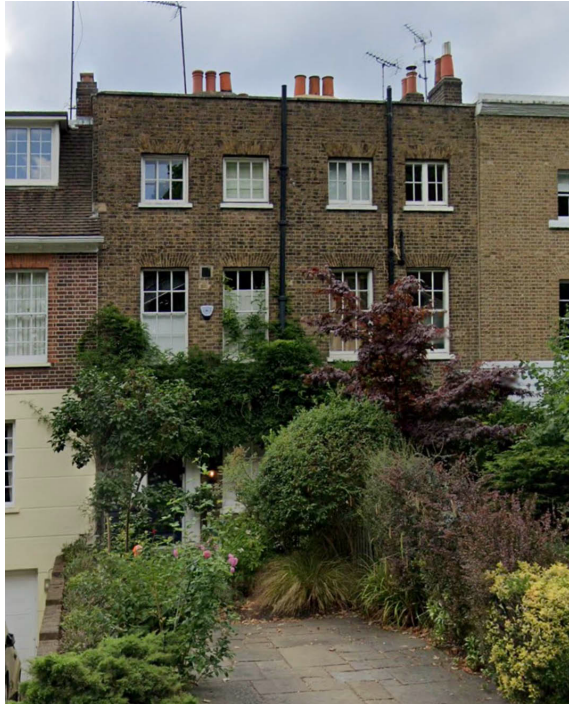


**47 NORTH ROAD, LONDON N6 4BE
SUPPLEMENTARY HERITAGE STATEMENT IN CONNECTION WITH LISTED BUILDING
CONSENT APPLICATION HGY 2022/4382**

This statement was prepared by Jon Bolter BA Arch AA Dip Cons AABC following a site inspection on 11 May 2023



Front (east) elevations of 47 and 49 North Road, each of two bays.



Rear elevations of 47 and 49 North Road. Note the blind window on the party wall line.

47 and 49 North Road, London N6 date from the late 18th century. They were previously known as nos 1 and 2 Gloucester Place respectively; the name tablet survives on the front elevation of no 49.

They are of unusual form with very narrow frontages of about 4 metres and a staircase located on the front elevation. Their uniformity and the lack of any party wall parapet or division of the roof void indicates that they were built together. The interior of no 49 was not inspected but is assumed to be similar to no 47, which has two small rooms per floor. The houses are clearly shown on the first edition Ordnance Survey, surveyed in 1863, as two properties.

The unusual positioning of a staircase on a front elevation is sometimes found when the rear elevation has particularly good views. There would have been long views over towards Kenwood and Hampstead Heath.

The rear elevation has a single window into each rear room with a blind window in the centre. The chimneys are also unusual, with a large shared stack between the rear rooms and separate stacks located at the rear of the front rooms. The depth of the chimney stacks and the early chimney pots, some marked 'Bagnigge Wells' also suggest that they are early, if not original, as the tile works at Bagnigge Wells closed in the late 1820s

It seems improbable that a larger house was split into two dwellings. There are no signs of the extensive alterations that would have been required and the fenestration is clearly two

pairs of windows rather than the more even spacing of a single dwelling, which would probably have had three bays rather than four. The three chimney stacks set within the footprint of the buildings rather than on the party walls are suggestive of the conversion of a building which had had no chimneys.

It has been suggested that the accommodation was for servants in the adjoining large house, then known as Gloucester House. The small scale of the rooms is consistent with that hypothesis but it would be more usual for servants accommodation to be relegated to the rear of a site rather than sharing the principal frontage. Census records for the second half of the nineteenth century show the houses occupied by tradesmen, principally in the building trade but including an organ builder, rather than by domestic servants. At times there were up to three households within each house. Notably, during the 1890s the two houses were occupied by different members of the Glead family who were masons and carpenters.

Considerably more detailed investigation would be required to resolve these conflicting indications. The result of such an investigation is unlikely to affect the works being proposed within the current application.

The existing roof coverings, which are the subject of this application, appear to be of the mid to late 20th century. The asphalt is unlikely to predate the 1930s, and is more likely to be of the 1950s or later. The slate coverings are of the mid to late 20th century. The thin Portland stone copings to parapets are of early date. The large clay chimney pots, inscribed with manufacturers names, are also early. The copings and pots are likely to be no later than about 1830. The brickwork of the front parapet and the chimney stacks are early/ original; the rear parapet has been rebuilt.

The ridge and hip tiles are angled clay tiles, quite badly fitted. They are of similar age to the slate coverings

The roof structure, as far as it can be seen, appears is consistent with the suggested date of the late 18th century. The rafters are covered with boarding, also of early date. Some parts of the roof structure appear to be of oak.

The roof across the pair of houses is an M roof in form, but with hipped ends. The pitch of the roof suggests that they were originally covered in slate, as at present, rather than plain tiles. The parapet and central gutters are currently covered with asphalt but would originally have been of metal, almost certainly lead. The setting out of the layboards below the asphalt would not have been suitable for metal linings, suggesting that they were renewed when the asphalt was applied.

In summary:

The overall significance of the houses is reflected in their listing at Grade II.

The houses are of considerable significance as unusual and fairly complete narrow frontage houses set amongst larger buildings.

Within the area of the proposed works, the brickwork of parapets and stacks, the copings, chimney pots, and the roof structure, including sarking boards, are of significance. The existing slate coverings, ridge and hip tiles are of relatively recent date and no intrinsic significance; the asphalt linings, including the recent overcoating, are intrusive.

The proposed works comprise the cyclical renewal of the water resisting capping to the building, important for the protection of the vulnerable and more significant areas below.

Heritage Impact Assessment

(as required by local policy DM9B)

The objective of the proposed works is to secure the protection of the significant elements of the interior of the building from water damage.

This is to be achieved by the replacement of building elements which date from the mid to late 20th century and are considered to be of little or no evidential, historical, aesthetic or communal significance. The works include the removal of the asphalt coverings which are considered intrusive.

The net overall assessment must therefore be considered positive.

Jon Bolter
REES BOLTER ARCHITECTS
24 May 2023