

Heritage Design & Access Statement – ‘Hillside’ 51 Jacksons Lane London N6 5SR

This Heritage Design & Access Statement has been produced to support an application for Listed Building Consent to assess both the potential for impacts and the degree of any impacts to the significance of the identified assets.

The Site is triangular in shape, bounded by Jacksons Lane to the North, residential properties to the East and Southwood Lawn Road to the South. This is shown in Drgs 19111/12 & 15.

The site slopes down to the North but is at an average elevation of approximately 123m Above Ordnance Datum.

The Works required are described in the separate ‘Investigation Works Statement’ – comprising investigations by coring through the existing basement masonry walls to identify voids in the brickwork and the subsoil in front of the external wall caused by flooding into the basement from collapses in the Thames Water Foul and Surface Water sewers. These run parallel with the wall and at a similar depth below ground level as the affected basement floor.

Access to the site is from the pavement of Jacksons Lane and through the property into the basement. Jacksons Lane roadway is currently closed while Thames Water carry out repair works to their two sewers, tunnelling up the road from a shaft.

The investigation works are required to be carried-out from the basement in the Grade II Listed part of the property, the part affected by the sewer flooding. The location of the property is within the Haringey London Borough Council’s Local Plan which runs alongside The London Plan 2021 and requires proposals to conserve heritage assets and their settings by being sympathetic to the assets’ significance and appreciation within their surroundings.

The proposed works comply with the Local Plan Development Management and the Highgate Neighbourhood Plan (2017) adopted by the Council as they are contained entirely below ground and will not obstruct or affect any key views.

The property is also within the Highgate Conservation Area, designated in December 1967. Since the proposed works are contained below ground, they will not impact on the Conservation Area through visual changes.

Historic Development of Highgate:

Highgate settlement developed during the medieval period following a population increase in London. The settlement was located within the diocese of the Bishop of London who had an estate in Highgate. (Highgate Council 2013 & 2013a)

A medieval deer park was established Northwest of the Hamlet by the Bishop who owned the land until the late C19. The area may be named from the Gate to the Toll Road that was opened in 1386 at the top of a hill, and thus known as High Gate (Highgate Council 2013 & 2013a)

The area became popular in the C16 & C17 when wealthy people built country houses around the main North road and this continued into the C18 (Highgate Council 2013 & 2013a)

Highgate expanded with the arrival of the railway in 1867 but a number of large villas and their grounds have since been replaced by more modern housing , although the area retains much of its’ original C17 & C18 layout and design (Highgate Council 2013 & 2013a)

The Property: 'Hillside' (Grade II Listed Building 1079214)

It is judged that this building is of 'Medium Importance'

'Hillside', the building at 51 Jackson Lane is Listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its' special architectural or historic interest. It has a large garden and is an example of an C18 large detached country retreat. It was first Listed on 10th May 1974.

The property comprises different builds. The Southernmost section at the highest elevation in Jacksons Lane is Listed Grade II C18, constructed in dark red brick with shallow pitched slated roof, three storeys in height with two windows fronting onto Jacksons Lane, and is the part of the property affected in the basement by the sewer flooding.

The North part is two storeys, early to mid C19 in stock brickwork, five windows overlooking Jacksons Lane, including a timber oriel bay over the main entrance door which features two long panels, glazed with flanking pilasters.

The Northern-most part of the property comprises of a stuccoed Coach-House extension.

The described investigation works are necessary to assess the damage that has occurred due to the flooding causing voids in the subsoil and in the masonry in the Listed basement and will lead to a specification of repair works to the masonry to ensure the integrity of the fabric of the property is restored and maintained into the future.