

Heritage Statement

Proposed rear extension and new front entrance.

at

Flat A
44 Mount View Road
London
N4 4HX

for

Dawn Pemberton and Kevin White

17th March 2023

Steven Pollock Architects

Heritage Statement
Flat A, 44 Mount View Road, N4

1.0 Location

- 1.1 No. 44 Mount View Road is located approximately halfway along Mount View Road close to the junction of Granville Road.
- 1.2 Mount View Road is a quiet residential street comprising a mixture of terraced houses and apartment buildings.
- 1.3 No. 44 Mount View Road lies within, and on the northern boundary, of the Stroud Green Conservation Area.
- 1.4 Stroud Green Conservation Area does not have a current adopted appraisal or Article 4 directions.

2.0 Stroud Green Conservation Area

- 2.1 Prior to its designation as a Conservation Area in 2003, Haringey Council produced an advisory leaflet for the residents setting out the reasons for the Conservation Area and the implications.
- 2.2 The rationale given for creating the Conservation Area was as follows:

“The late 19th-century residential development in Stroud Green represents Haringey's most diverse examples of Victorian domestic architecture concentrated in any one area. The triangular area enclosed by Stroud Green Road and the Haringey/Islington border to the south and west, Mount View Road to the north-west, and the railway line to the east, includes a significant variety of 19th-century house types. These range from elegantly crafted artisans' cottages to Gothic-revival and Italianate-renewal terraces, to Queen Anne style semi-detached houses.”

3.0 Mount View Road

- 3.1 Historic maps of the area indicate that the earliest section of Mount View Road, off Crouch Hill, was established in the late 1860's. Though the maps suggest that there was no housing development at this time.
- 3.2 Up until the late 1860's the area was largely semi-rural though it was being encroached on by the rapid expansion of London during the early to mid-Victorian period, 1830's-1870's.
- 3.3 By the 1890's, in the late Victorian period, Mount View Road, had been developed from Crouch Hill to Oakfield Road and by the 1900's fully developed.
- 3.4 Developed during the late Victorian period the houses along Mount View Road reflected the change architectural style from Gothic inspired to the Norman Shaw influenced Queen Anne.
- 3.5 The Queen Anne style is characterised by the use of red brick, white stone dressings, simple canopies and panelled decorative sash windows.

4.0 No. 44 Mount View Road

- 4.1 No. 44 Mount View Road is a bay-window fronted three storey over lower ground floor late-Victorian house which forms part of a terrace of matching houses on the south side of Mount View Road.
- 4.2 Constructed in the late-Victorian period, the front of the house reflects the Queen Anne style of the time with some features developed during the mid-Victorian period such as two storey bay windows with large sash windows.
- 4.3 The rear of the property is constructed in London stock brickwork, with red brick arches over large sash windows. It has the more utilitarian appearance which is common at the rear Victorian houses. Little or no decorative detail and the use of less costly materials.
- 4.4 At some point in the past the house has been split into four self-contained flats; one flat per floor.
- 4.5 Non-original roof windows have been added to the steep / mansard front elevation roof slope and the, assumed, original slate roof covering has been replaced with concrete tiles.
- 4.6 The sliding sash windows in the lower ground floor bay window have been replaced with timber casement windows.

5.0 Proposal

- 5.1 This planning application seeks to renew the planning permission granted in 2017 for a single storey rear extension and the relocation of the front entrance door.
- 5.2 The proposed extension will require the demolition of an existing brick and metal terrace construction, which provides an external area for the upper ground floor flat, and the demolition of the external stair which provides a link from the upper ground floor flat to the rear garden which is no longer in shared ownership.
- 5.3 The proposed single storey rear extension will extend 5.9m into the rear garden and not extend over the full width of the house. The floor level of the extension will be two steps lower than the existing lower ground floor level to follow the fall of the rear garden to minimise its height.
- 5.4 The rear extension is to be constructed from brickwork matching the existing brickwork with dark grey powder coated metal framed double-glazed sliding doors and full height window and a single ply membrane roof covering with a sedum/ green roof surrounding a dark grey metal framed double-glazed plateau rooflight.
- 5.5 Traditionally detailed timber framed double-glazed French doors are proposed for a new lower ground floor opening formed in the existing rear elevation.
- 5.6 It is proposed to reinstate the terrace area for the upper ground floor flat by providing a new decked platform with black metal railings on the roof of the new rear extension which matches the extent of the existing terrace.

5.0 Proposal cont'd.

- 5.7 The existing front entrance steps to the lower ground floor flat are narrow and steep and difficult to use. It is proposed to relocate the front door to improve access.
- 5.8 The existing entrance door opening will be built up in brickwork to match existing with a new traditionally detailed timber sliding sash window with a cill height to match the existing bay window cill height.
- 5.9 The non-original timber casement window in the centre of the front bay will be removed and the wall beneath the window opening will be demolished to create the new front entrance door opening.
- 5.10 The existing front area will be enlarged with new white painted rendered retaining walls to match existing and stone clad entrance steps to provide access.
- 5.11 The proposed new front entrance door will be a traditionally detailed part timber part glazed door. The 'cill' of the upper glazed part of the new entrance door will match the cill height of the existing retained bay window openings maintaining a consistent glazing line with the adjoining properties.
- 5.12 The non-original timber casement windows in the retained bay window openings will be replaced with traditionally detailed timber sliding sash windows.
- 5.13 The existing front garden wall which has fallen into disrepair and has been removed will be reinstated.

6.0 Impact

- 6.1 The proposed rear extension will have little impact on the appearance of the Conservation Area as it will not be visible from the street.
- 6.2 By not extending the full width and by minimising the height the proposed extension will be subordinate to the main house. The use of matching brickwork and simple detailing will be consistent with the existing rear elevation of the house.
- 6.3 The view of the rear extension from the adjoining properties is mitigated by the sedum / green flat roof.
- 6.4 The impact of the changes to the front of the house on the Conservation Area is mitigated by the replacement of the existing non-original casement windows with traditional sash windows.
- 6.5 The higher front garden level will conceal the alterations to create the new front entrance door. Its impact on the group appearance is mitigated by the front entrance door being part glazed maintaining the cill and glazing line of the adjoining buildings.
- 6.6 The enlarged front area will be largely concealed by the reconstruction of the front garden wall and proposed new hedging.