

ADDENDUM TO HERITAGE STATEMENT

LAND ADJACENT 2 KINGS ROAD, TOTTENHAM

Significance of 2 Kings Road

- 1.1 A foundation stone on the house confirms it was part of the 1812 James Place buildings.
- 1.2 This was part of an expansion of Tottenham along the western side of the High Road in the late C18 and early C19, following the culverting of the River Moselle which previously ran along the road edge. The mapping of 1798 charts the change from countryside to town plots.



Figure 1. 1798 Wyburd Map (Historic Building Studio Heritage Statement Figure 3).



Figure 2. 1798 Jonathon and William Newton survey published in Robinson's History and Antiques of Tottenham 1818. Shows the development of the High Road frontage (Bruce Castle Archive)

- 1.3 Kings Road provided a new link from the High Road, School and Chapel to the Parish Church.
2 Kings Road formed a frontage to the James Place development and faced open fields to the south.



Figure 3. 1844 Tithe Map (Bruce Castle Archive)

- 1.4 The 1844 garden subdivisions are fragmentary but can still be identified. The outer garden wrapped around three properties in the same ownership.

- 1.5 The 1844 map indicates that the initial house was a simple rectangle. The brick of the extension differs (see below) and it is therefore likely that the kitchen and service areas were originally within the basement/lower ground floor, like Georgian townhouses elsewhere in Tottenham.



Figure 4. 1873 Ordnance Survey Map. Surveyed 1863 to 1869. 6 inch. Shows context and gardens.

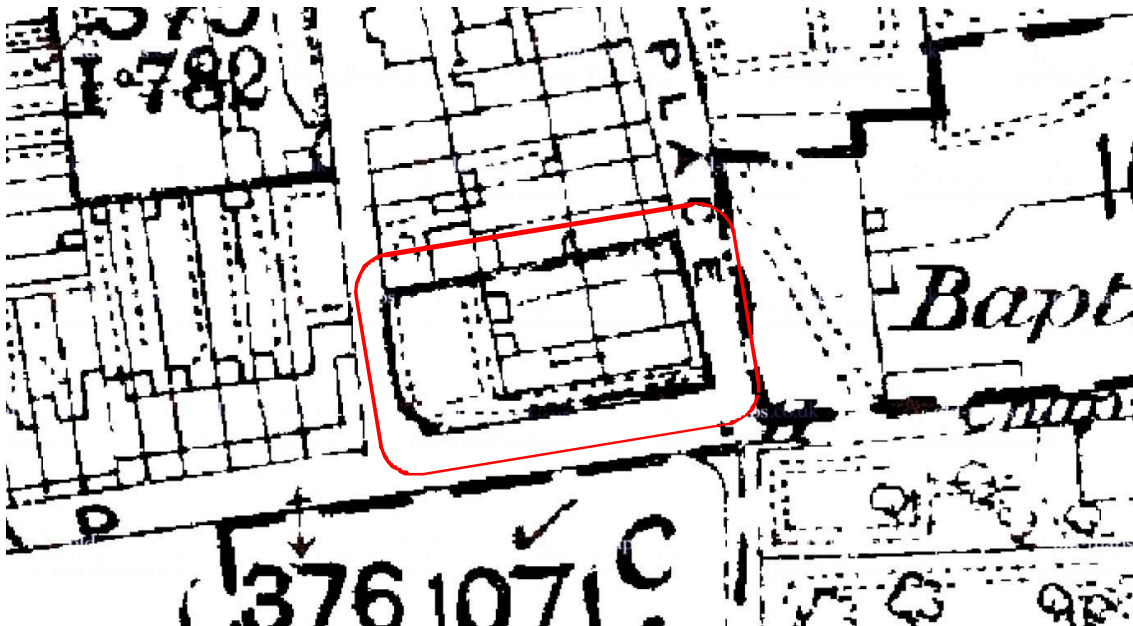


Figure 5. 1864 Ordnance Survey detail showing outbuildings and paths.

- 1.6 The 1864 map shows that the single storey lean-to extension had been built. The paths indicate that access to the house and shared space was from the St James' Place corner.

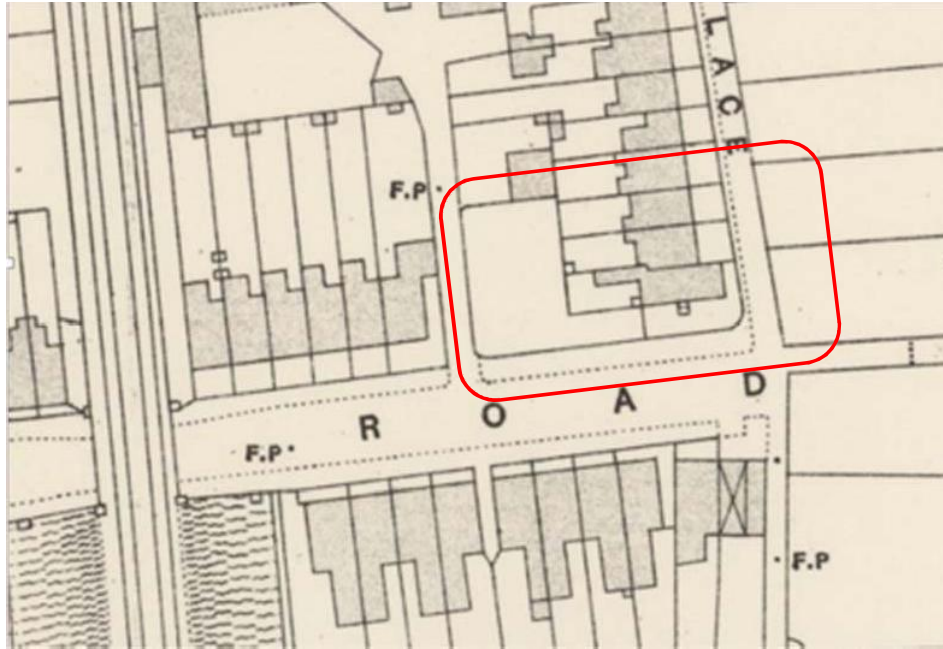


Figure 6. 1895 Ordnance Survey Map. Surveyed 1893. The railway (left) had arrived in 1872 and the open ground south of the house was infilled with new housing. The southern garden was subdivided and a small shortlived outbuilding was constructed against the south west corner of the house.

- 1.7 The Ordnance Survey maps show an offset boundary with the adjoining house, which differs from the current offset, indicating there has been significant rebuilding along this boundary.

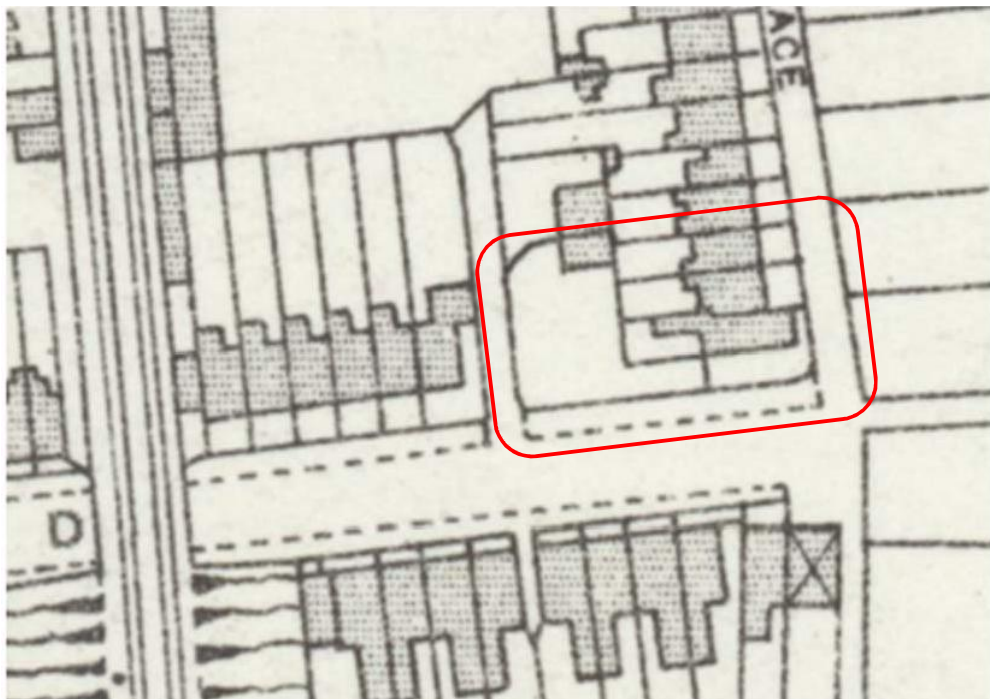


Figure 7. 1937 Ordnance Survey. Surveyed 1935-1936. Whilst generally there was little change to the in the early C20, the northern boundary of the shared garden was altered and a substantial building or new house was constructed there.

- 1.8 James Place was badly damaged by bombing during WW2. The rest of the terrace was demolished and replaced with detached temporary houses.

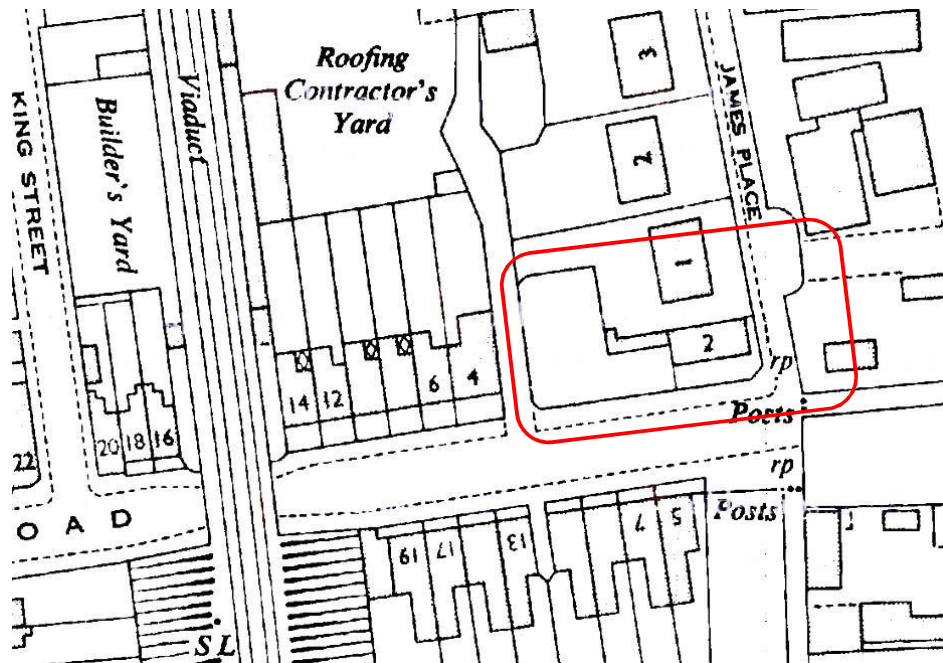


Figure 8. 1955 Ordnance Survey Map. The northern boundary of 2 Kings Road was substantially rebuilt following the bombing. This significantly reduced the depth of the lean-to. The shared garden became part of the garden to number 2 and the rear courtyard wall was reduced to ground level.

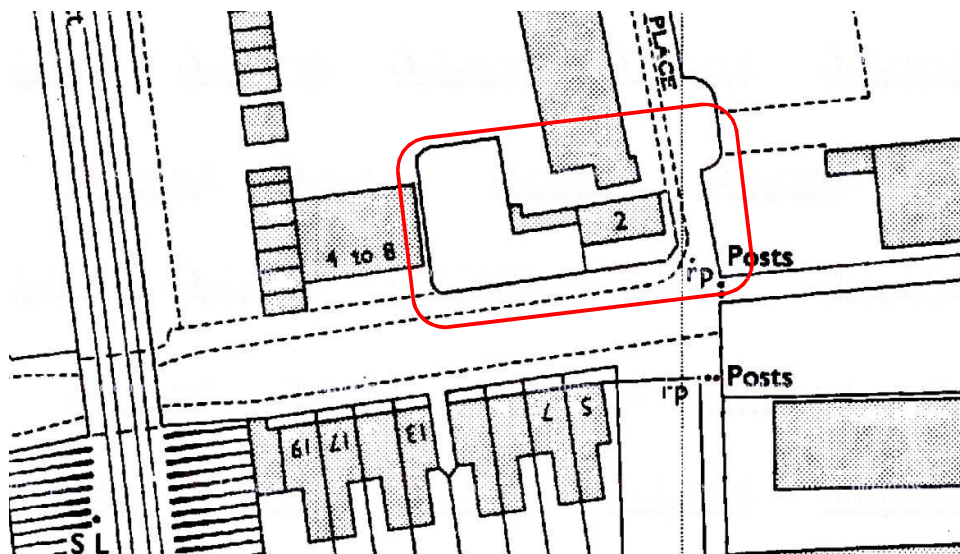


Figure 9. 1975 Ordnance Survey Map. Surveyed 1973. This shows the construction of the current St James Place and terrace at 4 to 8 Kings Road. Figure 6 of the Historic Building Studio Heritage Statement shows the area cleared for development in 1969.

- 1.9 Following compulsory purchase as part of the c1970 Church Road redevelopment, 2 Kings Road was saved from demolition by the Edmonton Hundred Historical Society, and was protected by statutory listing.

Designation

1.10 2 Kings Road was listed Grade II on 10 May 1974 (ref 1079216), as:

Early/mid C19. 2 storeys. 3 windows. Yellow brick with stone coping to broad gable containing arched attic window. Arched doorway with patterned fanlight and added porch. 1 window to east return. West and rear blank. Slated roof with eaves at sides only. Gauged flat brick arches to sash windows, glazing bars. Plaque on right return. "JAMES PLACE 1812".

1.11 The building is also within the Tottenham High Road Historic Corridor (North Tottenham) Conservation Area. It is listed within the CA Appraisal as a building that makes a positive contribution to the character of the Conservation Area.

1.11 As set out in NPPG Historic Interest paragraph 006, significance derives from archaeological interest, architectural and artistic interest, and historic interest.

Historic Interest:

- The original house from c1812 provides evidence of the development of the western edge of the High Road in the Early-C19.
- It is a good example of an Early-C19 house, with well-proportioned symmetrical frontage and good stonework, brickwork, fenestration and joinery of the period;
- The interiors on the main building retain their original proportions and volumes.
- The interiors retain some good architectural detailing of the Early-C19 period, including staircase, panelling, skirtings, floors, doors and surrounds.

These parts of the building have a High level of historic interest, reflecting the age and originality of these elements.

- The Mid-C19 lean-to and boundaries complement the historic character of the main house and, although much altered, they provide some understanding of the development of the building and the modest shared curtilages characteristic of this part of Tottenham, where there was much loss in the C20.
- The Lower Ground Floor provides some understanding of the service role of this area and the architectural social hierarchy of the late Georgian period. The original rear door and section of stone floor provides evidence of its former use and floor levels.

These parts of the building and gardens have a Medium level of historic interest, reflecting the extent of change and loss.

The elements of c1970 have Neutral historic interest, but ensured the preservation of the building.

The changes of the 1980s and c2020 have not in general been sympathetic, and have Neutral / Negative historic interest.

Architectural / Aesthetic Interest:

- The Early-C19 frontages of the original house have considerable architectural presence and an attractive harmonious aspect;
- The Early-C19 architectural details, plaque, Flemish bond brickwork, gauged brick arches, windows, doors and surrounds add to this interest;
- The historic materials and patina, including slate roof, brickwork and stone copings, steps and slabs, all add to the character and appearance of 2 Kings Road.

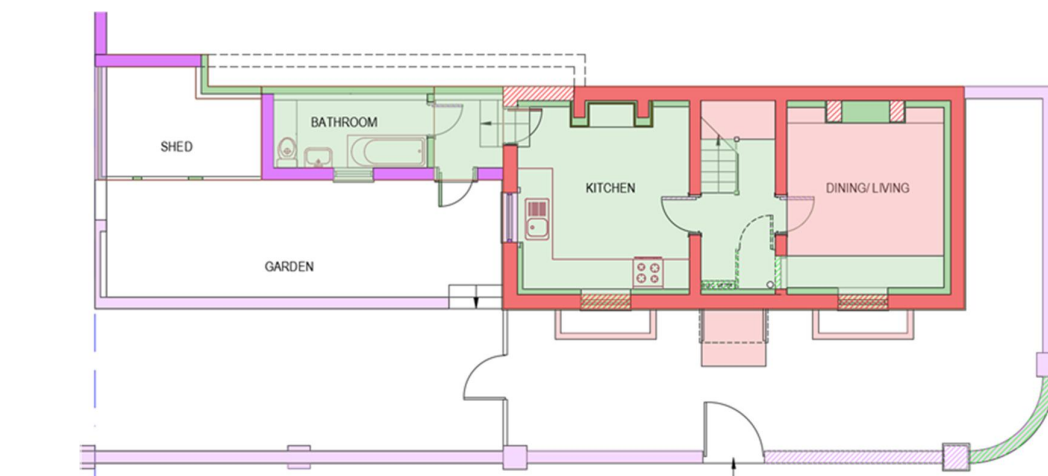
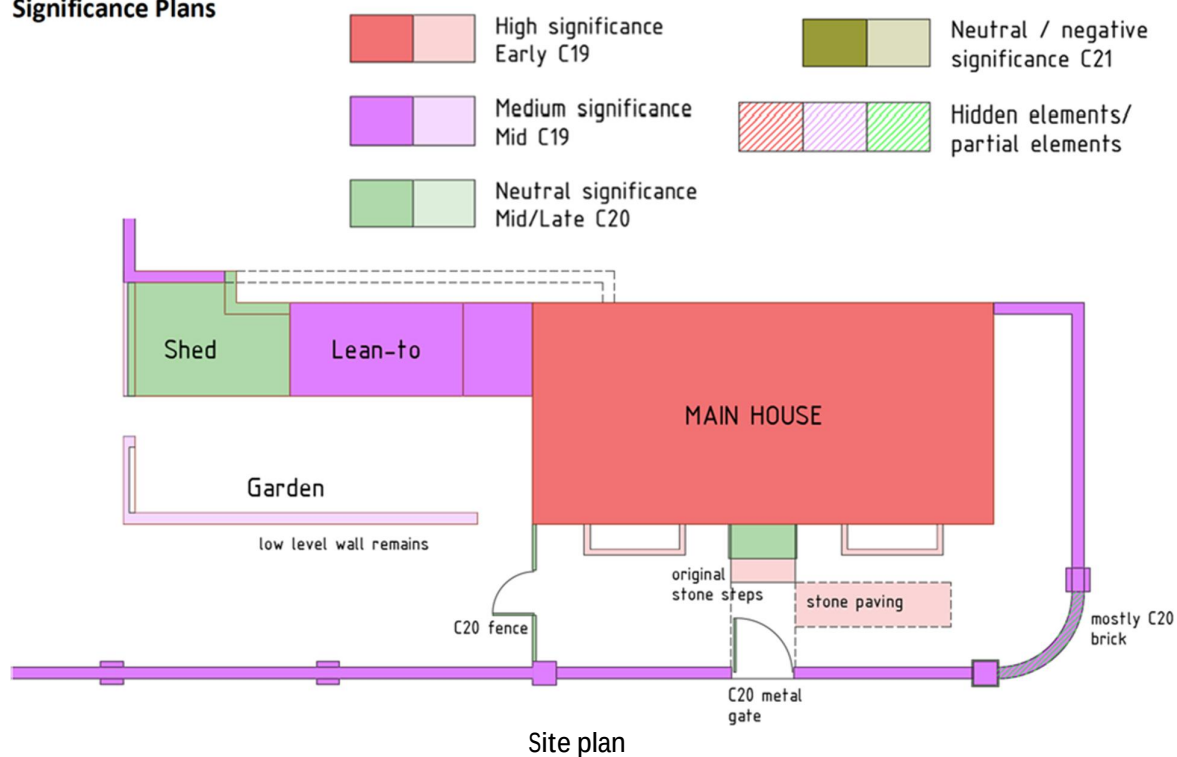
These have a High level of architectural / aesthetic interest.

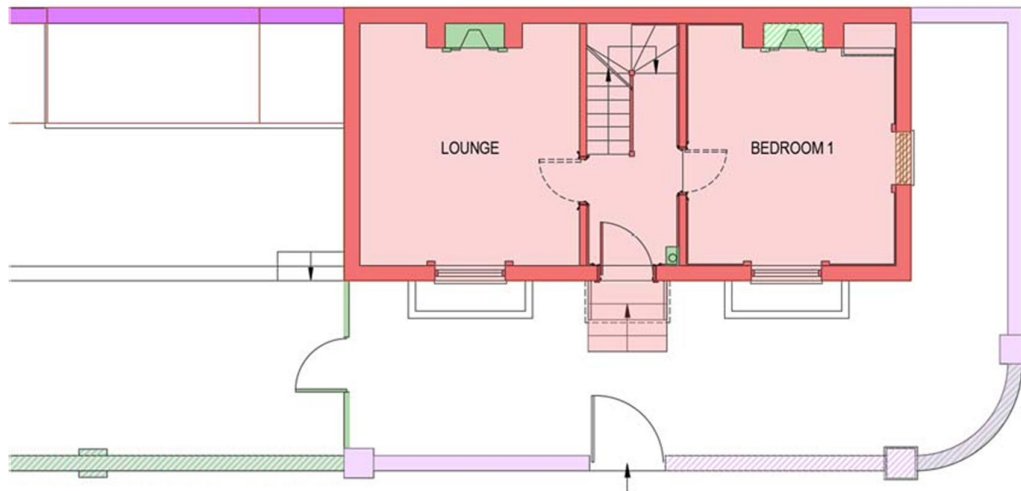
The boundary walls and Lean-to are of a number of periods, but their forms, layouts, materials and brick coursing are generally complementary. These have a Medium level of interest.

The late C20 front canopy, fencing, partitioning, flush doors, modern windows and concrete surfaces are unsympathetic in design. They do not add to the architectural designation, so have a Neutral / Negative level of interest.

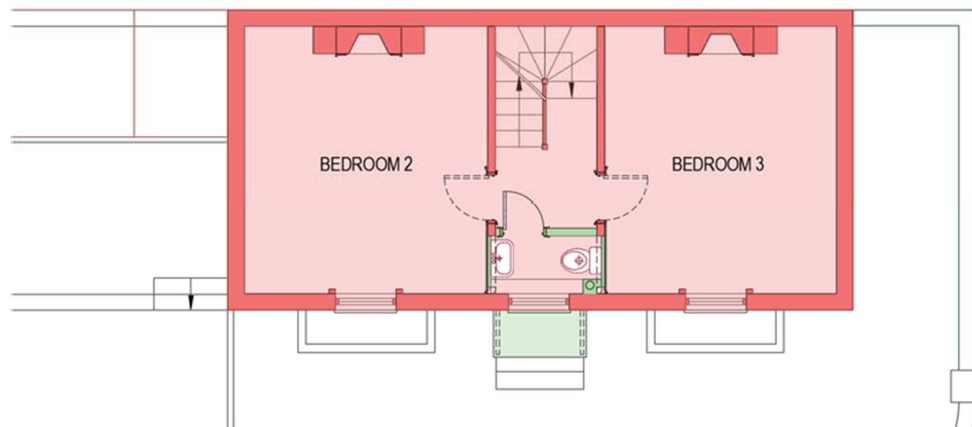
The Listed Building and Conservation Area designations are not for archaeological interest.

Significance Plans

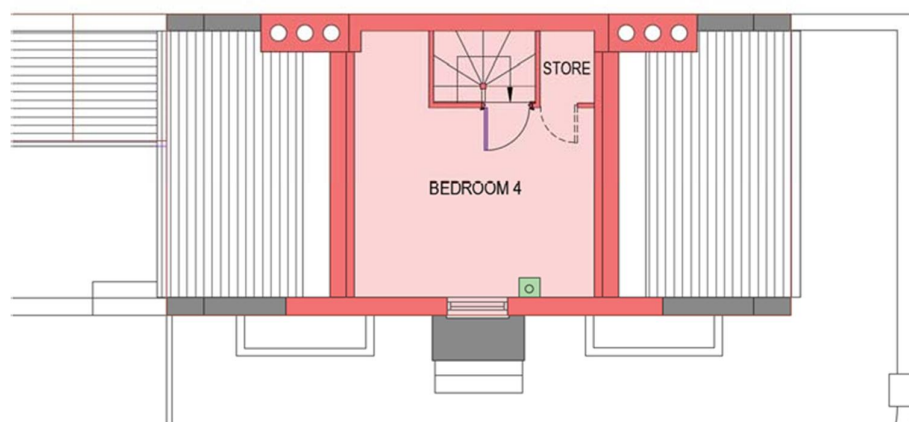




Ground Floor Plan

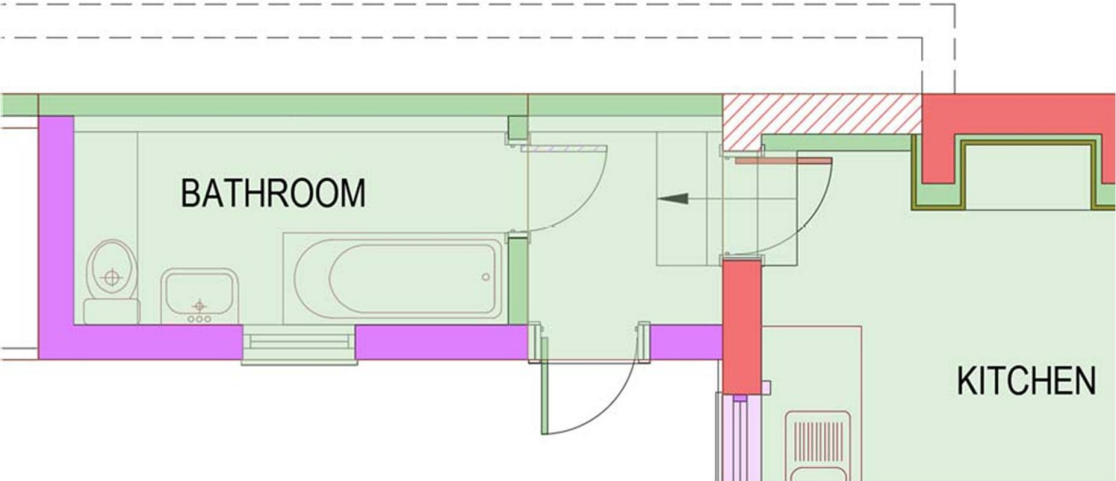
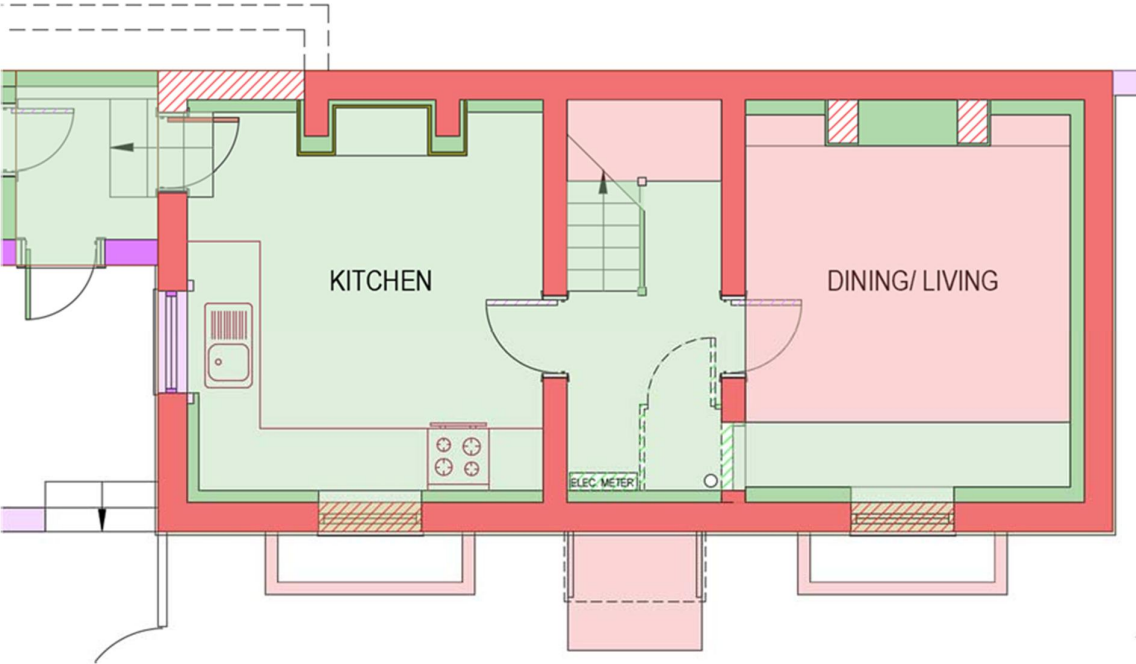


First Floor Plan

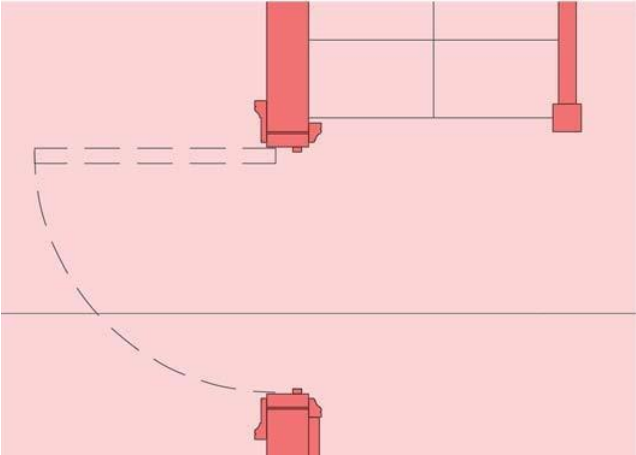
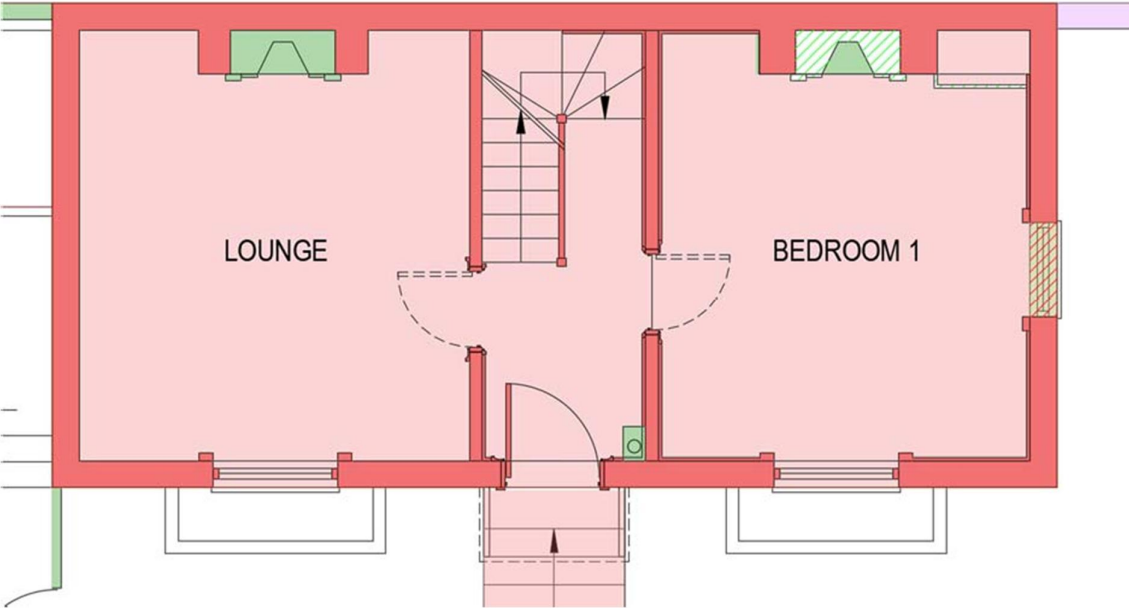


Second Floor Plan

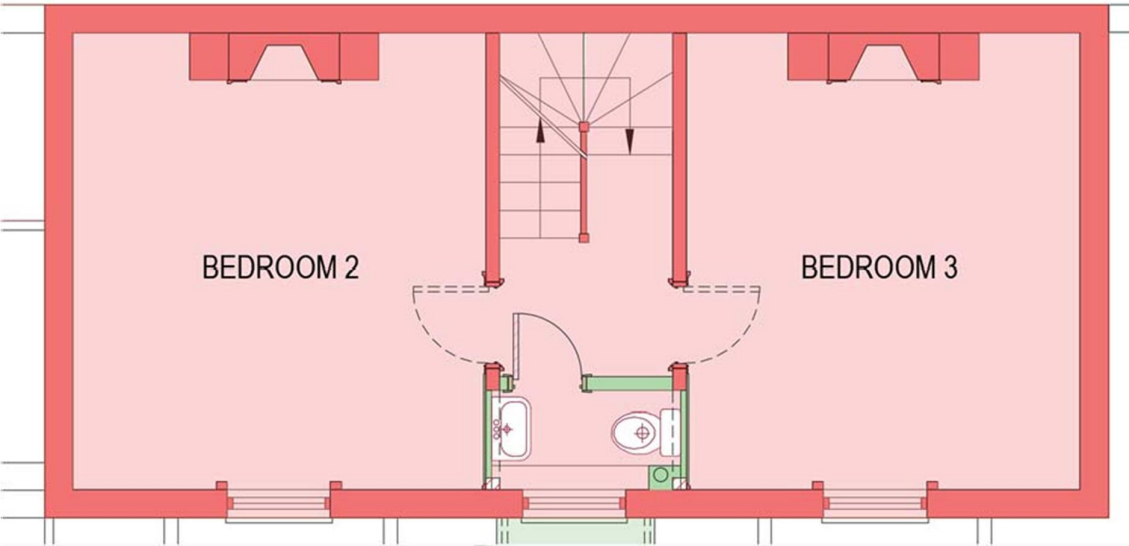
LOWER GROUND FLOOR



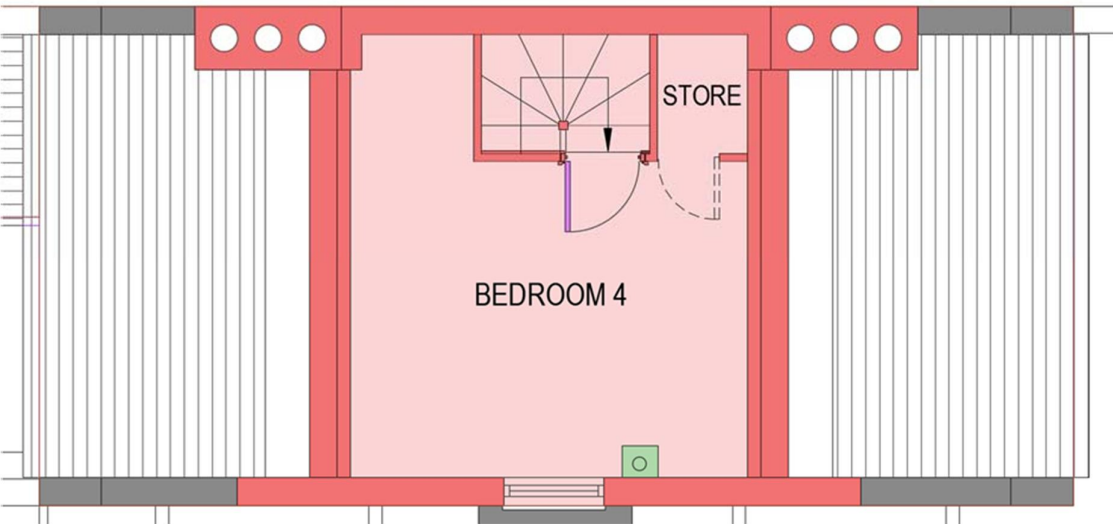
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



Schedule of Significance, Effect and Impact on garden and garden walls

- 2.0 The garden and the walls are within the setting of the Listed house at 2 Kings Road. The Curtilage listed walls are those forming the enclosure around the house at the time of listing. These are pre-1948 walls or attached to pre 1948 walls.

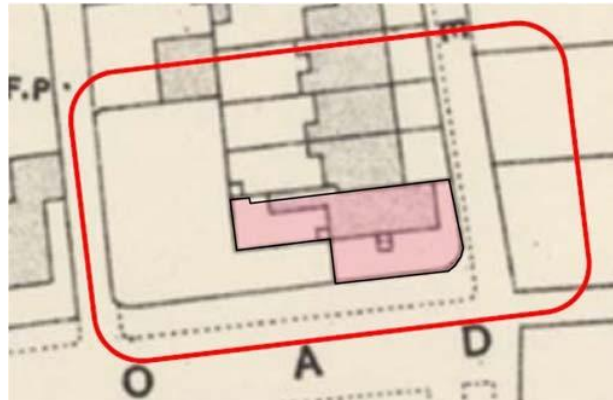


Figure 10. Enclosure forming the Curtilage of the Listed building coloured pink.

- 2.1 As the map progression shows, the walls and garden outside the pink enclosure were previously shared between this and adjacent properties. Under *R (Egerton) v. Taunton Deane BC* [2008] EWHC 2752 (Admin) these are visually and functionally separated from the curtilage and that includes the Site proposed for the two houses.
- 2.2 Listed Building consent is required for alteration to the shared curtilage listed walls.

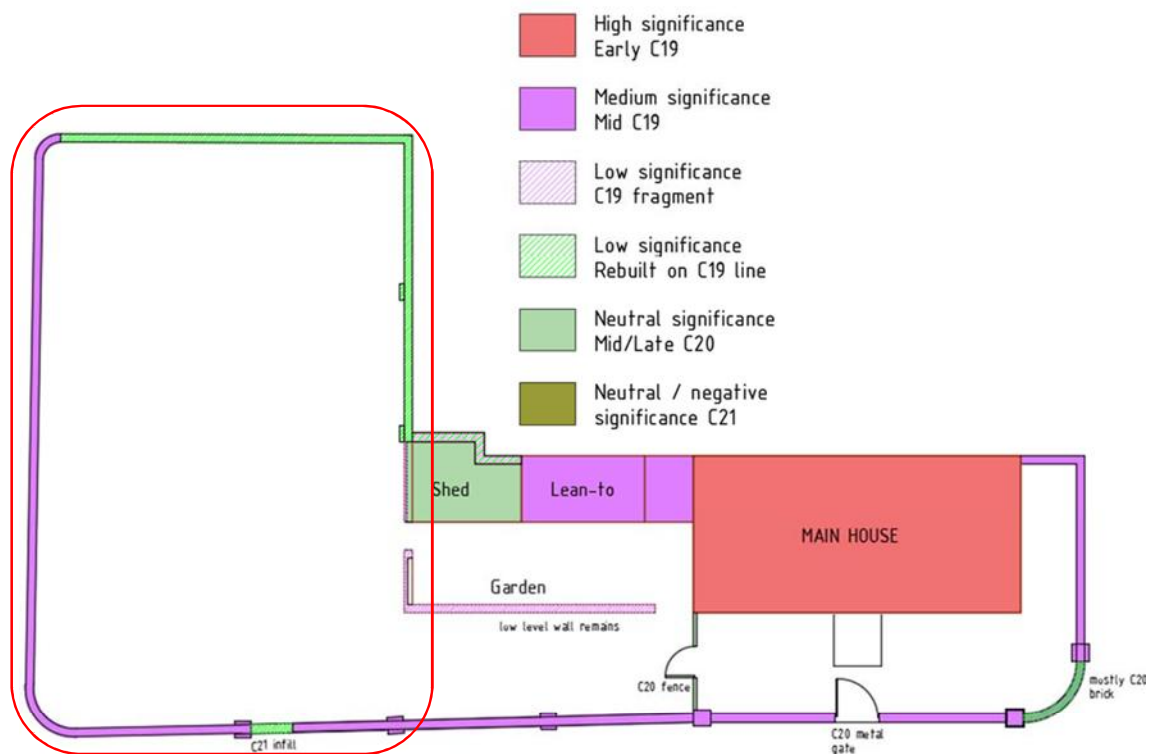


Figure 11. Significance plan with the area of the proposed houses outlined in red.

- 2.3 The Proposed Wall Conditions document describes the existing walls with accompanying photographs.

Figure 12. Extract from the Proposed Wall Conditions showing the sections of wall described in the Table below:

- 2.4 The Mid C19 roadside and west boundary wall (1) has Medium historic interest. Its interest derives from being contemporary with the service wing, showing the historic enclosure of properties, and it has a distinctive layout. Loss of interest derives from its alterations, which include that it is repointed with C20 cement pointing and the top is rebuilt. It has Medium architectural and artistic interest as it is a good example of C19 enclosure and is built in flemish bond like the main house. It is of Medium value overall and not of sufficient quality for listing in its own right. For the purposes of this assessment the former unauthorised opening is not taken into account. This is marked pink in Figure 12 and visible as a blocked opening in poor quality brickwork.

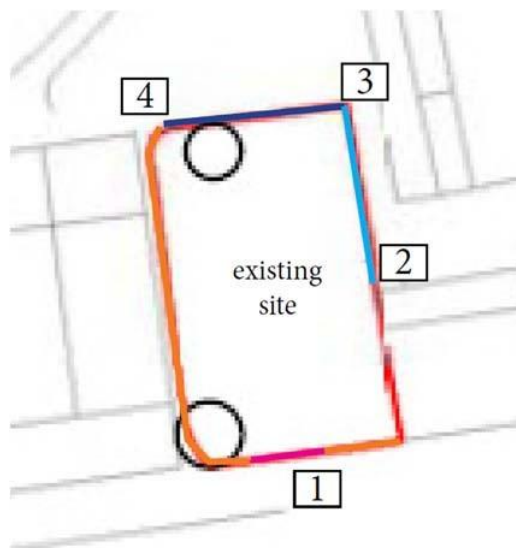


Figure 13. C19 roadside boundary wall (1). The blocked opening is towards the left.



Figure 14. Western end of C19 roadside boundary wall (1) showing the curved corner.

- 2.5 The western boundary is hidden by undergrowth and the modern neighbouring wall. Allow for this to be similar in age, survival and significance to the roadside boundary as the visible ends are similar. It is likely to be in poorer condition due to the longstanding plant growth.



Figure 15. Typical West boundary (4) to (1)

- 2.6 The eastern boundary is partly open between (1) and (2) and also has some low level fragments of C19 wall, which are likely to be curtilage listed. The remnants were capped and altered in cement to form a terrace edge and plinth to the C20 shed.

Figure 16 (right). C19 fragments of boundary wall 2 to 12 courses high (circled).



- 2.7 The fragments follow the alignment of the historic boundary of the house but are not shown on OS maps from mid C20. They do not add significantly to historic interest and understanding as they are not continuous and have been substantially altered. The remnants have low historic interest and no architectural or artistic interest, so are of Low / Neutral significance.
- 2.8 The eastern boundary between 2 and 3 follows a mapped C19 boundary line, but visibly dates from late 20/early C21. Internally the face is in flettons in stretcher bond and a hard cement mortar. Position 2 abuts the C20 shed and a C19 and C20 offset brick wall.



Figure 17. Late C20/early C21 Eastern boundary from shed to corner.

- 2.9 The external face (seen right) has been rebuilt using secondhand bricks also in stretcher bond. This shows the detail of the abutment with the historic wall (centre) forming the northern boundary of 2 Kings Road.



Figure 18 (right). External face of Late C20/Early C21 Eastern boundary (right).

(centre and left) Curtilage listed historic wall forming north boundary of 2 Kings Road. This curtilage listed wall is to be propped and protected as part of a Party Wall Agreement. It comprises 3 phases: The 6 course base is historic incorporating the late C18/early C19 bricks. Above that, the post-war rebuild of the wall can be seen with the original bricks in a cement mortar, and above that, the wall is topped with postwar flettons.

- 2.10 The late C20/Early C21 Eastern boundary has Neutral significance and does not contribute to the setting or understanding of the Listed building.

- 2.11 The northern boundary between 3 and 4 is also modern on a mapped C19 alignment. It comprises reused / reproduced yellow stock bricks in a cement mortar. It is visibly modern so is of Neutral significance and does not contribute to the setting or understanding of the Listed building.



Figure 19. Eastern (right) and Northern (left) boundaries.



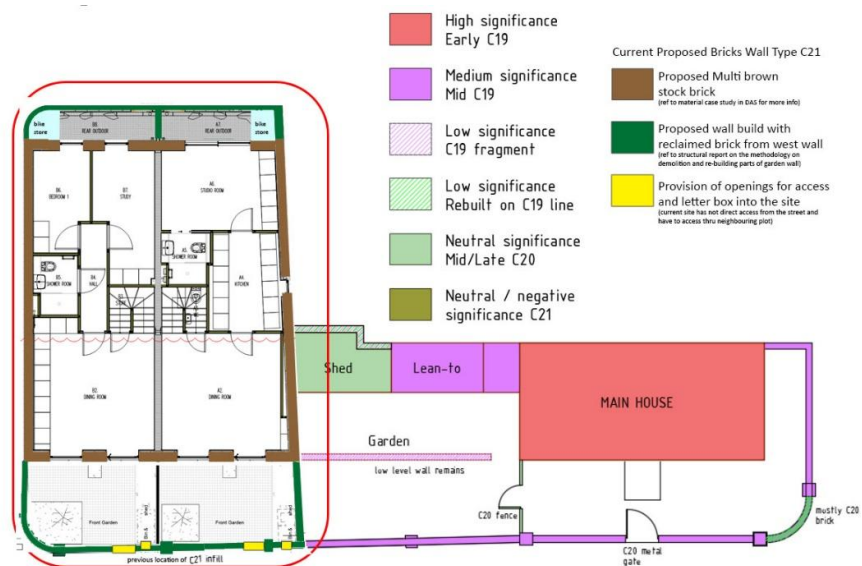
Figure 20 (left). Late C20/earlyC21 Outer face of Northern boundary.

Figure 21 (right). Late C20/earlyC21 Northern boundary with glimpsed curve of the ivy clad overgrown C19 Western boundary.

3. PROPOSALS

Figure 22 (right)

Extract from New Structural Engineer's Report and new DAS Proposal



3.1 The Proposals are summarised as follows:

- Construction of 2 houses in brick with slate roofs.
- Like for like brick and lime pointing repair of the frontage (South) brick wall and front garden section of the West Wall.
- Alteration of the frontage wall to form pedestrian access to the proposed houses from the street. Install black painted vertically boarded timber gates.
- Reconstruct poorly infilled C21 opening, reusing bricks from the site.
- Within the footprint of the proposed houses, carefully remove and set aside sound bricks for reuse for the repair of the remaining garden walls. Allow to form foundation and gable of the West house unit on the existing wall line.
- Allow to reconstruct the poor quality modern sections of Northern and Eastern walls using sound reused C19 bricks from the site.

The works are to be carried out in accordance with the method statements below, unless agreed otherwise with the Conservation Officer.

4. DESIGN

To be read in conjunction with the Design and Access Statement

Pre Application advice

4.1 The submission follows Pre-Application discussion including a Teams meeting on 28 June 2021 with Kwaku Bossman-Gyamera and Elisabetta Tonazzi. The process is described in the Design and Access Statement. The submission follows the advice that was received as follows:

- Option 3A has been worked up as the preferred scheme for the principle of the design of the development, including bulk, height, composition and proportions, which were adjusted in order to reflect the opposite terrace.
- Option 3B was the preferred scheme for the treatment of the rear in order to provide a more elegant design reflecting the hierarchy and proportions and horizontal balance of roof and façade.
- An element of asymmetry and contemporary design has been provided in line with the advice, particularly at the rear and for the rooflights, in order to add interest.
- The rear terraces and balconies have been redesigned in order to minimise overlooking, whilst reflecting high quality design within the simple traditional character of the surroundings.
- Further information has been provided to show high quality materials and detailing is to be used which harmonises with the existing, including the bricks of the listed building.

Building Form

4.2 The houses are designed to respect the historic context, local building lines and the traditional double pitched terrace form of the listed building and the houses opposite the Site, which are amongst the most attractive of the local terraces within this part of Tottenham.

4.3 The two proposed homes have matching elevations, following the local pattern but with high quality contemporary detailing and large windows and rooflights to provide high levels of internal natural light.

4.4 The double pitch form, roof pitches, brick detailing and slate reflect the simple form, massing and materials of the listed building.

Materials

4.5 As requested by the Conservation Officer, further information has been provided as requested to confirm:

- The brick type for the new construction is BEA Majestic, a high quality brick with variations of brown, yellow, greys and white tones which reflect the tones and variety of the earliest surviving C19 historic garden walls. Selective detailing is in BEA Multi Stock Brown to give slight tonal variety.
- Photographs on page 22 of the Design and Access Statement show how these relate to the existing C19 brickwork.

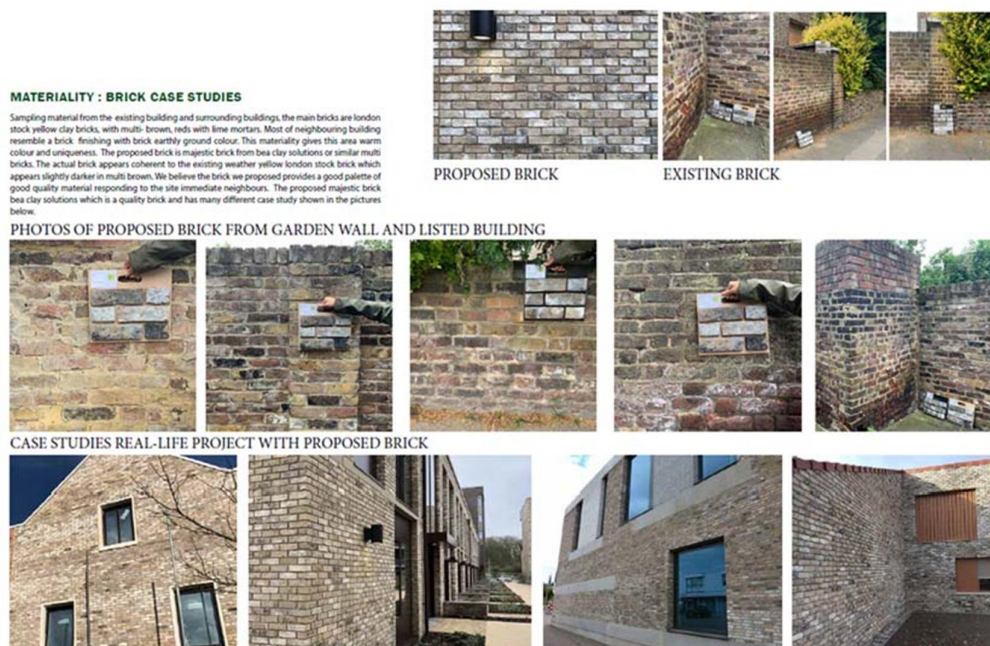


Figure 23. Proposed brick comparisons with the existing (From D&A Statement).

- The roofs are natural mid grey slate to match the listed building.
- The single rooflight in each unit is of a contemporary design with recessive minimal grey/black metal frames.
- The windows and doors are of contemporary recessive minimal design in white.
- The canopy is in white, and comprises a simple contemporary horizontal overhang.
- Screening at the rear is minimal metal framed of contemporary design with simple sandblasted glazed finish to obscure views for privacy where required.

Method Statement for brick wall repair

These are to be read in conjunction with the Structural Engineer's 05/09/2021 report:

- 4.6 Works are to be carried out in accordance with conservation good practice within the Historic England Practical Conservation Repair Series unless otherwise agreed with the Conservation Officer.
- 4.7 Ivy and plant growth is to be carefully removed in order to access the walls and carry out repair and alteration works.

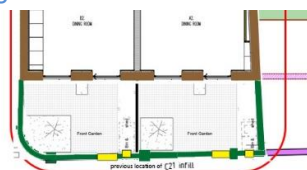
- 4.8 Allow for repointing to the frontage (South) and West Wall, when the ivy has been carefully removed. Inspection is to be carried out in order to determine the extent of sound and historic lime pointing prior to carrying out the work. Sound historic lime pointing should be retained and its texture matched for any new pointing. Unless agreed otherwise with the Conservation officer, new pointing is to be carried out in flush pointed NHL 3.5 lime mortar mixed with soft and sharp sand with dark inclusions to match the colour and texture of the closest surviving pointing. The face of the mortar is to be set back flush just enough to show the arrisses but not enough to trap water.
- 4.9 Where cement pointing is to be removed, work is to stop and further advice sought should its removal affect the arrises of the historic bricks.
- 4.10 Where historic brickwork is required to be taken down, this shall be to the extent described in the Structural Engineer's 05/09/2021 report or as otherwise agreed with the Conservation Officer. It shall be done with care in order to preserve the original arrisses and bricks stacked and protected on pallets until being reused. Where this abuts retained or new panels with straight joints, allow to provide stainless steel fixings hidden in the lime joint to the straight joint as shown in the Structural Engineer's Report.
- 4.10 Allow to build $\frac{3}{4}$ height internal brick piers with sloping tops to restrain the end of the existing wall next to the proposed entrance openings. This is so that they match existing, do not affect the coping detail and are not visible from the street.

Method Statement for Openings within the Frontage Wall

Door Openings 1 and 2

(Where marked yellow opposite doorways) Form an opening 1200mm wide with square reveals. Allow for internal piers to match existing if necessary to restrain the end of the wall. All sound bricks from this opening are to be reused weather side out for the works to the wall, so that the colour and patina matches the existing wall.

Figure 24. Alterations to Road Frontage Wall from Structural Engineer's report



Reinstate collapse C19 wall with proposed openings

(Where marked green) Carefully remove the patched brickwork in the position of the previous C21 opening/collapse bit of the wall, and the historic pier alongside has been recommended by structural engineer to be rebuilt as it is currently leaning slightly on to the pavement. Rebuild walls in Flemish bond with existing bricks in Traditional London lime mortar ensuring bonding, weathering and joints match the adjoining historic brickwork. Use all sound reclaimed bricks from the patched section where the weathering matches and make good any shortfall using matching weathered bricks from the demolished section of the West Wall and Southwall.

Letterboxes.

(Where marked yellow – smaller openings) Carefully take out bricks to form opening (no more than necessary) and install stainless steel reinforcement within the joints at the head and the joint above. The reinforcement is reversible.

5. IMPACT

The assessment of Impact is contained in the Table below:

ELEMENT	HERITAGE VALUE	IMPACT	JUSTIFICATION & MITIGATION
Garden	Medium (C19 open space within Conservation Area) Low (C19 open space providing long private view of LB. Is not a historic view as the C19 intermediate walls are lost)	Moderate Adverse (Loss of the open space)	The public benefits of providing 2 houses is weighed against the harm. The land is unused and in separate ownership. The proposal is best use of land. The negotiated design, continuing the alignment, form and proportions of the existing Kings Road houses mitigates the effect.
Frontage Wall	Medium (Mid C19 frontage wall) Low (Reconstructed sections on original line)	Moderate Adverse (Loss for 2 no. doorway openings and 2 letterboxes) Low Benefit (Removal C21 bricks and making good like-for-like brick in lime mortar).	The design due to collapsed wall is to rebuilt the frontage wall including the curved front of the proposed houses. For mitigation, they will be rebuilt with the reclaimed bricks on-site. The frontage wall are to be carried out in accordance with the SE 01/09/2022 report and the conservation Method Statements. The brickwork that was damage unsympathetically will be rebuilt to better respect the details and weathering of the rest of the wall, reusing the bricks from the West Wall and Front wall. The use reclaimed brick in the wall, reflect the historic character of the locality.
West wall	Likely Medium / Low - overgrown	Likely Moderate / Low adverse (wall currently hidden by ivy).	Allow for the wall to be reconstructed in brick on a new foundation in accordance with the Structural Engineer's 05/09/2021 report as it is required to be loadbearing as part of the gable of the proposed house.
East wall	Low (fragments of C19 curtilage wall) Neutral (C20 rebuilt wall)	Neutral (there would be no significant loss in replacing the walls) The older wall is part of the adjoining property and to be protected under the Party Wall Act during the works.	Allow for the wall to be reconstructed as a continuous wall in brick on a new foundation in accordance with the Structural Engineer's 05/09/2021 report. The gable wall element is to match the proposed house brick. The garden wall element is to match the frontage wall, in Flemish bond reusing bricks from the Western wall. Unless otherwise approved, NHL 3.5 lime is specified to avoid movement joints. The reinstatement of a full height brick wall along the former garden wall line would reflect the historic enclosure.

ELEMENT	HERITAGE VALUE	IMPACT	JUSTIFICATION & MITIGATION
North wall	Neutral (late C20/earlyC21 rebuilt wall)	Neutral	The modern wall would be reconstructed as part of the house in accordance with the Structural Engineer's 05/09/2021 design, using the high quality new brick used for the houses.

6. CONCLUSION

2 Kings Road is highly significant due to its age, design and extent of surviving Early C19 joinery and architectural features. This is recognised within its designation and it makes a positive contribution to the Conservation Area.

The garden to the west, the subject of this application, is within the Conservation Area and has been within the modern ownership of 2 Kings Road. The boundaries and historic maps show that the inner garden formed the functional curtilage of the house, but this garden to the west was part of an outer garden space shared with other properties prior to the 1970s redevelopment. This, together with the enclosure and character of the garden limits the harm to setting.

If the Planning Authority identifies harm, it would be of a low 'less than substantial' level and therefore under NPPF 202, would be balanced against the benefits of the scheme, which includes the provision of two new houses.

The proposal with C19 frontage wall but is designed to minimize this and to improve the appearance from that which exists, by removing the poorly matched infill, leaning pier and rebuilding the wall more sympathetically.

The design has been revised to take into account the comments of the Council's Planning and Conservation Officers.

It has responded to the conservation context in the following ways:

- The proposed works are informed by the history and sensitivity of the historic environment;
- The houses are of a similar scale, massing and form to the C19 housing nearby within Kings Road;
- They are subservient to the listed building and reflect its form and materials;
- The design reflects the character and proportions of the locality, and is of higher quality than the adjoining terrace;
- The openings, materials and details of the proposed houses respond to the historic context and are also contemporary in design. They are designed to be sensitive, of high quality, to follow guidance from the Council and to provide greater interest than the adjoining houses;
- The repairs to the historic frontage and front garden wall will improve its appearance within the Conservation Area and setting of the listed building;
- The replacement of poor quality cement based and poor brick garden walls will be an enhancement.

7 September 2022