

Heritage Asset Statement

For

**Replacement of GF shop-front window with new window to match 1F, and
minor alteration to rear of Flat 1 and 4 to include garden access to both flats.**

at

**352 – 354 High Road
London
N17 9HT**

On behalf of
Haringey Holdings Ltd

Project No. 21.1260

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Revision _

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1.0 Introduction

This Heritage Asset Statement has been prepared as supportive documentation for the planning application for the Replacement of GF shop-front window with new window to match 1F, and minor alteration to rear of Flat 1 and 4 to include garden access to both flats.

2.0 History and Development of Site

The site is situated within the TOTTENHAM GREEN Conservation area.

The properties form part of the Rawlinson Terrace, a row of 8 two-storey houses built c1881, occupying the site of a Georgian house known as Turner's House.

Essentially, the terraced building is of late-Victorian style frontage which can be easily distinguished by the quoined surround sash windows and a heavy crenelated parapet inset with decorative ironwork at roof level.

The two end-terrace units, however, nos. 352 – 354, have modern shop front windows at the ground floor. Both properties have a simple pilastered Victorian shop front and there is a splayed corner entrance at its southernmost corner.

The proposal is to remove these existing modern fixed glazed shop front windows and create new quoined openable sash windows to match the 1st Floor sash windows.

It is proposed to use matching materials and the window style is to complement the existing architectural characters and to be visually subordinate to its historical appearance.

It is also proposed to create a new door to access the inner garden of Flat 1. There will be a solid timber door painted to match and with an arched lintel brick header.

3.0 Historic Significance of Site

We would suggest that the terrace is a significant and typical part of the Tottenham Green Conservation Area, comprising 8 rows of late 19th century 2-storey terraced buildings.

Opposite to the building is a more recent overly scaled residential development. Built in 2008, Rosecrest Court, it sits on the site of Rose and Crown public house (itself a 1930s rebuilding and resitting of the Georgian original). This has impaired the quality of the streetscape along Monument Way.

As can be seen from Figure 2, the Ground Floor for both properties have a modern fixed glazed shop windows albeit being a late-Victorian terraced building.

The majority of the adjacent properties in the terrace have replaced the sash windows, over the years, to no longer match the historic timber sash. They are being replaced with double glazed UPVc slimline sash windows.

As the properties are set behind the High Cross Pub and away from the main road, High Road/A10, it is proposed to have UPVc sash windows which will closely replicate the slimline design and dimensions of the original.

We would therefore suggest that whilst the building is of significance to the Conservation Area, it has been poorly treated over the last 30 years and is in need of not only repair but a degree of frontage improvement (ie replicating quoined openable sash windows at Ground floor) to preserve the late-Victorian typology within the area.

4.0 Impact of Development of Site

It is considered that by replacing the Ground floor windows to match 1st floor existing windows will substantially help the historic asset by providing a more uniform window patterns along the frontage of Rawlinson Terrace, visually improving and balancing the overall appearance.

The proposal will have quoined surrounds and pilasters to the windows. As the existing opening is large comparatively to the 1st floor windows, the extra openings to each side will be infill using London stock bricks to match existing and will be painted to match existing and adjacent properties.

The new sash windows to the Ground floor will match the adjacent 1F windows and will be fitted with conservation type slimline double-glazed units. Bottom panel to be obscure glazing.

In short, the new works will match the historic detailing of the original terraced building and will significantly improve the appearance of the building and will therefore be of benefit to the locality and the wider Conservation Area streetscape.

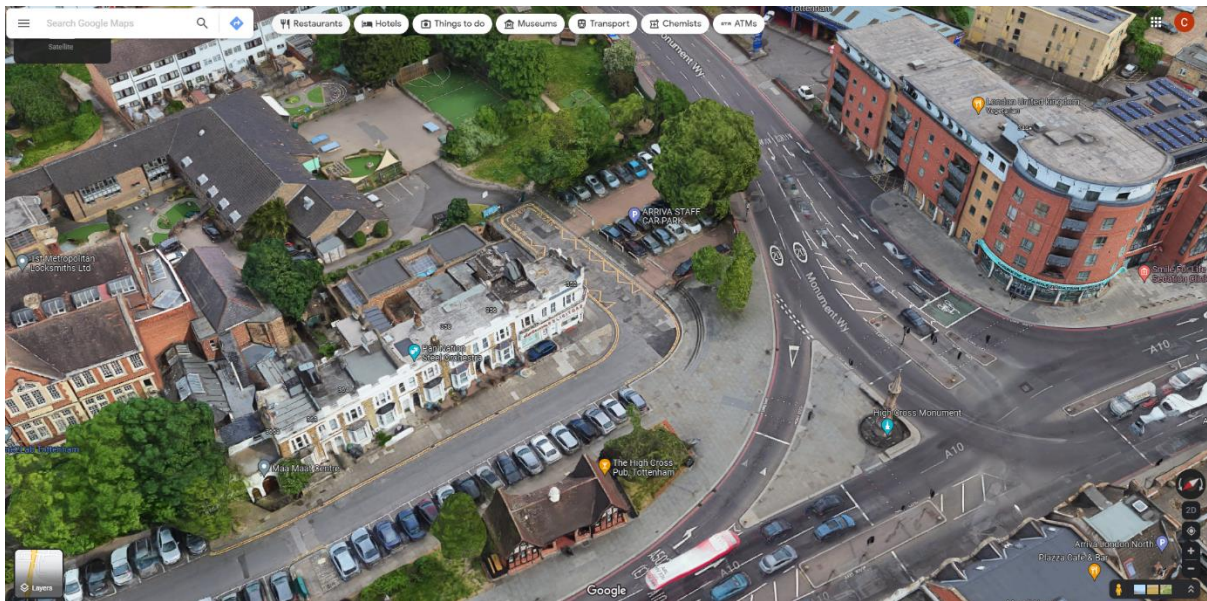


Fig. 1: Aerial view of the development. Adjacent to Rawlinson Terrace is the overly scaled modern residential building, Rosecrest Court.



Fig. 2: Front elevation of Rawlinson Terrace shows the modern shop windows frontage at Ground Floor of no. 352 – 354.



Fig. 3: An example of slimline UPVc sash windows as taken from the Rehau website. It is proposed to replace the GF windows with the 'Rehau 700 hung-slider' system.