

Flat C, 32-34 Highgate High Street, London N6 5JG

Structural Assessment Report

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1.0 INTRODUCTION

- 1.1 We have been appointed by Anton Bielecki to provide structural engineering advice in connection with Flat C at 32-34 Highgate High Street, a 2nd floor (top floor) flat within Grade II listed terraced property within the Highgate Conservation Area.
- 1.2 The owner of the flat, who is our client, intends to alter the internal layout which will involve forming door openings through selected walls, removing a partition wall, forming openings in the roof structure to accommodate rooflights and widening one of the rear dormer windows.
- 1.3 Following our client's engagement with the London Borough of Haringey they advised that a structural assessment should be carried out by a Conservation Accredited Engineer (CARE) to assess the proposals and confirm they can be implemented without undue loss or damage of significant historic structure.
- 1.4 This report is intended solely for the use of our client and no liability can be accepted on our part for its use by any third party. It details our observations and recommendations following detailed inspection of relevant parts of the flat and has been taken far enough to satisfy the requirements of our brief but of necessity has not been exhaustive, consequently we are unable to report on areas beyond our appointment.

2.0 CONTEXT, CONSTRUCTION & PROPOSALS

- 2.1 Flat C at 32-34 Highgate High Street is a lateral flat within the mansard roof space at the 2nd (top) floor of a three storey building within a terrace of similar buildings which are Grade II listed for their group value (see Photograph 1). The lateral flat occupies a single level spread over the footprint of two adjoining terraces (Nos. 32 and 34) via door openings formed through the original party wall between the properties.
- 2.2 The listing describes the property as 18th century however this probably refers to the date of alteration (reconstruction of the front elevation, alteration of the roof structure etc.) of an earlier building of which remnants may still survive in some areas. The unusual form of the roof in particular indicates that the original frontage of the property was located some distance behind the current frontage, the current brickwork elevation having been added to 'beautify' the unfashionable and uneven original elevation.
- 2.3 The original construction would have been of a traditional form, probably timber framed, however the easily visible areas now comprise solid brickwork front, rear and party walls plus timber stud internal walls supporting timber joist floors and a multi-pitched timber roof clad with slate tiles.

- 2.4 Subsequent alterations carried out during the 20th century, perhaps undertaken to form the lateral flat, created door openings in the party walls, removed some of the internal loadbearing walls and replaced them with steel beams supported on the brickwork party walls, aided in some areas by steel columns (e.g. at Ground floor). A layout of the flat in 1987 is provided in Appendix A.
- 2.5 Structural works in the mid-1980s removed the chimney breasts at 2nd floor together with the chimney stacks above, and also made other minor alterations. A current layout of the flat is provided in Appendix B and a description of the flat can be found in the recent Design & Access Statement and Heritage Statement.
- 2.6 Our client has proposed making alterations which will involve forming door openings through selected walls, removing a partition wall, forming openings in the roof structure to accommodate rooflights and widening one of the rear dormer windows. These proposals are illustrated in Appendix C.



Photograph 1: Aerial view with Flat 32C highlighted

3.0 INSPECTION & ASSESSMENT

3.1 I carried out an inspection of all relevant and feasibly accessible areas of Flat C on 20th February 2023. My inspection was supplemented by intrusive investigations in selected areas involving the temporary removal of wall and floor finishes to expose the structure beyond for inspection and assessment. The weather was cold, dry and sunny at the time of my inspection.

3.2 Throughout the following sections reference should be made to the drawings provided in Appendices B and C together with the photograph key plan therein for ease of reference.

3.3 Proposed doorway through wall between proposed Living Room & Closet

3.3.1 Finishes were removed to the full extent of the proposed door opening through the wall between the proposed Living Room & Closet (see Photographs 2 to 4).



Photograph 2: Removed finishes at proposed doorway



Photograph 3: Removed finishes at proposed doorway



Photograph 4: Removed finishes at proposed doorway

- 3.3.2 The opening up work was preceded by pilot opening up works in a small area to ensure existing fabric would not be harmed, and to minimise disruption finishes were removed on side of the wall only.
- 3.3.3 The exposed masonry comprises a mixture of 20th century bricks at the lower part of the wall overlaid by re-used late-18th or early-19th century bricks topped by aerated concrete blocks, all laid in strong and stiff cementitious mortar. A mass concrete padstone supporting the bearings of the steel beams supporting the roof is located to one side of the proposed door opening. Aside from the small area of re-used older brickwork all the masonry at the proposed doorway dates from the modern era and has no historic significance.
- 3.3.4 To form the new doorway the masonry above will be temporarily propped and a new precast prestressed concrete lintel installed which will bear on the remaining masonry on each side. A small portion of the existing mass concrete padstone will be carefully cut back but this will have no negative consequences on the ability of the remainder to function satisfactorily.



Photograph 5: Floor and wall structure at foot of proposed doorway

- 3.3.5 Removal of a small area of floor finishes at the foot of the proposed door opening revealed late-18th or early-19th century brickwork below floor level (see Photograph 5). The floor is of modern construction in this area with no trace of historic fabric (see Photographs 5 & 6).



Photograph 6: Floor structure at foot of proposed doorway

3.4 Proposed doorways through wall between proposed Living Room & Hall

- 3.4.1 Finishes were removed in a small area near the head of the wall between the proposed Living Room & Hall to determine the nature and arrangement of the wall structure (see Photographs 7 & 8). Finishes were removed on side of the wall only to minimise disruption.
- 3.4.2 The exposed structure comprises a modern steel beam supporting the roof, the beam spanning between the brickwork party walls and most likely bearing on mass concrete padstones similar to that seen in the exposed party wall. A timber stud wall is located beneath and no load transfer is apparent between the two, therefore the wall can be reliably considered non-loadbearing.
- 3.4.3 All of the fabric in this area dates from the late-20th century and has no historic significance.



Photograph 7: Removed finishes at head of proposed doorway



Photograph 8: Removed finishes at head of proposed doorway

3.5 Proposed removal of wall between existing Bed ii) and Family Bathroom

- 3.5.1 Finishes were removed in a small area near the middle of the wall between the existing Bed ii) and the Family Bathroom to determine the nature and arrangement of the wall structure (see Photographs 9 & 10). Finishes were removed on side of the wall only to minimise disruption.
- 3.5.2 The exposed structure comprises modern timber studwork onto which no structure can be seen to bear. This includes the steel beam situated beneath the valley gutter near the front elevation which passes through the wall and bears only on the brickwork party walls beyond.
- 3.5.3 There is no apparent load transfer into the timber stud wall and it can be reliably considered non-loadbearing.
- 3.5.4 All of the fabric in this area dates from the late-20th century and has no historic significance.



Photograph 9: Removed finishes at middle of existing wall



Photograph 10: Removed finishes at middle of existing wall

3.6 Proposed rooflights in roof pitch above proposed Living Room & Principal Bedroom

- 3.6.1 Access to the roof void above these areas was possible via a hatch in the ceiling.
- 3.6.2 The roof is of cut timber construction comprising common rafters which are half-lap jointed at the ridge and nailed or bolted to the ceiling joists (see Photographs 11 to 13). Almost all the rafters date from the 19th century and a handful date from an earlier period, however all the ceiling joists are of late-20th century construction.
- 3.6.3 The common rafters and their connections have some historic significance but the modern ceiling joists have no historic significance.
- 3.6.4 The quality of construction and the condition of the timber is generally good and amenable to careful minor alterations.
- 3.6.5 Formation of the new rooflights through the inner roof pitch above the proposed Living Room & Principal Bedroom will require curtailment of several common rafters. These will be carefully trimmed around the rooflight openings, ideally re-using the removed portions of historic timber in order to maximise the retention of all fabric for a similar purpose near its original location.



Photograph 11: Roof structure



Photograph 12: Roof structure



Photograph 13: Roof structure



Photograph 14: Removed finishes at proposed dormer window



Photograph 15: Removed finishes at proposed dormer window

- 3.6.6 Formation of each rooflight will require the curtailment and local repositioning of approximately 1-2m of rafter per rooflight which will then be re-fixed between the adjacent uncut rafters in order to trim the opening for the new rooflight.
- 3.6.7 Rather than raising the ceiling joists in accordance with the drawn and submitted proposals our client has instead proposed to remove the ceiling finishes together with alternate ceiling joists in order to create the impression of greater height and space, and to ease the passage of light into the rooms below.
- 3.6.8 Removal of alternate ceiling joists will not affect the overall structural integrity of the remaining roof structure but it would be prudent to take the opportunity to enhance all existing connections between the common rafters and ceiling joists with stainless steel M12 through-bolts to guard against slippage and spread of the rafters.

3.7 Proposed widening of dormer window in proposed Bathroom

- 3.7.1 Wall finishes were removed alongside the dormer window at the rear of flat in the proposed Bathroom into which it is planned to extend the window (see Photographs 14 & 15).

- 3.7.2 The structure exposed is the base of the mansard roof and is of timber construction dating from the 19th century and contemporary with the common rafters. The timber has some historic significance.
- 3.7.3 The quality of construction and the condition of the timber is generally good and amenable to careful minor alterations. Widening the dormer window will not require the curtailment of any timbers so this proposal will not have any impact on the historic fabric.

4.0 CONCLUSIONS

- 4.1 Visual and intrusive inspection of Flat C at 32-34 Highgate High Street has confirmed the construction and historic significance of the previously obscured fabric in relevant locations, allowing a considered assessment of the proposed alterations to be made. These alterations involve forming door openings through selected walls, taking down the wall between the existing Bed ii and family Bath, forming openings in the roof structure to accommodate rooflights, adjusting the arrangement of the ceiling joists in selected rooms and widening one of the rear dormer windows.
- 4.2 Having carefully considered the alteration proposals described above following my detailed inspection I consider they can be implemented without structural harm or significant loss or damage of historic fabric provided our recommendations are implemented.
- 4.3 The approach outlined herein is in full accordance with accepted conservation principles, takes due account of the historic importance of the building and is appropriate to its construction, historic significance and current condition.
- 4.4 This report has been prepared on behalf of Conisbee by:

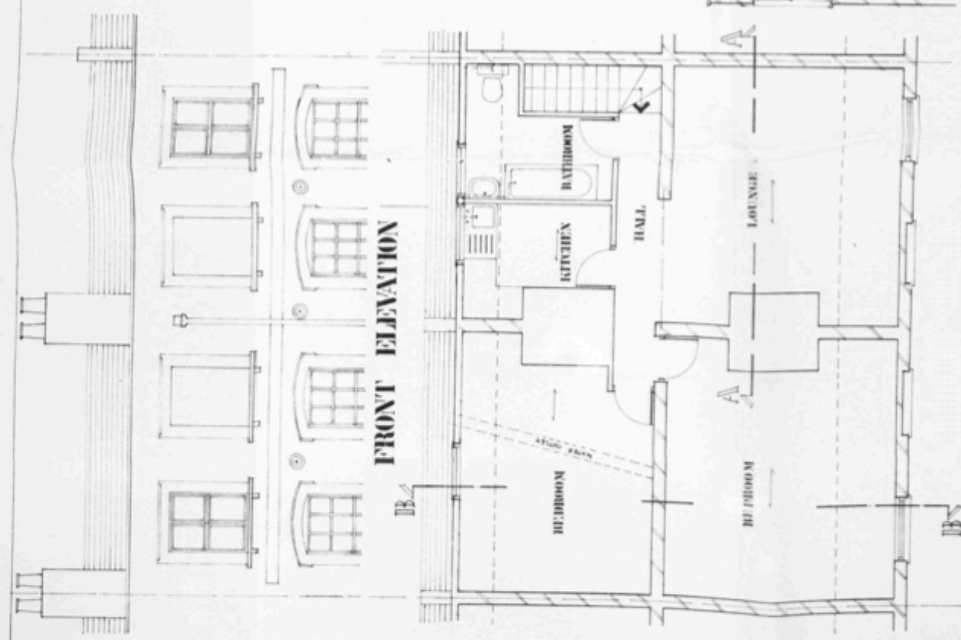


Kevin Clark BSc (Hons) PhD DIC CEng MICE FRSA Conservation Accredited Engineer (CARE)

Director & Head of Heritage Engineering

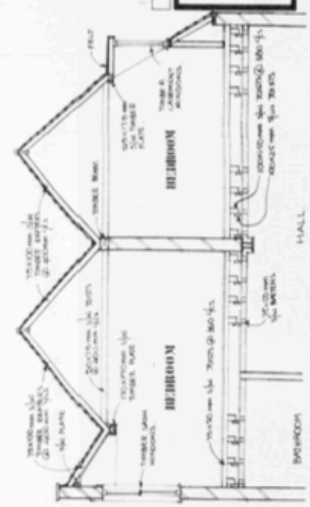
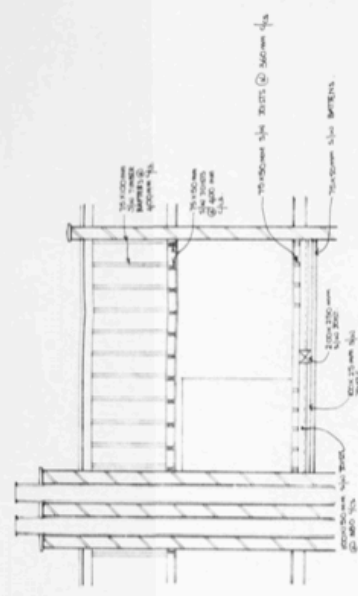
APPENDIX A

LAYOUT OF FLAT C IN 1987



FRONT ELEVATION

SECTION A-A



SECTION B-B

EXISTING SECOND FLOOR PLAN



32-34 HIGHGATE HIGH STREET N.E.
 NO. 32-34 HIGHGATE HIGH STREET
 SECOND FLOOR PLAN - 2ND FLOOR
 EXISTING PLAN ELE
 VATION & SECTIONS

NO. 32-34 HIGHGATE HIGH STREET
 HIGHGATE HILL,
 LONDON, N.E.

Scale 1:20
 Date 1925
 01

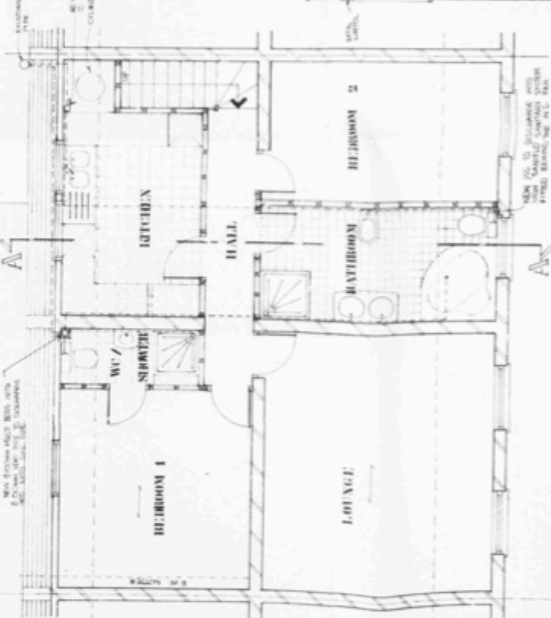
FRONT ELEVATION



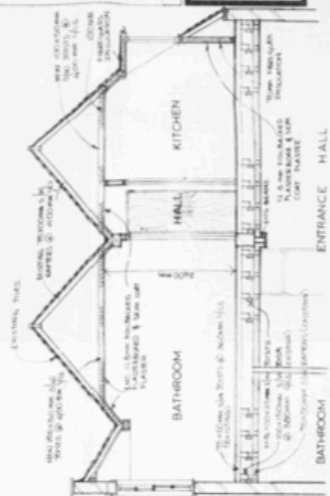
REAR ELEVATION



PROPOSED SECOND FLOOR PLAN



SECTION A-A



GENERAL NOTES

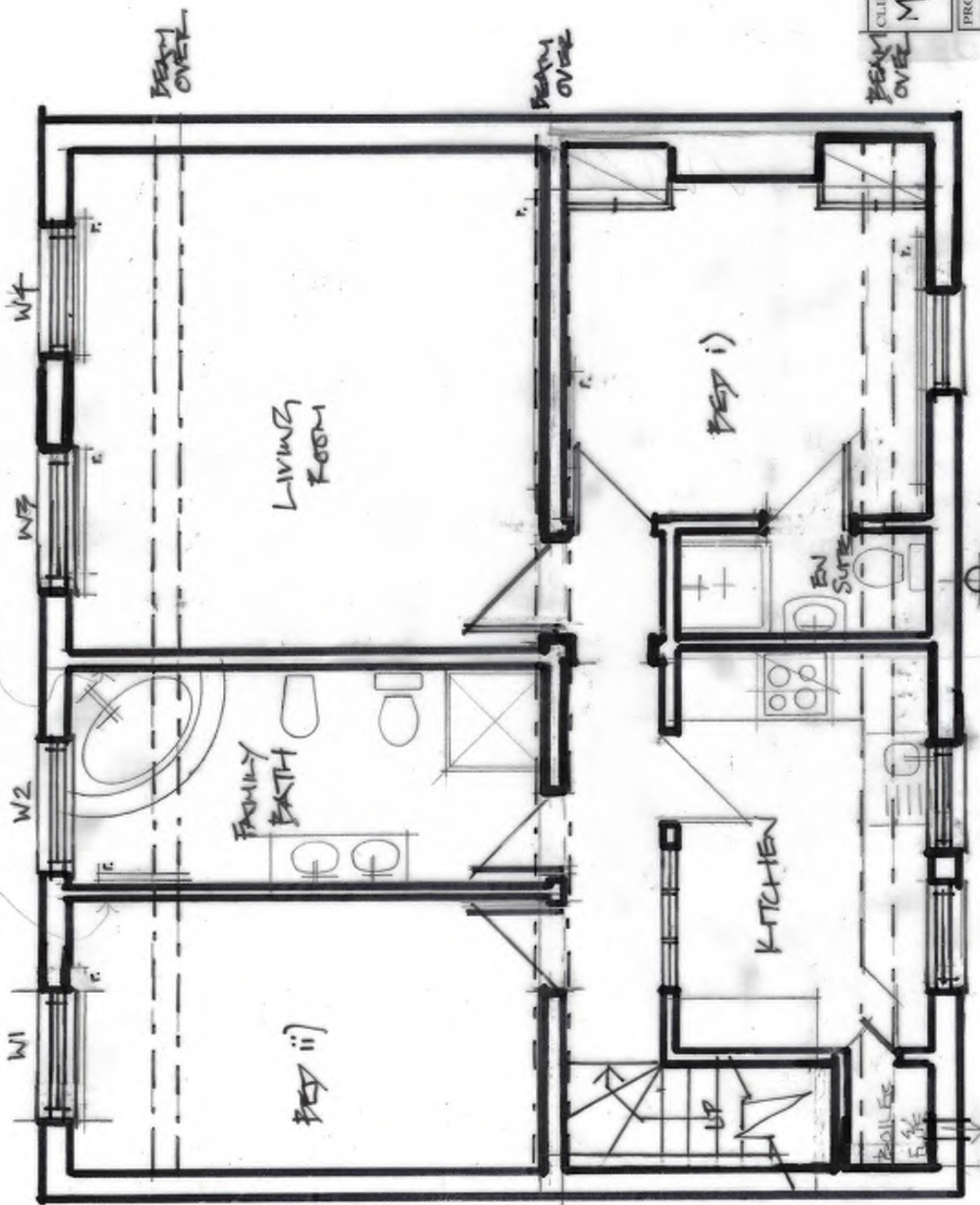
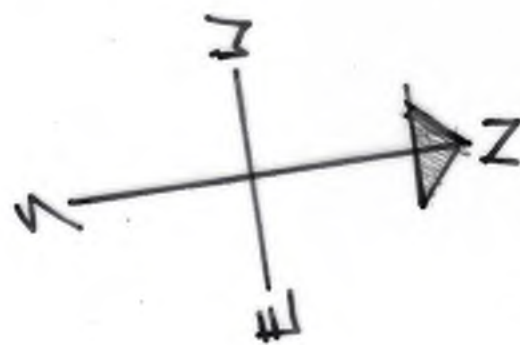
- [illegible]

APPENDIX B

LAYOUT OF FLAT C IN 2022

HIGHGATE HIGH STREET

EXISTING
W1
W2
W3
W4



* SEE ALSO LAYOUT INDICATION OF
DATE & STRUCTURE OF EXISTING
WORK. DWG. NO. 08
ALL TO BE KEPT IN CONJUNCTION WITH
CARE STRUCTURAL ENGINEER'S REPORT.

EXISTING
PLAN.

CLIENT

MR. & MRS. A. G. STELECKI

PROJECT: LONDON N6 5JG, FLAT C
32-34 HIGHGATE HIGH ST

TITLE: LAYOUT PLAN
EXISTING PLAN

DATE: 11.50.23

DRAWN BY: PB

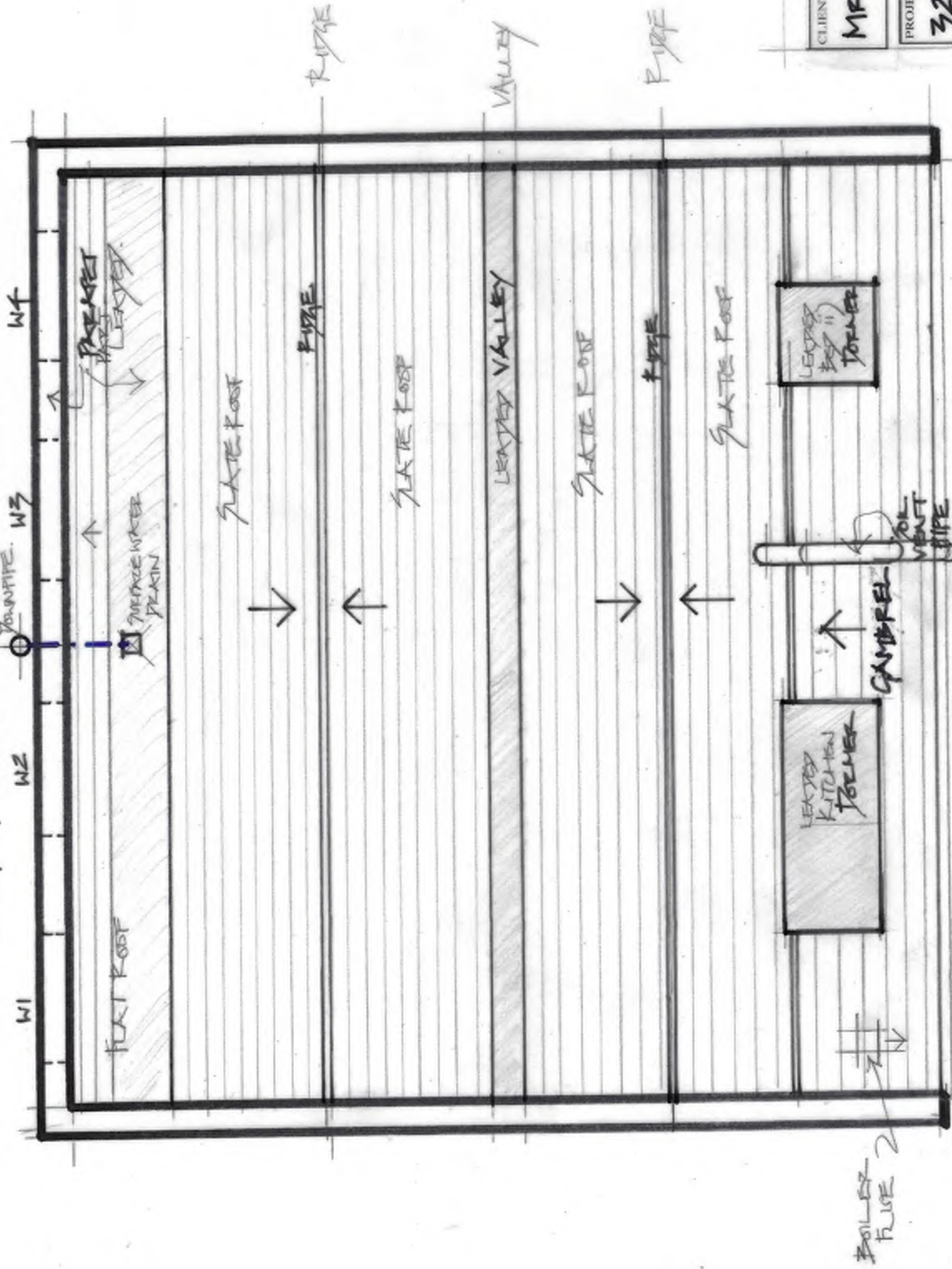
PROJECT NO. X31

DRAWING NO. 01

REVISION:

The Contractor is to check all dimensions on site and report any queries or variations. Do not scale from this drawing. The drawing is copyright.

HIGHGATE + HIGH STREET



EXISTING
ROOF PLAN

CLIENT	MR. & MRS. A. G. J. J. J. J.		
PROJECT	LONDON NG 5JG		
TITLE	32c HIGHGATE HIGH ST.		
DATE	Aug. 2022	SCALE	1" = 50' @ A3
PROJECT No.	451	DRAWN BY	PS
		DRAWING No.	05
		revision	

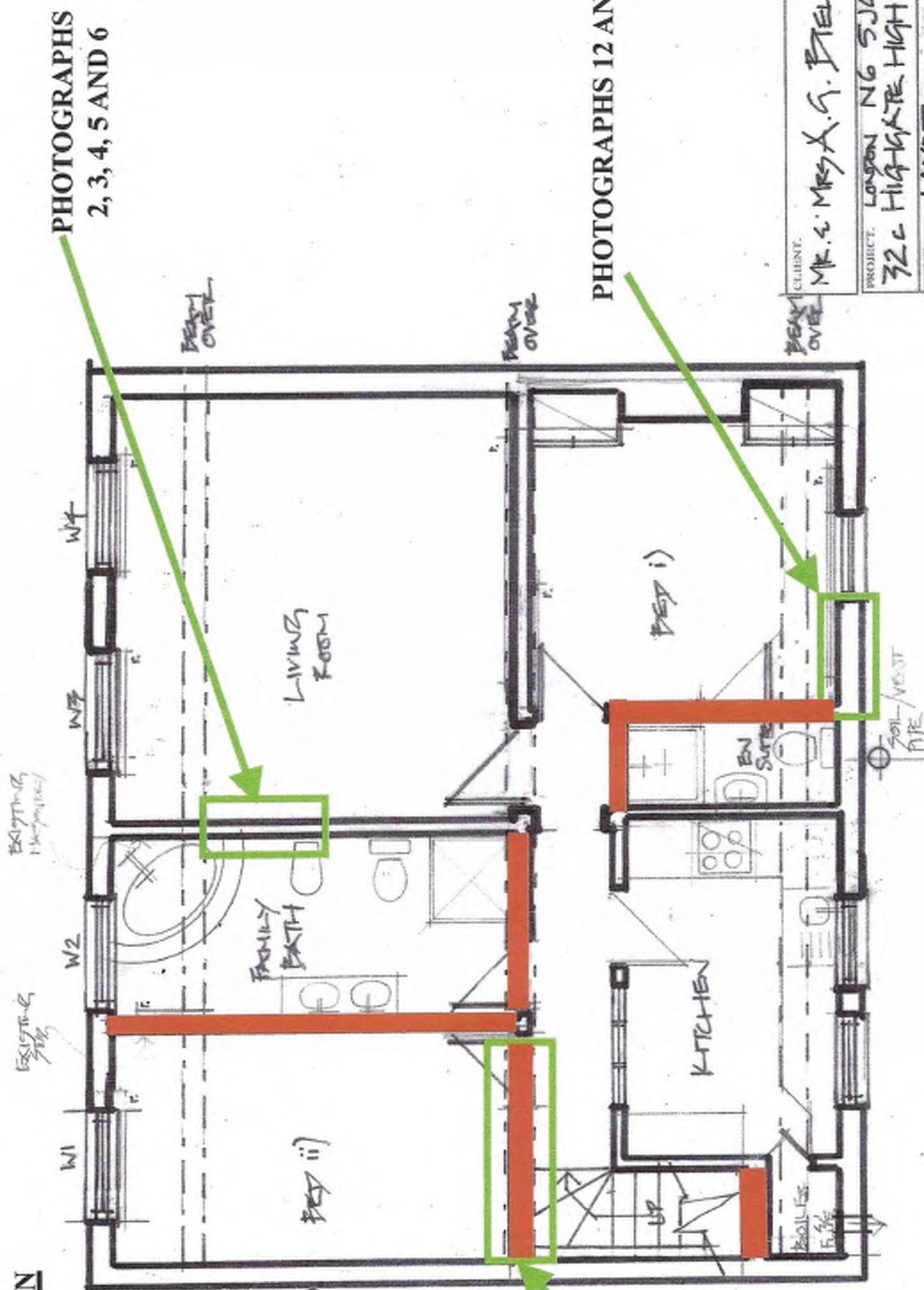
The Contractor is to check all dimensions on site and report any queries or variations. Do not scale from this drawing. The drawing is copyright.

APPENDIX C

PROPOSED LAYOUT OF FLAT C

TO BE READ IN CONJUNCTION
WITH 'CARE' STRUCTURAL
ENGINEERS REPORT

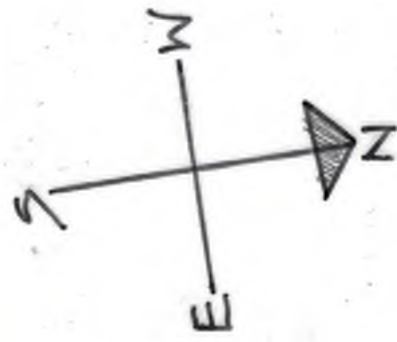
**LATE 20C
TIMBER/PLASTERBOARD
STUD WALL**



Existing
Plan.

CLIENT:	Mrs. & Mrs. A. G. Bielecki
PROJECT:	Longdon NG 5JG 32c Highgate High St
TITLE:	Existing Plan
DATE:	Aug. 2022
SCALE:	1" = 50' x 1/2"
DRAWN BY:	PB
PROJECT No.	X 1
DRAWING No.	08
revision:	

The Contractor is to check all dimensions on site and report any queries or variations. Do not scale from this drawing. The drawing is copyright.



IN STEELWORK,
FORM CHIMNEY
BREAST FOR GASK
FIRE & FLUE TO ROOF 2

APEX
TO CEILING
OVER

NEW PAVEMENT, DOORS,
PAVE 1/2 HR FR.
1300 MM WIDE

BEAM
OVER
NEW OPENING,
FIXED 1/2 HR FR GLASS
PARTITIONED
1850 H X 750 WIDE

* REMOVE EXIST.
ATTIC KILLER
HATCH OVER

EXTEND LATER
OVER STAIRS (C/F 2nd
H/HT 6 1/2'). ADD
GIRDER W LATER

VENT
FOR FRESH
AIR

1/2 HR FR BL-FOLD
DOOR TO LAUNDRY/
BOWER AREA

SOIL VENT
PIPE

EXTEND EXISTING
FORMER, CLOSURE
W/STAIN. ALU. DETAILS
TO MATCH EXISTING

REVISIONS CONT'D
C. 25 3/4" ADD PARTIES TO FORMER. REMOVE
ROOF HIGH-IT PARTITION, OPENING TO CLOSET
IN EXISTING WALL.

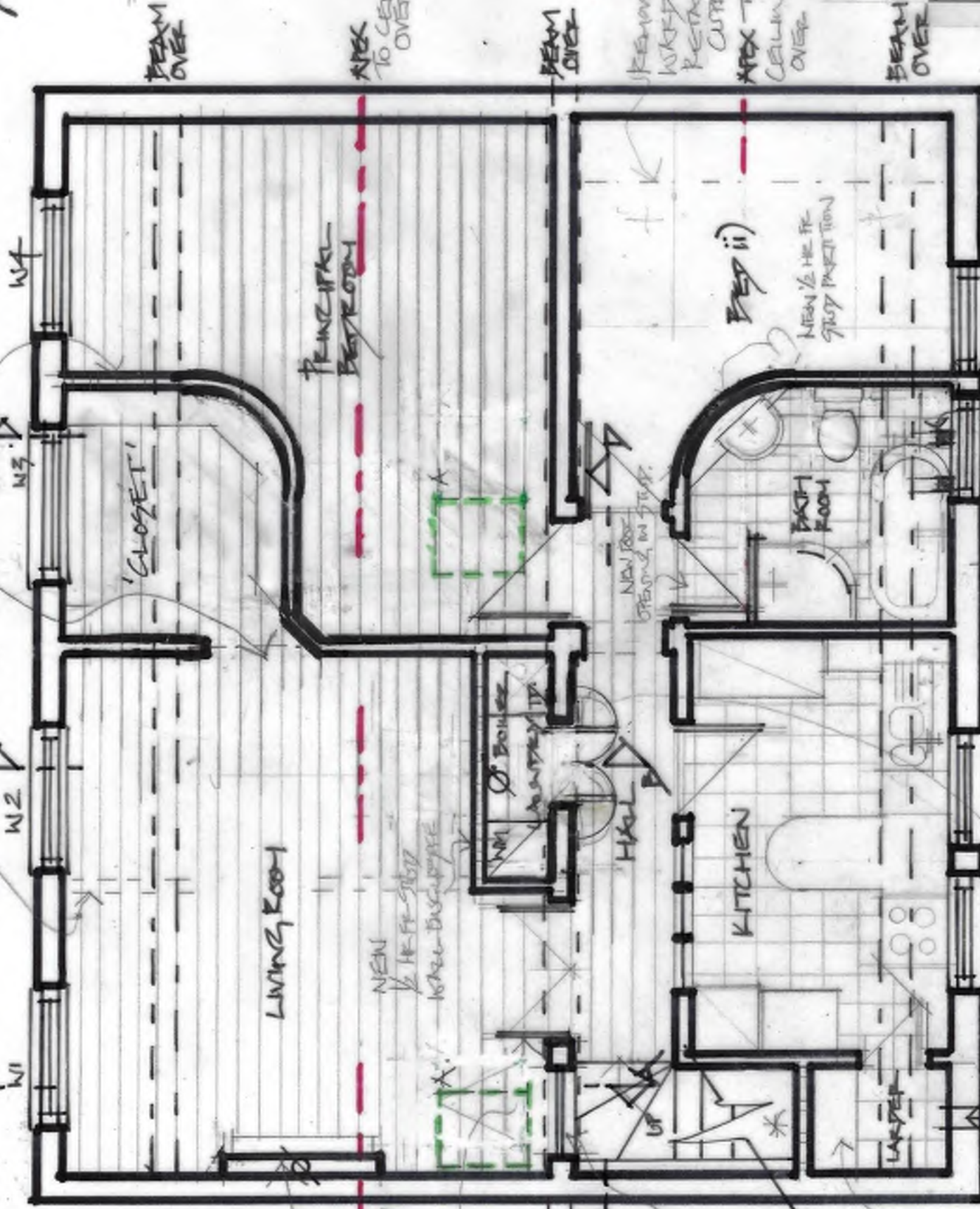
SEE PG. 15.
FOR SECTIONS A-D

* READ IN CONSTRUCTION
WITH CARE STREET. ENGINEER'S
REPORT

NEW 1/2 HR FR
GROUP PARTITIONS

NEW OPENING
TO EX. WALL
LIMITED OVER,
TO SUIT.

TRAP OUT EXISTING
GROUP PARTITION



Key

EXISTING TRIMMER
FLOORING OVER EXISTING
FLOORING. HATCHING
KITCHEN, KITCHEN OVER COULTE
EX. CHIMNEY FLOOR ONLY TO
REMAIN. REMAIN. TO REMAIN. NEW
TRIMMER / CARPET OVER

TO KITCHEN & BATHROOM
LAY SHEET VINYL

EXISTING CARPET TO REMAIN TO
BED II)

--- LINE OF APX TO CEILING
OVER

REMOVE EXISTING
WALLS & DOORS
REMAIN HIGH-IT LEVEL
CUTTINGS

APX TO
CEILING
OVER

REVISIONS:

A. JAN 2023 OMIT ROOFLIGHTS B' & C'
NO WORK TO HIGH-IT STREET WALL.
B. NEW OPENING TO #1 FLOOR BLOCK WALL. 8.3.23
C. NEW OPENING TO LAUNDRY & BATHROOM

CLIENT

MR. & MRS. A. G. BIELICKI

PROJECT: LONDON NO 53 G. H. A. C.
72-74 HIGHWAY HIGH ST.

TITLE:
PROPOSED LAYOUT PLAN

DATE: AUG. 2022
SCALE: 1:50 @ A3

DRAWN BY: PB
PROJECT NO: A31
DRAWING NO: 02

revision: C
The Contractor is to check all dimensions on site and report any queries or variations. Do not scale from this drawing. The drawing is copyright.

PROPOSED

PLAN

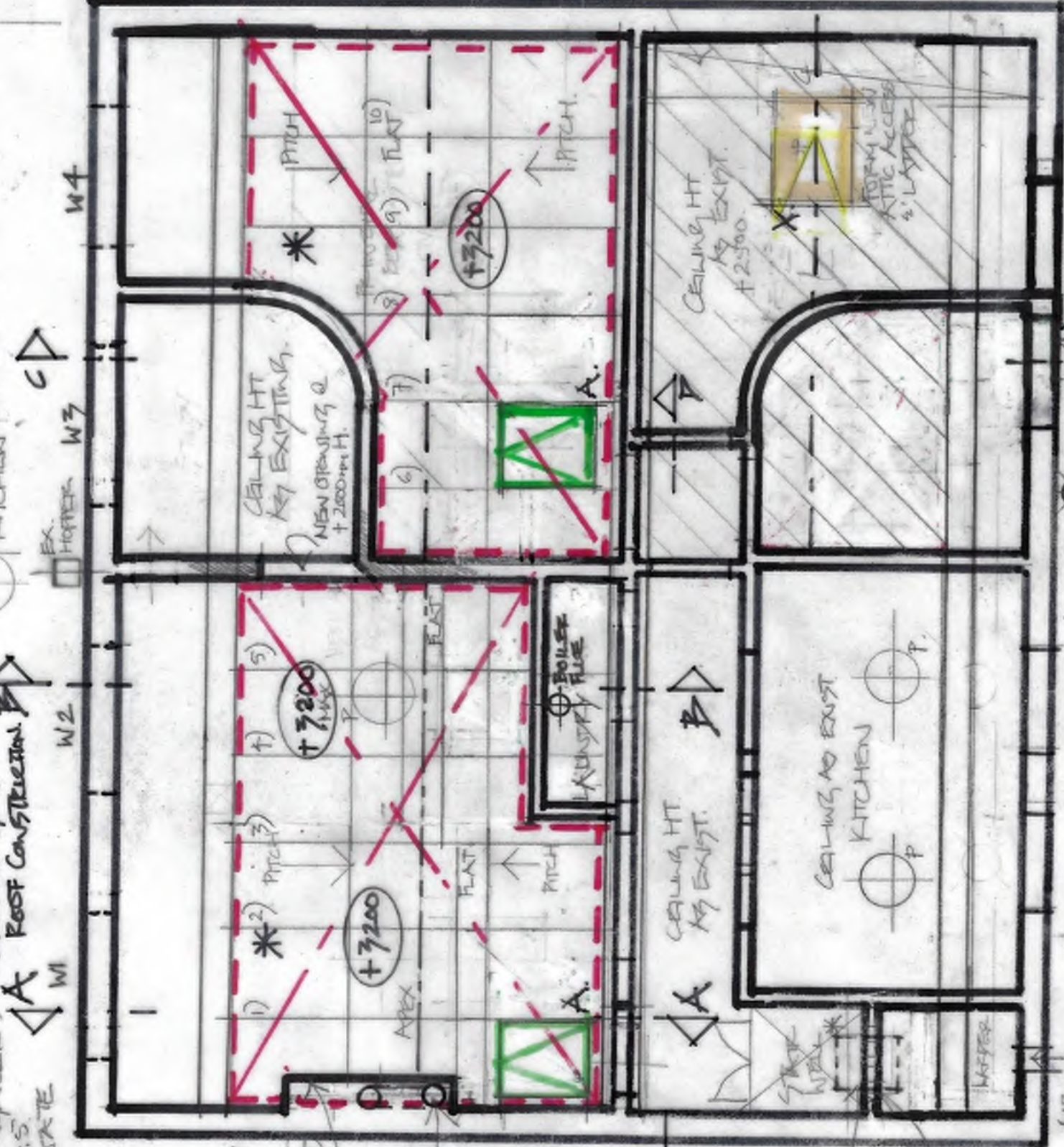
KEY

W12 WINDOWS AS EXISTING
A. CONSERVATION ROOF LIGHTING, CEMENT WINDING LID, STEEL FRAMED
A. 818 X 1169H 2 NO. GLAZES TO BE
SEE STRUCT. ENG. REPORT CONFIRMED
3.4.5 REMOVE REMOVED PORTIONS ON SITE
OF ANY HIGH TOTAL TREE
CREATE ATTIC SPACE OVER, WITH
LADDER ACCESS @ X.

NO STRUCTURAL
ALTERATIONS TO
ROOF CONSTRUCTION.
* REPORT 3.4.5
REMOVE ALTERNATE
JOISTS ONLY.
1) TO 10)

SEE SITE SET OUT, REPORT 3.4.5
- EXISTING OF STEPPING OUT EX. RASTRE-
BORED CEILING - NEW INSULATION @
RASTRE-BORED TO NEW HEIGHT CEILING.
OVER, REMOVE ALTERNATE JOISTS ONLY.
ALL NEW WORKING @ ELECTRICALS, LIGHTING,
REPAIRS TO SPEAKER JAG.

P PENDANT LIGHT OVER DINING TABLE @
KITCHEN!



Proposed Ceiling Plan

EXISTING PORTER -
NEW CEMENT TO
MATCH EXISTING.

* READ IN CONJUNCTION WITH STRUCTURAL ENGINEER'S REPORT.

1) TO 10)
- EX. JOISTS TO REMAIN.
- EXISTING JOISTS
HEIGHT - 2100mm OUT ALTERNATE
JOISTS. SEE DETAILS BY STRUCT.
ENGINEER.
- CREATE USABLE 3.4.5
STORAGE ATTIC.
- X. FORM NEW ATTIC
ACCESS WITH FIXES
LADDER 100 X 1000
JOISTS TO REMAIN
INT.
PROPOSED
OPENING @
'WINDOW'
1/2 HE FL.
TO SPEAKER
JAG.

X. FORM NEW ATTIC
ACCESS WITH FIXES
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PROPOSED
OPENING @
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1/2 HE FL.
TO SPEAKER
JAG.

NEW CEILING HEIGHT OVER
TO SUIT ROOF LIGHTING.
EX. ALTERNATE CEILING
JOISTS TO REMAIN.
FORM 2ND 4' RASTRE-BORED
JOISTY
CHIMNEY BREAST
EXISTING STRUCTURE
JOISTS HT. 2100
REMAINING.

NEW CEILING HEIGHT OVER
TO SUIT ROOF LIGHTING.
EX. ALTERNATE CEILING
JOISTS TO REMAIN.
FORM 2ND 4' RASTRE-BORED
JOISTY
CHIMNEY BREAST
EXISTING STRUCTURE
JOISTS HT. 2100
REMAINING.

NEW CEILING HEIGHT OVER
TO SUIT ROOF LIGHTING.
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JOISTY
CHIMNEY BREAST
EXISTING STRUCTURE
JOISTS HT. 2100
REMAINING.

REVISIONS: A JAN. 2023 OMIT NEW
OPENING TO HYDRAULIC PRESSURE LOSS FROM
B.C.

REV. B 8.7.23
EXISTING ALTERNATE CEILING
JOISTS TO REMAIN. KEEP
IN CONJ. WITH STRUCT.
ENGINEER'S DETAILS
C. 25.7.23 REVISED POSITION OF JOISTS

PROJECT: LONGAN NG 5JG.
72c HIGHKARE HIGH GT.

TITLE: PROPOSED CEILING PLAN

DATE: 10.05.2022

DRAWN BY: PB

PROJECT No: A91

DRAWING No: 03

REVISION: C

The Contractor is to check all dimensions on site and report any queries or variations. Do not scale from this drawing. The drawing is copyright.

HIGHGATE HIGH STREET

Key

X X, Y, Z FOR EXT. ELEVATIONS - SEE SEPARATE DRAWING, OF 4.07.

STEEL FRAMED CONSERVATION ROOF LIGHT, BY CLEMENT WINDINGS. A. 2 NO. OF PANE. 818 X 1169 H. THE CARE ENGINEERS REPORT, NOTE 3.4.4. RAFTERS TRIMMED TO SUIT & RE-USED

EDGE

VALLEY --- Z

EDGE

REVISIONS:

A. JAN 2023 OMIT ROOFLIGHTS D.E.C. XPD EXTENDING FORMER OVER EAST ELEVATION. B. CHANGE POSITION OF RAFTERS

CLIENT:

MR. & MRS. A. G. DIELECKI

PROJECT:

LONGMAN H6 50G

32c HIGHGATE HIGH ST

TITLE:

PROPOSED ROOF PLAN

DATE:

APR. 2022

SCALE: 1:50 @ A3

DRAWN BY:

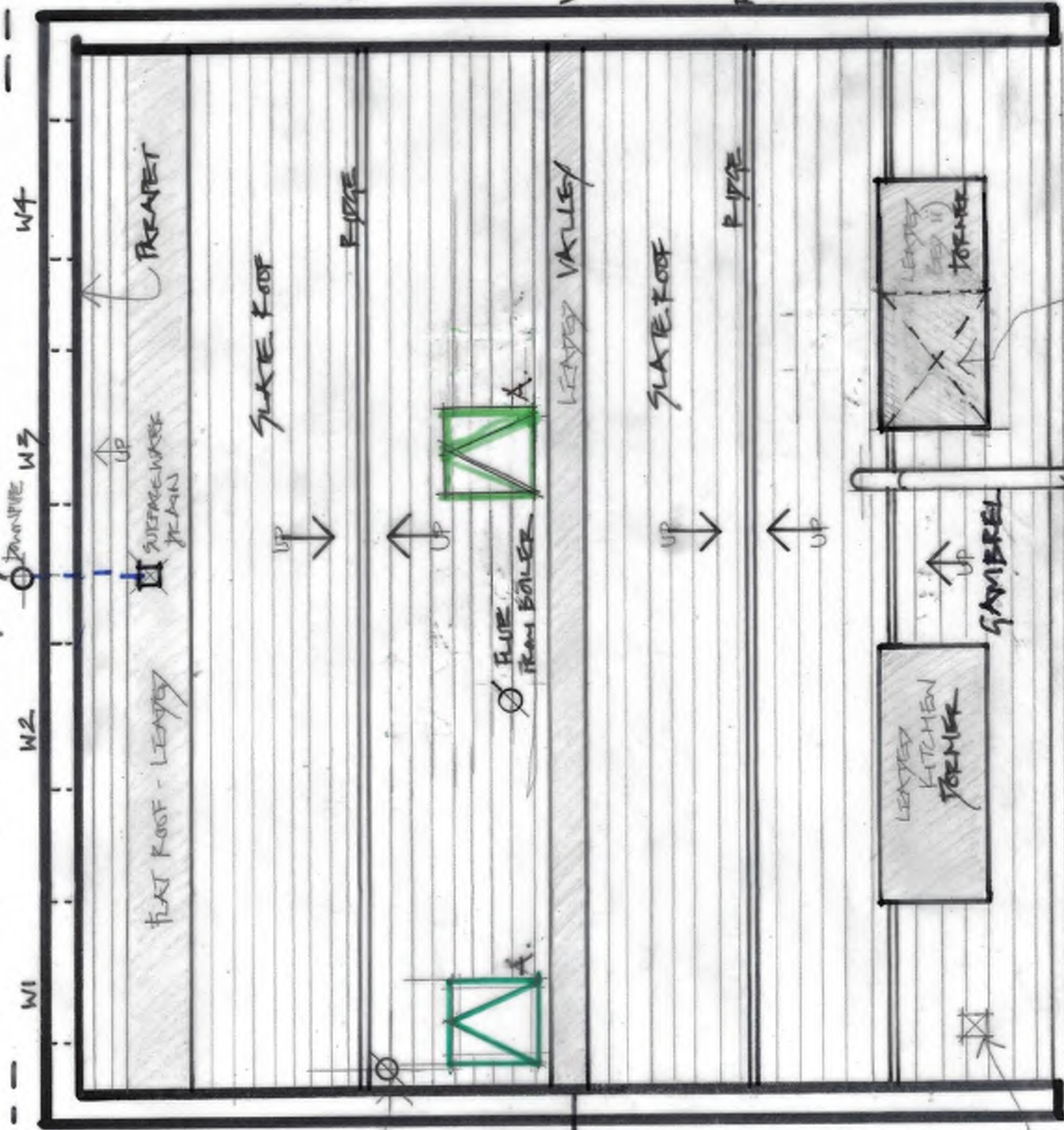
PB

PROJECT No. X91

DRAWING No. 06

revision: B

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SOIL VENT PIPE EXTENDING FORMER TO FORM NEW GUTTER. CEMENT TO WINDOW. KILL DETAILING TO MATCH EXISTING. LEADED ROOF TO MATCH. SEE STREET. ENDS REPORT, NOTE 3.5.3

* READ IN CONJUNCTION WITH CARE STRUCTURAL ENGINEERS REPORT.

PROPOSED ROOF PLAN

KEY



STEEL FRAME CONSERVATION ROOF LIGHTS
BY CLIMATEST WINDFAST LTD
A. 2 NO. O/K DWG 818 X 1169 H.
SEE CARE STRUCT. ENGINEERS REPORT, NOTE
3.4.4 RAFTERS TRIMMED TO SUIT 2' RE-
USE.

LINE OF EXISTING CEILING HT. *
STRIP OUT RAFTERS & INSULATION, 2'
ALTERNATE JOISTS NO STEELWORK
INTERACTIONS. SEE CARE STRUCT. ENG'S
REPORT, NOTE 3.4.5
RAFTERS & INSULATION @ HIGHER LEVEL

NEW EXTENDED FORMER - SEE CARE
STRUCT. ENG'S REPORT, NOTE 3.5.3
TIMBERS TRIMMED TO SUIT 2' THEN
RE-USE READY WHEN OPENING.

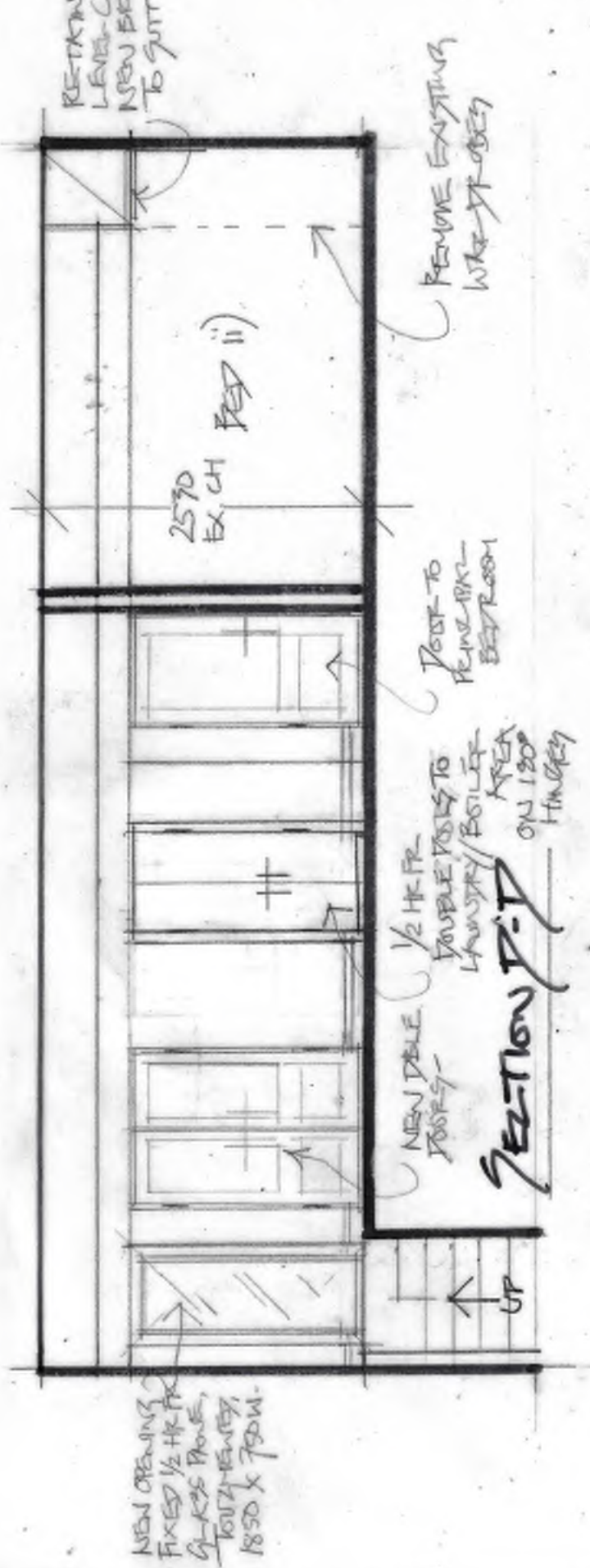
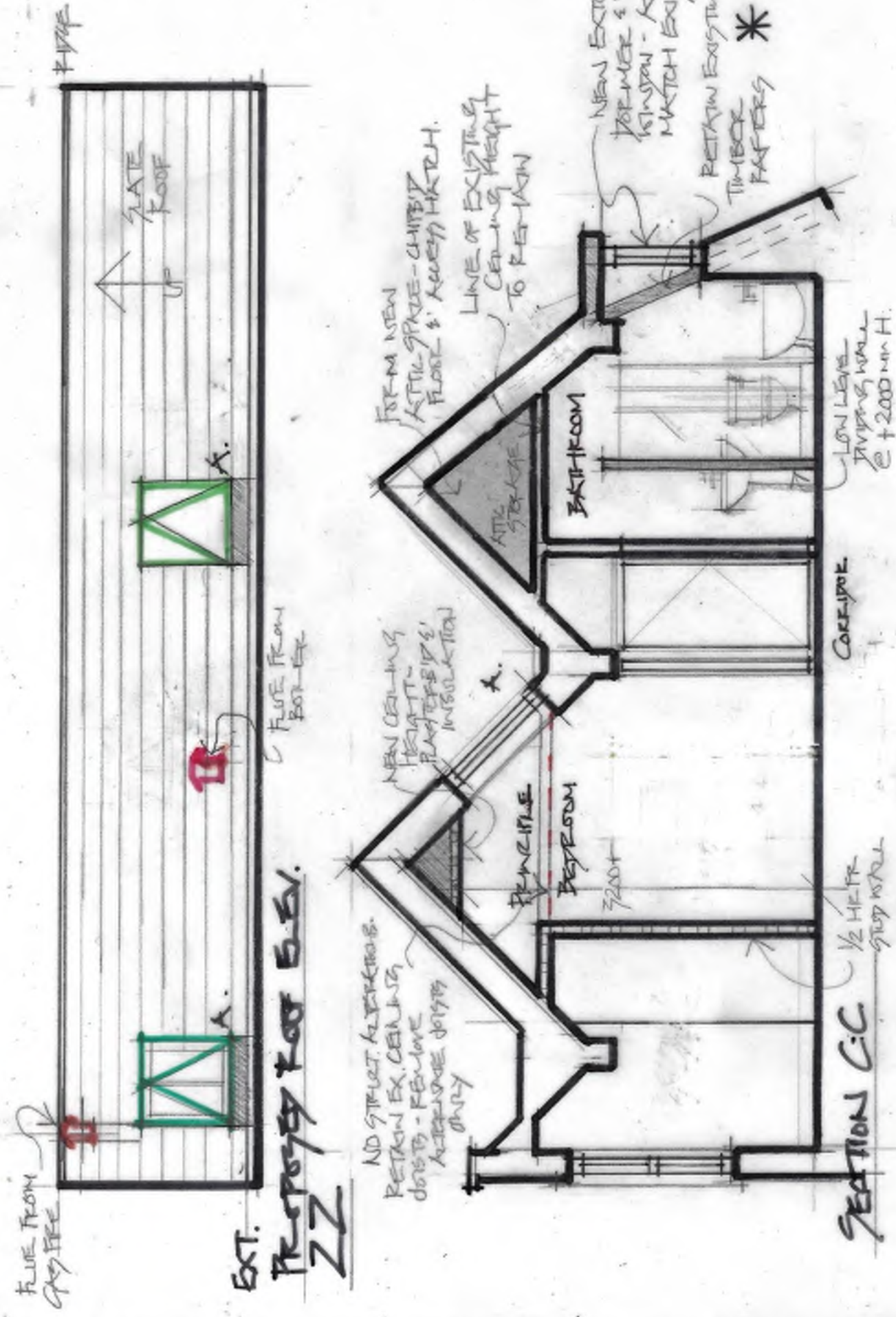
* KEY IN CONJUNCTION WITH STRUCTURAL
ENGINEERS REPORT.

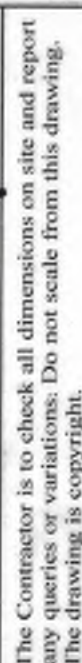
REVISIONS:

- A. JUN 2023 APP NEW CEMENT TO
BATHROOM. OMIT BATHROOM ROOFLIGHTS.
- B. 10.3.23 OMIT ROOFLIGHTS & C. APP DORMICE.
- C. 21.3.23 RETAIN EX. HISTORIC RAFTERS W/ FRONT
OF NEW DORMICE IN BATHROOM.
- D. 25.3.23 FORME POSITION OF
RAFTERS.

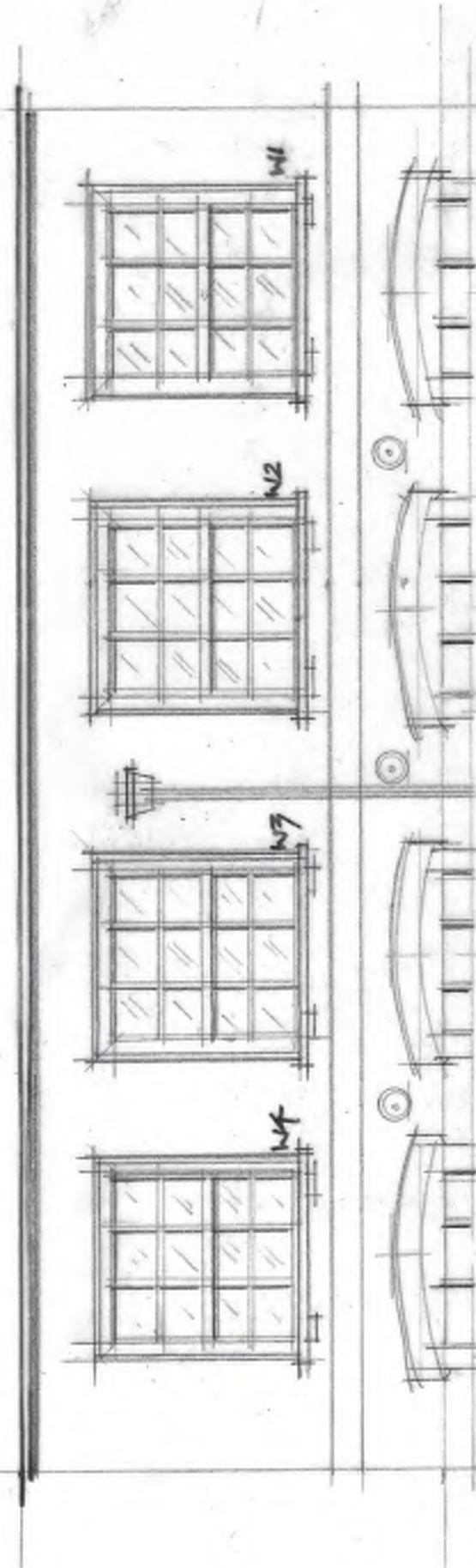
CLIENT		MR. S. MORGAN, G. BIRLECKH	
PROJECT		LONDON N16 5JG	
TITLE		32C HIGHKITE HIGH ST.	
EXT. ELEV. 22		SECTION C-C, D-D	
DATE	SCALE	1:50 @ A3	
APR. 2022	DRAWN BY	PS	
PROJECT No. 191	DRAWING No. 07	revision	D

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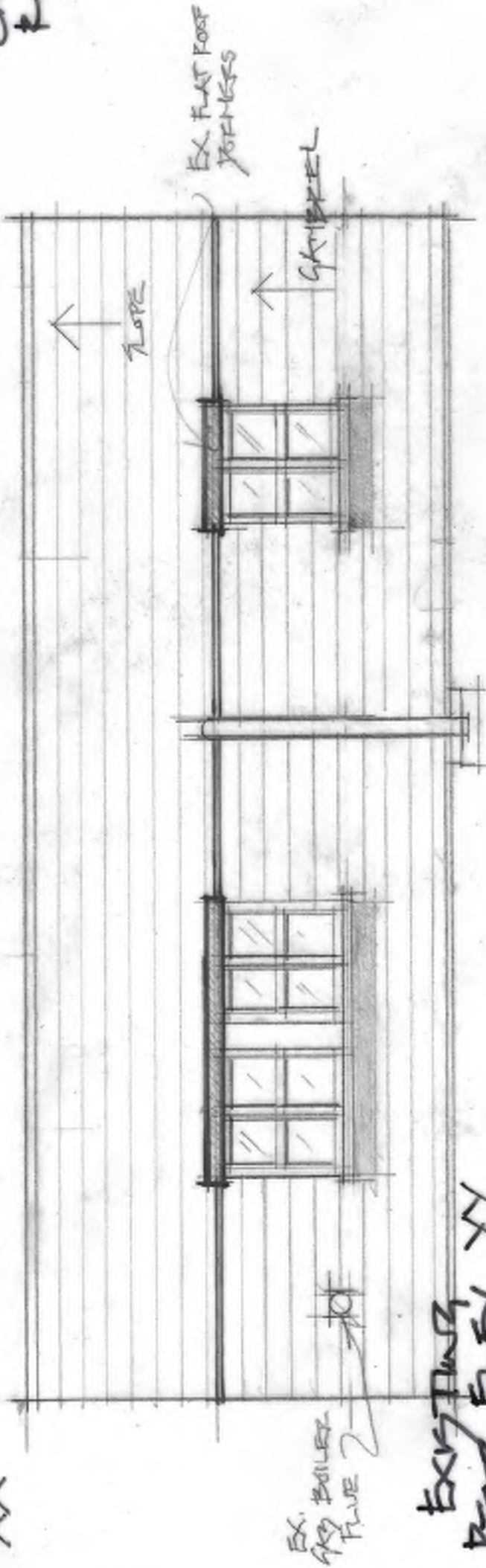




EXTERNAL ELEVATIONS



EXISTING FRONT ELEV. AS EXISTING - NO WORK.
XX



EXISTING
REAR ELEV. YY



PROPOSED
REAR ELEV. YY

* READ IN CONJUNCTION WITH
CARE STRUCTURAL ENGINEER'S
REPORT.

REVISIONS

1. JAN. 2023 CH-11T ROOFING 10% TO
REAR ELEV. EXTEND EXISTING JOISTERS
TO EXTERIOR.

CLIENT		MR. & MRS A.G. BIELECKI	
PROJECT	LONGDON NG 5JG	DATE	AUG. 2022
TITLE	EXISTING & PROPOSED EXTENSIONAL ELEVATIONS	SCALE	1:50 @ A3
DRAWN BY	PA	PROJECT NO	191
DRAWING NO	04	REVISION	A

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