
Heritage Statement

Proposed Alterations to Front Boundary

at 521 Lordship Lane, London N22 5DL

Noel Park Conservation Area

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1. Introduction

This Heritage Statement has been prepared in support of a planning application for alterations to the front boundary treatment at 521 Lordship Lane, London N22 5DL. The property is situated within the Noel Park Conservation Area, designated for its historic and architectural significance as a late-Victorian planned residential estate.

The proposal seeks to enhance the appearance of the property frontage and surrounding street scene by improving the visual quality of the existing boundary treatment, while remaining consistent with the prevailing character of the area and without resulting in any harm to neighbouring amenity or highway safety.

The purpose of this statement is to assess the potential impact of the proposed works on the character and appearance of the conservation area and to demonstrate that the proposal preserves its significance.

2. Site and Surroundings

Lordship Lane is a mid-terrace dwelling typical of the properties found throughout the Noel Park Estate. The property sits behind a small front garden separated from the public pavement by an existing boundary fence. The existing boundary forms part of the streetscape rhythm typical of the conservation area.

The property forms part of a terraced residential street within the Noel Park Estate. The area is characterised by:

- Late-Victorian terraced housing
- Consistent building lines and scale
- Small front gardens enclosed by brick walls and fences
- A uniform streetscape that contributes to the area's historic character

Front boundary treatments are an important component of the street's character, typically consisting of low walls or fencing that maintain visual openness to the street while defining private garden space.

3. The Proposal

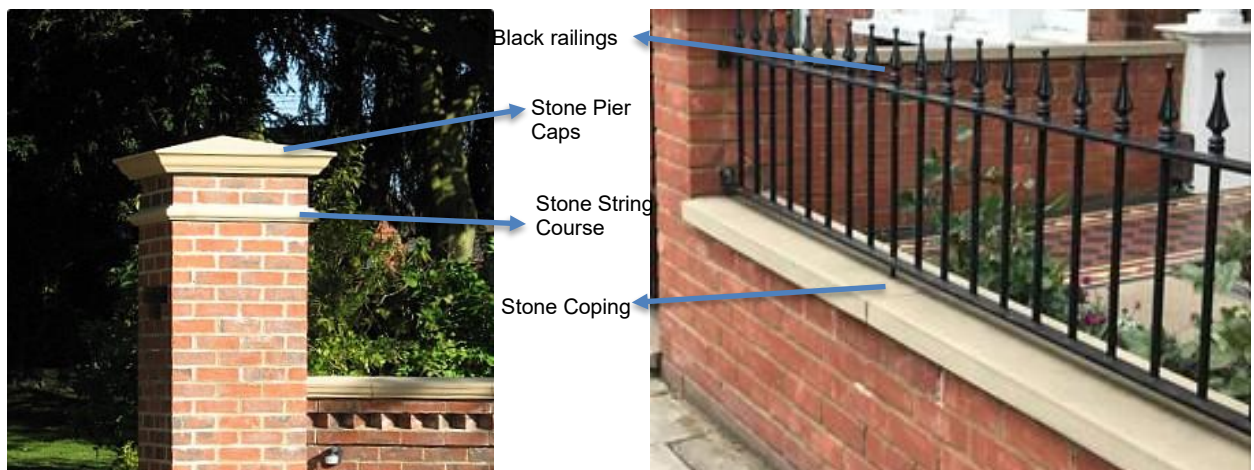
The proposal seeks to alter the existing front boundary treatment.

- The proposed brickwork height will remain the same as the existing fence.
- The alteration will not increase the overall height or visual prominence of the boundary.
- The boundary will continue to define the front garden while maintaining the established relationship between the dwelling and the street.

The works are therefore minor in scale and limited to the front garden boundary.

The intention of the proposal is to enhance the visual appearance of the property frontage and contribute positively to the established character of Lordship Lane. The proposed materials and detailing have been carefully selected to reflect the prevailing architectural language of the street, ensuring a high-quality and sympathetic boundary treatment that is consistent with neighbouring properties.

The images below are included as material reference for the proposed front boundary design.



In addition this this, the proposed boundary works will provide a clear and well-defined frontage while maintaining visual permeability through the use of metal railings. The development will not result in any adverse impact on highway safety, neighbouring amenity, or the wider streetscape.

4. Impact on the Conservation Area

The proposed alteration has been carefully considered in relation to the character of the Noel Park Conservation Area.

Key considerations include:

- The height of the boundary fence will remain unchanged, ensuring no increase in visual enclosure or impact on the streetscape.
- The proposal maintains the established pattern of low front boundaries typical of the conservation area.
- The works will not alter the architectural character of the dwelling or terrace.
- The proposal will remain visually consistent with neighbouring properties.

Given the limited nature of the works and the retention of the existing boundary height, the proposal will not harm the character or appearance of the conservation area.

5. Planning Policy Compliance

Relevant Planning Policy

This application has been prepared having full regard to national, regional, and local planning policies, including:

- The National Planning Policy Framework (NPPF), particularly the sections relating to conserving and enhancing the historic environment.
- The London Borough of Haringey Local Plan (2017), including Policy SP11 (Design) and SP12 (Conservation).
- The Haringey Development Management Development Plan Document (2017), including Policies DM1 (Delivering High Quality Design), DM9 (Managing Heritage Assets) and DM12 (Housing Design and Quality).
- The London Plan, including Policy D6 (Housing Quality and Standards) and Policy HC1 (Heritage Conservation and Growth).

These policies collectively require development proposals to achieve a high standard of design, respond positively to local context, and conserve the significance of designated heritage assets, including conservation areas.

This proposal complies with the aims of local and national planning policy in the following ways:

- **Design Quality:**
The proposal represents a minor alteration to the existing front boundary treatment and has been designed to maintain the established character and appearance of the property and surrounding streetscape. The works are modest in scale and maintain the same height as the existing fence, ensuring that the visual relationship between the dwelling and the street is preserved.

- **Conservation Area:**
The site is located within the Noel Park Conservation Area, and the proposal has been designed to respect the historic character of the terrace and the wider streetscape. The works will not introduce any additional visual enclosure or harmful alterations to the established front boundary pattern.
- **Impact on Character and Appearance:**
In accordance with Policy DM9, the proposal has been assessed in relation to the significance of the conservation area and its setting. The alteration to the front boundary will not materially affect the character or appearance of the conservation area and will preserve its significance.
- **Context and Streetscape:**
In line with Policies DM1 and SP11, the proposal responds positively to the local context. The retention of the existing fence height ensures that the established rhythm and openness of front garden boundaries along Lordship Lane are maintained.

6. Conclusion

The proposed works will result in a well-considered and high-quality enhancement to the existing front boundary, improving the visual appearance of the property frontage and its contribution to the streetscape of Lordship Lane.

The proposed alteration to the front boundary at 521 Lordship Lane is minor in nature and will retain the same height as the existing fence, ensuring that there will be no additional visual impact on the streetscape or increased sense of enclosure along the frontage.

The proposal respects the established character of the terrace and the wider Noel Park Conservation Area, maintaining the traditional relationship between the dwelling, its front garden, and the public realm. As such, the works will preserve the character and appearance of the conservation area, which is a designated heritage asset.

The proposal complies with relevant national and local planning policy, including the National Planning Policy Framework and the heritage and design policies of the London Borough of Haringey, and would preserve the character and appearance of the conservation area.

Overall, the proposal represents a small-scale, sympathetic and appropriate alteration that accords with relevant local and national planning policies. Planning permission is therefore respectfully sought to carry out the proposed front boundary enhancement, which will improve the appearance of the site and contribute positively to the character and quality of the surrounding area.