

54 Southwood Lane, London, N6 5EB**HERITAGE STATEMENT****Introduction**

No. 54 is on the east side of Southwood Lane and is a single family dwelling in situated in the London Borough of Haringey and within the Highgate Conservation Area. It is a Grade II listed end of terrace house.

The proposed development involves internal alterations only as described in the *Design and Access Statement* and the attached drawings – 1020 TP101, TP102, TP103 & TP104.

The purpose of this statement is to provide enough detail for the council to understand the impact of the proposed minor changes.

History of the area

Highgate has had a long history: Although named in 1354, Highgate in the 14th century was recorded only in connection with the road to the gateway or with hermits who lived nearby and repaired the road. Early growth was presumably due to general traffic and to the hermitage, which attracted pilgrims by 1464. Londoners increasingly acquired property in Highgate and some ambitious building was mentioned in the 1550's. Grand houses multiplied in the early 17th century with smaller buildings multiplying along the road frontages and houses stretched a short way along Hornsey and Southwood lanes by 1754. In 1815 there were detached houses and gardens along most of Hornsey Lane and Southwood Lane.

Several changes took place in the area over time such as the establishing of Highgate School the demolition of Southwood c.1932 and the introduction of smaller houses and blocks of flats as can be seen in the area today. *(Information extracted from British History Online)*

Today the character of the area and indeed Southwood Lane is very mixed with the Highgate School, Georgian style houses, Victorian style houses and post war houses and this type of mixture of building styles is typical of an area that has grown and evolved over the last few hundred years.

The Property – External

The property was built circa 1800 as part of a pair 50 & 54 at what was then considered the outskirts of Highgate Village. The house consists of a basement floor with front light well and rear garden, ground floor in painted render shares a single storey enclosed “porch” structure with No.50 which further integrates 50/54 as a pair, first and second floors in London stock bricks and the third floor, a mansard roof extension which is a more recent addition. The window fenestration to the front façade is traditional small pane 6 over 6 sash windows in painted timber and the window reveals are painted plaster. The original corbled parapet wall in painted render has been retained and the mansard roof extension has been set back behind this. Overall while the property can do with some remedial work and decorations externally, it is all in good order.

The Property – Internal

Unfortunately the property has undergone extensive alterations over time and just about all the original architectural details have been removed. While some of the fireplace surrounds appear to be period correct, on close inspection one can tell they have been installed throughout the periods where the alterations have taken place. Most room doors and architrave details are mismatched and the cornice and skirtings have been replaced over time.

Lower Ground floor – Altered layout with no original features.

Ground floor – Altered layout with some original features such as windows, WC door, staircase and floor boards although these have been patched.

First floor – Original layout with some original features such as staircase, windows, the internal shutters with shutter boxes and floor boards although these have been patched.

Second floor – Altered layout to include a separate bathroom and shower en-suite to the rear bedroom, some original features such as windows and staircase are present but the staircase has been modified to allow for the contemporary staircase up to the Third floor.

Third floor – The layout to the top floor includes a single large bedroom to the rear with a walk-in wardrobe and en-suite bathroom to the front of the house. The overall architectural language is contemporary at this level.

Significance

The 2 properties 50/54 are recognised as having historical value to the community and with this in mind no works should adversely affect the external character and fabric of the existing building. The front façade is of a good quality and contributes to the character of the street as a whole and the wider conservation area.

Where possible new work should be carried out in a sympathetic manner made with an understanding of the historical building language and the changes that have taken place thereby enhancing the nature of the historical asset.