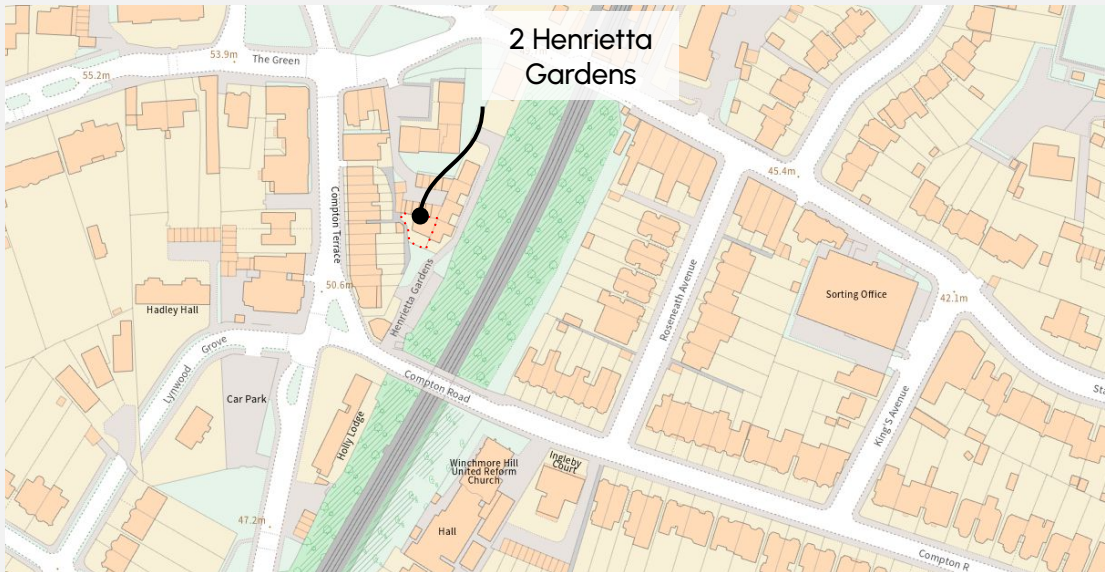
Moreover, the assessment will discuss whether the proposal leads to substantial harm, less than substantial harm or to the total loss of significance of the heritage asset.

This evaluation should delve into several key heritage-related questions to ensure the proposed changes align with the heritage values and significance of the area, as outlined in detail below.

Architectural Features: What are the notable architectural features of 2 Henrietta Gardens and the rest of backland development? How do they contribute to the overall character of the area, and how can any proposed alterations impact these features?



Aerial view of the site



Site location plan in relation to streets

The Proposal - Assessment

The planning inspector makes it very clear that the property and its host dwellings have contemporary features beyond the pitched roof on the row of houses.

This revised design has taken a new approach to previous versions, and introduces contemporary features to respect the remaining terraces. The proposed alterations will enhance and contribute to the overall appearance of the No. 3-4-5 of the Henrietta Gardens backland development.

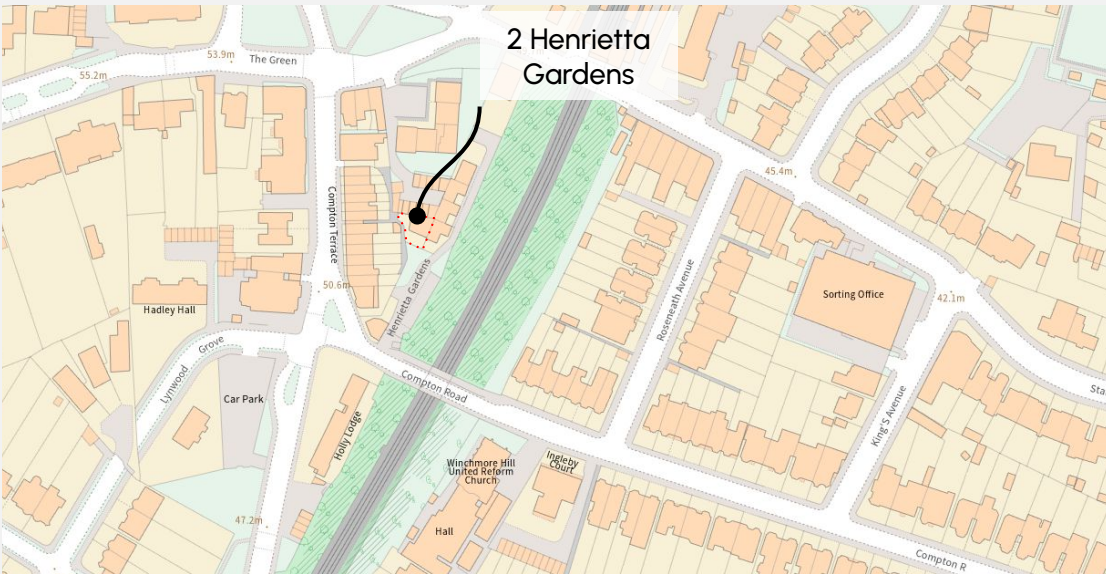
This extension is sensitive to the setting and fully subordinate to the host building. Therefore, we believe that its contribution to the heritage assets will be neutral if not positive.

In light of the guidance provided in the updated NPPF from 23rd July 2019, it's crucial to evaluate the impact of our proposal in the context of 'substantial harm'. With this in mind, our proposed alteration - specifically the erection of a roof extension to enhance the living space - must be assessed based on the degree of harm to the building's significance, rather than merely their cumulative impact. No heritage assets or listings will be lost or damaged in the addition of this modest extension.

While the overall character and design of the existing building will be significantly enhanced, the properties at No. 2-3-4 and 5 Henrietta Gardens will be unaffected, but may benefit from the positive outcome of the overall character of the area being improved.



Aerial view of the site



Site location plan in relation to streets

The Proposal - Assessment

Upon meticulous examination of our proposal, it is abundantly clear that our proposed extension will not significantly alter the heritage assets of the conservation area. These changes neither compromise the building's special architectural or historic interest, nor do they lead to any adverse transformations within its immediate surroundings.

Consequently, adhering to the criteria outlined in the NPPF, it is indisputable that our proposed alterations give no rise to any substantial harm.



Aerial view of the site



Site location plan in relation to streets

The Proposal - Assessment

Contextual features: How does the property blend with the broader architectural context of the neighbourhood? Does it exhibit unique design elements that need to be preserved or integrated into any proposed changes?

Given the subject property is part of a later development and has a classification as a neutral building, the unique design elements to be preserved or integrated must enhance the design by incorporating similar design features e.g. a flat roof and sloped/slanted roof. Therefore, the design blends well with the broader architectural context of the neighbourhood.

The other important difference between this and previous proposals is that there is a contextual change which can be found in the row of houses adjacent to the dwelling. No. 4 Henrietta Gardens has built a fairly large dormer on the rear roof, which adds another planning consideration in respect to heritage aspects. This is new context and subsequently impacts how this proposal should be assessed.

Heritage Impact Assessment: How will the proposed changes affect the heritage significance of the property and its immediate surroundings? Will they enhance, preserve, or potentially compromise the heritage values?

Conclusion

The proposal's impact has been designed to complement and reflect the character of the conservation area and will have little or neutral impact on the surrounding conservation area. Careful consideration has been taken to complement the existing details and finishes to improve the building. Standing seam zinc cladding has been chosen for the extension, which complements the existing style and character of the area which is assessed as contemporary and modern. Anthracite grey metal frame has been chosen for the window fenestration which further complements the existing style and character of the area, including No. 3-4-5 Henrietta Gardens.

Not only will the proposal retain the heritage significance of this property in the conservation area, it will also upgrade the property to improve the living conditions for the current residents.

Our proposed modifications have been carefully conceived and designed with utmost consideration for the heritage assets of the conservation area. We are committed to preserving the special architectural and historic interest of 2 Henrietta Gardens, while ensuring any alterations are made in absolute harmony with its surroundings.

With all of the above taken into account, the extension will have little effect on the surrounding area, as the specified products reflect the detailing and style of the existing property.

Should there be any additional information or clarification required in order to consider this application, please do not hesitate to contact Urbanist Architecture Ltd. We are more than happy to cooperate with the planning department any way that we can.



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