

Heritage Statement Addendum

Northaw House, Judge's Hill, Cuffley, Enfield

Introduction

1. In January 2020 an application was consented at Northaw House for:

"Conversion of Northaw House to form 11 apartments (including refurbishment of existing single caretaker's flat) and underground parking area, the Ballroom Wing to form 2 dwellings, the Stable Block to form 1 dwelling, refurbishment of existing dwelling at Oak Cottage, 3 dwellings within the Walled Garden, 7 dwellings within the Settlement Area, refurbishment of the Walled Garden, refurbishment of access routes and reinstatement of old route, provision of hard and soft landscaping, car parking and supporting infrastructure" (LPA ref: 6/2019/0217/MAJ)

2. Following on from the consent of that application a Non-Material Amendment is now submitted with regards to the external character of a number of proposed residential units within the Settlement Area.
3. This Heritage Statement Addendum should be read alongside the submitted Heritage Statement (also by Heritage Collective) and is submitted to provide an updated assessment with regards to the changes to the Settlement Area and any potential impacts arising on heritage assets.

Impact Assessment

4. As consented the development provides a series of seven dwellings in the settlement area in the form of: a farmhouse style property, a small detached dairy style property, a detached barn style property and a series of four semi-detached barn style properties.

5. The NMA specifically relates to the five barn style residential units (styles 'Settlement Units 1 and 2') and seeks to adapt, to a minor degree, the elevational design of these units. The main design changes are summarised below.

- As consented the units were to be constructed of a red brick plinth with dark stained weather boarding above and with some brick side elevations. The NMA seeks to retain this palette of materials to the side and rear elevations and extend the use of red brick on the front elevations.

To the rear of the consented units were projecting glazed gables. As part of the NMA it is proposed to also introduce these on the front elevation of the units.



Figure 1: Proposed elevation of 'Settlement Unit 1'

6. The minor amendments to the elevational approach of these buildings are informed by regional and local architectural detailing and materials of vernacular farm buildings. While making use of more brick and glazed gables (established features already present on the consented scheme) the development in this part of the site would still provide a series of high quality buildings designed as a modern interpretation of agricultural structures. Key locally relevant details, such

as the large arched blind openings which reflect those to the existing Ballroom Wing would be retained as part of the minor design alterations.



Figure 1: Proposed elevation of 'Settlement Unit 2'

7. The variety of materials and detailing proposed across the settlement area provides the area with a rich textured character and the group of buildings, alongside the landscaping proposals (unchanged from the consented scheme) would continue to create a strong sense of place within this part of the site.
8. Overall, the development in the settlement area as amended by the NMA, by virtue of the careful design of dwellings, retains the existing group value between Northaw House and the site. These buildings will be viewed as contextual and ancillary to the listed buildings on the site and, in accordance with the findings of the original Heritage Statement, will not result in any harm to the heritage significance of the site's listed buildings, Northaw House or the Stable Block.

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