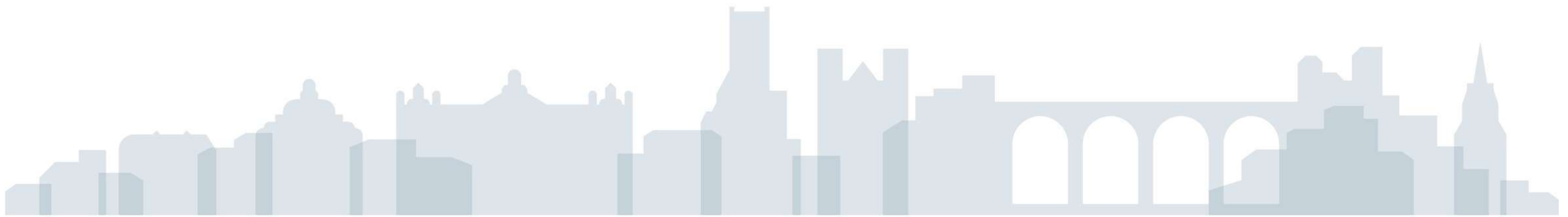


Heritage Statement

56A Church Hill, London N21 1JA



London



Harrogate



Bristol

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Heritage Potential

London

Magdalen House

148 Tooley Street

London SE1 2TU

T: 020 7357 8000

Report Author: Sam Elliott

samuel.elliott@heritagepotential.co.uk

Report Reference:

6523HER

1. Introduction

- 1.1. This Heritage Statement has been prepared by Heritage Potential (a trading name of Planning Potential Ltd) to the proposal for development within the plot at 56A Church Hill, London N21 1JA.
- 1.2. The Statement has been prepared by Sam Elliott of Heritage Potential. Sam has an MSc in Historic Conservation and is also MRTPI accredited. This joint heritage and planning specialism allows him to effectively balance the public benefits of proposals against any identified harm to heritage assets.
- 1.3. This development proposals seek full planning permission to build a single storey residential structure within a defined but undeveloped plot on Church Hill. The site is within the jurisdiction of Enfield Council.
- 1.4. The site sits within the Winchmore Hill & Vicars Moor Lane Conservation Area. It also neighbours and falls within the setting of St Paul's Church, which is a Grade II listed building (List UID: 1188729). This is shown on the site context plan below:

Site Location (site outlined in red)



Source: Historic England

- 1.5. A variety of other heritage assets sit within the wider surrounding area. Groveland's Park is a Grade II* registered park that sits further north west on Church Hill. A cluster of 3 Grade II listed buildings sit adjacent to the park, facing Church Hill (Woodside Cottages). There is also a Grade II Quaker Meeting House on the other side of Church Hill to the east.
- 1.6. The distance and interceding trees/development would significantly limit potential impacts from the application proposals upon these heritage assets and therefore they have not been captured by this proportionate heritage statement.

Winchmore Hill & Vicars Moor Lane Conservation Area Map



Source: Heritage Potential Research

View Within Plot (South)



Source: Heritage Potential

Site Frontage to Street



Source: Heritage Potential

View Within Plot



Source: Heritage Potential

2. Pre-Application Feedback

- 2.1. The application is submitted following constructive pre-application discussions with Enfield Council in November 2023 (Ref - 23/02007/PREAPP).
- 2.2. A full summary of the pre-application feedback is provided in the planning statement. Those relevant to heritage considerations and how we have responded can be found in the following table:

Matter	Pre-Application Feedback	Response
Principle of Development	Overall, it is considered that the proposed redevelopment of the site to create one additional dwelling is considered acceptable in heritage terms subject to an appropriate design, however further resolution is required regarding the siting and layout and its implications to protected trees. This matter would need to be resolved with any forthcoming applications.	Agreed, further justification found Arboricultural Impact Assessment on impact to trees.
Design	<p>The proposals to redevelop the site with a high-quality modern design are supported in heritage terms, however the siting and layout would need to be considered carefully to resolve any tree objections.</p> <p>A proposed street elevation would also be useful with any future submissions to confirm the relationships between no. 56 and St Paul's Church.</p> <p>Further details are also required with regards to the enclosure of the site – any gates need to be set back a minimum of 5m from the rear of the footway and the means of enclosure must not have an adverse effect on visibility (both highway and pedestrian).</p>	<p>Agreed, further justification regarding layout found in DAS and Arboricultural Impact Assessment.</p> <p>A proposed street elevation has been prepared and is submitted in support of this application.</p> <p>Gates have been removed from the design to improve visibility.</p>
Heritage	With regard to heritage matters, it is considered that the current scheme has responded to the previous concerns, and proposes a low modern design, which would not interfere with the strong verticality of the church. The site itself is a 'wedge' shape, with a narrow access point and the building has been sited in three sections with a logical building line.	<p>Noted the positive comments with regards to the design.</p> <p>The roofs will be green and air conditioning units are proposed.</p> <p>The specification of the proposed materials is provided with the application and a sample panel can be arranged on site for viewing.</p>

	<p>This could be an excellent opportunity for an exceptional, high quality, modern design in this area.</p> <p>The heritage officer has the following observations:</p> <ul style="list-style-type: none"> -The wildflower green roof: This must be carefully thought through. While acceptable in principle, there will be no scope for any roof clutter to be added at a later date – vents, air conditioning units etc. -The proposed stone facades and parapets must be actual stone, not any sort of imitation. A sample panel will be required on site. A sample panel of the proposed metal for the metal facades will also need to be provided. -There must be a clear demonstration of how the planting will be successful and how this will be maintained in the long run. -Full details of all materials proposed should be provided at application stage. It will not be appropriate to condition these. -The refuse storage will sit between the proposed building and the curtilage listed wall. Details of any impact to the wall must be provided. 	<p>A Landscape Management Plan has been prepared to demonstrate how planting will be successful.</p> <p>The refuse store will sit away from the curtilage listed wall.</p>
Landscaping	<p>Landscape Plan</p> <p>More native trees, remove trees that are removing.</p> <p>Landscape Management Plan</p> <p>There must be a clear demonstration of how the planting will be successful and how this will be maintained in the long run.</p>	<p>This has been updated to show just native trees and the removal of trees we are removing.</p> <p>A Landscape Management Plan has been prepared to show how planting will be successful.</p>
Sustainability	An Energy Statement required having regard to policies CP4 and CP20 of the Core Strategy and DMD50 and DMD51 of the Development Management Document.	An Energy Statement has been prepared which demonstrates how the proposals comply with policy.

- 2.3. In summary, the pre-application feedback confirms that the principle of development and its design rationale are appropriate and sensitive within the established heritage context. It is common ground that the proposals are acceptable in heritage terms.

3. Heritage Policy & Legislation

Heritage Legislation

- 3.1. The Planning (Listed Buildings and Conservation Areas) Act 1990 is the primary legislation and foundation on which further policy, and guidance relating to the conservation of the historic environment is built.
- 3.2. Section 66 of the Act relates to the 'general duty as respects listed buildings in exercise of planning functions', with Section 66 (1) stating that when deciding whether to grant planning permission for a development, special regard must be given by the local authority to the "desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".
- 3.3. Section 66 (2) of the Act states that "a local authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, listed buildings".
- 3.4. In relation to the setting of listed buildings, the Court of Appeal clarified interpretation of Section 66 (1) within *Barnwell Manor Wind Energy Ltd v East Northampton District Council* [2014] EWCA Civ 137 (Royal Courts of Justice, 2014), ruling that the setting should be "given considerable importance and weight" when the decision maker carries out the balancing exercise.
- 3.5. Section 72 of the Act relates to the 'general duty as respects conservation areas in exercise of planning functions', with Section 72 (1) of the Act stating that in exercising planning functions, "special attention should be paid to the desirability of preserving or enhancing the character or appearance of that area".

NPPF (2023)

- 3.6. The National Planning Policy Framework, with which all Local Development Plans must comply, constitutes the national level of planning policy and is a material consideration in planning decisions. The NPPF was originally introduced in March 2012 and was subsequently updated and published on 24 July 2018. The 2018 update broadly retains the wording of the 2012 Chapter on Conserving and Enhancing the Historic Environment (Chapter 16). The NPPF was updated again (February 2019) in order to provide definitions for housing need. No paragraph numbers changed as a result of this update.
- 3.7. The most recent update was published on 20 December 2023. This update did not cause any changes to national policy which would affect this proposal.
- 3.8. The NPPF represents a continuation of the philosophy contained within Planning Policy Statement 5 (PPS5), introduced in 2010 and one of a number of planning policy documents replaced by the NPPF in 2012.
- 3.9. The NPPF uses slightly different terminology to the Act and emphasises that authorities should take account of "the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation" (Paragraph 196).
- 3.10. 'Conservation' is defined within the NPPF as "the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance" (p.69).
- 3.11. No definition of 'preservation' (or any variant) is contained within the document. However, Historic England advise that both 'conservation' and 'preservation' are

concerned with the management of change which seeks to sustain the special interest or significance of heritage assets. 'Conservation' has the addition of taking opportunities to enhance significance where it is possible and considered to be appropriate. This is discussed in Historic England's 2018 publication *Decisions: Legal Requirements for Listed Building and Other Consents*.

- 3.12. The NPPF also helps to define other key terms within heritage policy. These are provided within the table below.
- 3.13. Chapter 16 specifically relates to conserving and enhancing the historic environment (paras. 195-214).

Term	Definition
Heritage Assets	"A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)." (p.70)
Designated Heritage Assets	"A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation." (p.69)
Significance	"The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting." (p.75)
Setting of a Heritage Asset	"The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral." (p.75)

- 3.14. Paragraph 200 stipulates that within applications, applicants are required to describe the significance of the heritage assets affected and the contribution made by their setting. Local authorities should also identify and assess the significance of the heritage assets affected by a proposal. This should be taken into account when assessing the impact of a proposal on a heritage asset (Paragraph 201). Paragraph 203 of the NPPF goes on to state that when 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; and
 - c) the desirability of new development making a positive contribution to local character and distinctiveness. (p.56)

- 3.15. Paragraphs 205-214 of the document discuss how potential impacts to heritage assets should be considered with paragraph 199 stipulating a requirement for great weight to be given to an asset's conservation when considering the impact of a proposed development on its significance. The weight given should reflect the importance of the asset (p.59).

Degrees of Harm

- 3.16. Where harm to the significance of a designated heritage asset is identified, the NPPF requires clear and convincing justification of the proposals. The document categorises levels of harm as: total loss; substantial harm; and less than substantial harm.
- 3.17. Paragraph 207 states that where a development would lead to substantial harm to (or total loss of) the significance of a designated asset, local planning authorities should refuse consent, unless it can be demonstrated that such harm is necessary to achieve substantial public benefits that outweigh that harm, or all of the following apply:
 - a) the nature of the heritage asset prevents all reasonable uses of the site; and
 - b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
 - c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
 - d) the harm or loss is outweighed by the benefit of bringing the site back into use.
- 3.18. Paragraph 208 states that where a proposed development will lead to less than substantial harm to the significance of a designated asset, this should be weighed against the public benefits of the proposal, including securing its optimum viable use.
- 3.19. In the case of impact on non-designated heritage assets, Paragraph 209 states that a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Planning Practice Guidance (PPG)

- 3.20. The PPG offers guidance as to what public benefits may constitute and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework (Paragraph 8). Public benefits may include heritage benefits, such as:
 - sustaining or enhancing the significance of a heritage asset and the contribution of its setting
 - reducing or removing risks to a heritage asset
 - securing the optimum viable use of a heritage asset in support of its long-term conservation

London Plan (2021)

- 3.21. Policy HC1 (Heritage Conservation and Growth) states that:
 - C) Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively

managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

D) Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets.

Enfield Local Plan

Enfield Plan Core Strategy 2010-2025

3.22. Core Policy 31 'Built and Landscape Heritage' states that the council will implement national and regional policies and work with partners (including land owners, agencies, public organisations and the community) to pro-actively preserve and enhance all of the Borough's heritage assets. This includes:

- Reviewing heritage designations and their boundaries where appropriate, and continuing to maintain non-statutory, local lists and designations based on formally adopted criteria;
- Ensuring that built development and interventions in the public realm that impact on heritage assets have regard to their special character and are based on an understanding of their context. Proposals within or affecting the setting of heritage assets will be required to include a thorough site analysis and character appraisal which explicitly demonstrates how the proposal will respect and enhance the asset;
- Identifying opportunities for the repair and restoration of heritage assets and working with owners of heritage assets on English Heritage's Heritage at Risk Register to find viable solutions to secure the asset's long-term future. Where necessary, the Council will make full use of its legislative powers to ensure their preservation;
- Ensuring developments in areas of archaeological importance take into account the potential for new finds by requiring consultation with English Heritage and on-site investigations, including the appropriate recording and dissemination of archaeological evidence;
- Supporting appropriate initiatives which increase access to historic assets, provide learning opportunities and maximise their potential as heritage attractions, particularly at Forty Hall and the Area of Special Character in the north west of the Borough; and
- Finding new ways to record and recognise Enfield's intangible heritage resources and, where possible, open up wider public access to them.

Development Management Document (DMD (2014))

3.23. Policy DMD 37 'Achieving High Quality and Design Led Development' states that:

- 1) Development that is not suitable for its intended function, that is inappropriate to its context, or which fails to have appropriate regard to its surroundings, will be refused.

2) Development should capitalise on the opportunities available for improving an area in accordance with the following objectives of urban design:

- **Character:** Locally distinctive or historic patterns of development, landscape and culture that make a positive contribution to quality of life and a place's identity should be reinforced;
- **Continuity and Enclosure:** Public and private spaces and buildings are clearly distinguished, safe and secure;
- **Quality of the Public Realm:** Safe, attractive, uncluttered and effective spaces and routes should be provided;
- **Ease of Movement:** Development should be inclusive, easy for all to get to and move around, connect well with other places, put people before private vehicles and integrate land uses with sustainable modes of transport;
- **Legibility:** Development should be easy to understand with recognisable and intuitive routes, intersections and landmarks;
- **Adaptability and Durability:** Development should be durable and flexible enough to respond to economic, social, environmental and technological change. Its design and materials should ensure long term resilience and minimise ongoing maintenance;
- **Diversity:** Where appropriate, development should provide variety and choice through the provision of a mix of compatible uses that work together to create viable places that respond to local needs.

3.24. Policy DMD 44 'Conserving & Enhancing Heritage Assets' states that:

- 1) applications for development which fail to conserve and enhance the special interest, significance or setting of a heritage asset will be refused.
- 2) The design, materials and detailing of development affecting heritage assets or their setting should conserve the asset in a manner appropriate to its significance.
- 3) All applications affecting heritage assets or their setting should include a Heritage Statement. The applicant will also be required to record and disseminate detailed information about the asset gained from desk-based and on-site investigations. Information should be provided to the Local Planning Authority, Historic Environment Record and English Heritage. In some circumstances, a Written Scheme of Investigation will be required.

New Enfield Local Plan – Regulation 19 Consultation

3.25. The emerging Enfield Local Plan was approved for publication for a minimum 6-week period of public consultation by Full Council on 19 March 2024. At this stage, the emerging local plan's weight in decision making is limited, as it remains under consultation and has not been through independent examination.

Winchmore Hill & Vicars Moor Lane Conservation Area (2015)

3.26. Enfield Council's Winchmore Hill and Vicars Moor Lane Conservation Area Appraisal describes the townscape character of the Conservation Area, describing the history and key features of the area and what makes it significant.

4. Heritage Significance of Winchmore Hill Conservation Area

- 4.1. The site sits within the Winchmore Hill Conservation Area (Designated Heritage Asset). Winchmore Hill was designated as a conservation area in 1968 and extended in 1974. It was extended again in 2009 to include part of Station Road. Vicars Moor Lane was designated in 1970.
- 4.2. The updated conservation area appraisal (2015) has been used to inform this statement of significance.

Winchmore Hill & Vicars Moor Lane Conservation Area Map



Source: Heritage Potential Research

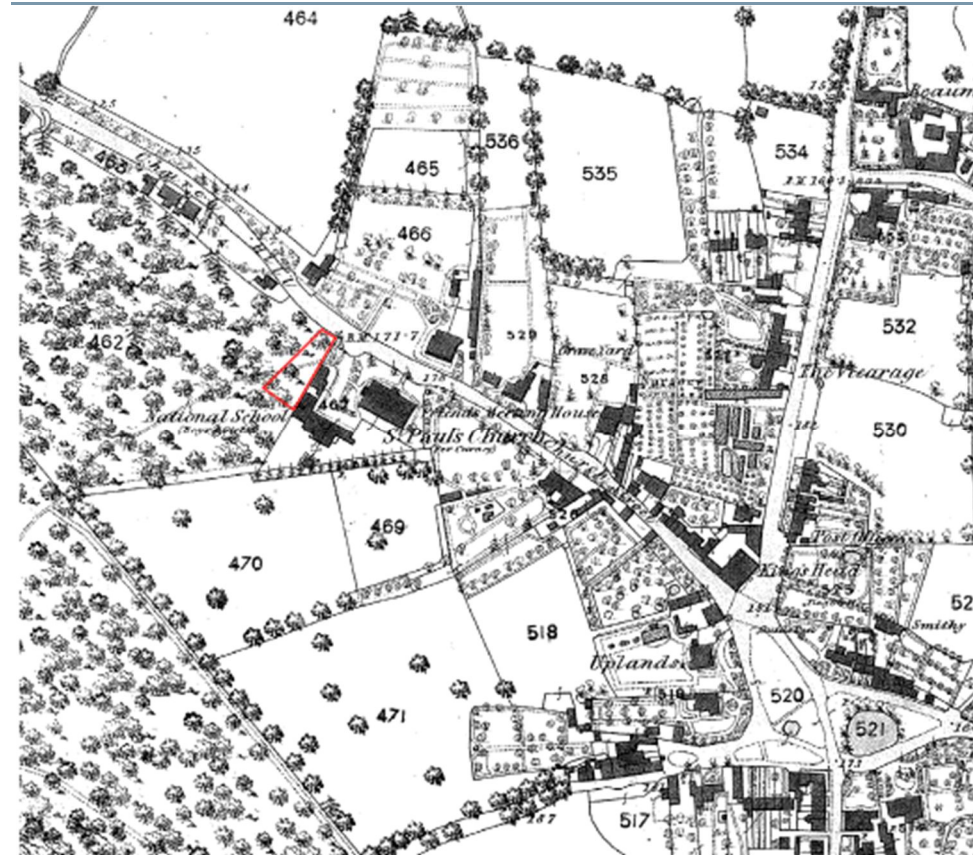
History & Development

- 4.3. Winchmore Hill is believed to originate in the medieval period as a small settlement with no church or manor. There is little information on its fortunes through the post medieval period, but its lack of early growth potentially stems from its poor-quality agricultural land, being reliant on timber and charcoal extraction from surrounding woodland.
- 4.4. The Old Bakery, Rowan Tree and Woodside houses are the earliest surviving buildings, dating from the early 18th century. The village expanded dramatically in the later part of the 18th and early 19th centuries when the discovery of Epsom salts gave it a brief reputation as a spa.

- 4.5. Buildings from this period include the Quaker Meeting House (rebuilt 1790) Glenwood House (re-faced in the 19th century) and 17-29 Wades Hill, the Church of St Paul (1828), Devon House and Woodside Cottages in Church Hill, and 82-84 and 100-104 Vicars Moor Lane.

- 4.6. This dispersed pattern of settlement continued until the late-19th century and is shown on the first edition OS map of 1867 (below).

OS Map 1867



Source: Conservation Area Appraisal

- 4.7. This map highlights how development had generally centred around The Green and progressed up Church Hill, terminating at St Paul's Church. There is an open or forested rural setting beyond the settlement confines.

- 4.8. Through the late 19th century the settlement pattern did not drastically change. There is some building of shops and houses around The Green and Wades Hill expands northward.

- 4.9. Due to the reluctance of local landowners, the coming of the railway in 1871 did not immediately precipitate urban change, as it did in other parts of London. As such, by the turn of the 20th century, Winchmore Hill would have retained much of its historic village character within a rural setting outside of London.

- 4.10. However, through the early to mid-20th century the transformation of the Winchmore Hill area from a village into a suburb began in earnest. This development radically changed the setting of both Winchmore Hill Green and Vicars Moor Lane. Suburban housing was also built in Church Hill and Hoppers Road.

- 4.11. The OS map of 1940 (below) shows the degree of change around Church Hill in the inter-war period. There has been significant residential development by the laying out

of Denleigh and Branscombe Gardens, urbanising a significant portion of historic woodland with regular plots.

OS Map 1940



Source: National Library of Scotland

- 4.12. At this time, the proposal site formed part of an extended rear plot behind a house on Branscombe Gardens.

- 4.13. The plot has sat within a suburban character area since the inter-war period, rather than its historic forested / rural understanding.

- 4.14. Since the Second World War, development has generally been limited to the construction of blocks of flats on patches of open space, as well as some infill residential development.

Character Appraisal

- 4.15. The Green itself is well contained and sits atop of the hill, offering it a compact, inward feel, with roads branching out along Hoppers Road, Broad Walk, Wades Hill, Station Road, and Church Hill. The application site falls within 'Character Area C: Church Hill'.

- 4.16. The conservation area appraisal identifies Church Hill as where *"the compact townscape of The Green abruptly surrenders to suburbia"*. (Para 2.5.2 of WHVM Conservation Area Appraisal 2015).

- 4.17. Indeed, Church Hill is much wider than the roads around and across The Green and its gently curving nature is less formal and serves to limit long views through the street. The buildings aligning it are also arranged less rigidly, making it feel quite informal.

- 4.18. Most buildings in the character area are large, detached houses, or blocks of flats, irregularly set in sizeable, well-planted front gardens. This acts to screen elements of buildings with only glimpsed views through trees and boundary treatments (see below).

View West Down Church Hill



Source: Heritage Potential

View East Up Church Hill



Source: Heritage Potential

Hill House Close



Source: Heritage Potential

Friends Meeting House



Source: Heritage Potential

4.19. St Paul's church dominates the central part of the road due to its position on rising ground. It is an imposing, landmark building for the area and can viewed from some distance (see below).

St Paul's Church (North Elevation)



Source: Heritage Potential

St Paul Church (West Elevation)



Source: Heritage Potential

4.20. The surrounding area also exhibits a fair bit of architectural variety, which is acknowledged in the Conservation Area Appraisal. Highlights include the vernacular Woodside Cottages (below); the restrained classical façade of the Friends Meeting House; the imposing gothic of St Paul's Church; the informal, asymmetrical red brick vicarage; and the angular 1930s buildings at 62-70 Church Hill and Uplands Court (below).

Woodside Cottages



Source: Heritage Potential

62-70 Church Hill



Source: Heritage Potential

4.21. The stylistic variety is also reinforced by the eclectic mix of materials used, including a combination of red and yellow brick, render and weatherboarding.

4.22. To this end, the dominant characteristic of this area is its variety, with the range of architectural styles forming an engaging and constantly changing street scene.

Significance

Historic Interest

4.23. The gradual development of the village, from isolated settlement to the centre of a thriving suburb can be seen in its buildings and features found within it, including coherent remains of a nucleated village, alongside more suburban character areas of the 20th century.

Architectural Interest

4.24. The conservation area contains large numbers of historic buildings dating from the 18th and early 19th centuries. These are augmented by good examples of mid-19th to mid-20th century domestic and commercial buildings in a range of architectural styles from Gothic to art deco to post-war modern. Together these make a major contribution to the attractive and interesting streetscape.

4.25. In addition and within Church Hill in particular, well-planted front gardens enhance the setting of many buildings, offering a semi-rural air and screening much of the built form in views through the street.

Archaeological Interest

4.26. The conservation area appraisal acknowledges there have been limited archaeological finds in the Winchmore Hill area. However, with continuous human occupation dating back at least to the medieval period, there is a possibility that there are buried remains in the area. This is beyond the scope of this Heritage Statement.

Artistic Interest

4.27. The conservation area is not known to have any particular artistic interest.

5. Heritage Significance of St Paul's Church (Grade II)

St Paul's Church (West Front)



Source: Geograph.Org

5.1. St Paul's Church was listed at Grade II on 31st January 1974 (list entry number 1188729). The list description describes the site as follows:

II Commissioners' Church. 1826-7 by John Davies, refurbished after fire of 1844, Chancel added 1888-89. Yellow brick with stone dressings and shallow pitched roof behind parapet. EXTERIOR: West front features central gabled porch with crocketed pinnacles fronting stone frontispiece with ogee window rising to a small bellcote flanked by shorter stone pinnacles. This is flanked by thin ogee niches and corner stone crocketed pinnacles. The side elevations have pointed lancets and the main range terminates with pair of similar pinnacles, then the lower Chancel with canted east end. INTERIOR: Aisless church of one large open space with flat ceiling supported on pierced brackets. To East, high Chancel arch frames central East window of 1892 by Clayton and Bell illustrating the Ascension. Caen stone reredos has Devonshire marble shafts and shelf by Jones and Willis, 1899. Oak pulpit with Gothic canopy. To west end, a full width gallery with 3 bays defined by extremely shallow 4-pointed arches at ground floor and central bay with crocketed pinnacles. Marble octagon font on short, clustered shafts with foliate band capitals, of 1892 by T.H. Knight and Sons, Teignmouth. Low South chapel of 1889 has East and South windows by Hardman. HISTORY: One of the Church Building Commissioners' churches built in the early-C19 to provide for urban growth after the Napoleonic Wars. Site was donated by Walker Gray of Southgate Grove.

Listed as an early-C19 Commissioners' Church that has economical but consistent early-C19 Gothic detailing, and with two later-C19 phases that contribute high quality fittings and decorative schemes.

History & Character

- 5.2. St Paul's was consecrated in 1828 as a chapel-of-ease to All Saints, Edmonton. As noted in the listing description, it was one of the 'Waterloo' Churches resulting from the Church Building Acts of 1818 and 1824, designed to provide for urban overspill. It became a district chapel in 1851.
- 5.3. The church building was designed by John Davies and constructed in a restrained neo-Gothic style. Repairs were necessary in 1844 after thieves set fire to the building; and enlargements including a new chancel were carried out in 1888 and 1928. A parish hall was added in 1905.
- 5.4. Despite various interventions the main church exterior retains a coherent and imposing design, constructed of yellow brick with stone dressings. The church has economical but consistent early-C19 Gothic detailing, its silhouette is defined by its crocketed pinnacles and stone frontispiece with ogee window rising to a small bellcote, visible in longer views.
- 5.5. St Paul's church dominates the central part of the road due to its position on high ground. It is an imposing, landmark building for the area and can be viewed from distance.

Contribution of Setting

- 5.6. The mapping in the previous section highlights how the site formed part of a broader area of woodland that characterised the western setting of the church.
- 5.7. However, by 1940 this was substantially eroded by residential development to the south and the laying out of Denleigh and Branscombe Gardens. This was a significant departure from the Church's original setting and meant the area immediately south and west of the church became divided into plots, that when built out, took on a more residential/suburban character.
- 5.8. The early 20th century also saw construction of the red brick vicarage tight to the east of the chancel.

OS Map 1958



Source: National Library of Scotland

5.9. In the post-war period, the position moved on more gradually, with fewer available plots for development. The church's associated school was eventually demolished and replaced with a 1970's hall and separate residence that appear incongruous, both in design and layout.

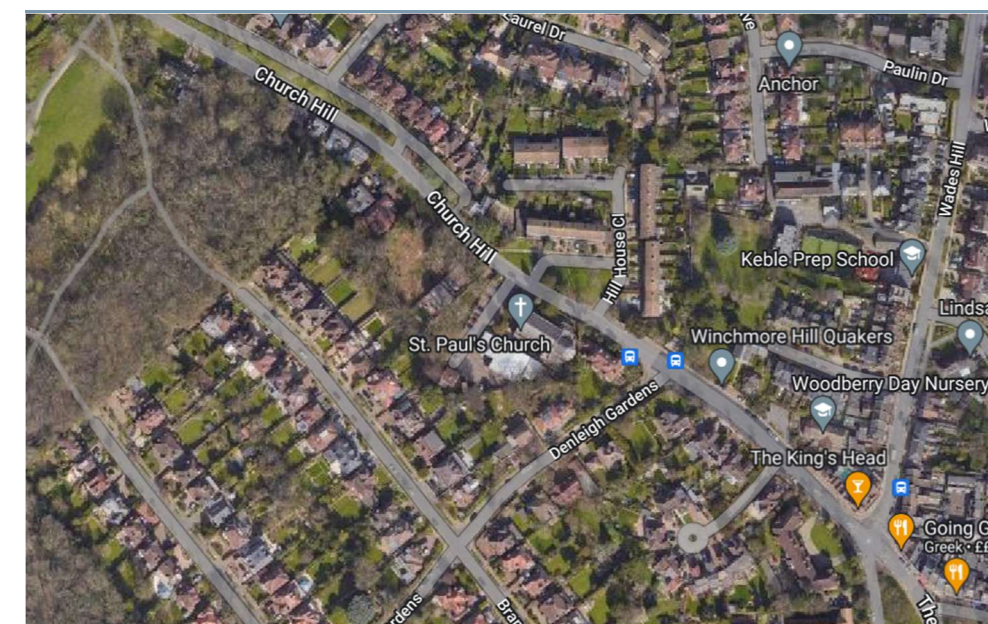
St Paul's Church South Elevation (1958)



Source: Geograph.Org

5.10. Furthermore, the Chesterfield Club Building and associated open land immediately opposite the church on Church Hill eventually made way for considerable residential development at Hill House Close in the 1970's.

Modern Aerial



Source: Google Earth

- 5.11. As such, the immediate and wider setting of the church no longer resembles its semi-rural origins and now forms part of a built-up suburban character area.
- 5.12. Nonetheless, there are elements that continue to contribute positively and offer historic legibility, principally the retention of its original boundary walls and piers to the north

and west, its retained presence in longer views as a landmark building on the eastern approach into Winchmore Hill, as well as the retention of a green and verdant character area in the immediate surrounds, mitigating the impacts of later surrounding development and retaining a link to its semi-rural original setting.

Significance

Historic Interest

- 5.13. St Paul's has historic interest as one of the 'Waterloo' Churches, built to provide for urban overspill and resulted from the Church Building Acts of 1818 and 1824. It has associative interest with the architect John Davies, who did not ordinarily adopt the neo-gothic style.

Architectural Interest

- 5.14. Listed as an early-C19 Commissioners' Church that has economical but consistent early-C19 Gothic detailing, as distinct from typical later gothic-revival churches. It has two later-C19 phases that contribute to a distinct but coherent structure that contributes positively to the local area.
- 5.15. Furthermore, while its setting has moved on considerably, its continued landmark prominence within a green and verdant setting continue to contribute positively to its understanding.

Archaeological Interest

- 5.16. The church is not known to have any particular archaeological interest and its immediate surrounds have been subject to development in the 20th century. Archaeological findings are nonetheless beyond the scope of this Heritage Statement.

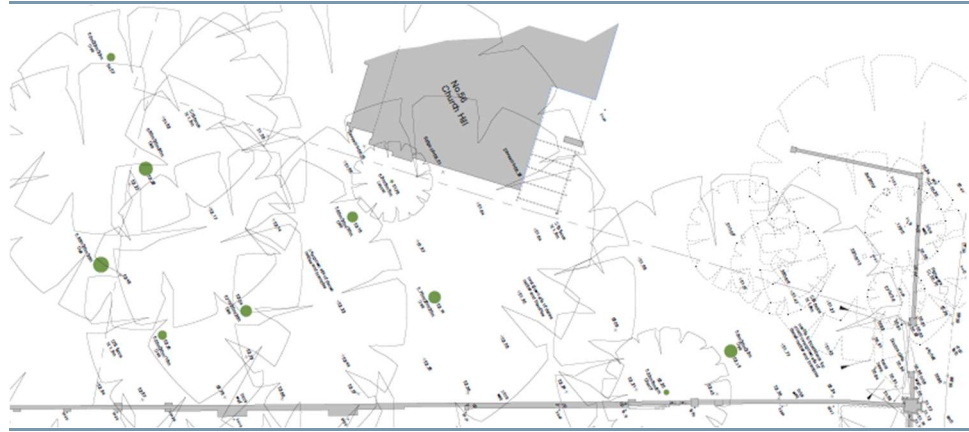
Artistic Interest

- 5.17. The church has artistic interest displayed on certain fixtures and fittings, namely the central East window of 1892 by Clayton and Bell illustrating the Ascension.

6. Proposals

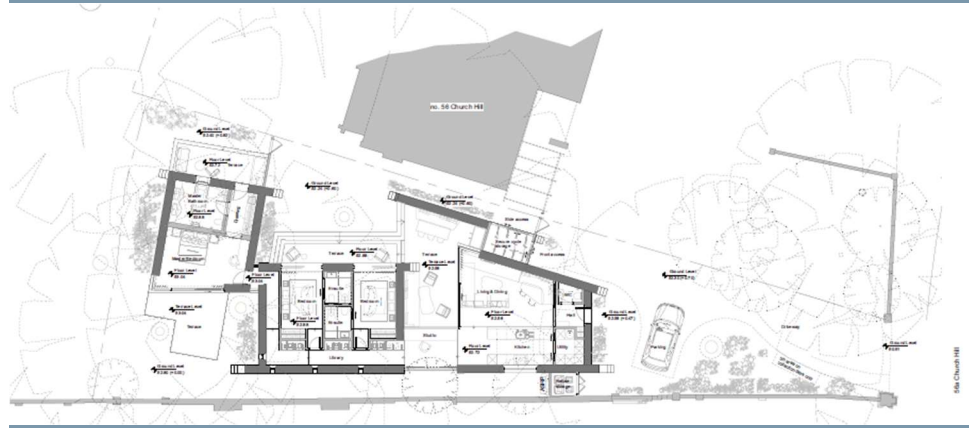
6.1. The application proposals seek for the erection of a 3-bedroom, single storey dwellinghouse within the plot of 56A Church Hill.

Existing Road Plan



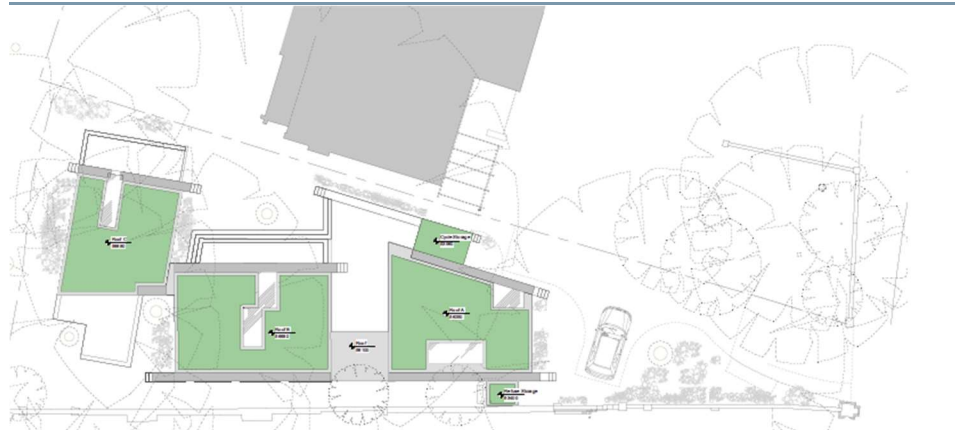
Source: Atelier Ochre

Proposed Floorplan



Source: Atelier Ochre

Proposed Roof Plan



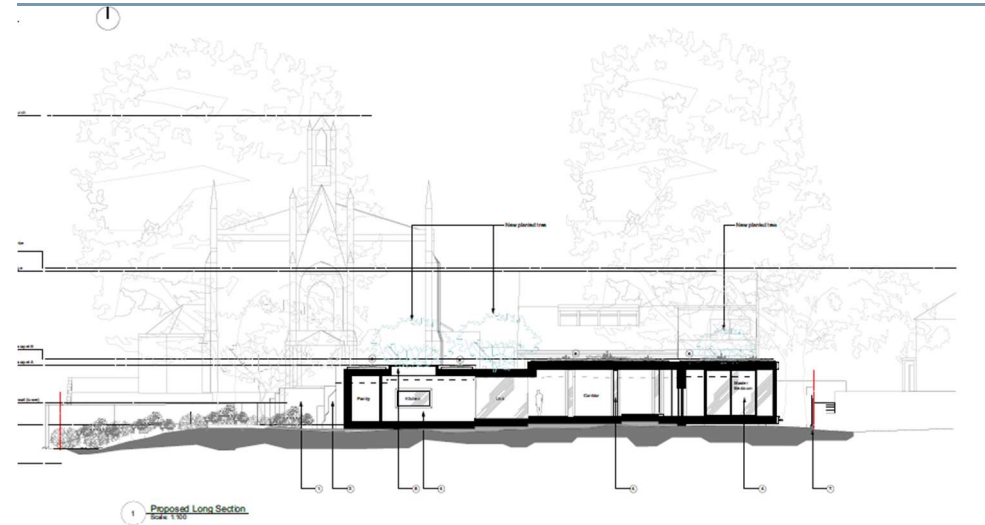
Source: Atelier Ochre

Proposed Sections



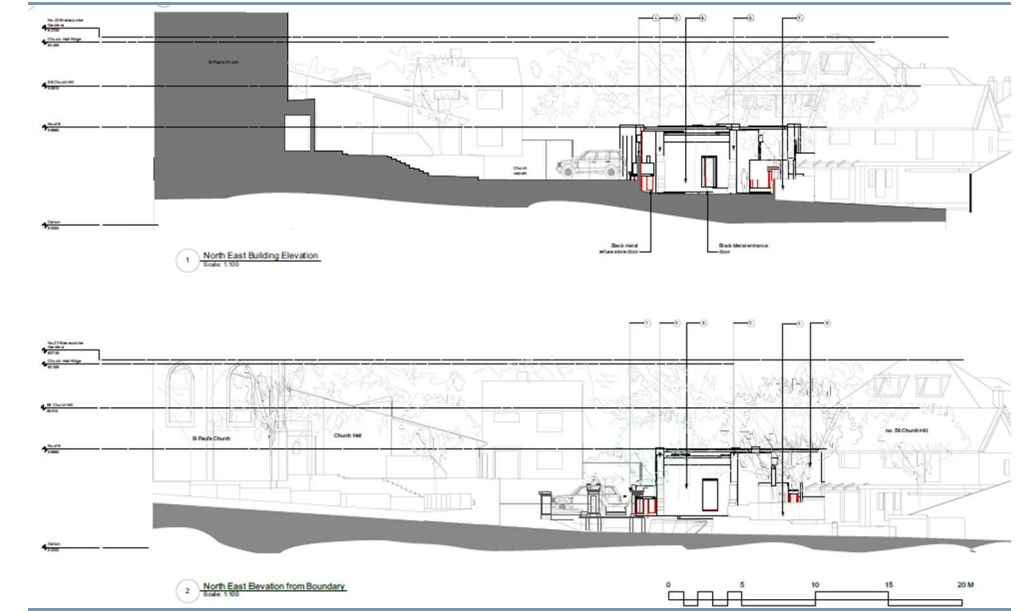
Source: Atelier Ochre

Proposed Long Sections



Source: Atelier Ochre

Proposed Building Elevations (NE)



Source: Atelier Ochre

CGI Visual



Source: Atelier Ochre

7. Heritage Assessment

7.1. The main considerations of this heritage assessment are:

- Impacts on the Winchmore Hill Conservation Area
- Impacts on the setting of St Paul's Church (Grade II)

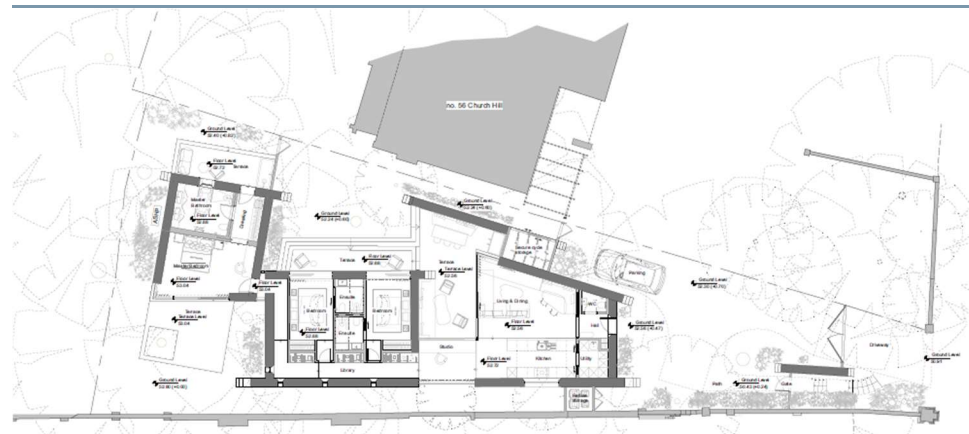
Impacts on the Winchmore Hill Conservation Area

7.2. The conservation area has historically been characterised by layers of change, accelerating in the late 19th and through the 20th century.

7.3. The plot itself lies in close proximity to a 19th century Gothic church, weatherboarded cottages, inter-war detached houses, as well as post war terraces, all located on Church Hill. Together the architectural range makes a major contribution to the attractive and interesting streetscape.

7.4. There is flexibility in this context for new development to adopt interesting and innovative forms while respecting the historic progression and contributing to the architectural interest of the conservation area.

Proposed Floorplan



Source: Atelier Ochre

7.5. The plot is already defined within existing boundary treatments, including the church's boundary wall which is an important historic feature defining the church's curtilage. Impacts on the conservation area will largely result from the scale and massing of proposed built form and its prominence beyond the existing plot boundaries.

7.6. The proposed dwelling is intended to read as a single storey mass, split into 3 volumes. This means it will be partially screened by boundary treatments and only readable in glimpsed views.

7.7. The mass would also be set back considerably from the roadside, further limiting its potential visual impact from public vantage points. The massing arrangement continues to allow for trees and landscaping within the plot and a green and verdant character to be read from Church Hill, which is another positive characteristic of the conservation area. The massing and material palette will contribute to an innovative and irregular development that is contemporary in nature. This is considered appropriate to this character area within the conservation area.

7.8. Solid stone walls will enclose the structure, referencing the robust character of the church and its boundary walls. The stone detailing is a direct nod to the gothic stone

piers and buttress design, which is a subtle aesthetic and material reference that avoids any sense of pastiche. Elevations fronting the street and the rear would be clad in a minimal dark metal, with glazed links between volumes to reduce massing, allowing the development to visually fall back into the foliage of the trees and planting.

7.9. Finally, A wildflower green roof on each volume helps to soften any visibility of the roof, and it's edge.

External Materials



Source: Atelier Ochre

7.10. The design approach, scale, massing, layout and allowance for trees and landscaping within the proposed development is such that the special character of the conservation area would be celebrated.

7.11. It is therefore considered that the application proposals are heritage led and align with the Planning (Listed Buildings & Conservation Areas) Act 1990, which requires development to preserve or enhance the character of conservation areas.

Impacts on the St Paul's Church (Grade II)

7.12. The points made above are also directly applicable to potential impacts on St Paul's Church, as the described character of the conservation area is also a reflection of the established character of the church's setting.

7.13. It is important to reiterate that the woodland that once characterised the western setting of the church has now given over to a suburban plot pattern and, even without built form on the proposal site, it can be described as semi-urbanised. To this end, there would be no appreciable impacts on the historic morphology that the church once stood within.

7.14. Furthermore, this part of the church's immediate setting was partially enclosed by its associated school, prior to demolition, further reducing the historic contribution of the site to how the church would have been experienced and understood within its immediate surrounds historically.

7.15. As outlined, the scale and massing of the proposed built form would ensure a high degree of subservience and certainly would not challenge the landmark dominance of the church or disrupt any key public views.

CGI Visual



Source: Atelier Ochre

7.16. The design approach seeks to reference the materiality and detailing of the church within an external masonry structure. The stone detailing is a direct nod to the gothic stone piers and buttress design, which is an appropriate aesthetic and material reference but avoids direct replication and is within a design package that is clearly contemporary, honest and distinct.

7.17. Indeed, the contemporary form can sensitively connect the old and new in the conservation area. This is considered a more sensitive approach to development in the setting of the church, compared to any attempt to replicate a particular existing style.

7.18. This approach has been informed by local, heritage sensitive precedent. The planning history at The Cottage, one of the listed buildings further north on Church Hill, is of particular relevance here.

7.19. An application to subdivide the plot and erect a two-storey single dwelling house was first refused by officers, in part because the design sought to directly replicate the listed building next door, which negatively impacted its setting (ref: 17/01520/FUL).

Approved Scheme at The Cottage, Church Hill (ref: 17/03651/FUL)



Source: Enfield Council

Refused Design at The Cottage, Church Hill (ref: 17/01520/FUL)



Source: Enfield Council

- 7.20. A subsequent application on the same site sought a contemporary design that contrasted with the neighbouring listed building, but was sympathetic in form, proportions, and siting. It also used high quality materials that reinterpreted those traditionally used in the area. This design was eventually approved in April 2020 (ref: 17/03651/FUL) (see above). This would give further credence to a similarly contemporary but complimentary approach at 56A Church Hill, that has similar heritage constraints.
- 7.21. As such, the design is considered to be heritage led and responds positively to established setting of the church and the pattern of development in its surrounds over the course of the 20th century. The design approach has already been agreed as appropriate in heritage terms following feedback during the pre-application process. The application proposals would avoid conflict with Policy DMD 37 and 44 and align with the requirements of the Planning (Listed Buildings & Conservation Areas) Act 1990.
- 7.22. Notwithstanding this position, the scheme would also include a series of genuine public benefits which are material considerations for development that might impact heritage assets, these include:
- Provision of a new family dwelling;
 - Making efficient use of a historically established infill site;
 - Energy efficient building incorporating low carbon technology with a 57.7% reduction in CO2 emissions over Building Regulations Part L 2022;
 - Scheme integration within an existing landscape and working around TPOs, as well as incorporating new landscaping, green roof and new tree planting; and
 - High quality and bespoke architecture using sustainable construction methods and materials.
- 7.23. Overall, these factors would weigh in favour of the proposed development, even in a scenario where very low levels of harm are perceived through change to the existing position on site.
- 7.24. There should be no conservation grounds to refuse planning permission.

8. Summary

- 8.1. This Heritage Statement provides an assessment of the works in relation to the relevant national and local planning policies, to support the application submission.
- 8.2. The heritage assessment demonstrates that the proposal would positively enhance the historic and architectural character of the conservation area and constitute a sensitive addition within the much-altered immediate setting of St Paul's Church.
- 8.3. The design approach is considered to be heritage led and would avoid conflict with Policy DMD 37 and 44 and align with the requirements of the Planning (Listed Buildings & Conservation Areas) Act 1990. This was agreed with officers at the pre-application stage.
- 8.4. Notwithstanding this position, the scheme would also include a series of genuine public benefits which are material considerations for development that might impact heritage assets, these include:
 - Provision of a new family dwelling;
 - Making efficient use of a historically established infill site;
 - Energy efficient building incorporating low carbon technology with a 57.7% reduction in CO2 emissions over Building Regulations Part L 2022;
 - Scheme integration within an existing landscape and working around TPOs, as well as incorporating new landscaping, green roof and new tree planting; and
 - High quality and bespoke architecture using sustainable construction methods and materials.
- 8.5. Overall, these factors would weigh in favour of the proposed development, even in a scenario where very low levels of harm are perceived through change to the existing position on site.
- 8.6. There should be no conservation grounds to refuse planning permission.