
Fuller Long

Heritage Statement

15 Balgores Lane
Romford
RM2 5JT

Date: 07.11.2024

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Ref: H00659



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1.0

INTRODUCTION

- 1.1 This Heritage Statement has been prepared in support of an application for planning permission at no.15 Balgores Lane, Romford, Essex RM2 5JT.
- 1.2 The proposals are for the enlargement of the front and rear dormers, a single storey extension to the rear and side of the property and the replacement of the existing single storey garage with a new single storey gym area.
- 1.3 The site is located in the Gidea Park Conservation Area. The building is not statutorily or locally listed.
- 1.4 This Heritage Statement should be read in conjunction with the drawings prepared by Artemis Design.
- 1.5 In line with paragraphs 200 and 201 of the National Planning Policy Framework 2023, the purpose of this Heritage Statement is to define the contribution of the application site to the character and appearance of the Gidea Park Conservation Area. It will analyse the impact of the proposals upon the conservation area and assess their compliance with the relevant statutory, national and local heritage policy framework.

2.0

SITE AND SURROUNDINGS

2.1

Balgores Lane is located in the residential suburb of Gidea Park, to the south of Main Road, Romford.

2.2

This part of Gidea Park was laid out in the first decades of the 20th century and was originally intended as a garden suburb development. The houses are mostly substantial detached properties, although there are also a number of semi-detached pairs, and sit on large and spacious plots. The roads are wide and the houses setback behind deep front gardens, with mature trees and hedges contributing to the loose grain and suburban character of the area.

2.3

The first phase of development consisted of the 'Exhibition Houses', designed by a number of eminent architects and forming part of a 1911 competition and exhibition. These are of high quality and execution, often with an Arts and Crafts character, characterised by sweeping roof slopes, prominent chimney stacks, horizontally proportioned fenestration and brickwork detailing. Typical materials include a palette of red brickwork, red clay tiles and painted roughcast. Some of the houses are neo-Georgian in character, with intrinsic symmetry to their facades and roofscapes, alongside heavily subdivided white painted timber casement windows.

2.4

The remaining plots were filled in the 1920s and 30s, with speculative housing of largely standard inter-war design and character. These buildings reflected the materials palette of the earlier buildings, with red brickwork red brickwork and red clay tiles alongside bay windows, gables and vernacular features such as half timbering.

2.5

No.15 Balgores Lane occupies an unusual corner plot created by the junction of Balgores Lane and Balgores Crescent, which curves gently to the east. The front elevation of the house is orientated towards Balgores Lane. Due to the layout of the plot the northern flank and rear facades are also visible from the public realm. Views are softened and filtered by mature street trees, vegetation on the site and the hedging along its northern boundary.



Figure 1: An aerial view of the application site (marked in red).

2.0

SITE AND SURROUNDINGS

2.6

The existing house on the site dates from the late 1930s and is a detached bungalow. Accommodation has been created at 1st floor level through the addition of dormer windows to the front and rear roof slopes. The building is of little demonstrable architectural merit, with a simple pitched roof and projecting gable to the front. The building is faced in red brick, with brown profiled concrete tiles to the roof and PVCu windows with diamond leaded lights.

2.7

The house has a gravelled parking area to the front facing Baglores Lane. To the rear is a private rear garden, with areas of paving adjacent to the house, and grass and soft landscaping elsewhere.

Heritage Assets

The Gidea Park Conservation Area

2.8

The site is located in the Gidea Park Conservation Area which was first designated in 1970 and extended in 1989 to include Gidea Park railway station. It is a residential suburb, developed along roads laid out in 1910 over the former Gidea Hall and Balgores Estates, which were situated to the north and south of Main Road.

2.9

The Gidea Park Conservation Area Appraisal and Management Plan was adopted in 2008. This includes commentary regarding the general character of the conservation area:

Gidea Park was a late example of the local landowner as entrepreneur; the social ideals of the garden city and late Arts & Crafts movement combining with shrewd land investment to establish a discrete high quality suburb (para 1.4).

2.0

SITE AND SURROUNDINGS

2.9 cont'd

The Conservation Area is principally a residential area, except for the shops and commercial services on Main Road and Balgores Square and around the rail station. Gidea Park was originally intended to be a garden suburb similar in conception to Hampstead Garden Suburb and based on that experience, and although it never achieved this goal in terms of extent, formal layout, consistency of design or community facilities, it nevertheless bears evidence of the architectural and social ideals of the time in its layout, plot arrangement and architectural concepts. Nearly all the houses are detached and the roads generous; the variety of designs and the mature planting in streets, gardens and open spaces now contribute to a residential environment of high quality. The generous open spaces of the golf course and Raphael Park emphasise the edge of-town location" (para 4.3).

2.10

The application site is located in the southern section of the conservation area. The appraisal notes:

South of Main Road, there are fewer 'exhibition' houses and the roads form a more regular grid. Although the plots are smaller, they are more regularly laid out and, with few exceptions, the sense of intimacy and enclosure of the central part of the northern area is not present. The parallel roads have a strong directional impetus south from Balgores Crescent to the railway station (para 4.12).

With fewer exhibition houses and more of the later speculative building than the area north of Main Road, the architectural interest is less concentrated. The greater variety of periods and house types, the shopping arcades and the station are all significant differences compared to the northern sub-area, which is entirely residential apart from the golf club and some recreational facilities. The exhibition buildings are on Balgores Crescent, Balgores Lane, Squirrels Heath Avenue and Balgores Square. They are more noticeable here than north of Main Road because of their rarity in a setting of more standard inter-war designs (para 4.18).

2.11

The appraisal does not identify no.15 Balgores Lane as making a positive contribution to the character and appearance of the Gidea Park Conservation Area as shown on Map 3 at page 19 of the document (Figure 3).

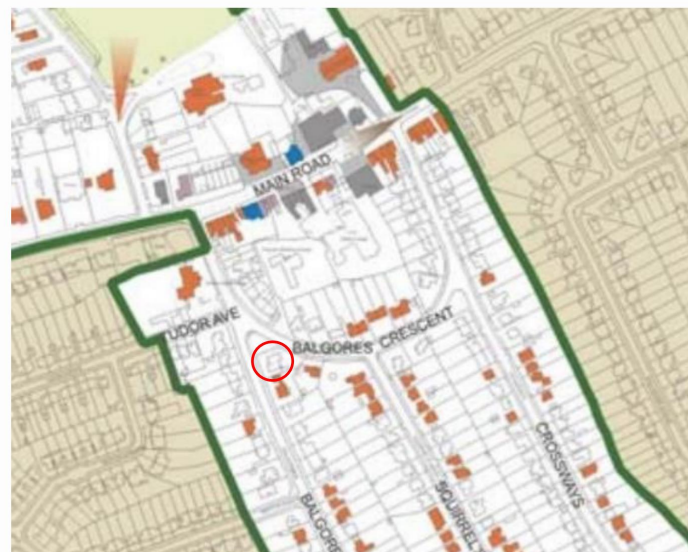
2.0

SITE AND SURROUNDINGS

2.12

Locally and statutorily Listed Buildings

The application site does not form part of the setting of any statutorily listed buildings or any buildings on the London Borough of Havering's 'Heritage Asset Register Buildings of Local Heritage Interest.'



Figures 2 & 3: Maps from the Gidea Park Conservation Area Appraisal showing the date of buildings within the southern section of the conservation area (left) – the application site is noted as dating from 'post 1934.' The right hand map shows buildings which make a positive contribution to the character and appearance of the conservation area in orange.

3.0

HISTORICAL DEVELOPMENT AND SIGNIFICANCE OF THE SITE

- 3.1 Historically, Havering formed part of the agricultural landscape and life of Essex, with its villages, hamlets, dotted farmsteads and manor houses set within a rural context. During the later 17th and 18th centuries, and in common with other areas on the periphery of London, merchants and City gentlemen began to build villas and country houses, taking advantage of the clean air and water, and the relative proximity to London.
- 3.2 The 1862-71 Ordnance Survey map (Figure 4) still shows this largely rural scene, besides for the larger concentration of development in Romford. The Roman Road running from London to Brentwood had a small hamlet known as Hare Street, clustered around this main route and a lane running south which would become Balgore Lane. To the north and south of the road were two large country estates, known as Gidea Hall, a late medieval mansion rebuilt in 1720 and Hare Hall, both set within extensive landscaped gardens and parkland. The lines of the Great Eastern Railway ran across the wider context of open fields and farmland to the south of Hare Street, although at this time there was no intermediate station between Romford and Harold Wood. The scene remained largely the same by the time of the 1894 Ordnance Survey map (Figures 5).
- 3.3 The Gidea Hall estate, located to the north of Main Road was purchased in 1897 by Sir Herbert Raphael. In 1910 he set up a company with the intention of creating a new Garden Suburb along the lines of Hampstead. This began to be laid out around Gidea Hall, and then on the Balgore Estate. To the south of Main Road, a further 60 acres of land was acquired for development.
- 3.4 Purchasers on the new estate could buy a building plot, a completed house or commission their own design. The early houses were the result of a competition, with many influential Arts and Crafts architects of the period submitting designs, including M.H. Baillie Scott, Clough Williams-Ellis, Barry Parker and Raymond Unwin. An exhibition was held in 1911 of 159 completed properties, designed by 100 different architects – these are known as the ‘Exhibition Houses’ and formed the core of the new suburb.

3.0 HISTORICAL DEVELOPMENT AND SIGNIFICANCE OF THE SITE



Figures 4 & 5: The 1862-72 Ordnance Survey map (top left) and the 1894 Ordnance Survey map (bottom right).

3.0

HISTORICAL DEVELOPMENT AND SIGNIFICANCE OF THE SITE

3.5

The 1914-15 Ordnance Survey map shows the north-south arrangement of streets to the south of Main Road, with the curve of Balgores Crescent linking them at their northern end. Sites had been developed sporadically, with many empty plots still in evidence, particularly along the west side of Balgores Lane. The map also shows the new Gidea Park & Squirrels Heath railway station to the south, built to serve the suburb and to connect it with central London. The site of no.15 Balgores Lane remained undeveloped at this time.

3.6

Over the next 25 years the area changed dramatically, and the 1939 Ordnance Survey map shows that the original 'Exhibition Houses' had been augmented by swathes of speculative inter-war development, completing the streets to the south of Main Road. Further housing had been added over the open fields to the west, including densely packed streets adjacent to Gidea Park Station. To the east, a school stood on the site of Hare Hall, with its extensive grounds now also covered with new housing.

3.7

By the 1930s the Garden Suburb ideals had been abandoned and most of the remaining plots were filled with conventional inter-war designs and standard speculative fare. The exception to this were the properties designed as part of the 'Modern Homes' competition and exhibition which was held in 1934 to promote architectural innovation. However, only 35 homes were built as a result of this.

3.8

The 6-inch Ordnance Survey map of 1938 shows the building at no.15 Balgores Lane only in outline, which denotes a property which is planned but has not been completed. By the time of the larger scale 25-inch map in 1939 the property is shown shaded, giving a suggested construction date of around 1938-39 for the property.

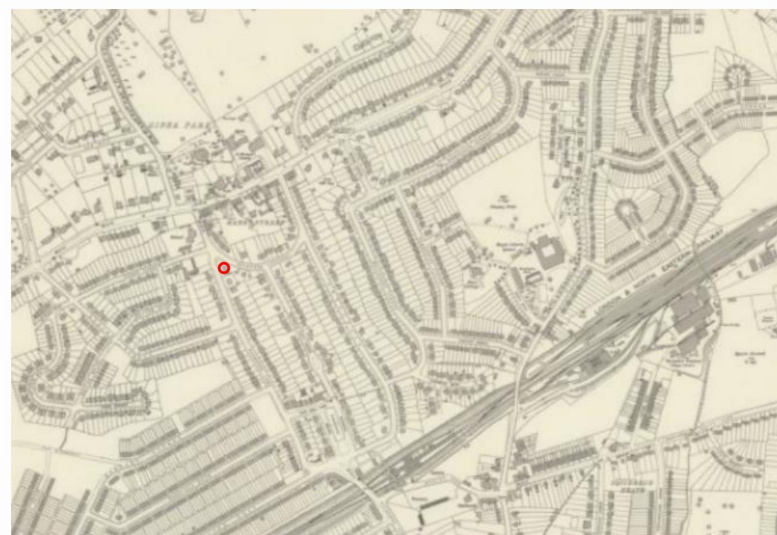
3.9

Significance of the site and its contribution to the character and appearance of the Gidea Park Conservation Area

The existing house on the site dates from the end of the 1930s and is part of the later, speculative phase of inter-war development in Gidea Park. This post-dated the original 'Exhibition Houses' and architect designed properties which are of higher intrinsic architectural and aesthetic quality.

3.0

HISTORICAL DEVELOPMENT AND SIGNIFICANCE OF THE SITE



Figures 6 & 7: The 1914-15 Ordnance Survey map (top left) and the 1939 Ordnance Survey map (bottom right).

3.0 HISTORICAL DEVELOPMENT AND SIGNIFICANCE OF THE SITE



Figures 8 & 9: A detail of the 6 inch 1938 Ordnance Survey map (left) and of the 25 inch 1939 Ordnance Survey map (right) showing the site in outline and then as a built property.

3.0

HISTORICAL DEVELOPMENT AND SIGNIFICANCE OF THE SITE

- 3.10 The Council does not identify no.15 Balgores Lane as making a positive contribution to the character and appearance of the Gidea Park Conservation Area in their 2008 adopted appraisal.
- 3.11 The application building is a detached bungalow. It has had accommodation created at 1st floor level through the introduction of dormer windows to the front and rear roof slopes. These change the original profile and roofscape character of the bungalow.
- 3.12 The front façade generally retains its original character, where its best feature is the front gable with rendered panels which mimic half timbering, as well as an attractive red brickwork finish.
- 3.13 The windows throughout the house are standard white PVCu units, with diamond lattice leaded lights. These have replaced what would likely have been painted timber casements with more delicate detailing. A modern porch has been added to the front facade.
- 3.14 To the rear the bungalow has been extended. This includes a large red brick addition with a flat, felt covered roof to the north, and adjacent to this, a PVCu conservatory. A small, pitched roof addition sits at the southern end of the rear façade, with modern profiled concrete tiles. Beyond the southern flank of the house is a single storey brickwork garage. Overall, the rear façade has a discordant appearance and lacks any architectural coherence or quality.
- 3.15 The existing house at no.15 Balgores Lane makes a neutral contribution to the character and appearance of the Gidea Park Conservation Area. It shares some of the characteristics of better quality buildings in the surrounding area, such as its red brickwork and a gable to the front façade. However, its intrinsic value has been eroded through the introduction of modern profiled concrete tiles to the roof and various additions to the roofscape and rear elevation which alter its original character and profile. Fenestration throughout is modern PVCu, which is at odds with the original painted timber casement windows, leaded lights and delicately subdivided windows which are a feature of the 'Exhibition Houses' within the conservation area.

3.0 HISTORICAL DEVELOPMENT AND SIGNIFICANCE OF THE SITE

3.16

The house is visible from both Balgores Lane and Balgores Crescent due to its corner position. Its scale and massing are smaller than the vast majority of other properties along both of these roads, as well as Squirrel Heath Drive to the east.



Figures 10 & 11: The front elevation (top left) and the rear elevation (bottom right) of the application property.

4.0

PLANNING POLICY AND GUIDANCE

4.1

The Planning (Listed Buildings and Conservation Areas) Act 1990

Section 72(1) of the Act requires that:

In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

4.2

The revised National Planning Policy Framework 2023 (NPPF) sets out the Government's planning policies and how these are expected to be applied. There is a general presumption in favour of sustainable development within national planning policy guidance.

Paragraph 135

Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

4.0

PLANNING POLICY AND GUIDANCE

4.2 cont'd

Paragraph 200

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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

Paragraph 201

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraph 203

In determining planning applications, local planning authorities should take account of:

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality;*
- and*
- *the desirability of new development making a positive contribution to local character and distinctiveness.*

Paragraph 205

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 212

Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

4.0

PLANNING POLICY AND GUIDANCE

4.3

The London Plan 2021

The London Plan 2021 is the Spatial Development Strategy for Greater London. It sets out a framework for how London will develop over the next 20-25 years and the Mayor's vision for Good Growth. Policy HC1 Heritage conservation and growth part C is relevant.

C Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

4.4

The Havering Local Plan (2021)

The London Borough of Havering's Local Plan was adopted on 17 November 2021. The following policies are applicable to the assessment of this planning application. Only the relevant parts of the policies have been cited.

Policy 26 Urban design

The Council will promote high quality design that contributes to the creation of successful places in Havering by supporting development proposals that:

- i. Are informed by, respect and complement the distinctive qualities, identity, character and geographical features of the site and local area;*
- ii. Are of a high architectural quality and design;*
- iii. Provide creative, site specific design solutions;*
- iv. Respect, reinforce and complement the local streetscene;*
- vii. Respond to distinctive local building forms and patterns of development and respect the visual integrity and established scale, massing, rhythm of the building, frontages, group of buildings or the building line and height of the surrounding physical context;*
- x. Are built of high quality, durable, robust, low maintenance materials that integrate well with surrounding buildings;*

4.0

PLANNING POLICY AND GUIDANCE

4.4 cont'd

Policy 28 Heritage assets

The Council recognises the significance and value of Havering's heritage assets and will support:

iv. Well designed and high quality development in a Conservation Area, or its setting, which preserves, enhances or better reveals the character and appearance of the area and its significance, and which contributes to local character and distinctiveness, taking into account the Conservation Area Appraisal or Management Plan. Where a building (or other element) detracts from the significance of a Conservation Area, its removal will be supported when acceptable plans for redevelopment have been agreed;

Where a development proposal is judged to cause harm then it will be assessed against the relevant test in the National Planning Policy Framework (NPPF) depending on whether the harm caused is substantial or less than substantial.

4.5

Residential Extensions and Alterations Supplementary Planning Document (2011)

The following sections of the SPD are relevant to the proposals.

Paragraph 5.3

As a general rule, houses can be extended from the rear wall of the original dwelling by up to 3 metres in depth for a terrace house and up to 4 metres in depth for a semidetached or detached dwelling. This is to ensure the extension is subordinate to the original dwelling.

Paragraph 5.4

Special care should be taken when designing rear extensions to properties on prominent corner locations so they do not appear too bulky when viewed from adjoining or side streets.

Paragraph 5.6

The total height of a single storey extension should generally be no more than 3 metres for a single storey extension with a flat roof, in order to ensure there is no unreasonable loss of amenity to neighbouring properties or reduction in sunlight or daylight. When considering pitched roof proposals, an equivalent degree of protection should be afforded to the amenities of neighbouring properties. In some cases this may simply be achieved by hipping the roof away from the neighbouring boundary. If the roof pitch is overly steep your application is likely to be refused.

4.0

PLANNING POLICY AND GUIDANCE

4.5 cont'd

Paragraph 5.8

Flat roofs are generally acceptable for single storey rear extensions except where they can easily be seen from the street or where an adjoining property already has a rear extension with a pitched roof.

Paragraph 6.3

For detached houses, the approach taken will depend on the architectural style of the house, its relationship to neighbouring dwellings and the character of the street. Side extensions to detached houses may be constructed to the full height of the existing building, provided they appear as an integral part of the original house rather than an unrelated addition.

Paragraph 6.4

Detached houses should not be extended up to side boundaries since this would involve closing the characteristic spacing between dwellings and leave no access to the rear. The erection of a garage, through which access to the rear of the property may be gained, and space between buildings at first floor level maintained may overcome this.

4.6

Heritage Supplementary Planning Document Adopted 2011

This SPD was adopted in April 2011. Whilst it references heritage policies which were contained in the now superseded Core Strategy and Development Control Policies DPD (2008), the following paragraphs are relevant.

DC68 – CONSERVATION AREAS

The character or appearance of Conservation Areas will be preserved or enhanced. Planning permission for development within a Conservation Area will only be granted where:

- It does not involve the demolition of a building that makes a positive contribution to the character or appearance of the area
- It preserves or enhances the character or appearance of the Conservation Area and is well designed
- It does not involve the loss of trees which contribute towards the character or appearance of the Conservation Area
- In the case of Gidea Park Conservation Area, it ensures that all subdivision of plots particularly within the 1911 Exhibition and Competition housing areas result in plot sizes similar to those of surrounding properties.

4.0

PLANNING POLICY AND GUIDANCE

4.6 cont'd

Supporting Text

Paragraph 4.22

New buildings should respect the important characteristics of the Conservation Area. This could be, for example, in terms of scale, height, space between buildings, landscape character and historic street layout and detailing. It is important that high quality materials are used in order to provide a building that complements the quality of the existing architecture.

Paragraph 4.23

Additions and external alterations should be sympathetically designed to preserve the scale and character of the building and should be executed in high quality materials.

Specific Design Principles Extensions

Paragraph 4.24

Extensions should be subordinate to the mass and height of the main building and complementary in terms of design, detailing and materials.

Alterations

Paragraph 4.25

Generally, alterations to buildings in Conservation Areas should retain original features and use complementary materials.

5.0

ASSESSMENT OF THE PROPOSALS

5.1 This section will set out the proposals and will consider their impact upon the surrounding Gidea Park Conservation Area.

5.2 The proposals are for extensions to the existing house to provide enlarged and improved accommodation on the site.

Ground Floor Extensions

5.3 At the rear of the property the modern conservatory will be replaced and a small extension added to the south. This will be faced in brickwork with large doors leading from the kitchen/dining room to the garden. The existing rear elevation of the adjacent modern single storey extension will be remodelled with three new windows.

5.4 To the front of the house the existing modern projecting porch will be removed and replaced with a simple canopy and a wider entrance door into the house.

5.5 To the north of the property the existing single storey garage will be replaced by a new single storey extension in broadly the same area. However, this will be slightly widened so that it is attached to the northern flank wall of the house and pulled back so that it aligns with the main rear building line of the house. Its proposed position will maintain the two projecting bay features on the northern flank. It will be faced in matching brickwork with French doors to the front and rear facades. The proposed extension will be low slung, with a flat roof to ensure that it appears visually subordinate to the main house. In views from the street, this single storey addition will be well concealed by vegetation on the northern boundary of the site.

5.0

ASSESSMENT OF THE PROPOSALS

5.6

Attached to the southern flank of the house is an existing garage which projects well beyond the rear building line of the property, as well as a narrow single story extension. These structures will be replaced by a new single storey side extension which will house a garage to the front, and storage and a laundry area to the rear. The proposed extension will align with the front and rear elevations of the house and will be tucked discreetly between the property and the southern site boundary. It too will be faced in brickwork, with a window to the rear and a garage door to the front and will have a flat roof to ensure its visual subordination.

Roof Additions

5.7

There are pre-existing modern dormers to the front and rear roof slopes of the building. To the front the dormer will be enlarged to a matching height, design and profile. Although it will be larger, it will remain fully subordinate, set in from the edge of the roof, the ridge line and the eaves.

5.8

At the rear the existing dormer will be replaced by a new full width addition. This too will be well set down from the ridge line of the house and in from the edges, ensuring that the original form and profile of the house's roofscape remains legible and appreciable. The extension will be faced in brickwork to match the additions at ground floor level and the wider character of the house. A balcony area will be created at 1st floor level, with French doors from the rooms at the rear of the house. This will have a lightweight and visually permeable glazed balustrade.

Impact upon the character and appearance of the Gidea Park Conservation Area

5.9

It has been demonstrated that the existing building makes only a neutral contribution to the character and appearance of the Gidea Park Conservation Area and that it is a mundane example of inter-war speculative development which has been remodelled and extended in a manner which detracts from its original character.

5.0

ASSESSMENT OF THE PROPOSALS

5.10

The proposals are considered to preserve the character and appearance of the Gidea Park Conservation Area. The proposed extensions will be complementary to the host building, using a matching materials palette of brickwork, concrete roof tiles and PVCu windows. The single storey ground floor additions to the building will have flat roofs and will be visually subordinate to the host building, tucked to each side of the house. At the rear they will replace an existing modern conservatory and remodel the rear façade of a modern extension, with only a small increase in footprint to the south. Taken together, the proposals will create a more visually coherent design for the building, particularly at the rear which is currently rather discordant.

5.11

The proposals will change the profile of the roof in views from the public realm. However, there are already modern projections from the front and rear roof slopes, and the strong gabled profile of the north elevation will remain the dominant feature within the streetscene due to the setbacks from the edges of the roof and down from the ridgeline.

5.12

In views from the street the lower sections of the building are screened by soft landscaping and hedging, particularly on the northern site boundary. Mature tree cover will also screen and filter views of the proposals from the public realm for much of the year.

5.0

ASSESSMENT OF THE PROPOSALS

Assessment of the proposals in relation to the heritage policy framework

The Planning (Listed Buildings and Conservation Areas) Act 1990

5.13

For the reasons outlined above, overall, the proposals are considered to cause no harm to the character and appearance of the Gidea Park Conservation Area, in line with the s.72 statutory duty.

The National Planning Policy Framework 2023

5.14

This Heritage Statement has provided an analysis of the historic development of the application site and wider area, alongside an assessment of its contribution to the character and appearance of the Gidea Park Conservation Area. This is proportionate to the significance of the assets concerned and the scale of the works. The impact of the proposals has been assessed in line with paragraphs 200 and 201 of the NPPF.

5.15

The proposals will accord with the requirements of paragraph 135 of the NPPF, optimising the potential of the site to accommodate an appropriate amount of development, given the existing and evolved character of the site and its context along Balgores Lane and Balgores Crescent. The additions and remodelling of the host building will be in keeping with the character of the house, improving its overall architectural coherence. Thus, the works will make a positive contribution to local distinctiveness (paragraph 203), which will ensure that the character and appearance of the Gidea Park Conservation Area is preserved (paras 205 and 212).

The London Plan 2021

5.16

The proposals comply with the thrust of Policy HC1 in so far as they will conserve the significance of the Gidea Park Conservation Area.

5.0

ASSESSMENT OF THE PROPOSALS

5.17

London Borough of Havering Local Plan 2021

The proposed works are considered to comply with the requirements of policies 26 (Urban design) and 28 (Heritage assets). The proposals relate to the site specific context of the property and its intrinsic architectural character and value. Additional form will be added to the rear and sides of the building but in a discreet location and with modifications to building lines so that the side additions are tucked between the house and its site boundaries. Key features such as the prominence of the northern gable end will be maintained. The proposed materials palette will be complementary and sympathetic to the host building. Overall, the proposals will preserve the character and appearance of the Gidea Park Conservation Area.

5.18

Residential Alterations and Extensions SPD (2011)

The proposals are considered to comply with the thrust and detail of the adopted SPD. The works at ground floor level are discretely positioned and at roof level will maintain the prominence of the gable end in views from the street. The proposals are subordinate to the host building and flat roofs have been used at ground floor level where the additions are tucked to each side of the house. The proposals utilise forms, materials and detailing which match and complement the host building.

5.19

Heritage Supplementary Planning Document (2011)

Whilst this document cross references and relates to the now superseded policies of the Core Strategy and Development Control Policies DPD (2008), the proposals comply with Policy DC68 in that the character and appearance of the conservation area will be preserved. The proposals do not affect one of the 'Exhibition Houses' and do not result in the subdivision of the plot. Features such as the bays on the northern flank will be retained, and complementary materials will be used (para 4.25/4.26). The additions and extensions to the building will be sympathetic to its form, scale and profile (para 4.23/4.24).

6.0

CONCLUSION

- 6.1 This Heritage Statement supports an application for planning permission to extend the property at no.15 Balgores Lane, Gidea Park.
- 6.2 The proposals relate to a modest inter war house of little intrinsic merit. Indeed, it is not identified in the Gidea Park Conservation Area Appraisal as making a positive contribution to its character and appearance. The building has also been heavily altered and remodelled over time, from a simple bungalow, to a two storey house with modern extensions to the rear.
- 6.3 The proposals have been designed to respond to and respect the form and character of the host building. In many cases they replace existing volumes and footprints on the site, with the addition of modest additional floorspace at ground floor level. The rear roofscape will be altered however this volume will remain well below the ridge line of the house and will maintain its intrinsic profile and form within the streetscene. A complementary palette of materials have been used which relate to those of the host building.
- 6.4 The proposed works comply with s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. They accord with the provisions of the National Planning Policy Framework 2023, the London Plan 2021 the London Borough of Havering Local Plan 2021 and relevant adopted Supplementary Planning Guidance.

Sources

National Library of Scotland – online Ordnance Survey maps

London Borough of Havering - Gidea Park Conservation Area Appraisal & Management Plans 2008

http://www.lostheritage.org.uk/houses/lh_essex_gideahall.html

Gidea Park District and Civic Society - <https://gpadc.org/>

Thank you for Viewing our Heritage Statement

If you have any queries or would like to discuss anything further with us, please don't hesitate to get in contact hello@fullerlong.com

