

Heritage Statement

For

Stratton Ave

Application Type	Residential Planning Permission
Proposal	Part single, part 2-storey rear extension together with rear dormer
Planning/Application Ref:	20/02748/HOU
Local Authority	Enfield Council
Application Received	Sep. 2020
Application Validated	Unknown
Full Address	Stratton Avenue, Enfield, EN2 9AF



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Proposal

The owners wish to extend the rear of the property and add a new dormer in the roof.

Property Description

The semi-detached residential house has a through lounge dining room, kitchen and conservatory on the ground floor and three bedrooms and bathroom on the 1st floor. There is a side shared drive and a detached garage and garden at the rear. The construction is brick cavity wall construction with a clay tiled roof.

The existing property lacks any historical or architectural value. The property is not listed, but is situated in the Clay Hill Conservation Area where is subject to Article 4 (2) Direction.

Site Location



Site and Surroundings



The Existing Rear of the Property

Description of Proposal

Details of the proposals can be read from the architectural drawings, they briefly comprise:

- the removal of the rear conservatory
- minor internal alterations to rooms
- general refurbishment, repair and redecoration
- construction of a new rear extension
- construction a roof with new rear roof dormer

HERITAGE STATEMENT

Introduction

This Heritage Statement is being prepared to investigate the implications that the proposed alterations and additions to 3 Stratton Avenue will have on the character of the Clay Hill Conservation Area'. As the development is within the CLAY HILL Conservation Area, this Heritage Statement is being submitted as part of the planning application. This is a written statement explaining and justifying the proposal in the context of the character and appearance of the existing building and its surroundings

Aims

The aim of this report is to: Identify the components of the building that contribute to the significance of the asset and the assets setting. Assess the potential harm that the proposed development could cause to the significance and the setting. Meet the requirements of the National Planning Policy Framework (NPPF) 2012 and the Local Authority. Propose measures that could reduce any potential harm and/or enhance the significance and setting.

Methodology & Consultation

To enable the production of this, report the following methods have been used; Desk based assessment.

The Scope of the Statement

Is limited to relevant sections of the local design and planning policy. We believe that this building proposal will follow councils guidelines, which states that any new development must be of a high standard of design and have regard for the existing architectural style, scale, proportion, position and materials.

Enfield's Planning Policies

The key national and local planning and development management policies affecting conservation areas are set out in section 1.4 of the conservation area character appraisals. The conservation area appraisals and management proposals have been approved by Enfield Council. The appraisals form part of the "evidence base" for the conservation policies in Enfield's Local Plan. They support the planning policy framework of the Core Strategy and the Development Management Document. The management proposals will be incorporated in the Enfield Design Guide Supplementary Planning Document (SPD) in due course and as such they will be given considerable weight in the determination of planning applications affecting the conservation areas.

Design and other Guidance

The Council's forthcoming Enfield Design Guide will provide advice on alterations to residential properties, including extensions, roof alterations, architectural detailing and appropriate materials. The Design Guide will also include area-specific design advice and it will incorporate these conservation area management proposals. The Council will help owners and their agents to achieve acceptable proposals within conservation areas through the pre-application advice service³. In some cases, applicants for major developments will be required to support their applications with a master plan.

Design and Character

The following policies have been extracted as relevant to this type of development and adherence to these has been demonstrated throughout all aspects of the scheme:

National Planning Policy Framework (NPPF)
The London Plan
London Housing Design Guide (LHDG)
Opportunity Areas
The London Plan

Inclusive design

Urban design

London Plan; Shaping Neighbourhoods: Character and Context

SPG; Housing SPG; Shaping Neighbourhoods:
Play and Informal Recreation SPG

Planning Decisions

Planning applications affecting conservation areas will be determined with regard to the National Planning Policy Framework (NPPF), Enfield's Local Plan, the approved conservation area management proposals and the emerging Enfield Design Guide, and having regard to advice from the Council's Conservation Advisory Group of the 3 proposals.

In line with the NPPF and Enfield's Policy Draft DMD 44 and supporting Appendix 6 applicants for development affecting a heritage asset or its setting should provide a Heritage Statement, describing the significance of any heritage assets affected by development proposals, and the contribution made by their setting, as part of any application affecting a property within a conservation area. The Council will not validate applications where the extent of the impact of the proposal on the significance of any heritage assets affected cannot adequately be understood from the application and supporting documents. The Heritage Statement should contain the information required to assess the impact

Detailed requirements are set out in the Appendix on Heritage Statements. (Draft DMD 6.5.7

Summary of special interest

The key factors that give the Clay Hill Conservation Area its special interest are summarised in Section 3 (page 26) of the Character Appraisal. These are the things that make up the character and appearance of the area which it is desirable to "preserve or enhance" through management action.

Conservation Area boundaries

Following the recent review (October 2013), the current boundaries are confirmed.

Summary of issues

The particular issues affecting the Conservation Area at present, which need to be addressed, are summarised in Section 4 (p.27) of the Character Appraisal, as follows:

In general, the area is in good physical condition, with current designations and policies ensuring that many aspects of rural character of the area are protected. However, as already described, several issues appear to threaten the character of the area, or will need future consideration:

- The introduction of suburban-style boundary treatments
- Loss of original details
- The painting or rendering of façades
- The need for the care and management of trees
- The need for appropriate highways maintenance
- Pressure for infill development

Article 4(2) Direction

In order to protect the special architectural character of houses within the conservation area an Article 4(2) Direction has been made to cover the properties shown on the map below. This requires that planning permission must be sought to change windows, doors, roof coverings, to paint or render brick facades and to erect, alter or demolish a boundary fence or wall on frontages of dwelling houses that face a highway, footpath or public open space. In addition, where a building is well screened from the road or public view the Direction covers the demolition alteration or erection of boundary walls and the erection of satellite dishes.

The Article 4 Direction addressed the principal threats to the character of the area identified in 2006. Therefore monitoring the effectiveness of the Direction is now a priority for action.

The format, techniques and content of this Assessment draws upon the guidance from the English Heritage Publication; Conservation Principles:

Policies and Guidance.

Conservation Principles provides a comprehensive framework for the sustainable management of the historic environment, within which 'Conservation' is defined as the process of managing change to a significant place and its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations.



The guidance also provides a set of four, which will be used to initially assess the significance of the Fallow Buck with in this document. These values may be understood as follows:

Heritage Values:	Impact for this Proposal:
• Evidential value: The potential of a place to yield evidence about past human activity.	LOW
• Historical value: The ways in which past people, events and aspects of life can be connected Through a place to the present	LOW
• Aesthetic value: The ways in which people draw sensory and intellectual stimulation from a place.	LOW
• Communal value: The meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.	LOW

Impact Assessment

Criteria for Assessment

The following section is intended to assess the impact of the proposed alteration and development at The Fallow Buck. This assessment is carried out in line with NPPF. The level of impact will be assessed upon the following criteria:

Level of Impact	Description
High	The proposed changes will seriously alter the overall setting and character of heritage assets
Moderate	The proposed changes will alter the setting or overall character of the heritage asset. There may be an impact in key views and change (e.g. the creation of coherency) to the visual aesthetic of the building.
Minor	The proposed changes may cause minimal impact to the building or overall character of a heritage asset, but will not cause an overall change to the building or views around it
Negligible	The proposed changes will have a very minor upon on the heritage asset or very minor impact on the overall character of the surrounding context
Neutral	The proposed changes will have no impact on the heritage asset

Sustainability

The proposed scheme embodies the prime principles of sustainability, in the re-use of an existing structure.

The following elements are expected to be incorporated into the scheme:

- Retention of all principal frame members in existing building to minimise rebuilding
- Re-use of finishes such as roof tiles where existing is refurbished
- To be looked into only: New more efficient boiler and heating system to reduce fuel usage
- To be looked into only: New more efficient water fittings and appliances to reduce treated water usage
- To be looked into only: Repair and refurbishment of existing windows and doors to improve weather and draught proofing, reducing heat loss
- To be looked into only: Complete rewire and new fittings/appliances utilising energy saving features and long life consumables
- New soft planting and landscaping to improve visual amenity and reduce carbon
- To be looked into only: Significant reduction in usage of gas, electricity and water overall
- To be looked into only: Use of UK sourced natural slates and clay tiles for the new roof
- To be looked into only: Careful consideration of window positioning to balance solar gain/heat loss with an abundance of natural light into the building, to reduce heating and lighting demands
- To be looked into only: High level cross ventilation by open able windows to promote natural cooling and air flow to increase comfort and reduce cooling/mechanical ventilation load
- To be looked into only: Use of modern but natural insulation products and/or with low to zero ODP to facilitate vapour migration and increase thermal comfort for the new build

Significance

The subject site makes a positive contribution to the Conservation Area with this contribution being largely linked to the aesthetic value and retained historic features

Conclusion

The frontage of 3 Stratton Avenue will have no changes made and will retain historic features that enable it to make a positive contribution to the Clay Hill Estate Conservation Area' and the street scene. The rear of the property to which this proposal relates is not visible from the public realm and though the works will impact upon the existing fabric and plan -form this will not result in the situation being any better or worse than the existing.

We believe the proposed works enhance the character of the original design and are not detrimental to the surrounding area.
