

Alterations to the existing shop front, replacement roof finish along with the
installation of 4 x rooflights

Heritage Statement
12th January 2023

Shop, Bomarsund, 94 Fortis Green, London,
N2 9EY

1.0 Introduction

This heritage statement has been prepared by Green Tea Architects on behalf of the applicant, to support the proposal at Shop, Bomarsund, 94 Fortis Green referred to as 'the site'.

The scheme outlined within the design and access statement is for the alterations to the shop front and installation of rooflights, and replacement roof finish.



Street elevation of the site and the terrace run

2.0 Heritage Statement

CHARACTER AND IMPACT

Fortis Green is a mixed residential and commercial street in Haringey, and forms part of the Fortis Green Conservation Area.

The houses within Fortis Green Conservation Area are based around two main property types; two-storey terraced and semi-detached buildings with many occupying commercial units on the ground floor level. Those occupying commercial units project forward adjacent to the street pavement, whilst the main residential portion is set back from the street.

The character of the conservation area is of the Victorian period with architectural features such as arched bricks detailing or molded surrounds to the windows, yellow stock brick walls and slate tiled roofs.

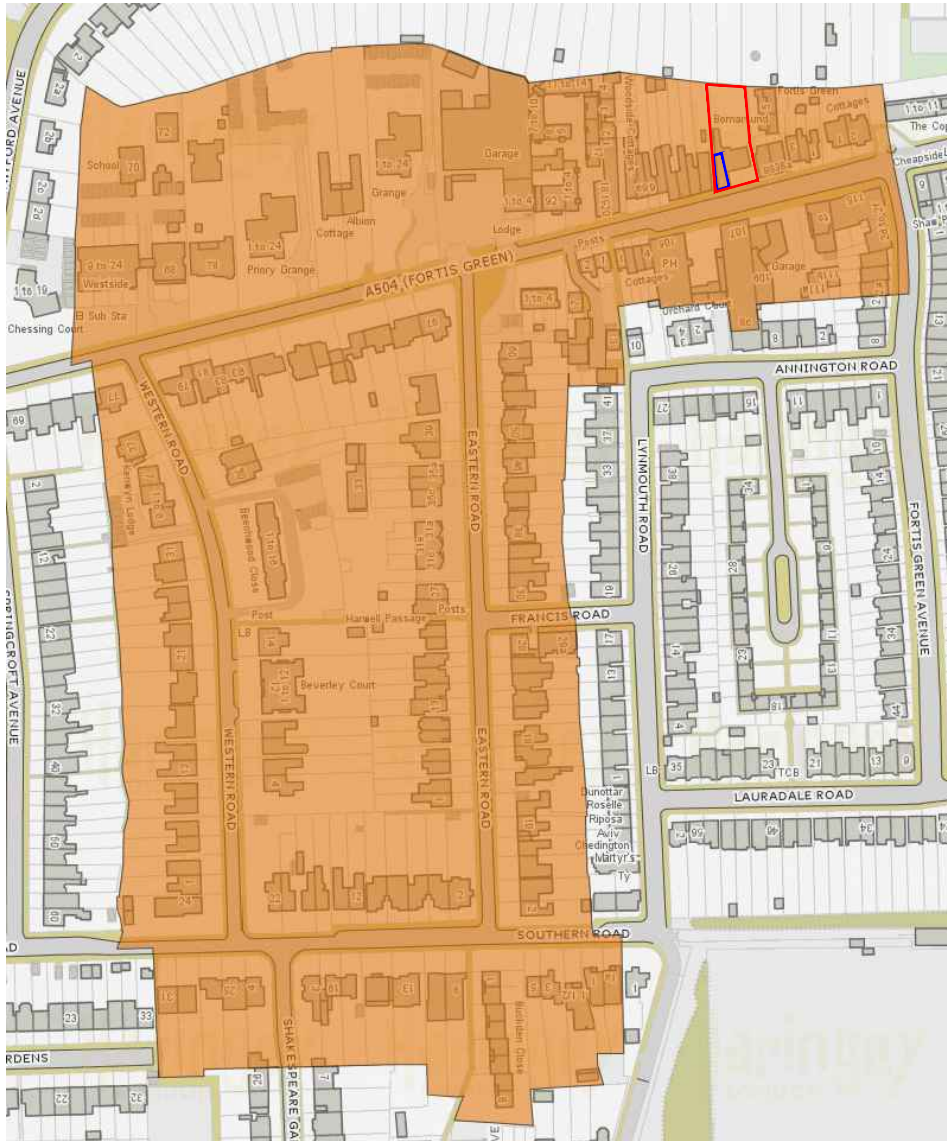
The site sits south west of Bomarsund, 94 Fortis Green and is a one storey commercial unit occupied for retail use (class E) however, the space is currently not used and has been vacant for 14 years. The shop was built c.1870, originally post office & grocer, then wine merchant 1930-80s, travel agent 1990s, vacant for 10-15 years.

The site is attached to a 4 bed detached house, built c.1820, repeatedly modified through the years, including extension over part of the shop footprint in 2015. The house has a large front garden with an area for parking and refuse.

Together form part of a locally listed building. The changes proposed would have a positive impact on the local listing as the current shop front is in a poor condition. The shop front has also lost some of the rich character it once possessed.

The scheme outlined within the design and access statement has been carefully designed to have minimal impact on the appearance of the site, and its neighbouring buildings.

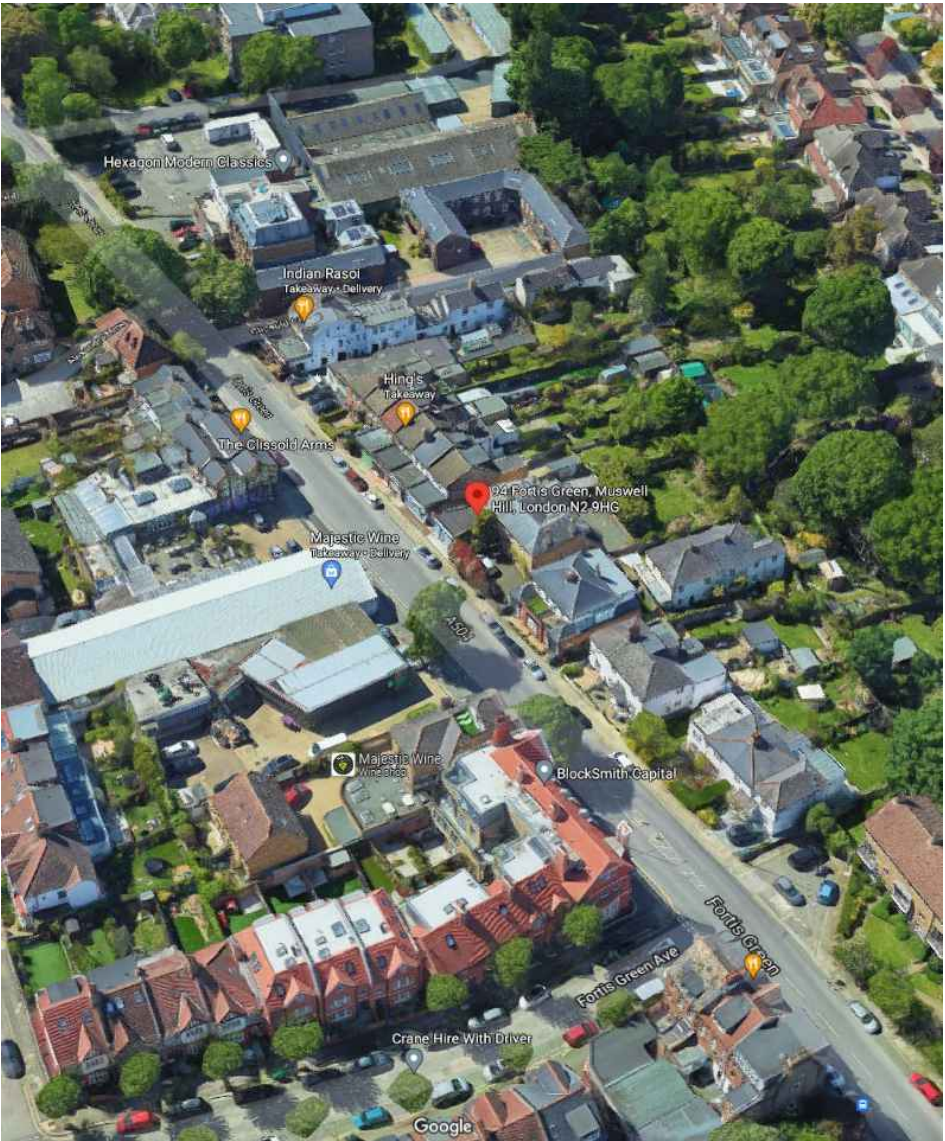
The proposal intends to reinstate some of the historic elements in a contemporary way.



Fortis Green Conservation Map

The insertion of roof-lights would be a contemporary addition however the intension would be use low lying conservation roof-lights to enable natural light and ventilation into the building. The roof-lights would grey aluminum roof-lights in similar colour to the proposed roof finish.

Refuse, parking and access would remain as it currently exists.



Existing street elevation of the site



Historic Image of the Shop Front

3.0 Conclusion

ALTERATIONS TO THE EXISTING SHOP FRONT, REPLACEMENT
ROOF FINISH ALONG WITH THE INSTALLATION OF 4 X ROOFLIGHTS

The scheme outlined within the design and access statement has been carefully proposed to have minimal impact on the appearance of the site, and its neighbouring buildings.

The site is locally listed and the design proposal responds and is respectful of its historic merit. The changes to the external shop front is considered a positive contribution to the street scene.

The replacing of the shop front will be more in keeping with the Victorian architectural style and will be a positive contribution characteristically within this conservation area.



Street elevation of the site and the terrace run