

Tickglobe Ltd

311 Regents Park Road

London N3 1DP



13th Sep 2023

Heritage statement for 107 Morley Avenue, London N22

The Noel Park conservation area is of significant heritage. Noel Park Estate is located almost at the heart of Wood Green, around halfway between Highgate and Tottenham. The area forms a rough triangle, with Lordship Lane to the north and north-east, Wood Green High Road to the west and Westbury Avenue to south and south-east.

The River Moselle, which historically formed the northern boundary of the estate running parallel with Lordship Lane, was culverted during construction. To the west, the Palace Gates Line of the Great Eastern Railway (now defunct) formed the western boundary. Since the closure of the railway line the land between the High Road and the western edge of the estate has become dominated by a large shopping mall at Wood Green (Shopping City).

To the North West, River Park House at the top of Wood Green High Road and the commercial centre of Wood Green form the setting of the area. Along Lordship Lane, generally domestic scale late Victorian and Edwardian residential buildings integrate the estate with the wider suburban area to the north and east. Westbury Avenue, close to but not adjoining the estate, is a busy road connecting Wood Green High Road with Lordship Lane. The scale of the buildings remains largely suburban, characterised by later Victorian or Edwardian terraces.

The estate is laid out in a grid pattern, with long straight streets creating formal, well-ordered and uniform streetscapes with good legibility. The Avenues (Farrant Avenue, Moselle Avenue, Morley Avenue, Hewi Avenue, Lymington Avenue, Russell Avenue) run south-west to north east, and have long sections of unbroken terrace between junctions. Architectural amenities worthy of preservation and quite appealing on most streets in Noel Park comes primarily from the small details of each building such as original sash windows in various

designs, garden walls, panelled front doors, ironwork, decorative brickwork and porches.

Each terrace row differs from others, each row is characterised by the unique variations in architectural detailing: some with rounded porches, some with sloped, led porches; some with round attic windows and some with double fronted windows. The terraces are brought together with commonalities such as the layout of the streets, corner features such as turrets, and the extensive use of red brick which forms the overall backdrop.

The Design and Proposal

The proposed extension will not alter the character of the area, it keeps in line with Noel Park Conservation Policy of enhancing and maintaining the architectural features of the existing property while providing the additional living area for a modern living.

The aim of the proposal is to demolish the existing rear addition and construct a new single storey rear extension. The new extension will be built using the same materials, colour and characteristics of the existing property. The roof of the extension will be flat with GRP finish to mimic lead colour. The patio door will be of aluminium but in white colour to match the fenestration colour of the windows.

The proposed extension will project the same as the existing on neighbouring property No. 109.