

1. SUPPORTING HERITAGE STATEMENT

- 1.1.** This statement accompanies the Planning Application for the replacement of windows, rear entrance doors, facing brickwork/chimney repairs and concrete roof tile repairs at 12 Florence Road, London, N4 4BU.
- 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 proposal also includes the repair of the existing facing brickwork and chimney stack and mortar. Existing concrete roof tile coverings will be renewed and replaced where required, to match the existing style and appearance. The existing timber rear double entrance doors are to be replaced with new, in a matching style.
- 1.4.** New window frames to be painted white to match existing. New rear double entrance doors to be decorated. Brickwork & chimney mortar repairs to match existing. Concrete roof tiles to be replaced, where damaged, in a matching style and colour.
- 1.5.** The existing timber windows and rear entrance doors are showing signs of rot and timber decay which are now considered to be beyond economical repair. The existing facing brickwork & chimney is also showing signs of decay and damage, which requires essential repair works. Sections of the existing roof coverings are at the end of their economic life and require renewal to maintain efficiency and effectiveness.
- 1.6.** The proposed replacement windows and rear entrance doors 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 brickwork and mortar repairs will also match the existing profile and appearance of the property. Replacement concrete roof tiles will match the existing style, colour and appearance.
- 1.7.** A large number of properties within the Stroud Green Conservation have already installed double glazed windows and timber entrance doors of timber construction. A number have received roof and brickwork repairs. 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 and entrance doors, and they visually appear the same. Likewise, the roof covering and brickwork repairs proposed will ensure the externals visually appear the same.



- 1.9.** The development will enable the properties occupants to enjoy the effect of modern and efficient windows, rear entrance doors, facing brickwork and roof coverings, which preserve the original appearance and charm of the existing elements 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 and door openings will remain unchanged with new windows & doors manufactured to fit existing openings. The facing brickwork & chimney will not be altered visually in any way and the repairs will match the existing style and profile. The roof covering repairs will not detract from the existing street view.

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 facing brickwork repairs will be completed to match the existing appearance. The replacement concrete roof coverings will be in keeping with the existing appearance, matching the style and profile. The replacement rear entrance doors will be of matching style, with part-glazed two panel timber double doors to be installed.

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.