

HERITAGE IMPACT STATEMENT

For the

*The existing timber porch roof is to be rebuilt and made good like for like
and existing timber window cill repairs*

At

**Mountford House,
7 Tottenham Green East,
London
N15 4UU**

Prepared by



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CONTENTS

1.0 INTRODUCTION	Page 3
2.0 IDENTIFYING THE HERITAGE ASSET	Page 3
3.0 PLANNING HISTORY	Page 4
4.0 MAP OF LISTING LOCATION	Page 5
5.0 PHOTOGRAPHS	Page 7
6.0 EXISTING	Page 10
7.0 PROPOSALS	Page 10
8.0 ASSESSMENT OF THE IMPACT AND MITIGATION	Page 11
9.0 CONCLUSIONS	Page 12

1.0 INTRODUCTION

- 1.1 This Heritage Impact Statement has been prepared in support of the Listed Building Consent at Mountford House. The proposal involves repairs to one of the entrance porches and an existing timber window.
PLEASE NOTE: This application is almost identical to a previous application which was submitted and approved (approval has now expired)
Ref: HGY/2020/0428
- 1.2 The full address is 7 Tottenham Green East, London, N15 4UU.
- 1.3 The site is also situated within the Tottenham Green Conservation Area.
- 1.4 This statement should be read in conjunction with all the drawings submitted as part of this application:
- 24176_SP01 Site & Location Plan
 - 24176_001
 - 24176_002
- 1.5 The building's external face features a combination of brown brick finish and smooth render elements. The building is built four storeys high including the basement level.

2.0 IDENTIFYING THE HERITAGE ASSET

- 2.1 Mountford House is a Grade II listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 on 10th May 1974. (List Entry Number: 1189385)
- 2.2 Historic England notes the property is listed for its special architectural or historic interest.
- 2.3 The Historic England website provided the following details about the property

“ 1. 4415 TOTTENHAM GREEN N15 (East Side) ----- Pair of houses in north east part of Prince of Wales's General Hospital grounds. TQ 3389 26/254*

2. Late C18 or early C19 pair each 3 storeys and basement, 3 windows. The outer bays project slightly, Brown brick with stone cornice and blocking course and 1st floor band. Gauged flat brick arches to sash windows with glazing bars. Stuccoed north extension with bow window. The south house has a Doric porch with fluted columns, frieze of triglyphs and guttae, mutule cornice and blocking course. The north house has had the upper part replaced with plain entablature and low pediment.”

(sourced from www.historicengland.org.uk)

3.0 PLANNING HISTORY

Below outlines all the major planning applications from the past 10 years which was applied to make amendments to Mountford House.

- 3.1 **Planning Reference: CON/2022/0220** - T1 + T2 = To Reduce 2 X Cherry Trees by 1.5/2.0Mtrs & Clean Crowns
T3 = To Reduce 1 X Sycamore Tree by 2.0/2.5Mtrs & Remove Epicormic Growth
T4 = To Reduce 1 X Gingo by 2.0/2.5Mtrs
Light Access
General Maintenance
No Objection – 29/06/2022
- 3.2 **Planning reference: HGY/2020/0428** - Listed building consent for the rebuilding of the existing left hand side external communal porch roof to match existing
Approved (with conditions) – 01/04/2020

This application is almost identical to the above-approved application (HGY/2020/0428) with additional works to the timber window as described below and shown on the drawing attached to this application.

4.0 MAP OF LOCATION OF LISTING

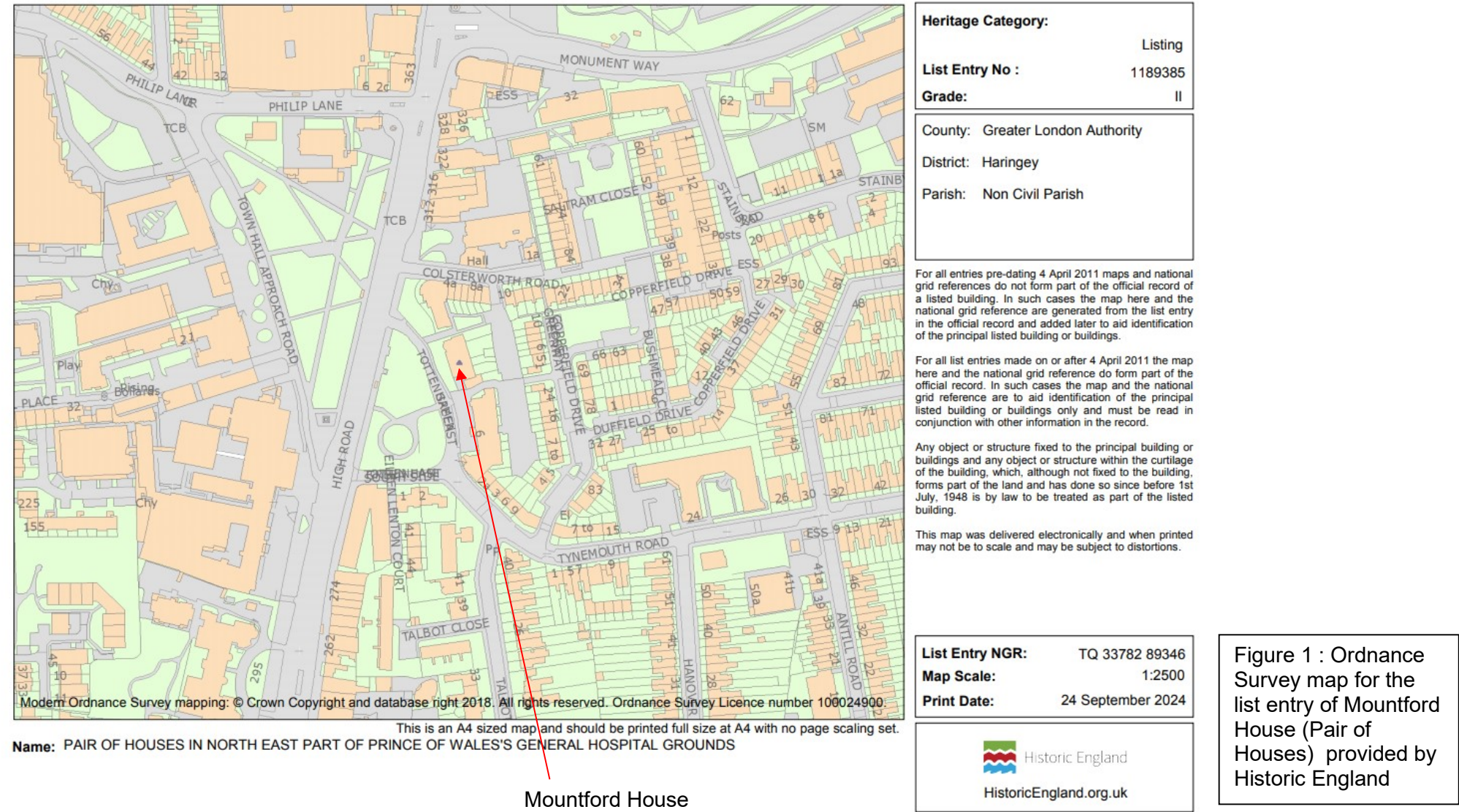
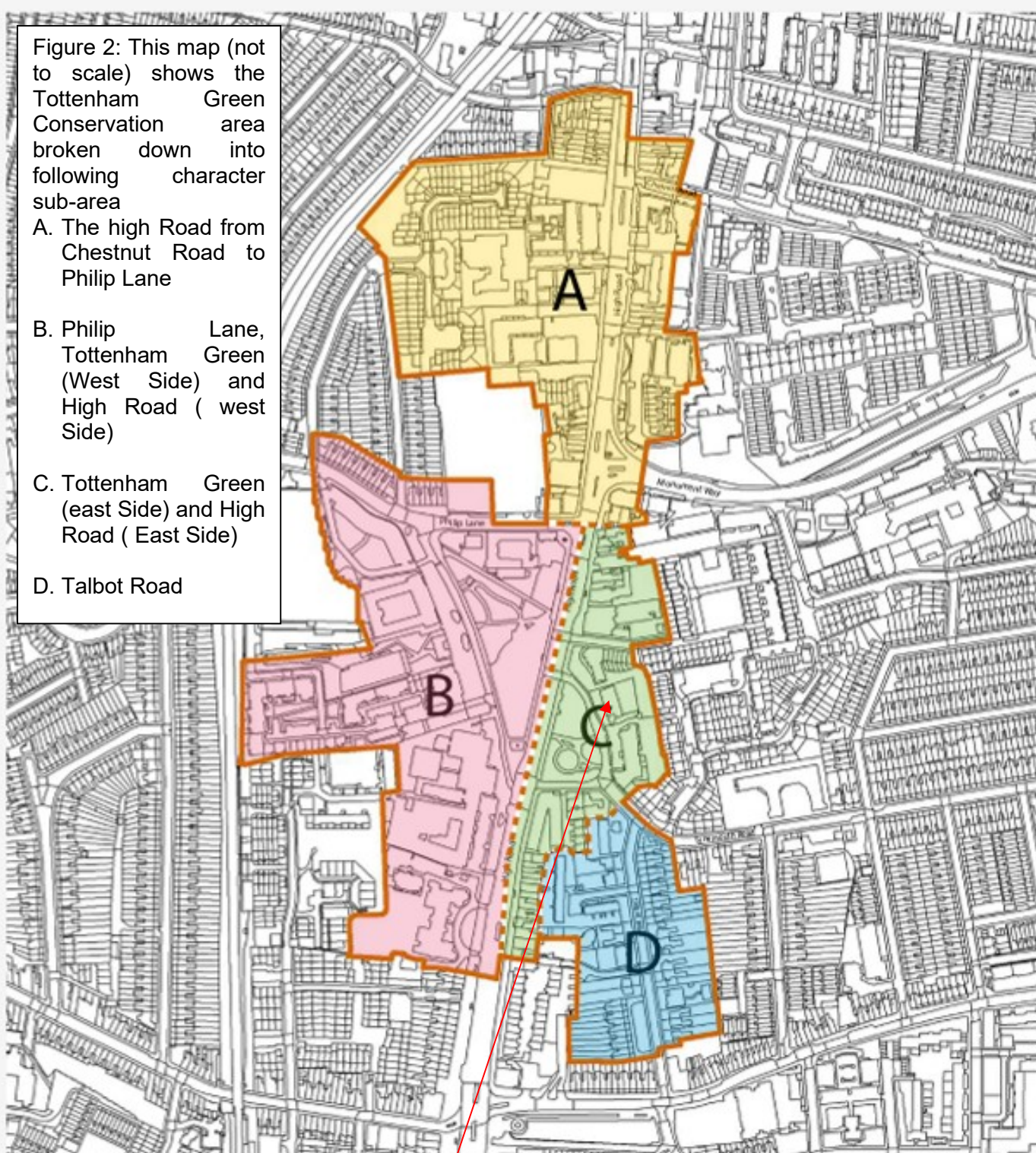


Figure 2: This map (not to scale) shows the Tottenham Green Conservation area broken down into following character sub-area

- A. The high Road from Chestnut Road to Philip Lane
- B. Philip Lane, Tottenham Green (West Side) and High Road (west Side)
- C. Tottenham Green (east Side) and High Road (East Side)
- D. Talbot Road



Map 7. Character sub-areas



Mountford House

Figure 2 Map and information is provided by Haringey London: Tottenham Green Conservation Area Appraisal and Management Plan

5.0 PHOTOGRAPHS

Please see below photographs taken from Google Earth and from a site visit in September 2024 at the Mountford House:

Figure 3: Arial Photograph of Mountford House circled in red



Figure 4: Arial Photograph showing the location of the existing porch and timber window (red line)



Figure 5, 6, 7 & 8: Showing existing porch (2020) .



Figure 9: Showing existing porch with scaffold (2024)



Figure 10, 11 & 12: Existing Timber Window to Flat A



6.0 EXISTING

- 6.1 Mountford house is a Grade II listed building which has been converted into a residential building consisting of around 8 flats.
- 6.2 This application will only relate to the left side communal entrance porch and the timber window to Flat A next to it as shown on drawings provided with this application.
- 6.3 The communal porch provides access to Flats B, C and D. All residents have expressed growing concerns about the state of the existing porch, which currently has to be propped up with the use of a scaffold and a temporary timber structure. The existing porch is not stable with decay evident. The current condition is very hazardous to building occupiers.
- 6.4 The property currently sits within the Tottenham Green Conservation Area.

7.0 PROPOSALS

- 7.1 The proposal is simply for the like-for-like repairs and replacement of the existing porch and timber window.
- 7.2 No modifications are proposed, only rebuilding the defective porch like-for-like matching the existing materials, design, finishes and measurements. The proposed rebuilding of the porch roof will follow the current style and will be in keeping with the current character of the area using traditional materials to match existing. All the materials to be used for the repair works will be traditional materials and there will be no changes to any colour or appearance of the structure or the building. Repair works will not affect the appearance of any part of the building or its significant features. There are no changes proposed to the existing routes or doors in this proposal.
- 7.3 The right porch will also require minor repairs.
- 7.4 Due to the continued deterioration of the existing window, the proposal is to repair the window as detailed on the drawing.
- 7.5 There will be no change to the existing fenestration, size, opening mechanism, materials, finishes etc.

8.0 ASSESSMENT OF THE IMPACT AND MITIGATION

- 8.1 The subject premises form part of the setting for what is a visually distinctive heritage site, accordingly the proposals have been purposely aimed at maintaining this.

Scale

- 8.2 The proposals shall not alter the scale of any part of the building. Therefore, the scale shall be as existing in all areas of proposed works.

Landscaping

- 8.3 Owing to the nature of the proposed works, there will be no works to the landscaping- therefore this will remain unchanged from what already exists and will be unaffected by the proposals.

Appearance and Use

- 8.4 All due care will be executed to ensure that the proposals will have no real change or impact on the existing external appearance with all areas matching existing and the use of these areas will remain the same.
- 8.5 The property will remain in full use during the execution of the proposed works - All due care will be taken to ensure that the maximum levels of safety, security and appearance are maintained.

Impact on the Surroundings from the Proposals

- 8.6 The proposed works are to match existing and therefore will have no change to the usage or appearance of the existing building or surroundings. There will therefore be no additional or adverse impact on the existing road, public transport systems and general area infrastructure or public outlook.

9.0 CONCLUSIONS

- 9.1 It is considered that the proposal is essential in terms of maintaining the safety of the occupants of the building. The works are necessary so we can remove the scaffold and temporary timber supports in order to restore the original beauty of the building. The porch is currently an eyesore and serious safety risk and the residents are desperate for the repair works to commence.
- 9.2 The proposed repair of the window is required to help remedy cold drafts that have been entering the flat which has started to lead to moisture leaks. This needs to be remedied as soon as possible to avoid extensive damage that may be expensive and difficult to repair.
- 9.3 The impact on the appearance of the building and its surroundings is minimal as all proposed works will match existing. The proposed works will not affect any historical significance.
- 9.4 The proposals will cause no detrimental or negative affects towards the nature and architectural characteristics of the surrounding area, nor harm the significance of its setting. The proposal will respect the nature and character of the building and help cease further defects. The proposal is not considered to conflict with any Haringey Council planning policy.
- 9.5 It is recommended that the necessary approvals be granted to remedy the defects of the currently failing window and porch and help continue to protect residents.

It is recommended that the necessary approvals be granted.

ATP Architects + Surveyors Limited.