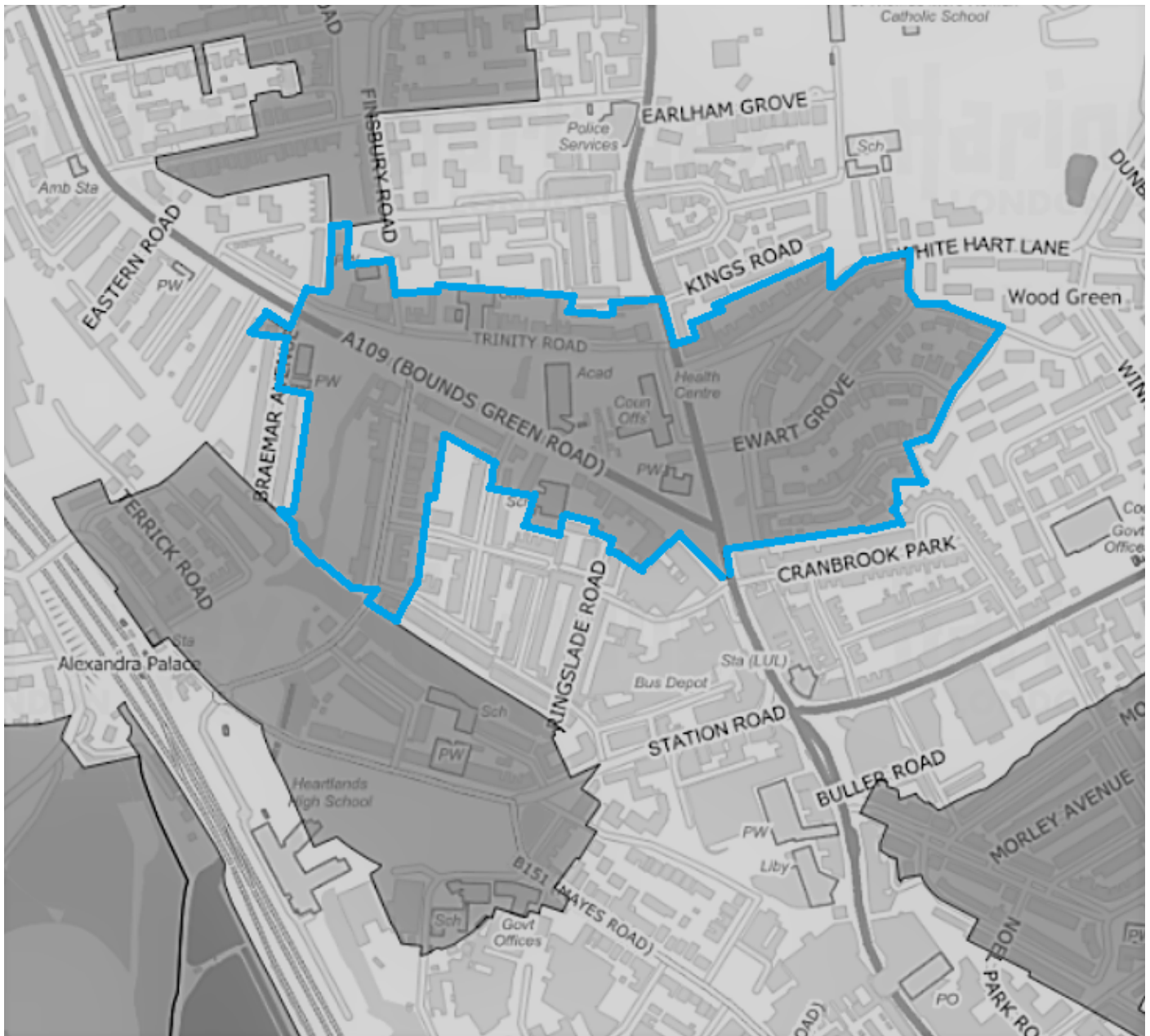


# 18 Trinity Road - London - N22 8LB

## Heritage Statement



The Property is a Victorian Terrace House situated in the Trinity Gardens Conservation Area, precisely in the Trinity Gardens and Bounds Green Road sub - area.

Please note that the application is also supported with a brief Design and Access Statement.

### **Trinity Gardens Conservation Area**

The Trinity Gardens Conservation Area is situated in Wood Green, which developed during the Saxon period.

Wood Green was connected to London by a track following a similar route to the contemporary Green Lanes.

The Trinity Gardens Conservation Area is situated at the ancient junction between Wood Green High Road (Green Lanes) and Bounds Green Road, which was established in the 14th Century.

Trinity Gardens Conservation Area is a relatively small geographical area, divided in sub areas, with distinctive character and appearance, differing in terms of density of development, scale and style of buildings, construction materials, period of development and soft landscaping.

### **Sub Area 1. Trinity Gardens, Bounds Green Road**

#### **Overall character and appearance**

This area, which comprises the western part of the conservation area, is focused on Trinity Gardens and is characterised by a sense of openness and greenery. It also contains Nightingale Gardens, a narrow elongated park which extends south towards Wood Green Common and creates a green corridor by connecting Trinity Gardens with Avenue Gardens to the south. Shrubs, trees and planting are widespread throughout the area and form an important element of the character and appearance.

Trinity Gardens is overlooked to the north and south by the properties fronting Trinity Road and Bounds Green Road respectively, most of which are of Victorian origin.

#### **Trinity Road**

Trinity Road is a narrow street that defines the northern boundary of Trinity Gardens and, in contrast to Bounds Green Road to the south, is characterised by its tranquil, tree-lined nature. Whilst the northern side of the road is primarily lined with semidetached and terraced Victorian properties, it is also fronted by a public house and a modern block of flats. The prominent Greek Orthodox Cathedral is situated within these residential properties and has a formative role in defining the street scene. The junction between Trinity Road and Finsbury Road is defined by The Prince of Wales Public House, a three-storey, typical Victorian public house.

To the east of Finsbury Road, Nos. 23 to 27 (consecutive) Trinity Road form a consistent group of a semi-detached and terraced Victorian properties, which are constructed of London stock brick and have slate roofs, most of the buildings retain their traditional appearance. No. 22 is a large detached Victorian villa, which is constructed of pale grey brick and a slate roof.

The Greek Orthodox Cathedral, which is situated to the east of No. 22, dominates the northern side of Trinity Gardens. The Cathedral, which was originally built to the designs of the Reverend J. N Johnson, is constructed of pale brick with eccentric gothic detailing.

To the east of the Greek Orthodox Cathedral, Nos. 20 and 21 Trinity Road are a pair of semi detached Victorian villas with a cream-painted façade, ornate shaped gables and canted bay windows, which are surmounted by white-painted crenellations. The buildings represent a departure from the adjacent terraced dwellings, but are of architectural interest and make a positive contribution to the street scene.

**The Victorian terrace of dwellings at Nos. 16 to 19 are constructed of London stock brick with slate roofs and have ground floor canted bay windows, painted window surrounds and arched entrances with decorative mouldings.**

**However, Nos. 17 & 18 have painted façades and modern tiled roofs but all are of architectural interest.**

Further east, Nos. 10 to 14 Trinity Road are detached and semidetached Victorian villas constructed of London stock brick with slate roofs and hexagonal bays at ground floor level.

Nos. 13 & 14 include a series of unsympathetic dormer windows, which severely disrupt the properties' roofscape.

Nos. 10 & 11 remain largely intact, and are set within attractive, well-planted front gardens.

The remainder of the northern side of Trinity Road is fronted by Nos. 1 to 9, which form a consistent terrace of attractive two-storey Victorian properties similar in appearance to Nos. 16 to 19 Trinity Road.

Most of the properties in the group remain largely intact, with timber sash windows and slate roofs.

\*\*\* Taken and slightly edited from 'London Borough of Haringey Website' – Conservation Area no.12 – Trinity Gardens – CA Character Appraisal

### **The Proposal**

The proposal is for the enlargement of the existing French door to the rear façade, for the replacement of the 1970s unsympathetic fenestration to the rear façade with double glazed UPVC wood-effect sashes, similar in appearance to the original Victorian windows.

The proposal includes bricking up the existing side elevation kitchen window, which is not an original feature, to create more space internally.

### **Photos**



**Photo 1 – Front Façade**



**Photo 2 – Rear Façade**



**Photo 3 – Side Elevation**