

HERITAGE STATEMENT

Property: 90a Upper Tollington Park, London, N4 4NB

INTRODUCTION: 90a Upper Tollington Park

This Heritage Statement has been prepared by Melissa White Architects to accompany our planning application for a rear and side extension to the property at 90a Upper Tollington Park.

In addition to the submitted drawings and corresponding information, this document seeks to justify that the proposed works will not detract from the existing character of the area and will work to enhance the existing property. Similar proposals for rear and side extension in the immediate surrounding area have been granted. Please refer to corresponding Design and Access Statement for noted examples.

The proposal has been designed to be sympathetic in terms of materials and design with the original dwelling house, the character of the street and the conservation area as a whole as well as providing an accessible, warm family home.

No. 90a Upper Tollington Park is located within the Stroud Green Conservation Area. The property is not listed.

PROPOSAL

The intended development will provide for the spatial requirements of the applicant's growing family and a better layout of the entire property that is accessible and well designed.

The proposed scheme has been designed according to the National and Local policies and take into account the adopted Stroud Green Conservation Area Design Guidelines and Supplementary Planning Documents issued by the London Borough of Haringey. The study of the design is based on examples on the same road which have been approved.

EXISTING BUILDING

The main cladding of the building is standard London stock brickwork, existing windows are the original timber-framed sash windows. The front and rear façade still retain original features such as the front bay window, red-brick banding and decorative lintel details above the sash windows. The existing roof is pitched and finished with typical slate roof tiles.

It appears that the building is in its original form, without any extensions, alterations or upgrades. The condition of the building is sound but its rear elevation and internal layout are dated and in need of upgrading to suit the needs of the owners.

Internally, the configuration of the existing spaces on the lower ground floor does not function well. The layout is comprised of a series of small, closed-off living spaces at different levels that do not enable a modern, functional way of living.

The garden is a good size with recreational space for family use and entertaining. However, despite its generous size it is poorly accessed via a low door in a light well. The lack of direct access from any habitable rooms means the garden does not link seamlessly to the home and is underutilised.

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90a Upper Tollington Park is located within the Stroud Green Conservation Area, it is characterised by a mix of Victorian semi-detached and terraced dwellings. It is a predominantly residential street leading to Finsbury Park.

The property and the houses along the street show a range of Victorian styles both terraced and semi-detached. The rear of the houses is even more varied having had single and two-storey extensions of various styles and sizes built over the years.

The proposal accompanying this document doesn't damage the original character of the streetscape, or the property and doesn't compromise views through the conservation area; the proposed materials have been carefully chosen to work with the existing materials. The proposed shape, size, and heights do not affect or unbalance the architectural composition of the original house as well as the appearance and character of the neighbouring area.

DESIGN CONSIDERATIONS

During the design process, attention was given to the built fabric of the area and in particular the host building. Research of local planning applications in the immediate showed that a number of buildings have been successfully extended to the side and rear of the host buildings. Studies looked into form, materials, proportion, and light to elevate the existing building, provide design interest to an otherwise dated rear, and enhance the living standard of its owners.

The design brief was to update a 2-bed lower ground floor flat with the addition of a single storey rear extension and two storey side infill extension to achieve a more family friendly home with better planning at the lower ground floor, an additional bedroom and better quality of light throughout the building.

The design process looked at how to best maximise the potential of the development whilst providing contemporary open plan accessible spaces. Multiple options have been designed and reviewed. The accompanying proposal is the successful result of these design studies.

At upper ground floor, a side infill extension is proposed (learning from other examples in the Stroud Green Area) to give a front entrance to the home that is proportionate to the property and allow for ample space upon entering the

building. The proposed extension at lower ground allows for direct access to the garden, creates a large open plan kitchen, dining and family living space. It improves quality of living space overall. Overhead skylights were designed to bring increased light to this floor. Direct access to the garden is provided, linking inside with outside spaces.

Coordination with the owners of the adjoining properties will be dealt with under the Party Wall Act 1996 and issues will be carried out with an appointed Party Wall Surveyor at the appropriate stage.

CONCLUSION

In summary, this proposed scheme is sympathetic in style, scale, proportion, and design to the local heritage context, the existing building, the two adjoining properties and the properties along Guildford Grove. As a result it will enhance the built fabric of Guildford Grove.