

Boama Daniel

From: Ruth Mitchell1
Sent: 18 October 2023 11:12
To: Boama Daniel
Subject: HGY/2023/2432 - 140 Maurice Avenue, Wood Green, London, N22 6PU

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Hi Daniel,

140 Maurice Avenue lies within the Noel Park Conservation Area and is considered to positively contribute to its significance. The Noel Park Conservation Area was built along model town principles during the late C19. The estate was built by the Artizans Company which focused on low-rise picturesque estates with integrated amenities located near railway lines. The estate contained 5 types of houses of varying sizes to accommodate different budgets but built to be of high quality, decorating the standard unit types with various types of detailing. Consistency across the estate gives the area a distinctive character and the roof forms are predominantly unaltered. 140 Maurice Avenue is a typical example of one of these 5 house types and remains relatively unaltered. The rear of the terrace is less sensitive to change as most of the buildings have been extended on the ground floor, varying in design and quality.

The proposals would only affect the rear of the building. Whilst the loss of the original form of the building is regrettable, as noted above most of the existing houses have been extended at first floor level and this is now an established character of the street. A ground floor extension in this area would not affect the contribution the building makes to the significance of the Noel Park Conservation Area. However as set out in the Conservation Area Management Plan "*Extensions should complement the historic character and make use of high quality design and materials*". The stone capping and circular window are uncharacteristic of the original building, and the terrace as a whole – it would be preferable that these were amended to reflect the features of the host building.

Apart from the recommended amendments, the proposed extension would not erode the contribution that No. 140 Maurice Avenue makes to the significance of the Noel Park Conservation Area and the proposed development would have a neutral impact. A condition for further details including a specification for the external surface materials is recommended.

Kind regards,

Ruth Mitchell
Senior Conservation Officer
Placemaking and Housing | Haringey Council

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Please note the above opinion represents informal officer opinion only, and does not prejudice to all future formal Council decisions and accompanying procedures.