



1. SUPPORTING HERITAGE STATEMENT

- 1.1.** This statement accompanies the Planning Application for the replacement of windows at 90 Florence Road, London, N4 4DR.
- 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 single-glazed timber sash windows with double glazed timber sash windows. The proposed replacement softwood windows will match the existing box-sash style with no glazing bars to preserve the appearance of the dwelling. The existing concrete roof tiles will be replaced where damaged, to match the existing style and appearance. The existing felt flat roof covering will be renewed with a new high-performance felt roof covering, to match the existing appearance. The existing chimney stack will be repointed in a mortar to match the existing. The proposal also includes the repairs to facing brickwork where damaged, and repointing of damaged mortar areas, both to match the existing style and appearance.
- 1.4.** New window frames to be painted white to match existing. Replacement concrete roof tiles to match the existing style and colour. New high-performance felt flat roof covering to match existing colour. Chimney mortar repointing to match existing appearance and profile. Facing brickwork repairs and repointing both to match existing appearance and profile.
- 1.5.** The existing timber windows are showing signs of rot and timber decay which are now considered to be beyond economical repair. The existing felt flat roof covering is also reaching the end of its serviceable life and requires replacement. The concrete roof tiles, facing brickwork, and mortar to chimney and brickwork are all showing signs of decay and damage, which are in need of attention and renewal.
- 1.6.** The proposed replacement windows and entrance door will have no impact on the heritage asset of the appearance of the conservation area. The windows will match the existing windows with the addition of double-glazing panels providing no visual difference to the property. The new roof tiles, flat roof coverings, brickwork repairs and mortar repointing shall all match the existing style, size and profiles.
- 1.7.** A large number of properties within the Stroud Green Conservation have already installed double glazed windows of timber construction. A number have also received replacement roof coverings and mortar repointing. 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 windows, roof coverings, brickwork repairs and mortar repointing and visually appear the same.



- 1.9.** The development will enable the properties occupants to enjoy the effect of modern and efficient windows, flat roof coverings, and effective mortar repointing, which preserve the original appearance and charm of the existing materials 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 window openings will remain unchanged with new windows manufactured to fit existing openings. The flat roof covering replacement will match the existing scope, materials, and appearance throughout. As will the concrete roof tiles, brickwork repairs and mortar repointing, which will also match the existing profiles.

2.4. APPEARANCE

The existing appearance of the property will remain unchanged. Replacement windows will match the box sash style and all fenestrations will remain as existing. The double-glazed panels will provide no visual difference to the existing windows. The repairs to the brickwork and concrete tiles will be in keeping with the existing appearance and will match the existing finish. Likewise, the new high-performance felt flat roof covering will not alter the existing overall appearance of the property.

3. ACCESS

- 3.1.** The works are planned for October/November 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.