



**DALCOUR
MACLAREN**



Design, Access and Heritage Statement for works at 28 Cornwall Road, Haringey

Client: Cadent Gas Ltd

Project: 28 Cornwall Rd, Haringay, N4 4PH

Date: April 2023



Project Details

Project Name	EP - 28 Cornwall Rd, Harringay, N4 4PH
Scheme Number	23004230
Report Number	001

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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 28 Cornwall Road, Finsbury Park, London N4 4PH (National Grid Reference: TQ 31256 87741).

28 Cornwall 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).

The Site lies within Stroud Green 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 28 Cornwall Road.

The assessment, undertaken following guidance published by Historic England, has assessed the potential impact of the proposed works on the Stroud Green Conservation Area and 28 Cornwall Road. It has been established that the installation of 1 no. new gas riser to the front elevation will have a limited physical impact upon 28 Cornwall Road 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;
- 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 28 Cornwall Road, Finsbury Park, London N4 4PH (National Grid Reference: TQ 31256 87741), hereafter referred to as 'the Site'.
- 1.1.2 28 Cornwall 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 28 Cornwall Road is not a listed building but is located within the Stroud Green 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 28 Cornwall Road has a reliable and safe supply of gas.
- 1.2.2 Following a suspected gas leak, the gas supply to 28 Cornwall 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 28 Cornwall Road.

1.3 Site Location and Topography

1.3.1 The Site is located 28 Cornwall Road, Finsbury Park, London N4 4PH (NGR: TQ 31256 87741) and is bound by:

- Further residential terraces along Cornwall Road to the north, east and west; and
- Carlton Road to the south with Carlton Lodge immediately beyond.

1.3.2 The topography of the Site is 44m Above Ordnance Datum (AOD).

1.4 Access

1.4.1 The Site will be accessed via Cornwall 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 Cornwall Road / the pavement to the front (south-east) 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 also includes for the installation of 1 no. new gas riser to the front elevation (north-east) (see Plan 1.1).
- 1.5.6 The pipework will be routed up the front elevation between the entryway and bay windows where it will terminate at the third floor. Short lengths of horizontal pipework will be installed above the entryway and below the windows at third floor level. Where possible architectural features have been avoided.



Figure 1 The installed gas riser.



Figure 2 The installed gas riser to the first floor.

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 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 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 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 Stroud Green, Haringey

- 4.1.1 The name Stroud Green likely originates from the Old English *stōd* meaning marshy ground covered with brushwood. The area is recorded as *Stowde Grene* in 1546 with the *grene* meaning the village green (Mills, 2011).
- 4.1.2 Stroud Green was little more than a small collection of farmsteads located on marshland overgrown with brushwood until its development in the mid to late 19th century.
- 4.1.3 Stapleton Hall, which was constructed in 1609, was associated with an 80 acre farm. This was sold by the Stapleton family for development in the 19th century due to the increased demand for suburban development, and the construction of London's railways.
- 4.1.4 The residential development of Stroud Green can be linked to the development of Finsbury Park (opened in 1869), which was designed by the Metropolitan Board of Works and landscaped by Alexander McKenzie (HHS, 2023).
- 4.1.5 By 1881 Stroud Green had its own station on the Edgware, Highgate and London line, which further promoted economic growth and in turn encouraged more of London's ever-growing middle-class society to move to Stroud Green.
- 4.1.6 Following The Blitz, many of the buildings within Stroud Green has been demolished due to the irreparable bomb damage. As a consequence, infill development led by the Hornsey Borough Council can be identified. This infill development predominantly comprises blocks of flats built between 1947 and 1960 (HHS, 2023).

5 Statement of Significance

5.1 28 Cornwall Road

- 5.1.1 28 Cornwall Road comprises a three storey Victorian mid terrace constructed in red brick in Flemish brick bond.
- 5.1.2 One over one arched sash three light bay to the ground and first floor with moulded stucco Corinthian pilasters. One over one paired sash window to the third floor with moulded stucco window header. One over one sash with moulded stucco window header above entryway. Modern window to the third floor, which detract from the overall character and preservation of the building.
- 5.1.3 Stucco string course. Gable end roof with a moulded routed border.
- 5.1.4 Entryway comprises a modern retrofitted door with a fanlight. Elaborately moulded architrave with Corinthian pilaster, keystone and cornice detail.
- 5.1.5 28 Cornwall Road has a small front garden, with the boundary treatment comprising a low brick wall and evergreen hedge.
- 5.1.6 There is existing visual clutter visible to the front elevation of the building, and the wider terrace (see Figure 1).



Figure 3 28 Cornwall Road.



Figure 4 Visual clutter to the front elevation of 28 and 30 Cornwall Road.

Contribution of Setting to Significance

- 5.1.7 The building is contained along Cornwall Road which is characterised by three storey Victorian terraces. This consistent building height and along the road creates a satisfying sense of enclosure that is counteracted by the openness of the wide road and pavement, while the variety of architectural style creates a strong sense of interest.

Impact

- 5.1.8 The proposal includes for the installation of 1 no. new gas riser to the front elevation.
- 5.1.9 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.
- 5.1.10 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.
- 5.1.11 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 riser 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.
- 5.1.12 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 Stroud Green Conservation Area

- 5.2.1 The Stroud Green Conservation Area (CA) was first designated in June 2003. Haringey Council does not have a Conservation Area appraisal currently available.
- 5.2.2 The suburb of Stroud Green lies within both Haringey and Islington, with Stroud Green Road forming the boundary between the two boroughs. Stroud Green Road is the main area for commercial activity, with buildings predominantly comprising terraces with ground floor commercial units and residential flats above.
- 5.2.3 Across the CA there are a range of architectural styles which can be identified, such as gothic and Italianate. A range of architectural forms can also be identified across the CA, with streets ranging in development type from cottages, long terraces and semi-detached villas.

Contribution of Setting to Significance

- 5.2.4 The CA can be predominantly defined by its suburban character. The diversity in architectural style, form, and construction date has resulted in a varied and interesting character.

Impact

- 5.2.5 The proposed development will be sited to the front elevation of 28 Cornwall Road. 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.
- 5.2.6 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.
- 5.2.7 In consideration of the above, it is not expected that the proposal will present visual harm over and above the existing clutter of 28 Cornwall Road.
- 5.2.8 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 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 28 Cornwall Road, Finsbury Park, London N4 4PH (National Grid Reference: TQ 31256 87741).
- 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 28 Cornwall Road and Stroud Green Conservation Area. It has been established that the installation of a new gas riser will have a limited physical impact upon 28 Cornwall 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 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;
 - 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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 available online,
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DRAWINGS

Elevation Survey Key:

GLASS PANES	50	LEVEL ABOVE OS DATUM
INDICATIVE ROOF TILES	A	ALARM
INDICATIVE BRICK WORK	V	VENT
INDICATIVE CLADDING	L	LIGHT
	S	SIGN
	LB	LETTER BOX
	MB	METER BOX

PROPOSED GAS RISER MAINPIPEWORK

Elevation Survey Notes:

- Survey undertaken to accuracies stipulated as per band E within the RICS guidance note for Measured Survey of Land, Building and Utilities, 3rd edition.
- Dalcour MacLaren have undertaken this survey as per the original instruction and accept no liability for any inaccuracies 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; provided, all reasonable efforts were made to obtain all data but obstructed areas or areas with no access were not surveyed and are highlighted in plan.
- All survey data is recorded to a local grid and arbitrary datum of 40m.
- 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 be indicative.
- Dimensions should not be scaled. All dimensions should be checked on site before any works commence.
- The information contained in this document is confidential and protected by copyright. The use, copying or disclosure to a third party, either wholly or in part, except with the written permission of, and in the manner prescribed by Dalcour MacLaren constitutes an infringement of copyright.
- Information provided should not be altered or modified in any way. It should not be used for any purpose other than for which it was intended and should not be passed to other parties without prior agreement of Dalcour MacLaren.

Existing North Elevation



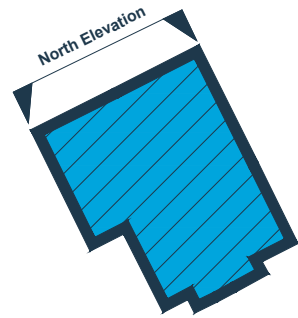
Proposed North Elevation



Datum 40.00

Datum 40.00

Elevation Locations:



Client:
Cadent Gas

Location:
28 Cornwall Road, London, N4 4PH

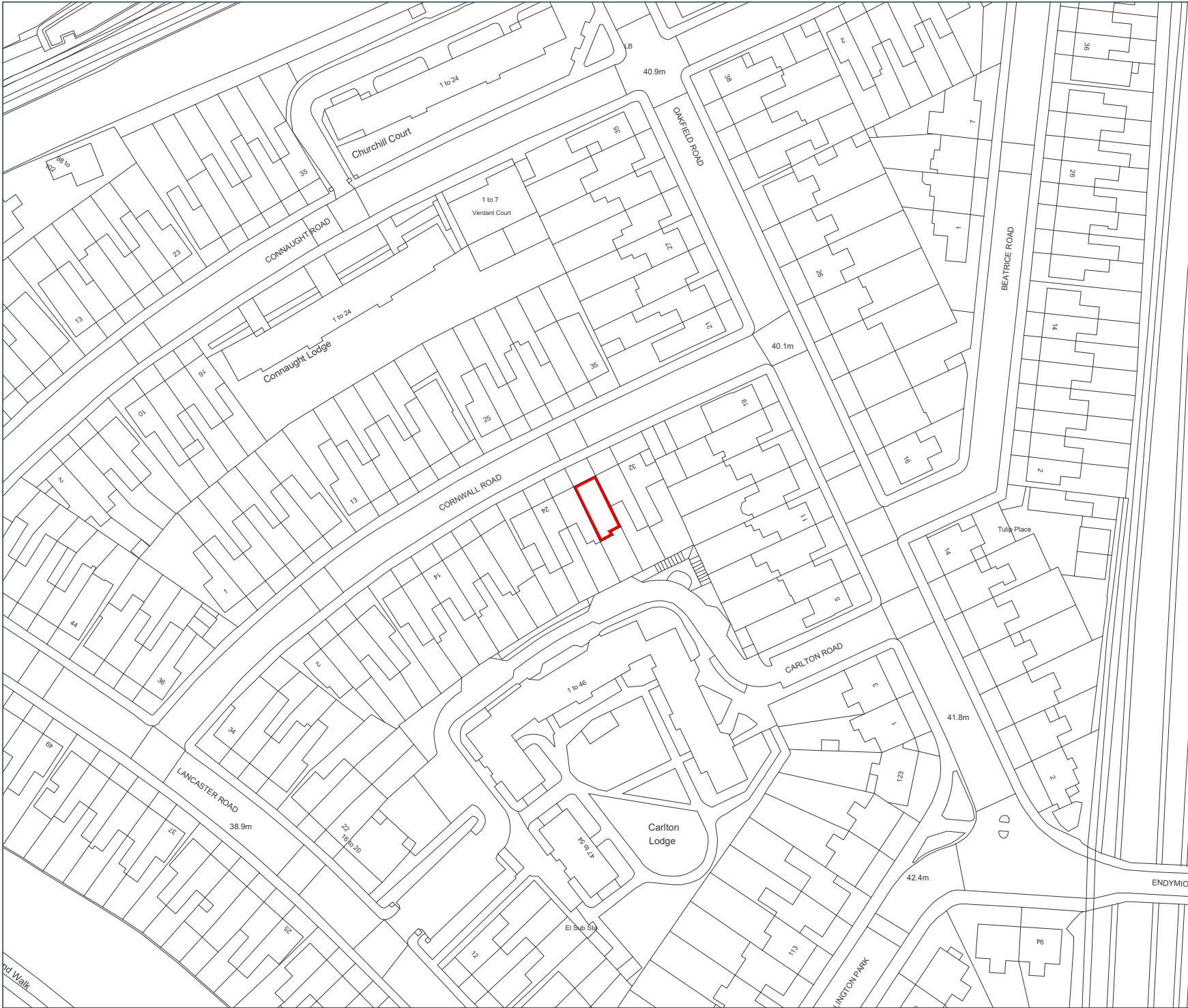
Coords: N/A
Scheme Name:
EP - 28 Cornwall Rd, Harringay, N4 4PH

Drawing Name:
Elevation Plan

Drawing No: 23004230_PLN_EL_1.1

Rev	Date	Description
-	14.04.2023	First Issue

Surveyed by & Date:	LB	03.04.2023
Drawn:	MJL	
Approved:	DH/ES	
Sheet No:	1 of 1	
Sheet Size:	A2	



Key:

Application Area

Interest:
Michael James Lewis Witheyman, Gonzalo Fernandez and Elizabeth Ruth Longster

Location:

28 Cornwall Road, London, N4 4PH

Coords: 531257, 187734
Scheme Name:
EP - 28 Cornwall Rd, Harringay, N4 4PH

Drawing Name:
Location Plan

Drawing No: 23004230_PLN_LOC_2.1

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-	14.04.2023	First Issue

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Key:

- Application Area
- Existing LP Main

Interest:
Michael James Lewis Witheyman, Gonzalo Fernandez and Elizabeth Ruth Longster

Location:
28 Cornwall Road, London, N4 4PH

Cords: 531257, 187734

Scheme Name:
EP - 28 Cornwall Rd, Harringay, N4 4PH

Drawing Name:
Site Plan

Drawing No: 23004230_PLN_SI_3.1

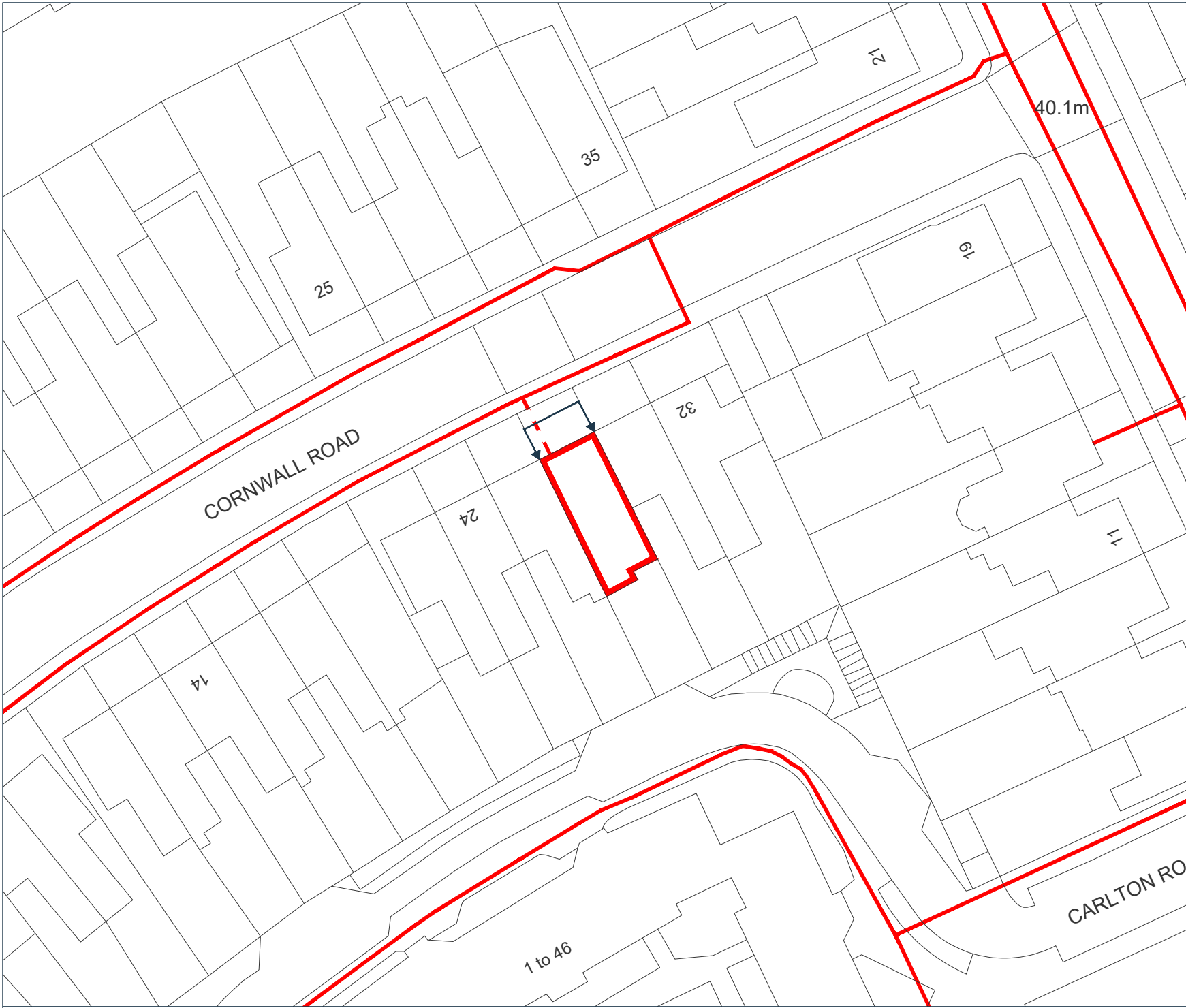
Rev	Date	Description
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Sheet No:	1 of 1
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- Key:
- Application Area
 - Existing LP Main
 - Proposed LP Main
 - Elevations subject to proposed gas pipe apparatus installations

Interest:
Michael James Lewis Witheyman, Gonzalo Fernandez and Elizabeth Ruth Longster

Location:
28 Cornwall Road, London, N4 4PH

Coords: 531257, 187734

Scheme Name:
EP - 28 Cornwall Rd, Harringay, N4 4PH

Drawing Name:
Site Plan

Drawing No: 23004230_PLN_SI_4.1

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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.
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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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