



**DALCOUR
MACLAREN**



Design, Access and Heritage Statement for works at 106 Crouch Hill Road, Haringey, London

Client: Cadent Gas Ltd

Project: 106 Crouch Hill Road

Date: March 2023



Project Details

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Scheme Number	23001278
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Executive Summary

Dalcour Maclaren has been commissioned by Cadent Gas Ltd to produce a Design, Access & Heritage Statement for the installation of new pipework 106 Crouch Hill Road, Haringey, London, N8 9DY (National Grid Reference: TQ 30203 88104).

Following a suspected gas leak, the gas supply at 106 Crouch Hill Road the gas supply was switched off to prevent risk to life and property, leaving residents without gas supply for heating or cooking. Cadent undertook the design appraisal for the repair works and Dalcour Maclaren's Planning and Heritage Team advised on the design to ensure that it represented the minimum amount of works required to secure a safe and reliable gas supply and also resulted in the minimum level of visual intrusion to the building. Once satisfied that the scheme was minimal and the least harmful solution in providing gas to the residents, works proceeded to reconnect the supply.

The following application is for retrospective planning permission for the installation of gas pipework to, 106 Crouch Hill Road.

The assessment, undertaken following guidance published by Historic England, has assessed the potential impact of the proposed works on, 106 Crouch Hill Road and the Crouch End Conservation Area. It has been established that the installation of a new gas riser will have a limited physical impact upon, 106 Crouch Hill Road and no visual impact upon the Conservation Area as a whole.

In order to further limit the harm on the identified heritage assets as a result of the proposals, the following is recommended:

- Ensure holes for the riser are drilled between the brick joints rather than the bricks themselves;
- Paint the pipework an appropriate colour in order to limit the visual impact of the pipework. For example, where the pipe will be fixed to any concrete surfaces, the pipework should match this (i.e. off-white) and where it will be fixed to exposed brick, the pipework can be painted black;
- Undertake appropriate reinstatement of the working area as previous following completion of the works; and,
- Produce a photographic record of condition before and after the works to cover liability.

1 Introduction

- 1.1.1 Dalcour Maclaren (DM) has been commissioned by Cadent Gas Ltd (hereafter referred to as 'the Client') to produce a Design, Access & Heritage Statement for the installation of new pipework to 106 Crouch Hill Road, Haringey, London, N8 9DY (National Grid Reference: TQ 30203 88104), hereafter referred to as 'the Site'.
- 1.1.2 106 Crouch Hill Road is a multi-occupancy building and does not benefit from Permitted Development Rights available to 'dwellinghouses' under the Town and Country Planning (General Permitted Development) Order (England) (2015) (GPDO).
- 1.1.3 106 Crouch Hill Road is not a listed building but is located within the Crouch End Conservation Area. Despite being in a Conservation Area, the Site does not lie within any relevant Article 4 Directions as defined on the council's planning policy map.
- 1.1.4 This Heritage Statement has been produced to assess the potential for impacts and assess the degree of any impacts to the significance of the identified assets. This assessment has been undertaken following the Standards and Guidance of the Chartered Institute for Archaeologists (CIfA, 2014) and in accordance with terminology expressed within the National Planning Policy Framework.

1.2 Circumstances of the Scheme

- 1.2.1 Cadent Gas Ltd are a statutory undertaker with the responsibility to develop and maintain an efficient, co-ordinated, economical and safe system of gas supply to their customers, as stated in the Gas Act 1986. The proposed development is therefore needed to ensure that the resident, and customer, at 106 Crouch Hill Road has a reliable and safe supply of gas.
- 1.2.2 Following a suspected gas leak, the gas supply to 106 Crouch Hill Road was switched off to prevent risk to life and property, leaving residents, a number vulnerable and also a number with young families, without gas supply for heating or cooking. Cadent undertook the design appraisal for the repair works and Dalcour Maclaren's Planning and Heritage Team advised as on the design to ensure that it represented the minimum amount of works required to secure a safe and reliable gas supply and also resulted in the minimum level of visual intrusion to the building. Once satisfied that the scheme was the minimal level of intervention and the least harmful solution in providing gas to the residents, works proceeded to reconnect the supply.
- 1.2.3 The following application is for retrospective planning permission for the installation of gas pipework to 106 Crouch Hill Road.

1.3 Site Location and Topography

1.3.1 The Site is located 106 Crouch Hill Road, Haringey, London, N8 9DY (NGR: TQ 30203 88104) and is bound by:

- Victorian terraces comprising nos. 108-114 Crouch Hill Road to the north;
- Further Edwardian and Victorian residential building along Cecil Park Road to the east;
- Cecil Park Road to the south with Kestrel House School lying immediately beyond; and
- Crouch Hill Road (A1201) to the west with further Victorian residential buildings beyond.

1.3.2 The topography of the Site is 60m Above Ordnance Datum (AOD).

1.4 Access

1.4.1 The Site will be accessed via Crouch Hill Road. The works will not impede access along the road.

1.5 Description of the Proposed Development

Existing Internal Gas Riser and Route

1.5.1 Under legislation and regulatory obligations, Cadent Gas must ensure that the gas carrying assets remain fit for purpose and that they continue to maintain, upgrade and repair their network. Cadent's gas main replacement programme is driven by a policy that is underpinned by Regulation 13, Pipelines Safety Regulations 1996 (as amended) and subsequently the Health and Safety at Work Act 1974. In addition to this, paragraph 15 of Schedule 2B in the Gas Act 1986 (as amended) puts an additional duty on Cadent as a gas transporter, to carry out the necessary work to repair, replace or renew any service pipe installed in a dwelling.

1.5.2 The Institution of Gas Engineers and Managers (IGEM) are responsible for setting the standards and guidance and health & safety for gas installations. IGEM/G/5 Edition 3 addresses Gas installations in Multiple Occupancy Buildings (MOBS) and states that gas pipework can no longer be installed in communal fire escapes, e.g., entrance and exit hallways / corridors within MOBS. This is because in the event of a fire, there would be a significant fire and explosion risk placed within the sole means of fire escape, which would cause further threat to life and could lead to the compromise of the sole means of emergency exit. There are also additional restrictions regarding having enough venting and avoiding voids as these also pose a significant fire risk. Therefore, reusing the existing internal route is not possible as it does not meet the current IGEM G5 legislation.

- 1.5.3 While sometimes harmful to heritage assets, the benefits of having an external gas system will allow easy access for maintenance, repair and refurbishment works and will not result in any loss of internal historic fabric or access into residents' homes for extended periods of time to facilitate works.

Below Ground Works

- 1.5.4 The proposed development involves the installation of 1 no. below ground connections from the existing gas main in Crouch Hill Road / the pavement to the front (west) of the building (see Plan 4.1). As these works will be contained entirely below ground, they are permitted development under Part 15 Class A (a) of the Town and Country Planning (General Permitted Development) Order (England) 2015.

Above Ground Riser & Internal Works

- 1.5.5 The proposed development involves the installation of 1 no. new gas riser network to the building, where it will reconnect seven flats to gas. The riser will be installed to the east, south and west elevations.
- 1.5.6 The proposed works also comprise the internal relocation of the existing internal meter boxes.
- 1.5.7 It was considered whether further inground works would be possible in order to minimise the amount of pipework required to the principle elevations, however, it was considered that there is considerable risk of damaging protected tree roots to the front of 106 Crouch Hill Road. Furthermore, existing inground cabling running along the Cecile park footpath, parallel with the building,
- 1.5.8 would make new pipe lay more difficult to obtain the required depth for a new main; there is also the associated risk of laying the pipe along the cable run, especially with the risk of cable failures damaging in ground gas pipework. It was also considered that inground works along Cecil Park Road would require extended road closures, this was not seen to be acceptable as it would render the Kestrel House School fire exit, which leads out to Cecil Park Road, inaccessible during this period
- 1.5.9 There will be a requirement to drill holes into the fabric of the building in order to connect the external gas riser to the internal meters.
- 1.5.10 The riser will be painted black where it runs across brick to match the existing utilities and colour matched (off-white) where it runs along any concrete.

1.6 Definition of Terms

- 1.6.1 A heritage asset is defined in the National Planning Policy Framework (NPPF, 2021) as ‘a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest’ (NPPF, 2021 page 67).
- 1.6.2 The significance of a heritage asset is defined within the NPPF as ‘the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from the physical fabric of a heritage asset but also from its setting’ (NPPF, 2021 page 71-72)‘.
- 1.6.3 The setting of a heritage asset is defined as ‘the surroundings within which it is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of setting can make a positive or negative contribution to the significance of a heritage asset, may affect the ability to appreciate that significance or may be neutral’ (NPPF, 2021 page 71).
- 1.6.4 Where heritage assets are to be affected by development, ‘local authorities should require the applicant to describe the significance of the assets affected, including the contribution made to the significance of the asset by its 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’ (NPPF, 2021 paragraph 194).

2 Heritage Planning Policy Context

2.1 National Heritage Legislation

- 2.1.1 Designated heritage assets protected by statutory legislation comprise Scheduled Monuments, Protected Wrecks, Listed Buildings and Conservation Areas.
- 2.1.2 Nationally significant archaeological sites, monuments and structures are protected under the Ancient Monuments and Archaeological Areas Act (1979).
- 2.1.3 Listed Buildings and Conservation Areas are protected under the Planning (Listed Building and Conservation Areas) Act (1990). In relation to development proposals, the act states that *'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'* (section 66).

2.2 National Planning Policy Framework

- 2.2.1 The National Planning Policy Framework (NPPF, 2021) supported by the National Planning Policy Guidance (PPG) (MHCLG, 2019), endorses the conservation and enhancement of the historic environment (Department for Communities and Local Government 2019), defines the role of the planning system as to promote and achieve sustainable development and involves 'protecting and enhancing our natural, built and historic environment' (NPPF, 2021: 5).
- 2.2.2 In ensuring the statutory duty of the Planning (Listed Building and Conservation Areas) Act, the NPPF requires that in determining applications 'great weight' should be given to the asset's conservation and that 'substantial harm to or loss of... grade II listed buildings, or grade II registered parks or gardens, should be exceptional' whilst *'substantial harm to or loss of...assets of the highest significance, notably Scheduled Monuments, protected wreck sites, registered battlefields, Grade I and II* listed buildings, Grade I and II* Registered Parks and Gardens, and World Heritage Sites, should be wholly exceptional'* (NPPF, 2021: para 200).
- 2.2.3 Developments where substantial harm to or total loss of significance of a heritage asset should be assessed against specific tests and should deliver substantial public benefits which outweigh any loss or harm (NPPF, 2021: para 201). Less than substantial harm to a designated asset would require public benefits including the securement of an optimum viable use (NPPF, 2021: para 202).

- 2.2.4 Impacts to the significance of non-designated assets will require a balanced judgement based on the level of significance and the scale of harm (NPPF, 2021: 203), although non-designated assets which are of equivalent significance to designated assets will be considered as such (NPPF, 2021: 57). Where heritage assets of an archaeological nature may be impacted upon by development 'local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation' (NPPF, 2021: para 194).

2.3 The London Plan 2021

- 2.3.1 Under the legislation establishing the Greater London Authority (GLA), the Mayor of London is required to publish a Spatial Development Strategy (SDS), also known as the London Plan. As the overall strategic plan for London, it sets out an integrated economic, environmental, transport and social framework for the development of London over the next 20-25 years.
- 2.3.2 The London Plan was formerly published by the Mayor of London on the 2nd March 2021. The below is a section of Policy HC1 within Chapter 7 of the London Plan, Heritage and Culture. The full policy is available within the London Plan (2021).

Policy HC1: Heritage Conservation and Growth

Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

Policy D12: Fire Safety

- 2.3.3 *In the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they:*
- 2. are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures;*
 - 3. are constructed in an appropriate way to minimise the risk of fire spread.*

2.4 London Borough of Haringey

- 2.4.1 Haringey's Local Plan is made up of a number of documents, the most relevant being the Strategic Policies and the Development Management Plan. The Strategic Policies was adopted by the Haringey council in 2013, it had subsequent alterations and this version was adopted on the 24th July 2017. It sets out the council's vision for the borough up to 2026.

Strategic Policies

- 2.4.2 Policy SP12 of the Strategic Policies document outlines the councils plans to protect and enhance Haringey's built and historic environment. The below has been summarized to include information relevant to the proposals. The full policy is available in the Strategic Policies (Haringey Council, 2017).

The Council shall ensure the conservation of the historic significance of Haringey's heritage assets, their setting, and the wider historic environment. The borough's heritage assets include Statutory Listed Buildings, Conservation Areas, Registered Parks and Gardens, Archaeological Priority Areas, and other locally important heritage assets such as Locally Listed Buildings, Local Historic Green Spaces and Sites of Industrial Heritage Interest. Where archaeological excavation is required, findings should be published, disseminated, and used as the basis for archaeological interpretation on site.

The historic environment should be used as the basis for heritage-led regeneration and as the basis for good design and positive change. Where possible, development should help increase accessibility to the historic environment.

Development Management Policies

- 2.4.3 The Development Management Policies, sets out planning policies to help determine which developments are granted planning permission in Haringey. It was adopted by the council on the 24th July 2017. It sets out the spatial strategy for managing development and growth in the Borough up to 2026. The strategy provides a positive framework for ensuring that housing, employment, infrastructure and other needs are met in a way that contributes to the delivery of sustainable development.
- 2.4.4 Policy DM9 addresses how the council will manage the historic environment across the borough. The below has been summarized to include information relevant to the proposals and the full policy is available on the council's website.

Managing Haringey's Heritage Assets

Haringey has a rich and varied history which is documented through the Borough's wide range of heritage assets. The Strategic Policies Local Plan seeks to protect and positively manage the historic significance of Haringey's heritage assets, including their immediate and wider setting.

Conservation Areas

- The council will give consideration to, and support where appropriate, proposals for the sensitive redevelopment of sites and buildings where these detract from the character and appearance of a Conservation Area and its setting, provided that they are compatible with and/or complement the special characteristics and significance of the area.*
- Proposals for alterations and extensions to existing buildings in Conservation Areas should complement the architectural style, scale, proportions, materials and details of the host building and should not appear overbearing or intrusive.*

2.5 Compliance

- 2.5.1 The development complies with Policy HC1 of the London Plan, Policy SP12 of the Strategic Policies and DM9 of the Development Management Policy, as the development does not detract from the special character and appearance of the Conservation Area.
- 2.5.2 By providing a safe, efficient and reliable supply of gas to the property will satisfy Policy D12 of the London Plan by ensuring that the property can benefit from the highest standards of fire safety.

3 Methodology

- 3.1.1 The NPPF states that a description of the significance of each heritage asset potentially affected by the proposed development should be provided in order to satisfy the requirements of the NPPF. This should include an assessment of the contribution made to the significance of the asset by its setting.
- 3.1.2 The significance of a heritage asset is defined within the NPPF 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’ (2021: page 71-72).
- 3.1.3 In respect of identifying the importance of setting to the identified significance of a heritage asset, Historic England’s guidance presented in the Setting of Heritage Assets Historic Environment Good Practice Advice in Planning: 3 (2017) will be utilised; specifically, what matters and why. A non-exhaustive list provided within the document identifies themes such as:
- Physical Surroundings:
 - Topography;
 - Definition, scale and ‘grain’ of surrounding streetscape, landscape and spaces;
 - Historic materials and surfaces;
 - Green space, trees and vegetation; and
 - History and degree of change over time.
 - Experience:
 - Surrounding landscape or townscape character;
 - Views from, towards, through, across and including the asset; and
 - Intentional intervisibility with other historic assets and natural features.
- 3.1.4 With respect to Historic England’s 2017 publication, ‘The Setting of Heritage Assets’, and the stepped process it describes, this assessment satisfies steps 1-3 and step 4 where this is appropriate.
- 3.1.5 The International Council on Monuments and Sites has produced Guidance on Heritage Impact Assessments for Cultural World Heritage Properties (ICOMOS, 2011). This document provides guidance for assessing the value, or ‘heritage significance’ of all heritage assets, not just World Heritage Sites,

including archaeological remains, historic buildings and historic landscapes (see Appendix 1). The value/ heritage significance of an asset is then cross referenced with the magnitude of impact. With respect to assigning levels of importance to variously graded Listed Buildings it allows flexibility in assigning either a 'very high', 'high' or 'medium' importance. However, in general it assigns Grade II Listed Buildings an importance of 'medium'.

4 Historic Background

4.1 Historic Development of Haringey

- 4.1.1 Little is known of Crouch End prior to the medieval period, where it formed part of the rural parish of Hornsey with Hornsey village, Muswell Hill and Highgate. Place name etymology suggests that Hornsey has Old English origins either meaning ‘the grey place’ or ‘the stone place’ or ‘Haering’s enclosure’ (Mills, 2011). From 1227 to at least the 1660s, the Bishops of London was a major landowner and Lord of the Manor of Hornsey (Haringey Council, 2010).
- 4.1.2 The clearance of the ‘great forest’ was at its height during the 17th and 18th centuries, however, the underlying clay soils, which are poor for arable farming, halted any further development of the area (Haringey Council, 2010).
- 4.1.3 The settlement of Crouch End is first recorded in 1465 as the hamlet of Crouch End, which is Old English for ‘cross-border’ or ‘cross-end’ and probably refers to the medieval crosses erected to the border of estates. Alternatively, the name may refer to the crossing point between two medieval roads from London. Prior to the 18th century Crouch End comprised of summer residences for London’s merchants and small farmsteads. By the end of the 18th century there was some small-scale development comprising large villas and estates (Haringey Council, 2010).
- 4.1.4 By the middle of the 19th century modest two storey cottages and villas were constructed, which contrasted the surrounding Halls and large villas previously built. With the opening of Hornsey train station in 1850 and Crouch End Hill station in 1868 development of Crouch Hill picked up as it became a popular location for wealthy families until its height from the 1880s to the 1890s. By the early 20th century the Crouch End Broadway had began to develop into a major high street (Haringey Council, 2010).

5 Statement of Significance

5.1 106 Crouch Hill Road

- 5.1.1 The original property where 106 Crouch Hill Road stands is shown on historic Ordnance Survey maps as comprising an end terrace belonging to a group of six terraced properties between Cecil Park Road and Abbots Terrace. This terrace was probably developed in the latter half of the 19th Century as part of the largest period of development in the Crouch Hill area.
- 5.1.2 The post-medieval property stood until c.1939-1945 when it was presumably hit by a high explosive bomb. The Crouch Hill is not included in the London County Council Bomb Damage Map (Ward 2015).
- 5.1.3 The extant 106 Crouch Hill Road was constructed in the late 20th century as a five storey plus half basement storey infill end terrace. Yellow brick in running brick bond with concrete string course separating each storey, except the fourth and fifth. Parapet roof. White UPVC casement windows of varying shapes and sizes. The full height bay to the front (west) elevation protrudes past the terrace building line.
- 5.1.4 106 Crouch Hill Road is in stark contrast to the adjoining terrace as it stands two full storeys taller and protrudes past the original building line. The building does not match the architectural character or value of the adjoining terrace or surrounding buildings.
- 5.1.5 106 Crouch Hill Road is listed as a detractor from the Crouch End Conservation Area.

Contribution of Setting to Significance

- 5.1.6 106 Crouch Hill Road sits in a prominent position on a corner plot along Crouch Hill Road and Cecil Park. It's late 20th century architectural design, the result of WW2 bomb damage, is a notable outlier in an area dominated by mid to late 19th century terraces and semi-detached properties. It's scale and form differs from its neighbours.

Impact

- 5.1.7 The proposed development will be to the east, south and west elevations. The pipework will be visible from Crouch Hill Road and Cecil Park
- 5.1.8 Tree coverage to the front and rear partially obscures the view of the building, and subsequently the proposed gas riser network. As a result, it is not expected that the pipework to the front and rear elevations will be highly visible.
- 5.1.9 There is existing visual clutter in close proximity to the building, including bike stores, utilities, guttering and cabling. It is not expected that the

character and appearance of the Conservation Area will be affected further through the installation of gas pipework to 106 Crouch Hill Road.

- 5.1.10 Additionally, the works are entirely reversible upon the removal / decommissioning of the gas riser.
- 5.1.11 There will be very limited physical impact to the building through the drilling of holes to meter connections; however, these holes will not be drilled through any architectural features.
- 5.1.12 When using the ICOMOS assessment methodology (see Appendix 1), a historic (unlisted) building of modest quality is awarded a significance of low. The installation of 1 no. gas risers to the building is considered to result in a negligible impact. When inputting this information into the significance matrix, it results in a neutral impact, which is considered to be within the normal bounds of variation.
- 5.1.13 The benefits of connecting the building to a safe and reliable supply of gas to ensure the continued habitation of the building is considered to substantially outweigh the extremely limited visual and limited physical impacts to the building.

5.2 Crouch End Conservation Area

- 5.2.1 The Crouch End Conservation Area (CA) was first designated in 1974, at this time it was called the Crescent Road CA and covered a small area to the west of Crouch End Hill. The CA was subsequently extended in 1976 to incorporate Crouch End Broadway and the areas immediately to the north, south and east and was renamed to Crouch End CA. The CA was again extended in 1994 (Haringey Council, 2010).
- 5.2.2 The CA is centred on the historic town centre that contains the former Hornsey Town Hall, Hornsey Central Library, and a number of primary and secondary retail frontages comprising of shops and restaurants. To the west and south of this commercial area are residential streets comprising of 19th and 20th century domestic buildings in a range of architectural styles (Haringey Council, 2010).
- 5.2.3 The streets to the east and immediate west of the Town centre are lined with terraces on small plots predominately of Victorian and Edwardian construction. The street layout of the shopping centre predates many of these buildings and the Grade II listed clock tower (List Entry: 1358845) is a key view and landmark to the front of the shopping parade. Modern traffic management and the volume of traffic on the A103 detracts from the character of the shopping parade, while the irregular paving slabs and street furniture create a sense of disorder along the shopping parades (Haringey Council, 2010).

- 5.2.4 The area further to the south and west is characterised by semi-detached and detached buildings on larger plots with well-maintained buildings and mature planted gardens as a result of the consistent middle-class population within the CA (Haringey Council, 2010).
- 5.2.5 Building materials vary across the CA but predominantly comprise red brick, contrasting stone, stucco often in horizontal stripes especially along within the shopping core. The earlier Victorian buildings are constructed of yellow London stock brick (Haringey Council, 2010).

Contribution of Setting to Significance

- 5.2.6 Crouch End CA is defined by its character as a residential suburb built around a busy shopping core. The large plots and planted gardens to the south west of the CA juxtapose the enclosed and busy feel of the shopping parade.

Impact

- 5.2.7 The proposal includes the installation of 1 no. new riser network to the east, south and west elevations.
- 5.2.8 There is existing visual clutter in close proximity to the building, including bike stores, utilities, guttering and cabling. It is not expected that the character and appearance of the Conservation Area will be affected further through the installation of gas pipework to 106 Crouch Hill Road.
- 5.2.9 Due to the scope and scale of the development, there will be no interruption of any views in or out of the Conservation Area.
- 5.2.10 In consideration of the above, it is not expected that the proposal will present visual harm over and above the existing presentation, taking into consideration the idiosyncratic architecture of 106 Crouch Hill Road in relation to its immediate environs.
- 5.2.11 When using the ICOMOS assessment methodology (see Appendix 1), a conservation area is awarded a significance of medium. The installation of 1 no. gas riser network to the building is considered to result in a negligible impact when considering the CA as a whole. When inputting this information into the significance matrix, it results in a neutral impact to the CA.

6 Conclusions and Mitigation

- 6.1.1 DM has been commissioned by Cadent Gas Ltd to produce a Design, Access & Heritage Statement for the installation of new pipework 106 Crouch Hill Road, Haringey, London, N8 9DY (National Grid Reference: TQ 30203 88104).
- 6.1.2 The proposed development complies with the IGEM/G/5 Edition 3, which addresses the standards and guidance and health & safety for gas installations within Multiple Occupancy Buildings (MOBS), which Cadent Gas is required to adhere to, as well as Regulation 13, Pipelines Safety Regulations 1996 (as amended), the Health and Safety at Work Act 1974 and paragraph 15 of Schedule 2B in the Gas Act 1986 (as amended).
- 6.1.3 The assessment, undertaken following guidance published by Historic England, has assessed the potential impact of the proposed works on 106 Crouch Hill Road and Crouch End Conservation Area. It has been established that the installation of a new gas riser will have a limited physical impact upon 106 Crouch Hill Road and a no visual impact upon the Conservation Area as a whole.
- 6.1.4 The development is the minimal amount of pipework required to restore gas to the property and the proposals are also entirely reversible upon the decommissioning and removal of the gas riser. The works will not result in substantial harm to the asset or the Conservation Area and so the proposals are compliant with the NPPF (2015), Policy HC1 and the London Plan Policy SP12 of the Strategic Policies and DM9 of the Haringey's Development Management Policy.
- 6.1.5 By providing a safe, efficient and reliable supply of gas to the property, Policy D12 of the London Plan will also be satisfied by ensuring that the property can benefit from the highest standards of fire safety.
- 6.1.6 In order to further limit the harm on the identified heritage assets as a result of the proposals, the following is recommended:
- Ensure holes for the riser are drilled between the brick joints rather than the bricks themselves;
 - Paint the pipework an appropriate colour in order to limit the visual impact of the pipework. For example, where the pipe will be fixed to any concrete surfaces, the pipework should match this (i.e. off-white) and where it will be fixed to exposed brick, the pipework can be painted black;
 - Undertake appropriate reinstatement of the working area as previous following completion of the works; and,

- Produce a photographic record of condition before and after the works to cover liability.

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DRAWINGS

GLASS PANES

INDICATIVE ROOF TILES

INDICATIVE BRICK WORK

INDICATIVE CLADDING

50

LEVEL ABOVE OS DATUM

A

ALARM

V

VENT

L

LIGHT

S

SIGN

LB

LETTER BOX

MB

METER BOX

PROPOSED GAS RISER MAINPIPEWORK

1. Survey undertaken to incorporate indicated as per listed 6 within the RICS guidance note for Measured Surveys of Land, Buildings and Utilities, 3rd edition

2. Dalcour MacLaren have undertaken this survey as per the original instruction and accept no liability for any inaccuracy of the report beyond these specified tolerances, scales or accuracies, or for any matters resulting from their use for purposes other than that stated in the instruction.

3. Survey data is contained to the area specified/indicated, all reasonable efforts were made to obtain all data but obstructed areas or areas with no access were not surveyed and are highlighted on plans.

4. All survey data is recorded to a local grid and arbitrary datum of 66m.

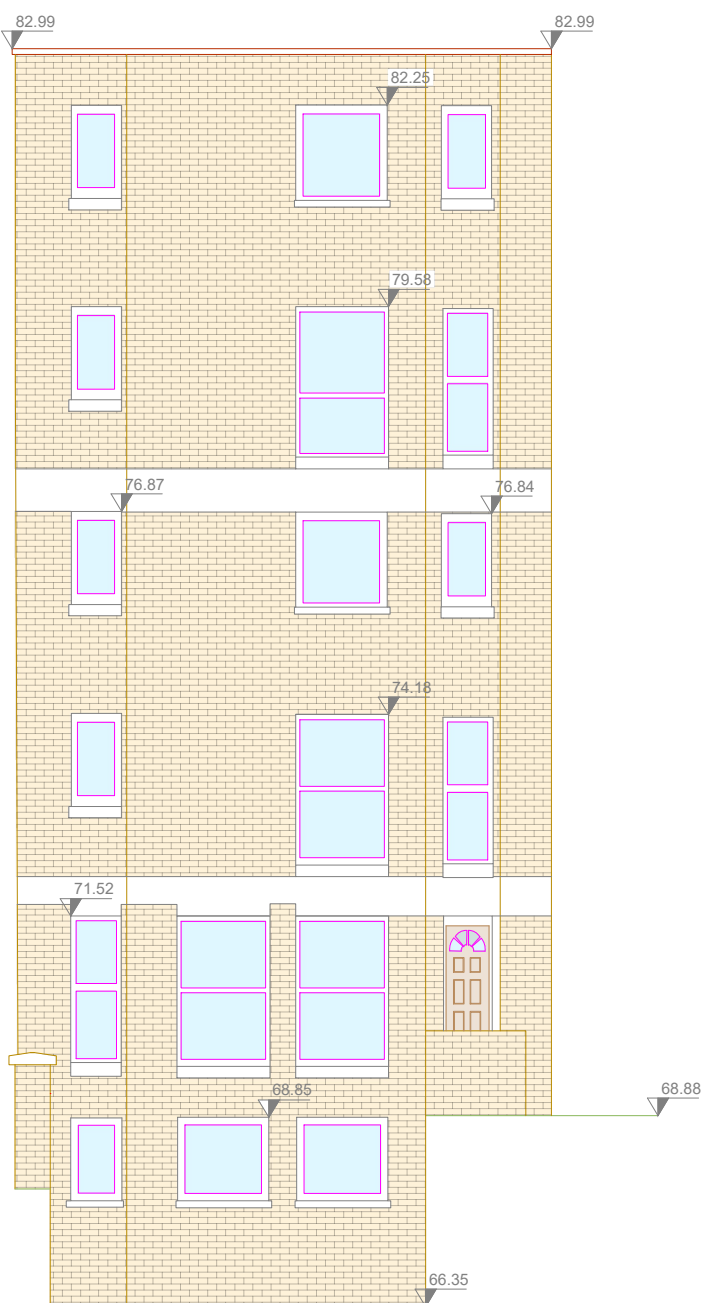
5. Elevation details have been measured using Laser Scanning technology, only detail that can be captured from the Laser Scanner location at ground level is shown. Where indicated, detail will indicate.

6. Dimensions should not be relied. All dimensions should be checked on site before any works commence.

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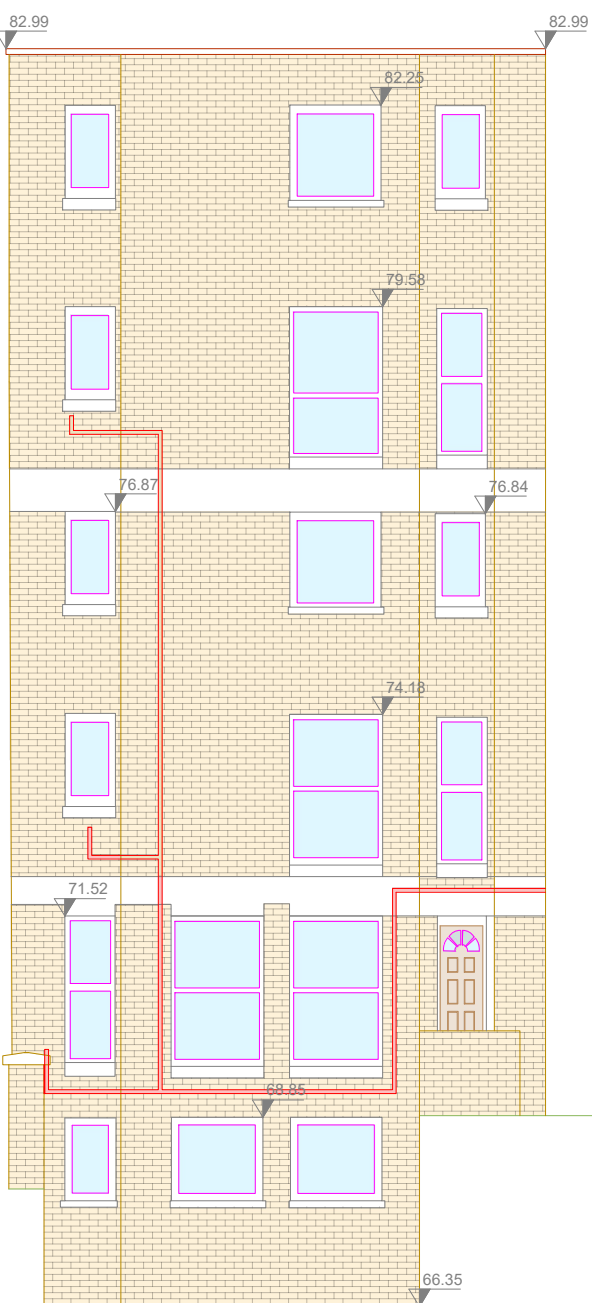
Pre-Existing West Elevation



Pre-Existing South Elevation



Existing West Elevation



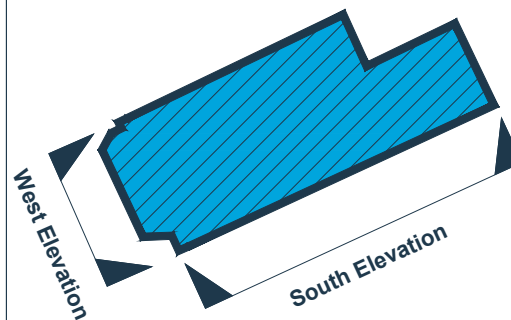
Existing South Elevation



Datum 66.00

Datum 66.00

Elevation Locations:



Client:
Cadent Gas

Location:
106 Crouch Hill, London, N8 9DY

Coords: N/A
Scheme Name:
EP - 106 Crouch Hill Road

Drawing Name:
Elevation Plan

Drawing No: 23001278_PLN_EL_1.1

Rev	Date	Description
-	31.03.2023	First Issue

Surveyed by & Date:	LB	27.03.2023
Drawn:	CL	
Approved:	DH/ES	
Sheet No:	1 of 2	
Sheet Size:	A1	

GLASS PANES

INDICATIVE ROOF TILES

INDICATIVE BRICK WORK

INDICATIVE CLADDING

50

LEVEL ABOVE OS DATUM

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ALARM

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VENT

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LIGHT

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SIGN

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PROPOSED GAS RISER MAINPIPEWORK

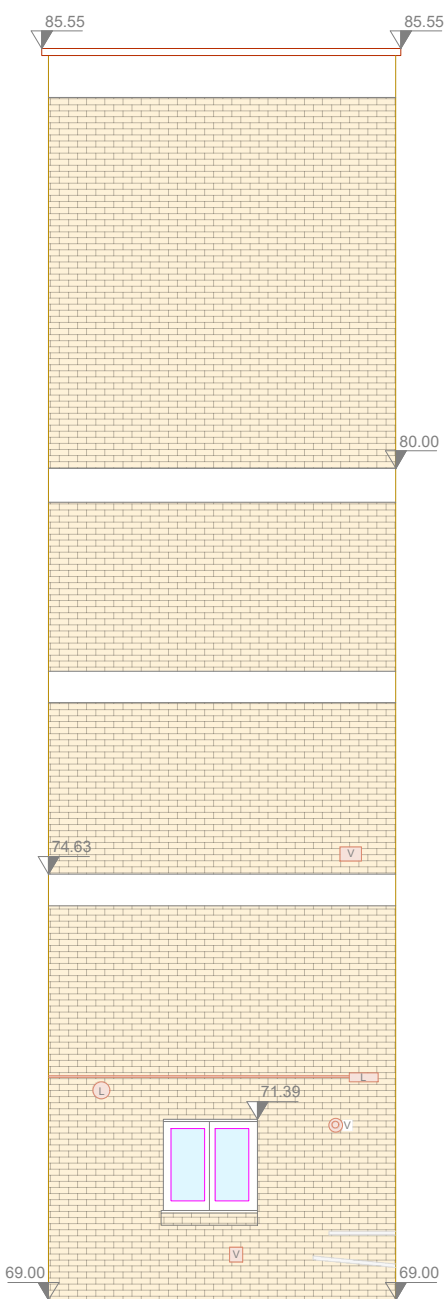
Elevation Survey Notes:

- Survey undertaken to incorporate indicated as per listed 6 within the RICS guidance note for Measured Surveys of Land, Buildings and Utilities, 3rd edition.
- Dalcoeur MacLaren have undertaken this survey as per the original instruction and accept no liability for any inaccuracy of the report beyond those specified tolerances, scales or accuracies, or for any matters resulting from their use for purposes other than that stated in the instruction.
- Survey data is contained to the area specified/indicated, all reasonable efforts were made to obtain all data but obstructed areas or areas with no access were not surveyed and are highlighted on plans.
- All survey data is recorded to a local grid and arbitrary datum of 66m.
- Elevation details have been measured using Laser Scanning technology, only detail that can be captured from this Laser Scanner location at ground level is shown. Where indicated, detail will indicate.
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Pre-Existing East Elevation



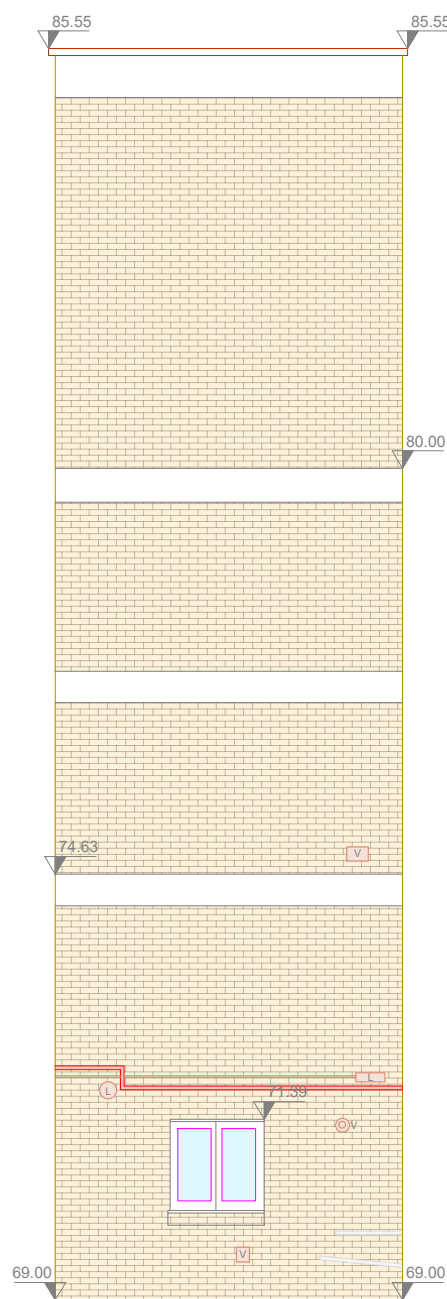
Pre-Existing North Elevation



Existing East Elevation



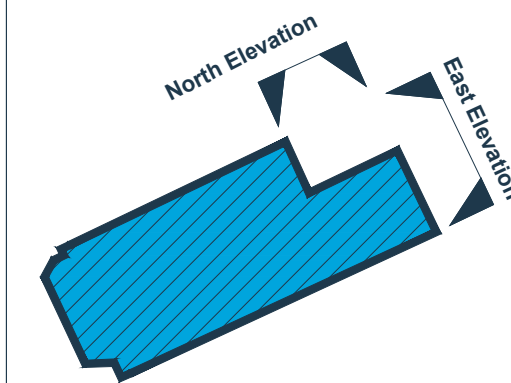
Existing North Elevation



Datum 66.00

Datum 66.00

Elevation Locations:



Client:
Cadent Gas

Location:
106 Crouch Hill, London, N8 9DY

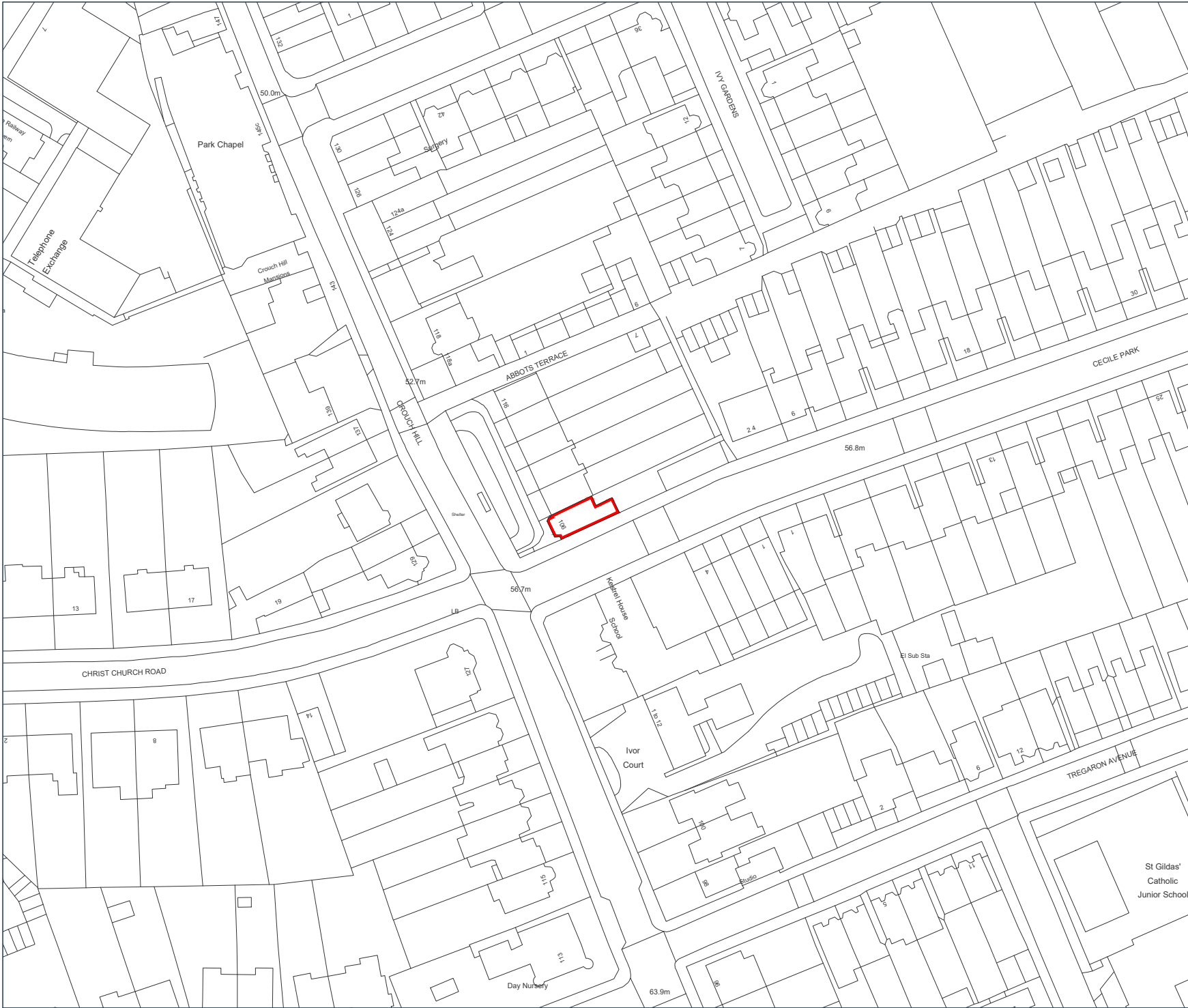
Coords: N/A
Scheme Name:
EP - 106 Crouch Hill Road

Drawing Name:
Elevation Plan

Drawing No: 23001278_PLN_EL_1.2

Rev	Date	Description
-	31.03.2023	First Issue

Surveyed by & Date:	LB	27.03.2023
Drawn:	CL	
Approved:	DH/ES	
Sheet No:	2 of 2	
Sheet Size:	A1	



Key:

Application Area

Interest:

Crouch Hill 106 Limited

Location:

106 Crouch Hill, London, N8 9DY

Coords: 530206, 188107

Scheme Name:

EP - 106 Crouch Hill Road

Drawing Name:

Location Plan

Drawing No: 23001278_PLN_LOC_2.1

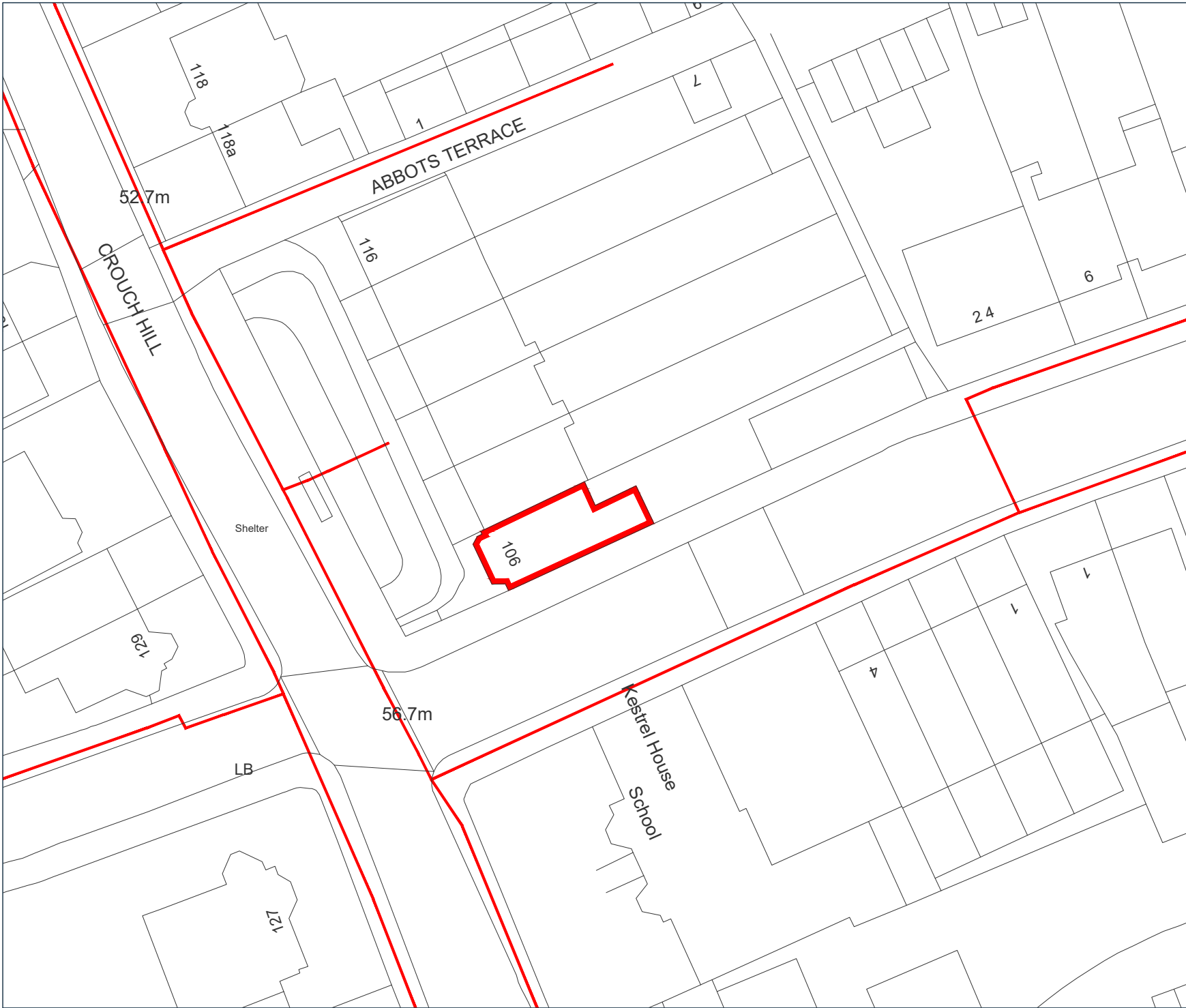
Rev	Date	Description
-	31.03.2023	First Issue

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Sheet Size:	A4



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Key:

- Application Area
- Existing LP Main

Interest:

Crouch Hill 106 Limited

Location:

106 Crouch Hill, London, N8 9DY

Coords: 530206, 188106

Scheme Name:

EP - 106 Crouch Hill Road

Drawing Name:

Site Plan

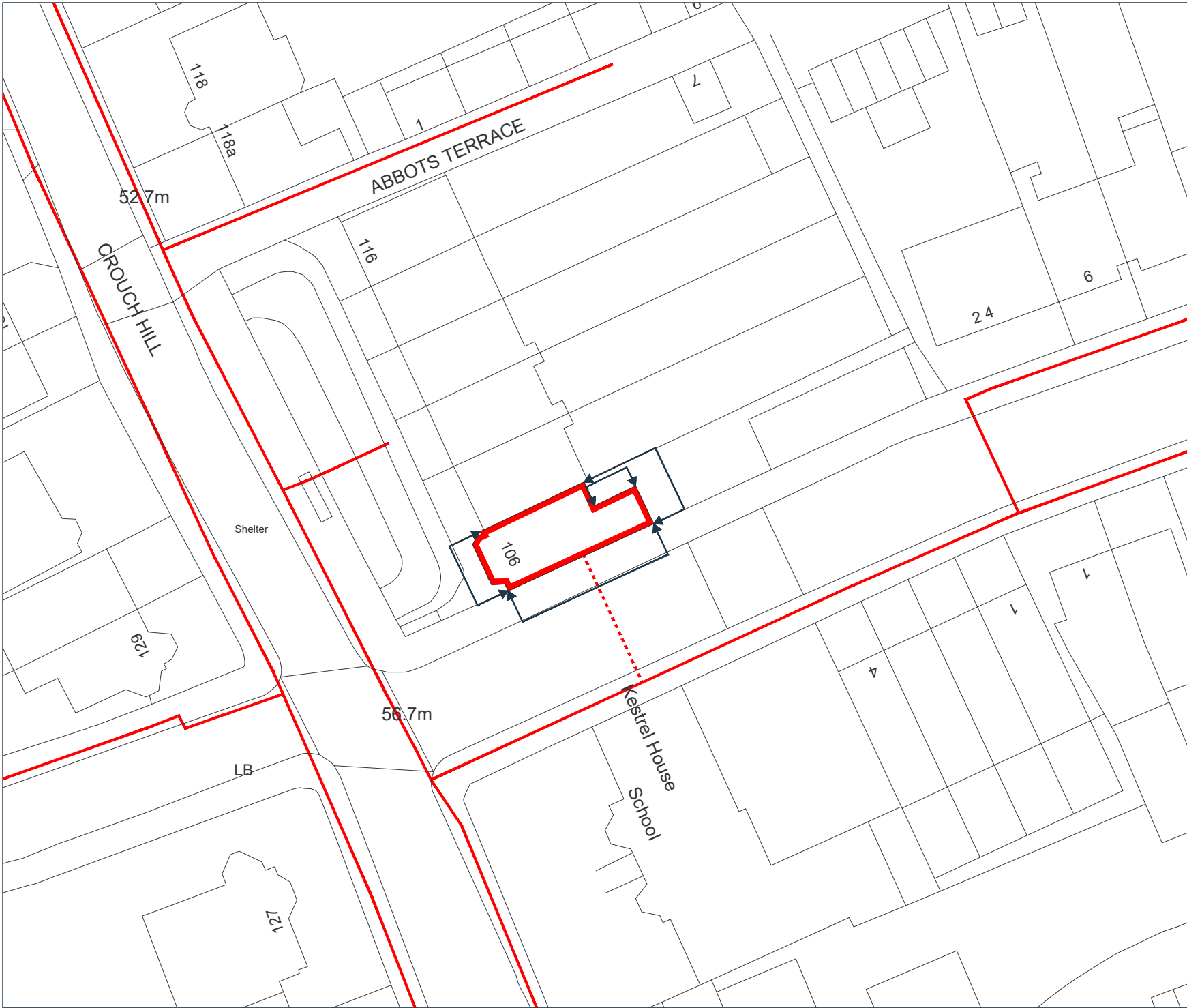
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Rev	Date	Description
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Sheet Size:	A4	



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- Key:
- Application Area
 - Existing LP Main
 - Proposed LP Main
 - Elevations subject to proposed gas pipe apparatus installations

Interest:
Crouch Hill 106 Limited

Location:
106 Crouch Hill, London, N8 9DY

Coords: 530206, 188106

Scheme Name:
EP - 106 Crouch Hill Road

Drawing Name:
Site Plan

Drawing No: 23001278_PLN_SI_4.1

Rev	Date	Description
-	31.03.2023	First Issue

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APPENDIX 1
ICOMOS ASSESSMENT METHODOLOGY

Table 1: Table of Significance

Significance	Factors Determining Significance
Very High (National or International Importance)	World Heritage Sites (including nominated Site) Assets of recognised international importance Assets that can contribute to acknowledged international research objectives Other buildings of recognised international importance Historic landscapes of international value, whether designated or not Extremely well-preserved historic landscapes with exceptional coherence, time-depth, or other critical factors
High (National Importance)	Scheduled monuments (including proposed Sites) Non-designated receptors of schedulable quality and importance Grade I and Grade II* Listed Buildings Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade Grade I and Grade II* Registered Parks and Gardens Conservation Areas containing very important buildings Non-designated assets of clear national importance Non-designated historic landscapes of outstanding interest, high quality, and importance, and of demonstrable national value. Well preserved historic landscapes with exhibiting considerable coherence, time-depth, or other critical factors Assets that contribute significantly to acknowledged national research agendas
Medium (Regional Importance)	Certain Grade II Listed Buildings Historic (unlisted) buildings that can be shown to have exceptional qualities in their fabric or historical associations Conservation Areas containing buildings that contribute significantly to its historic character Designated or non-designated assets that contribute to regional research objectives Non-designated historic landscapes that would justify special historic landscape designation, landscapes of regional value. Averagely well-preserved historic landscapes with reasonable coherence, time depth or critical factor(s).
Low (Local Importance)	Designated and non-designated assets of local importance

	Locally Listed Buildings Historic (unlisted) buildings of modest quality in their fabric or historic association Assets compromised by poor preservation and/or poor survival of contextual associations Assets of limited value, but with potential to contribute to local research objectives Robust non-designated historic landscapes. Historic landscapes with importance to local interest groups. Historic landscapes whose value is limited by poor preservation and/or poor survival of contextual associations.
Negligible	Assets with little or no archaeological/historical interest Buildings of no architectural or historical note; buildings of intrusive character Historic landscapes with little or no significant historical interest
Unknown	The importance of the asset has not been ascertained from available evidence Buildings with some hidden (i.e., inaccessible) potential for historic significance

Table 2: Magnitude of Impact and Descriptions

Impact Grading	Archaeological Attributes	Built Heritage or Historic Urban Landscape Attributes	Historic Landscape Attributes	Intangible Cultural Heritage Attributes or Associations
Major	Changes to attributes that convey OUV of WH properties. Most or all key archaeological materials, including those that contribute to OUV such that the resource is totally altered. Comprehensive changes to setting.	Change to key historic building elements that contribute to OUV, such that the resource is totally altered. Comprehensive changes to the setting.	Change to most or all key historic landscape elements, parcels or components; extreme visual effects; gross change of noise or change to sound quality; fundamental changes to use or access; resulting in total change to historic landscape character unit and loss of OUV.	Major changes to area that affect the ICH activities or associations or visual links and cultural appreciation.
Moderate	Changes to many key archaeological materials, such that the resource is clearly modified. Considerable changes to setting that affect the character of the asset.	Changes to many key historic building elements, such that the resource is significantly modified. Changes to the setting of an historic building, such that it is significantly modified.	Change to many key historic landscape elements, parcels or components; visual change to many key aspects of the historic landscape; noticeable differences in noise or sound quality; considerable changes to use or access; resulting in moderate changes to historic landscape character.	Considerable changes to area that affect the ICH activities or associations or visual links and cultural appreciation.
Minor	Changes to key archaeological materials, such that the resource is slightly altered. Slight changes to setting.	Change to key historic building elements, such that the asset is slightly different. Change to setting of an historic building, such that it is noticeably changed.	Change to few key historic landscape elements, parcels or components; slight visual changes to few key aspects of historic landscape; limited changes to noise levels or sound quality; slight changes to use or access; resulting in limited change to historic landscape character.	Changes to area that affect the ICH activities or associations or visual links and cultural appreciation.
Negligible	Very minor changes to key archaeological materials or setting.	Slight changes to historic building elements or setting that hardly affect it.	Very minor changes to key historic landscape elements, parcels or components; virtually unchanged visual effects; very slight changes in noise levels or sound quality; very slight changes to use or access; resulting in a very small change to historic landscape character.	Very minor changes to area that affect the ICH activities or associations or visual links and cultural appreciation.

No Change	No Change.	No Change to Setting or Fabric.	No change to elements, parcels or components; no visual or audible changes; no changes in amenity or community factors.	No Change.

Table 3: Significance Matrix

Significance	Magnitude of Impact				
	No Change	Negligible Change	Minor Change	Moderate Change	Major Change
Very High	Neutral	Slight	Moderate/Large	Large/Very Large	Very Large
High	Neutral	Slight	Moderate/Large	Moderate/Large	Large/Very Large
Medium	Neutral	Neutral/Slight	Slight	Moderate	Moderate/Large
Low	Neutral	Neutral/Slight	Neutral/Slight	Slight	Slight/Moderate
Negligible	Neutral	Neutral	Neutral/Slight	Neutral/Slight	Slight

Table 4: Significance Categories and Typical Descriptions

Magnitude of Impact	Description
Very Large	Effects at this level are material in the decision-making process.
Large	Effects at this level are likely to be material in the decision-making process.
Moderate	Effects at this level can be considered to be material decision-making factors.
Slight	Effects at this level are not material in the decision-making process.
Neutral	No effects or those that are beneath levels of perception, within normal bounds of variation or within the margin of forecasting error.



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