

Heritage Statement

Property: 39 Shobden Road, N17 **Local Authority:** Haringey Council **Conservation Area:** Tower Gardens Conservation Area **Proposal:** Replacement of existing timber windows with replica UPVC windows

1. Introduction

This Heritage Statement accompanies a householder planning application for the replacement of existing windows at 39 Shobden Road, located within the Tower Gardens Conservation Area. The purpose of this statement is to demonstrate that the proposed works preserve the character and appearance of the conservation area, in accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Haringey's local planning policies.

2. Significance of the Tower Gardens Conservation Area

Tower Gardens is a designated conservation area recognised for its early 20th-century "garden suburb" layout, uniform architectural rhythm, and consistent use of traditional materials. The area's character is defined by:

- Modest cottage-style houses
- Repetitive architectural forms
- Traditional window proportions
- Painted timber joinery
- Strong visual consistency across terraces

Windows are a key component of the area's architectural identity, contributing to the uniformity and rhythm of the streetscape.

3. Existing Windows

The existing windows at 39 Shobden Road are:

- Timber windows
- Painted white
- Showing signs of deterioration, including rot, draughts, and failed glazing
- No longer functioning effectively or providing adequate thermal performance
- Cracked Glass upstairs and downstairs

The condition of the windows has reached a point where repair is no longer viable nor cost effective.

4. Proposed Works

The proposal is to replace the existing timber windows with:

- High-quality **replica UPVC windows**
- Finished in **white**, matching the existing appearance
- Incorporating **slimline double glazing**
- Replicating the **original proportions, glazing pattern, and detailing**
- Including the **white horizontal glazing bar in the top panel**, consistent with the existing design and the wider conservation area

The new windows have been carefully selected to match the original aesthetic as closely as possible while improving energy efficiency and long-term durability.

5. Impact on the Conservation Area

The proposed replacement windows will:

- Maintain the original window proportions
- Retain the visual rhythm of the terrace
- Match the existing white finish
- Preserve the glazing pattern characteristic of Tower Gardens
- Improve the building's thermal performance without altering its appearance

Because the new windows replicate the original design, the proposal will **not harm the character or appearance** of the conservation area. The change will be visually neutral from the public realm.

6. Justification

The replacement is necessary due to the poor condition of the existing windows. The chosen design ensures:

- Faithful replication of the original style
- Minimal visual change
- Compliance with conservation principles
- Improved sustainability and energy efficiency

The proposal aligns with Haringey's conservation policies, which allow replacement windows where the design and detailing match the originals.

7. Conclusion

The proposed replacement windows at 39 Shobden Road have been carefully designed to preserve the architectural character of the Tower Gardens Conservation Area. The works will not result in any harm to the significance of the area and will maintain the visual integrity of the terrace.

The application therefore meets the requirements of national and local heritage policy and should be supported.