

Heritage Statement

Farrant Avenue

20 Farrant Avenue

London

N22 6PB

Heritage Statement

Project address: 20 Farrant Avenue, London, N22 6PB

Proposal: Replacing existing roof tiles for slate tiles

Prepared by: Architecture Everything Ltd

Date: 08.04.2026

1.0 Introduction

This Heritage Statement has been prepared to accompany a planning application for the replacement of the roof covering at 20 Farrant Avenue. The property is a mid-terrace Victorian cottage located within the Noel Park Conservation Area. The proposal seeks to replace the existing, failing slate roof with new natural slate tiles to ensure the long-term preservation of the building fabric while maintaining the architectural integrity of the Conservation Area.

2. Significance of the Heritage Asset

The Noel Park Conservation Area is significant as one of the earliest planned "garden suburbs" built by the Artizans, Labourers & General Dwellings Company between 1883 and 1907.

- **Architectural Interest:** The area is characterized by its cohesive "Arts and Crafts" influenced Victorian Gothic style, featuring yellow and red brickwork, decorative gables, and uniform rooflines.
- **Contribution of No. 20:** Number 20 Farrant Avenue is an integral part of a terrace that contributes to the rhythmic character of the streetscape. The original slate roofs are a primary character-defining feature of the Noel Park estate, providing a consistent texture and "grey-toned" palette across the rooftops.

3. Assessment of Impact

The existing roof at 20 Farrant Avenue consists of natural slate tiles that have reached the end of their functional lifespan, showing signs of "nail sickness," delamination, and water ingress.

- **Materials:** The proposal involves the removal of the aged slates and the installation of new natural slates. The new slates have been selected to match the dimensions, color, and texture of the original Victorian slates found on the property and neighboring houses.
- **Visual Impact:** Because the replacement is "like-for-like" in terms of material and finish, there will be no perceptible change to the building's appearance from the public realm, other than a cleaner and more well-maintained aesthetic.
- **Preservation:** The works will secure the weather-tightness of the heritage asset, preventing internal decay and preserving the structural timber of the roof for the future.

4. Compliance with Policy

The proposal aligns with Haringey Local Plan Policy DM9 (Management of the Historic Environment) and the Noel Park Conservation Area Appraisal & Management Plan, which encourages:

- The use of traditional natural materials.
- The retention of original roof profiles and materials.
- Maintenance that preserves the uniform character of the estate.

5. Conclusion

The proposed works represent sensitive and necessary maintenance of a heritage asset. By utilizing natural slate that mirrors the existing historical palette, the project will result in a "neutral" impact on the Conservation Area's character while providing a "positive" impact on the physical longevity of the building. We believe the proposal meets the requirements for development within a Conservation Area and respectfully request that planning permission be granted.