

Eunice Huang

From: Ruth Mitchell1
Sent: 09 January 2024 12:12
To: Eunice Huang
Subject: HGY/2023/2422 - Ground Floor Flat A, 67 Cecile Park, Hornsey, London, N8 9AR

Hi Eunice,

67 Cecil Park lies within the Crouch End Conservation Area. Crouch End is an excellent example of a late-Victorian/early Edwardian suburban development created from the last quarter of the 19th century until the start of the First World War. The area was built up in phases as land became available for development, but it nevertheless has a cohesive character deriving partly from its development by a relatively limited number of builders and architects under the strict control of Hornsey UDC. This arrangement ensured not only the generally high standard of materials and construction to be used in new buildings but also a consistent architectural approach, influenced in part by the residential work of Norman Shaw.

Cecil Park is one of the principal streets on the east side of Crouch End and was built in around 1882 by John Farrer. The street has a more consistent and distinctive in style than others by Farrer. The street is lined with cherry trees and give the street a unique character when in blossom. The terrace which contains the development site, Nos. 65-79, is different from the rest of the houses in Cecile Park, with a pentice roof enclosing the ground-floor bays and forming a porch that is supported on a single central column. This feature has a limited resemblance to the houses in Drylands Road but otherwise the appearance of the terrace is poor with poor mostly mid-late C20 additions and alterations to the front elevation with dormers and replacement windows. No. 67 retains its original window arrangement to the front but has been painted and has a poor-quality roof extension to the front and rear. Despite these changes the original form of the terrace and their remaining original features is still appreciable and the terrace including No. 67 is considered to positively contribute to the significance of the Crouch End conservation Area.

The proposed ground floor extension would allow the outrigger to remain fully appreciable, particularly from Womersley Road where it is visible in the streetscene but the form and the depth of the projection into the garden is inconsistent in the terrace. However, it is relatively obscured from the street (Womersley Road) by the intervening vegetation and No. 65 so it would not be a prominent addition to the street. Accordingly, the proposed development would be considered to have a neutral impact on the significance of the Crouch End Conservation Area. A condition for the external surface material details is recommended.

Kind regards,

Ruth Mitchell
Senior Conservation Officer
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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.