



1. SUPPORTING HERITAGE STATEMENT

- 1.1.** This statement accompanies the Planning Application for the replacement of windows at 45 Florence Road, London, N4 4DJ.
- 1.2.** The property is not listed but it does fall within the Stroud Green Conservation Area.
- 1.3.** The proposal is to replace the existing four panel timber part-glazed entrance door with a new four panel timber part-glazed entrance door, in keeping with the existing appearance. The existing felt flat roof covering to the ground floor bay windows is also to be renewed, providing a new high-performance felt roof covering, to match the existing colour. The existing chimney stack mortar is to be repointed to match the existing colour. All three proposals will ensure the dwelling retains its existing style and appearance.
- 1.4.** New four panel part-glazed timber entrance door to match existing. New high-performance felt roof coverings to match the existing colour. New mortar repointing to existing chimney stack, to match the existing colour.
- 1.5.** The existing timber entrance door is showing signs of rot and timber decay which is now considered to be beyond economical repair. Likewise, the existing felt roof coverings are showing signs of decay and considered to be beyond economical repair. The existing chimney stack mortar is breaking-up and in need of repointing.
- 1.6.** The proposed replacement flat roof coverings, replacement timber entrance door and chimney brickwork mortar will have no impact on the heritage asset of the appearance of the conservation area. The high-performance felt roof coverings will match the existing felt roof covering colour, providing no visual difference to the property. The timber entrance door will be replaced like-for-like and therefore not alter the existing appearance of the property. The chimney brickwork mortar will be repointed in a mortar colour to match the existing appearance.
- 1.7.** A large number of properties within the Stroud Green Conservation area have already replaced the entrance doors and/or flat roof coverings. It is therefore considered that the impact on the conservation area will be negligible and the improvement to the thermal efficiency of the property outweighs any impact.
- 1.8.** The proposed development matches the existing flat roof coverings and visually appear the same. Likewise, the timber entrance door proposal matches the existing fenestration and style. The mortar repointing will match the existing colour.
- 1.9.** The development will enable the properties occupants to enjoy the effect of modern and efficient roof coverings & entrance door which preserve the original appearance and charm of the existing roof and door, securing the properties future.



2. DESIGN

2.1. AMOUNT

No building works is proposed as part of this application.

2.2. LAYOUT

The layout of the property will not be affected by the proposed works.

2.3. SCALE

The scale of the property will not be altered by the works. The existing entrance door opening will remain unchanged with a new door manufactured to fit existing opening. The new roof coverings will match the existing colour and overall appearance.

2.4. APPEARANCE

The existing appearance of the property will remain unchanged. The timber entrance door will match the existing style, to be a part-glazed four panel painted timber door. The new entrance door will provide no visual difference to the existing. The new high-performance felt roof coverings will match the existing felt roof colour and will not alter the appearance of the front elevation. The chimney stack brickwork mortar will be repointed in a colour to match the existing and therefore will not alter the existing appearance of the building.

3. ACCESS

3.1. The works are planned for October 2023 (pending planning approval) and will be carried out in a single phase of works.

3.2. No part of the proposed works will impede members of the public using the footpath or road.

3.3. The existing pedestrian and vehicle access will remain unaffected by the works.