



COMBINED HERITAGE, DESIGN AND ACCESS

STATEMENT

ERECTION OF A TIMBER FRAMED GARDEN ROOM TO REAR
ELEVATION REPLACING EXISITNG GARDEN ROOM AT:
104 HIGHGATE ROAD, LONDON, NE5 1PB



Applicant – Mr & Mrs Cooper

February 2019



INTRODUCTION

This combined heritage, design and access statement is submitted in support of the accompanying listed building and planning permission applications for the erection of a timber framed garden room to the rear facing elevation of the application property replacing the existing garden room structure. The statement covers the proposal intention and the design and positioning rationale behind the scheme within the submission.

SITE ASSESSMENT

The application property, number 104 Highgate Road is one of a terrace of six late, Grade II listed Georgian houses called Fitzroy Terrace. When the terrace was built Highgate Road was called Green Street, only officially becoming Highgate Road in 1864.





The Fitzroy family, Dukes of Grafton from 1675, have their seat at Euston Hall, Suffolk. In the 18th century they had extensive land holdings to the west of Highgate Road (not the east side where Fitzroy Terrace was built), as well as further down towards Oxford Street. The family's 'Southampton' estate was developed in 1770 with the building of two sides of Fitzroy Square in 1790, completing the square in 1828.

LISTED STATUS

As noted above, the property is a Grade II listed building, the property became listed on 11 January 1999 and the Historic England listing for the property is as follows:



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IoE Number: 478307

***Location: FITZROY TERRACE, 98-108 HIGHGATE ROAD (east side)
HAMPSTEAD, CAMDEN, GREATER LONDON***

Photographer: Mr Anthony Rau

Date Photographed: 04 January 2007

Date listed: 11 January 1999

Date of last amendment: 11 January 1999

Grade II



RICHMOND OAK

CAMDEN TQ2885NE HIGHGATE ROAD 798-1/31/854 (East side) Nos.98-108 (Even) Fitzroy Terrace II Terrace of 6 houses. Late C18, altered and repaired. Believed to have been built to house servants of the Fitzroy family. Yellow stock brick with red brick dressings; central name plaque. 3 storeys and semi-basements. 2 windows each except No.98 with 1. Semi-basement openings mostly segmental-arched; doors mostly part-glazed. Round-arched 1st floor sashes with gauged red brick heads and intersecting tracery; main entrances formerly at this level. 2nd and 3rd floor, gauged brick flat arches to recessed sashes. Coped parapet. INTERIORS: noted to retain good original features.

PROPOSAL

The proposed works comprise the erection of a single storey timber framed garden room extension to the rear facing elevation of the property replacing the existing garden room, shown below:



The design of the proposed works has been produced to ensure compatibility with the host property and surrounding area and in compliance with the relevant local and national policies for this type of domestic development.



MATERIAL USAGE

As noted with the proposed description, the framing for the extension will comprise of timber, which is intended to compliment the host elevation and the existing features of the property.

HERITAGE IMPACT

Heritage Asset

The Heritage Asset concerned with the proposal is the host Grade II listed building itself. The replacement nature of the proposed garden room to the rear elevation, away from the historic property frontage ensuring the proposed works would not be to the detriment of the overall setting of the property.

The design of the extension has been kept to a simple structure (as existing) with matching (and appropriate) material to blend in with the host elevation and property, to which it is clearly subservient.

DESIGN

Compatibility:

The use of timber framing also to ensure the listed property is not adversely impacted by the extension.

Use:

The garden room extension will be used as additional living space for the applicants as per the existing structure.



Layout:

As mentioned above, the proposed extension is to be positioned on the rear facing elevation of the property as per the existing structure.

Scale:

The scale of the extension has been considered extensively (as existing) to ensure uniformity with the property overall and the surrounding area. The whole development ensuring the proposed works are not to the detriment of the setting of the listed building.

ACCESS

No special access arrangements are required. The proposal is confined to a domestic dwelling and therefore no provision has been made for any disabled or public access. No additional parking is required in respect of the proposed works.

IMPACT ON NEIGHBOUR PROPERTIES

The position of the extension (as existing) is such that it will have no impact on the amenities of any neighbouring property.

POLICY CONSIDERATION

Planning Policies, both local and national, have been given serious consideration so as to ensure the proposed works are of a suitable nature when view against local and national policy guidelines.



The proposed extension has a high standard of design ensuring compatibility with host elevation and property overall. The scale and massing of the proposed works are subservient in nature and therefore cause no harm to the setting of the host listed building.

As noted previously, the size and position of the proposed works against the property and the property location in respect of neighbouring properties ensuring the amenities of any neighbouring property will be improved by introduction of the proposed works. The choice of appropriate materials ensuring a complimentary attachment to the setting of the listed building.

National Planning Policy Framework

Section 12, paragraphs 128 and 136 of the National Planning Policy Framework (NPPF) cover the requirement to describe the significance of the heritage asset affected by development (para. 128) and the weight of public benefit (para. 136) of the proposal against securing the optimum viable use of the building.

The applicant is conscious of the custodianship which ownership of a listed building brings and are keen to ensure any development to the listed building meets the needs of family life whilst also sympathetic to the listed building.



The property has had various alterations through the ages and this proposal is designed to ensure the significant heritage asset involved is not damaged within the proposal development. The nature of the works serving to improve the heritage asset with a sympathetic and unassuming modest development.

The less than substantial harm to the significance of the heritage asset ensuring the viable use at present as a slightly extended family dwelling and for future occupiers.

Noted in paragraph 132 of the NPPF is that heritage assets are irreplaceable and any harm of loss 'should require clear and convincing justification'. The proposed works are not to the detriment of the heritage asset and would not result in any harm of loss to the listed building.

SUSTAINABLE DEVELOPMENT

The new extension will be constructed of timber sourced from sustainable/renewable forests, so the construction method of the extension in itself is highly sustainable.

Surface water drainage will employ sustainable methods, such as soakaways, should ground conditions allow.

Furthermore, the provision of the replacement garden room will improve the practicality, adaptability and longevity of the main house, providing improved and modernised leisure and storage space for the present and future occupiers. This will



help to maintain the appeal of this listed property as practical accommodation into the future.

JUSTIFICATION

The proposal is considered to quite low key and confined to changes to the existing structure – in the form of the existing garden room. Impact on historic fabric is limited or non-existence and impact on surviving historical character is negligible.

There will be negligible impact on any other heritage assets. In the recent past, planning guidance has recognised that change to historic buildings is part of their history and that buildings are not and should not be fossilised in time. The prospect of such change, even to listed buildings, is anticipated in the government's National Planning Policy Framework but more clearly outlined in earlier guidance from 1996, Planning Policy Guideline No.15 (PPG 15), which stated – in relation to listed buildings that: 'Many listed buildings can sustain some degree of sensitive alteration or extension to accommodate continuing or new uses. Indeed, cumulative changes reflecting the history of use and ownership are themselves an aspect of the special interest of some buildings, and the merit of some new alterations or additions, especially where they are generated within a secure and committed long-term ownership, should not be discounted.'