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72 Upper Tollington Park, Finsbury Park, London N4 4NB
Heritage Statement
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1.0 Drawing Register

This Design, Access and Heritage Statement should be read in conjunction with the following drawings and the other documentation submitted as part of the householder planning application:

- 1208_01- Site Location Plan
- 1208_02- Existing and Proposed Block Plan
- 1208_03- Existing Floor plans
- 1208_04- Existing Elevations
- 1208_05- Proposed Floor plans
- 1208_06- Proposed Elevations
- 1208_07- Proposed 3D View



2.0 The Site

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2.1 The Conservation Area

The flat lies within the Stroud Green conservation area. The adjacent plan show the conservation area outlined in orange.

The Stroud Green Conservation Area is located in the North part of the London Borough of Islington on the border with the London Borough of Haringey. The character context of the wider area is that of late Victorian development – mainly shops at ground floor and residential above (Crouch Hill and Stroud Green Road) and small scale residential terraces typically built with little front garden space (Japan Crescent); this gives a more intimate and ‘urban village’ character.

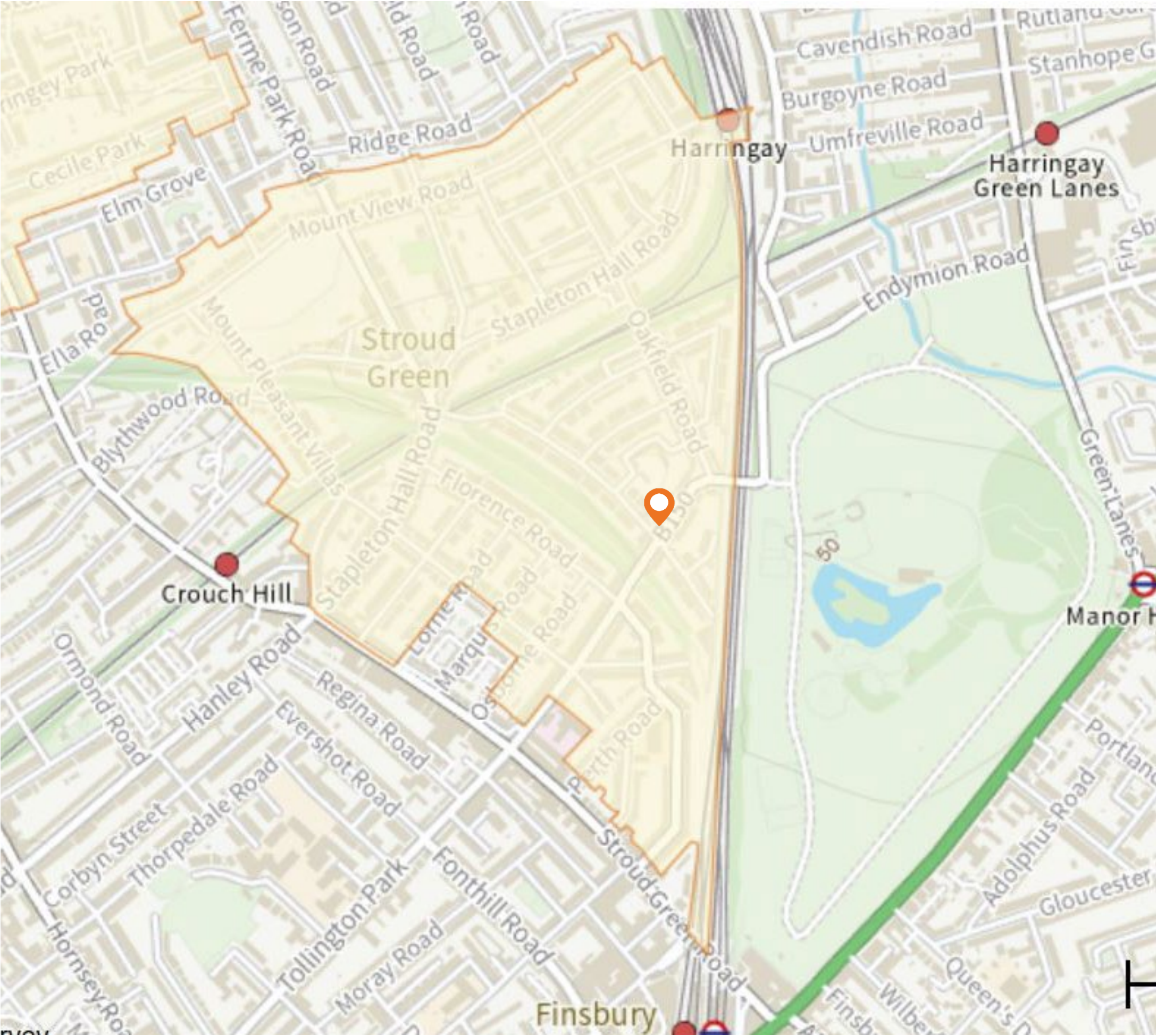
The character of the area is derived from harmonious diversity and slow organic development. The designs and materials employed vary throughout the area, but combine to produce a piece of townscape that is important to retain and develop. The houses, shops, pubs, and commercial premises give vibrancy and mix to the character of the area and the community it serves.

Residential development of the neighbourhood, initially known as ‘Finsbury Park’ began around 1870. The park itself was laid out during the 1860s by Alexander McKenzie for the Metropolitan Board of Works on land formerly occupied by Hornsey Wood and was opened in 1869.

The area was developed in the mid to late 19th Century as part of London’s suburban growth, spurred on by railway expansion. New buildings were constructed to front the historic road, thus retaining the distinctive bend at the foot of Crouch Hill.

With a large hinterland of residential estates, most of the new properties on Stroud Green Road and the bottom of Crouch Hill were built to include ground floor shops and business, or if not, very soon had projecting shopfronts constructed over the original front gardens. Crouch Hill Station with its booking hall and station master’s house was opened in the 1870s, a few years after the Finsbury park Station had opened half a mile further south in 1861.

Views into the conservation area from all the main routes are all important. Views up and down Stroud Green Road and Crouch Hill are perhaps the most significant. When entering Stroud Green from Hanley Road there is a very prominent view of the rear elevations of the commercial properties at Stroud Green Road. 181 Stroud Green Road, on the corner with Hanley Road, is a landmark for the area.



2.0 The Site

2.2 Current Site Aesthetics

The adjacent images show the dwelling in its current condition, highlighting any architectural features which are noteworthy for planning and showing the proposed location of the extension.

- 1. Front Elevation
- 2. Side Elevation
- 3. Rear Elevation - Area for extension
- 4. Side Elevation
- 5. View from bottom of garden
- 6. View from Extension area looking down the garden





3.0 The Heritage Statement

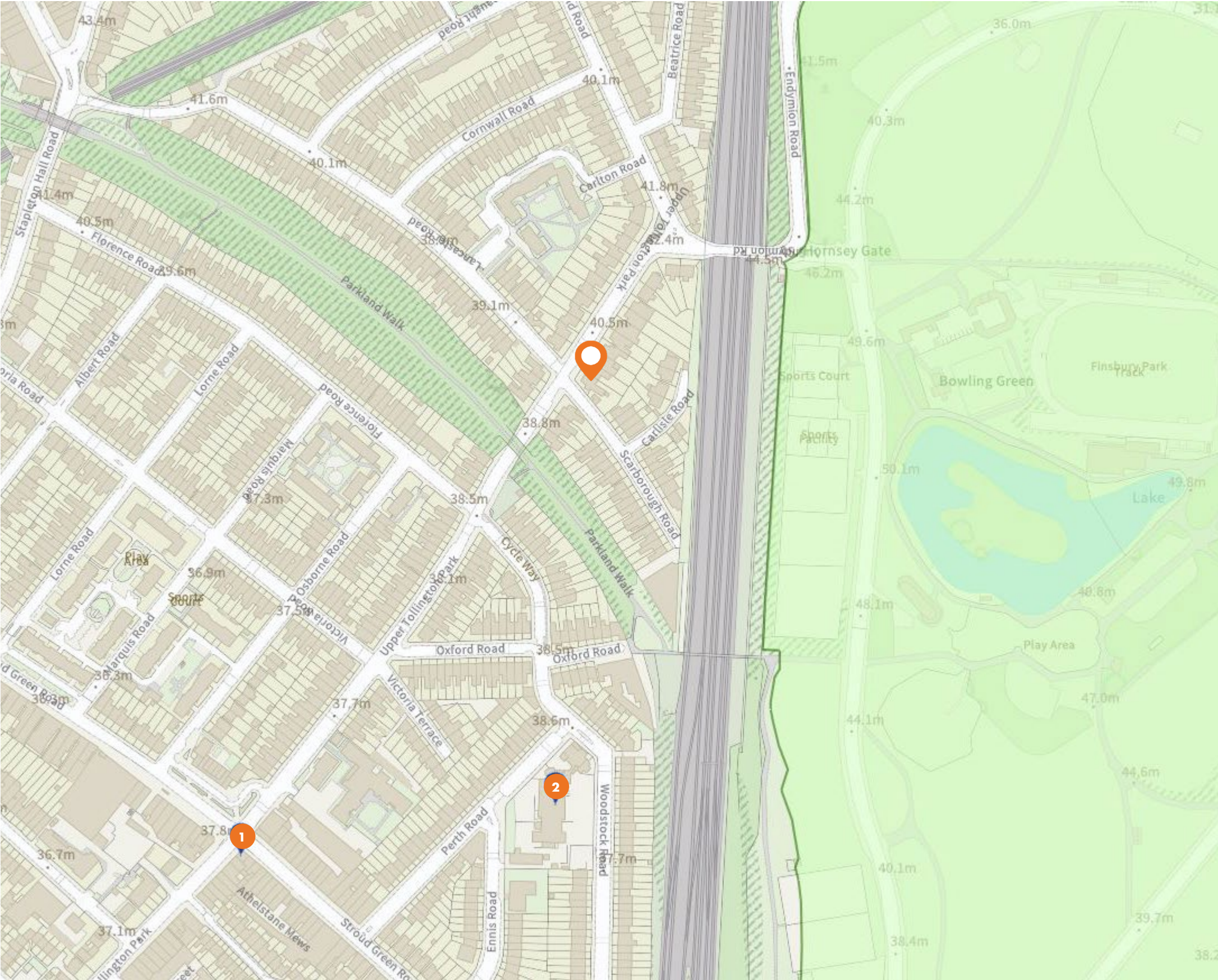
3.0 The Heritage Statement

Paragraph 128 of the National Planning Policy Framework introduces the use of Heritage Statements and indicates that the level of detail required “should be proportionate to the (Heritage) Asset’s importance and no more than is sufficient to understand the potential impact of the proposal on their significance”.

The heritage statement should be read in conjunction with the planning application.

This section describes and discusses aspects of the historic environment (conservation area, listed buildings, ancient monuments and archaeological sites) in relation to the development proposal at the site location described earlier in this report.

The adjacent map highlights the heritage assets which are in close proximity to the dwelling. Each heritage asset is defined on the following page.



3.0 The Heritage Statement

What is the significance of the assets and settings affected? What gives the assets/ settings their significance? How significant (or important) are they?

The following two listed buildings (see map on previous page) are within close proximity to the site, there assets and significance is as follows:

1. Elkins Brothers, Gentlemens Outfitters
Grade: II
Date Listed: 25-Sept-1990
List Heritage Number: 1209539
Location: ELKINS BROTHERS, GENTLEMENS OUTFITTERS, 85, STROUD GREEN ROAD
Description: Terraced house of mid-C19 with shop front of c.1905. Yellow brick set in Flemish bond, stucco, roof obscured by parapet. Three storeys, three windows to Stroud Green Road, two to Tollington Park. The shop front has a base of marble and granite, and flat-arched windows of three bays to either side of corner entrance with curved glazing; flat-arched entrance with overlight. The windows are divided by slim columns with one transom which break into small branches of simpler Art Nouveau character below the fascia; the earlier fascia of Thomas Swan and Co., Hosiers, is temporarily partly exposed behind that of Elkins Brothers, following an accident in 1986. Stucco surround to corner clock of c.1930. First- and second-floor windows segmental-arched with stucco heads and keystones, except that the second-floor windows on Stroud Green Road have been altered to a flat arch. Cornice on Tollington Park, with blocking course; parapet only on Stroud Green Road. The interior is that of an early C20 men’s outfitters; the general arrangement of the shop and some of the fittings date from 1905 when Thomas Swan and Co. took over the shop; the fittings were slightly altered and added to in 1929 when the shop passed into the hands of Elkins Brothers; and no alterations have been made since 1949. Ceiling carried on cast-iron columns; mirror panels to window walls; fitted and in some cases glazed drawers to inner walls, and glazed free-standing showcases; surviving gas lamps; cast-iron bolted spiral staircase. The first-floor front room towards Tollington Park has a good late-C19 cast-iron fireplace with painted tiles in the cheeks. (Information from staff of Elkins Brothers).

2. Woodstock Road School
Grade: II
Date Listed: 10-May-1974
List Heritage Number: 1079176
Location: WOODSTOCK ROAD SCHOOL, WOODSTOCK ROAD
Description: Late C19 building of shallow U-shape with projecting gabled wings and slightly projecting 5 bay centrepiece under higher hipped roof crowned by cupola. An arcaded stone balustrade fades into the slope of the roof. Small cupola at either end. Scrolled and shaped stone coped gables above 2nd and 4th windows, tall half dormers breaking eaves and alternating with lunettes on same cill level. Overall, 3 storeys. end pavilions have 3 grouped windows on 1st and ground floor, large round arched window on 2nd floor, Stock brick with window dressings and rusticated quoins of red brick. Tiled roofs Moulded brick modillion eaves cornice. Staircase bays, with close set windows, between centre and ends.

Source: British Listed Buildings

What heritage assets and settings will be affected by the proposals?

The property is located within the conservation area of Stroud Green Therefore the heritage asset to which this application relates to is the conservation area and the surrounding listed buildings noted above. The single storey extension is located at the rear of 72 Upper Tollington and has no impact on the surrounding conservation area and local heritage assets.

How has the scheme taken account of the level and nature of the significance of heritage assets and their setting?

The proposed extension has been designed to use materials which match that of the existing building so it blends in with its surroundings. It is felt the extension is some considerable distance from the heritage asset, 650m separation. Therefore, the extension does not have a negative impact on the neighbouring listed buildings. The extension has been kept to single storey to avoid any detrimental impact to the conservation area and heritage assets

What will be the impact of the proposal on the significance of the heritage assets and settings affected?

In my professional opinion the rear extension will have no impact on the surrounding listed buildings. The proposal will in fact tidy up the rear, which will actually improve the overall appearance.



4.0 Conclusion

4.0 Conclusion

This statement has set out in detail to the design rationale. The Statement has described how the location of the site and the associated site opportunities and constraints have influenced the design process and how the scheme proposed follows an iterative examination of these issues.

The outcome is an appropriate design and layout that will provide the occupants continued enjoyment of the existing property whilst meeting there everyday needs.

The design and layout would safeguard the amenities of the surrounding properties and provide a safe and secure environment.

The proposed extension also avoid any detrimental aesthetic impact to the conservation area and local heritage asset. As outlined in the heritage impact statement.

We hope that the information contained within this application and the supporting documentation is sufficient for your purposes and that the application will be supported with an officer recommendation for approval.



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