

Heritage Statement Template

This template has been prepared to guide applicants and their agents in preparing heritage statements or statements of heritage significance. As required by the NPPF, the detail of statements must be proportionate to the significance of the asset and enough to understand the potential impact of a proposal on the significance of a heritage asset. Therefore, in many cases the template will only serve as a framework and a more detailed assessment will be required; this may include professional building analysis and research or comprehensive reports on significance and impact. It is strongly suggested that for all proposals that a suitably qualified heritage professional be involved, please see the [IHBC \(external website\)](#) for further information.

Please include relevant illustrations and photos to support your Heritage Statement.

1. Information sources checklist

Please confirm you have checked the following information, they may be useful in preparing your statement:

Historic England list of protected historic sites	☒
National Planning Policy Framework	☒
Planning Practice Guidance: conserving and enhancing the historic environment	☒
Relevant Local Plans	☒
Conservation Area Character Appraisal (if available)	☒
Buckinghamshire Landscape Character Assessment	☒
The Local List of buildings and monuments of historic significance (Wycombe area only)	☒
Historic England 'Statements of Heritage Significance: Analysing Significance in Heritage Assets'	☒
Other (please state): Click or tap here to enter text.	☐

2. Site address

8 Risley Avenue, London, N17 7EU

3. About your development

Does your development site include: (please tick all that apply)	Yes	No
A listed building ?	☐	☒
A scheduled ancient monument ?	☐	☒
A site of archaeological interest ?	☐	☒
Within a designated conservation area ?	☒	☐
A non-designated heritage asset (including locally listed buildings) ?	☒	☐
Within a registered historic park and garden ?	☐	☒
In the setting of / adjacent to one of the above?	☒	☐

4. The nature of the heritage asset(s)

What is the asset? (Is it a house / barn / statue?) What's the history behind it? (If known) Please refer to the **historic record number / reference** if known.

Please see our [further guidance](#) for help on finding the historic record number / reference.

The application property comprises a mid-terrace residential dwelling situated within the Tower Gardens Conservation Area. The property has an approximate floor area of 80 m² and remains in residential use.

Risley Avenue forms part of the historic residential development of the Tower Gardens area. Haringey's Conservation Area Appraisal identifies the historic development along Risley Avenue as contributing to the Garden City-influenced character and planned residential form of the Conservation Area.

The application property is not individually statutorily listed; its heritage significance is principally associated with its contribution to the collective architectural and townscape character of the Conservation Area.

5. The form and materials of the heritage asset(s)

What does the site look like? What material is it made of? How does it fit in to the surrounding buildings / area? Are there any other historical buildings nearby?

The application property is a mid-terrace house of traditional domestic construction. Based on the available EPC information, the building comprises:

Solid brick external walls.

Pitched roof construction, including an existing roof-room element.

Fully double-glazed windows.

Solid floor construction.

The property forms part of a continuous residential terrace. Haringey's Conservation Area Appraisal describes the historic section of Risley Avenue as characterised by red-brick terraces and Garden City planning features, including set-back front gardens and coordinated architectural treatment.

The established building line, roof forms, front gardens and landscaping collectively contribute to the character and appearance of the Conservation Area.

6. The significance of the asset(s)

What makes the historic asset special? (the age / the layout / appearance / interesting features / materials used?) Please consult the **historic record** if you are unsure.

The significance of the application property is principally derived from its contribution to the Tower Gardens Conservation Area and the wider architectural composition of Risley Avenue.

Its significance includes its relationship with the continuous residential terrace, its traditional scale and pitched roof form, and its contribution to the established rhythm and appearance of the streetscape.

The property therefore has primarily contextual and townscape significance, forming part of the collective character of the Conservation Area rather than deriving significance from individual statutory designation.

7. The proposed works

What work are you planning to do to the building / surrounding area? (Include details on scale, height, construction, materials, landscaping, services).

For affected internal works to listed buildings this should also include details of historic fabric (materials) or architectural features. For archaeological sites, details of new foundations, ground disturbance or provision of services should be provided.

The proposal comprises the installation of roof-mounted photovoltaic (PV) solar panels on the front-facing roof slope of the existing dwelling. This corresponds with the description of development recorded under planning application HGY/2026/2087.

The panels are proposed to be mounted parallel to the existing roof plane in a compact and coordinated arrangement.

The rear roof has been considered as an alternative location; however, the available roof area is constrained by existing Velux roof windows, which prevent a viable PV arrangement capable of accommodating the proposed installation. The front-facing roof therefore provides the practical location for the PV system.

The works do not require alteration to the overall scale, massing or use of the dwelling.

8. Relevant Planning History

Has there been any planning applications for the building / surrounding area before? Please include any application references where known.

The current proposal is registered with the London Borough of Haringey as:

HGY/2026/2087 – Installation of roof-mounted photovoltaic (PV) solar panels on the front-facing roof slope.

9. The Impact on the asset(s)

How will the proposed works affect the significance of the heritage asset? Consider not only physical impacts (e.g. loss or concealment of features) but also the impact on the assets' character and setting. How has the impact been minimised? What justification is there for the works?

The proposed PV installation has been designed to minimise its effect on the character and appearance of the property and the wider Tower Gardens Conservation Area.

The panels are located on the front-facing roof slope and will therefore have some visibility from the public realm. However, their visual prominence is reduced by their close alignment with the existing roof plane and by the presence of an established tree positioned in front of the property, which filters direct views towards the roof from parts of the street.

The proposed location has also been informed by the physical constraints of the property. Installation on the rear roof is not reasonably practicable due to the presence and arrangement of existing Velux roof windows, which substantially restrict the usable roof area. Locating the installation on the front roof therefore allows renewable-energy generation without removing or altering these existing roof features.

The panels will remain visually subordinate to the overall dwelling, with the existing roof form, building proportions, terrace composition and principal architectural form retained. No significant historic fabric is proposed to be removed.

The proposal has therefore sought to balance the preservation of the Conservation Area's architectural character with the practical requirements of improving the environmental performance of the existing dwelling.

10. Preserving or enhancing the Heritage Asset

How will the proposed works better reveal or enhance the significance of the heritage asset? (e.g. make it look better? highlight characteristics previously hidden?) Will there be any public benefit as a result of the work?

The proposal represents a sensitive low-carbon retrofit intervention that allows the existing dwelling to respond to contemporary energy and environmental requirements while retaining its established architectural form.

The photovoltaic installation will generate renewable electricity on site, reduce reliance on grid-supplied energy and contribute to a reduction in the dwelling's operational carbon emissions.

The proposed works retain the existing building form and require no extension or substantial alteration to the dwelling. The location and arrangement of the panels have been selected having regard to the constraints presented by the existing rear roof windows and the need to minimise their prominence within the streetscape.

Accordingly, the proposal seeks to preserve the character and appearance of the Tower Gardens Conservation Area while providing a clear environmental benefit through renewable energy generation and carbon reduction.