

Heritage Statement - 13 Milton Road London N6 5QD



INTRODUCTION - This is a Heritage statement as a part of a full planning application to replace 3 windows to the lower ground floor on the front elevation with like for like double glazed windows.

13 Milton Road, London N6 5QD is a residential building located within the council of Haringey, North London. The property is part of the Highgate Conservation Area and it is not listed.

There are four flats in the building. The surrounding area is residential.

EXISTING BUILDING - The property is a mid-terraced, three-storey building with a converted loft. This application does not propose to change the use of the building.

There is a garden to the back and a small light well to the front of the property which are within the demises of the lower ground floor flat.

The external wall facing the street consists of exposed red brickwork, white painted timber windows with white surroundings, and white rendered wall to the front light well.

Historical Context - Highgate was designed as a conservation area on 21st of December 1967. The original conservation boundary included the village core and the Bishopswood area, the Gaskell Estate, together with the area bounded by Southwood Lane, Jacksons Lane, the central part of Archway Road, Muswell Hill Road and Wood Lane up to Queen's Wood.

The conservation area is divided between the London Boroughs of Camden and Haringey. The Camden side includes part of the Highgate Village, Fitzroy Park, Waterlow Park, Highgate Cemeteries and Whittington Hospital.

Milton Road is part of the subarea called Miltons, which lies in the triangle east of Archway Road, west of the Parkland Walk and north of Hornsey Lane. This sub-area is mainly characterised by residential terraces with fairly deep gardens. The area is a contrast to the commercial frontages along Highgate Hill, High Street and Archway.

The properties at Milton Park, Milton Avenue and Milton Road are mainly residential buildings of 2-3 storey terraced houses, of red facing brickwork, steeply pitched roofs and pedimented dormer windows.

The streets are of distinctive architectural quality and visual cohesion, with rhythmic projecting bays and roof lines stepping up the hill to Hornsey Lane Gardens.

Aesthetic Context - As a mid-terraced house 13 Milton Road forms the unified appearance of Milton Road as such. The property maintains the character of the area with its typical appearance for this part of Highgate.

Communal Context - 13 Milton Road is part of the west side of terraced houses forming Milton Road. It contributes to the wholeness of the street and the maintaining of the historical character of the area.

Proposed Development - The brief is replacing 3 windows to the lower ground floor on the front elevation with uPvc double glazed windows of a similar design.

There are no alterations proposed to the front of the building.

The proposal seeks to maintain the character of the existing buildings in the area by using matching design and style of windows.

Conclusion - The proposed replacement of windows to the lower ground floor flat will reduce energy costs to heat the flat and be better for the environment.

The proposal to replace windows will help to improve daylight in the flat.

The proposed replacement of the windows will have no negative impact on the surroundings.

Design & Access Statement

13 Milton Road London N6 5QD