Heritage, Design and Access Statement for;

28 Middle Lane, N8 8PL

On behalf of

Metropolitan Thames Valley Housing Association (MTVH)

Prepared by

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1 Introduction & Existing Building

Faithorn Farrell Timms LLP have been commissioned by Metropolitan Thames Valley Housing (MTVH) to prepare and submit a planning application for the replacement of the roof covering to the property at 28 Middle Lane, London, N8 8PL .The proposed works include the replacement of the roof tiles, batten and breathable membrane, fascia soffit and water goods. This is going to be replaced to look the same has the existing.

This Design and Access Statement outlines the scope and rationale behind the proposed replacement works. The key objective for MTVH is to improve the security of the property, thereby enhancing comfort for its residents while ensuring the works remain sensitive to the building's character and setting.

The subject building, 28 Middle Lane, is a Victorian mid-terrace property dating from the mid-19th Century. FFT understand that the property is residential and is owned and managed by Metropolitan Thames Valley (MTVH).
28 Middle Lane was constructed in the mid-1800s and is a mid-terrace property of traditional masonry construction.
The building comprises:
• Solid brick external walls, likely London stock brick in Flemish bond
• Decorative features including gauged brick arches and stone/stucco detailing
• uPVC windows
The building is arranged over three storeys with a gable fronted dormer roof. To the rear, there is a single-storey extension, associated with office spaces for the Labour Office below, and access to a rear garden.
The roof structure is assumed traditional timber construction with a slate tile covering.
The property is within the Crouch End conservation area but is not understood to be statutorily listed.



Figure 1 – roof of the property

2 Highlands Conservation Area

The Crouch End Conservation Area is centred on the suburban town centre that includes the Broadway and Tottenham Lane and contains the former Hornsey Town Hall, Hornsey Central Library and a range of primary and secondary retail frontages predominantly made up of small shops and restaurants. The clock tower provides the town centre with a notable and memorable landmark. This centre is surrounded by residential streets on the rising land to the west and south. These areas comprise a wide range of domestic styles of architecture prevalent in the latter years of the 19th Century and early 20th Century that represent a good quality residential environment.

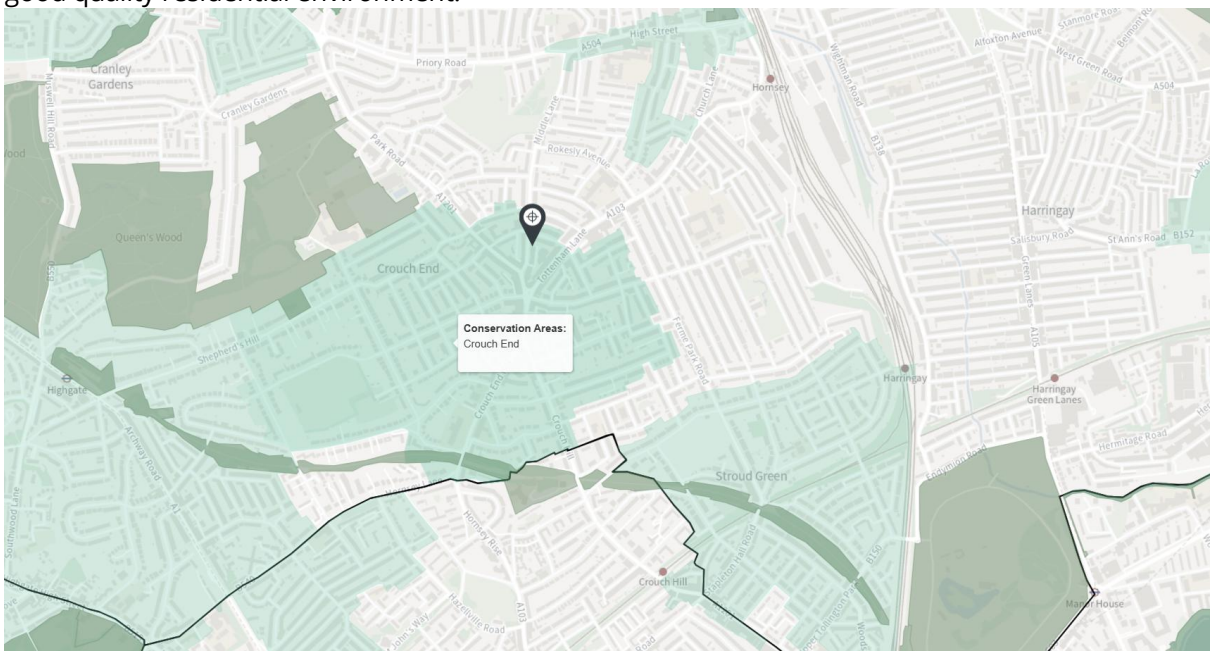


Figure 2 – Crouch End Conservation Area

3 Proposed Works

The proposed works at 28 Middle Lane, London, N8 8PL consist of the replacement of the roof tiles and associated works with a new roof with a like-for-like roof tiles of the same design, colour, and appearance. The new Roof will match the existing in material, detailing, proportion, and overall visual character, ensuring that there is no perceptible change to the building's appearance from the street.

This approach is fully sympathetic to the property's architectural character and its setting within the Crouch End Conservation Area. Retaining the traditional form and detailing of the roof ensures the proposal preserves the established rhythm and historic appearance of the terrace. As a like-for-like replacement, the work aligns with local heritage policies requiring that development affecting conservation areas maintains the character and appearance of the street and avoids harm to its significance.

Because the replacement roof is similar in design and appearance to the existing one, the

proposed work will have no adverse impact on the conservation area. The proposal maintains the traditional entrance treatment typical of the terrace and supports the overall integrity of Avonmore Road's architectural character.

4 Conclusion

In conclusion, it is the applicant's view that the proposed works are both necessary and wholly appropriate, providing enhanced security and a renewed, well-maintained appearance without compromising the property's positive contribution to the Crouch End Conservation Area
The existing roof no longer is watertight, and repair or overhaul would not provide the level of protection required. A like-for-like replacement is therefore essential to ensure the building remains safe, functional, and capable of serving future generations while maintaining its historic character.

Having regard to the considerations outlined within this Design and Access Statement, and the accompanying supporting documentation, it is hoped that the Local Planning Authority will view the proposal favourably and grant planning permission.

Should you require any further information about this application please contact the undersigned.

Signed: *Anthony Pyke*
Cad Manager
For and on behalf of:
Faithorn Farrell Timms LLP