

Heritage Statement

313-315 Caledonian Road, Islington,
London

June 2016

Contents

1.	Introduction	1
2.	The Heritage Asset, Significance and Role of Nos. 313-315 Caledonian Road	3
3.	Role of application building in the Significance of the Conservation Area	13
4.	Local Views	16
5.	Relevant Heritage Legislation & National Policy & Guidance	20
6.	Impact Assessment	22
7.	Summary and Conclusions	26

Client
OpticRealm Ltd

June 2016

1. Introduction

- 1.1 This Heritage Statement has been prepared by Turley Heritage on behalf of OpticRealm Ltd to support application proposals for the alteration and extension of nos. 313-315 Caledonian Road, Islington, London, N1 1DR, an unlisted building located within the Barnsbury Conservation Area in the London Borough of Islington.

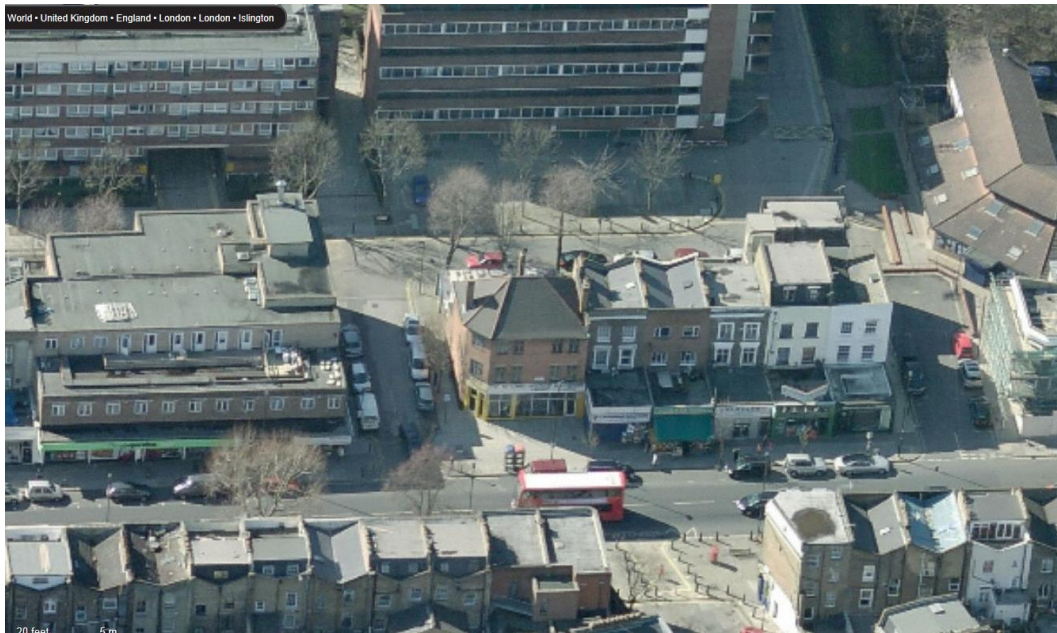


Figure 1: Aerial view of application site and building

- 1.2 The National Planning Policy Framework (the ‘Framework’) 2012 provides the Government’s national planning policy of the conservation of the historic environment. In respect of information requirements it requires 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.”¹

- 1.3 The designated heritage asset comprising the Barnsbury Conservation Area is identified and its significance assessed in section 2 of this statement. The history of the present building on the application site is reviewed together with its relative contribution to the significance of the conservation area, using the guidelines suggested by Historic England, in section 3. This provides a basis for assessing the impact of the application proposals in light of the legislative and national policy context reviewed in section 4.
- 1.4 As the application site lies within two locally identified views the background to this policy and impact of the application proposals in considered in section 4 with reference

¹ DCLG, National Planning Policy Framework (NPPF) 2012 – para.128

to photographs from the viewpoint locations. A summary and conclusion of potential heritage impact is set out in section 7.

2. The Heritage Asset, Significance and Role of Nos. 313-315 Caledonian Road

- 2.1 The Framework supported by national Planning Practice Guidance from March 2014 defines a heritage asset as:

“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”².

Designated Heritage Asset – Barnsbury Conservation Area

- 2.2 Designated heritage assets are those which possess a level of heritage interest that justifies designation under relevant legislation and are then subject to particular procedures in planning decisions that involve them.

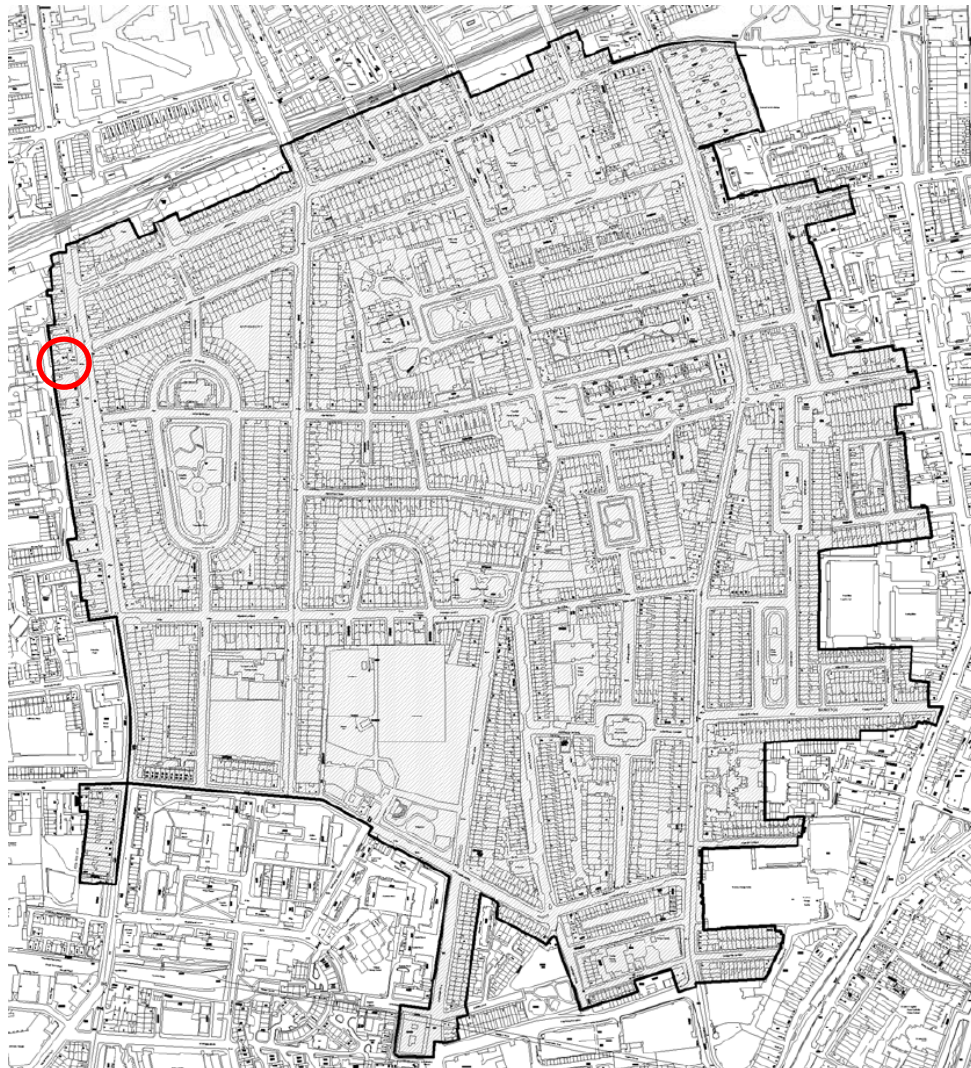


Figure 2: Barnsbury Conservation Area boundary (source: LB Camden)

² DCLG, National Planning Policy Framework (NPPF) 2012 – Annex 2: Glossary

- 2.3 Nos. 313-315 Caledonian Road lies towards the western edge of the Barnsbury Conservation Area first designated in April 1969 subsequently reviewed in April 2004.
- 2.4 For the purposes of Framework policy the conservation area is a designated heritage asset³ and its significance derives from its special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance⁴. The local planning authority's Conservation Area Design Guidelines document provides a description of the area's character and appearance.

Other Heritage Assets

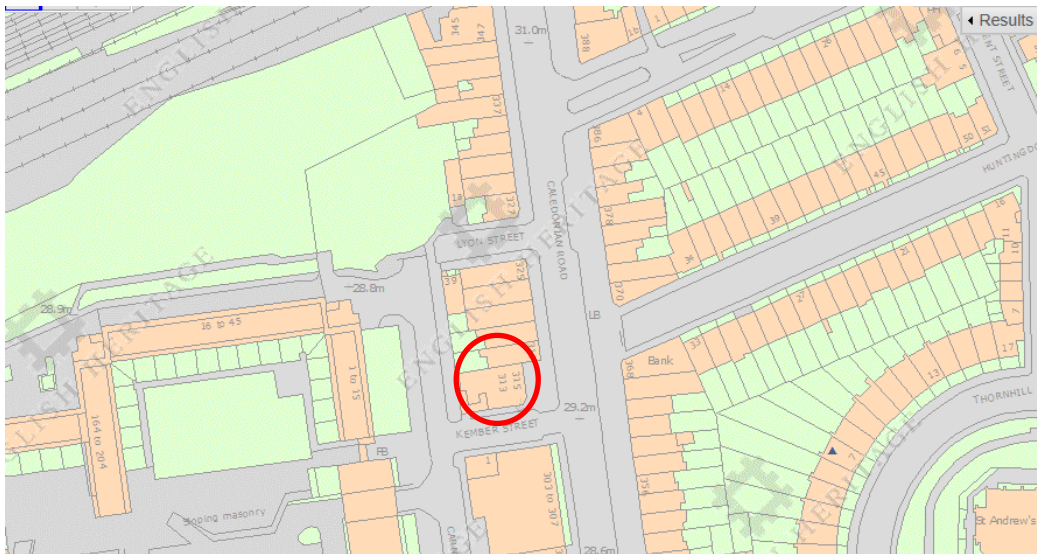


Figure 3: Extract map from National Heritage List for England

- 2.5 The application building is not adjacent to any listed buildings although the nearby nos. 1 to 17 (consecutive) Thornhill Crescent is listed at grade II. However, given the nature of the application proposals and the distance and interposing built form between the application site and the listed buildings, there would be no potential impact on their heritage significance. These designated heritage assets and their setting are therefore not considered further in this statement.

³ DCLG, National Planning Policy Framework (NPPF) 2012 – Annex 2: Glossary

⁴ S.69 Planning (Listed Buildings and Conservation Areas) Act 1990

Significance of Barnsbury Conservation Area

2.6 The Framework defines the significance of a heritage asset as:

“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”⁵

2.7 As noted above conservation areas are designated on the basis of their special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance.

Historic development of the area

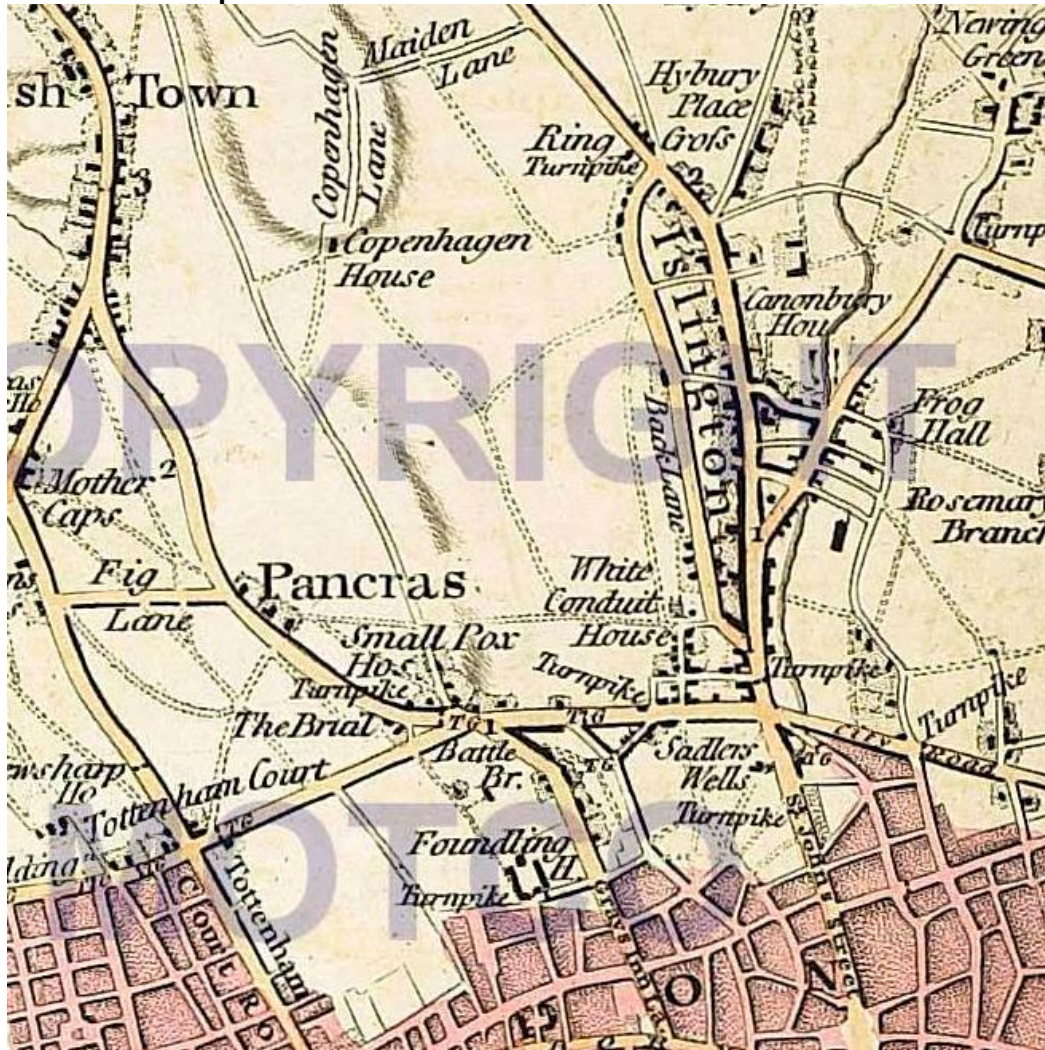


Figure 4 - John Cary's Map of Fifteen Miles Round London, 1786

⁵ DCLG, National Planning Policy Framework (NPPF) 2012 – Annex 2: Glossary

- 2.8 The growth of Barnsbury and Kings Cross are interlinked⁶ and the area covering the whole of the parish west of the settlement along Upper Street and south of the N.L.R. line was developed early C19th. The only medieval building recorded was Barnsbury Manor House and its moated site remained until the 19th century.
- 2.9 Building took place as individual landowners sought to take advantage of a demand stimulated by the building of Pentonville, in Clerkenwell. By 1817 two streets linking Back Road with Upper Street had terraced building: Park Street was almost completely lined by development whilst Barnsbury Street had little building on the north side. The rest of the area between the two north-south routes was mostly still fields at this time.
- 2.10 Laycock's large dairy farm was at the north end, a 'paste-board' factory had been built towards the south opposite the later Cloudesley Place, and between Park and Barnsbury streets lay a large nursery. From the 1820s some of Islington's most attractive estates were laid out, in a 'metropolitan style' – defined by spacious squares linked by unified terraces with regular facades.
- 2.11 Building continued in the 1820s on the Barnfield estate under an agreement with Robert Clarke, with villas on the north side of Barnsbury Park, and two cottages at the east end of the south side were built in 1821. Park Terrace, fronting Liverpool Road, was built in 1822 stretching both sides of Brooksby Street. In the south-western part of the parish, George Thornhill had let large areas on brickmaking agreements from 1808 and in 1823 he began making building leases for land south of the canal, including Southampton (later Calshot) Street and Thornhill Street (later Wynford Road). Land was reserved for Thornhill Bridge Place north of the canal in 1827, and on the east side of his estate Gainford Terrace in Richmond Avenue, near Thornhill Road, was built c. 1829. He also put capital into the making of Caledonian Road in 1826, which furthered growth in the western part of the parish.
- 2.12 Agreements for Hemingford Terrace at the south end of Hemingford Road and for land on the south side of Richmond Avenue at its east end were made by Thornhill in 1838 and 1840 with William Dennis and George Price, partners who also agreed in 1838 with Henry Rhodes, surveyor for the Coxe family's Denmark estate, to build 10 houses in Denmark Terrace and 17 in Denmark Street, allowing a plot for the British school in 1840. Dennis and Price also agreed in 1841 for a large plot west of Caledonian Road, from Copenhagen Street probably to the N.L.R. and in 1841 agreed with Thornhill for the land between Hemingford and Caledonian roads on either side of Richmond Avenue, subletting some plots.
- 2.13 In 1841 the area between Liverpool and Thornhill roads was filling rapidly but the rest of Barnsbury was largely empty. Cloudesley Square and its adjoining streets were almost filled, as were Barnsbury Park and neighbouring streets on the Barnfield estate. East of Liverpool Road only Gibson Square, Theberton Road, and College Cross were filled, leaving cow layers north of Park Street and some land around the Gibson estate still open. West of Thornhill Road the area nearest the road and between Richmond Avenue and Pentonville was nearly all built over, as was a patch between the canal and the Clerkenwell boundary east of Caledonian Road. West of Caledonian Road what seem to

⁶ A P Baggs, Diane K Bolton and Patricia E C Croot, 'Islington: Growth, Barnsbury and King's Cross', in *A History of the County of Middlesex: Volume 8, Islington and Stoke Newington Parishes*, ed. T F T Baker and C R Elrington (London, 1985), pp. 24-29 <http://www.british-history.ac.uk/vch/middx/vol8/pp24-29> [accessed 13 March 2015].

have been detached or semi-detached villas and cottages were built in Bemerton, Lyon, and Gifford streets, and in Buckingham (later Boadicea) Street c. 1845 near the canal, with terraces between the latter and Caledonian Road, besides a small terrace on the south side of Randell's Road.

- 2.14 By the mid-1850s the rest of Barnsbury was almost completely developed. The houses in the squares in major roads such as Caledonian, Liverpool, Hemingford, and Richmond roads and in other groups such as Barnsbury Park, Richmond Crescent, and Albion Grove, were middle-class: substantial three- or four-storeyed terraces with basements and attics, or detached and semi-detached villas, generally stuccoed with bay windows. The lesser streets had two- or three-storeyed houses for the lower middle class and artisans.
- 2.15 West of Caledonian Road the tile kilns and pollution from industries at Belle Isle in the early 1850s exasperated householders who had moved there for fresh air and perhaps accounted for a particularly quick decline. Problems were exacerbated by poor drainage. Houses in Great and Little William streets suffered from damp basements and sewage oozing through the walls; farther east an open sewer behind Mountfort Terrace and Lofting Road complained of in 1848 was still a health hazard in 1853. In Storey Street piles of builders' rubbish prevented it from being paved for several years after the houses were occupied. Many of the defects, not unique to Barnsbury, were the result of quick growth and discouraged from staying those who could afford to move farther away. The occupants of most of the large terraced houses fronting Caledonian Road, between Lyon and Copenhagen streets, changed from private residents to tradesmen and craftsmen between the beginning and middle of the 1850s.
- 2.16 After the area was built up there were few major changes until the Second World War although municipal housing began in the area shortly before with the L.C.C.'s Barnsbury estate near Pentonville, begun in 1936 to relieve serious overcrowding. Bombing during the Second World War destroyed many houses, particularly north of Copenhagen Street and west of Caledonian Road, and the borough council began large-scale rebuilding. The area west of Caledonian Road was nearly all rebuilt over the next 30 years, as the L.C.C.'s (later G.L.C.'s) Bemerton estate. Caithness House and Orkney House were built in the early 1960s, followed by blocks at the north and south ends of the estate, the latter including a fire station and cinema. The estate was completed with blocks near Stanmore Street behind the Caledonian Road baths, which were also rebuilt. Beaconsfield Buildings was acquired by the G.L.C. in 1966; the 383 flats, known as one of the worst slums in the area and nicknamed the Crumbles, were cleared over seven years.
- 2.17 From the 1960s further change occurred as young professionals began to renovate the run-down houses. The Barnsbury Association was formed in 1964 by new middle-class residents and produced a scheme for closing much of the area to through traffic. The History of the County of Middlesex⁷ notes that when the Barnsbury Conservation Area was created in 1965 such a scheme was introduced at considerable expense and was bitterly criticized for putting all through traffic along streets that remained working-class.

⁷ Ibid

- 2.18 In 1983 Barnsbury was noted as retaining many buildings of the earlier 19th century in unified squares and terraces, making it attractive to current taste. The part between Milner Square and Thornhill Square was almost all filled with the original houses, or with open space where they had been cleared, and became a Conservation Area.

Character and Appearance

- 2.19 The local planning authority's published Barnsbury Design Guidelines document (undated) notes that the conservation area is the largest in Islington. Reflecting the surviving history of the area outlined above, the conservation area is noted to contain many of the best examples of formal late Georgian/early Victorian residential development in London. Most notable are the sequences of squares and terraces such as Lonsdale Square, Gibson Square and Thornhill Square with many comprising mature trees and well established planting that enhance the surrounding buildings. Overall, the area is particularly noted to have a rare quality of consistency and completeness.
- 2.20 The predominant use character is residential with shopping frontages on Liverpool Road and Caledonian Road proving important local services. The special character and appearance of the area derives from the survival of C18th and C19th century buildings, built with traditional materials.

Nos. 313-315 Caledonian Road

- 2.21 Within this context is the application building and its surroundings of Caledonian Road the development of which is summarised below. The building occupies a corner plot, constructed of brick with hipped roof and metal casement windows at odds with the traditional character of adjacent and nearby terraces of C19th buildings. The building appears to be of inter-war date with some sources indicating construction in the late 1930s – although map evidence suggests a post-war date (Figures 8 & 9).



Figure 5: 313-315 Caledonian Road

2.22 Growth in the western part of the parish was stimulated by the building in 1826 of a road from Holloway Road at Camden Road to King's Cross, but little of it was residential until the 1840s. First known as Chalk Road it was later named Caledonian Road after the Royal Caledonian asylum, built in 1827-8 on a site in Copenhagen fields east of the road, to replace premises in Hatton Garden. The asylum had been incorporated in 1815 as a charity to support and educate the children of Scottish servicemen killed or wounded in action and of poor Scots living in London.

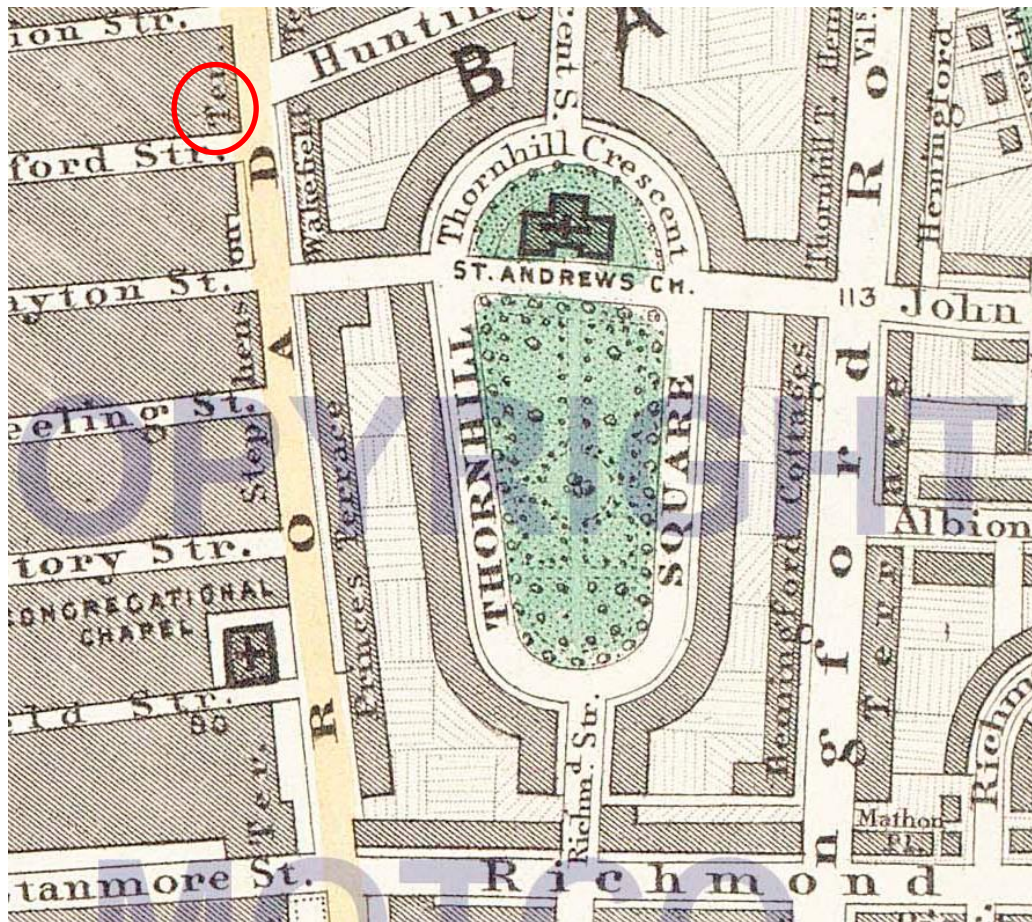


Figure 6: Stanford's Library Map of London and its Suburbs, 1862

2.23 The first residential buildings on Caledonian Road were Thornhill Terrace (numbers 106-146) built in 1832, with other terraces were built in the 1840s. From around 1837 to 1849, a group of cottages in gardens were built (between Brewery Road and the site of the current railway); these were part of the failed Experimental Gardens or French Colony founded by a philanthropist, Peter Baume. Due to poor lighting and roads, the cottages declined into slums.

2.24 Pentonville Prison was built on the road in 1842 immediately to the south of the Asylum. Cattle drovers used the Caledonian road on their way to Smithfield until 1852 when the City of London Corporation transferred the Metropolitan Cattle Market here and it became known as the Caledonian Market. Drovers' lodgings, five public houses, and two hotels were put up around the market, and the Corporation built a block of working-class dwellings c. 1865.

- 2.25 By the time of Stanfords Map (above) in 1862 the area around the application site was largely developed as a series of terraces along the principle thoroughfares with crescents and squares set off secondary streets. The application site as this time is part of the uniform terrace of C19th buildings opposite the junction of Caledonian Road and Huntingdon Street.
- 2.26 The layout of the area towards the end of the C19th is also illustrated on the Ordnance Survey map from 1894-6 (below) clearly showing the regular plot layout of the terraced buildings. Notably, the application site is comprised as part of a terrace of 7 buildings.

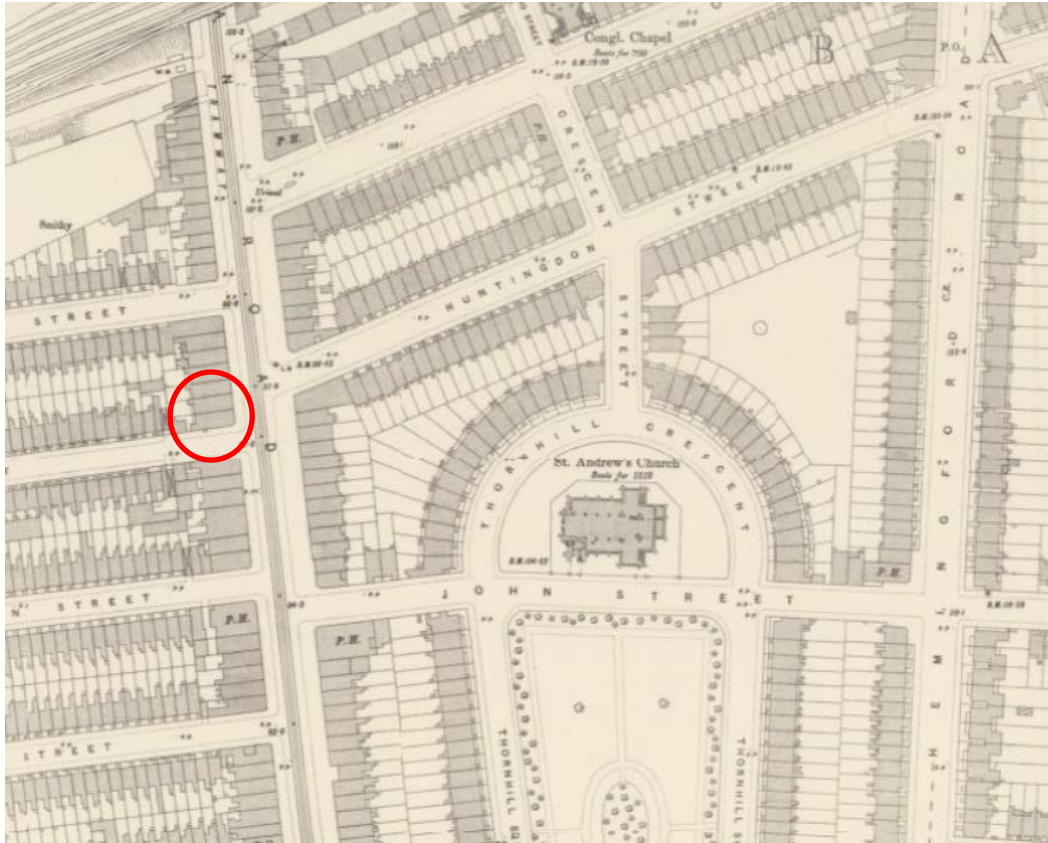


Figure 7: Ordnance Survey Map 1894-6

- 2.27 During the Second World War the area was subject to bomb damage as illustrated on the map below. Whilst the terraces to the west of Caledonian Road were damaged the application site buildings appear undamaged.

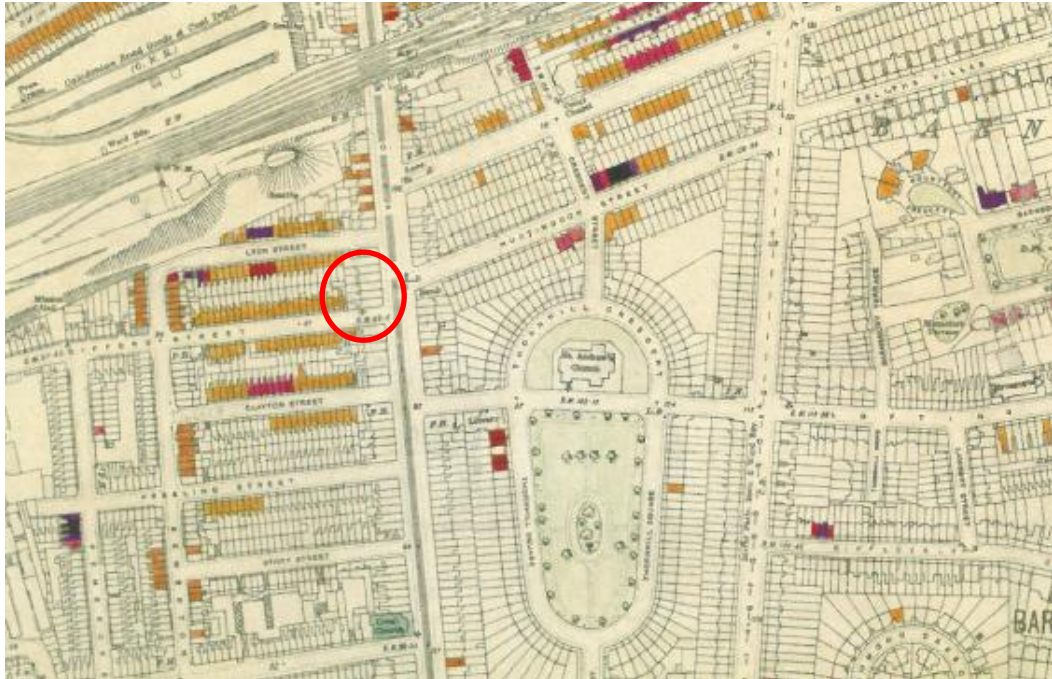


Figure 8: LCC Bomb Damage Map

2.28 However, the first post war Ordnance Survey map from 1952 illustrates that the two of the end terrace buildings had been demolished and replaced with the present building that occupies 313-315 Caledonian Road.

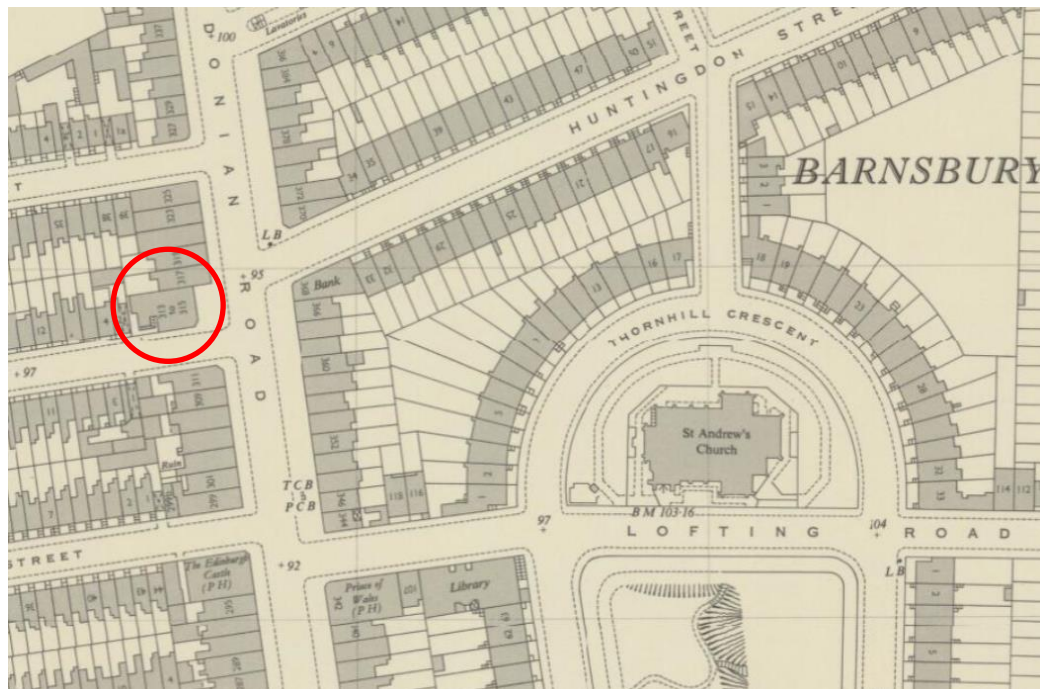


Figure 9: Ordnance Survey Map 1952

2.29 Since this time, the buildings context to the west, outside of the conservation area, has changed dramatically with the clearance and redevelopment of the C19 terraces for public sector housing.

2.30 As found today the application site building comprises an end of terrace corner building arranged over basement, ground and two upper floors, constructed of brick with a steep hipped roof. It contrasts with the adjacent C19th terraced buildings with butterfly roofs.

2.31 At the rear the building has been extended in a number of phases and an uncoordinated and ad-hoc way and these are visible from Kember Street.

The Cally Plan Supplementary Planning Document (2014)

2.32 As further context the Cally Plan looks at ways in which the commercial section of Caledonian Road known locally as the 'Cally' can be improved. The document is a Supplementary Planning Document (SPD) and provides greater detail on policies within the council's Development Plan Documents (see Planning Statement). The plan area includes the application building which is identified as a "site to be improved or longer term development potential" and more specifically to "Bring building back into active use and remove security fencing".

3. Role of application building in the Significance of the Conservation Area

3.1 The relative role and contribution of nos.313-315 Caledonian Road to the significance, in terms of character and appearance, of the Barnsbury Conservation Area can be gauged using Historic England’s suggested checklist⁸.

Criteria	Commentary
Is it the work of a particular architect or designer of regional or local note?	None known
Does it have landmark quality?	No – the building steps back from the building-line of the adjacent terrace which has been extended to the back edge of the pavement.
Does it reflect a substantial number of other elements in the conservation area in age, style, materials, form or other characteristics?	No – due to its date of construction, architectural form and appearance the building contrasts with the traditional architectural and historic character of its surroundings.
Does it relate to adjacent designated heritage assets in age, materials or in any other historically significant way?	No – no relationship exists with the nearest designated heritage assets
Does it contribute positively to the setting of adjacent designated heritage assets?	No – no relationship exists with the nearest designated heritage assets
Does it contribute to the quality of recognisable spaces including exteriors or open spaces with a complex of public	No – its recessive building form and architectural form detracts from the wider townscape form of regular terraces

⁸ Historic England Advice Note 1: Conservation Area Designation, Appraisal and Management, 2016, Table 1 Checklist

buildings?	
Is it associated with a designed landscape e.g. a significant wall, terracing or a garden building?	No
Does it individually, or as part of a group, illustrate the development of the settlement in which it stands?	Only insofar as the building illustrates the redevelopment of the C19th terrace in the C20th.
Does it have significant historic association with features such as the historic road layout, burgage plots, a town park or a landscape feature?	No – its recessive building form and architectural form detracts from the wider townscape form of regular terraces
Does it have historic associations with local people or past events?	None are known
Does it reflect the traditional functional character or former uses in the area?	No
Does its use contribute to the character or appearance of the area?	Active use of the building would contribute to the character and appearance of the area.

3.2 Historic England's guidance suggests that a positive response to one or more of the questions may indicate that the building makes a positive contribution. In these terms the building as found today, does not make a positive contribution to the significance of the conservation area, appearing at odds with the more historic form of the C19th terraces that otherwise characterise the conservation area and the building's immediate surroundings.

3.3 As highlighted in the Cally Plan SPD (see paragraph 2.32 above) the building is also noted as one that will benefit from being brought back into active use in order to improve the site and its contribution to the local environment.

4. Local Views

Local policy background

- 4.1 Development Management Plan (DMP) 'Policy DM2.4: Protected views' identifies the local views that Islington Council will 'protect and enhance' and states that:

“Redevelopment of buildings that currently adversely impact on the local or strategic view are required to enhance the view and the ability to appreciate the landmark within the views, and not infringe on any part of the defined view.”

- 4.2 The accompanying policy text states that new development should enhance the view and not provide any adverse impacts on it. Details of the location and termination of the local views viewing corridors are given in Appendix 1 of the DPD. The council is producing management plans for all local views.
- 4.3 Policy DM2.1 sets out the council's design objectives and further supports Policy DM2.4; stating for a development proposal to be acceptable it is required to not result in an unacceptable adverse impact on views of local landmarks.
- 4.4 The application site falls within the identified view corridor to local views LV4: View from Archway Road and LV5: View from Archway Bridge, as illustrated on **Figure 10** below.

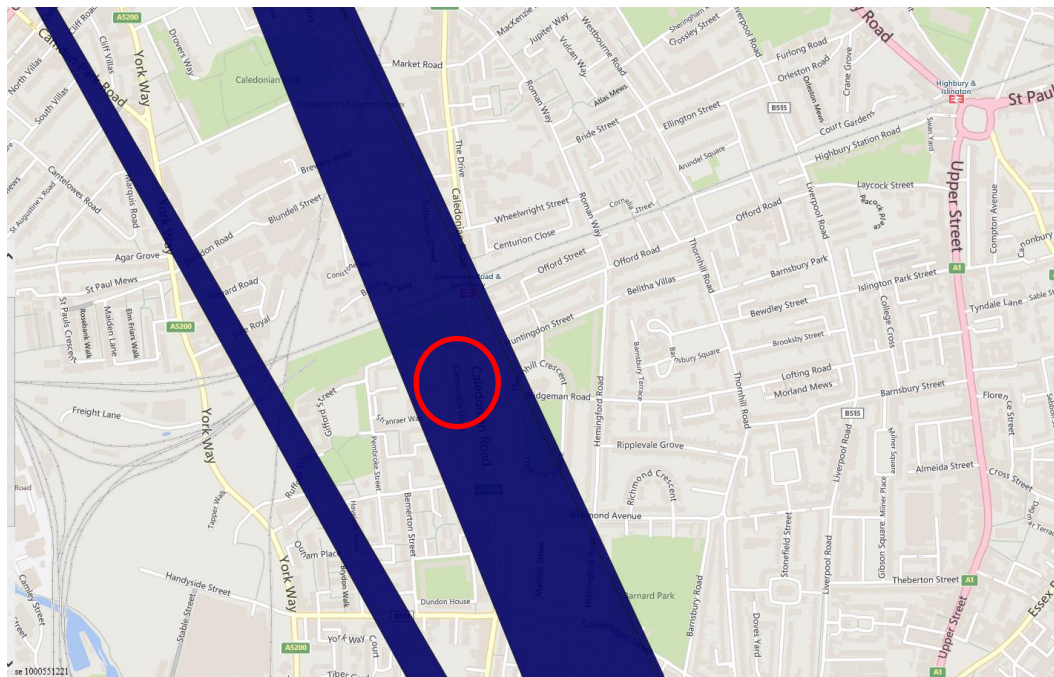


Figure 10: Plan illustrating the view corridor of LV4 and LV5

LV4: View from Archway Road

- 4.5 LV4 is taken from along the eastern footpath of Archway Road looking towards St Paul's, as shown in Figure 11. The application site falls within the middle ground of the view.



Figure 11: Location of Islington Council's LV4, taken from the DMP

- 4.6 The photographs at Figure 12 and 13 are taken within this view corridor and demonstrate that St Paul's Cathedral is visible in the background of the view. The application site is not visible or discernible within the view.

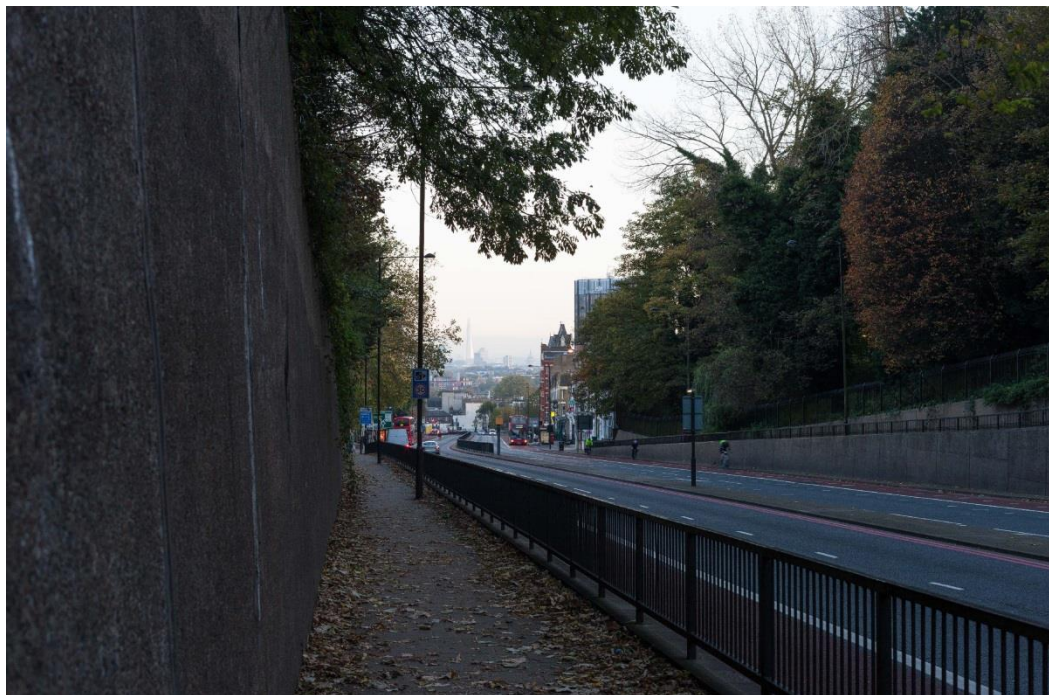


Figure 12: LV4 (50mm lens)

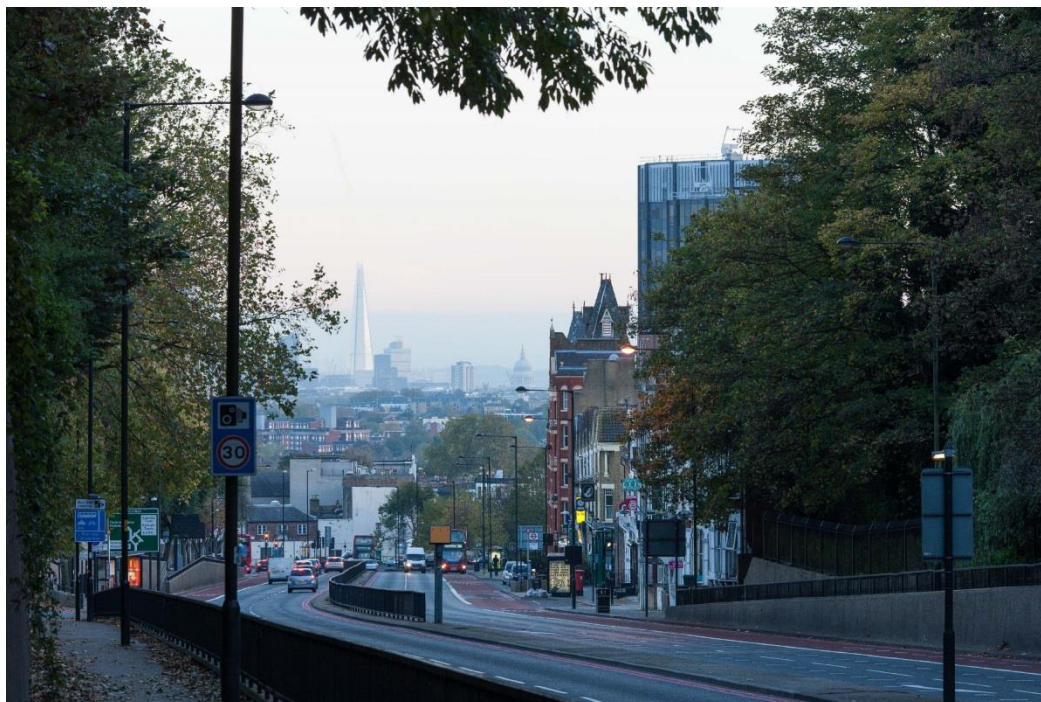


Figure 13: LV4 (135mm lens)

- 4.7 On this basis and given the nature of the application proposals they will have no material impact on this view due to the scale of the application building and intervening built form.

LV5: View from Archway Bridge

- 4.8 LV5 is taken from the raised prospect of Archway Bridge looking towards St Paul's Cathedral and illustrated in Figure 14. The planning application the site falls within the middle ground of the view and is not visible.



Figure 14: Location of Islington Council's LV4, taken from the DMP

- 4.9 The photographs at Figure 15 and 16 illustrate that St Paul's Cathedral is visible in the background of the view from this viewpoint position.



Figure 15: LV5 (50mm lens)



Figure 16: LV5 (135mm lens)

- 4.10 The proposed alteration and extension of nos. 313-315 Caledonian Road will not be visible within LV5 due to their scale and that of the application building and intervening built form. The application proposals will therefore have no material impact on LV5.

5. Relevant Heritage Legislation & National Policy & Guidance

Statutory Duty

- 5.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty upon the decision maker in determining applications for development within a conservation area to pay special attention to the desirability of preserving or enhancing the character or appearance of the area. The meaning of preservation in this context, as informed by case law, is taken to be the avoidance of harm.
- 5.2 Recent case law has also emphasised the considerable importance and weight that should be accorded to the statutory duty.

National Planning Policy Framework (2012) & Planning Practice Guidance (2014)

- 5.3 In relation to all heritage assets the Framework requires that local planning authorities should take account of; the desirability of sustaining and enhancing heritage significance putting assets to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities and economic vitality; and, the desirability for new development to make a positive contribution to local character and distinctiveness (paragraph 131).
- 5.4 With respect to designated heritage assets such as the Barnsbury Conservation Area, paragraph 132 of the Framework requires that local planning authorities should give great weight to the asset's conservation when considering the impact of proposed development on the significance of a designated heritage asset.
- 5.5 Conservation – i.e. the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance⁹, of the significance of the Barnsbury Conservation Area, is the principal heritage policy objective reflecting the statutory duty which must be accorded considerable importance and weight.
- 5.6 As a context for the application proposals which involve alteration and extension of the application building paragraph 138 of the Framework specifically notes that not all elements of a conservation area will necessarily contribute to its significance. Further useful guidance is provided in national Planning Practice Guidance which notes with respect to unlisted conservation area buildings that:

“If the building is important or integral to the character or appearance of the conservation area then its demolition is more likely to amount to substantial harm to the conservation area, engaging the tests in paragraph 133 of the National Planning Policy Framework.”

⁹ NPPF Annex 2 Glossary

- 5.7 With respect to new development, paragraph 137 of the Framework requires that local planning authorities look for opportunities for new development within a conservation area to enhance or better reveal their significance. The application proposals provide such an opportunity to meet this policy objective.
- 5.8 Historic England's best practice advice¹⁰ note provides guidance in respect of new development in the form of design and local distinctiveness, noting that a successful scheme will be one whose design has taken account of some or all of the following characteristics of the surroundings, where appropriate:
- The history of the place
 - The relationship of the proposal to its specific site
 - The significance of nearby assets and the contribution of their setting, recognising that this is a dynamic concept
 - The general character and distinctiveness of the area in its widest sense, including the general character of local buildings, spaces, public realm and the landscape, the grain of the surroundings, which includes, for example the street pattern and plot size
 - The size and density of the proposal related to that of the existing and neighbouring uses
 - Landmarks and other built or landscape features which are key to a sense of place
 - The diversity or uniformity in style, construction, materials, colour, detailing, decoration and period of existing buildings and spaces
 - The topography
 - Views into, through and from the site and its surroundings
 - Landscape design
 - The current and historic uses in the area and the urban grain
 - The quality of the materials
- 5.9 New development which takes account of these characteristics will contribute to the significance of the conservation area.

¹⁰ Historic England, Historic Environment Good Practice Advice in Planning: 2 - Managing Significance in Decision-Taking in the Historic Environment, 2015

6. Impact Assessment

Introduction

- 6.1 The impact on locally identified views subject to local policy is considered in section 4 above where it is concluded there will be no material impact.
- 6.2 The relevant designated heritage asset has been identified, its significance assessed and the relative contribution of the application site and building to that significance reviewed in light of prevailing heritage legislation and national policy and guidance. This provides the proper basis for assessing the impact of the application proposals on heritage significance.
- 6.3 It is evident that the existing application building does not make a positive contribution to the prevailing character and appearance of the conservation area and that opportunity exists to improve its appearance and form – and hence its relative contribution to significance.

Application Proposals

- 6.4 The application proposals involve the removal of the existing series of ad-hoc rear ground and first floor extensions and access stairs and their replacement with new three-storey rear extension with accommodation in the roof. The building as a whole will be refurbished and brought back into active use and the shopfront will be refurbished.
- 6.5 Full details of the scheme are provided in the architect's Design and Access Statement and the associated planning application drawings.

Alteration and Extension

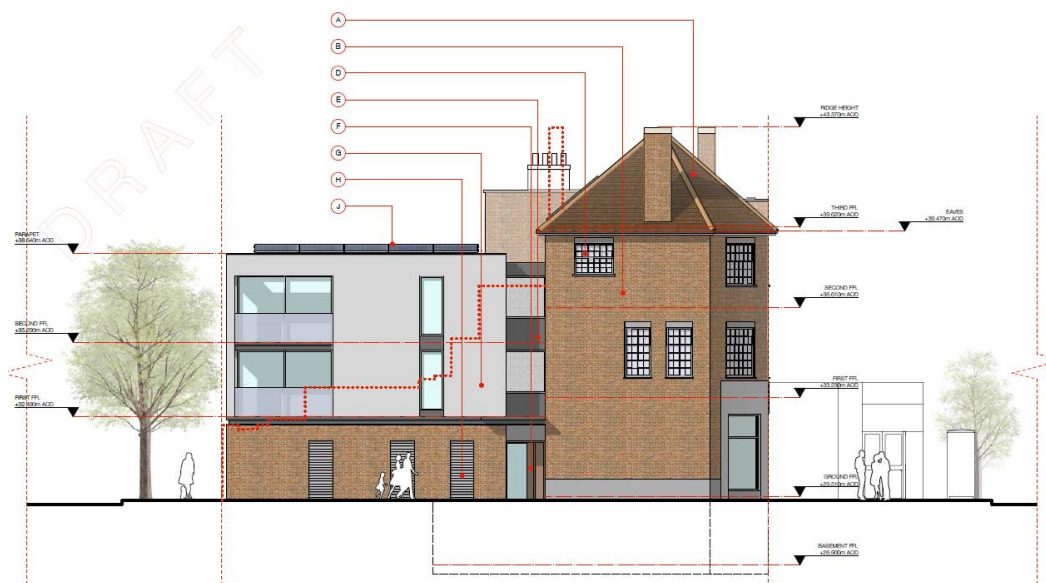


Figure 17: Application proposals

- 6.6 The application proposals seek to extend the existing building in a more architecturally coherent form adopting a contemporary, but contextual architectural style employing traditional materials and finishes.
- 6.7 The design of the replacement building has been closely informed by study of the prevailing characteristics of the conservation area as set out in the architect's Design and Access Statement.
- 6.8 The height and mass of the proposed rear extension aligns with the existing return flank of the building whilst accommodating a recessed 'break' to differentiate between new and old and, in terms of height sits below the existing eaves line. The new extension will address and enclose Kember Street as an improvement to the present arrangement of uncoordinated extensions whilst appearing subservient to the principal building facing Caledonian Road.
- 6.9 The new extension will comprise a brick ground floor or 'plinth' with light grey rendered upper floors with flat roof and pv arrays. The rear elevation of the existing building will otherwise be altered to incorporate new fenestration with glass balustrades below. Accommodation contained within the existing roof form will be lit by new rooflights set within the plane of the roofslope.
- 6.10 The traditional elements of the existing shopfront will be refurbished in traditional materials to a high standard of finish meeting the objectives of local policy.
- 6.11 With respect to the criteria suggested by relevant best practice advice¹¹, with regard to new development and design in context, the application proposals have taken account of the following characteristics of the surroundings:

1. *The history of the place.*

The proposed development reflects the historic development of the Site and wider townscape area. The design of the replacement building has been closely informed by study of the prevailing characteristics of the conservation area as set out in the architect's Design and Access Statement.

2. *The relationship of the proposal to its specific site.*

The application extend the existing building in a more architecturally coherent form adopting a contemporary, but contextual architectural style employing traditional materials and finishes.

3. *The size and density of the proposal related to that of the existing and neighbouring uses.*

The proposed development is consistent with the scale and density of this part of the conservation area.

¹¹ Historic England, Historic Environment Good Practice Advice in Planning: 2 - Managing Significance in Decision-Taking in the Historic Environment, 2015

4. *The significance of nearby assets and the contribution of their setting, recognising that this is a dynamic concept.*

The design of the building has been informed by a study of the significance of the conservation area taking account of the contrasting architectural character and later date of the application building, but nevertheless seeking to draw its characteristics whilst evolving a contemporary design solution.

5. *The general character and distinctiveness of the area in its widest sense, including the general character of local buildings, spaces, public realm and the landscape, the grain of the surroundings, which includes, for example the street pattern and plot size.*

The general character of adjacent and nearby buildings in the conservation area has influenced and been reflected in the design, insofar as relevant to the host building which it itself in contrast with that character.

6. *Landmarks and other built or landscape features which are key to a sense of place.*

The significance of the conservation area derives more from homogeneity and commonality of building form rather than landmark buildings or features. The design of the application proposals has been influenced by these characteristics rather than seeking to establish a landmark feature.

7. *The diversity or uniformity in style, construction, materials, colour, detailing, decoration and period of existing buildings and spaces.*

The uniformity of height, scale and mass has influenced the design of the proposals whilst allowing for interpretation of traditional detailing and decoration in a contemporary manner. Refurbishment of the shopfront will enhance the street scene.

8. *The topography.*

The design reflects and respects the prevailing topography, layout and urban grain of the conservation area.

9. *Views into and from the site and its surroundings.*

The design has taken account of the location of local townscape views and the site's location within the local views corridor where there will be no material impact.

10. *Landscape design.*

The application proposals offer the opportunity to improve the front forecourt to the building.

11. The current and historic uses in the area and the urban grain.

The application proposals take the opportunity to return the site to predominantly private residential use with commercial at ground floor to reflect the prevailing land-use characteristics of the conservation area.

12. The quality of the materials.

The new extension will comprise a brick ground floor or 'plinth' with light grey rendered upper floors with flat roof and pv arrays. The rear elevation of the existing building will otherwise be altered to incorporate new fenestration with glass balustrades below. Accommodation contained within the existing roof form will be lit by new rooflights set within the plane of the roofslope. The traditional elements of the existing shopfront will be refurbished in traditional materials to a high standard of finish meeting the objectives of local policy

- 6.12 The design of the new building has taken account of the contextual characteristics of the layout and appearance of built form in the conservation area whilst allowing for a contemporary interpretation of the differing characteristics of the host building.
- 6.13 In these terms the application proposals will sustain and enhance the significance of the conservation area and make a positive contribution to local character and distinctiveness – meeting the objective of Framework paragraph 131. The proposals will conserve (i.e. the process of maintaining and managing change in a way that sustains and where appropriate enhances significance) the significance of the designated heritage asset – meeting the objective of Framework paragraph 132. Further, the proposals take the opportunity to enhance character and appearance and better reveal the significance of the conservation area through considered design – meeting the objective of Framework paragraph 137.
- 6.14 The application proposals will therefore preserve the character and enhance the appearance of the conservation area and thereby meet the objective of the duty of the 1990 Act.

7. Summary and Conclusions

- 7.1 In this document the relevant designated heritage asset has been identified, its significance assessed and the relative contribution of the application site and building to that significance reviewed in light of prevailing heritage legislation and national policy and guidance. This has provided a proper basis for assessing the impact of the application proposals on heritage significance.
- 7.2 The impact of the application proposals on locally identified views in light of local policy has been assessed with regard to visual impact from the identified viewpoint locations. It is concluded that the proposals will have no material impact on LV 4 and LV 5.
- 7.3 The significance of the designated heritage asset that comprises the Barnsbury Conservation Area relates to its character and appearance deriving from mid to late C19th development of terraces and square. In this context the application building, given its later date and differing architectural style does not make a positive contribution to significance. The rear of the building is comprised of a series of extensions which detract from the buildings form and the appearance of this part of the conservation area.
- 7.4 Opportunity therefore exists for alterations and extension of the building that preserve or enhance the character or appearance of the conservation area or in Framework terms potentially to enhance or better reveal significance.

Alteration and Extension

- 7.5 The design of the replacement building has been closely informed by study of the prevailing characteristics of the conservation area and the host building as set out in the architect's Design and Access Statement.
- 7.6 The height and mass of the proposed rear extension aligns with the existing return flank of the building whilst accommodating a recessed 'break' to differentiate between new and old and, in terms of height sits below the existing eaves line. The new extension will address and enclose Kember Street as an improvement to the present arrangement of uncoordinated extensions whilst appearing subservient to the principal building facing Caledonian Road. Refurbishment of the building and specifically the shopfront will improve its appearance and enhance its contribution to the local street scene.
- 7.7 The proposals have taken into account the characteristics of their surroundings and meet the criteria suggested by best practice advice¹² with regard to new development and design in context.
- 7.8 The application proposals will therefore sustain and enhance the significance of the conservation area and make a positive contribution to local character and distinctiveness – meeting the objective of NPPF paragraph 131. The proposals will conserve (i.e. the process of maintaining and managing change in a way that sustains and where appropriate enhances significance) the significance of the designated

¹² Historic England, Historic Environment Good Practice Advice in Planning: 2 - Managing Significance in Decision-Taking in the Historic Environment, 2015

heritage asset – meeting the objective of NPPF paragraph 132. Further, the proposals take the opportunity to enhance character and appearance and better reveal the significance of the conservation area through considered design – meeting the objective of NPPF paragraph 137.

- 7.9 The application proposals will therefore preserve the character and enhance the appearance of the conservation area and thereby meet the objective of the duty of the 1990 Act.

Turley
The Charlotte Building
17 Gresse Street
London
W1T 1QL

T 020 7851 4010

Turley
Heritage