

HERITAGE STATEMENT

RELATING TO

CAPITAL WORKS PLANNING

AT

72, 74, & 78 CECILE PARK
HORNSEY
LONDON
N8 9AX

Quality Control

Document Preparation

VERSION NO./TITLE	PREPARED BY	CHECKED BY	DATE OF PREPARATION
Address	Surveyor	Surveyor	Date
72, 74, 78 Cecile Park, London, N8 9AX	JD	AT	23/11/2023

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1.0 Introduction

This report has been prepared by Potter Raper, in support of an application for conservation area acceptance in connection with replacement windows and doors at 72, 74, and 78 Cecile Park, Hornsey, London, N8 9AX (as seen in figure 1). The proposed works form part of a comprehensive programme of works that are being carried out on the freeholder's housing stock.

2.0 Architectural and Historical Appraisal

2.1 Historical Development of Local Area

The Crouch End Conservation Area's form is clearly defined by the historic street layout. The junctions between the major roads provide the focus for development and form the most densely developed part of the conservation area. The streets to the east and immediate west of the town centre are mainly lined with terraces, whilst further to the south and west the areas are less densely developed and are characterised by detached and semi-detached properties.

In 1888 Old Crouch Hall and Linslade House were demolished. The southern part of Elder Avenue and Weston Park, on part of the Elder Estate, were developed to the designs of architect John Farrer in 1889 and the development of adjoining roads followed. The 1894-96 Ordnance Survey shows that other residential streets had been developed during this period in the area surrounding Cecile Park, Fairfield Road and Tivoli Road, and many of the properties on these streets were also designed by John Farrer.

Cecile Park was developed in the 1890s by a number of designers and developers and benefited from a direct link to Crouch Hill, where salubrious villas were developed in the second half of the 19th Century. It incorporates relatively grand properties at its western end which are more reminiscent of houses in Weston Park than the smaller houses in the other streets of this Sub Area. In general terms the scale of properties diminishes from west to east. Most front boundaries are formed by low brick walls and hedges with mature trees within front gardens and at the pavement edge contributing to the street's character.

On 31st July 1990 the Crouch End Conservation Area was further extended to include the large residential area to the west of the Broadway and the residential streets to the east to help protect the buildings and open space from pressures for development. The revised boundary covered the area between Glasslyn Road, Hurst Avenue, Stanhope Road, and Avenue Road in the west and Fairfield Road, Drylands Road and Cecile Park to the east. The properties lining the section of Elder Avenue to the north of Tottenham Lane and the north east end of Hornsey Lane were also included within the extended Conservation Area at this time.

3.0 Assessment of Significance

3.1 Site Assessment

Location and Setting

The Application Site occupies a prominent location on Cecile Park within the Crouch End conservation area and as such it is important to maintain/restore the character of the buildings. This is within the sub area of Weston Park to Cecile Park.

Architectural Interest and External Features

These properties are known for their slate roofs with dormer windows along with the mixture of buff brickwork and red brickwork bays. This incorporates the bay windows at ground and first floor levels at the front and rear of these properties.

4.0 Proposals and Assessment of Impact

4.1 Existing Windows

The existing windows installed on the three properties currently are a mixture of sash and casement single glazed timber units. These windows are in a fairly poor condition and issues that have been associated with them include air ingress into the self-contained flat units within the three properties, along with deterioration and minor damages.

It is being proposed that the windows are to be replaced with double glazed timber units at the front and double-glazed aluminium units at the rear, to compliment and replicate the existing building. These will match the existing fenestration and colour as closely as possible.

4.2 Existing Doors

The existing doors on the three properties are all single leaf timber doors, with a mixture of partially glazed and non-glazed. These doors are in a fairly poor condition and have deteriorated over time from when they were first installed. This is causing air ingress into the properties both into flat units and communal areas depending on location, as well as potential security concerns.

4.3 Proposed Doors and Windows

It is being proposed that the windows are to be replaced with double glazed timber units at the front and double glazed aluminium units at the rear, to compliment and replicate the existing building. It is also being proposed that the doors will be replaced with timber and aluminium door units, some of which will be partially glazed. These will match the existing fenestration and colour as closely as possible.

4.4 Assessment of impact

All of the front elevation is visible from street level which means that the aspects of the properties that relate to heritage are of high importance. The proposals within the planning application aim to match the existing style of windows as closely as possible, with the only difference being the change of material from timber to aluminium at the rear of the property. This relates to both the door and windows. This should not have an effect on the overall appearance of the building. The refurbishment works will match existing fenestration as closely as possible, whilst improving the appearance of the three properties and add to the fact that they are buildings with a special interest within the conservation area.

5.0 Conclusion

Based on the above assessment, it is considered that these proposals for new windows and doors on these properties will not harm the significance or the fact that they are of special interest. The proposals will instead improve the character of the area by virtue of improving the condition of the building with new window and door installations. The historical and architectural features will not be significantly altered by these planned works. Although the material of the window frames and doors will be different at the rear of the properties, this will not make a significant aesthetical change to the image of these properties. These works should also not only have a benefit to heritage but also an economical benefit making them more fit to sustain their use as residential blocks with self-contained flats.

These planned works will be in keeping with all national and local legislation as well as policies related to the historic environment. Additionally, there does not seem to be any heritage reasons this proposal should not be approved. Accordingly, we invite the Local Planning Authority to treat these proposals favourably and commend the approval of this application.