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HERITAGE STATEMENT

11 WINDERMERE ROAD, LONDON N10 2RD PLANNING APPLICATION
– 2026



INTRODUCTION

This Heritage Statement has been prepared in support of a planning application for alterations to the residential property at **11 Windermere Road, London N10 2RD**, located within the Muswell Hill Conservation Area in the London Borough of Haringey. The proposed development comprises:

- Replacement of existing single-glazed timber windows with new double-glazed timber sash windows on a like-for-like basis; and
- Installation of two air source heat pumps (ASHPs) to provide domestic heating and hot water.

The purpose of this statement is to assess the significance of the heritage asset and the potential impact of the proposals on the character and appearance of the property and the wider conservation area.



SITE LOCATION AND CONTEXT

The application property is situated on the western side of Windermere Road within Muswell Hill, an established residential area characterised by a cohesive group of late Victorian and Edwardian dwellings. The surrounding streetscape is defined by consistent architectural proportions, traditional materials, pitched roof forms, and timber sash fenestration, all of which contribute positively to the character of the conservation area.

Constructed circa 1910, the property is an early Edwardian dwelling that forms part of a broader and relatively uniform residential composition. While the building contributes to the overall townscape value and historic character of the Muswell Hill Conservation Area, it is not statutorily listed nor identified as a building of individual architectural or historic significance.

The property should therefore be understood primarily as a positive contributor to the collective significance of the conservation area rather than as a designated heritage asset in its own right.



SIGNIFICANCE OF THE HERITAGE ASSET

The significance of the property derives principally from:

- Its contribution to the architectural consistency and historic character of Windermere Road.
- The Edwardian domestic proportions and detailing.
- Its visual relationship with neighbouring dwellings within the terrace and wider streetscape.
- Its contribution to the established character and appearance of the Muswell Hill Conservation Area.

The existing timber sash windows contribute to the traditional appearance of the building, although some are in varying condition and provide poor thermal performance due to single glazing.

The building's significance is therefore primarily communal and townscape-based rather than arising from rare architectural detailing or historic associations.

PROPOSED WORKS

Replacement Windows

The proposals include the replacement of the existing single-glazed timber sash windows with new double-glazed timber sash units.

The proposed windows have been designed on a like-for-like basis and will replicate the existing:

- Window proportions.
- Window frame and glazing style.
- Opening mechanisms.
- White-painted timber finish.

Importantly, the proposals do not involve:

- Alterations to the size or position of existing openings.
- Changes to the rhythm or hierarchy of the elevations; or
- Introduction of inappropriate modern materials or detailing.

The replacement windows are therefore considered to preserve the established architectural character of the property while improving thermal efficiency and long-term sustainability.

Air Source Heat Pumps

1. Two air source heat pumps are proposed at ground-floor level to the rear of the property. The units have been carefully positioned to minimise visibility from the public realm and reduce any impact on the character and appearance of the conservation area. The equipment will be enclosed and will remain subordinate to the host building. The proposed installation has been supported by an acoustic assessment confirming that the proposed mitigation enclosure will reduce the noise levels and will comply with the planning and environmental standards; (*Applied Acoustic Design – “Calculations show that with the implementation of an appropriately specified proprietary acoustic enclosure, sound arising from the proposed plant - when assessed in accordance with BS 4142:2014+A 1:2019 - is expected to satisfy local authority planning policy”*). The introduction of low-carbon heating technology represents a sustainable upgrade to the property and supports national and local planning objectives relating to energy efficiency and carbon reduction.

HERITAGE IMPACT ASSESSMENT

Impact on the Property

The proposed works are modest in scale and domestic in nature. The replacement windows will preserve the traditional appearance of the dwelling through the use of timber frames and traditional detailing.

As the proposals retain the existing openings, proportions, and architectural rhythm of the elevations, there will be no material change to the character or appearance of the building.

The air source heat pumps will be discreetly located at the rear of the property and will not be prominent within public views.

Overall, the proposals will preserve the architectural integrity of the dwelling while improving its environmental performance.

Impact on the Muswell Hill Conservation Area

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

The proposals are considered to preserve the character and appearance of the Muswell Hill Conservation Area for the following reasons:

- The replacement windows replicate the existing traditional design and materials.
- The proposals maintain the established architectural rhythm of the streetscape.
- No alterations are proposed to the scale, massing, or form of the building.
- The heat pump units are discreetly positioned away from principal public views.
- The development supports the long-term viable and sustainable occupation of the property.

The proposals therefore result in no harm to the significance of the conservation area.

The site and its immediate context exhibit a coherent residential character, and the building contributes to the visual continuity of the street. The proposed works respond to this context by maintaining the established form of the property.

PLANNING POLICY CONTEXT

The proposals have been developed with regard to:

- Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- The National Planning Policy Framework (NPPF), particularly Chapter 16: Conserving and Enhancing the Historic Environment.
- The London Plan policies relating to heritage conservation and sustainability.
- Relevant London Borough of Haringey local planning policies concerning conservation areas, design quality, and sustainable development.

The proposals are considered to accord with the overarching objective of preserving heritage significance while enabling sensitive environmental improvements to existing residential buildings.



View from the rear garden



Location of the proposed Air Source Heat Pumps

provide a significant improvement in thermal performance, reducing heat loss and contributing to increased energy efficiency, while also enhancing acoustic insulation. Importantly, the proposals do not involve any alteration to the size, position, or number of window openings, thereby ensuring that the overall external appearance of the building remains unchanged.

CONCLUSION

The proposed replacement windows and installation of air source heat pumps at 11 Windermere Road represent a sensitive and proportionate scheme of environmental improvement.

The proposals have been carefully designed to preserve the architectural character of the property and its contribution to the Muswell Hill Conservation Area through the use of matching materials, traditional detailing, and discreet siting of external equipment.

The development will deliver clear sustainability benefits through improved thermal performance and reduced reliance on fossil fuel-based heating systems, while resulting in no harm to the significance of the conservation area. It is therefore considered that the proposals comply with national and local heritage and design policies and constitute an appropriate form of development within this historic residential context.