



**DALCOUR  
MACLAREN**



# **Design, Access and Heritage Statement for Works at Philip Court, Haringey**

**Client: Cadent Gas Ltd**

Project: EP - Philip Court, N6 5LN

Date: April 2023



## Project Details

|                      |                           |
|----------------------|---------------------------|
| <b>Project Name</b>  | EP - Philip Court, N6 5LN |
| <b>Scheme Number</b> | 23004242                  |
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## **Executive Summary**

Dalcour Maclaren has been commissioned by Cadent Gas Ltd to produce a Heritage Statement for the installation of new pipework to Philip Court, 89, Hornsey Lane, Upper Holloway, London Borough of Haringey, N6 5LN (National Grid Reference: TQ 29312 87559).

Philip Court 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).

The Site lies within Highgate Conservation Area, as designated by the London Borough of Haringey.

The following application is for retrospective planning permission for the installation of gas pipework to Philip Court.

The assessment, undertaken following guidance published by Historic England, has assessed the potential impact of the proposed works on the Highgate Conservation Area and Philip Court. It has been established that the installation of 1 no. new gas riser to the front elevation will have a limited physical impact upon Philip Court and a very limited visual impact upon the Conservation Area as a whole.

In order to further limit the harm on the identified heritage asset 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 black to match the existing utilities visible to the front elevation;
- Avoid any physical impact to existing architectural features, such as the Corinthian portico and first floor level balcony;
- 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 Philip Court, 89, Hornsey Lane, Upper Holloway, London Borough of Haringey, N6 5LN (National Grid Reference: TQ 29312 87559), hereafter referred to as 'the Site'.
- 1.1.2 Philip Court 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 Philip Court is not a listed building but is located within the Highgate 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 Philip Court has a reliable and safe supply of gas.
- 1.2.2 The Client has identified an urgent need for the provision and installation of a 1 no. new external gas risers in order to ensure that Philip Court is supplied with a safe, reliable and efficient supply of gas, which is used to power hot water, heating and for cooking. The works being applied for are necessary for the continued occupancy of the building.
- 1.2.3 The following application is for retrospective planning permission for the installation of gas pipework to Philip Court.

## **1.3 Site Location and Topography**

- 1.3.1 The Site is located Philip Court, 89, Hornsey Lane, Upper Holloway, London Borough of Haringey, N6 5LN (NGR: TQ 29312 87559) and is bound by:

- 1.3.2 Philip Court occupies a corner plot along Hornsey Lane Gardens, which is to the east, and Hornsey Lane (B540) to the south. Immediately surrounding the site is further residential development.
- 1.3.3 The topography of the Site is ranges between 93.3m and 94.6m Above Ordnance Datum (AOD).

## **1.4 Access**

- 1.4.1 The Site will be accessed via Hornsey Lane and Hornsey Lane Gardens. 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 Hornsey Lane Gardens / the pavement to the front (north-east) of the building (see Plan 4.1). The inground pipework will total approximately 6m. 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 also includes for the installation of 1 no. new gas riser to the front elevation (north-east) (see Plan 1.1). The pipework will be sited to the edge of the front elevation from ground floor to the third floor. The pipework will connect into flats 3, 6 and 9 (see figure 1).
- 1.5.6 Internal works will not be required as the gas riser is to be routed to the existing gas meter connection points.



*Figure 1 Indicative location of the proposed pipework showing entry points.*

## **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 2<sup>nd</sup> 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 24<sup>th</sup> 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 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.*

*Highgate was designated Conservation Area in 1967 and forms part of an area of great historical and architectural interest. The majority of Haringey's future growth will take place outside Highgate Village. However, it is important that this growth respects the character of its surroundings and conserves heritage and other important features.*

*The Local Views will be identified in a schedule within the Development Management Policies and the proposed Conservation SPD. The council will refer to English Heritage guidance 'Seeing the History in the View' when producing its list of Local Views.*

### 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 24<sup>th</sup> 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 and the London Plan, Policy SP12 of the Strategic Policies, and Policy DM9 of the Development Management Policies as the development has been sited as inconspicuous as possible and does not impact upon the significance of the Conservation Area, through visual changes to its setting.
- 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 The village of Highgate originated as a hamlet at the south-eastern entrance of the medieval Bishop of London's estate. The historic boundary between the parishes of St. Pancras and Hornsey, and currently Haringey and Camden exists along Highgate High Street. From 1227 to at least the 1660s, the Bishops of London used the parkland to the northwest of Haringey for hunting and the land was under their ownership until the late C19th. (Haringey Council (HC), 2013).
- 4.1.2 A toll road was opened by the bishop of London in 1386, which was located on a hill and probably known as High Gate, hence the name for this area within Haringey. (HC, 2013).
- 4.1.3 In the C16th and C17th Highgate became a popular spot in Haringey for wealthy people to build their country retreats and, due to Highgate being located along the main road to the north, a popular spot for travellers as well, as is evidenced by the five licensed inns built by 1553. This continued into the C18th. (HC, 2013).
- 4.1.4 The arrival of the railway in 1867 expanded the settlement of Highgate and many of the large villas and their grounds have been replaced by compact housing; although, Highgate itself still retains much of its original C17th and C18th layout and design (HC, 2013).

## 5 Statement of Significance

### 5.1 Philip Court

- 5.1.1 Philip Court comprises a purpose-built block of residential flats of mid to late 20<sup>th</sup> century construction of three storeys.
- 5.1.2 Constructed in brown brick with a flat roof. Off-white render detailing between the white UPVC casement windows. White panelling to the roof.
- 5.1.3 Philip Court is set within a corner plot, however, the generous front and side gardens with mature vegetation minimise the overall visibility of the building within the street scene.
- 5.1.4 Existing visual clutter comprises vents, guttering and satellites.



*Figure 2 Philip Court (north east elevation).*

#### Contribution of Setting to Significance

- 5.1.5 Philip Court is afforded a pleasing suburban character by the surrounding garden and its mature vegetation.

#### Impact

- 5.1.6 The proposal includes for the installation of 1 no. new gas riser to the front (north-east) elevation.

- 5.1.7 The installation requires holes for the riser to be drilled into the building fabric to both affix it to the front elevation and feed into the individual properties. Where possible holes will be drilled between brick joints so as to minimise the physical impact on the fabric.
- 5.1.8 The pipework has been sensitively sited to avoid impacting upon architectural features and to minimise its visual impact where possible. Additionally, the proposal is entirely reversible upon the decommission and removal of the gas riser.
- 5.1.9 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.
- 5.1.10 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 Highgate Conservation Area**

- 5.2.1 The Highgate Conservation Area (CA) was first designated in 1967, the boundary was extended in 1990 and 1994. The CA is divided between the London Borough of Camden and the London Borough of Haringey (Haringey Council, 2013).
- 5.2.2 The character of the CA is defined by the form of the historic development, its high percentage of buildings of architectural merit, its topography and its green open spaces and distant views (Haringey Council, 2013). There are a range of architectural styles across the CA dating between the 17th and 20th centuries, with many of the 18th and 19th century frontages concealing earlier structures (Haringey Council, 2013).

### **Contribution of Setting to Significance**

- 5.2.3 The architectural diversity within the CA creates an interesting and complex urban environment, which is contrasted by the wealth of green open spaces within the CA. Furthermore, the relatively high elevation of the CA to its immediate surroundings provides the CA with long distant views to areas such as Central London and the Olympic Park (Haringey Council, 2013).

### **Impact**

- 5.2.4 The proposed development will be sited to the front (north-east) elevation of Philip Court. However, it is not expected that the gas risers will be overly

visible from street level as the pipework is partially shielded from view by the front garden and its vegetation. Furthermore, it is not expected that the riser will have an impact on the Conservation Area over and above the impact of the existing visual clutter to the front elevation.

- 5.2.5 Due to the small scale of works proposed the installation will not affect views to, from or within the Conservation Area. An appropriate paint scheme will further camouflage the riser.
- 5.2.6 In consideration of the above, it is not expected that the proposal will present visual harm over and above the existing clutter of Philip Court.
- 5.2.7 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 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 Philip Court, 89, Hornsey Lane, Upper Holloway, London Borough of Haringey, N6 5LN (National Grid Reference: TQ 29312 87559).
- 6.1.2 The proposed development complies with the IGEN/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 Philip Court and Highgate Conservation Area. It has been established that the installation of a new gas riser will have a limited physical impact upon Philip Court 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 and Policy SP12 of Haringey's Strategic Policies and Policy DM9 of Haringey's Development Management Policies
- 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 black to match the existing utilities visible to the front elevation;
  - 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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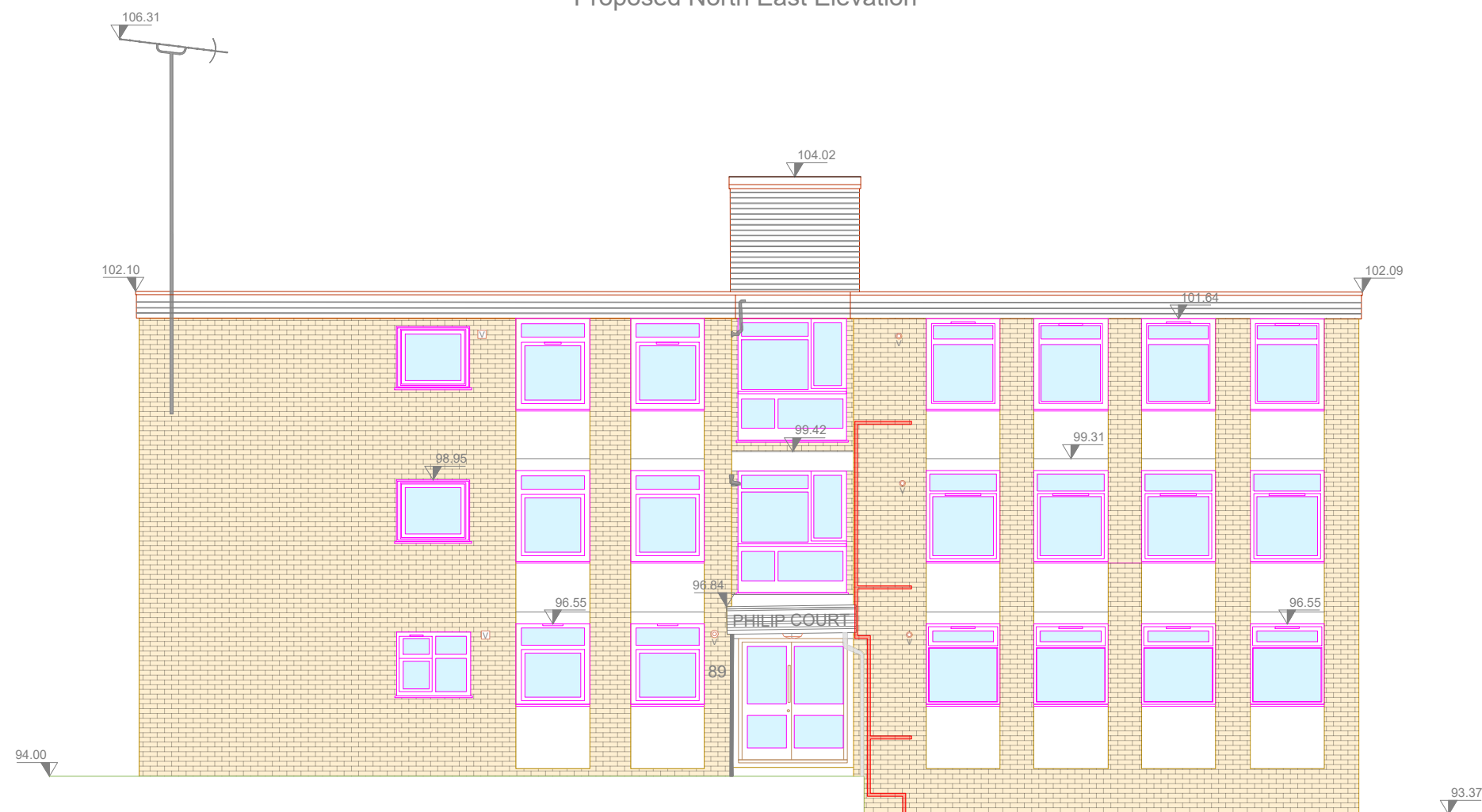
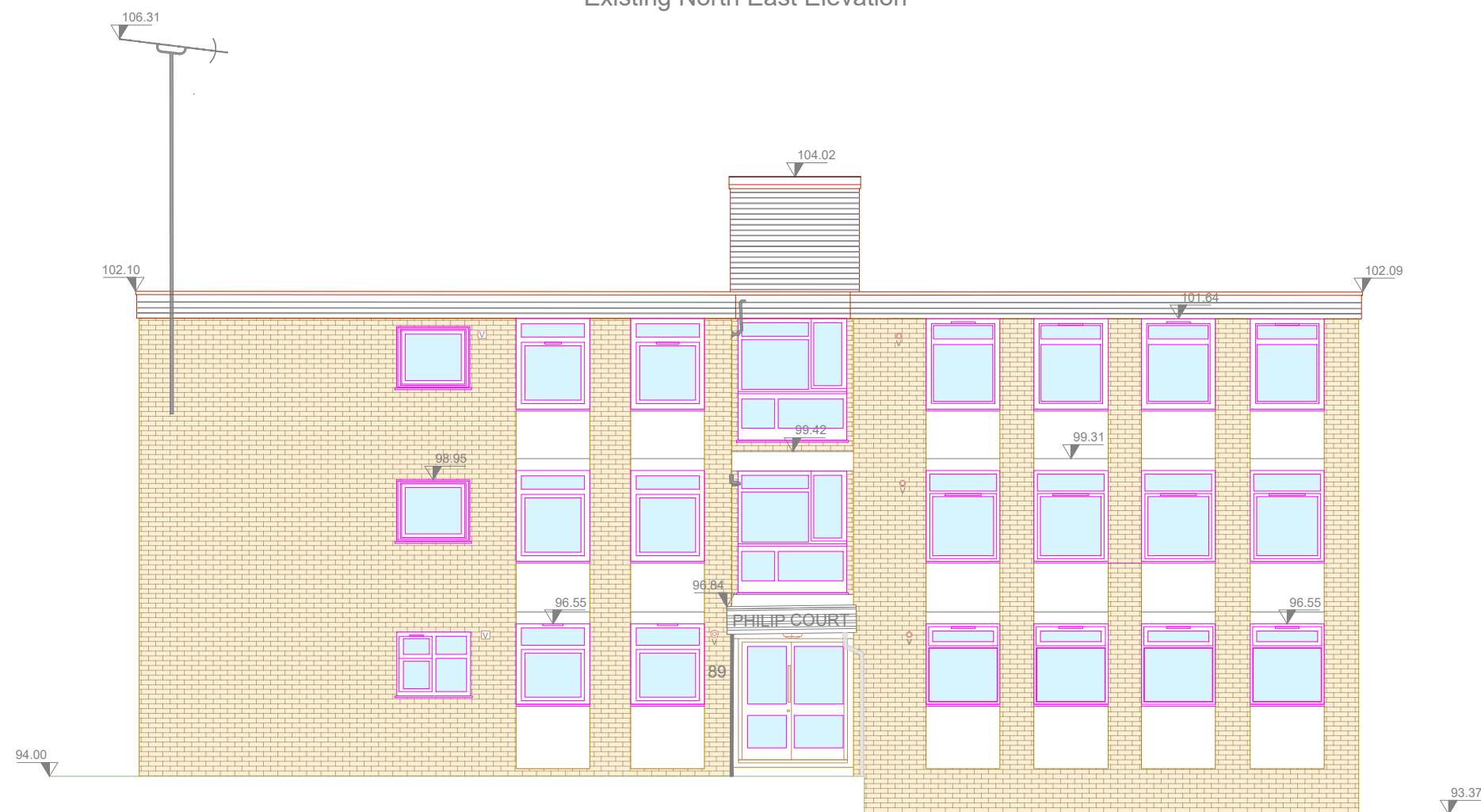
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<https://www.tandfonline.com/doi/abs/10.1080/00665983.2019.1573553?journalCode=raij20>

## **DRAWINGS**

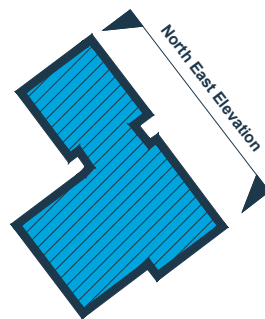
### Elevation Survey Notes:

1. Survey undertaken to accuracies stipulated as per band 1 within the RICS guidance note for Measured Surveys of Land, Buildings and Utilities, 3rd edition
2. Dalcour Macdonald have undertaken this survey as per the original instruction and as required for any analysis of the data. The survey is not intended to be used for purposes other than as stated, or for any results resulting from their use for purposes other than that contained in the instruction.
3. Surveyors have exercised reasonable care and skill, and all reasonable efforts were made to obtain all data but obstructed areas or areas with no access were not surveyed and are highlighted in pink.
4. This document is a record of the data and any arbitrary datum of 9m
5. Elevation details have been measured using Laser Scanning technology, only details that can be captured from the Laser Scanner location at ground level is shown.
6. The survey was not intended to be used for any other purpose.
7. Dimensions should not be scaled. All dimensions should be checked on site before use.
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### Proposed North East Elevation



Elevation Locations:



**Client:**

Cadent Gas

Location:

Philip Court, London, N6 5LN

Coords: N/A

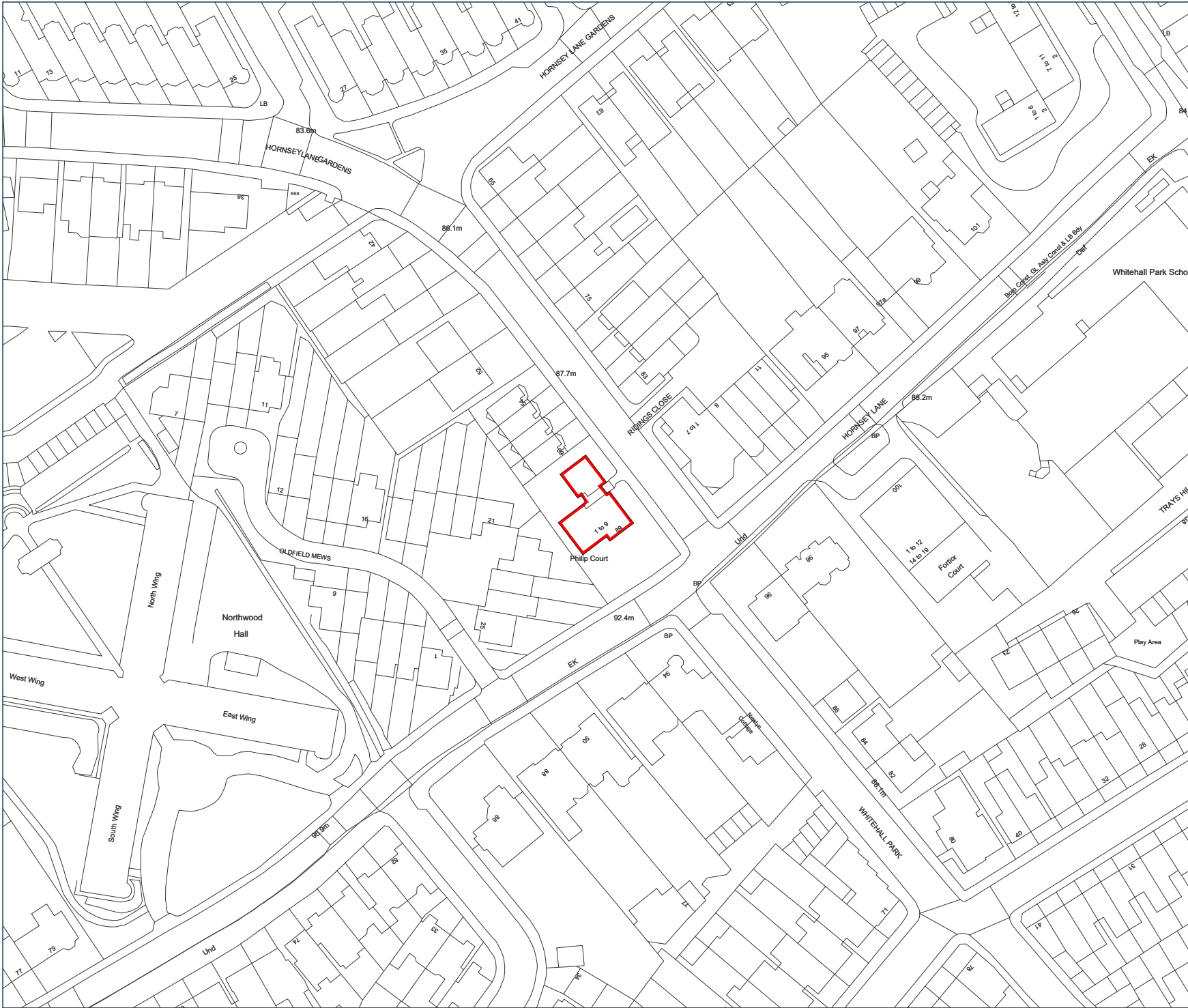
Scheme Name:  
EP - Philip Court, N6 5LN

Drawing Name:

### Elevation Plan

| Drawing No: 23004242_PLN_EL_1.1_A |            |                         |
|-----------------------------------|------------|-------------------------|
| Rev                               | Date       | Description             |
| -                                 | 05.04.2023 | First Issue             |
| A                                 | 17.04.2023 | Amended Proposed Design |
|                                   |            |                         |
|                                   |            |                         |

|                     |        |                                                                                                             |
|---------------------|--------|-------------------------------------------------------------------------------------------------------------|
| Surveyed by & Date: | LB     | <div>03.04.2023</div>  |
| Drawn:              | LB     |                                                                                                             |
| Approved:           | DH/ES  |                                                                                                             |
| Sheet No:           | 1 of 1 |                                                                                                             |
| Sheet Size:         | A2     |                                                                                                             |



Key:

 Application Area

Interest:

Philip Court Management Limited

Location:

Philip Court, London, N6 5LN

Coords: 529308, 187560

Scheme Name:

EP - Philip Court, N6 5LN

Drawing Name:

Location Plan

Drawing No: 23004242\_PLN\_LOC\_2.1

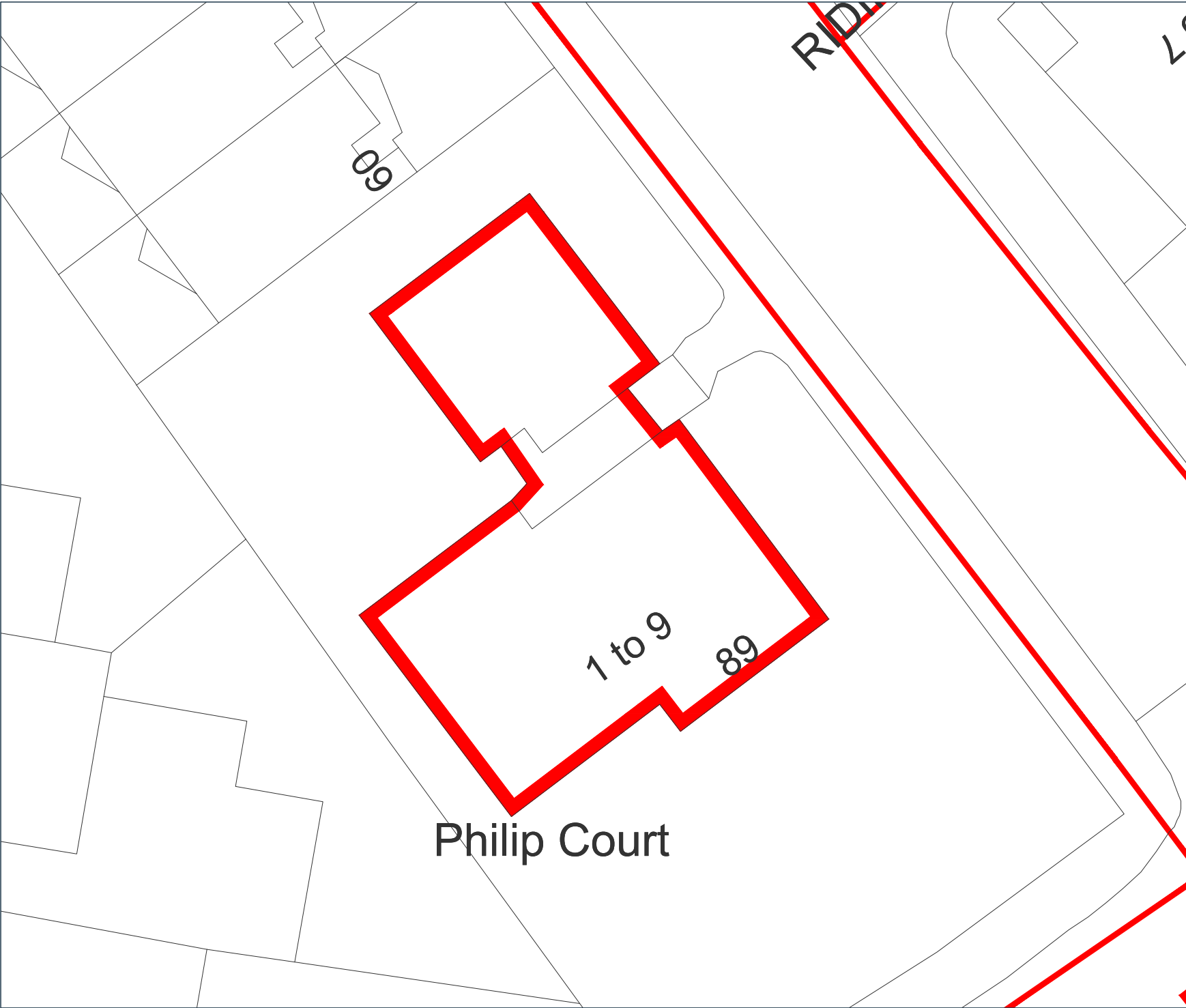
| Rev | Date       | Description |
|-----|------------|-------------|
| -   | 05.04.2023 | First Issue |
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|-------------|--------|
| Drawn:      | LB     |
| Approved:   | DH/ES  |
| Sheet No:   | 1 of 1 |
| Sheet Size: | A4     |



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Key:

- Application Area
- Existing LP Main

Interest:

Philip Court Management Limited

Location:

Philip Court, London, N6 5LN

Coords: 529308, 187560

Scheme Name:

EP - Philip Court, N6 5LN

Drawing Name:

Site Plan

Drawing No: 23004242\_PLN\_SI\_3.1

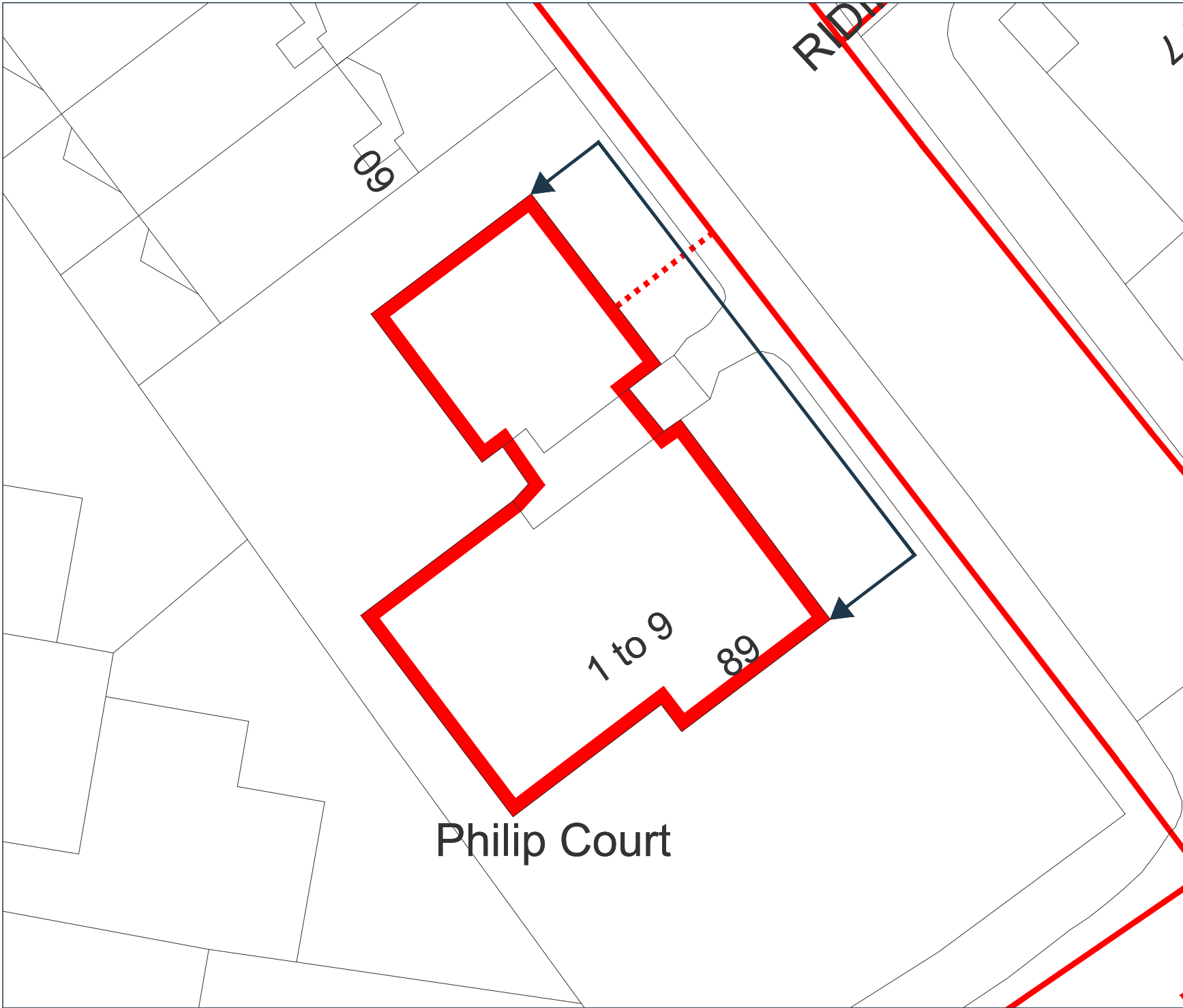
| Rev | Date       | Description |
|-----|------------|-------------|
| -   | 05.04.2023 | First Issue |
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| Drawn:      | LB     |
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| Sheet No:   | 1 of 1 |
| Sheet Size: | A4     |



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

**Interest:**  
Philip Court Management Limited

**Location:**  
Philip Court, London, N6 5LN

**Coords:** 529308, 187560

**Scheme Name:**  
EP - Philip Court, N6 5LN

**Drawing Name:**  
Site Plan

**Drawing No:** 23004242\_PLN\_SI\_4.1

| Rev | Date       | Description |
|-----|------------|-------------|
| -   | 05.04.2023 | First Issue |
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| <b>Drawn:</b>      | LB     |
| <b>Approved:</b>   | DH/ES  |
| <b>Sheet No:</b>   | 1 of 1 |
| <b>Sheet Size:</b> | A4     |



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**APPENDIX 1**  
**ICOMOS ASSESSMENT METHODOLOGY**

Table 1: Table of Significance

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

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

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.<br><br>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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