



**DALCOUR
MACLAREN**



Heritage, Design & Access Statement for Works at Tor House, Shepherds Hill, Haringey, London

Client: Cadent Gas Ltd
Project: 22005873 - Tor House
Date: October 2022



Project Details

Project Name	Tor House
Scheme Number	22005873
Report Number	001

Prepared by	
Name	Eloise Smith BA (hons)

Approved by	
Name	Dave Hodgkinson MCIfA

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Executive Summary

Dalcour Maclaren has been commissioned by Cadent Gas Ltd to produce a Design, Access & Heritage Statement for the installation of new pipework Tor House, Shepherds Hill, Haringey, London N6 5QL (National Grid Reference: TQ 28893 88164).

Following a suspected gas leak, the gas supply at Tor House has been switched off to prevent risk to life and property. The residents are therefore without gas in the lead up to winter. In consideration of this, the scheme has been deemed urgent in terms of health & safety and basic habitation needs and DM have advised the Client to undertake the works and for a retrospective planning application to be submitted on the clients behalf.

Prior to this advice, DM reviewed the scheme design and conducted planning, permitted development, environmental and historic environment checks to highlight any constraints to the development that would make a retrospective planning application unsuitable, for example if the building was listed. A retrospective planning application was recommended as the scheme has been sensitively designed and the building is not listed.

The assessment, undertaken following guidance published by Historic England, has assessed the potential impact of the proposed works on Tor House and the Tufnell Park Conservation Area. It has been established that the installation of a new gas riser will have a limited physical impact upon Tor House and no visual impact upon the Conservation Area as a whole.

In order to further limit the harm on the identified heritage assets as a result of the proposals, the following is recommended:

- Ensure holes for the riser are drilled between the brick joints rather than the bricks themselves;
- Paint the pipework an appropriate colour in order to limit the visual impact of the pipework. For example, where the pipe will be fixed to painted surfaces, the pipework should match this (i.e. black) and where it will be fixed to exposed brick, the pipework can be painted black;
- Undertake appropriate reinstatement of the working area as previous following completion of the works; and,
- Produce a photographic record of condition before and after the works to cover liability.

1 Introduction

- 1.1.1 Dalcour Maclaren (DM) has been commissioned by Cadent Gas Ltd (hereafter referred to as 'the Client') to produce a Design, Access & Heritage Statement for the installation of new pipework to Tor House, Shepherds Hill, Haringey, London N6 5QL (National Grid Reference: TQ 28893 88164), hereafter referred to as 'the Site'.
- 1.1.2 Tor House is a multi-occupancy building and does not benefit from Permitted Development Rights available to 'dwellinghouses' under the Town and Country Planning (General Permitted Development) Order (England) (2015) (GPDO).
- 1.1.3 Tor House is not a listed building but is located within the Highgate Conservation Area. Despite being in a Conservation Area, the Site does not lie within any relevant Article 4 Directions as defined on the council's planning policy map.
- 1.1.4 This Heritage Statement has been produced to assess the potential for impacts and assess the degree of any impacts to the significance of the identified assets. This assessment has been undertaken following the Standards and Guidance of the Chartered Institute for Archaeologists (CIfA, 2014) and in accordance with terminology expressed within the National Planning Policy Framework.

1.2 Circumstances of the Scheme

- 1.2.1 Cadent Gas Ltd are a statutory undertaker with the responsibility to develop and maintain an efficient, co-ordinated, economical and safe system of gas supply to their customers, as stated in the Gas Act 1986. The proposed development is therefore needed to ensure that the resident, and customer, at Tor House have a reliable and safe supply of gas.
- 1.2.2 Following a suspected gas leak, the gas supply at Tor House has been switched off to prevent risk to life and infrastructure. The residents are therefore without gas in the lead up to winter. In consideration of this, the scheme has been deemed urgent in terms of health & safety and basic habitation needs and DM have advised the Client to undertake the works and for a retrospective planning application to be submitted on the clients behalf.
- 1.2.3 Prior to this advice, DM reviewed the scheme design and conducted planning, permitted development, environmental and historic environment checks to highlight any constraints to the development that would make a retrospective planning application unsuitable, for example if the building was listed. A retrospective planning application was recommended as the scheme has been sensitively designed and the building is not listed.

1.3 Site Location and Topography

- 1.3.1 The Site is located at Tor House, Shepherds Hill, Haringey, London, N6 5QL (NGR: TQ 28893 88164) and is bound by:
- Residential properties along Shepherds Hill to the north east and south west;
 - Shepherds Hill to the south;
 - Gardens of properties along Shepherds Hill and Priory Gardens to the north;
- 1.3.2 The topography of the Site is consistent at 95m Above Ordnance Datum (AOD).

1.4 Access

- 1.4.1 The Site will be accessed via Shepherds Hill. The works will not impede access along the road.

1.5 Description of the Proposed Development

- 1.5.1 The proposed development involves the installation of 1 no. new gas riser for Tor House. The new riser will be installed on the rear (south) elevation of the building to connect with the underground gas main 0.5m from the underground gas mains the riser will be installed to the side (east) elevation of the building where it will run for 8m to the connection/ meter points within the respective flats (see Drawing 22005873_PLN_EL_1.1 & 22005873_PLN_EL_1.2). There will be a requirement to drill holes into the fabric of the building in order to connect the external gas riser to the internal meters; however, the works are entirely reversible upon decommission.
- 1.5.2 As the existing riser is internal, it is unsuitable for refurbishment due to the poor condition of existing pipework. In addition, the base of the riser is not accessible. Therefore, it is a more cost effective, quicker and less physically intrusive approach to install a new external riser to the exterior of the building, which will be more accessible in the future for repairs and/or maintenance.

1.6 Definition of Terms

- 1.6.1 A heritage asset is defined in the National Planning Policy Framework (NPPF, 2021) as ‘a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest’ (NPPF, 2021 page 67).
- 1.6.2 The significance of a heritage asset is defined within the NPPF as ‘the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic.

Significance derives not only from the physical fabric of a heritage asset but also from its setting' (NPPF, 2021 page 71-72)'.

- 1.6.3 The setting of a heritage asset is defined as 'the surroundings within which it is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of setting can make a positive or negative contribution to the significance of a heritage asset, may affect the ability to appreciate that significance or may be neutral' (NPPF, 2021 page 71).
- 1.6.4 Where heritage assets are to be affected by development, 'local authorities should require the applicant to describe the significance of the assets affected, including the contribution made to the significance of the asset by its setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance' (NPPF, 2021 paragraph 194).

2 Heritage Planning Policy Context

2.1 National Heritage Legislation

- 2.1.1 Designated heritage assets protected by statutory legislation comprise Scheduled Monuments, Protected Wrecks, Listed Buildings and Conservation Areas.
- 2.1.2 Nationally significant archaeological sites, monuments and structures are protected under the Ancient Monuments and Archaeological Areas Act (1979).
- 2.1.3 Listed Buildings and Conservation Areas are protected under the Planning (Listed Building and Conservation Areas) Act (1990). In relation to development proposals, the act states that *‘in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the secretary of state shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses’* (section 66).

2.2 National Planning Policy Framework

- 2.2.1 The National Planning Policy Framework (NPPF, 2021) supported by the National Planning Policy Guidance (PPG) (MHCLG, 2019), endorses the conservation and enhancement of the historic environment (Department for Communities and Local Government 2019), defines the role of the planning system as to promote and achieve sustainable development and involves ‘protecting and enhancing our natural, built and historic environment’ (NPPF, 2021: 5).
- 2.2.2 In ensuring the statutory duty of the Planning (Listed Building and Conservation Areas) Act, the NPPF requires that in determining applications ‘great weight’ should be given to the asset’s conservation and that ‘substantial harm to or loss of... grade II listed buildings, or grade II registered parks or gardens, should be exceptional’ whilst *‘substantial harm to or loss of...assets of the highest significance, notably Scheduled Monuments, protected wreck sites, registered battlefields, Grade I and II* listed buildings, Grade I and II* Registered Parks and Gardens, and World Heritage Sites, should be wholly exceptional’* (NPPF, 2021: para 200).
- 2.2.3 Developments where substantial harm to or total loss of significance of a heritage asset should be assessed against specific tests and should deliver substantial public benefits which outweigh any loss or harm (NPPF, 2021: para 201). Less than substantial harm to a designated asset would require public benefits including the securement of an optimum viable use (NPPF, 2021: para 202).

- 2.2.4 Impacts to the significance of non-designated assets will require a balanced judgement based on the level of significance and the scale of harm (NPPF, 2021: 203), although non-designated assets which are of equivalent significance to designated assets will be considered as such (NPPF, 2021: 57). Where heritage assets of an archaeological nature may be impacted upon by development 'local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation' (NPPF, 2021: para 194).

2.3 The London Plan 2021

- 2.3.1 Under the legislation establishing the Greater London Authority (GLA), the Mayor of London is required to publish a Spatial Development Strategy (SDS), also known as the London Plan. As the overall strategic plan for London, it sets out an integrated economic, environmental, transport and social framework for the development of London over the next 20-25 years.
- 2.3.2 The London Plan was formerly published by the Mayor of London on the 2nd March 2021. The below is a section of Policy HC1 within Chapter 7 of the London Plan, Heritage and Culture. The full policy is available within the London Plan (2021).

Policy HC1: Heritage Conservation and Growth

Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

Policy D12: Fire Safety

- 2.3.3 *In the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they:*
- 2. are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures;*
 - 3. are constructed in an appropriate way to minimise the risk of fire spread.*

2.4 London Borough of Haringey

- 2.4.1 Haringey's Local Plan is made up of a number of documents, the most relevant being the Strategic Policies and the Development Management Plan. The Strategic Policies was adopted by the Haringey council in 2013, it had subsequent alterations and this version was adopted on the 24th July 2017. It sets out the council's vision for the borough up to 2026.

Strategic Policies

- 2.4.2 Policy SP12 of the Strategic Policies document outlines the councils plans to protect and enhance Haringey's built and historic environment. The below has been summarized to include information relevant to the proposals. The full policy is available in the Strategic Policies (Haringey Council, 2017).

The historic environment should be used as the basis for heritage-led regeneration and as the basis for good design and positive change. Where possible, development should help increase accessibility to the historic environment.

Highgate was designated Conservation Area in 1967 and forms part of an area of great historical and architectural interest. The majority of Haringey's future growth will take place outside Highgate Village. However, it is important that this growth respects the character of its surroundings and conserves heritage and other important features.

The Local Views will be identified in a schedule within the Development Management Policies and the proposed Conservation SPD. The council will refer to English Heritage guidance 'Seeing the History in the View' when producing its list of Local Views.

Development Management Policies

- 2.4.3 The Development Management Policies, sets out planning policies to help determine which developments are granted planning permission in Haringey. It was adopted by the council on the 24th July 2017. It sets out the spatial strategy for managing development and growth in the Borough up to 2026. The strategy provides a positive framework for ensuring that housing, employment, infrastructure and other needs are met in a way that contributes to the delivery of sustainable development.
- 2.4.4 Policy DM9 addresses how the council will manage the historic environment across the borough. The below has been summarized to include information relevant to the proposals and the full policy is available on the council's website.

Managing Haringey's Heritage Assets

Haringey has a rich and varied history which is documented through the Borough's wide range of heritage assets. The Strategic Policies Local Plan seeks to protect and positively manage the historic significance of Haringey's heritage assets, including their immediate and wider setting.

Conservation Areas

- *The council will give consideration to, and support where appropriate, proposals for the sensitive redevelopment of sites and buildings where these detract from the character and appearance of a Conservation Area and its setting, provided that they are compatible with and/or complement the special characteristics and significance of the area.*
- *Proposals for alterations and extensions to existing buildings in Conservation Areas should complement the architectural style, scale, proportions, materials and details of the host building and should not appear overbearing or intrusive.*

2.4.5 The development complies with Policy HC1 of the London Plan, Policy SP12 of the Strategic Policies and DM9 of the Development Management Policy, as the development has been sited on the side of the building to avoid the principal elevation of the building and not impact upon the significance of the Highgate Conservation Area, through visual changes to its setting.

2.4.6 By providing the residents with a safe and reliable supply of gas, the application will satisfy Policy D12 of the London Plan and ensure the property can benefit from the highest standards of fire safety.

2.5 Permitted Development

2.5.1 Tor House is a multi-occupancy building and does not benefit from Permitted Development Rights available to 'dwellinghouses' under the Town and Country Planning (General Permitted Development) Order (England) (2015) (GDPO).

2.5.2 The proposals also include for the installation of below ground gas main required to connect the new gas risers to the gas network. These works are permitted development under Part 15 Class A (a) of the GDPO (2015), as the development comprises:

- A. Development by a gas transporter required for the purposes of its undertaking consisting of –*
- a. The laying underground of mains, pipes or other apparatus.*

3 Methodology

- 3.1.1 The NPPF states that a description of the significance of each heritage asset potentially affected by the proposed development should be provided in order to satisfy the requirements of the NPPF. This should include an assessment of the contribution made to the significance of the asset by its setting.
- 3.1.2 The significance of a heritage asset is defined within the NPPF as ‘the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting’ (2021: page 71-72).
- 3.1.3 In respect of identifying the importance of setting to the identified significance of a heritage asset, Historic England’s guidance presented in the Setting of Heritage Assets Historic Environment Good Practice Advice in Planning: 3 (2017) will be utilised; specifically, what matters and why. A non-exhaustive list provided within the document identifies themes such as:
- Physical Surroundings:
 - Topography;
 - Definition, scale and ‘grain’ of surrounding streetscape, landscape and spaces;
 - Historic materials and surfaces;
 - Green space, trees and vegetation; and
 - History and degree of change over time.
 - Experience:
 - Surrounding landscape or townscape character;
 - Views from, towards, through, across and including the asset; and
 - Intentional intervisibility with other historic assets and natural features.
- 3.1.4 With respect to Historic England’s 2017 publication, ‘The Setting of Heritage Assets’, and the stepped process it describes, this assessment satisfies steps 1-3 and step 4 where this is appropriate.
- 3.1.5 The International Council on Monuments and Sites has produced Guidance on Heritage Impact Assessments for Cultural World Heritage Properties (ICOMOS, 2011). This document provides guidance for assessing the value, or ‘heritage significance’ of all heritage assets, not just World Heritage Sites,

including archaeological remains, historic buildings and historic landscapes (see Appendix 1). The value/ heritage significance of an asset is then cross referenced with the magnitude of impact. With respect to assigning levels of importance to variously graded Listed Buildings it allows flexibility in assigning either a 'very high', 'high' or 'medium' importance. However, in general it assigns Grade II Listed Buildings an importance of 'medium'.

4 Historic Background

4.1 Historic Development of Haringey

- 4.1.1 The village of Highgate originated as a hamlet at the south-eastern entrance of the medieval Bishop of London's estate. The historic boundary between the parishes of St. Pancras and Hornsey, and currently Haringey and Camden exists along Highgate High Street. From 1227 to at least the 1660s, the Bishops of London used the parkland to the northwest of Haringey for hunting and the land was under their ownership until the late C19th. (Haringey Council (HC), 2013).
- 4.1.2 A toll road was opened by the bishop of London in 1386, which was located on a hill and probably known as High Gate, hence the name for this area within Haringey. (HC, 2013).
- 4.1.3 In the C16th and C17th Highgate became a popular spot in Haringey for wealthy people to build their country retreats and, due to Highgate being located along the main road to the north, a popular spot for travellers as well, as is evidenced by the five licensed inns built by 1553. This continued into the C18th. (HC, 2013).
- 4.1.4 The arrival of the railway in 1867 expanded the settlement of Highgate and many of the large villas and their grounds have been replaced by compact housing; although, Highgate itself still retains much of its original C17th and C18th layout and design (HC, 2013).

5 Statement of Significance

5.1 Tor House

- 5.1.1 Tor House is a four storey, purpose-built block of flats, constructed in red-brown brick in Flemish bond with cream rendered elements and white UPVC windows. The building has a gable roof with dark coloured tiles. Existing guttering / cabling is visible on the sides and rear of the building and tv aerials on the roof. Overall, the building is extremely plain and basic in architectural style and form and has no architectural merit.
- 5.1.2 To the front of the building is a front driveway that is a combination of soft landscaping and hardstanding, with further soft landscaping to the rear.
- 5.1.3 Tor House has no heritage significance beyond dating from the late 1960s representing the residential expansion of the area in the 20th century.

Contribution of Setting to Significance

- 5.1.4 Tor House is located along Shepherds Hill, which is lined with vegetation including trees and shrubs which shield Tor House from the wider area and contribute to the suburban character of the surrounding area. Shepherds Hill characterised by its variety of architectural styles dating from C17th onwards with some examples sharing Tor Houses style and date. Tor House is part of the diverse range of building types within the Highgate CA; however it does not contribute to the significance of the Conservation Area.

Impact

- 5.1.5 The proposed development will be contained to the side and rear elevation of the building. Parts of the pipework along the sides of the property may be visible from the road; however, existing drains and other utilities are currently present and do not negatively impact upon views towards the building. Additionally, the works are entirely reversible upon the removal / decommissioning of the gas riser.
- 5.1.6 There will be a very limited physical impact to the building though the drilling of holes to meter connections; however, these holes will not be drilled through any architectural features.
- 5.1.7 When using the ICOMOS assessment methodology (see Appendix 1), a Negligible building of with little or no archaeological/historical interest is awarded a significance of negligible. The installation of 1 no. gas risers to the building is considered to result in a negligible impact. When inputting this information into the significance matrix, it results in a neutral impact, which is considered to be within the normal bounds of variation.
- 5.1.8 The benefits of connecting the building to a safe and reliable supply of gas to ensure the continued habitation of the building is considered to

substantially outweigh the extremely limited visual and limited physical impacts to the building.

5.2 Highgate Conservation Area

5.2.1 The Highgate Conservation Area (CA) was first designated in 1967, the boundary was extended in 1990 and 1994. The CA is divided between the London Borough of Camden and the London Borough of Haringey (Haringey Council, 2013).

5.2.2 The character of the CA is defined by the form of the historic development, its high percentage of buildings of architectural merit, its topography and its green open spaces and distant views (Haringey Council, 2013). There are a range of architectural styles across the CA dating between the 17th and 20th centuries, with many of the 18th and 19th century frontages concealing earlier structures (Haringey Council, 2013).

Contribution of Setting to Significance

5.2.3 The architectural diversity within the CA creates an interesting and complex urban environment, which is contrasted by the wealth of green open spaces within the CA. Furthermore, the relatively high elevation of the CA to its immediate surroundings provides the CA with long distant views to areas such as Central London and the Olympic Park (Haringey Council, 2013).

Impact

5.2.4 The proposed development will be contained to the sides and rear of the building and the majority of the development will not be visible from Shepherds Hill. In close proximity to the building, some of the pipework will be visible; however, existing guttering and cables are visible on the sides of the building, and they do not detract from the significance of the CA. Overall, the proposals will have no impact upon the residential character of the area.

5.2.5 When using the ICOMOS assessment methodology (see Appendix 1), a conservation area is awarded a significance of medium. The installation of 1 no. gas risers to the building is considered to result in no change when considering the CA as a whole. When inputting this information into the significance matrix, it results in no impact to the CA.

6 Conclusions and Mitigation

- 6.1.1 DM has been commissioned by Cadent Gas Ltd to produce a Design, Access & Heritage Statement for the installation of new pipework to Tor House, Shepherds Hill, Haringey, London N6 5QL (National Grid Reference: TQ 28893 88164).
- 6.1.2 The assessment, undertaken following guidance published by Historic England, has assessed the potential impact of the proposed works on Tor House and Highgate Conservation Area. It has been established that the installation of a new gas riser will have a limited physical impact upon Tor House and a no visual impact upon the Conservation Area as a whole.
- 6.1.3 In order to further limit the harm on the identified heritage assets as a result of the proposals, the following is recommended:
- Ensure holes for the riser are drilled between the brick joints rather than the bricks themselves;
 - Paint the pipework an appropriate colour in order to limit the visual impact of the pipework;
 - Undertake appropriate reinstatement of the working area as previous following completion of the works; and,
 - Produce a photographic record of condition before and after the works to cover liability.

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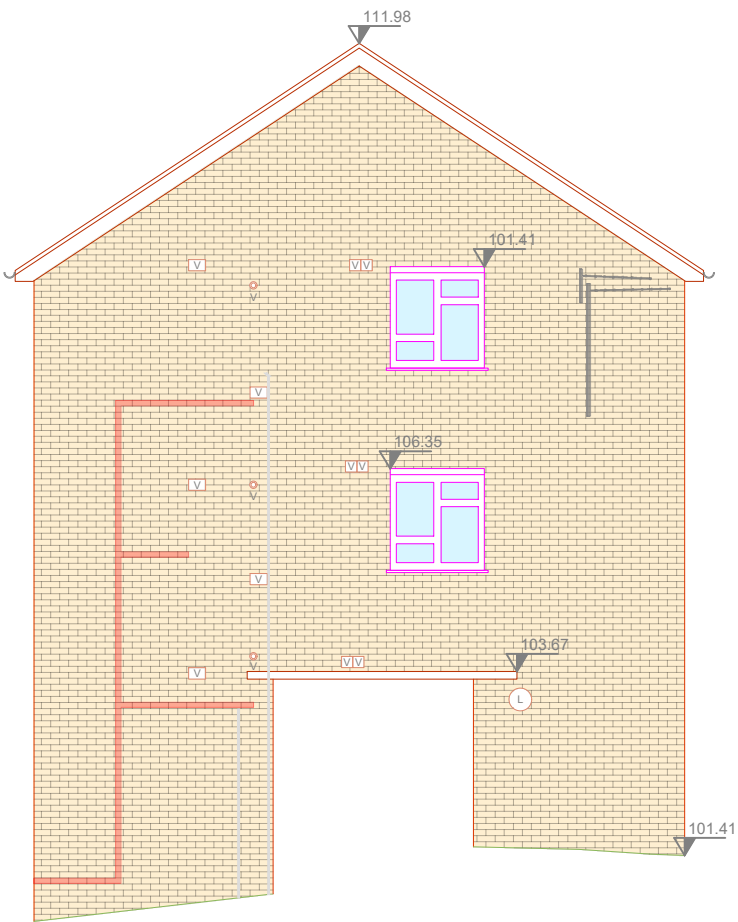
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DRAWINGS

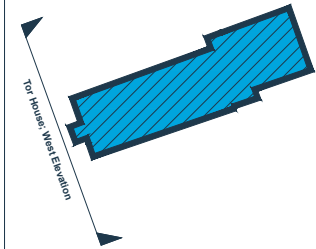
Elevation Survey Notes:

1. Survey undertaken to accuracies stipulated as per band 2 within the RICS guidance note for Measured Surveys of Land, Buildings and Utilities, 3rd edition.
2. Dalour Macdonen have undertaken this survey as per the original instruction and as required for any analysis or use of the data. The survey is not intended for purposes, scales or accuracies, or for any matters resulting from their use for purposes other than that stated in the instruction.
3. Surveyors have exercised reasonable care and skill, and all reasonable efforts were made to obtain all data but obstructed areas or areas with no access were not surveyed and are highlighted in pink.
4. This document is a record of the data and any arbitrary datum of 50m.
5. Elevation details have been measured using Laser Scanning technology, only details that can be captured from the Laser Scanner location at ground level is shown.
6. The survey was not intended to be used for any other purpose.
7. Dimensions should not be scaled. All dimensions should be checked on site before use.
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Proposed West Elevation



Elevation Locations:



Location:

Tor House, Shepherds Hill, London, N6 5QL

Schema Name:

EP - Tor House

Drawing Name:

Elevation Plan

Rev	Date	Description
-	03.10.2022	First Issue

Surveyed by & Date:	LB	15.09.2022
Drawn:	LB	
Approved:	DH/IL	
Sheet No:	1 of 2	
Sheet Size:	A2	



Elevation Survey Key:

GLASS PANES

INDICATIVE ROOF TILES

INDICATIVE BRICK WORK

INDICATIVE CLADDING

50

LEVEL ABOVE OS DATUM

A ALARM

V VENT

L LIGHT

S SIGN

LB LETTER BOX

PROPOSED GAS RISER MAINPIPEWORK

Elevation Survey Notes:

- Survey undertaken to accuracies stipulated as per band E within the RICS guidance note for Measured Survey of Land, Buildings and Utilities, 3rd edition.
- Dalcour MacLaren have undertaken this survey as per the original instruction and accept no liability for any inaccuracy of the report beyond these specified tolerances, scales or accuracies, or for any matters resulting from their use for purposes other than that stated in the instruction.
- Survey data is contained to the area specified/provided, all reasonable efforts were made to obtain all data but obstructed areas or areas with no access were not surveyed and are highlighted in plans.
- All survey data is recorded to a local grid and arbitrary datum of 93m.
- Elevation details have been measured using Laser Scanning technology, only detail that can be captured from the Laser Scanner location at ground level is shown where indicated, detail will be indicative.
- Dimensions should not be scaled. All dimensions should be checked on site before any works commence.
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Elevation Locations:

Client:
Cadent Gas Ltd

Location:
Tor House, Shepherds Hill, London, N6 5QL

Coords: N/A
Scheme Name:
EP - Tor House

Drawing Name:
Elevation Plan

Rev	Date	Description
-	03.10.2022	First Issue

Surveyed by & Date:	LB	15.09.2022
Drawn:	LB	
Approved:	DH/IL	
Sheet No:	2 of 2	
Sheet Size:	A2	

DM

DALCOUR
MACLAREN

T: 01860 352060

1 Shepherds Hill,
Westerhill Rd, Green,
Oxfordshire OX25 3QU

<https://dalcourmacLaren.com>

info@dalcourmacLaren.com

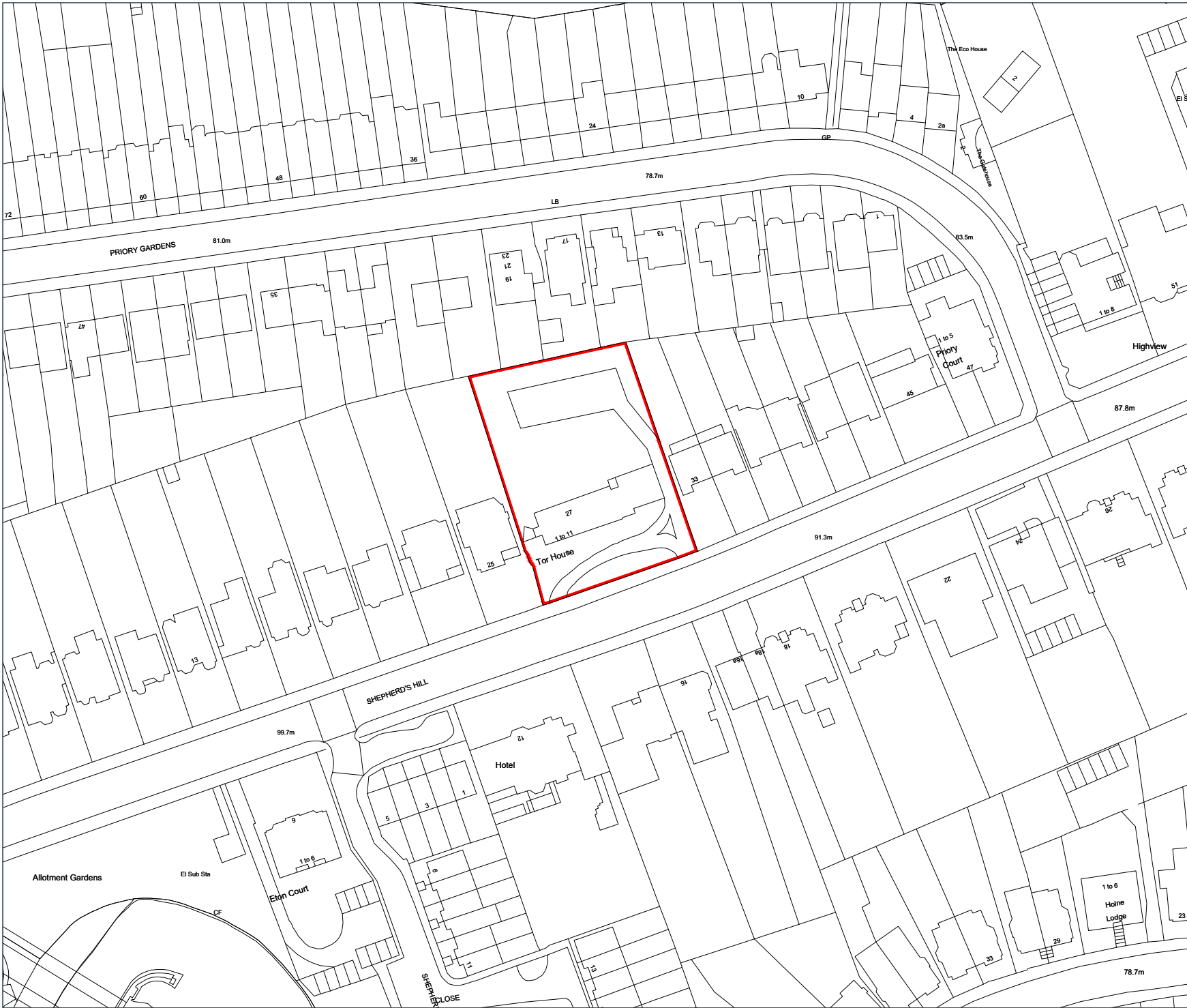
Existing North Elevation

Proposed North Elevation

Elevation Plan

0m 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m 11m 12m 13m 14m 15m 16m 17m 18m 19m 20m 21m 22m 23m 24m 25m 26m 27m 28m 29m 30m 31m 32m

Scale 1:100



Key:

Application Area

Interest:
London & Quadrant Housing Trust

Location:
Tor House, Shepherd's Hill,
London, N6 5QL

Coords: 528895, 188164

Scheme Name:
EP - Tor House

Drawing Name:
Location Plan

Drawing No: 22005873_PLN_LOC_2.1

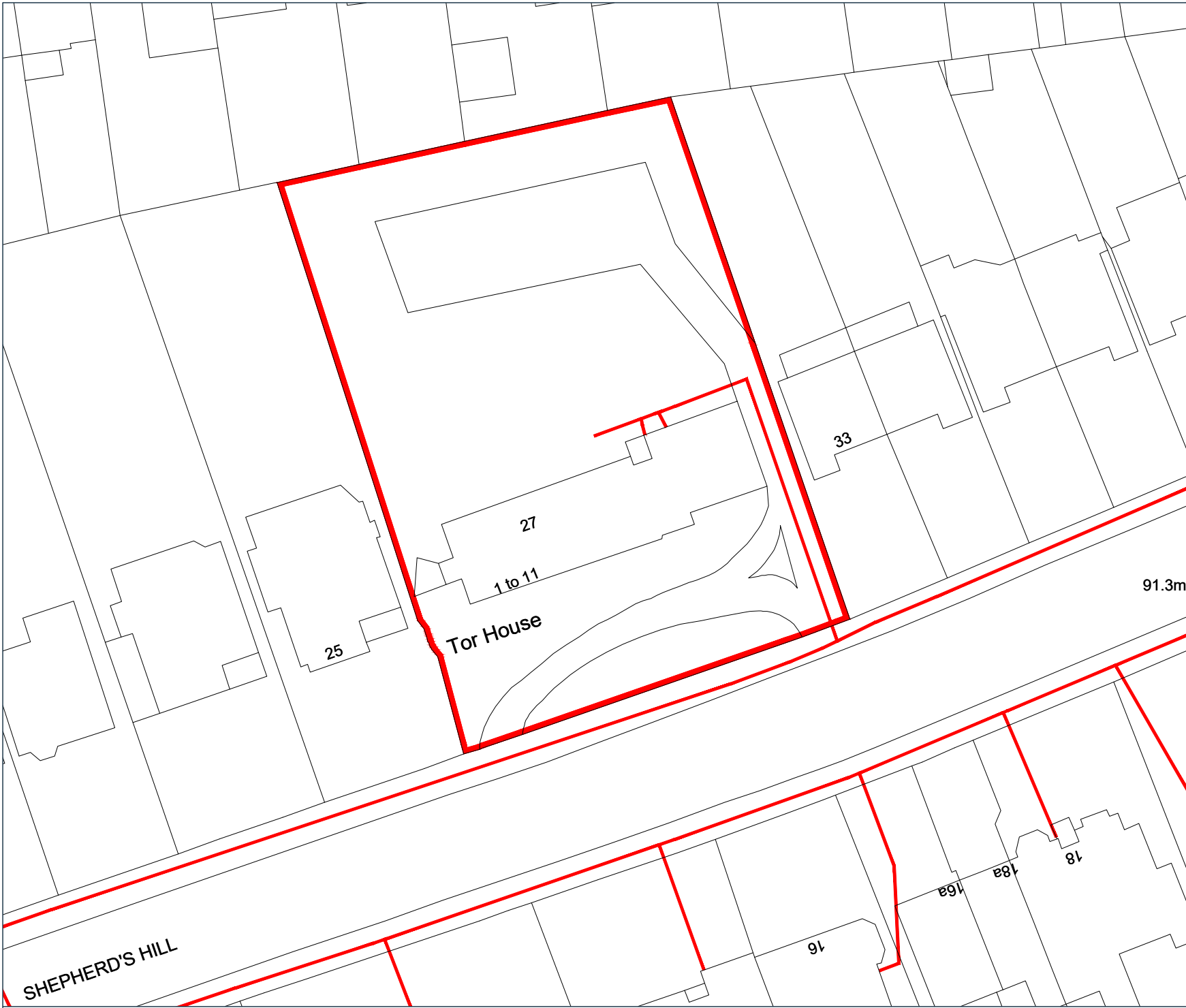
Rev	Date	Description
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Drawn:	LB
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Key:

- Application Area
- Existing LP Mains

Interest:

London & Quadrant Housing Trust

Location:

Tor House, Shepherd's Hill,
London, N6 5QL

Coords: 528895, 188164

Scheme Name:

EP - Tor House

Drawing Name:

Site Plan

Drawing No: 22005873_PLN_SI_3.1

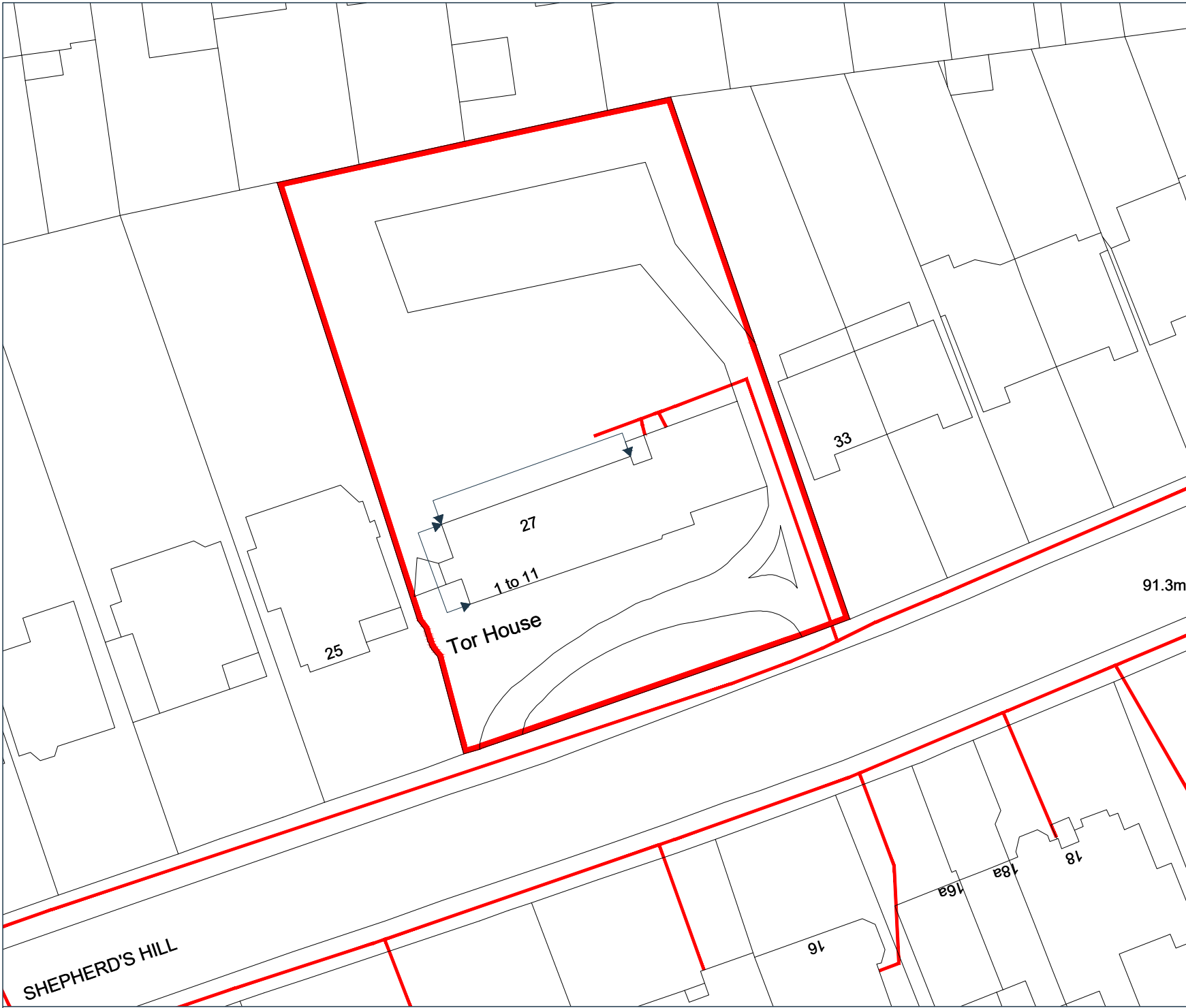
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- Key:
- Application Area
 - Existing LP Mains
 - Elevations subject to proposed gas pipe apparatus installations

Interest:
London & Quadrant Housing Trust

Location:
Tor House, Shepherd's Hill,
London, N6 5QL

Coords: 528895, 188164

Scheme Name:
EP - Tor House

Drawing Name:
Site Plan

Drawing No: 22005873_PLN_SI_4.1

Rev	Date	Description
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APPENDIX 1
ICOMOS ASSESSMENT METHODOLOGY

Table 1: Table of Significance

Significance	Factors Determining Significance
Very High (National or International Importance)	World Heritage Sites (including nominated Site) Assets of recognised international importance Assets that can contribute to acknowledged international research objectives Other buildings of recognised international importance Historic landscapes of international value, whether designated or not Extremely well-preserved historic landscapes with exceptional coherence, time-depth, or other critical factors
High (National Importance)	Scheduled monuments (including proposed Sites) Non-designated receptors of schedulable quality and importance Grade I and Grade II* Listed Buildings Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade Grade I and Grade II* Registered Parks and Gardens Conservation Areas containing very important buildings Non-designated assets of clear national importance Non-designated historic landscapes of outstanding interest, high quality, and importance, and of demonstrable national value. Well preserved historic landscapes with exhibiting considerable coherence, time-depth, or other critical factors Assets that contribute significantly to acknowledged national research agendas
Medium (Regional Importance)	Certain Grade II Listed Buildings Historic (unlisted) buildings that can be shown to have exceptional qualities in their fabric or historical associations Conservation Areas containing buildings that contribute significantly to its historic character Designated or non-designated assets that contribute to regional research objectives Non-designated historic landscapes that would justify special historic landscape designation, landscapes of regional value. Averagely well-preserved historic landscapes with reasonable coherence, time depth or critical factor(s).
Low (Local Importance)	Designated and non-designated assets of local importance

	Locally Listed Buildings Historic (unlisted) buildings of modest quality in their fabric or historic association Assets compromised by poor preservation and/or poor survival of contextual associations Assets of limited value, but with potential to contribute to local research objectives Robust non-designated historic landscapes. Historic landscapes with importance to local interest groups. Historic landscapes whose value is limited by poor preservation and/or poor survival of contextual associations.
Negligible	Assets with little or no archaeological/historical interest Buildings of no architectural or historical note; buildings of intrusive character Historic landscapes with little or no significant historical interest
Unknown	The importance of the asset has not been ascertained from available evidence Buildings with some hidden (i.e., inaccessible) potential for historic significance

Table 2: Magnitude of Impact and Descriptions

Impact Grading	Archaeological Attributes	Built Heritage or Historic Urban Landscape Attributes	Historic Landscape Attributes	Intangible Cultural Heritage Attributes or Associations
Major	Changes to attributes that convey OUV of WH properties. Most or all key archaeological materials, including those that contribute to OUV such that the resource is totally altered. Comprehensive changes to setting.	Change to key historic building elements that contribute to OUV, such that the resource is totally altered. Comprehensive changes to the setting.	Change to most or all key historic landscape elements, parcels or components; extreme visual effects; gross change of noise or change to sound quality; fundamental changes to use or access; resulting in total change to historic landscape character unit and loss of OUV.	Major changes to area that affect the ICH activities or associations or visual links and cultural appreciation.
Moderate	Changes to many key archaeological materials, such that the resource is clearly modified. Considerable changes to setting that affect the character of the asset.	Changes to many key historic building elements, such that the resource is significantly modified. Changes to the setting of an historic building, such that it is significantly modified.	Change to many key historic landscape elements, parcels or components; visual change to many key aspects of the historic landscape; noticeable differences in noise or sound quality; considerable changes to use or access; resulting in moderate changes to historic landscape character.	Considerable changes to area that affect the ICH activities or associations or visual links and cultural appreciation.
Minor	Changes to key archaeological materials, such that the resource is slightly altered. Slight changes to setting.	Change to key historic building elements, such that the asset is slightly different. Change to setting of an historic building, such that it is noticeably changed.	Change to few key historic landscape elements, parcels or components; slight visual changes to few key aspects of historic landscape; limited changes to noise levels or sound quality; slight changes to use or access; resulting in limited change to historic landscape character.	Changes to area that affect the ICH activities or associations or visual links and cultural appreciation.
Negligible	Very minor changes to key archaeological materials or setting.	Slight changes to historic building elements or setting that hardly affect it.	Very minor changes to key historic landscape elements, parcels or components; virtually unchanged visual effects; very slight changes in noise levels or sound quality; very slight changes to use or access; resulting in a very small change to historic landscape character.	Very minor changes to area that affect the ICH activities or associations or visual links and cultural appreciation.

No Change	No Change.	No Change to Setting or Fabric.	No change to elements, parcels or components; no visual or audible changes; no changes in amenity or community factors.	No Change.
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Table 3: Significance Matrix

Significance	Magnitude of Impact				
	No Change	Negligible Change	Minor Change	Moderate Change	Major Change
Very High	Neutral	Slight	Moderate/Large	Large/Very Large	Very Large
High	Neutral	Slight	Moderate/Large	Moderate/Large	Large/Very Large
Medium	Neutral	Neutral/Slight	Slight	Moderate	Moderate/Large
Low	Neutral	Neutral/Slight	Neutral/Slight	Slight	Slight/Moderate
Negligible	Neutral	Neutral	Neutral/Slight	Neutral/Slight	Slight

Table 4: Significance Categories and Typical Descriptions

Magnitude of Impact	Description
Very Large	Effects at this level are material in the decision-making process.
Large	Effects at this level are likely to be material in the decision-making process.
Moderate	Effects at this level can be considered to be material decision-making factors.
Slight	Effects at this level are not material in the decision-making process.
Neutral	No effects or those that are beneath levels of perception, within normal bounds of variation or within the margin of forecasting error.



**DALCOUR
MACLAREN**

Midlands

4 Bredon Court
Brockridge Park
Twynning
Gloucestershire GL20 6FF

T: 01684 217 703
E: info@dalcourmaclaren.com
E: EPTeam@dalcourmaclaren.com

dalcourmaclaren.com

