



# Heritage Impact Assessment

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74 Wood Street,  
Barnet

December 2021 | Project Ref 5756B

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**Authored By:** Jonathan Edis  
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**Fig. 1 Extract from the Enclosure Award map of 1818**

**Fig. 2 Extract from the O.S. map of 1896**

**Fig. 3 Extract from the O.S. map of 1936**

**Fig. 4 Front elevation**

**Fig. 5 View from Wood Street**

**Fig. 6 Site of the proposed extension**

# 1. Introduction

- 1.1** This Heritage Impact Assessment has been written by Dr Jonathan Edis, Director of HCUK Group, behalf of Wood Street Veterinary Hospital. It relates to proposals to add a single storey side/rear extension to part of 74 Wood Street, Barnet, which is a grade II listed building within Wood Street Conservation Area (Figure 4).
- 1.2** Pre-application advice has been sought from the London Borough of Barnet in respect of a proposed extension to house a CT scanning machine in connection with the longstanding use of 74 Wood Street as a veterinary surgery. A memorandum was received in response (19/8376/QCJ), containing generally negative assertions relating to harm to the significance of the listed building. The proposed extension has been revised, following the pre-application consultation.
- 1.3** 74 Wood Street forms a loose group with two other listed buildings known as Ravenscroft Cottages (otherwise known as Jesus Hospital), and Garrett's Almshouses. The pre-application response from the London Borough of Barnet does not suggest that the application proposal would have an effect on the setting of these listed buildings, which are distant from the visual influence of the proposed extension.
- 1.4** The author of this assessment has nearly forty years of continuous employment in the heritage sector, including a decade as a conservation officer advising local planning authorities on applications affecting heritage assets. A large number of those cases have involved the extension of listed buildings in conservation areas.
- 1.5** A number of site visits have been undertaken. HCUK Group was involved in an earlier assessment relating to the pre-application discussions, during which the effects of the proposal on the setting of nearby listed buildings was explored. For the avoidance of doubt, careful consideration has been given to the effect of the proposal on the setting of all nearby listed buildings, including 74 Wood Street, in the preparation of this assessment.