

HERITAGE STATEMENT

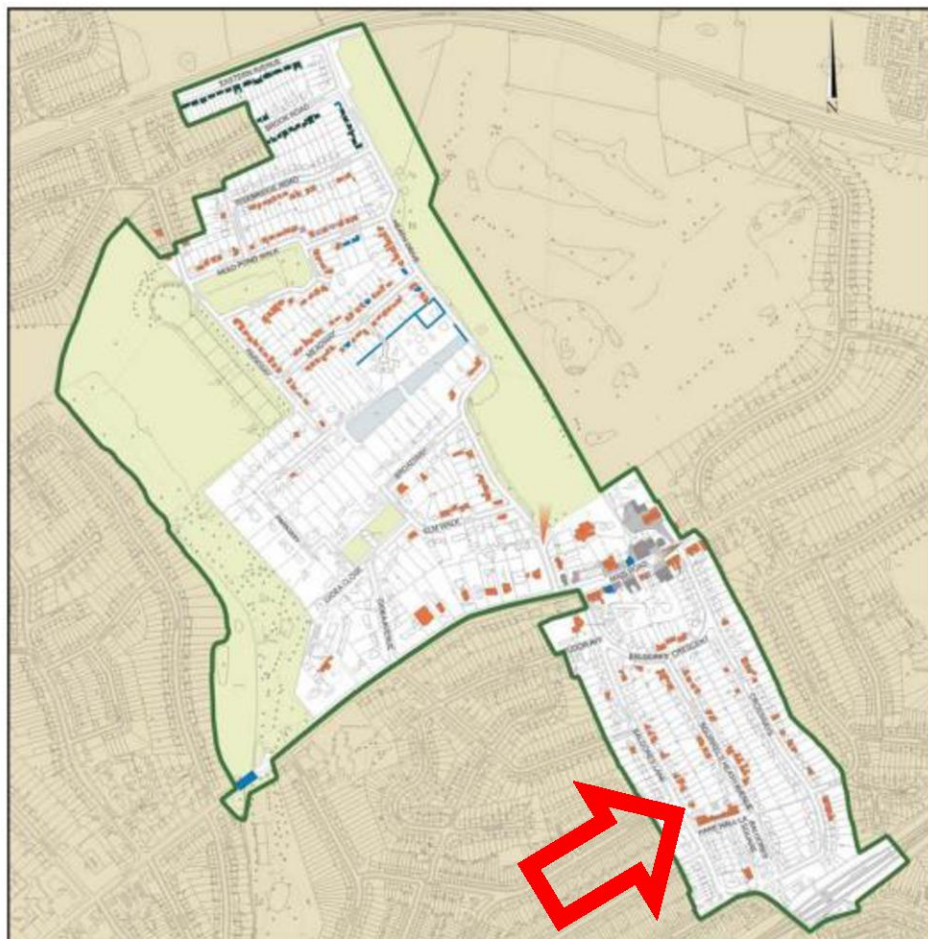
ADDRESS	57 Balgores Lane, Gidea Park, RM2 5JU
PROPOSAL	Retrospective planning application for new paving, new fence to side boundary, and for the construction of a new garden structure.
APPLICANT	K Kaur
ISSUE	30 th May 2022

Introduction

This Heritage Statement has been prepared to accompany the application for planning approval for new paving, side boundary fence, and outbuilding to no.57 Balgores lane, Gidea Park.

The property is a two-storey detached dwelling constructed in an 'arts and crafts' architectural style with prominent brick chimney, facing bricks, and pitched roof with clay tiles. A detached garage is located to the right of the main house and has been built in a similar style.

The application site is located in a largely residential area and with a flatted block to the South East. An access road leads between no.57 and Geddy Court. The property is in the Gidea Park Conservation Area and has been highlighted as being one of the 1910-1911 Phase of Exhibition Houses and in the top 100 best houses. The property has also been marked as making a positive contribution to the local area in the Gidea Park Conservation Area Appraisal.



Gidea Park conservation area character appraisal map 3: character analysis



Map 3: character analysis

57 Balgore Square, Gidea Park

Impact on non-designated heritage asset

The NPPF states that, “The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.” (p.135).

Several properties in Balgores Lane, and also in the GPCA, have recently repaved the front drives and new boundary fences have been erected.

Comments

The criteria for assessing unlisted buildings in a Conservation Area is taken from English Heritage’s guidance document Conservation Area Appraisal 2006.

This lists the questions to identify when a building makes a positive contribution to the special interest of the conservation area which can be applied as follows:

Is the building the work of a particular Architect or region – No

Has it qualities of age style materials or any other characteristics which reflect those of at least a substantial number of buildings in the conservation area – No

Does it relate by age materials or in any other historic significant way to adjacent listed buildings and contribute positively to their setting – No

Does it individually or as part of a group serve as a reminder of the gradual development of the settlement in which it stands or of an earlier phase of growth – No

Does it have significant historic associations with established features such as road layout, plots, towns, parks or a landscape feature – No

Does the building have landmark qualities to contribute to the quality of the recognisable spaces including exterior or open spaces with a complex of public buildings – No

Does it reflect the traditional function or character of or former uses within the area – No

Has it significant history associations with local people or past events – Yes

Does it contribute the character or appearance of the conservation area – Yes

If it is a structure associated with a designed landscape within the conservation area such as significant wall terracing or minor garden building is it of identifiable importance to the historic design – No

Proposed Alterations

The front drive to the property was finished with a concrete and tarmac finish which was heavily worn and deflecting in several areas. The applicant has repaved the front drive and parts of the side access with a stone paving slab finish. A number of trees have been removed and the hedges to boundaries cut back in accordance with application T0193.20. No alterations to the front boundary wall or existing cross-over have been carried out.

As part of this work, a new timber fence has been erected between 57 Balgores Lane and the access road to Geddy Court. This is in a style and size similar to the fence between 100 and 102 Balgores Lane, opposite the subject property, and also to the boundary fence to Geddy Court.

A new outbuilding is proposed to the rear garden, but this is not visible from the street and has a maximum height of 2.5m. The construction of the outbuilding does not result in more than 50% of the curtilage of the site being built on.

Impact on the Conservation Area and Conclusions

These works have had little impact on the property and site and has resulted in a cleaner and smarter view of the front drive from the highway. The previously overgrown front garden and worn tarmac has been replaced with a paving slab finish and some of the soft landscaping to the front has been retained.

The new side timber fence mirrors that of the existing boundary to Geddy Court as well as a number of sites in Balgores Lane.

The new garden structure has been built behind the existing garage and is not visible from the public highway. The design of the structure is subordinate to the original garage and the painted timber finish is of a sympathetic design to the main house.