

15201
30 Wolseley Road
N8 8RP

Heritage Statement
Document: P-301
Origin Architecture
July 2026
Revision B



ORIGIN

Heritage Context

30 Wolseley Road is located in Harringey Conservation Area No. 5 "Crouch End"

Extract from Heritage appraisal in relation to the 12 to 30 Wolseley Road:

*Wolseley Road is a broad, undulating tree-lined street with a bus route, that rises to the west and is flanked by a range of grand Victorian villas, semi-detached Edwardian dwellings and small mid to late 20th Century blocks of flats. The topography results in the buildings being set at **different levels with steps between properties** and varying relationships to the street. Some of the buildings have a particularly grand scale for Victorian houses in this area that is especially noticeable where the properties are raised above street level. The road retains its original granite kerbstones and many original boundary walls, but has patched tarmac pedestrian pavements. The many mature street trees give Wolseley Road a quiet residential character.....*

*Nos. 12 to 30 (even) are consistent two storey red brick properties with white tiled banding at ground and first floor level as well as ornate triangular bays with terracotta tiling. The properties have **recessed side entrance bays** and canted bays at ground floor level. All retain their **original arched sash windows**, which incorporate decorative coloured glass and are considered to make a positive contribution to the character and appearance of this part of the conservation area....*

Hertiage Analysis

The main proposed alterations and an analysis on the impact on the conservation area:

Crittal style window wall with double doors in the back of the house

Non original timber french doors and side windows are replaced with a Crittal style set of french doors with side panels which are regularly used with Victorian houses and are appropriate for the period of the property.

Increasing the size of the window on the side of the kitchen to allow more light in.

The proposal is to replace non-original casement window with a larger sash window that will match the style of existing sash windows elsewhere in the building.

Create better access to the garden from the kitchen

The level of the patio is raised to make a level access from the kitchen. The patio is set back from all boundaries and there is no overlooking neighbours houses or outdoor areas because of existing established planting and the relative positions of main buildings

The steps are reconfigured to make them less steep

Stairs to the main garden are non original - believed to have been constructed in the 80's - they will be reconfigured to add in extra risers so the step pitch line is shallower.

Incorporate the conservatory into the garden better

The end of the conservatory is simplified and made to match the style of the crittal doors to the main kitchen to give a more harmonious composition and allow for double french doors.

Victorian tiled path leading to the house

These will be professionally installed red clay tiles with small-scale black clay tile decoration.

All alterations are to the rear except the tiled front entrance path.