

Heritage Statement regarding repairs to Pier and Wall at Southwood Lane.

19th September 2022
Ref: SHERCO_RP_02

Client: Southwood House Estates Residents Company Limited (SHERCO)
Structural Engineer: Malone Associates

Introduction

Following a pre-application meeting with Haringey Council (Ref PRE/2022/0182) on 25th July 2022, SHERCO were requested to prepare a Heritage Statement regarding repair works to a pier and wall at Southwood Lane shown in Figures 1 and 3. This report addresses this query and is structured into four sections comprising:

- Summary of the proposed works
- Heritage status of the works
- Background & historical evidence assessment
- Conclusions on the significance of these assets that are affected by the proposed works.

Summary of the proposed works

The works comprise repairs of a dilapidated brick pier and strengthening of a brick wall retaining earth adjacent that reside next to Highstone House and common land owned by SHERCO near no. 86 Southwood Lane. It is intended to dismantle and rebuild the brick pier using existing bricks and use additional bricks from reclaim yards to match where required (thus restoring its current appearance). The wall strengthening will comprise the temporary excavation of the landscaped earth bank to allow for the addition of a concrete wall that will be tied into the existing brick wall and fully hidden with backfilled soil reinstating the existing earth bank on SHERCO's common land. This will hide the strengthening works meaning the traditional appearance of the wall is maintained. Repointing of both the pier and wall will also be carried out. Figures 1 & 2 show the principle arrangement of these elements and their condition. Please also refer to the Design & Access Statement (SHERCO_RP_01) for further details.

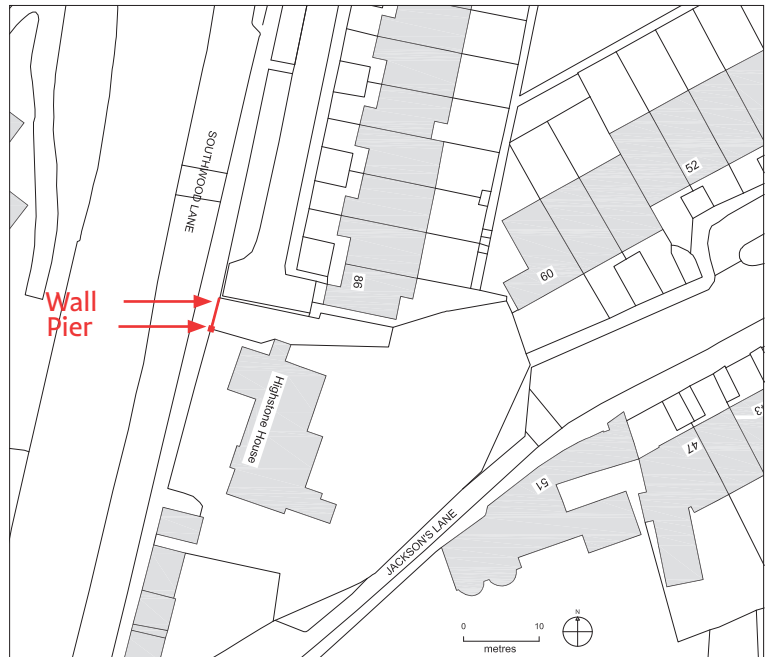


Figure 1 - Site Location plan
Pier and Wall highlighted in red



Figure 2- Photograph of the condition of the current Pier and Wall
Taken July 2022 showing the extent of deterioration.

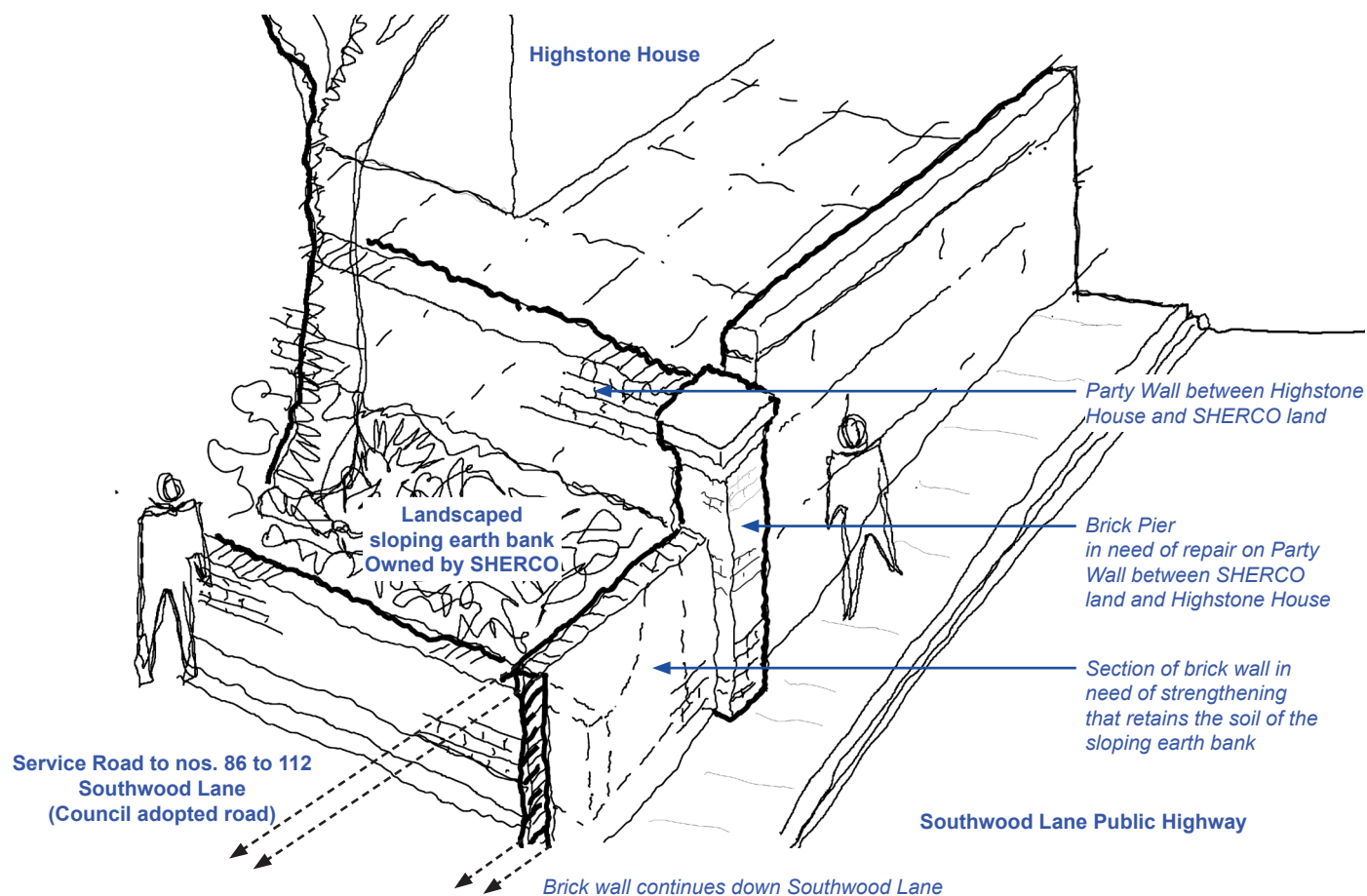


Figure 3 – Sketch of current Pier and Wall

Showing the proposed works and the relationship of the earth bank owned by Sherco, The Southwood Lane Public Highway and Highstone House.

Heritage Status of the Works

The works are situated centrally within the Highgate Conservation area (CA). The boundary wall to be strengthened is locally listed and described as a positive contributor to the Highgate Conservation area. As explained in this Heritage statement, both the pier and wall contribute to the overall character of the Conservation area and Historical evidence shown in this report indicates they have been a part of the setting of Highgate for more than a century.

Background & Historical Evidence

The following documents have been assessed to determine the potential ages of the assets and their likely contribution to the character of the Highgate Conservation area.

- London (First Editions c1850s) III Surveyed: 1863, Published: 1870.
- London Sheet III.51.4. Surveyed 1894, Published 1895.
- Postcard Photograph of Southwood Lane by R. J. Johns c.1925.
- Aerial Photograph raf_3g_tud_uk_161_vp2_5103. Taken April 1946.



Figure 4 – Samples of existing facing bricks from Pier

There is a very significant deposit of grey weathering on all exposed surfaces

- OS 1:1,250 TQ2887NW-A Surveyed 1950, Published 1952

There is evidence to suggest that the pier and wall to be repaired have been an integral part of the Southwood Lane public highway setting for well over a century. This is also consistent with the imperial sizes used for the bricks and the considerable layer of weathering deposits found on two soft red brick samples which fell off the pier following strong weather (see figure 4).

The earliest date suggesting the existence of the wall and Pier is 1863 as shown in the map extract adjacent (Figure 5). This would date the assets to

circa 160 years as of the date of this report assuming they were built at least 1 year before that.

There is also strong evidence to suggest that the pier and wall are at least 128 years old through cross referencing of a vintage photograph of the Pier and wall taken circa 1925 (Figure 6) showing the character of the area and built assets of that time against a map surveyed in 1894 (figure 7) that represents the same buildings on plan shown in the photograph.

A peculiarity of the current pier and boundary wall are that they comprise two different types of brick, namely what appears to be a London Yellow stock for the boundary wall and a significantly weathered soft red for the brick pier as depicted in the photographs of figures 2 and 4.

The historical photograph is significant and arguably explains why the wall and pier are different brick types given that it is likely the brick pier to be repaired is now the only remaining part of the end of a brick terraced

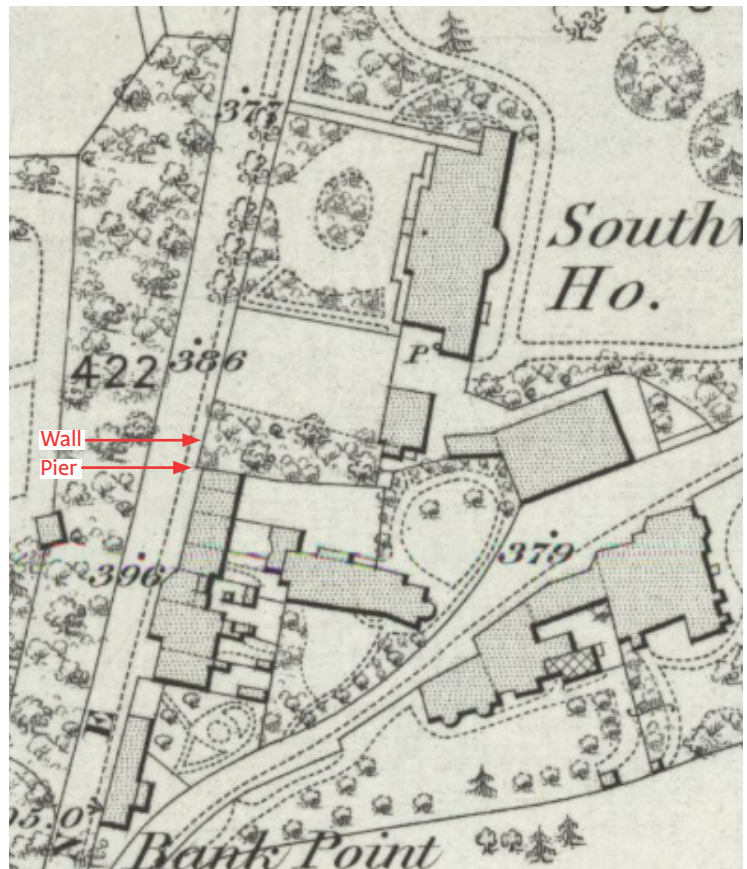


Figure 5 – Enlarged section of the site from 1863.
London (First Editions c1850s) III Surveyed: 1863, Published: 1870.
 (Reproduced by permission of the National Library of Scotland)



Figure 6 – Antique Postcard Photograph, circa 1925, showing Pier and Wall at that time.
 (Photograph by R. J. Johns from Antique postcard Owned by SHERCO).

house that used to front Southwood Lane which has long since been demolished.

In Figure 6 it can be seen that the wall of the old terraced house that connects to the pier does so at a diagonal from the main wall which is also consistent on plan with a map surveyed in 1894 (Figure 7).

A photographic comparison of Figures 8 & 9 cross referenced to the map in figure 7 indicate the character of the stepped wall (to be strengthened), along with the brick pier (to be repaired) and its characteristic capping stone providing strong evidence of its existence in 1894.

Aerial photography of the site taken in 1946 (Figure 10) shows the Pier and wall in existence at the time Highstone House was built which suggests that at some point between 1925 (Figure 6) and 1946 (Figures 10 & 11), the characterful brick and timber terraced houses were demolished to be replaced with a single dwelling house.

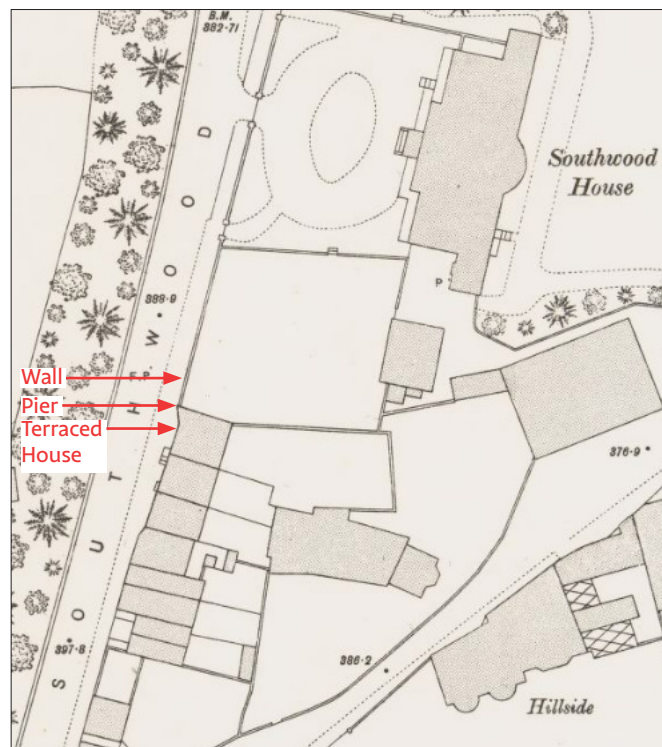


Figure 7 – Enlarged Section of the Site from 1894.
London Sheet III.51.4 Surveyed 1894, Published 1895
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Figure 8 – Photograph of Brick Pier and stepped wall (2022)
 Taken July 2022 (Photograph by SHERCO)

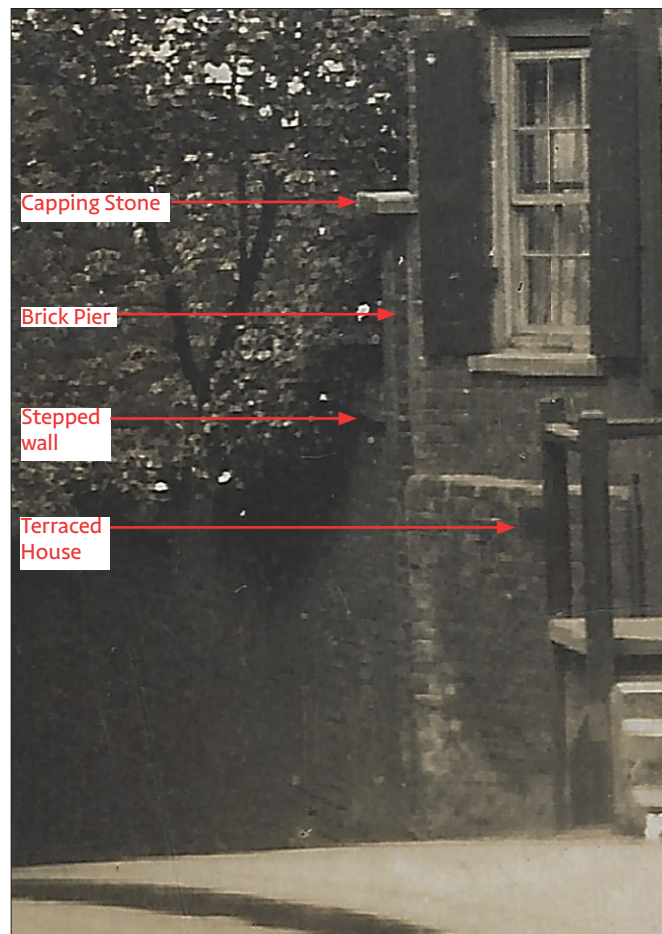


Figure 9 – Photograph of Brick Pier and stepped wall (c.1925)
 Enlargement of Photograph by R. J. Johns from Antique postcard
 Owned by SHERCO.

Whilst not conclusive by this photo alone, it is likely that the existing wall of Highstone House (shown rendered brown in Figure 8) may have been built around that time as a wall also appears on plan in an ordinance survey map of 1950 (Figure 12).

Conclusions on the significance of these assets that are affected by the proposed works.

As has been demonstrated through the maps and photographs in this report, the Brick Pier and Wall have been very much an integral part of the character of Southwood Lane's heritage for at least 128 years and possibly up to 160 years. The sloping nature of the Southwood Lane public highway is reflected in the characteristic stepped wall formation of the boundary wall to be strengthened (figures 8 & 9) which existed at the time of Southwood House which was a large 18th Century house destroyed by a fire in the 1950s (to be replaced shortly after by the modernist housing development at nos 86 – 112 Southwood lane).

Similarly the brick pier to be repaired has a pleasing proportion and end termination to this stepping wall and also appears to be the

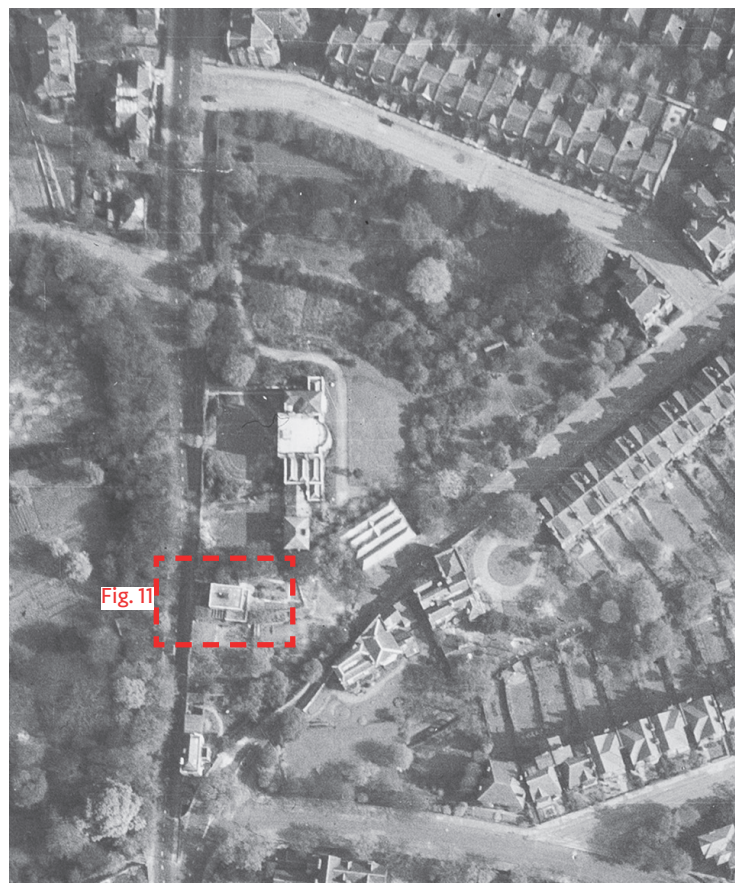


Figure 10 – Aerial Photograph of the Site taken 20th April 1946
(raf_3g_tud_uk_161_vp2_5103)
Source: Historic England Archive. RAF Photography

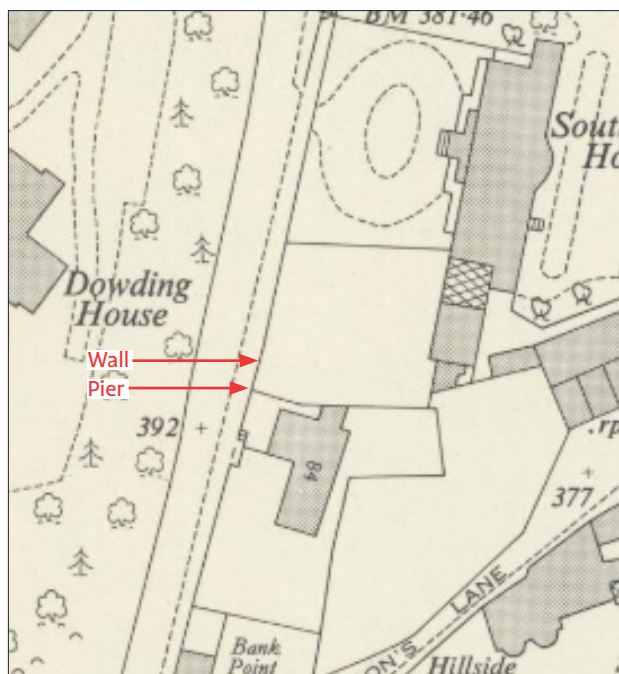


Figure 12 – Enlarged version of the site
Surveyed 1950, Published 1952 OS 1:1,250 TQ2887NW-A
Reproduced by permission of the National Library of Scotland

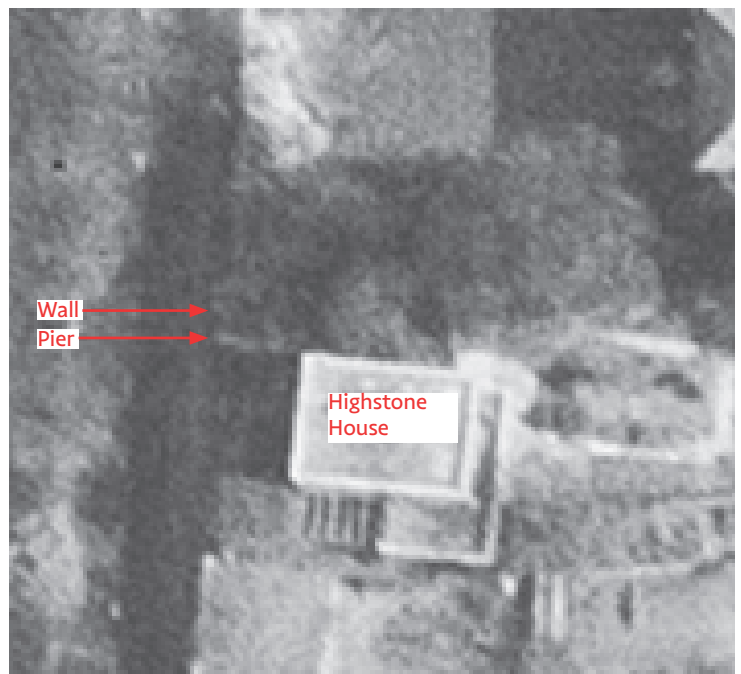


Figure 11 – Enlarged Aerial Photograph of the Site taken 20th April 1946
(raf_3g_tud_uk_161_vp2_5103)
Source: Historic England Archive. RAF Photography

last remaining asset of a pleasant series of terraced houses that used to exist prior to Highstone House.

Given the above and also the fact that the adjoining party wall between Highstone house and Common land owned by SHERCO (Figures 3, 13 & 14) is similar in height to the Brick Pier, it is SHERCO's opinion that these assets should be repaired and restored without altering their existing height or proportion. All structural strengthening works will also be concealed as noted in the design and access statement and illustrated in figure 15 below.

Whilst the upper portion of the pier and facing bricks will need to be taken down to be repaired, the capping stone and all existing bricks will be reused where possible and replacement bricks will be sourced from a brick reclaim yard to match as closely as practicably possible the existing weathered bricks (this is further discussed in the design and access statement). In carrying out repair works in the above manner, the works will respect the scale and massing of the existing fabric and maintain the attractive view referred to for this area in the CA appraisal as forming an attractive view southwards towards the village.

In summary the works proposed maintain the traditional appearance of the wall and pier contributing positively to the Conservation setting by preserving and enhancing these heritage elements.



Figure 13 – View from Southwood Lane Cul-de-sac Road Looking South
July 2022



Figure 14 – Photograph showing upper portion of Pier
July 2022

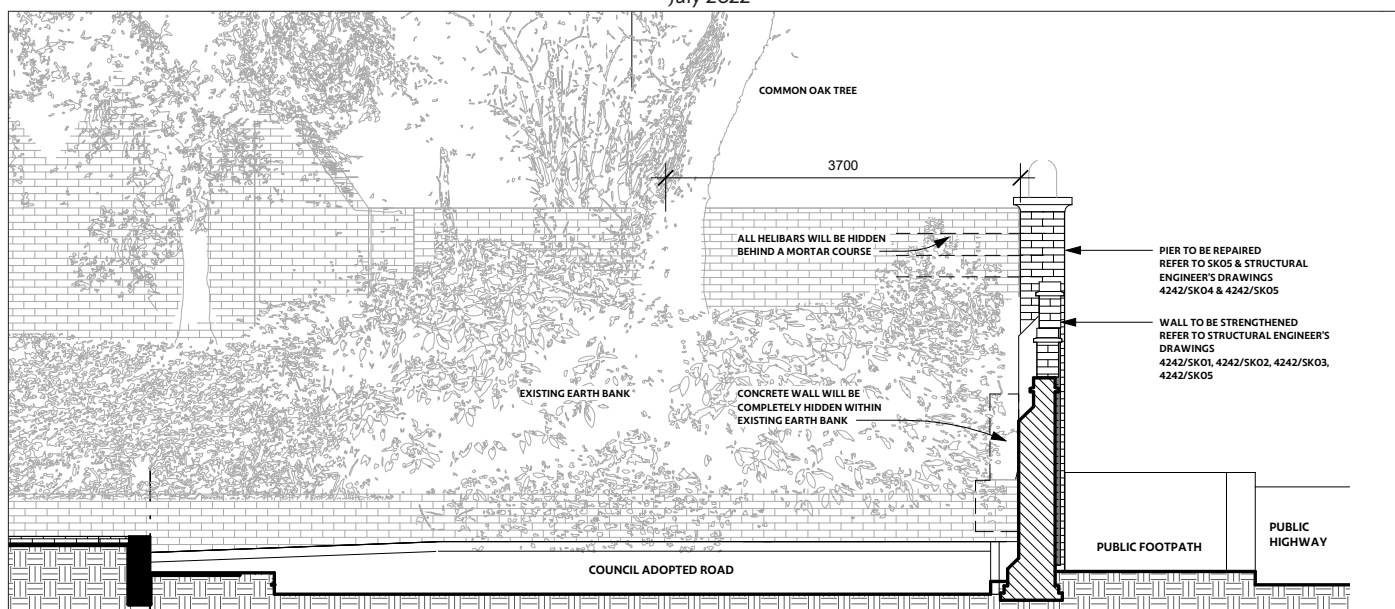


Figure 15 – Elevation showing proposed repair works

Please refer to the design and access statement and planning application drawings for further details