

Heritage Statement

**120 Crouch Hill
Crouch End
London
N8 9DY**

L210456A/C7_14A/0022 SW/ab G30

October 2022

King's Head House, King's Head Yard, Borough High Street, London, SE1 1NA

+44 (0)20 7940 3200 london@calfordseaden.com

www.calfordseaden.com

LONDON | BIRMINGHAM | CAMBRIDGE | ESSEX | HAMPSHIRE | KENT

calfordseaden LLP is a Limited Liability Partnership Registered in England and Wales number OC315838.

Registered Office: St John's House, 1A Knoll Rise, Orpington, Kent, BR6 0JX where a list of members is kept

Regulated by RICS

HERITAGE STATEMENT



SEPTEMBER 2022

120 CROUCH HILL, CROUCH END, N8 9DY
Ms Rosemary Jackson

Contents

1. INTRODUCTION	3
2. OVERVIEW OF LISTING	5
3. SITE LOCATION	6
4. SITE DESCRIPTION	7
5. BRIEF	8
6. RATIONALE	9
7. SIGNIFICANCE	17
8. CONCLUSION	20

1. INTRODUCTION

- 1.1 This heritage statement has been prepared to accompany a planning and listed building consent application prepared and submitted by Calfordseaden for the proposed works defined within this document. This supporting statement should be read and referenced in conjunction with other submitted planning issue drawings and work specifications as part of the aforementioned application (PRE/2022/0188)
- 1.2 This statement is prepared in accordance with the requirements of the National Planning Policy Framework (NPPF), Planning (Listed Buildings and Conservation Area) Act 1990, hereafter referred to as 'the act' and uses Historic England (formerly English Heritage) Guidance 'Conservation Principles, Policies and Guidance' (2008) to assess the significance of Gainsborough Primary School. A heritage impact assessment is included within this statement.
- 1.3 The purpose of this supporting statement is to:
- Identify, assess and provide evidence and justification on whether the proposed works will result in less than substantial harm to the significance of the building.
 - Provide sufficient information and justification for the submitted information to be assessed and verified by London Borough of Haringey.
- 1.4 The Principal information and sources are as follows:
- English Heritage (2008) 'Conservation Principles, Policies and Guidance'
 - Planning (Listed Buildings and Conservation Area) Act 1990
 - National Planning Policy Framework
 - <https://harringayonline.com/forum/topics/topsfield-hall-crouch-end?groupUrl=historyofharringay>
 - London Borough of Haringey, Conservation Area No. 5, Crouch End, Conservation Area Character Appraisal.

-
- Local Development Framework Core Strategy, London Borough of Harringey
2013-2026

2. OVERVIEW OF LISTING

- 2.1 **Full Address:** 120 Crouch Hill, Crouch End, N8 9DY
- 2.2 **Designation:** Grade II Listed
- 2.3 **Historic England Entry Number:** 1188672
- 2.4 **Date first listed:** 10-May-1974
- 2.5 **Use:** Private Residential
- 2.6 **Description on Listing:** Early C19 2 storey, 3 bay villa of brick, now painted, with low pitched, hipped, slate roof. Near-flat brick arches to replaced sash windows. Half glazed central door in trellis porch with swept lead roof. Patterned fanlight.



Image 1. 120 Crouch Hill circa 1970

3. SITE LOCATION

- 3.1 The site is located North of the A1201 between Haringey Park and Abbots Terrace; approximately 0.2 miles from the center of Crouch End
- 3.2 The property is located to the foot of Crouch Hill, which forms the historic route into Crouch End from Finsbury Park to the south. The ridge of the hill in the south, known locally as the 'Hogs Back', forms the conservation area boundary and the Borough Boundary at this point. Fine views are possible from the upper slopes, which in the late 19th Century were known as Mount Pleasant. Crouch Hill falls steeply towards The Broadway to the north with views of Alexandra Palace dominating the skyline. Looking south, there is an extensive view from the ridge of the many skyscraper office towers in the City of London. The properties lining both sides of Crouch Hill are a mix of mid Victorian villas and late Victorian terraces, many of which have front doors and windows containing coloured glass, a predominant feature of properties to the south and south west of Crouch End town centre. Crouch Hill is a busy road and bus route that is subject to frequent vehicular traffic noise. However, its steepness has also been identified as a challenge to joggers and cyclists who include it within part of a popular local exercise route. The original granite kerbstones remain, but the pedestrian pavements now have small square concrete paving, generally in good condition, but inappropriate for this main route into the conservation area. The west side contains several mature street trees, but there are none on the east side within this sub area. Original cast iron lamp standards have been replaced with modern street lighting columns.

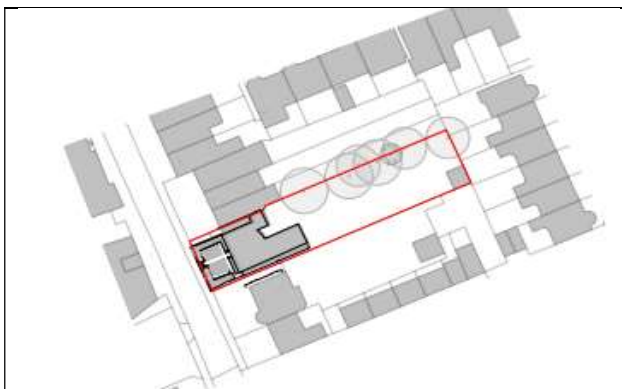


Image 2 – Property Boundary



Image 3 – Google Earth Image of Property

4. SITE DESCRIPTION

- 4.1 Estimated Year of Construction: 1790 (as per plaque on front door) therefore this would have fallen somewhere within the Georgian, Neoclassical, Gothic Revival, Pombaline and Federal periods.
- 4.2 In 1894 the property was previously occupied by local photographer Edgar Scamell. Scammel contributed images to the National Photographic Record Association which was set up in 1897, to create a record of Britain's rapidly changing social & physical landscapes. Many of Scamell's portraits of London were made into magic lantern slides. He stayed in the property for approximately 25 years.
- 4.3 The freehold for the property was purchased by the current owner in 1994.
- 4.4 No. 120 Crouch Hill is also an early 19th Century two storey villa with a white painted stuccoed front elevation and hipped slate roof, but because it retains its unaltered original features is a Grade II listed building. It has a simple symmetrical design, three sashes wide, with a central entrance door, semi-circular fanlight with lead glazing bars and a lead clad hipped wrought iron porch.
- 4.5 The building is set back behind a decorative mature planted front garden with a tall brick curved boundary wall and mature trees.

5. BRIEF

- 5.1 The Application seeks approval for the following works:-
- 5.2 Carry out repairs to the front porch canopy including full restoration of the painted metal trellis stanchions, replace painted copper canopy with code 4 lead, remove cast in situ concrete plinths and replace with natural stone.
- 5.3 Remove alarm box above canopy and redecorate external wall to match existing.
- 5.4 Install new cowls to existing chimney pots to prevent water ingress and animal proof.
- 5.5 Remove and replace damaged roof slates and replace on a like for like basis. Install new code 5 lead lined secret gutters to base of 3nr. Chimneys to main pitched roof in accordance with Lead Sheet Training Academy Guidance.



Image 4 – Front porch as existing

6. RATIONALE

6.1 Summary of Key Issues - Porch Canopy

6.2 The existing porch canopy structure is in very poor condition due to the following issues:-

- The canopy structure was poorly installed in the first instance, it does not align with the center point of the front door. We also understand that the porch is not an original feature of the building. According to the previous owner, there was originally a Juliet balcony above the door.
- Localized differential movement and uneven ground causing twisting and distortion of the porch canopy structure (As can be seen on the plan view drawing Ref:CS-SW-20456A-03). It should also be noted that during the current owners occupation of the building, 5nr. silver birches have been removed from the front garden and replaced with less water consuming trees.
- Cast in situ concrete plinth is spalling around stanchions. The canopy has no foundations therefore prone to greater degree of movement.
- Paint covering to stanchions, frieze and spandrels is peeling, exposing underlying metal which is at risk corrosion.
- Current porch canopy is supported by a cast iron armature which provides insufficient support. This has lead to the canopy hood sagging at the base of the hood causing rainwater to pond before it can reach the cast iron perimeter gutter.
- Having tested the canopy hood for deleterious materials, it has been confirmed that it is constructed from a painted copper, not lead. (as per the description of the listing).

6.3 **Proposed Remedial works – Porch Canopy**

6.4 Whilst full replacement of the canopy structure had been considered due to the underlying structural issues associated with the main structure (as eluded to by previous planning applications). The current owner/occupier is looking to carefully and elegantly reconfigure the subsiding plinths and the floor area that supports the porch and undertake the following restoration works:-

- Replace the existing dilapidated concrete cast in situ plinths with natural stone plinths (to match existing height). Length of plinths to be reduced to match the width of the stanchions. New flange plate to be fixed to the base of the stanchions so that they can be mechanically fixed to the stones and decorated to match sanctions.
- Retain and strip off many layers of black paint from the cast iron sections of the stanchions and re-coat to match existing colour (black). Twisted stanchions may also need to be carefully re-shaped back into position so that they can be fixed to the stone plinths at right angles as shown on proposed plan drawings Ref:CS-SW-20456A-01 to 03).
- Remove and set aside existing cast iron ogee perimeter gutters, brackets and downpipes serving porch canopy. Carry out restoration works including; Rubbing down rusted sections back to bare metal, treat with rust converter, prime with red oxide rust treatment, apply Bondarust primer an fully redecorate with gloss black bituminous paint. Re-seal joints using Hargreaves foundry jointing kit.
- Relace rotten timber fascia to the canopy with new hardwood fascias. (Primed and decorated to match colour of stanchions - Black)
- Remove the existing lead flashings and make good external wall ready to receive new re-positioned (centered) porch canopy structure.
- Remove and discard of painted copper canopy
- Provide new preformed canopy armature to match profile of new hood as show in drawings Ref:CS-SW-20456A-01 to 03.

- Install new code 4 lead hood and stepped flashing. Flashing to be tucked into mortar joints of external brick wall and re-pointed using lime based mortar. All to match profile of new armature as shown on drawings Ref:CS-SW-20456A-01 to 03. External walls to be made good and redecorated to match existing (white masonry paint).
- Reinstall refurbished Ogee Gutters, Brackets and Cast Iron Downpipes fixing back to decorated timber hardwood fascia boards.



Image 5. Concrete plinths spalling around existing sanctions due to water ingress cause by freeze thaw.



Image 6. Further evidence of seasonal movement of the ground directly in front of the porch causing the plinth to crack and the canopy structure to sink and twist on the left hand side.



Image 7. Poorly executed temporary flashing repairs to gutter/fascia abutment. Cast Iron gutter in poor condition, joints have failed.



Image 8. Insufficient support provided by existing armature causing the existing canopy to sag on the lower section.

6.5 **Summary of Key Issues** - Chimneys

- 6.6 There are 3 existing chimney stacks serving the main roof structure, some chimneys are still in use and others are redundant. However none have been fitted with ventilation flues or rain cowls to protect them from water ingress and animal infestation.



Image 9. Main roof layout with 3nr Chimneys requiring repairs circled in red



Image 10. Chimneys 1 & 2 Slightly distorted lead detailing. Note: slates have been cut to suit the dimensions of the chimney stack and where tiles are extending off the junction with the flashing, cut tiles have been pieced in rather than using an extended tile (ie. slate and a half) which in turn will lead to movement and potentially water ingress.

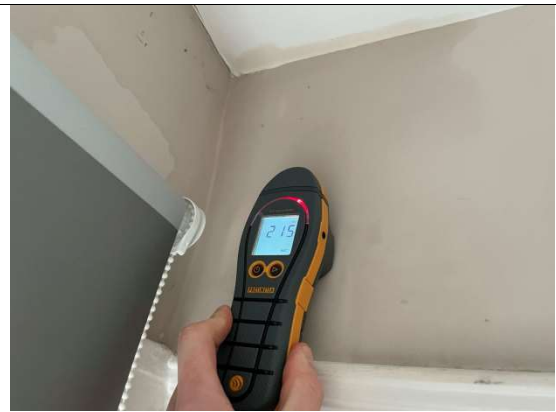


Image 11. Flaunching of Chimney Stack 3 which is cracked and fractured and suffering from algae growth



Image 12. Chimney to rear extension with rain cap cowl fitted. (No works required)

- 6.7 Internally, there are issues with water ingress around the base of the chimneys. This has caused staining to the ceilings and walls within the upstairs bedrooms following heavy rainfall.



Images 13 & 14- Typical view of staining in Bedrooms 1 & 2 with positive moisture readings being taken on the return of the chimney breasts in both rooms



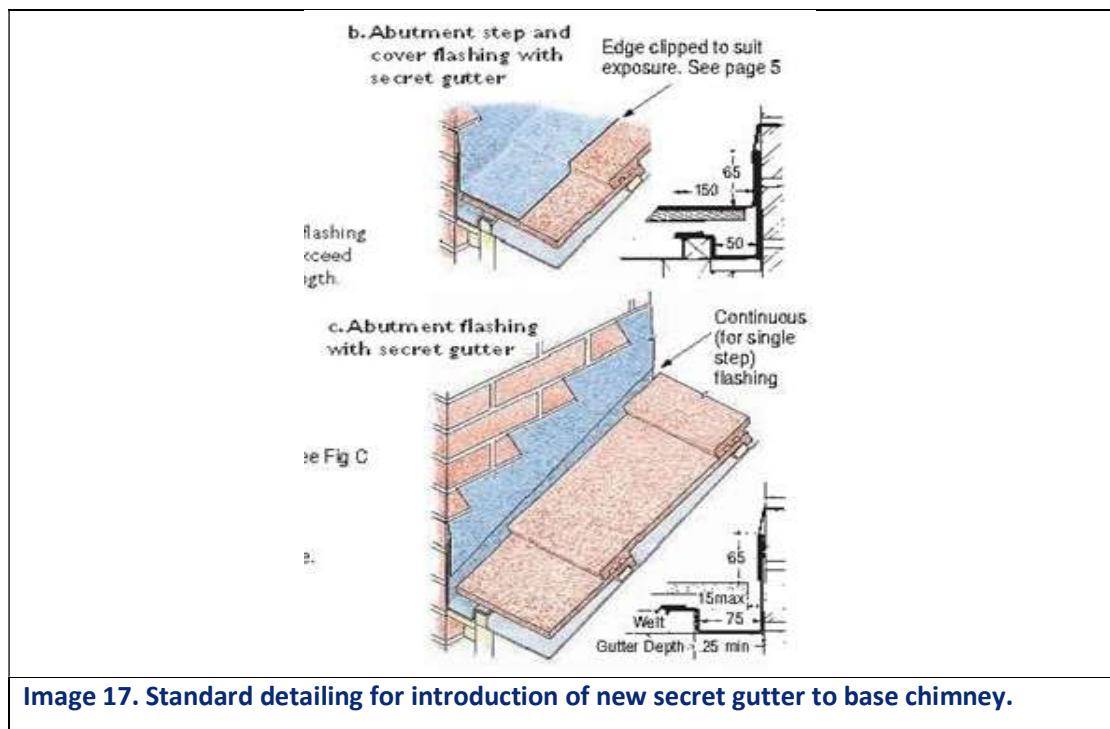
**Images 15 & 16- Proposed clay pepperpot ventilation flue for (disused chimney pots)
Powder coated metal Terracotta colored rain cowls (active chimneys)**

6.7 **Proposed Remedial Works – Chimneys**

6.8 Subject to further survey, it is proposed to install reclaimed clay ventilation flues or new rain cowls to each open chimney pot (6nr in total) to reduce the risk of rain water ingress and animal infestation. Whilst these new cowls are being added, the general condition of the chimneys is to be assessed and it may also be necessary to undertake further critical repair work to the chimneys including:-

- Rake off any excess moss and lichen growth from the mortar joints and re-point using lime based mortar.
- Removing and replacing and cracked/damaged clay chimney pots on a like for like basis.
- Re-flaunching around chimneys and re-pointing angle bead on brick ledge to minimize water penetration into the brickwork.
- It is proposed to introduce new code 5 lead secret gutters around the base of the chimneys whilst also addressing the issue of the mismatching roof tiles sizes used during previous repairs. Works to introduce the new lead secret gutters will generally involve:-
- Opening up around the perimeter of the chimney structures, review condition of roof timbers and carry out repairs in accordance with BRE guidance

- Lay new gutter boards and introduce timber support to the back gutter lead work. Adequate support will prevent the lead work becoming depressed and/or sagging and causing potential weather ingress issues.
- Reinstall slate tiles allowing to re-size tiles as required to avoid smaller 'cut to size' tiles.
- Laying new code 5 lead secret gutter, with front apron, side flashings and a back gutter with cover flashings (saddles). All in accordance with accordance with Lead Sheet Training Academy Guidance.



7. SIGNIFICANCE

- 7.1 Previous alterations and refurbishment have taken place both internally and externally to 120 Crouch Hill, this includes the rear extension.
- 7.2 Principle 3.2 of English Heritage's (2008) Conservation Principles states:
- 7.3 "The significance of a place embraces all the diverse cultural and natural heritage values that people associate with it, or which prompt them to respond to it. These values tend to grow in strength and complexity over time, as understanding deepens and people's perceptions of a place evolve".
- 7.4 Understanding the significance of 120 Crouch Hill and the various values that contribute to it are crucial when considering change and how best to manage that change.
- 7.5 "Significance lies at the heart of every conservation action...unless we understand why a place is worthy of conservation, the whole business of conservation makes very little sense".
- 7.6 The sum of the various values that people place upon a given heritage asset equates its significance.
- 7.7 In heritage terms, significance has been defined as:
- "The value of a heritage asset to this and future generations because of its heritage interest" and as "The sum of cultural and natural heritage values of a place".
 - In essence, significance is an understanding of what makes a place special. What is important to note is why understanding significance is vital. The following assessment of significance is intended to form the foundation for understanding the heritage values of 120 Crouch hill, in order to inform any proposed works.

-
- 7.8 Calford Seaden assesses significance using the ‘values based’ approach that underpins the 2008 Conservation Principles. Four primary categories of heritage value are defined in Conservation Principles.

EVIDENTIAL VALUE	The potential of a place to yield significant evidence, usually from physical remains, about past human activity
HISTORICAL VALUE	The way in which the present can be connected by a place to people, events and aspects of life in the past
AESTHETIC VALUE	The ability of a place to provide sensory and intellectual stimulation
COMMUNAL VALUE	The meanings of a place for people who relate to it – a collective experience or memory. A shared cultural frame of reference

- 7.9 The significance of 120 Crouch Hill has been assessed using a scale of significance ratings ranging from very high significance to intrusive. The definitions of these levels are provided here:

VERY HIGH SIGNIFICANCE	This represents the most valuable themes, features, fabric or characteristics of 120 Crouch Hill. These elements are considered to be essential to the understanding and appreciation of the building and as being key contributors to its overall character as well as its local, regional and national importance.
HIGH SIGNIFICANCE	This can be attributed to a theme, feature, built fabric or characteristic which has a high cultural value and forms an essential part of understanding the historic value of 120 Crouch Hill, while greatly contributing towards its character and appearance.
MEDIUM SIGNIFICANCE	This can be attributed to a theme, feature, built fabric or characteristic which has some cultural importance and helps to define the historic value, character and appearance. These elements are often important for only a few values, for example it may be either the survival of physical built fabric or association with an historic use, but not both.
LOW SIGNIFICANCE	This can be attributed to a theme, feature, built fabric or characteristic which has minor cultural value but which may, even to a small degree, contribute towards the character and appearance of 120 Crouch Hill and its constituent parts.

NEUTRAL SIGNIFICANCE	Elements of neutral significance typically do not possess any heritage values which are important to 120 Crouch Hill and its constituent parts. As such, they neither contribute to – nor detract from – its overall character and understanding.
INTRUSIVE	Elements that are Intrusive to heritage value have characteristics which detract from the overall significance and character of Crouch Hill and its constituent parts.

Evidential Value

- 7.10 Externally the front façade of the building has remained relatively unchanged since it was originally listed with the exception of the front door colour which has been changed from a darker colour to a white paint.
- 7.11 Internally, the original part of the house has naturally undergone some refurbishment but does largely remain intact and in true keeping with the age of the building.
- 7.12 The relative evidential value of a building is related very much to its exterior aesthetic values which are considered separately within a section of this statement. Therefore, the evidential value of 120 Crouch Hill and roof areas is considered as having a **NEUTRAL SIGNIFICANCE**.

Historical Value

- 7.13 120 Crouch Hill has a **NEUTRAL** associative value through its original inception and construction to serve as a residential dwelling. However the building is an integral part of both the history of the area and community as noted on the Conservation Area Character Appraisal.

Aesthetic Value

- 7.14 120 Crouch Hill has a **NEUTRAL** design value primarily due to its relatively simple and symmetrical design, the property has also retained its decorative mature planted front garden with a tall brick curved boundary wall and front gate as

noted on the listing. The front wall recently underwent a full re-build to provide deeper foundations. This is a clear indication of the current owners intent to ensure the aesthetical value of the property is preserved in the long term.

Communal Value

- 7.15 120 Crouch Hill was a purpose built residential dwelling, which maintains its position. As a result, the property can be perceived as having a **LOW** social value, as the building does not provide a community function for local residents.

8. CONCLUSION

- 8.1 Calfordseaden is of the opinion that the proposed works have minimal impact upon the significance and architectural and historic importance of 120 Crouch Hill.
- 8.2 The proposed works are deemed to have minimal disturbance to the building structure, predominantly undertaking sensitive repairs to the external fabric and provide much benefit to the ensure the future use and prevent further deterioration from occurring. Care has been taken to ensure that minimal impact is caused to existing finishes, with the re-use of existing materials where appropriate. The porch canopy roof is to be replaced with the material stated in the listing ie. Lead rather than painted copper, and the structure itself is to be re-aligned with the center of the front door to further enhance the symmetrical features of the front façade. The owner occupier also intends to fully redecorate and carry out minor repairs to all windows and external masonry walls to match existing further demonstrating the ongoing commitment to ensure the key features of the building are preserved in keeping with the listing in the long term.