



HERITAGE STATEMENT FOR

808-812 HIGH ROAD,
TOTTENHAM



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1.1 Author and background to the Heritage Statement

This Heritage Statement was prepared by:

Corrie Newell (Corrie Newell Historic Buildings Consultancy, or CNHBC). Corrie is a full member of the Royal Institute of British Architects and of the Institute of Historic Building Conservation and has over 35 years' experience working with listed buildings.

The Heritage Statement has been prepared on behalf of Tottenham Hotspur Football Club, in close collaboration with F3 Architects. The assessment work has been undertaken over a period of several years and it has informed the evolution and design of the proposed development. The proposed development is part of a larger project for the conservation, refurbishment and viable reuse of a series of buildings at 790 to 814 Tottenham High Road, collectively referred to as 'Northumberland Terrace'.

1.2 Summary of heritage assets

Numbers 808 – 812 are listed grade II*.

The neighbouring buildings within the Terrace are individually listed:

- a. 790 High Road (Dial House), listed grade II*
- b. 792 High Road, listed grade II
- c. 794 High Road, listed grade II
- d. 796 High Road (Percy House), listed grade II*
- e. The forecourt walls and railings to the front of Percy House, listed grade II*
- f. 798-802 High Road, listed grade II

No. 814 High Road is locally listed.

Northumberland Terrace falls within the North Tottenham Conservation Area.

1.3 Purpose and scope of the Heritage Statement

This Heritage Statement supports applications for Planning Permission and Listed Building Consent for alterations and replacement extensions to 808-812 High Road.

This development incorporates minor amendment to restoration and replacement extension works previously consented under applications ref HGY/2017/1181 and HGY/2017/1182 at 810-812 High Road.

It proposes similar replacement rear extension and internal alterations at 808 High Road. This incorporates minor amendment to the replacement rear extension previously consented under applications HGY/2020/1584 & HGY/2020/1586.

External refurbishment and repair to 808 High Street is currently underway as part of a larger complementary phase of external heritage improvements to the Terrace and Creative Quarter, separately consented under applications ref HGY/2020/1584 & HGY/2020/1586. The proposed replacement extension and internal refurbishment complement this.

The proposed development will bring the heritage assets into beneficial viable use and tie them into the new Creative Quarter at Northumberland Terrace.

The Heritage Statement is based on the proposals prepared by F3 Architects and should be read in conjunction with the Design & Access Statement, as well as all other submitted information, including the Planning Statement, and other supporting documents.

The purpose of this document is to provide an assessment of the special interest of the conservation area and listed buildings, to a proportionate degree of detail to enable an understanding of the potential impacts of the proposed development, in accordance with paragraph 194 of the National Planning Policy Framework (NPPF 2021). The assessment of the character and appearance of the conservation area references the adopted North Tottenham Conservation Area Appraisal and Management Plan, and the listed buildings are covered separately to a proportionate level of detail. The impacts on the significance of the buildings and conservation area are then assessed, in accordance with NPPF paragraphs 195 & 197.

The assessment in this report accords with Historic England's recent guidance on heritage assessments, *Statement of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12* (October 2019) as well as Historic England's setting guidance *Historic Environment Good Practice Advice in Planning Note 3* (Second Edition).

1.4 Approach and Methodology of Assessment.

The assessment of significance has been carried out using information provided by Tottenham Hotspur Football Club and F3 Architects, observations made on site visits/inspections and research undertaken at online and at archives, including:

- Ordnance Survey and earlier maps
- Historic aerial and satellite photos
- Heritage Gateway
- Historic England List Entries
- Local Planning Authority Appraisals and Planning History
- Haringey Archive and Local History, Bruce Castle
- Historic England Archive
- Alnwick Castle Archive
- Victoria County History and other local sources and histories

The Statement provides analysis of the significance of the asset and its setting, and, where relevant, how this has informed the development and design of the proposals.

1.5 Context to, and overview of, the proposed development

1.5.1 The group of buildings at Northumberland Terrace comprises the finest *ensemble* of Georgian properties in the Tottenham High Road Historic Corridor, and Nos. 808-812 are amongst the heritage assets individually of the highest significance in the group.

1.5.2 No. 810-812 has been on both Haringey's and English Heritage's Heritage At Risk lists for over 25 years. It has been unoccupied since 1980s when an initial Building Trust owner went into liquidation. Following decades of vacancy, roof failures, vandalism, a fire and outbreak of dry

rot, the Haringey Building Preservation Trust was set up to restore the building. The building was made weathertight following external works carried out in 2007-2009 by the Trust, with funding by English Heritage, but the interior remains in poor condition.

- 1.5.3 Northumberland Terrace is in mixed uses and until recently, when the THFC acquired it, has been in multiple ownerships, making a holistic approach unrealistic. The pair at 808-812 have had substantially different histories in the twentieth and twenty-first centuries, and this is evidenced in the contrasts of their condition and extent of surviving fabric.
- 1.5.4 810-812 is typical of part of the terrace which is unoccupied, and 808 is typical of the rest in multiple occupations and uses as residential flats, shops, café and offices. Previously both units were shops and the scars from unsympathetic extensions for this use are still visible.
- 1.5.5 The buildings have evidently suffered from a lack of investment over the years (an issue within the wider area), together with inappropriate extensions, alterations and settings in the twentieth century that detract from the group of buildings. Their setting is not conducive to encouraging pride in the buildings or investment into the area, which the recent consents and Creative Quarter seeks to address.
- 1.5.6 The proposed development of 808-812 is part of an on-going programme of restoration and regeneration at Northumberland Terrace by the Tottenham Hotspur Football Club, intended to be an exemplar of, and catalyst for, desperately needed regeneration along the Tottenham High Road Historic Corridor. This regeneration has included the recent restoration of No. 796 Percy House and its entrance gateway and its removal from the At Risk Register, the external repairs works to No's 790, 792, 794, 798, 800, 802, 804, 806 and 808, the improvement of public realm behind Nos. 790-706 and the current restoration of the frontages of No.s 790-802.
- 1.5.7 The intention for the scheme is that Northumberland Terrace will continue to play a key role in the wider regeneration of the area, and as an exemplar of high quality place-making and a positive response to a challenging site and a sensitive heritage context.
- 1.5.8 The proposed completion of the restoration works initially carried out on the exterior by the Haringey Building Preservation Trust will contribute substantially towards the overall long-term conservation and repair of the prominent historic group. The current application is part of the Club's commitment to survey, seek tenants and secure removal from the At Risk Register of 810 High Road.
- 2.6 This application follows the light-touch conservation principles set out in the *DIA Conservation Plan* and Butler Hegarty *Feasibility Study* documents for the property¹ and demonstrated in practice by the Trust's restoration of other listed buildings at Percy House and Northumberland Terrace.

¹ Butler Hegarty Architects *Feasibility Study To Office Conversion 810 High Road Tottenham* September 2013.

Donald Insall Architects *Eclipse Conservation Plan Summary of Findings* May 2014.

2 SUMMARY OF THE PROPOSED DEVELOPMENT

The proposal is one of heritage restoration for the 18th century Listed Buildings Nos. 808-812 High Road, to regenerate and enhance the heritage assets, their settings, and this part of the High Road and conservation area.

It comprises the following works:

1. Number 808:

- a. Removing unsympathetic ad-hoc extensions and intrusions that damage the design, appearance and understanding of the Georgian building (as consented under HGY/2020/1584 & HGY/2020/1586);
- b. Reinstating the symmetry of the building with No. 810, including reinstating the bay window, brickwork and openings where the extensions have been removed, and providing a more subservient high quality extension reflecting the recent consent for Nos. 810-812 (variation to consents HGY/2020/1584 & HGY/2020/1586).
- c. Providing the optimum viable use for the building, consistent with its historic character and their environment;
- d. Removing unsympathetic internal alterations and subdivisions to reinstate the original divisions between rooms and units, the volumes and proportions of spaces and the hierarchy of Georgian rooms and architectural design;
- e. Removing the unsympathetic subdivision and partitioning of the original staircase, a key surviving element of the original design, reinstating its volume and repairing, upgrading and reinstating its details;
- f. Revealing and reinstating original designs, details, layouts, volumes, spaces, elevations, windows, doors and other architectural elements that are missing or damaged, in order to improve the appearance and character of the buildings;
- g. Providing improved, less intrusive WCs, kitchens, fire protection, ventilation and services;
- h. Enhancing access to the building.

2. Numbers 810-812:

- a. Completing the restoration of this Building At Risk in accordance with the principles of previous consents HGY/2017/1181 and HGY/2017/1182;
- b. Providing the optimum viable use for the building, consistent with its historic character and their environment;
- c. Reinstating the symmetry of the building with No. 808, including completing the restoration of the bay window, brickwork and openings where the previous extensions have been removed, and providing a subservient high quality extension based on the principles of previous consents HGY/2017/1181, HGY/2017/1182, HGY/2020/1584 & HGY/2020/1586;
- d. Revealing and reinstating original designs, details, layouts, volumes, spaces, elevations, windows, doors and other architectural elements that are missing or damaged, in order to improve the appearance and character of the building;
- e. Providing WCs, kitchens, fire protection, ventilation and services with minimal effect on the historic character of the building;
- f. Enhancing access to the building.

3 LEGISLATION, POLICY AND GUIDANCE

3.1 Legislation

Legislation relating to listed buildings and conservation areas is contained in the Planning (Listed Buildings and Conservation Areas) Act 1990. For the purposes of this application, the relevant considerations are Sections 66 and 72 of the 1990 Act.

Section 66(1) of the Act states:

“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.”

According to Section 72, in relation to conservation areas:

“In the exercise, with respect to any buildings or other land in a conservation area [...] special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

The 1990 Act does not require the preservation of listed buildings or conservation areas *per se*, which is confirmed by the *South Lakeland DC v Secretary of State for the Environment and another* (1992 House of Lords appeal), i.e. legislation “*does not in terms require that a development must perform a preserving or enhancing function.*” Rather, it places a statutory duty on decision makers to ensure that the special interest of listed buildings or conservation areas is properly taken into account as material considerations when determining applications affecting their special interest, or the setting of listed buildings. Case law has established that the preservation of the setting of a listed building requires considerable importance and weight (i.e. the *Barnwell Manor* judgement) and that, generally, a decision-maker who has worked through the paragraphs of the NPPF in accordance with their terms will have complied with the statutory duty set out in the 1990 Act (i.e. the judgement in *Jones v Mordue & Others* [2015] EWCA Civ 1243).

Case law has established that a decision maker can, in heritage terms, give great weight not only to harm to heritage assets, but also heritage-specific benefits² such as, in this case, restoration of the listed buildings, the removal/replacement of unsympathetic additions, or improvements to their setting.

² *R (Safe Rottingdean Ltd v Brighton and Hove CC* [2019] EWHC 2632 (Admin) at Ground 2 per Sir Ouseley [at 92] “The harm was less than substantial [...] it had to be weighed against the enhancement [...] to provide the benefits to the listed building and to the Conservation Area. Without that regrettable but less than substantial harm, the greater overall heritage benefits, to which greater significant weight should be given applying the statutory provisions, would not be achieved.” Similarly [at 99] “Great weight, under the Framework, had to be given to the conservation and enhancement of the listed building, and its setting; and the preservation and enhancement of the Conservation Area, and its setting. It was; the benefits to each were very significant. They were far more significant than the harm.” This judgment is reflected in *City and Country Bramshill Ltd v SSHCLG* [2019] EWHC 3437 (Admin) at Ground 3(d).

3.2 The National Planning Policy Framework

Section 16 of the NPPF deals with conserving and enhancing the historic environment, in paragraphs 189 to 208. The NPPF places much emphasis on heritage ‘significance’, which it defines in Annex 2 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.”

The setting of a heritage asset is defined in Annex 2 of the NPPF as:

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”

Paragraph 189 of the NPPF states that heritage assets range from sites and buildings of local historic value to those of the highest significance. It goes on to state that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

According to paragraph 194, local planning authorities should require applicants to describe the significance of any heritage assets affected, including any contribution made by their 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.

Paragraph 195 requires a similar approach from local authorities, who should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.

According to paragraph 197, a number of considerations should be taken into account in determining applications. The first is the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation. The second is to recognise the positive contribution that conservation of heritage assets can make. The third reiterates the well-established concept that new development can also make a positive contribution to local character and distinctiveness.

The fact that new development can contribute to local distinctiveness is relevant and important to the proposed development, which has been specifically designed to positively respond to its local context and enhance the setting of the listed buildings at Northumberland Terrace.

According to paragraph 199, which applies specifically to designated heritage assets, great weight should be given to a heritage asset’s conservation (the more important the asset, the greater the weight should be). This reflects the provisions of the 1990 Act in that it applies irrespective of whether it involves total loss, substantial harm, or less than substantial harm to significance.

Paragraph 200 states that any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification. It then deals with substantial harm to, or total loss of significance of, different types of designated heritage assets. Paragraph 195 continues on the subject of substantial harm. Substantial harm is not relevant to the proposed development because the proposals could not cause the scale of harm that could reasonably be categorised as ‘substantial harm’ in relation to any heritage asset.

Paragraph 202, on the other hand, deals with less than substantial harm. Harm in this category should be weighed against the public benefits of the proposal. The National Planning Practice Guidance describes public benefits as “*anything that delivers economic, social or environmental progress*”. Public benefits may include heritage benefits, such as:

- sustaining or enhancing the significance of a heritage asset;
- reducing or removing risks to a heritage asset; and
- securing the optimum viable use of a heritage asset in support of its long-term conservation.

Public benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.

According to paragraph 203, the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining applications. A balanced judgement is required, having regard to the scale of the harm or loss, and the significance of the heritage asset.

According to paragraph 206, local planning authorities should look for opportunities for new development within Conservation Areas and the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

3.3 Regional Policy: The London Plan

The London Plan contains the overarching strategies and policies for the whole of the Greater London area. It recognises the “*immeasurable benefit*” of London’s heritage assets to the city’s *depth of character, economy, culture and quality of life*. Policy 7.8 relates to Heritage Assets and Archaeology, noting that:

- “*Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site’s archaeology*”;
- “*Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate*”;
- “*Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail*”;
- “*New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset*”.

The London Plan also contains the following relevant policies:

- Policy 4.6: Support for and enhancement of arts, culture, sport and entertainment, requires decision-making to provide a cultural focus to foster more sustainable local communities;
- Policy 7.8: Heritage Assets and Archaeology supports the identification of assets to sustain and enhance their positive role in place shaping; decision-making that identifies, values,

conserves, restores, re-uses and incorporates heritage assets; and requires development affecting heritage assets and their settings to conserve their significance, by being sympathetic to their form, scale, materials and architectural detail;

- Policy 7.9: Heritage-Led Regeneration supports the use and reinforcement of heritage assets and their significant qualities to help stimulate environmental, economic and community regeneration.

The emerging London Plan policies in the Intend to Publish London Plan 2019 are at an advanced stage and can be accorded considerable weight. The Intend to Publish London Plan deals with heritage under the title “*Heritage and Culture*”.

Policy D3 requires optimising site capacity through a design-led approach. According to the policy, development must make the best use of land by following a design-led approach that optimises the capacity of sites. That includes consideration of design options to determine the most appropriate form of development that responds to a site’s context and capacity for growth.

Development proposals should enhance local context; respond to the existing character of a place; be of high quality, with architecture that pays attention to detail; and use attractive, robust materials which weather and mature well.

Policy D4 deals with delivering good design and states that the design of development proposals should be thoroughly scrutinised by borough planning, urban design, and conservation officers, utilising appropriate analytical tools. The design quality of development should be retained through to completion by, amongst others, ensuring maximum detail appropriate for the design stage is provided

Policy HC1, entitled “*Heritage conservation and growth*” is the most relevant of the policies in Chapter 7. Parts A and B of the policy deals with strategic considerations/requirements and these are not relevant to determining planning applications.

Part C deals with development proposals affecting heritage assets, and their settings. This part of Policy HC1 requires development proposals to conserve the significance of heritage assets, by being sympathetic to the assets’ significance and appreciation within their surroundings. The policy also requires the cumulative impacts of incremental change from development on heritage assets and their settings to be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

3.4 Local Plan

LBH’s Local Plan Strategic Policies 2013-2026

Key principles include the protecting and enhancing of the borough’s distinctive characteristics, the historic environments’ contribution to an area’s sense of place; and establishing unique neighbourhoods and improving the quality and appearance of Haringey’s public spaces and street scene (paragraph 1.5.5). Relevant policies are:

- Policy SP11: Design requires new development to be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey’s sense of place and identity.
- Policy SP12: Conservation notes that the Council shall ensure the conservation of the historic significance of Haringey’s heritage assets, their setting, the wider historic environment and key views, and to use the Historic Environment as the basis for heritage-led regeneration,

good design and positive change, and where possible to help increase accessibility to the historic environment.

LBH Development Management DPD

Key principles of the DPD require new development to have regard to heritage assets, Conservation Area Appraisals and Management Plans and key views:

- Key principles establish that development that conserves and enhances the significance of a heritage asset and its setting will be supported (DM9A), proposals affecting heritage assets and settings will be assessed against their significance and impact on that significance (DM9B), and the Council's assessment will have regard to significance, relevant guidance, the preservation or reinstatement of key elements, the relationship to existing uses, the viability of the asset, climate change and contribution to sustainable regeneration (DM9C).
- Proposals affecting conservation areas will be considered and supported where they are compatible with and/or complement the special characteristics and significance of the area (DM9D), should not be intrusive and should complement the architectural style, scale, proportions, materials and details of the host building (DM9E).
- Where proposals affect listed or locally listed buildings, the Council will seek to secure the future of listed buildings and their settings (DM9F) and protect the local distinctiveness of the Borough by sustaining and enhancing the significance of locally listed buildings (DM9G). DM9 notes that the conservation and management of the historic environment are central to the delivery of sustainable development (2.57).

Tottenham Area Action Plan (AAP) includes the High Road Corridor Area Action Plan.

Policy AAP5 deals with "*Conservation and Heritage*". According to the policy, the Council will seek to deliver growth and regeneration in Tottenham through well-managed and balanced change whilst ensuring historic environments continue to contribute to the needs of local communities. To achieve this, the Council will seek to strengthen the historic and local character of Tottenham by conserving and enhancing heritage assets, their setting, and the wider historic environment. For new developments this involves:

- a. To reflect, where available and relevant, character and heritage appraisals, statements and management plans.
- b. Identify and positively respond to the distinctive character and significance of heritage assets and their settings, whilst balancing the need to sensitively facilitate neighbourhood regeneration and renewal.
- c. Maximise opportunities for integrating heritage assets within new development and enhance connectivity between them.
- d. Put heritage assets to viable uses consistent with their conservation, including through the adaptive re-use of vacant historic buildings, reinstating street frontages and historic street patterns, wherever possible.

Policy AAP8 deals with "*Development along Tottenham High Rd*", including allocated areas with frontages onto the High Road. According to this policy, development proposals will be supported where it is demonstrated that development will positively enhance the overall character and setting of the Tottenham High Road Historic Corridor.

4 PLANNING HISTORY AND CONSULTATIONS

Planning History

The Council's website records Planning Applications relevant to Nos 808-812 since 2010 as follows:

HGY/2017/1181 – 810 – 812 High Road. Change of use, restoration and repair works and the erection of a single-storey rear extension to permit a multifunctional, flexible occupation (Sui Generis) to include a mix of uses within Use Classes D1, A3 and B1; demolition of a rear wall structure; associated hard and soft landscaping; and other ancillary works. Grant permission.

HGY/2017/1182 – 810 – 812 High Road. Listed Building Consent for change of use, restoration and repair works and the erection of a single-storey rear extension to permit a multifunctional, flexible occupation (Sui Generis) to include a mix of uses within Use Classes D1, A3 and B1; demolition of a rear wall structure; associated hard and soft landscaping; and other ancillary works. Grant permission.

HGY/2020/1584 - Full planning application for the erection of a four storey building with flexible A1/A2/A3/B1/D1/D2 uses; external alterations to 798-808 High Road; change of use of 798-808 High Road to a flexible A1/A2/A3/B1/D1/D2 uses; demolition of rear extensions to Nos. 798, 800-802, 804-806, 808 and 814 High Road; erection of new rear extensions to Nos. 798, 800-802, 804-806 and 808 High Road; hard and soft landscaping works; and associated works.

HGY/2020/1586 - Listed building consent for internal and external alterations to 798-808 High Road, including the demolition of rear extensions Nos. 798, 800-802, 804-806 and 808 High Road; erection of new rear extensions to Nos. 798, 800-802, 804-806 and 808 High Road; and associated works.

Pre-Application Advice relevant to the current applications:

November 2015 – Pre-Application meeting ref PA00403156 regarding 790 – 814 High Road, with Mike Dunn of Historic England (HE) and Nairita Chakraborty (LBH Conservation Officer) at THFC. Mike Dunn responded with a letter dated 12 November 2015, with the main points being:

- The significance of the 'northern terrace' (Nos. 790-814 Tottenham High Road) terrace forms a rare unbroken continuation of significant historic buildings, the best of which are listed.
- The front elevations survive mostly intact, and possess individual architectural value as well as historical value in how they illustrate the historic development of the High Road from around 1700 to the early 20th century.
- The rear parts of the buildings have, for the most part, undergone substantial alterations, and there is much scope for enhancement here.
- The idea for creating a public space behind the terrace between Northumberland Park and the podium ramp to Lillywhite House and for new buildings fronting the space was supported.
- The approach of removing harmful rear extensions and replacing them with more sensitively designed structures was supported in principle.
- The unlisted terrace Nos. 804-806 was to be retained and rear extension was supported.
- The use, initial design and conversion of No. 810 to a gallery/cafe space was supported in principle and there was scope for a sensitively designed single storey rear extension in the position of an earlier (since removed) structure. Further detail was required for the design of extension and interiors.

1 July 2016 – Pre-Application to HE and LBH ref PA00403156 with meeting on site with Mike Dunn and Nairita Chakraborty on 5 July 2016. Mike Dunn responded by letter of 6 July 2016, confirming he supported the proposals for new build to support the restoration and use of the historic northern terrace:

“The approach to restoration and rear extension is sensitive, but the final detail may need to change as more detailed study of the individual buildings is carried out.

In our view, there is great scope for revealing and enhancing the significance of the historic environment, and there are real public benefits in restoring and reusing buildings that have been empty and at risk for decades. The proposals appear to achieve this.

In that regard, any perceived harm to the listed buildings, their setting or to the character and appearance of the conservation area caused by the proposals would be outweighed by public benefits in accordance with paragraph 134 of the NPPF.

Recommendation

We look forward to submission of the applications and further information about the detailed treatment of the listed buildings. Based on the information presented thusfar, Historic England would be able to authorise the applications or direct approval with conditions.”

November 2019 – Pre Application documents were sent to LBH. Michael Dunn (HE) responded by email 29 November 2019, confirming Historic England had supported the principle of the proposals since 2016. He repeated his advice and recommendation as his letter of 6 July 2016 above and confirmed the latest submission was in line with previous discussions, and that he would defer to LBH regarding detail.

The planning consents gained so far for these buildings follows the advice in principle. The current applications provide the detailed treatment of the listed buildings in accordance with the above.

5 OVERVIEWS OF HERITAGE ASSETS AND DESIGNATIONS

Overview

Numbers 808-812 High Road are at the northern end of Northumberland Terrace, a group of predominately listed buildings located on the eastern side of Tottenham High Road, between the new Tottenham Hotspur stadium to the south and Northumberland Park to the north.

5.1 Listed Buildings

5.1.1 The grade II* listed buildings within the Terrace were listed on 22 July 1949 and comprise:

- Nos. 808 – 810 High Road (Holly House and Prudhoe House), a pair of houses dating from the Early C18, and the subject of the application.
- Dial House (No. 790), a Late C17 house.
- Percy House (No. 796), a Mid-C18 house.
- The forecourt walls and railings to the front of Percy House, from the Late C17/Early C18.

5.1.2 Nos. 808 – 810 High Road (Holly House and Prudhoe House) are the subject of the current applications and are described in full as:

“Early C18 pair, each 3 storeys and basement, 3 windows; with 2 storey one window side extensions. Handsome “Queen Anne” facade. Half hipped tiled roof. Brown brick front with red brick dressings and stone coped parapet, some brickwork replaced. Gauged segmental brick arches with triple keystones to C19 sash windows, some with glazing bars. Brick moulded and dentilled parapet cornice. Central chimney with red brick quoins to deeply rebated angles. No 808 has flushed door, with patterned radial fanlight, and cornice hood on brackets over narrow panelled pilasters. No 810 has door of 6 fielded panels with plain rectangular fanlight under similar hood. Small modern shop projects in front.”

The small modern shop has subsequently been removed.

5.1.3 The rest of the houses in Northumberland Row, comprising Nos. 792, 794, 798, 800 and 802 were listed grade II on 22 July 1949. No. 792 has an Early C19 front on an earlier house, and the rest are houses from the Mid-C18, contemporary with Percy House.

5.2 Group Value

5.2.4 The list entries state that the listed buildings at Nos 790 to 802 form a group.

5.3 Conservation Area

5.3.5 Northumberland Terrace is within the North Tottenham Conservation Area.

The CA was first designated on 28/03/1972, comprising the area around the junctions of White Hart Lane and Northumberland Park and the High Road. This historic core has been retained throughout recent boundary changes.

- 5.3.6 The North Tottenham - Conservation Area Appraisal and Management Plan describes the buildings as *notable surviving examples* of buildings predating the 19th century townscape.
- 5.3.7 The listed building group is complemented within the Conservation Area by a late 19th century terrace (Nos. 804-806 High Road) and a mid-19th century former bank (814), which are identified as buildings that contribute positively to the Conservation Area.

Non-Designated Heritage Assets

5.4 Locally Listed buildings

- 5.4.8 Number 814 (former Barclay's Bank) was included in the London Borough of Haringey's Local List as part of the UDP Review of 27 January 1997. The council seeks to ensure that its special character is protected and enhanced.

5.5 Greater London Heritage Environment Record

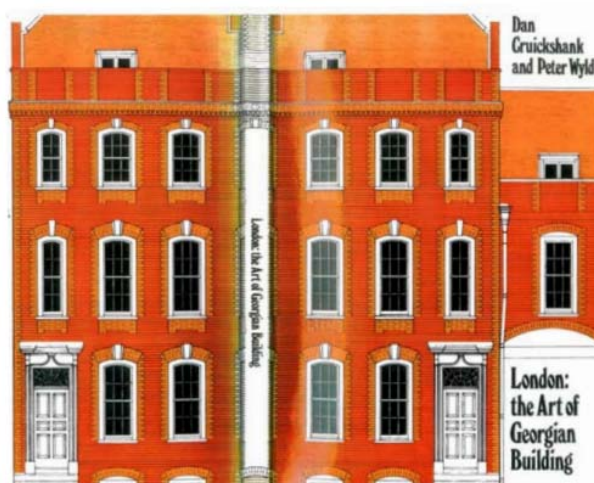
- 5.5.9 The Heritage Gateway GLHER identifies 26 entries within 100 metres of Northumberland Terrace. Numbers 808-812 are recorded as listed buildings and the remainder of the entries are beyond the site.

Evolution of the Site

Maps and photographs within this section of the report are courtesy of Haringey Archive and Museum Service, Bruce Castle Museum, Lordship Lane, Tottenham, N17 8NU.

1700s

- 3.11 Numbers 808-812 were built in circa 1715-1720. They were developed by Sir Hugh Smithson, a City merchant and haberdasher, who lived at a neighbouring house called variously *Ridleys* or *The Black House*. At the time the area became popular as a country retreat from the City, he gradually built up his land ownership and also became Member of Parliament for Tottenham.³



*Fig. 1. Reconstructed drawing of the frontage of 1715.
Cover for Dan Cruikshank & Peter Wyld's London: The Art of Georgian Building (1975).*

- 3.13 The houses were designed as a symmetrical pair. They are imposing, the main block being four storeys in height, built in brick in the Queen Anne style. They have original and faithfully reconstructed architectural details including bracketed moulded entrance doorcases, 6-panel front doors and decorative fanlights, sash windows, contrasting brick quoins and window surrounds, elegant stone entrance stairs and wrought iron balustrading. The roof has a double-pile form and is finished in clay tiles, with a brick parapet and dentilled brick cornice.
- 3.14 On both sides of the main block are symmetrical contemporary brick service ranges, which are of two storeys with attics. These also have contrasting brickwork emphasising the openings, with a large coach entrance at ground level and matching sash window at first floor above.
- 3.15 The interiors also have some original and partly reconstructed detailing and panelling, which complements the architectural design. This is highly significant where it survives. The interior of Number 808 is less complete, but in better condition.

³ www.historyofparliamentonline.org. Volumes 1690-1715 & 1715-1754 (Hugh Smithson (i))

3.16 The elements of circa 1715 comprise:

Number 808:

- Front door, surround and fanlight.
- Entrance hall and archway.
- Staircase with square newels, carved handrail, balusters and a pendent on first, second and third floors.
- 2 interior two panelled doors (1 on GF and 1 on FF) and moulded architraves.
- 1 cupboard and door (FF).
- Structural framing including roof structure.

Number 810-812:

- Front door surround.
- Georgian beaded wall panelling and moulded cornices on lower floors. Simpler vertically boarded partitions on attic floors.
- Interior two-panelled doors and moulded architraves.
- Window surrounds and shutters.
- Fire surrounds. Mostly in timber. Remains of surround in front ground floor room in white marble. No grates remain.
- Staircase with square newels, carved handrail, balusters and pendants on lower floors and solid boarded balustrading to attic.
- Timber boarded floors to ground and upper floors. Flagstones remain in the basement.
- Structural framing including roof structure, and with original carpenters' marks on primary timbers.

3.16 By 1798 the buildings at 808-812 were part of a continuous Georgian development of the centre of Tottenham. They adjoined the curved wall boundary of the former Black House.



Fig. 2. 1789 Wyburd Map extract. 810-812 formed the northern part of plots numbered 149. The accompanying list of properties records that the Duke of Northumberland owned this with the rest of Northumberland Row and adjoining houses.

19th Century

- 3.12 The houses remained tenanted houses in the ownership of the Percy family until the 1830s when Admiral Algernon Percy, 4th Duke of Northumberland, sold most of his London based properties⁴. In 1816 he had been rewarded for his distinguished service as a naval commander by being given the title of Baron Prudhoe. This is commemorated in *Prudhoe House*, the name of Number 808.
- 3.16 Alterations from this period are predominately internal and probably date from the purchase from the Percy Estate by Charles Ansell.



Fig. 3. 1844 Tithe Map showing the houses with long thin gardens. It indicates that No. 808 had an extension in the position of the smaller of the two current rear extensions.

- 3.17 In number 810 they comprise modernisations to the basement and alterations to the primary ground floor rooms:
- A wide opening with folding doors inserted between front and rear rooms on the ground floor, to allow the space to be used either as two or a single space.
 - A bay window added to better appreciate the back garden.
 - A copper added in the basement, in the alcove created below the bay window.
 - Shelved pantry with a brick floor.
- 3.18 The bay was fully rebuilt as part of the recent restoration, but the style of the reconstructed details is generally consistent with this date.
- 3.19 In number 808 they comprise modernisation of the main staircase and the basement:
- Reconstruction of the ground level flight of the main staircase.
 - Alterations to the Basement including an extended alcove and copper.
 - The smaller of the rear extensions above the copper alcove (only the lower brickwork to window arch height survives).
- 3.19 In circa 1864 Northumberland Park Road was developed and the site immediately to the north was rebuilt as a bank (number 814). Number 810 was split into two (numbers 810 and 812) and 812 was extended to the front and became part of the cellars and stores for the bank, and a

⁴ Alnwick MSS, Colin Shrimpton *Tottenham and the Percys 1660-1842*. 1999.

separate workshop and photographic studio.⁵ Number 810 remained in residential use. Part of the original garden was also lost to number 814.



Figure 4: 1864 Ordnance Survey Map. Number 812 is extended to the front to align with the 19th Century buildings to north and south. Number 808 is also shown with a small front extension and additions at the rear.

- 3.20 Between 1873 and 1890, number 810 also became partly commercial. The ground floor was extended to the front and the residential unit was refurbished with a rear bay window, replacement windows, and decorative changes comprising replacement and over-lining of the 18th Century panelling.
- 3.21 The 1895 OS map shows the subdivision of the site and the extension forwards of number 810. Number 808 has not yet been extended forwards.

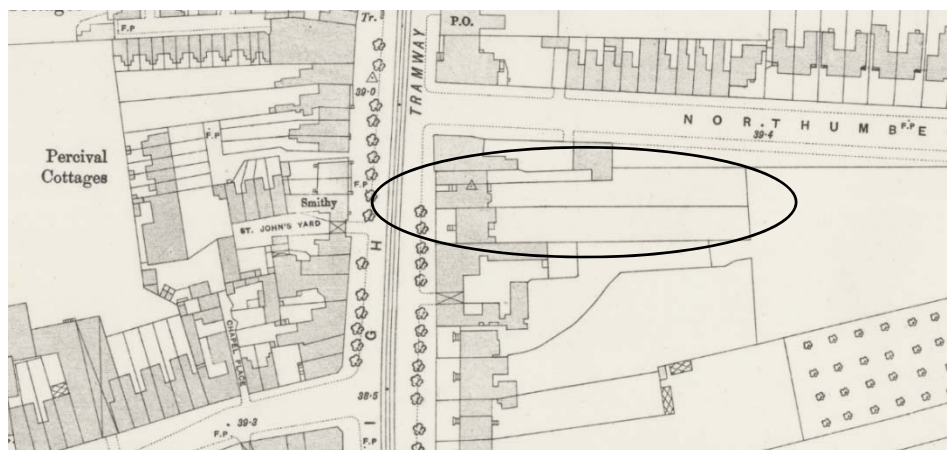


Fig. 5. 1895 OS map. The C19 buildings to the north and south by now extend across both gables, enclosing and screening the pair from wider views. Tram lines were also installed, running along the High Road.

⁵ Kelly's Directories 1866 onwards. Before and shortly after 1900, part of the building was in use as a house, and the rest as a photographic and journalist's studio and workshop, called Holly House Studios.

3.22 The alterations of the C19 show the social history of the building and this phase of interior design history, but obscure and confuse the appearance of highly significant elevations and interiors. This phase includes:

- Replacement of windows of both houses with 2 over 2 pane sash windows when large glass panes became readily available. (now largely reinstated to an earlier C18 design).
- Replacement of the ground floor flight of the staircase to No. 808.
- Simplifying the architectural interiors, cladding over the original panelling and mouldings in hessian held down with applied framing, picture rails and replacement skirting boards.
- Removal of the panelling in the main chamber on the first floor, in order to apply a hessian finish and more contemporary mouldings, and altering the primary doorway entering from the staircase.
- Fitted cupboards with boarded and glazed doors, and simple timber shelving.
- Blocked door openings between numbers 810 and 812 on all three floors.
- Fragmentary wallpaper within number 812.
- Upgrading of kitchen and washing facilities within the basements.

Alterations of the 20th Century

3.23 Number 808 was extended forwards to the pavement edge by the 1920s.



Fig. 6. 1920 OS map.

3.24 The single storey shops at the front were destroyed when an incendiary device exploded in the High Road during WW2. Permission was granted to rebuild them in 1958 and 1959.

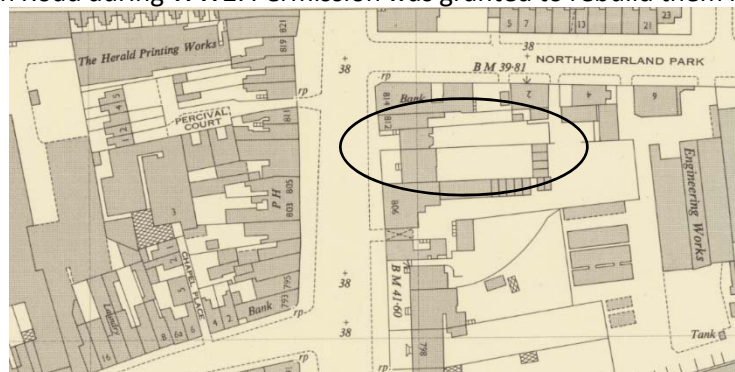


Fig. 7. 1956 OS map showing the loss of the front extensions to numbers 808 and 810, a continuous extension along the rear of 808, extensions to the front and rear of number 812 and a row of outbuildings following the rear garden boundaries, screening the Engineering Works behind.

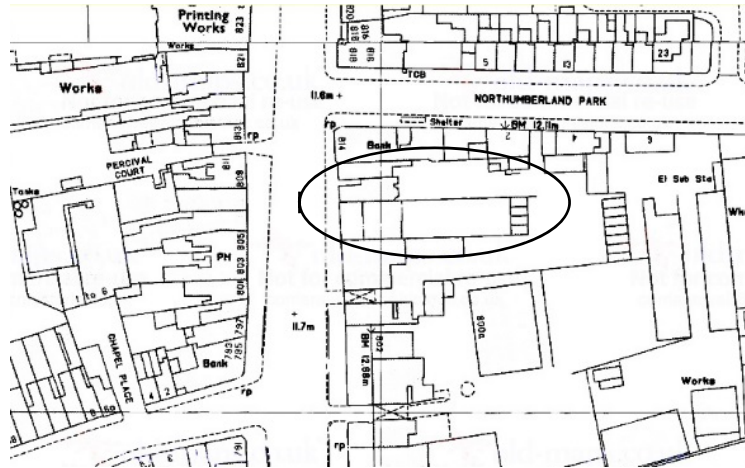


Figure 8 - 1984 Ordnance Survey Map showing the reintroduction of a shop onto the front of No. 810.

- 3.25 By 2000, the alterations to the rear yards to provide a car park had removed the boundaries within the centre of the terrace. The southern and eastern boundaries were removed as part of the extension of the Industrial Estate, and then altered further to construct Sainsbury's. None of the gardens now reflect their 18th century extents.
- 3.26 During the restoration of No. 808 in 2000-2002, a front extension was removed and the 19th and 20th century rear extensions were substantially replaced.
- 3.27 During the recent external reconstruction works of 2007-9 at No. 810-812, the 19th and 20th century changes were substantially removed. The shop unit was removed to again reveal the original lower sections of the front elevation of the building. This allowed for the reinstatement of the brickwork, together with replacement forecourt, front boundary wall, gates and railings to enhance the public realm. At the rear the extensions were removed and a temporary timber framed rear wall provided for No. 812.

6.1 Historic Photographs

Photographs within this section of the report are courtesy of Haringey Archive and Museum Service, Bruce Castle Museum, Lordship Lane, Tottenham, N17 8NU.

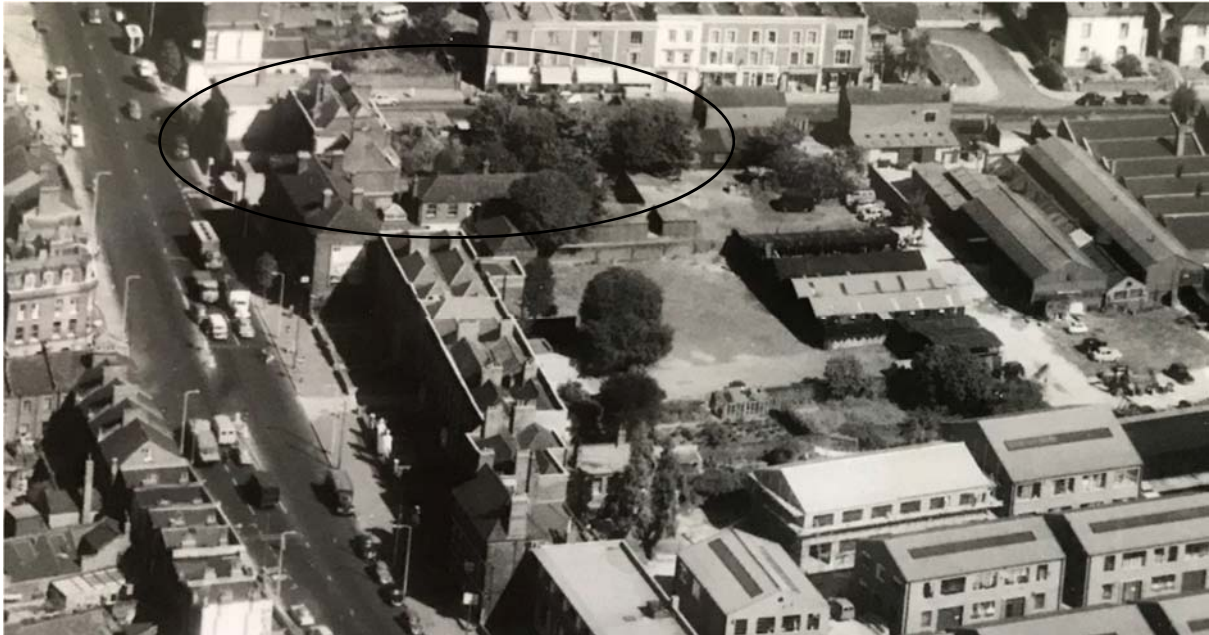


Figure 9 - Aerial View from South, 1961. Two flat roofed single storey shops are visible in front of numbers 810 – 812. The rear gardens of 808-812 are substantially wooded. The context is industrial.



Figure 10 - Aerial View from North, 1961. This shows the rear of the houses with extensions. That at 808 is 3 storeys high, close to roof level of the Coach houses.



(Left) Figure 11. Undated photograph c1950, showing extensive damage and poorly matched brick repairs on the front elevation, likely to be the result of the WW2 bombing. The Confectioner's shop has been demolished, but the poorly matched brickwork and projecting bay at ground level of 808 has not yet been rendered.



Figure 12 – 808-812 High Road, 1980. Numbers 810 and 812 are in separate ownership, and both are extended to the road edge with a narrow open passageway between them for access to the residential unit. The two retail units occupy the front forecourt of 810-812 High Road. (Left): Holly House stationers and (right) a tobacconist and confectioner's. The windows have been replaced with larger panes. They and the ground floor of the Coach house to No. 808 are Mid-C19 in style. The basement extension and poorly rebuilt plinth is visible behind the C20 front boundary wall and roadside service boxing.



Figure 13 (left) – Annotated as 1980, this photograph shows the later rendered front of No. 808, so is taken between 1980 and 1991 when the shops were still in use.



Figure 14 (right) - 1991 RCHM record photograph. The front of 808 is rendered and 810-812 is vacant.

6.2 Use

- 6.2.1 Originally the entire row of 17th and 18th century buildings were built as substantial houses with generous gardens.
- 6.2.2 These became the homes of professional business owners from the mid-19th century onwards. The Kelly's Directory of 1912 – 1913 describes residents as engineer, physicians, surgeons, a justice of the peace and a solicitor. These businesses, originally based in part of the family home, evolved into professional office uses of whole buildings.
- 6.2.3 The buildings have mostly remained in professional office use, most recently by doctors, dentist, accountancy firms and solicitors, although many of the buildings are now subdivided and in multiple occupancy, making their management and maintenance more complex.
- 6.2.4 The 19th century buildings, Nos. 804-806 and 814, were constructed and remain as shops with residential units above, taking advantage of the increased commercialisation of the area following the introduction of trams along the High Road.
- 6.2.5 During the late 20th century, Nos. 790, 792, 794 and Prudhoe House, No. 808 were subdivided into multiple residential units.
- 6.2.6 Holly House, Nos. 810-812, was a late C19 photographic studio and shop, with residential above. It became a shop but has been unoccupied since 1980s when an initial Building Trust owner went into liquidation. Following decades of vacancy, roof failures, vandalism, a fire and outbreak of dry rot, the Haringey Building Preservation Trust was set up to restore the building. The building was made weathertight following external works carried out in 2007-2009 by the Trust, with funding by English Heritage, but the interior remains in poor condition.

7 OVERARCHING PRINCIPLES AND APPROACH

Numbers 808-812 High Road form part of the historic building group, Northumberland Terrace, located at the northern entrance to the THFC's new Stadium. This Terrace is key to the enhancement and regeneration of this part of the Conservation Area.

The overarching intention for the scheme is that Northumberland Terrace will be restored and play a key role in the wider regeneration of the area, and that the proposed Creative Quarter will act as an exemplar of high quality place-making and a positive response to a challenging site and a sensitive heritage context.

The proposed Creative Quarter incorporates changes of use and proposals for the buildings as summarised below:

This application:

- 808 - refurbishment and replacement extension.
- 810-812 – refurbishment and replacement extension (minor amendment to previous approval).

Works for the Creative Quarter carried out or underway by THFC under previous consents:

- No. 790 Dial House – refurbishment of frontage and the exterior fabric.
- No. 792 – refurbishment of frontage and the exterior fabric.
- No. 794 – refurbishment of frontage and the exterior fabric.
- No. 796 Percy House – restoration and refurbishment of interior and external fabric; restoration of frontage, archway and railings; conversion and replacement extension. Completed and occupied by THFC's Tottenham Hotspur Foundation Trust.
- No. 798 – refurbishment of frontage and exterior fabric.
- No. 800 – 802 – refurbishment of frontage and exterior fabric.
- 804-806 – refurbishment of frontage and exterior fabric.
- 808 - refurbishment of exterior fabric.
- Land behind Northumberland Row – improvement of the public realm behind Numbers 790-796.

Works for the Creative Quarter with current consents to be commenced:

- No. 798 – refurbishment, alterations and replacement extension.
- No. 800 – 802 – refurbishment, alterations and replacement extension.
- 804-806 – refurbishment, alterations and replacement extension.
- Plot behind 814 – replacement building.
- Land behind Northumberland Row – new building and alteration to existing structures and public realm.

Proposals for works for the Creative Quarter which do not form part of the current applications:

- No. 790 Dial House – internal refurbishment, alterations and replacement extension.
- No. 792 – internal refurbishment, alterations and replacement extension.
- No. 794 – internal refurbishment and alterations.

The primary conservation aim is to provide a unified approach to the regeneration of the Northern Terrace group, to continue the restoration work already successfully carried out by Tottenham Hotspur Football Club to Percy House and its entrance gateway, and to Nos. 792 and 794, together with the landscape enhancements and development already carried out at the rear of Nos. 790-796.

The Club has now acquired the remainder of the Terrace, which has enabled it to provide a co-ordinated design scheme for the whole group, with a view to turning this area into an exemplar of regeneration along the Tottenham High Road Historic Corridor.

The new Creative Quarter is intended to be a catalyst for the much needed regeneration in the area. The proposed development is seen as a key part of the on-going programme of restoration and regeneration at Northumberland Terrace, and it is a unique opportunity to significantly enhance the group of highly significant historic buildings and heart of the conservation area.

The proposed repairs, methodology and architectural principles for the redevelopment of the rest of Northumberland Terrace buildings follow the established principles of conservation, design and informed restoration already carried out at Percy House. These proposals are to improve the character, appearance, longevity and viability of this important group of historic buildings, put the buildings to sympathetic new uses, and reinstate significant lost historic design elements that enhance the character and understanding of the buildings and area.

The new buildings, extensions and alterations are to follow a co-ordinated theme of design and materials, bringing coherence and high quality design, to replace the previous ad-hoc range of poor quality extensions, structures and surfaces.

The transformation of the land behind the whole of the terrace, from Northumberland Park to the stadium, is to provide a new high quality pedestrianised public realm, with new access, uses and activity, in place of the car parking, areas of hardstanding and the overbearing dead frontage of the back of the superstore. Key principles are to provide a sense of space and coherence, high quality defined spaces for circulation, seating (informal and cafe) and less formal transitional spaces, with integrally incorporated seating, access ramps, lighting, and soft landscaping.

These principles are essentially to sympathetically put the buildings and land behind them into beneficial viable uses, consistent with the regeneration ambitions of Haringey Council and the aspirations of Tottenham Hotspur Football Club, to build on the success of the restoration of Percy House, and to create a vibrant new quarter that is commensurate with the importance of Northumberland Terrace.

This application approaches the key heritage constraints as:

- The significance of Numbers 808-812 High Road as Grade II Listed buildings,
- The settings of Numbers 808-812 and the nearby Listed buildings Numbers 790-802 High Road, and
- The contribution of Numbers 808-812 and the remainder of Northumberland Terrace Numbers 790-814 to the Conservation Area.

8 STATEMENT OF SIGNIFICANCE

This statement assesses the significance of the Northumberland Terrace group, Nos. 790 to 814 and the courtyard, in accordance with the English Heritage policy documents, *Conservation Principles, Policies & Guidance* and *Guidance for the Sustainable Management of the Historic Environment (2008)* and the more recent HE guidance in *Statement of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12 (2019)*.

This assessment for the group is to be read in conjunction with sections 10 to 17 below which set out the levels of significance for each of the individual buildings within the Terrace.

The Values of Significance described in Conservation Principles are as follows:

- Evidential Value
- Historical Value
- Aesthetic Value
- Communal Value

8.1 Assessment

The extent of value is assessed using six criteria:

- The quality and extent of survival of historic fabric.
- The extent to which the fabric contributes to understanding of history of place and occupants.
- The originality of the design and the contribution of features to that design.
- Associations with history, people or events.
- Contribution towards landmark qualities and public appreciation.

The level of value is assessed using five criteria: high, medium, low, neutral, and negative.

- High – the element is critical to understanding of significance.
- Medium – the element is important to understanding of significance.
- Low – the element makes some limited contribution to understanding of significance.
- Neutral – the element is not negative, and could be enhanced to make a positive impact of the understanding of significance.
- Negative – the element is harmful or intrusive and detracts from the understanding of significance.

9 IMPACT ASSESSMENT METHODOLOGY:

The following sections analyse the significance of each building within the application site in turn, as well as the extent and impact of the detailed proposals; and are to be read in conjunction with the Areas of Significance Plan, and the proposals drawings.

9.1 Heritage Significance

9.1.1 This statement assesses significance in terms of Values in accordance with the English Heritage policy documents, *Conservation Principles, Policies & Guidance* and *Guidance for the Sustainable Management of the Historic Environment*. It then assesses significance in terms of interest in accordance with the more recent HE guidance in *Statement of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12 (2019)*.

9.1.2 It is to be read in conjunction with the F3 Architects Plan of Significance, which sets out the levels of significance for each of the floors and external areas.

9.1.3 The level of significance is assessed using five criteria: high, medium, low, neutral, and negative.

- **High** – the element/fabric is critical to understanding of significance. The complete areas of original fabric and design are assessed as being of High significance.
- **Medium** – the element is important to understanding of significance. The areas of later Nineteenth century changes and incomplete original fabric are assessed as being of Medium significance.
- **Low** – the element/fabric makes a limited contribution to understanding of significance. Extensively damaged 19th century fabric and areas of modern fabric reinstated in a complementary historic style are generally assessed as being of Low significance.
- **Neutral** – the element/fabric is neither negative/intrusive, nor does it positively reveal or enhance significance. Less sympathetic modern additions, replacements and changes are generally assessed as being of Neutral significance.
- **Negative** – the element/fabric is harmful or intrusive and detracts from the significance of the building.

9.2 Effect

9.2.1 The effect is assessed as positive (beneficial), negative (harm) or negligible, using four levels: high, medium, low, and negligible.

- **High** – Substantial change. If harmful, such as substantial or full loss of fabric or setting. It does not apply to this application, where the significance of the heritage assets and their fabric and settings are not lost.
- **Medium** – Significant less than substantial change would affect how the heritage asset is perceived or understood.
- **Low** – Some change to its fabric or setting that would provide a detectable difference to its understanding or context.
- **Negligible** – changes that do not affect significance. In NPPF terms there is neutral i.e. zero harm.

9.3 Impact

9.3.1 The impact is assessed as positive (beneficial), preserve (no harm) or negative (harmful). Where harmful, the level is categorised as substantial harm, total loss or less than substantial harm.

- **Beneficial** – changes that enhance or better reveal the significance of the heritage asset.
- **Preserve** – changes that cause no harm to the significance of the heritage asset.
- **Negative** – changes that harm the significance of the heritage asset.

NORTHUMBERLAND TERRACE

The properties demonstrate these values in the following ways:

9.4 **Evidential Value:** *“the potential of a place to yield evidence about past human activity”*

- Nos. 790 to 814 are a rare continuous group of historic buildings in Tottenham.
- The group includes some of the most complete examples of mid-18th century Georgian houses in the High Road.
- The location and grouping provides evidence of the growth of in Tottenham along Ermine Street and within the village centre during the 18th century.
- The architecture, design and detail provide evidence of the 18th century development of houses around London, built by wealthy City merchants.
- The later buildings provide evidence of the evolution of the buildings typical of the locality.

9.5 **Historical Value:** *“the ways in which past people, events and aspects of life can be connected through a place to the present”*

- The group is part of the Georgian development of London outside the City.
- It demonstrates the development of Tottenham, evolving from countryside to an urban environment.
- It has historic associations with the Percy and Smithson families, who had significant roles in local and national government, trade, art and architecture, and the development of London.
- Percy House and Northumberland Row provides the link between the Percy family who developed the 18th century terrace, and Henry Percy, after whom the Tottenham Hotspur Football Club was named.

9.6 **Aesthetic Value** *“the ways in which people draw sensory and intellectual stimulation from a place.”*

- The Georgian and Victorian buildings form a positive and prominent visual landmark in the street scene and Conservation Area.
- The harmony, symmetry, balance and consistency of the Georgian terrace and the early Georgian pair of houses contribute highly to the character of the area.

- The symmetry, design and detailing of the Victorian buildings are of interest and complement the character of the area.

9.7 Communal Value *“associated with places that people perceive as a source of identity, distinctiveness, social interaction and coherence”.*

- The Georgian and Victorian buildings of Tottenham provide an important and significant group at the core of the community.
- The terrace forms a prominent group and landmark in the street scene and Conservation Area, contributing positively to the sense of distinctiveness of this locality.
- The proximity and historic links with the Tottenham Football Club contribute to the identity of the locality.

9.8 Summary of Heritage Significance:

- The 18th century Front Ranges have High significance and the C19 Front Ranges have Medium significance.
- The interiors have High - Low significance, based on the limited extent of survival of the historic fabric and architectural features.
- The rear extensions have Medium - Negative significance. Two small bay windows and a small C19 rear extension are of Medium significance. The other rear extensions are more modern or substantially rebuilt and have Low – Negative significance. They provide limited evidence of the C20 industrial economic basis of the area, but obscure the rear elevations of the historic buildings.
- The setting has Low - Negative significance. The proximity of the unfriendly High Road, the loss of historic boundaries, and the replacement of gardens with car parks in particular have a negative impact.

NUMBERS 808-812 HIGH ROAD

9.9 The significance of Nos. 808 - 812:

Numbers 808-812 demonstrate these values in the following ways:

9.9.1 Evidential Value – *“the potential of a place to yield evidence about past human activity”*

- The building pair is one of the most complete examples of early C18 Georgian houses in Tottenham.
- Its location and grouping provides evidence of the growth of in Tottenham along Ermine Street and within the village centre during the C18.
- Its position, scale and design provide evidence of the C18 development of houses around London, built and rented by wealthy City merchants.
- It provides substantial evidence of design and details of circa 1715 – 20.

9.9.2 Historical Value – *“the ways in which past people, events and aspects of life can be connected through a place to the present”*

- The building pair is part of the Georgian development of London outside the City.

- It demonstrates the development of Tottenham, evolving from countryside to an urban environment.
- It has historic associations with the Percy and Smithson families, who had significant roles in local and national government, trade, art and architecture, and the development of London.
- It shows the evolution of a Merchant's town house, from the Georgian period onwards in Tottenham.

9.9.3 Aesthetic Value – *“the ways in which people draw sensory and intellectual stimulation from a place.”*

- The pair forms a positive and prominent visual landmark in the street scene and Conservation Area.
- The harmony, balance, symmetry and consistency of the consciously Georgian design contributes positively to the pair.
- The extensive survival of the interior layout, architectural features, design and details complement the design of the Georgian exterior.
- The substantial survival of historic interior finishes and decorative schemes, and their graceful deterioration add to the artistic stimulation these buildings provide.

9.9.4 Communal Value – *“associated with places that people perceive as a source of identity, distinctiveness, social interaction and coherence”.*

- The Georgian buildings of Tottenham provide an important and significant group at the core of the community.
- Although set back behind other buildings, the pair of houses 808-812 form a landmark in the street scene and Conservation Area, mainly when viewed from the west, contributing positively to the sense of distinctiveness of this locality.

9.9.5 Archaeological interest

- The house provides tangible evidence of the Georgian development of the High Street, and the set-back position typical of the Georgian buildings of Tottenham.
- The layout, symmetry, design and details provide evidence of good quality urban development of the early C18.
- The high quality materials and details provide evidence of the first 18th century phase of development of Tottenham.
- The listed building does not derive its significance from below-ground archaeological interest

9.9.6 Architectural and artistic interest

- The pair are identified as key Georgian buildings in London. They form the cover illustration to the 1975 Dan Cruikshank and Peter Wyld's Georgian London publication.
- Their exterior and proportions provide evidence of a high quality Georgian development.
- The exteriors retain some high quality Georgian details of interest including brick mouldings, window surrounds and doorcases with 18th century door and ironmongery.
- The restoration of the frontage in circa 2000 was a Georgian Group award winner.

9.9.7 Historic Interest

- Nos. 808 -812 are the first documented houses in Tottenham built by the Smithson family.
- The former Holly House photographic studio recorded local people, buildings and the community from the late C19 to the mid C20.
- The former Stationers' shop adds to the community interest.

9.10 Summary of Condition:

Significance is affected by completeness and condition, especially in the case of unoccupied and buildings with layers of history, as demonstrated by comparison between 808 and 810-812:

- 810-812 is unoccupied. It is weathertight but not capable of occupation without significant investment.
- 808 was refurbished and restored in circa 2000 when in previous ownership. Further refurbishment of roofing, guttering, brickwork, timber and paintwork is nearing completion by THFC as part of a larger refurbishment project along the Terrace. There are details of the previous restoration such as unventilated blocked chimneys, inaccessible spaces, guttering issues and detailing of the flat roofed elements which should be dealt with for the ongoing longevity of the building.

PRUDHOE HOUSE, NUMBER 808 HIGH ROAD



Figure 15: Front of No 808 High Road – 2017



Figure 16: Rear of No 808 High Road - 2017

9.11

Heritage Significance Plans for No. 808

Refer Appendix A

7.2 Schedule of Significance, Effect and Impact for No. 808

Items in green were consented under HGY/2020/1584 & HGY/2020/1586.

Items in purple were consented under HGY/2017/1181 & HGY/2017/1182.

Items in blue are variations on previous consents.

ELEMENT	HERITAGE SIGNIFICANCE	EXISTING CONDITION	EFFECT/ IMPACT
Front Boundary wall	Neutral – since 1980	Good	
Railings and gates to front boundary wall	Neutral – since 1980	Good	
Landscaping to front forecourt	Neutral – since 1980	Good	
Steps to front door	Neutral – since 1980	Good	
Railings to front door	Neutral – since 1980	Good	
Lightwell	High – original Neutral – C20 finish to base of lightwell	Good	
Front Door and fan light	High – C18	Fair	
Door surround/ pilasters	High – assume original	Fair	Preserve – install new lead flashing to top of door surround, allow for like-for-like conservation repairs and redecoration
Coach House door and opening	Low – opening reinstated early C21	Good	Preserve – redecorate oak (linseed) and door.
Brickwork to front (west) façade	High – early C18	Fair Structural crack	Preserve – repair structural crack to coach house brickwork – allow to carefully take out individual cracked bricks and reinstate to match adjacent bricks and build in stainless steel reinforcement in every third vertical joint. Repoint as required to match existing mortar like-for-like. Monitor efflorescence to second-hand bricks that have been used for previous repairs.
Brick arches to windows on front (west) façade	High – early C18	Fair	Preserve – conservation like-for-like repairs to brick arches and finish with tuck pointing, where missing.

808 External Works continued

ELEMENT	HERITAGE SIGNIFICANCE	EXISTING CONDITION	EFFECT/ IMPACT
Windows to front façade	Low early C21 restoration to C18 design	Good	Preserve – like-for-like repairs/ refurbishment where required and redecorate
Brick cornice to front (west) facade	High – early C18	Good	
Coping to front (west) facade	Low early C21 restoration	Fair	Preserve – point in open joints in coping
Dual pitched roof	High – early C18	Assume Good	
Rear Elevation  (left) 1991 RCHM record photograph prior to 2000 changes. (right) Existing rear elevation showing the two extensions to be replaced.			
Rear parapet copings	Assume Low early C21	Assume Fair	Preserve – Allow to point in open joints in coping
Brickwork to rear elevation (east) Rear extension	High – main rear elevation early C18 Medium/Low -GF remains of C19 extension with Negative C21 upper walls and platform. Negative – C20 extensions	Fair	Medium Beneficial – demolition of rear extensions. Low Beneficial – like-for-like conservation repairs to existing brickwork following removal of unsympathetic C20 extensions. Low Beneficial – Amended design of the new extension to the Coach House element (in location of existing C20 extension) to mirror approved proposals for No. 810-812 High Road and provide Part M compliant access into rear of No. 808 High Road, from new landscaped square.

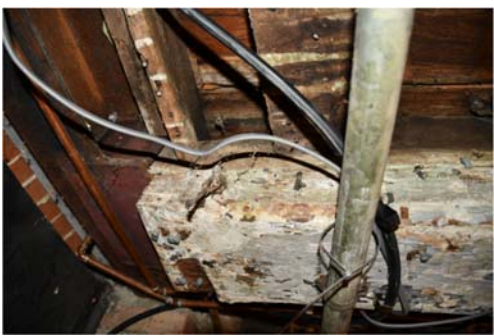
808 External Works continued

ELEMENT	HERITAGE SIGNIFICANCE	EXISTING CONDITION	EFFECT/ IMPACT
Windows to rear elevation (east)	Low – early C21 reinstatement	Good	Preserve – like-for-like repairs/ refurbishment where required and redecorate
Rainwater goods	Low – some cast iron Negative – C20 plastic	Good	Low Beneficial – remove C20 plastic rainwater goods and replace with cast iron, consistent with original early C18 designs.
Landscaping to rear	Medium – C18 altered in C20		Landscaping at the rear was consented as part of the wider development approved under HGY/2020/1584 & 1586.

7.2.1 Internal Works to Number 808

ELEMENT	HERITAGE SIGNIFICANCE	EXISTING CONDITION	EFFECT/ IMPACT
GENERAL			
Change of use	Neutral – C20 use as multiple residential units	Generally good.	Enhance. The proposed single use enables the original volumes to be reinstated and intensive uses such as bathrooms and kitchens to be removed from the key historic rooms and relocated within more altered areas of the building.
Lift access within Carriageway	High – 1 st floor Visible primary and secondary C18 beams. Likely C18 joists. Neutral – c2000 Basement and Ground Floor beams and joists.	Generally good	Investigate - trial holes to establish depth of existing foundations. Open up modern fabric C20 & c2000 between beams to establish the significance of the First Floor joists. Minimal effect identified by the Feasibility Study. Improved access to the upper levels could potentially be provided without disturbance of historic fabric at Basement and Ground levels as these had been replaced, and potentially a Stannah personnel lift could be fitted with minor alterations to historic fabric to move 1no. beam and adjust floor joists to a single floor bay and First Floor. The public benefit of access would outweigh these alterations. It was concluded that access to upper floors would involve greater disturbance and is therefore not likely to be justified.

INTERIOR			
Basement			
Conversion of basement.	Low – C18 substantially altered in circa 2000.	Reasonable / poor condition. See photographs below.	Investigate. Allow to convert some or all of the basement subject to trial holes, openings up and access to be agreed with LPA. This basement is substantially more altered than that at Number 810 (which is to be repaired and retained as is). Allow to provide headroom and disabled access to this area using details and principles approved at Percy House.
Reconfigure services	Neutral/negative – C20 and C21 pipe runs, tanks and services dominate the space and make access difficult.	Reasonable / Good	Enhance – Allow to re-order and tidy services to improve access, maintenance and the appearance of the space. Investigate options for services. The proposed new use for is significantly less intensive than multiple residential units.
Walls	Medium – C18 Low - (Reconstructed front wall) Neutral (circa 2000 restructure)	Poor condition. Exposed brick with occasional friable / missing bricks and small patches of plaster. Additional brick piers were installed to support undersized reconstructed ground floor structure above.	Potential enhancement - Investigate options to re-support the rebuilt section of ground floor and the bearings of the historic bridging beams. The front wall has been reconstructed narrower than originally designed and the beams are extended in a steel cradle. The replacement floor joists are undersized and given intermediate support with piers and RSJs. These detract and obstruct access and views within the basement. It would be beneficial to reinstate the proportions and repair the fireplace of this former kitchen. Repair. Retain C18 brickwork and infill missing bricks with new handmade red bricks to match and stop in holes in lime mortar joints to match. Carry out lime plaster repairs to consolidate existing patches of plaster. Leave exposed as honest repair.

ELEMENT	HERITAGE SIGNIFICANCE	EXISTING CONDITION	EFFECT/ IMPACT
Room BR04 (Front Room 808)			
   <i>Looking towards rebuilt front wall.</i> <i>Typical pier and ceiling</i> <i>Fireplace obscured by piers</i>   <i>Reconstructed front wall, openings, piers and services</i> <i>Beam end RSJ and cradle</i>			
Walls	Medium – C18 Low - (Reconstructed front wall) Neutral (circa 2000 restructure)	Poor condition. Exposed brick with occasional friable / missing bricks and small patches of plaster. Additional brick piers were installed to support undersized reconstructed ground floor structure above.	Potential enhancement - Investigate options to re-support the rebuilt section of ground floor and the bearings of the historic bridging beams. The front wall has been reconstructed narrower than originally designed and the beams are extended in a steel cradle. The replacement floor joists are undersized and given intermediate support with piers and RSJs. These detract and obstruct access and views within the basement. It would be beneficial to reinstate the proportions and repair the fireplace of this former kitchen. Repair. Retain C18 brickwork and infill missing bricks with new handmade red bricks to match and stop in holes in lime mortar joints to match. Carry out lime plaster repairs to consolidate existing patches of plaster. Leave exposed as honest repair.

808 Internal Basement continued

ELEMENT	HERITAGE SIGNIFICANCE	EXISTING CONDITION	EFFECT/ IMPACT
Ceiling	Medium – C18 main beams Neutral / negative – C21 replacement	Poor condition. Lathe and plaster all missing. Joists repaired and approx. 60% replaced in early C21. Replacement joists are not to historic profiles and RSJs have been added.	Enhance. Investigate options to re-support the rebuilt sections of ground floor less obtrusively as above. Allow to reinstate plaster ceiling to provide 60mins FR, leaving bridging beams exposed as original. Where ceiling is wholly modern allow for plasterboard.
Floor	Low (C18 stone slabs over part)	Poor condition and incomplete where visible. Elsewhere boarded over.	Enhance. Investigate options for floor. Take up modern floor finishes. Allow to retain and reinstate areas of surviving floor by re-laying existing uneven and loose slabs on consolidated lime earth base to match existing, suitable for non-public staff use. Allow to extend in lime elsewhere where infill is missing as honest repair. If fragmentary, consider reuse to make good floor in BR01 (number 810) as more original.
Fireplace	Medium (C18 with remnants of C19 range.	Access is not possible due to piers. Visibly poor condition.	Enhance. Investigate options for fireplace. Subject to access. Allow for like-for-like repair and reinstatement of surround as 1991 photo in BR01 (number 810).
Windows	Neutral (C21)	Blocked.	Enhance. Investigate re-opening. Photographs after the restoration show the windows (if they survive) are C21 within the rebuilt front wall.
Doors	Neutral - No doors survive		Enhance - Allow to provide linings and doors in accordance with evidence and details provided for basement of number 810.
Cupboards	None fixed		Enhance – Provide symmetrical panelled cupboards each side of fireplace to match those approved for No. 810. Low - Install service riser hidden in rear of cupboards.

808 Internal Basement continued

ELEMENT	HERITAGE SIGNIFICANCE	EXISTING CONDITION	EFFECT/ IMPACT
Room BR04 (808 Rear Room)			
 <i>(left) Room BR04 viewed from stair lobby.</i> <i>(right) central space with service enclosures to left and alcove below former bay window beyond.</i>  <i>(left) Alcove with copper and (right) infilled opening. (right) typical service enclosure.</i>			
Walls	Medium – C18 outer walls Low – C18 Enclosures with reconstructed openings Neutral (circa 2000 restructure)	Poor condition with incomplete service enclosures. Exposed brick with occasional friable / missing bricks and small patches of plaster. Openings have been reconstructed with concrete lintels and RSJs.	Potential enhancement - Investigate options to re-support the rebuilt section of ground floor and the bearings of the historic bridging beams. Repair. Retain C18 brickwork and infill missing bricks with new handmade red bricks to match and stop in holes in lime mortar joints to match. Carry out lime plaster repairs to consolidate existing patches of plaster. Leave exposed as honest repair.
Ceiling	Medium – C18 main beams Neutral / negative – C21 replacement	Poor condition. Lathe and plaster all missing. Joists repaired and approx. 60% replaced in early C21. Replacement joists are not to historic profiles and RSJs have been added.	Enhance. Investigate options to re-support the rebuilt sections of ground floor less obtrusively as above. Allow to reinstate plaster ceiling to provide 60mins FR, leaving bridging beams exposed as original. Where ceiling is wholly modern allow for plasterboard.

808 Internal Basement continued

ELEMENT	HERITAGE SIGNIFICANCE	EXISTING CONDITION	EFFECT/ IMPACT
Floor	Medium (C18 stone slabs over part)	Good where visible. Elsewhere boarded over.	Enhance. Investigate options for floor. Take up modern floor finishes. Allow to retain and reinstate areas of surviving floor by re-laying existing uneven and loose slabs on consolidated lime earth base to match existing, suitable for non-public staff use. Allow to extend in lime elsewhere where infill is missing as honest repair. If fragmentary, consider reuse to make good floor in BR01 (number 810) as more original.
Copper	Medium - C18 with lid, likely liner and remnants of hearth.	Poor condition.	Enhance and repair – Like for like repair subject to investigation. Potentially localised medium/low adverse impact if the alcove is redeveloped or the basement is lowered to provide headroom as shown on the feasibility plan. As the copper within 810 is missing its liner, lid and hearth, it is proposed that the copper from 808 is reused to complete the copper within the significantly more original former kitchen basement at 810.
Windows	Neutral (C21)	Blocked.	Enhance. Investigate re-opening. Photographs after the restoration show the windows (if they survive) are C21 within the rebuilt front wall.
Doors	Neutral - No doors survive		Enhance - Allow to provide linings and doors in accordance with evidence and details provided for basement of number 810.

808 Internal Basement continued

ELEMENT	HERITAGE SIGNIFICANCE	EXISTING CONDITION	EFFECT/ IMPACT
Room BR08 (808 Staircase and lobby)			
 (left) lower flight was rebuilt as ladder with rebuilt brick wall. (centre) looking from winder upper flight to C21 ladder, pier and rebuilt wall. (right) looking from BR04 door opening towards rebuilt wall.			
Walls	Medium – C18 at upper winder level Neutral / Negative – C21 in basement space	Reasonable condition for functional storage/service space.	Potential enhancement - Investigate options to re-support the structure without C21 brick pier. Investigate options for staircase to reinstate historic layout and proportions of space, stair and doorway. Enhance – Allow to prop as necessary and reconstruct C21 lower wall to match C18 upper timber boarded partition with doorway reduced to domestic proportions with surround and door to match template C18 boarded doors at No. 810. Allow to incorporate FR lining not visible from stair side.
Ceiling	Medium – C18 framing over stair. Neutral / negative – C21 replacement	Reasonable condition for functional storage/service space. Lathe and plaster all missing. Joists to flat ceiling replaced in early C21 with RSJ.	Enhance – Install lime plaster ceiling on lathes to C18 underside of stair. Allow 2+ coats for 60min FR. Allow to install 60min FR plasterboard and skim to C21 ceiling.
Floor	TBC Low (C18 stone slabs over part) Most of floor not visible.	Reasonable, subject to investigation. As stair has been reconstructed, floor is likely to be disturbed /missing.	Potential enhancement - Investigate finish and condition below stair. Allow to provide new floor subject to LPA agreement.
Doors	Neutral - No doors survive		Enhance - Allow to provide linings and doors in accordance with evidence and details provided for basement of number 810.

808 Internal Basement continued

ELEMENT	HERITAGE SIGNIFICANCE	EXISTING CONDITION	EFFECT/ IMPACT
Room BR09 (808 Front Room below Coach House). Storage area with poor access.			
 (Left) Existing viewed through opening from Stair. (Centre) towards rear of BR09) showing remains of partitions. (Right) front bay showing c.2000 stabilisation including replacement GF joists, RSJ and brick support.			
Walls	Medium – C18 outer walls with C18/C19 enclosures (subject to access) Neutral / Negative – C21 alterations and piers.	Reasonable condition for functional storage/service space. Evidence of friable bricks and poor quality cement based repairs and changes.	Potential enhancement - Investigate options to increase headroom, re-support the structure without RSJs, carry out more sympathetic repairs and tidy services as part of a scheme to improve use of the basement. Enhance – repair unsympathetic alterations and damage to openings and reveals (see typical photo below).
Ceiling	Medium – C18 within rear section Neutral / negative – C21 replacement with RSJs within front section	Reasonable condition for functional storage/service space. Lathe and plaster all missing.	 Potential enhancement - Investigate options as above.
Floor	TBC The floor is not visible.		Potential enhancement - Investigate finish and condition. Allow to provide new floor subject to LPA agreement.
Doors	Neutral - No doors survive		Enhance - Allow to provide linings and doors in accordance with evidence and details provided for basement of number 810.

ELEMENT	HERITAGE SIGNIFICANCE	EXISTING CONDITION	EFFECT/ IMPACT
GROUND FLOOR			
Room GR11 (808 Entrance Hall and Stairs)			
 <i>(Left and left centre) 1991 RCHM record photographs of entranceway and stairs.</i> <i>(Right and right centre) Existing entranceway and stairs.</i>			
Staircase	High - C18 Medium – Early C19 GF flight. Low – Basement access and C21 door	Good.	Enhance – Allow to carefully remove C21 doors and frame. Reinstall C21 stair door to Basement in single panel to match adjoining stair boarding. Remove FR door and allow to decorate staircase in Envirograf finish to provide 60 min FR.
Walls	High -C18 and Medium -C19 alterations	Good	
Ceiling	High - C18	Good	
Floor	Low – C21	Good	Potential enhancement – Investigate as described in Basement works to provide a more sympathetic structural support scheme for the replacement floor.
Front Door	High - C18 door and fanlight	Good.	
Room GR09 (808 Front Room)			
No access. Divided into 2. Verbally confirmed that these spaces are similar in character to the rear rooms and have no fireplace.			
Walls	High -C18 hall partition with panelling on hall side. Medium – C21 reconstructed front wall and openings. Altered north and east walls. Negative - C21 subdivisions	Good	Enhance - Remove C21 partitions to reinstate the proportions and layout of this key reception room. Allow to reinstate painted timber skirtings to match C18 profile in No. 810.

808 Internal Ground Floor continued

ELEMENT	HERITAGE SIGNIFICANCE	EXISTING CONDITION	EFFECT/ IMPACT
Ceiling	High - C18 Neutral/Negative – C20/C21 subdivision	Good	Enhance – Once the partitions are removed, allow plaster repair and installation of C18 style painted timber cornice to match measured profile of Number 810.
Floor	Low – C21 on few C18 joists	Good	
Doors	High - C18 door to hallway Neutral/Negative – C20/C21 hollow core elsewhere	Good	Enhance – Replace modern doors to match C18 door and architrave. Use C18 door to hallway as the template for GF and FF to match the hierarchy of No. 810.
Windows	Medium/Low – C21 restoration	Good.	
Fireplace	None		Enhance – Allow to form reveals in timber and construct painted timber fire surround to detail. Allow in principle to match the size and profiles of the eared fireplace in matching room GR01 of No. 810.
Cupboards	None fixed		Enhance – Provide symmetrical panelled cupboards each side of fireplace to match those approved for No. 810. Low - Install service riser hidden in rear of cupboards.
Room GR10 (808 Rear Room) This space is subdivided into 3 rooms and extended beyond the rear wall of the house. There are no visible historic features.			
Walls	High –(Likely) C18 north and south walls below modern finishes. Neutral or Medium – rear Bay subject to investigation. Negative - C21 subdivisions	Good	Enhance - Remove C21 partitions to reinstate the proportions and layout of this key reception room. Enhance - (subject to investigation) by reinstating the rear wall and a rear bay window to match Number 810.

808 Internal Ground Floor continued

ELEMENT	HERITAGE SIGNIFICANCE	EXISTING CONDITION	EFFECT/ IMPACT
Ceiling	High –(Likely) C18 below modern finishes. Neutral/Negative – C20/C21 subdivision	Good	Enhance – Once the partitions are removed, allow plaster repair and installation of C18 timber cornice and skirtings to match 810.
Floor	Low – C21 on few C18 joists	Good	
Doors	Neutral/Negative – C20/C21 hollow core with applied mouldings.	Good	Enhance – Replace modern doors to match C18 door and architrave.
Window	Neutral – C20/C21	Good (TBC)	Enhance – Replace with bay window to match No. 810.
Fireplace	None		Enhance – Allow to form reveals as part of reinstating the brick rear wall. Allow to reproduce a painted timber surround, design and profiles in matching room GR03 of No. 810.

Room GR12 (808 Coach House)

This is a single space with painted brickwork side walls and circa 2000 rebuilt walls to front and rear.



Walls	High – C18 north and south walls. Low/Medium – C21 reconstructed archway Neutral - C21 rear partition	Good	Low/Neutral - Remove C21 rear wall to open up to the extension. Allow to investigate in advance to establish whether the partition contains any historic reveals to be taken into account in design of the opening. (810 does not have reveals).
Ceiling	High – C18 bridging beams and outline of hearths above.	Good	Low/Neutral – Subject to investigation of hidden joists and the position of possible hearths, allow to form an opening between the bridging joists for lift access between ground and first floor.

808 Internal Ground Floor continued

ELEMENT	HERITAGE SIGNIFICANCE	EXISTING CONDITION	EFFECT/ IMPACT
Floor	Low – C21 secondhand boards.	Good	Form timber steps and raised floor (2 steps according to photographs) up from the existing access level to the level of the existing ground floor of the main house. (Reversible)
Doors	Neutral/Negative – C20/C21 glazed screen and hollow core door with applied mouldings.	Good	Enhance – Replace hollow core door to match C18 door and architrave.
Rear extensions GR13			
Walls	Neutral - C20	Reasonable	Neutral - Demolish
Ceiling	Neutral - C20	Reasonable - Poor damp from flat roof	Neutral - Demolish
Floor	Neutral - C20	Good	Neutral - Demolish
Doors	Neutral - C20 flush doors	Good	Neutral - Demolish
Windows	Neutral - C20	Good	Neutral - Demolish

FIRST FLOOR			
Room FR10 (808 Stairs and landing)			
   <i>(Left) Stair GF-FF with C20 FR partition infill. (Centre) Blocked C18 doorway. (Right) Stair SF-FF with C18 cornice, boarded partition and blocked door.</i>			
Staircase	High - C18 Neutral / Negative FR partitions C20/C21	Good.	Enhance – Investigate and allow to remove modern partition to open up C18 balustrading and stair volume. Allow to carry out minimal like for like joinery repairs. Use joinery details of mouldings and cornice (above) as template where mouldings are missing. Allow to decorate staircase and partition in Envirograf finish to provide 60 min FR.

808 Internal First Floor continued

ELEMENT	HERITAGE SIGNIFICANCE	EXISTING CONDITION	EFFECT/ IMPACT
Walls	High -C18 partition between stair and kitchen. Neutral - Cladding on Kitchen side Neutral / Negative FR partitions C20/C21	Good	Enhance – Investigate and allow to remove modern partition to open up C18 balustrading and stair volume. Allow to carry out minimal like for like joinery repairs. Investigate and allow to provide cladding to detail on Kitchen side for 60 min FR.
Ceiling	High - C18 including cornice	Good	
Floor	High – likely C18	Good	
Window	Medium - C19	Good.	
Doors	High -C18 blocked door between stair and kitchen. Neutral C20/C21 elsewhere.	Good	Enhance – Ease and adjust C18 door to open. Provide C18 style ironmongery to detail. Upgrade with Envirograf products to provide 60min FR. Enhance – Replace hollow core door to match C18 door and architrave. Reopen blocked opening and provide door and architrave to match C18 door.
Room FR08 (808 Front Room) Single space with C20 internal details. Firesurround missing and fireplace blocked.  <i>Typical C20 finishes.</i>			
Walls	High -C18 likely.	Good	Enhance - Allow to reinstate painted timber skirtings to match C18 profile in No. 810.
Ceiling	High -C18 likely.	Good	Enhance – Allow installation of C18 style painted timber cornice to match measured profile of Number 810. Low – allow localised service ducts between joists within service void cupboard (see below), hidden from view.

808 Internal First Floor continued

ELEMENT	HERITAGE SIGNIFICANCE	EXISTING CONDITION	EFFECT/ IMPACT
Floor	High -C18 likely.	Good	
Doors	Neutral/Negative – C20/C21 hollow core	Good	Enhance – Replace modern doors to match C18 door and architrave.
Windows	Medium/Low – C21 restoration	Good.	
Fireplace	Low – Blocked		Enhance – Investigate and allow to open up former fireplace. Form painted timber fire surround to detail.
Cupboards	None fixed		Enhance – Provide symmetrical panelled cupboards each side of fireplace to match those approved for No. 810. Low - Install service riser hidden in rear of cupboards.

Room FR09 (808 Rear Room) now Kitchen



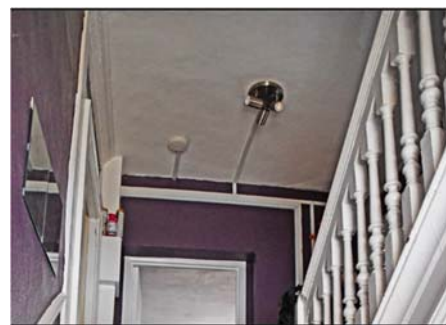
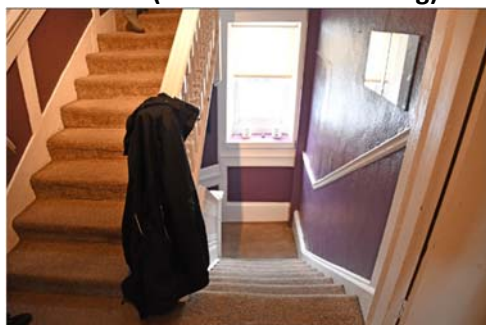
Walls	High –(Likely) C18 below modern finishes	Good	
Ceiling	High –(Likely) C18 below modern finishes.	Good	
Floor	High – C21 finish, likely earlier finish.	Good	

808 Internal First Floor continued

ELEMENT	HERITAGE SIGNIFICANCE	EXISTING CONDITION	EFFECT/ IMPACT
Doors	High (likely C18 cupboard door adapted) Neutral/Negative – C20/C21 internal hollow core with applied mouldings. External glazed patio doors.	Good	Enhance – Replace modern door to match C18 door and architrave. Enhance – Allow to remove modern cladding to C18 cupboard door, ease and add C18 style ironmongery.
Window	N/A (patio doors)		
Fireplace	None. Likely to be a reflection of the fireplace in No. 810, but blocked.		Enhance – Investigate and allow to re-open and provide a painted timber surround to match Room FR02 of No. 810.
Room FR12 (808 Coach House) This is divided into 3 spaces including bathroom. Window surrounds to front windows C19; otherwise modern finishes.			
Walls	High – likely C18 north and south walls below later finishes. Medium – C19 elements Neutral - C20 partitions	Good	Low/Neutral – re-order partitions.
Ceiling	Medium – C19/C20 changes associated with partitions and removal of chimneypieces.	Good	Low/Neutral – Subject to investigation of hidden joists and the position of possible hearths, allow to form an opening for lift access between ground and first floor.
Floor	Medium – likely C19/C20 due to partitions	Good	
Doors	Medium – C19/early C20 plain 4 panel door to front bedroom Neutral/Negative – C20/C21 hollow core doors elsewhere	Good	Enhance – Replace hollow core doors to match C18 door and architrave. Low/Neutral – Remove C20/C21 door and allow for timber infill of doorway between front bedroom and Coach House.
Windows	Medium/Low – C21 restoration	Good	

SECOND FLOOR

Room SR08 (808 Stairs and landing)



(Left) Stair SF-FF with original open balustrade and panelled partition.
(Centre) Stair with original panelled partition, dado, cornice and pendant.
(Right) Looking up to Second Floor

Staircase	High - C18	Good.	Enhance – Allow to decorate staircase and partition in Envirograf finish to provide 60 min FR to avoid need for FR partitions on the floors below.
Walls	High -C18 partition between stair and kitchen. Neutral - Cladding on Kitchen side	Good	Enhance – Investigate and allow to provide cladding to detail on Kitchen side for 60 min FR.
Ceiling	High - C18 plaster lathe	Good	
Floor	High – likely C18	Good	
Window	Medium - C19	Good.	
Doors	Neutral C20/C21	Good	Enhance – Replace hollow core door to match C18 door and architrave. Neutral - Remove modern door between stair and Coach House. Retain architrave.

Room SR06 (808 Front Room)



(Top) C20 plaster coving and shelving units.
(Bottom) Blocked fireplace with C20 routed timber firesurround

808 Internal Second Floor continued

ELEMENT	HERITAGE SIGNIFICANCE	EXISTING CONDITION	EFFECT/ IMPACT
Walls	High -C18 partition between stair and kitchen. Neutral - Cladding on Kitchen side	Good	Enhance – Investigate and allow to provide cladding to detail on Kitchen side for 60 min FR.
Ceiling	Medium – likely C18 with C20 applied details	Good	Enhance – Allow to remove C20 applied details and repair lime plaster.
Floor	High – likely C18	Good	
Windows	Medium/Low – C21 restoration	Good.	
Doors	Neutral C20/C21	Good	Enhance – Replace hollow core door to match C18 door and architrave. Neutral - Remove modern door between stair and Coach House. Retain architrave.
Fireplace	Neutral C20/C21 with blocked fireplace	Good	Enhance – Investigate and allow to remove C20 fixtures, open up blocked fireplace and install simple painted timber beaded surround appropriate for second floor to match approval at No. 810.
Cupboards	Neutral C20/C21 shelving each side of fireplace	Good	Enhance – Provide symmetrical panelled cupboards each side of fireplace to match those approved for No. 810. Low - Install service riser hidden in rear of cupboards.

THIRD FLOOR

Room TR06 (808 Stairs and landing)



*(Left) Stair SF-TF with original open balustrade.
(Centre) Stair upper landing with C18 panelled partition*

808 Internal Third Floor continued

ELEMENT	HERITAGE SIGNIFICANCE	EXISTING CONDITION	EFFECT/ IMPACT
Staircase	High - C18	Good.	Enhance – Allow to decorate staircase and partition in Envirograf finish to provide 60 min FR to avoid need for FR partitions on the floors below.
Walls	High -C18 partition between stair and kitchen. Neutral - Cladding on Kitchen side	Good	Enhance – Investigate and allow to provide cladding to detail on Kitchen side for 60 min FR.
Ceiling	High - C18 plaster lathe	Good	
Floor	High – likely C18	Good	
Dormer Window	Neutral – C20	Reasonable.	
Doors	Neutral C20/C21	Good	Enhance – Replace hollow core door to match C18 door and architrave.
Room TR04 (808 Flat 3 Front Room) Currently subdivided into 3 spaces. Likely the chimney stack survives behind wall cladding. <i>Roof truss downstand, looking towards C21 partition. Bathroom beyond.</i>			
Walls	High -C18 outer and central walls. Neutral / Negative – C20 and C20 subdivisions	Good	Enhance – Investigate and allow to remove C20/C21 subdivisions and bathroom fixtures and make good minimal like-for-like lime repair.
Ceiling	Medium – likely C18 lime plaster	Good	
Floor	High – likely C18	Good	
Windows	Medium/Low – C21 restoration	Good.	

808 Internal Third Floor continued

ELEMENT	HERITAGE SIGNIFICANCE	EXISTING CONDITION	EFFECT/ IMPACT
Doors	Neutral C20/C21	Good	Enhance – Replace hollow core door to match C18 door and architrave.
Fireplace	Potential High C18 behind partition.	Good	Enhance – Investigate and allow to remove C20 cupboard fixtures. Allow to open up blocked fireplace and install simple painted timber beaded surround appropriate for second floor to match approval at No. 810.
Room TR05 (808 Rear Room) 			
Walls	High -C18 partition between stair and kitchen. Neutral - Cladding on Kitchen side	Good	Enhance – Investigate and allow to provide cladding to detail on Kitchen side for 60 min FR.
Ceiling	High - C18 plaster lathe	Good	
Floor	High – likely C18	Good	
Window dormer	Neutral C20/C21	Good.	
Doors	Neutral C20/C21	Good	Enhance – Replace hollow core door to match C18 door and architrave.

7.4 Schedule of Significance, Effect and Impact for No. 810-812

All items in green text were previously approved under HGY/2017/1181 and HGY/2017/1182.

ELEMENT	HERITAGE SIGNIFICANCE	EXISTING CONDITION	EFFECT/ IMPACT
EXTERIOR Front Elevation   <i>(Left) 1991 RCHM record photograph prior to C21 restoration, stabilisation and removal of extensions.</i> <i>(Right) Existing front elevation with rebuilt ground floor and parapets</i>			
Gates, walls and Railings	Low (C21) but positive	Good. Rebuilt as part of recent reconstruction.	No work required.
Entrance Walls	Low (C21) and Medium (C19 & C20)	Good. Rebuilt or repaired as part of recent reconstruction.	No work required.
Frontage paving	Low (C21) but positive	Good.	Low impact and beneficial. Retain but carry out works to make the York stone slabs less slippery and improve DDA access. Carry out localised alterations to rainwater gulley, ramp and surface face of existing slabs to improve accessibility whilst retaining similar appearance. Details to be discussed and confirmed.
Entrance Steps and Railings	Low (C21) but positive	Good. Rebuilt as part of recent reconstruction.	No work required.
Basement recess	Low (C21)	Good. Built as part of recent reconstruction.	Low – Provide escape staircase with stone treads to match adjacent paving.

ELEMENT	HERITAGE SIGNIFICANCE	EXISTING CONDITION	EFFECT/ IMPACT
Parapet	High (C18)	Good. Repaired and partly rebuilt as part of recent reconstruction.	No work required.
Brick façade, arches & mouldings	High (C18)	Good. Repaired and partly rebuilt as part of recent reconstruction.	No work required.
Rainwater goods	Low (C21) but positive	Good. Rebuilt as part of recent reconstruction.	Low impact & beneficial. Replace gully in cast iron to match but larger and adjust base of downpipe to reduce water discharge onto paving.
Door, fanlight & doorcase	High (C18 and rebuilt C21)	Good. Decorations peeling.	Redecorate like for like.
Gates and glazed screen	Low (C21) but positive	Good. Decorations around glazed panels are weathered.	Low impact. Minor adjustments to one gate and glazed screen to move position of pedestrian entrance door.
Box sash windows	Low (C21) but positive	Good. Rebuilt as part of recent reconstruction.	No work required.

Rear Elevation



*(Left and centre) 1991 RCHM photographs prior to C21 stabilisation and removal of extensions.
(Right) Existing rear elevation including rebuilt bay, rear openings and boundary wall.*

Parapet	High (C18)	Good. Repaired and partly rebuilt as part of recent reconstruction.	No work required.
Brick façade, arches & mouldings	High (C18)	Good. Repaired and partly rebuilt as part of recent reconstruction.	No work required.

Exterior Rear Elevation continued

ELEMENT	HERITAGE SIGNIFICANCE	EXISTING CONDITION	EFFECT/ IMPACT
Steps and Railings	Low (C21) but positive	Good. Rebuilt as part of recent reconstruction.	No work required.
Rear door and surround	High (C18 and rebuilt C21)	Good. Decorations peeling.	Redecorate like for like.
Box sash windows	Low (C21) but positive	Good. Rebuilt as part of recent reconstruction.	No work required.
Bay window	Moderate (C19 and rebuilt C21) Neutral - lightwell rebuilt C21	Good. Rebuilt on rebuilt brick plinth as part of recent reconstruction.	Low & beneficial. Install boiler vent and cast iron vent ventilate damp cellar, both in modern brickwork. Neutral. Enlarge lightwell. The lightwell and plinth is part of the refurbishment work carried out in circa 2000-2002.
Rainwater goods	Low (C21) but positive	Good. Rebuilt as part of recent reconstruction.	No work required.
Rear courtyard			
Red brick South wall	Medium (C18, Altered)	Poor. Wall is leaning, with tree damage and eroded bricks and pointing.	Retain and carry out conservation brick repairs. Rebuild unsound and missing sections of matching brick in lime mortar to complete the wall. HGY/2020/1584 & 1586 gave consent to the variations shown.
Stock brick North Wall	Low (C20, details unsympathetic)	Reasonable.	No work required. Enhance - HGY/2020/1584 & 1586 gave consent to the variation replacing this wall to the straight alignment shown.
Boundary fence	Neutral (C21)	Reasonable.	Enhance - Replace with metal railings and gate.
Ground surfaces	Negative	Overgrown earth and rubble.	Enhance – Remove temporary hoarding and modern rubble. Provide simple paved and soft landscape scheme. Enhance - HGY/2020/1584 & 1586 gave consent for variation re-siting the ramp less obtrusively as part of a wider public realm landscaping scheme.
Bin store	N/A	N/A	Low – install railings screened by existing bay window and proposed planting. Neutral. Variation to the extent of the railings to enlarge the lightwell as above.

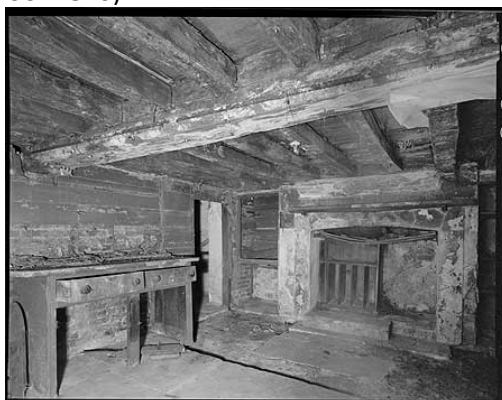
Exterior Rear Elevation continued

ELEMENT	HERITAGE SIGNIFICANCE	EXISTING CONDITION	EFFECT/ IMPACT
Roof			
Roof finish	High (C18 and rebuilt C21)	Good. Rebuilt as part of recent reconstruction.	No work required. Roofworks were carried out by the Heritage Trust.
Chimneys	High (C18 and rebuilt C21)	Good. Rebuilt as part of recent reconstruction.	No work required.
Roof structure	High (C18 and rebuilt C21)	Good. Rebuilt as part of recent reconstruction.	No work required.
Dormers	Low (C21) but positive	Good. Rebuilt as part of recent reconstruction.	No work required.
Valleys	Medium (Altered)	Good. Rebuilt as part of recent reconstruction.	No work required.

INTERIOR

Basement

Room BR01 / BM-E-01 (Front Room 810)



(Left) 1991 RCHM record photograph including previous opening and cupboard alongside fireplace.



Current photographs after stabilisation works. (Left) fireplace and blocked opening. (Right) structural repairs, open doorway, floor, boarding and electrical board.

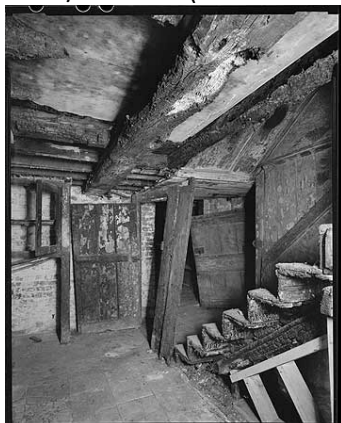
810-812 Interior Basement Room BR01 / BM-E-01 (Front Room 810) continued

ELEMENT	HERITAGE SIGNIFICANCE	EXISTING CONDITION	EFFECT/ IMPACT
Walls	Medium (C18 and altered)	Poor condition. Exposed brick with occasional friable / missing bricks and small patches of plaster. Most of panelling lost as a result of previous dry rot removal. Small section of panelling (4 panels and 3 boards) remains on N wall.	Retain and infill missing bricks with new handmade red bricks to match and stop in holes in lime mortar joints to match. Carry out lime plaster repairs to consolidate existing patches of plaster. Leave exposed as honest repair. Retain timber panelling and re-fix loose boards. Enhance - Extend panelling as matching cupboards along the east wall.
Ceiling	Medium (C18 and partly rebuilt)	Poor condition. Lathe and plaster missing. Joists repaired and some replaced in early C21.	Retain and reinstate plaster ceiling to provide 60mins FR, leaving bridging beam exposed as original. Leave recent structural fixing plate exposed as honest repair & decorate to match.
Floor	Medium (C18 stone slabs over part)	Poor condition. Uneven slabs remain in Northern two-thirds. Taken up elsewhere.	Retain and reinstate floor by re-laying existing uneven and loose slabs on consolidated lime earth base to match existing, suitable for non-public staff use. Extend in lime around S end of room where infill is missing as honest repair. Investigate options for floor.
Doors and linings	Low (One doorway missing. One doorway bricked up late C20.)	Doorway to main room BM-E-02 has been rebuilt with concrete lintel.	Retain doorways and install vertically boarded timber door and frame to match original door in BM-E-02. Allow to re-open bricked up opening, repair reveals and leave open. Subject to structural investigation as former doorway was blocked during stabilisation works.
Windows	Medium (C21 replacement)	Windows and frames are modern to historic details. Protective screens have been applied internally.	Retain windows, remove security screens and redecorate windows to match existing finish. Install C18 design ironmongery where missing. Low – adapt 1 window to provide fire escape.
Fireplace	Medium (C18 and altered in C20 and C21)	Rebuilt in C21 with concrete bressumer and stainless steel flexible liner.	Retain and repair and make good hearth and reveals to match existing. Allow to install woodburner. Allow to provide CI floor grille for ventilation where floor adjacent fireplace has previously been taken up.

810-812 Interior Basement Room BR01 / BM-E-01 (Front Room 810) continued

ELEMENT	HERITAGE SIGNIFICANCE	EXISTING CONDITION	EFFECT/ IMPACT
Cupboards	N/A	N/A	Low - Install new symmetrical cupboards on each side of fireplace, with 2-panelled doors to match adjacent doors. Install service riser in void. Enhance – enclose electric main panels in a cupboard to match adjacent panelling.

Room BR03/BM-E-02 (Basement Entrance & Staircase 810)

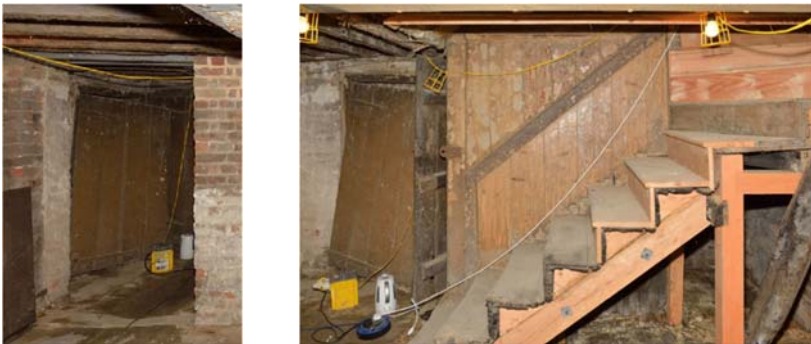


(Left) 1991 RCHM record prior to C21 structural work to stair and floor.

(Right) Current.

Staircase	Medium (C18 and partly rebuilt)	Poor condition. Severe fire and water damage. Substantially rebuilt and over-clad in new timber. Original boarded partition has been lost apart from burnt remains of 3 boards.	Complete timber repairs to match and rebuild partition using evidence of planks and mortices, which indicate this was a full-height vertically boarded timber partition like the existing partition on the opposite side of the stairs. Construct this partition in timber studwork with timber handrail, and boarding both sides for 60 min FR.
Walls	Moderate (C18 altered)	Poor condition. Exposed brick, patches of lime plaster and limewash. No access to blocked store area.	Retain and repair brickwork and plaster like-for-like. Leave exposed as honest repair.
Ceiling	Medium (C18 and partly rebuilt)	Poor condition. Lathe and plaster missing. Joists repaired and some replaced in early C21.	Retain & reinstate plaster ceiling to 60mins FR, leaving bridging beam exposed as original. Leave recent fixing plate exposed as honest repair.
Floor	Medium (C18 stone slabs over part. Brick in store and earth below stairs)	Poor condition. Stone slabs and bricks are heavily worn and uneven. Slabs broken in Southern part of room. Slabs at entrances to stores have been disturbed.	Retain and reinstate floor by re-laying existing uneven and loose slabs and bricks on consolidated lime earth base to match existing, suitable for non-public staff use. Extend brickwork to match where missing in stores and below staircase. Investigate floor.

810-812 Interior Basement continued

ELEMENT	HERITAGE SIGNIFICANCE	EXISTING CONDITION	EFFECT/ IMPACT
Doors and cupboards Under stair cupboard. (Proposed Cleaners' cupboard).	Medium (C18 but poor condition)	Poor condition; much water damage and rot. Cupboard adjoining 812 has dropped and door is rotted and hanging. Under stair cupboard inaccessible and door has jammed. Doorway to main room BM-E-02 has been rebuilt with concrete lintel. Stores and cupboards have partial shelves.	Retain cupboards, doors, shelves and historic fixtures where sound. Re-fix loose frames, shelves, doors and ironmongery, and carry out like-for-like joinery repairs. Investigate. Allow to ease door and carry out minimal like-for-like scarf joinery repairs to stabilise partitions and door frame. Allow to add an internal FR lining to partition and ceiling within the cupboard. Allow to level existing earth floor and install bricks on lime sub base for use as cleaner's cupboard.
			
Window	Medium (C21 replacement)	Window and frame is modern to historic details. Protective screen has been applied internally.	Retain window, remove security screen and redecorate windows to match existing finish. Install C18 design ironmongery where missing.
Copper	Medium (missing fixtures)	Poor condition. Basic structure survives but copper interior and grate is broken and missing.	Retain, repair and make good plaster reveals to match existing. Investigate and allow to repair to match more intact copper in 808.
			
1991 RCHM No. 810 No. 810 No. 808 to copy.			

Number 810-812 Interior Ground Floor

ELEMENT	HERITAGE SIGNIFICANCE	EXISTING CONDITION	EFFECT/ IMPACT
Ground Floor			
Room GR-E-01/GR02 and GR06 (Entrance and Hallway 810)			
 (Left-right) 1991 RCHM photograph Existing From Entrance Hall to Stairs From stairs to Entrance Hall			
Staircase	High (C18)	Severe water damage but lower flights have been partly repaired. Worn treads to lower flights. Temporary boarding where the landing floorboards are missing.	Complete timber repairs like-for-like. Carry out temporary propping as necessary and repair and re-support failed timber bearings on upper flights in accordance with Conservation Structural Engineer's advice.
Walls	High (C18) and Medium (C19 alterations)	Poor condition. Severe water damage. Fragments of linen covering over earlier panelling. Fragments of wallpaper under water damaged C20 paper. Central panelled partition and doorways are deformed and have been dislodged due to impact damage.	Photographic survey of area carried out. Retain and repair C18 partition, panelling and doorways like-for-like. Take down loose dislodged section of panelling facing staircase to investigate condition of partition structure and carry out like-for-like repairs to timber frame as necessary. Envirograf finish to be applied to central E-W partition and staircase to provide 60 min FR. Remove C19 fragmentary linen over-boarding as it is in poor condition and obscures the C18 panelling. Conservator to remove C20 woodchip wallpaper and conserve C18 and C19 wallpaper insitu. C19 applied panelling along entrance hall wall adjoining 812 is to be retained as this section is in good condition, shows social change and provides a picture rail for exhibition space without obscuring more significant earlier design. Decorations are to be as-found and are to be reversible where they cover historic decorative schemes. Envirograf finish to be applied to central E-W partition and staircase to provide 60 min FR.

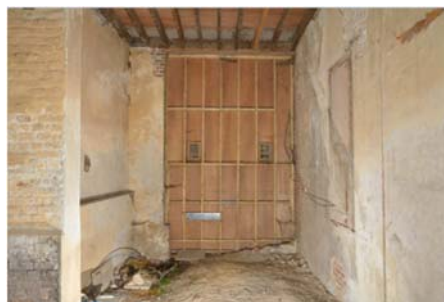
810-812 Interior Ground Floor continued

ELEMENT	HERITAGE SIGNIFICANCE	EXISTING CONDITION	EFFECT/ IMPACT
Ceiling	Medium (C18 partial survival)	Poor condition. Lathe and plaster missing adjacent front door and some areas are loose. Joists repaired and some replaced in early C21.	Retain and repair, fixing back loose areas with non-ferrous screws and washers and lime skimming over. Reinstate missing and defective areas of plaster lathe to match. Provide 1 coat hair lime plaster and 1 coat finishing coat over whole plaster ceiling for 60 min FR.
Floor	Medium (C18 partial survival)	Variable condition of floor boards. Joists previously repaired. Water damage and rotted adjacent front and rear doors, missing over stair and uneven adjacent this.	Retain and reinstate timber boarded floor, infilling with new boards around new matwells adjacent front and rear external doors.
Doors and linings	High (C18) Medium (C19 altered and blocked adjacent 812). Low (C21)	Variable condition. External front and rear doors are modern and in good condition. Door to 812 is badly vandalised. Door to front room is missing and door to rear room is jammed and overboarded one side. No original door ironmongery survives other than hinges.	Retain doors apart from door to 812 which is very badly damaged. Low impact - Re-open and adjust the blocked & vandalised opening to 812 for wheelchair access. Provide new 2-panelled door to match. Provide new 2-panelled door where missing to front room. Remove fireboard to rear room door, ease to open and repair like-for-like. Replace modern ironmongery with C18 design.

Room GR-E-02 / GR05 (812 Coach House Range Ground Floor)



Looking towards front glass wall and gates



Looking to rear wall (temporary infill)



(Left) Underside of hearth above



(right) large access hatch to be infilled

810-812 Interior Ground Floor continued

ELEMENT	HERITAGE SIGNIFICANCE	EXISTING CONDITION	EFFECT/ IMPACT
Walls	Medium (Altered)	Reasonable condition with many C20 and C21 changes. Exposed and painted brickwork. Temporary timber infill to rear wall. Front wall comprises C21 glazed screen behind painted timber gates.	Retain exposed and painted brick finish. Enhance – Remove temporary infill to re-open rear opening to provide access to proposed single storey extension. Low impact - Reduce internal brick nib which has been cut back previously.
Ceiling	Low (Altered and extensively rebuilt)	Incomplete rebuilt condition. Section of joists missing to provide a temporary access hatch. No plaster remains.	Retain, make good and enhance. Once access is no longer required, infill hole with new joists to match. Provide a ceiling (Finish to be confirmed).
Floor Provide timber floor	N/A	Missing. Earth finish is uneven. Plinth indicates previous structure was probably timber and significantly higher than earth.	Enhance – Reinstate by providing new suspended timber floor to enable practical use of the building. The level is to align with existing doorway to 810, which appears to have been the original level. Provide steps and platform lift to provide accessible entrance at the existing front door and paving level. Amendment to level of proposed timber floor to avoid steps and platform lift (reversible). Levels subject to investigation.
Doors and linings	Low (Altered)	Variable condition. Blocked C19 door. Rebuilt front and rear archways.	Enhance rear screen by removing temporary infill. Low impact for unblocking & adjusting door to 810 (as above).

Room GR-E-03 / GR01 (Front Ground Floor Room 810)



(above) 1991 RCHM record photographs of fireplace wall and view towards rear room.



Fireplace, cupboards and section of replacement panelling and shutters on front wall from 2007-2009.

Walls	High (C18) and Medium (C19 alterations adjacent rear room)	Mostly good condition. C21 repairs and reconstruction of panelling. Poor water-damaged condition and cracked panels around archway and cupboards. Damage to individual panels above fireplace and where doors have been removed. Section of redundant pipework adjacent fireplace.	Retain and continue as like-for-like in-situ joinery repairs to panelling. Reinstall skirtings where missing once floorboards are installed. Enhance - Remove redundant pipe and make good damaged surfaces to match historic surfaces adjacent.
Ceiling	Medium (C18 partial survival)	Poor condition. Lathe and plaster missing across front half of room and in other patches and adjacent areas are loose. Joists repaired and some replaced in early C21. Paint peeling and section of cornice is rotted.	Retain and repair, fixing back loose areas with non-ferrous screws and washers and lime skimming over. Reinstall missing and defective areas of plaster lathe to match. Remove peeling modern paint and redecorate using permeable paint finish. Scarf in section of timber cornice to match where existing is unsound and glue and pin back cracked section of cornice.

810-812 Interior Ground Floor continued

ELEMENT	HERITAGE SIGNIFICANCE	EXISTING CONDITION	EFFECT/ IMPACT
Floor	Low (boards missing)	Floorboards missing. Modern ply sheets over most of floor. Missing within cupboards.	Enhance – Remove temporary flooring ply. Provide new floorboards to match existing in similar status primary room on floor above.
Doors and linings	High (C18 lining) Medium (C19 lining and doors)	Variable condition. C18 doorway has door missing and lining is dislodged & damaged. C19 archway is water damaged and partly repaired. Doors within archway have missing upper panels and ironmongery.	Retain and repair doors like-for-like. Enhance - Install new two-panel door as noted above. Install C18 design ironmongery where missing or modern.
Windows and shutters	High (C18) Medium (C21 replacement)	Windows and frames are modern to historic details. A small number of original panels and shutters have been reused and the rest re-made to match.	Retain windows, shutters and surrounds and redecorate to match existing finish. Install C18 design ironmongery where missing.
Fireplace	Medium (Partial C18 surround and hearth in pieces)	Fire surround and hearth are missing. Original white marble surround and hearth are in pieces and sections are missing. Insert is missing.	Retain and carry out marble conservation to reinstate surround and hearth. Install C18 design cast iron insert to match.
Cupboards	Medium (C19)	Poor condition. Severe water damage. Cupboard to RH of fireplace is very deformed, door does not open properly & shelves are removed and laid loose. Neither cupboard has a floor. Wall panelling and cornice within cupboard is rotted. Glazed cupboard to LH of fireplace has 5 broken glass panes, broken lock and missing stop.	Retain and repair joinery like-for-like where unsound or missing. Enhance - Provide C19 style ironmongery where missing.

810-812 Interior Ground Floor continued

ELEMENT	HERITAGE SIGNIFICANCE	EXISTING CONDITION	EFFECT/ IMPACT
Room GR-E-04 / GR03 (Rear Ground Floor Room 810)			
			
<i>Rebuilt bay and panelling</i> <i>Looking towards front room</i> <i>Looking towards stair wall</i>			
Walls	High (C18) and Medium (C19 alterations to provide a bay and wide opening)	Mostly good condition. C21 repairs and reconstruction of panelling. Poor water-damaged condition and cracked panels around fireplace and on South wall.	Retain and continue as like-for-like in-situ joinery repairs to panelling. Reinstate skirtings where missing once floorboards are installed. Enhance - Remove redundant pipe and make good damaged surfaces to match historic surfaces adjacent.
Ceiling	Medium (C18 partial survival)	Poor condition. No plaster survives. Lathes missing across rear third of room and along north wall. Joists repaired and some replaced in early C21. Part of the lower timber cornice moulding is loose.	Retain, refix and infill cornice like-for-like. Retain and fix back existing lathes. Reinstate lathe where lost. Re-plaster in haired lime plaster like-for-like and decorate.
Floor	Low (boards missing)	Floor boards missing. Modern ply sheets over most of floor. Missing within cupboards.	Enhance – Remove temporary flooring ply. Provide new floor boards to match existing in similar status primary room on floor above.
Doors and linings	High (C18 altered door and lining) Medium (C19 lining and doors)	Doors within archway as above. Ply face has been applied to C18 door. Broken section of architrave. C20 ironmongery.	Enhance - Remove C20 applied ply board. Install C18 design ironmongery where missing or modern. Scarf repair architrave like-for-like.
Windows and shutters	Medium (C21 replacement bay)	Bay window is an unfinished modern copy of the C19 bay. Boarded over internally.	Retain - Remove security boarding and complete like-for-like repairs.
Fireplace	Medium (Fragmentary, C21 replacement surround).	Firesurround is an unfinished copy of the C18 fireplace. Fragmentary remains of blackplate; rest of insert missing.	Enhance - Provide plinth blocks, cast iron and tiled insert to match the C18 style surround.

810-812 Interior Ground Floor continued

ELEMENT	HERITAGE SIGNIFICANCE	EXISTING CONDITION	EFFECT/ IMPACT
First Floor			
Room 01-E-01 (Stairs & Hallway 810)			
			
Staircase	High (C18)	Severe water damage to stair and stair partition. Stair & partition have dropped. One baluster missing. Boarding to landing rotted, one tread previously replaced in chipboard, nosings are worn. Panelling & dado are fragmentary.	Retain - complete timber repairs like-for-like. Carry out temporary propping as necessary and repair and re-support failed timber bearings on upper flights in accordance with Conservation Structural Engineer's advice. Scarf in 4 nosings and replace missing baluster like-for-like. Replace timber boards to landing and tread like-for-like. Reinstate missing sections of panelling, dado and handrail like-for-like to complete this high significance space. Low impact - Upgrade stair and enclosure to Fire Officer requirements using Envirograf fire resistant finishes.
Walls	High (C18 and Medium (C19 alterations)	Panelled partition adjacent Room 01-E-04 has extensively split due to water damage. Fragmentary remnants of C19 hessian linings and battening in poor condition. East and West walls have lost most of the panelling and dado. Partial structural repairs previously carried out over doorway to Room 01-E-03.	Retain and enhance the C18 high significance space. Record and remove fragments of later hessian and battening to reveal C18 panelling. Joiner repairs to infill splits in panelling. Complete brick stitching to match. Reinstate missing boarding on East and West walls for consistency. Apply Envirograf fire resistant finishes as required.

810-812 Interior First Floor continued

ELEMENT	HERITAGE SIGNIFICANCE	EXISTING CONDITION	EFFECT/ IMPACT
Ceiling	Medium (C18 partial survival)	Plaster missing and loose below former water leaks. Modern board below landing.	Check board below stairs for asbestos and replace in plaster. Retain and repair, fixing back loose edges and reinstating missing patch of lathe and plaster like-for-like. Provide 1 coat hair lime plaster and 1 coat finishing coat over whole plaster ceiling for 60 min FR.
Floor	Medium (C18 partial survival)	Worn and water damaged.	Retain sound boards and make good using boards from fragmentary areas elsewhere to complete this high significance space.
Doors and linings	Medium (partial survival)	Doors and architraves are vandalised, missing or loose.	Enhance – Reinstatement and repair all three doors and architraves like-for-like.
Window	Low (C20)	Window is incomplete and boarded internally.	Enhance – Remove security boards, repair and complete like-for-like reinstatement.
Room 01-E-02 / FR04 (812 Coach House wing)   <i>Looking from front to rear</i> <i>Wallpaper fragments to be analysed and protected</i>			
Walls	Medium (Altered)	Fragmentary finishes, mainly C19 and exposed C18 brickwork. Missing central partition and skirtings. Exposed structural strapping. Fragments of historic wallpaper.	Retain and repair exposed finishes to show the fabric, textures and evolution of this service area. Carry out conservator repairs to protect historic wallpaper. Enhance – Reinstatement central partition to complete fireplace wall. Reinstatement missing sections of panelling to western end of room like-for-like where previous outline can be seen. Reinstatement skirtings to match. Moderate impact – Install toilet enclosures within original rear room (the most altered room), with fixtures on new partitioning to preserve historic finishes.

810-812 Interior First Floor Room 01-E-02 / FR04 (812 Coach House wing) continued

ELEMENT	HERITAGE SIGNIFICANCE	EXISTING CONDITION	EFFECT/ IMPACT
Proposed partitions			Neutral - The current application proposes a different layout of W.c.s to that approved, within the same space.
Room 01-E-02 / FR04 (812 Coach House wing)  <i>Looking from front to rear</i>  <i>Wallpaper fragments to be analysed and protected</i>			
Walls	Medium (Altered)	Fragmentary finishes, mainly C19 and exposed C18 brickwork. Missing central partition and skirtings. Exposed structural strapping. Fragments of historic wallpaper.	Retain and repair exposed finishes to show the fabric, textures and evolution of this service area. Carry out conservator repairs to protect historic wallpaper. Enhance – Reinstall central partition to complete fireplace wall. Reinstall missing sections of panelling to western end of room like-for-like where previous outline can be seen. Reinstall skirtings to match. Moderate impact – Install toilet enclosures within original rear room (the most altered room), with fixtures on new partitioning to preserve historic finishes.
Proposed partitions			Neutral - The current application proposes a different layout of W.c.s to that approved, within the same space.
Ceiling	Low (Altered and extensively rebuilt)	Incomplete rebuilt condition. No plaster survives.	Retain, complete repairs like-for-like and provide a ceiling (Finish to be confirmed to suit the historic service character of this area).
Floor	Low (Altered and extensively rebuilt)	Floor boards missing (temporary ply finish). (As above) part of floor structure is missing as a temporary access hatch).	Enhance – provide replacement floorboards to match. (As above) reinstall floorboards and structure like-for-like where missing.
Doors and linings	Low (Partial)	Partial surround, missing door from landing. Partly infilled C19 opening formerly to Room 01-E-03.	Enhance – Repair architrave like-for-like and provide 2-panel door to match adjacent door. Retain infilled opening.

810-812 Interior First Floor continued

ELEMENT	HERITAGE SIGNIFICANCE	EXISTING CONDITION	EFFECT/ IMPACT
Windows	Medium (C21 replacement)	2 sash windows, modern to historic details. Missing internal cills and linings.	Retain windows, provide simple painted timber cover beads and cill board to suit hierarchy as former service areas.
Fireplace	Low (incomplete)	Missing surround and lining. Brickwork poorly repaired in past.	Enhance – Remove poor quality repairs, carry out conservation brick and plaster repairs. Install simple timber surround.

Room 01-E-03 / FR01 (Front Room 810)



(Left) 1991 RCHM photograph



Existing after structural repairs and reinstatement of front windows


(Left) existing showing door head and ceiling after structural repairs
(centre) wallpaper on fireplace wall


(Right) Typical extent of repairs

Walls	Medium (C19 & C20 alterations)	Fragmentary survival of C19 hessian lining and battening. Earlier finishes substantially lost. Front (west) wall much altered for rebuilt window openings. (As above) Structural cracking above door arch.	Carry out conservation structural stitching above doorway (as above). Enhance - Reinstatement wall linings to North, South and East walls to match the C19 applied finishes and door lining as this respects the only phase for which there is significant evidence. Retain and repair wallpaper subject to specialist assessment.
Ceiling	Medium (C18 partial survival)	Incomplete rebuilt condition. A third of the lathes (2 loose areas) survive. No plaster. Joists have been spliced as structural repairs. No cornice survives.	Retain and repair, fixing back loose areas of lathes, making good to match and replastering like-for-like.
Floor	Medium (C18 partial)	Most floor boards remain.	Retain and repair. Small scale like-for-like repairs.

810-812 Interior First Floor continued

ELEMENT	HERITAGE SIGNIFICANCE	EXISTING CONDITION	EFFECT/ IMPACT
Door and lining	Medium (C19 altered lining and door)	Door is damaged and loose. C18 architrave altered in C19. Ironmongery C20.	Retain, repair & re-fix door. Enhance - Install C19 design ironmongery to match character of room.
Windows	Low (C21 altered replacement)	Incomplete replacement of windows and frames. Brick walling has been cut back for chamfered reveals and recesses.	Retain windows and complete with painted timber cover beads and cill boards.
Fireplace	Low (fragmentary)	Fire surround and insert are missing. Marble tiled hearth survives.	Retain and repair hearth like-for-like. Provide eared surround to follow evidence of outline with mouldings to match GR-E-04. Install cast iron insert to match.
Cupboards	Low (fragmentary)	Evidence of internal plaster & shelf positions survive.	Enhance – Provide symmetrical panelled cupboards each side of fireplace. Low - Install service riser hidden in rear of cupboards. Retain and repair wallpaper subject to specialist assessment.

Room 01-E-04 (Rear Room 810)



Walls	High (C18) and Medium (C19 Altered)	Variable condition. Stair partition (as above) cracked. External (East) wall water damaged and missing plaster. Brickwork stitched and partly rebuilt around door opening.	Retain and repair panelling like-for-like. Plaster external wall and make good missing patches of plaster on masonry walls, like-for-like in lime plaster.
Ceiling	Medium (C18 partial survival)	Two-thirds of the lathes survive. No plaster.	Retain and repair, fixing back loose areas of lathes, making good to match and replastering like-for-like.
Floor	Medium (C18 partial)	Most floor boards remain. Rotted board ends adjacent external doorway.	Retain and repair. Small scale like-for-like repairs.

810-812 Interior First Floor continued

ELEMENT	HERITAGE SIGNIFICANCE	EXISTING CONDITION	EFFECT/ IMPACT
Door and lining	High (C18) to staircase Low (C20) external doors	Leading edge of stair door broken. Incomplete replacement of external doors.	Retain and scarf in joinery repair to stair door. Install linings to external door.
Fireplace	Medium (C18 partial)	Fire surround is loose. Insert missing, marble hearth broken.	Retain, repair and re-fix surround. Provide new cast iron insert and repair hearth like-for-like.

810-812 Interior Second Floor

ELEMENT	HERITAGE SIGNIFICANCE	EXISTING CONDITION	EFFECT/ IMPACT
Second Floor			
Room 02-E-01 / SR03 (Stair and Landing 810)			
			
Staircase	High (C18)	Severe water damage. Staircase and supporting partition have dropped significantly. Stair treads in poor condition at bottom of flight.	Complete timber repairs like-for-like. Carry out temporary propping as necessary and repair and re-support failed timber bearings in accordance with Conservation Structural Engineer's advice. Allow to replace 5 treads and risers like-for-like. Low impact - Upgrade stair and enclosure to Fire Officer requirements using Envirograf fire resistant finishes.
Walls	High (C18) and Medium (C19 alterations)	Poor condition. Severe water damage. Boarding has split and plaster on external wall and part of south wall is missing.	Joiner repairs to infill splits in panelling. Replaster rear wall in lime plaster and make good dado to match where missing. Envirograf finish to be applied to central E-W partition and staircase to provide 60 min FR.
Ceiling	Medium (C18 partial survival)	Poor condition. Part fallen, and plaster & lathes loose, especially adjacent Room 02-E-05.	Retain and repair, fixing back loose areas with non-ferrous screws and washers and lime skimming over. Reinstate missing and defective areas of plaster lathe to match. Provide 1 coat hair lime plaster and 1 coat finishing coat over whole plaster ceiling for 60 min FR.

810-812 Interior Second Floor continued

ELEMENT	HERITAGE SIGNIFICANCE	EXISTING CONDITION	EFFECT/ IMPACT
Floor	Medium (C18 partial survival)	Variable condition of floor boards. Joists previously repaired. Water damage locally below previous water leaks.	Retain and reinstate timber boarded floor, infilling like-for-like with loose boards used from less complete rooms.
Doors and linings	High (C18) Low (C21)	Doorway to Room 02-E-04 missing part of door surround. Door loose. Panelling and plaster above reveal is missing. Doorway to Room 02-E-02 has been rebuilt with concrete lintol. No frame or door. Doorway to 02-E-05 is worn but best example of two-panel service door and architrave for template.	Retain, repair and refix door to Room 02-E-04. Carry out like-for-like joinery repairs to panelling and plaster. Reinstall C18 style ironmongery. Reinstall doorway to Room 02-E-02 (see below). Ease and carry out minor like-for-like repairs to door and ironmongery.
Room 02-E-02 / SR05 (812 Coach House wing)   <i>Rear of space looking towards landing front of space looking towards late C19 central partition</i>			
Walls	Medium (C18 altered) C19 timber board centre partition.	Plaster missing on gable and around doorway. Partition fair.	Retain and repair like-for-like exposed and painted brick finish and boarding. Moderate/Low – remove central partition to open up the internal space.
Ceiling	Low (Altered and extensively rebuilt)	Incomplete rebuilt condition. Open to underside of roof vapour barrier. Extensive previous repairs.	Retain, make good and enhance. Install breathable insulation and painted bead boarded ceiling to respect the service character of this part of the building and allow main timbers to remain visible. Lightly decorate previous replacement timbers and structural metal plates to tone in with originals.
Floor	Medium (Altered).	Longstanding water damage. Part floor boards, part ply sheet. Water damage, rot and beetle evidence along edges and below valley.	Enhance – Install timber floor boards like-for-like consistently across the floor.

810-812 Interior Second Floor continued

ELEMENT	HERITAGE SIGNIFICANCE	EXISTING CONDITION	EFFECT/ IMPACT
Doorways	Medium (C19) Low (C20)	Fair condition boarded door in partition. Split panel and missing door knob. Doorway to Room 02-E-01 has been rebuilt with concrete lintol. No frame or door.	Retain. Joiner to ease door and fill crack in upper panel. Provide C19 style ironmongery. Enhance – reinstate like-for-like doorway and door into existing re-formed doorway. Amendment – omit restoration of door. Restore panelling as above including panelled reveals so door could later be reinstated.
Dormer Window	Low (C20)	Incomplete rebuilt condition. Open to underside of roof vapour barrier.	Retain, make good and enhance. Install breathable insulation and painted bead boarded ceiling. Install simple painted timber cover beads to edges.
Room 02-E-03 / SR02 (812 rear room)  Looking towards infilled opening (C19 wallpaper)			
Walls	Medium (Altered C18) C19 timber board central partition.	Plaster missing on gable and around doorway. Partition fair.	Retain and repair like-for-like exposed and painted brick finish and boarding.
Ceiling	Low (Altered and extensively rebuilt)	Incomplete rebuilt condition. Open to underside of roof vapour barrier. Extensive previous repairs.	Retain, make good and enhance. Install breathable insulation and painted bead boarded ceiling to respect the service character of this part of the building and allow main timbers to remain visible. Lightly decorate previous replacement timbers and structural metal plates to tone in with originals.

810-812 Interior Second Floor continued

ELEMENT	HERITAGE SIGNIFICANCE	EXISTING CONDITION	EFFECT/ IMPACT
Floor	Medium (Altered).	Longstanding water damage. Part floor boards, part ply sheet. Water damage, rot and beetle evidence along edges and below valley.	Enhance – Install timber floor boards like-for-like consistently across the floor.
Doorways	Medium (C19) Blocked opening c1900	(as above) Fair condition boarded door in partition. Split panel and missing door knob. Blocked doorway to Room 02-E-04. Poorly constructed timber boarded infill, partly covered in wallpaper.	Retain. Joiner to ease door and fill crack in upper panel. Provide C19 style ironmongery. Low – reinstate opening and relocate best example of c1900 wallpaper on board in position to be agreed. Amendment to retain the infill.
Dormer Window	Low (C20)	Incomplete rebuilt condition. Open to underside of roof vapour barrier.	Retain, make good and enhance. Install breathable insulation and painted bead boarded ceiling. Install simple painted timber cover beads to edges.
Room 02-E-04 / SR01 (810 front room)			
 (Left) 1991 RCHM record photograph showing panelling hidden behind former C19 decorative scheme (centre & right) Existing after previous structural works completed. Graffiti on the panelling.			
Walls	Medium (Altered C18 and C21) High/Medium (C19 pencil graffiti previously behind hessian)	Plaster missing on most walls. Recent structural stitching on East & West walls. Partial water damaged panelling and cupboards on fireplace wall.	Retain and repair like-for-like exposed and painted brick finish and boarding. Provide like-for-like skirting board to the three walls where missing. (Cupboards see below) Retain and protect graffiti so it remains visible. Scheme to be agreed subject to specialist advice.
Ceiling	Medium (C18 partial survival)	Incomplete rebuilt condition. Less than a quarter of lathes survive. No plaster. Joists have been spliced as structural repairs. A section of water damaged cornice survives along west wall.	Retain and repair, fixing back loose areas of lathes and cornice, making good to match and re-plastering like-for-like.

810-812 Interior Second Floor continued

ELEMENT	HERITAGE SIGNIFICANCE	EXISTING CONDITION	EFFECT/ IMPACT
Floor	Medium (Altered).	Longstanding water damage. Most of floor boards survive, rotted near outer wall.	Retain and repair boards like-for-like.
Doorways	Medium (partial C18) Blocked opening c1900	(See above) Doorway to Landing 02-E-01 missing part of door surround. Door loose. Panelling and plaster above reveal is missing. (As above) Blocked doorway to Room 02-E-03. Poorly constructed timber boarded infill, partly covered in wallpaper.	(See above) Retain, repair and re-fix door and surround. Provide C19 style ironmongery. Low – reinstate opening and relocate best example of c1900 wallpaper on board in position to be agreed.
Windows	Low (C21 altered replacement)	Incomplete replacement of windows and frames. Brick walling has been cut back for chamfered reveals and recesses.	Retain windows and complete with painted timber cover beads, cill and seat boards.
Fireplace	Medium (Fragmentary, loose surround).	Firesurround is timber in two pieces. Insert is missing and brickwork is loose.	Enhance – Joinery repair and re-fix surround. Provide cast iron insert.
Cupboards	Medium (C18 partial)	Water damaged. One door loose and broken. Some shelves missing. No ironmongery.	Retain and Enhance – repair door and re-fix. Install simple ironmongery in C18 style. Amendment: Extend service risers within cupboards to this level.

Room 02-E-05 / SR02 (810 rear room)



Stair partition



Fireplace and cupboard



structural stitching and door

Walls	Medium (Altered C18)	Plaster missing on south wall and around recent structural stitching on central wall. Partition adjacent staircase is water damaged, cracked and has dropped.	Repair and re-support partition as above. Retain and repair like-for-like plaster, exposed brick finish and boarding. Provide like-for-like skirting board to the two walls where missing.
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810-812 Interior Second Floor continued

ELEMENT	HERITAGE SIGNIFICANCE	EXISTING CONDITION	EFFECT/ IMPACT
Ceiling	Medium (C18 partial survival)	Incomplete rebuilt condition. Fragmentary lathes and section of water damaged cornice.	Retain and repair, fixing back loose areas of lathes and cornice, making good to match and replastering like-for-like.
Floor	Medium (Altered).	Longstanding water damage. Partly covered. Floor boards survive near central wall.	Retain and repair boards like-for-like.
Doorway	Medium (damaged C18)	(See above) Doorway to Landing 02-E-01 is worn but best example of a two-panel service door.	(See above) Ease and carry out minor like-for-like repairs to door and ironmongery.
Window	Low (C21 replacement)	Incomplete replacement of window and frame.	Retain window and complete with painted timber cover beads and cill.
Fireplace	Medium (Fragmentary, loose surround).	Loose painted timber surround. Insert is missing and brickwork is loose.	Enhance – Joinery repair and re-fix surround. Provide cast iron insert.
Cupboard	Medium (C19)	Water damaged and door jammed.	Retain and repair – Ease to open. Carry out minor joinery repairs like-for-like.

810-812 Interior Third Floor

Third Floor			
Room 03-E-01 (Stair & Landing 810 now a single room with rear attic room)			
 <i>Looking towards stair and fragment of boarded partition.</i> <i>The structural works of c2007-9 including ceiling and dormer are unpainted.</i>			
Staircase and balustrade	Medium (C18 partial)	Missing handrail and dado.	Retain - complete timber repairs including reinstatement of handrail and dado like-for-like. Upgrade stair and enclosure to Fire Officer requirements using Envirograf fire resistant finishes.
Walls	Medium (C18 and C19 altered)	Missing most of partition forming stair enclosure. Vandalism damage to remainder. Plaster missing at ceiling level of South wall and most of other brick walls. Recent structural ties.	Enhance – Repair joinery of timber boarded partition, reinstate remainder like-for-like and re-hang door. Low impact - Upgrade partition and door to Fire Officer requirements using Envirograf fire resistant finishes and by lining the room side with partition and matching boards.

Proposed partition position amended			Repair - Consolidate loose areas remaining plaster with lime. Low - Amendment: Locate proposed partition in revised position so that both rooms are accessible from the stair and landing.
ELEMENT	HERITAGE SIGNIFICANCE	EXISTING CONDITION	EFFECT/ IMPACT
Ceiling	Low (Altered and extensively rebuilt)	Incomplete rebuilt condition. Open to underside of roof vapour barrier. Extensive previous repairs.	Retain, make good and enhance. Install breathable insulation and boarded ceiling to respect the service character of this part of the building and allow main timbers to remain visible. Lightly decorate previous replacement timbers and structural metal plates to tone in with originals.
Floor	Low (C20)	Temporary board finish.	Enhance – Install timber floor.
Doors	Low (partial)	(As above) doorway to stair partition missing, door loose. Doorway to 03-E-02 has brick reveals and no door.	Enhance – reinstate door and partition to landing. Retain doorway to 03-E-02 as is.
Dormer Window	Low (C20)	Incomplete rebuilt condition. Open to underside of roof vapour barrier.	Retain, make good and enhance. Install breathable insulation and painted bead boarded ceiling. Install simple painted timber cover beads to edges.

Room 03-E-02 / TR01 (810 front attic room)



*The structural works of c2007-9 including ceiling and dormer are unpainted.
(The pink fabric was part of a public art installation held in the building).*

Walls	Medium (C18 altered)	Plaster survives on North and South walls. Missing elsewhere.	Repair - Consolidate loose areas of remaining plaster with lime.
Ceiling	Low (Altered and extensively rebuilt)	Incomplete rebuilt condition. No plaster survives.	Retain, complete repairs like-for-like and provide a ceiling leaving primary roof timbers exposed to view as they originally were. (Finish to be confirmed to suit the historic service character of this area).
Floor	Medium (C18 and C19 partial. Low (C20)	Partial timber boards. Remainder temporary board finish.	Reuse boards if necessary to make good more significant areas of the building. Install new timber floor across the whole room for consistency.

Amended 15 November 2022.

10 DESIGN

The design principles are to:

- Retain, repair and restore the highly significant original 18th Century spaces including the entrance and hallways, staircase and main reception rooms. Extend their architectural design where necessary, replacing missing, incomplete, fire damaged or rotted elements to match the existing detailing and methods, in order to appreciate the consistency of the original architectural design and the character of these original spaces.
 - Where there is no extant evidence of the original design and the spaces have a consistent moderately significant 19th Century character, retain and restore to this, to avoid speculation.
 - Where changes have been more extensive during the 20th Century and the spaces are of lesser architectural interest, such as in bathroom, kitchen, service, workshop and attic areas, retain and repair the surviving fabric of high or moderate significance, the evidence of social changes and the textures and layering of history and decorative fashions over time.
 - Carry out like-for-like conservation repairs, upgrading and support of structural elements such as the stairs and floors, where necessary for the longevity of the building and its continued use.
 - Upgrade the building sensitively where insulation and fire resistance are required, to comply with Building Regulations and other current applicable regulations, to provide the optimum viable use for the building.
 - Provide accessible use of the building where optimum and practical, to include access between both ground floors, located to use existing openings or affect most altered areas.
 - Provide servicing and toilet areas within the extension and within the most altered and least sensitive parts of the building.
 - Provide an extension to the rear of the service wing on each unit, where it is least noticeable and the structure and design is most altered, and where there was a previous extension. The extension is to be glazed and lightweight in character, and only single storey, to distinguish it from the original building, to provide full access and use of the rear landscaping and to allow unobstructed appreciation of the original main rear elevation.
- 5.03 The proposals provide as light an intervention as possible, enabling the building to revert to its original residential use in future, and enhance the highly significant C18 building and its highly significant historic context and setting.

11 CONCLUSION

5. IMPACT OF PROPOSALS

5.01 Some of the identified heritage benefits of the proposed scheme include:

- The enhancement of the use, viability, appearance, features and decoration of the key heritage buildings at Northumberland Terrace.
- The regeneration of one of the most important groups of historic buildings in Tottenham, at the core of the Conservation Area.
- Investing in the repair works necessary to remove Number 810 from the Buildings At Risk List, and providing a catalyst for the regeneration of the historic buildings and area.

5.02 The works will continue to preserve, restore and refurbish the many superb and beautiful internal features of the buildings and provide a viable low-key publicly accessible use for the future.

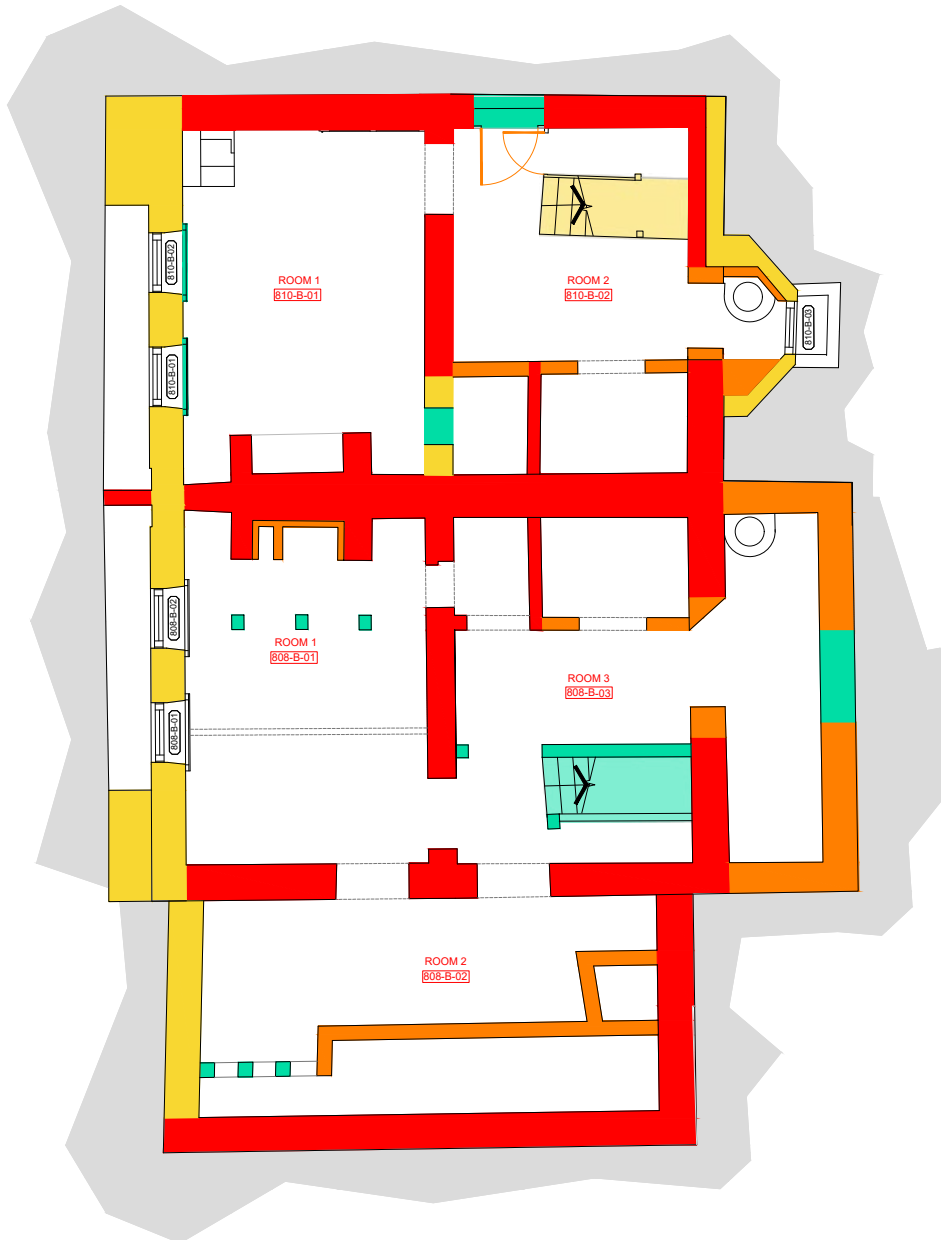
5.03 Where there is any intervention in the historic fabric, it is informed by research and evidence and is the minimum necessary to preserve the integrity of the structure, to achieve the overall objectives of providing the least damaging use for the building.

5.04 Replacements of previous extensions are of high quality design following previously supported design principles for works approved at Percy House and Numbers 810-812 High Road, to be carried out more sensitively than previous additions to these buildings and designed to be subservient to the heritage assets.

5.05 Should it be concluded that there is harm, this would be of a low less than substantial level, and is outweighed by the heritage benefits.

A APPENDIX

NOS. 808-810/812 HIGH ROAD BASEMENT PLAN



KEY

- CIRCA 1715 - HIGH SIGNIFICANCE
- EARLY C19 - MEDIUM SIGNIFICANCE
- LATE C19 - MEDIUM SIGNIFICANCE
- C2000 RECONSTRUCTION - LOW SIGNIFICANCE
- LATE C20/EARLY C21 - NO SIGNIFICANCE
- CIRCA 2000 RESTORATION
- MODERN FABRIC - NO SIGNIFICANCE



Not to scale

A APPENDIX

NOS. 808-810/812 HIGH ROAD GROUND FLOOR PLAN



KEY

- Circa 1715 - High Significance
- Early C19 - Medium Significance
- Late C19 - Medium Significance
- C2000 Reconstruction - Low Significance
- Late C20/Early C21 - No Significance
- Circa 2000 Restoration
- Modern Fabric - No Significance



Not to scale

NOS. 808-810/812 HIGH ROAD FIRST FLOOR PLAN



KEY

- CIRCA 1715 - HIGH SIGNIFICANCE
- EARLY C19 - MEDIUM SIGNIFICANCE
- LATE C19 - MEDIUM SIGNIFICANCE
- C2000 RECONSTRUCTION - LOW SIGNIFICANCE
- LATE C20/EARLY C21 - NO SIGNIFICANCE
- CIRCA 2000 RESTORATION
- MODERN FABRIC - NO SIGNIFICANCE



Not to scale

NOS. 808-810/812 HIGH ROAD SECOND FLOOR PLAN



KEY

- CIRCA 1715 - HIGH SIGNIFICANCE
- EARLY C19 - MEDIUM SIGNIFICANCE
- LATE C19 - MEDIUM SIGNIFICANCE
- C2000 RECONSTRUCTION - LOW SIGNIFICANCE
- LATE C20/EARLY C21 - NO SIGNIFICANCE
- CIRCA 2000 RESTORATION
- MODERN FABRIC - NO SIGNIFICANCE



Not to scale

NOS. 808-810/812 HIGH ROAD THIRD FLOOR PLAN



KEY

- CIRCA 1715 - HIGH SIGNIFICANCE
- EARLY C19 - MEDIUM SIGNIFICANCE
- LATE C19 - MEDIUM SIGNIFICANCE
- C2000 RECONSTRUCTION - LOW SIGNIFICANCE
- LATE C20/EARLY C21 - NO SIGNIFICANCE
- CIRCA 2000 RESTORATION
- MODERN FABRIC - NO SIGNIFICANCE

Not to scale