

7.0 Heritage Statement

The 'Vallance Road Conservation Area' was designated as such in 2008. Though no confirming document as yet outlines the specific reasons for this, the area clearly presents a number of recurring themes and style motifs that give it a defined character.

The area stretches from the South edge of the Muswell Hill golf club, further South-East to encompass a number of long roads behind Alexandra Palace. Grove Avenue, The Avenue, Lansdown Road, Elgin Road and Vallance Road all feature rows of two storey, semi-detached houses. Built in the Arts and Crafts style circa 1920 to 1930, each road deviates slightly from the other to give the area a distinct and varied character.

Key features throughout comprise use of red brick walls at lower floors but more prominently white render to those above. One and two storey, curved, front bay windows with gable roofs give the streets a grand, domestic aesthetic. Large span, red clay tiled roofs with tall chimneys feature in nearly every example.

Most properties are set back from the public highway via private driveways, often raised at higher level which add to the area's character. Houses, usually semi-detached are spaced apart usually by street facing garage buildings. Generously proportioned rear gardens with mature planting then feature beyond.

Such features give the area its sense of suburban spaciousness; it is this that has been able to successfully accommodated much additional development to these properties. Most rear gardens feature full-width extensions and in many cases, original tall loft spaces have been inhabited to provide additional bedrooms with the addition of dormer extensions.

Number 57 is no exception to these original features though noticeably it has received virtually no additional development. Modern UPVC framed windows have replaced the original timber ones and a poor quality front porch has been added to the front. Internal features largely remain in tact with timber panelling to the entrance lobby and simple decoration in the form of picture rails and cornicing. A fine, stain-glass window serves the tall stairwell to the side elevation; a common feature on this particular street.



Front elevation of number 57.



Entrance lobby featuring original timber panelling.



Ground to 1st floor stairwell.