
HERITAGE STATEMENT

1 BROMWICH AVENUE
HOLLY LODGE ESTATE
LONDON
N6 6QH

Produced by
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REVIVE Renovations

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1.0 INTRODUCTION

- 1.1 This statement has been produced in support of the planning application which proposes the following works to the host property
- insertion of two front roof lights
 - redecorating stucco in white and guttering in black to match houses in surrounding context.
 - Replacing existing single glazed fenestration to the front elevation with sympathetic double glazed casement units (painted timber framed units) that replicates the original casement windows as shown on the Proposed Drawings.
 - Insertion of a small side dormer clad in red clay tiles
 - Insertion of a rear dormer roof and cheeks clad in red clay tiles
 - Rear ground floor extension lit with bifold doors
- 1.2 This statement identifies the relevant planning policies and guidance which have been considered in relation to heritage assets and goes on to consider the proposals in light of these policies and guidance and the previous refusal of planning permission.
- 1.3 This statement has been written by Joe Purcell of Revive Renovations.

2.0 CHARACTER APPRAISAL

- 2.1 The Holly Lodge Estate is a distinctive planned development in the Garden Suburb tradition, dating to the interwar period (1920's) and located on the south facing slopes below Highgate Village. The buildings are designed in an English vernacular style influenced by the Arts and Crafts tradition.
- 2.2 The construction work commenced under the company ownership of the London Garden Suburbs Limited in the early part of the 1920's and the building work was carried out by the Central London Building Company Limited. The buildings and the layout are substantially intact, and reflect a progression of style from the rendered cottage, to half-timbered semi-detached houses and then substantial detached houses at the top of Hillway all set in a mature streetscape with wide verges, footpaths and front gardens. The original builders plan indicates that only houses would be built, but this was later changed to include the flats built for working women by the Lady Workers Homes Ltd. The flats are distinctive, towering above the houses, with black and white timbered fronts and austere rear elevations. There is a homogeneity to the original design which lends a strong sense of place, within which there is a wealth and variety of details.
- 2.3 The application site is located in **Character Area 2: Hillway** which is characterised by avenues of semi-detached and detached houses. Bromwich Avenue sits on the level at the bottom of the hill. It has stuccoed semi-detached houses with prominent gables that sweep down to the ground floor level. The front boundaries are mostly defined by hedges. A couple of original gates remain. Window replacements have resulted in loss of original detailing on some of the houses.

3.0 CONSIDERATION OF RELEVANT PLANNING POLICY & GUIDANCE

3.1 The relevant planning policy relating to heritage assets is set out in brief below:

- **National and Regional Policy**
 - National Planning Policy Framework (2012)
 - London Plan (2011) London Plan (2011)

- **LDF Core Strategy and Development Policies**
 - CS14 (Promoting high quality places and conserving our heritage)
 - DP22 – Promoting sustainable design and construction
 - DP24 (Securing high quality design)
 - DP25 (Conserving Camden’s heritage)

- **Camden Planning Guidance (2011)**
 - CPG1 (Design)
 - Holly Lodge Estate Conservation Area Appraisal and Management Strategy (2010)
 - pages 2-22, 25, 28, 30, 34-35, 40-42, 44-47

3.2 The Conservation Area Management Guidelines provide particularly detailed guidance relating to alterations to properties with the conservation area. With regard to roof alterations it notes:

(f) Dormers should be sited below the roof line and be subordinate in scale to the main roof.

(g) The sides of dormers should usually be tiled with clay tiles.

Dormer windows will normally be allowed at the rear and side if sensitively designed in relation to the building and other adjacent roofs. The particular character of the roofscape of that group of houses should be adhered to, and details such as the profile or splay of the roof slope, ridge tiles, and colour of clay tile must be matched.

- Since the last application, the dormer windows have been reduced in size.

- Although the dormer windows would be visible, many of the other properties have dormer windows; they therefore form part of the character of the wider street. I would like to make reference to the large dormer windows which were recently granted planning permission at N0.21 and No.23 Bromwich Avenue 2012/3634/) and 2012/3709/P which have set precedent for the size of dormers which are allowed within this street.

- One of the previous reasons for refusal related to the fact that the side dormer would unbalance the semi-detached pair with number 3 Bromwich Avenue. An application has been submitted to the planning department from No.3 Bromwich Avenue of identical proposals which will ensure the symmetry and balance of the pair remains.

- One of the previous reasons for refusal related to the fact that the dormer would not align to the façade below in terms of window design and proportions, it would not be set in sufficiently from the hip and ridge and the height of the dormer would be above the ridgeline.

3.3 The CA Guidelines note that rooflights may be considered acceptable on roof slopes that are not highly visible from the public realm, if fitted flush with the roof surface (conservation style rooflights) and of a size and location that is appropriately subordinate to the roof itself. Rooflights in highly visible or dominant positions such as turrets and the roofs of window bays are unlikely to be acceptable.

- Most of the adjacent properties have rooflights on the front elevation and they will not be located on turret or bay window roofs.

- The Council did not make reference to the rooflights in the previous reasons for refusal.

3.4 The rear ground floor extensions will be identical on both properties which will reinstate a greater degree of symmetry to the pair, thereby improving the character and appearance of the conservation area. The doors have been designed to reflect the timber fenestration pattern and Arts and Crafts style of the properties and wider conservation area.

4.0 SUMMARY

- 4.1 The proposals have been considered with regard to relevant planning policies and guidance and to the previous reasons for refusal.
- 4.2 The materials proposed accord with those of the host buildings and the wider conservation area.
- 4.3 The works accord with the Conservation Area Guidelines and Management Strategy and it is thereby respectfully requested that the applications are approved.