# Heritage, Design and Access Statement

## Flats A – C 115 Upper Tollington Park
London
N4 4ND

Prepared on behalf of:

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## 1.0 Introduction

1.1 This design and access statement has been prepared in order to support the Planning Application for the replacement of existing single glazed timber framed sash windows and casement windows to front and rear elevations with new double glazed timber framed sash and casement windows. Replacement of existing single glazed timber framed rear door with a new double glazed timber framed rear door to Flats A – C 115 Upper Tollington Park.

## 2.0 Description

2.1 115 Upper Tollington Park is a four-storey residential mid-terraced house.

2.2 The property features fair-facing brickwork to all elevations, with a tiled pitched roof.

2.3 The existing windows are single glazed timber framed sash and casement windows to front elevation and rear elevations.

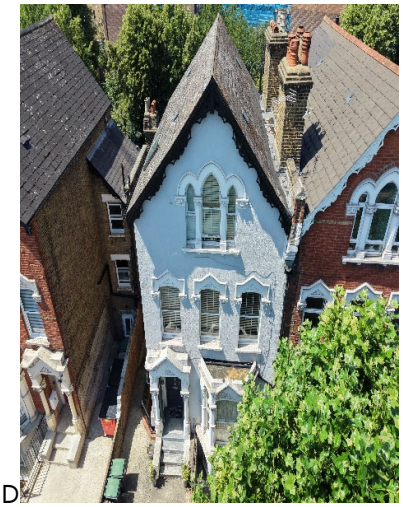


**Photo 1 –** *Front Elevation*

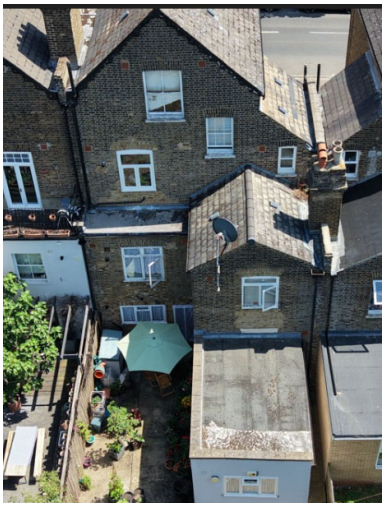


**Photo 2** – *Rear Elevation*

## 3.0 The Site

3.1 115 Upper Tollington Park is in the London Borough of Haringey.

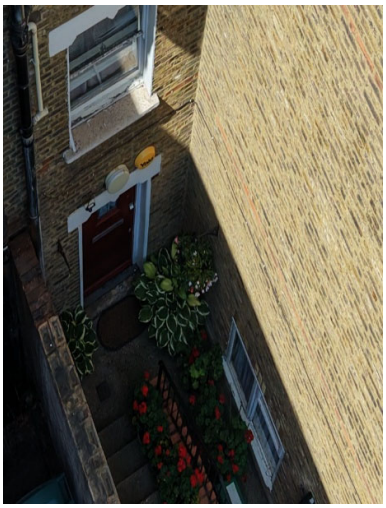
3.2 115 Upper Tollington Park is located in the Stroud Green Conservation Area.

3.3 115 Upper Tollington Park is not a Listed Building.

## 4.0 Proposal

4.1 The Planning application to which this design and access statement relates is for the replacement of existing single glazed timber framed sash windows and casement windows to front and rear elevations with new double glazed timber framed sash and casement windows.

4.2 The existing windows are in need of replacement due in part to lack of thermal performance, security, and condition.



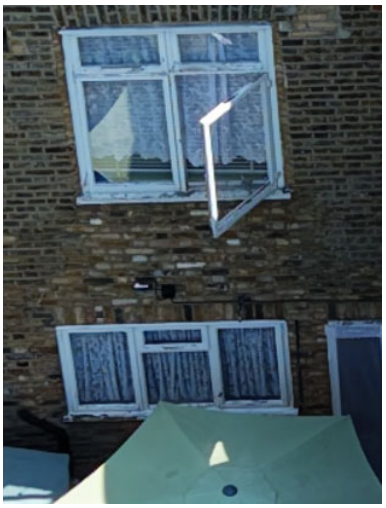


**Photo 3 & 4** – *Existing Windows*

4.3 This planning application also relates to the replacement of existing single glazed timber framed rear door with double glazed timber framed rear door.

## 5.0 Heritage of Building

5.1 The building is sited within the Stroud Green Conservation Area, designated by the London Borough of Haringey on 10 June 2003 as an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. The conservation area occupies part of Stroud Green in the south-west of the borough and contains a predominantly late-19th-century residential townscape. Its special interest derives from the survival of a varied but coherent collection of Victorian houses and terraces, together with their historic street pattern, traditional architectural detailing and landscaped residential setting.

5.2 The key factors that contribute to the character and appearance of the Stroud Green Conservation Area are as follows:

- The historic residential street pattern, comprising established streets with consistent building lines, regular plot divisions and a strong sense of enclosure.
- Long and carefully composed groups of mid- to late-Victorian terraced houses, generally two or three storeys in height, which create a coherent and recognisable townscape.

- A varied range of Victorian domestic architecture, including Italianate, Gothic Revival and Queen Anne-influenced detailing, reflecting the phased development of the area.
- The use of traditional building materials, including London stock and red brick, painted stucco or rendered dressings, slate or tiled pitched roofs and timber sash windows.
- Distinctive architectural features, including projecting bay windows, decorative window and door surrounds, gables, overhanging eaves, timber fascias and bargeboards, chimney stacks and prominent hipped or pitched roof forms.
- The contribution of modest front gardens, low brick boundary walls, hedges, railings and street trees, which soften the built form and reinforce the area's established residential character.
- The presence of prominent terrace ends and hipped-roof "bookend" buildings, which terminate views and contribute to the composition and rhythm of the streetscape.
- The predominantly residential character of the area, together with the survival of buildings and spaces that illustrate the historic suburban development of Stroud Green.

## 6.0 Design

6.1 In light of the importance of the conservation area, the new windows and rear door have been designed in order to closely match the existing windows and doors in terms of profile and sight lines.

## 7.0 Use

7.1 The property is a domestic dwelling. This proposal does not seek to change the buildings' use.

## 8.0 Layout

8.1 The layout of the properties will be unaffected by this proposal.

## 9.0 Amount

9.1 The proposal is for the replacement of existing single glazed timber framed sash windows and casement windows to front and rear elevations with new double glazed timber framed sash and casement windows. Replacement of existing single glazed timber framed rear door with a new double glazed timber framed rear door.

## 10.0 Scale

10.1 The proposed works will have no impact upon the scale of the existing building.

## 11.0 Landscaping

11.1 Landscaping will be unaffected by this proposal.

## 12.0 Appearance

12.1 The appearance and character of the block will be retained by the proposal.

## 13.0 Conclusions

13.1 It is our view that the proposals are sympathetic in nature and will retain the character of the building which is important to the conservation area as defined in the heritage statement whilst meeting the security and thermal performance requirements of the occupiers.