



**DALCOUR
MACLAREN**



Heritage, Design & Access Statement for Works at 12a Broadway Parade, Haringey

Client: Cadent Gas Ltd

Project: EP - 12A Broadway Parade, London, N8

Date: August 2023



Project Details

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20230731_23007628_PLN_SI_4.1	Existing Site Plan	1 : 200

Executive Summary

Dalcour Maclaren has been commissioned by Cadent Gas Ltd to produce a Design, Access & Heritage Statement for the installation of new pipework 12a Broadway Parade, Tottenham Hale, N8 9DE (National Grid Reference: TQ 30177 88504).

Following a suspected gas leak, the gas supply at, 12a Broadway Parade was switched off to prevent risk to life and property, leaving residents without gas supply for heating or cooking. Cadent undertook the design appraisal for the repair works and Dalcour Maclaren's Planning and Heritage Team advised 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 minimal and the least harmful solution in providing gas to the residents, works proceeded to reconnect the supply.

The following application is for retrospective planning permission for the installation of gas pipework to 12a Broadway Parade.

The assessment, undertaken following guidance published by Historic England, has assessed the potential impact of the proposed works on, 12a Broadway Parade and the Crouch End Conservation Area. It has been established that the installation of a new gas riser will have a limited physical impact upon, 12a Broadway Parade and no visual impact upon the Conservation Area as a whole.

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

- Ensure holes for the riser are drilled between the brick joints rather than the bricks themselves;
- Paint the pipework an appropriate colour in order to limit the visual impact of the pipework. For example, where the pipe is fixed to the front elevation, the pipework should match this (i.e. white) and where it is be fixed to exposed brick to the rear elevation, the pipework is be painted 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

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 12a Broadway Parade, Tottenham Hale, N8 9DE (National Grid Reference: TQ 30177 88504), hereafter referred to as 'the Site'.
- 1.1.2 12a Broadway Parade 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 12a Broadway Parade is not a listed building but is located within the Crouch End Conservation Area. Despite being in a Conservation Area, the Site does not lie within any relevant Article 4 Directions as defined on the council's planning policy map.
- 1.1.4 This Heritage Statement has been produced to assess the potential for impacts and assess the degree of any impacts to the significance of the identified assets. This assessment has been undertaken following the Standards and Guidance of the Chartered Institute for Archaeologists (CIfA, 2014) and in accordance with terminology expressed within the National Planning Policy Framework.

1.2 Circumstances of the Scheme

- 1.2.1 Cadent Gas Ltd are a statutory undertaker with the responsibility to develop and maintain an efficient, co-ordinated, economical and safe system of gas supply to their customers, as stated in the Gas Act 1986. The proposed development is therefore needed to ensure that the resident, and customer, at 12a Broadway Parade has a reliable and safe supply of gas.
- 1.2.2 Following a suspected gas leak, the gas supply to 12a Broadway Parade was switched off to prevent risk to life and property, leaving residents without gas supply for heating or cooking. Cadent undertook the design appraisal for the repair works and Dalcour Maclaren's Planning and Heritage Team advised 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 minimal 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 and associated apparatus to 12a Broadway Parade.

1.3 Site Location and Topography

- 1.3.1 The Site is located 12a Broadway Parade, Tottenham Hale, N8 9DE (NGR: TQ 30177 88504) and is bound by:

- Broadway Parade (A103) to the north and west;
- Buildings along Broadway Parade to the north east and south west; and,
- Gardens of properties along Broadway Parade to the east with properties along Felix Avenue beyond.

- 1.3.2 The topography of the Site is 48m Above Ordnance Datum (AOD).

1.4 Access

- 1.4.1 The Site will be accessed via Broadway Parade. 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 Broadway Parade / the pavement to the front (north west) of the building (see 20230731_23007628_PLN_SI_4.1). As these works are contained entirely below ground, they are permitted development under Part 15 Class A (a) of the Town and Country Planning (General Permitted Development) Order (England) 2015.

Above Ground Riser & Internal Works

- 1.5.5 The proposed development involves the installation of 1 no. new gas riser to the front elevation at ground floor level. The Pipework is routed up the brick pilaster which divides the shopfronts of 12 and 13 Broadway Parade. The pipework is routed through the shopfront glazing. This could not be avoided as the fascia board, which is the only other viable option, does not provide adequate ventilation for the pipework to be compliant with current regulations.
- 1.5.6 Pipework has also been installed to the rear elevation. The works also included the installation of 2 no. new gas meter boxes.
- 1.5.7 It was considered whether the pipework could be installed entirely to the rear elevation, however, the meter points are located at the front of the property and so installing the gas riser to the rear would result in the installation of internal pipework that is not in accordance with current IGEM G5 standards.
- 1.5.8 The proposed pipework has been sited to result in the minimum amount of disturbance to the building fabric whilst being sympathetic to the constraints of the existing fittings and layout. The external lateral lengths of the pipework are constrained by the relative distance required between

riser and internal gas meter control valves, in this instance situated within the lounge of the property.

- 1.5.9 The riser has been painted white (colour matched) where it is installed to the front elevation and painted black where it is installed to the rear elevation where it runs across brick to match the existing utilities.
- 1.5.10 The proposal also includes for internal pipework, which has been boxed in and colour matched to the walls onto which it has been installed.

1.6 Archaeology

- 1.6.1 The Site lies within an Archaeological Priority Area (APA) (Tier 2: Crouch End Village). Given that the proposed works do not include for the installation of a new inground connection no archaeological artefacts or features will be disturbed. Furthermore, there are various other utilities that have previously disturbed the area, therefore, it is likely that any archaeological remains and features have either been removed and / or truncated.
- 1.6.2 DM advises the client that if any archaeological material or features are encountered during the works, that works are stopped, and appropriate measures are undertaken.

1.7 Definition of Terms

- 1.7.1 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).
- 1.7.2 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)‘.
- 1.7.3 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).
- 1.7.4 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.

Development Management Policies

2.4.3 The Development Management Policies, sets out planning policies to help determine which developments are granted planning permission in Haringey. It was adopted by the council on the 24th July 2017. It sets out the spatial strategy for managing development and growth in the Borough up to 2026. The strategy provides a positive framework for ensuring that housing, employment, infrastructure and other needs are met in a way that contributes to the delivery of sustainable development.

2.4.4 Policy DM9 addresses how the council will manage the historic environment across the borough. The below has been summarized to include information relevant to the proposals and the full policy is available on the council's website.

Managing Haringey's Heritage Assets

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

Conservation Areas

The council will give consideration to, and support where appropriate, proposals for the sensitive redevelopment of sites and buildings where these detract from the character and appearance of a Conservation Area and its setting, provided that they are compatible with and/or complement the special characteristics and significance of the area.

Proposals for alterations and extensions to existing buildings in Conservation Areas should complement the architectural style, scale, proportions, materials and details of the host building and should not appear overbearing or intrusive.

2.5 Compliance

- 2.5.1 The development complies with Policy HC1 of the London Plan, Policy SP12 of the Strategic Policies and DM9 of the Development Management Policy, as the development has been sited to be as inconspicuous as possible and not impact upon the significance of the Highgate 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 Little is known of Crouch End prior to the medieval period, where it formed part of the rural parish of Hornsey with Hornsey village, Muswell Hill and Highgate. Place name etymology suggests that Hornsey has Old English origins either meaning ‘the grey place’ or ‘the stone place’ or ‘Haering’s enclosure’ (Mills, 2011). From 1227 to at least the 1660s, the Bishops of London was a major landowner and Lord of the Manor of Hornsey (Haringey Council, 2010).
- 4.1.2 The clearance of the ‘great forest’ was at its height during the 17th and 18th centuries, however, the underlying clay soils, which are poor for arable farming, halted any further development of the area (Haringey Council, 2010).
- 4.1.3 The settlement of Crouch End is first recorded in 1465 as the hamlet of Crouch End, which is Old English for ‘cross-border’ or ‘cross-end’ and probably refers to the medieval crosses erected to the border of estates. Alternatively, the name may refer to the crossing point between two medieval roads from London. Prior to the 18th century Crouch End comprised of summer residences for London’s merchants and small farmsteads. By the end of the 18th century there was some small-scale development comprising large villas and estates (Haringey Council, 2010).
- 4.1.4 By the middle of the 19th century modest two storey cottages and villas were constructed, which contrasted the surrounding Halls and large villas previously built. With the opening of Hornsey train station in 1850 and Crouch End Hill station in 1868 development of Crouch Hill picked up as it became a popular location for wealthy families until its height from the 1880s to the 1890s. By the early 20th century the Crouch End Broadway had begun to develop into a major high street (Haringey Council, 2010).

5 Statement of Significance

5.1 12a Broadway Parade

- 5.1.1 12a Broadway Parade comprises a 19th century mid-terrace set within the wider terrace along Broadway Parade built by local builder and developer, John Cathles Hill (Haringey Council, 2010).
- 5.1.2 Composed of red brick in Flemish bond. Two-storey three bay with additional attic storey comprising roof level gable set in the slate mansard roof slope with twin sash windows. Original ball finial to the pediment has been lost.
- 5.1.3 Ground floor comprises modern replacement shopfront with classical styled scrollwork pilasters on each side, each of which have a small pediment. First-floor is modestly decorated, with an ornate string course in white above the first-floor windows and arranged to almost replicate a pediment above the windows. Windows are plain, single glazed sash windows with a stone lintel.
- 5.1.4 There is some visual clutter to the front elevation comprising guttering, pipework and cabling. Further visual clutter is seen across the wider terrace.

Contribution of Setting to Significance

- 5.1.5 The consistent height of the terrace paired with the narrow road and pavement gives a sense of enclosure with an almost canyon like feel (Haringey Council, 2010).

Impact

- 5.1.6 The proposal has been sensitively sited to the areas with existing visual clutter to avoid impacting upon the architectural features of the building and to reduce visibility of the proposed pipework from the road. Furthermore, the proposed works are entirely reversible upon the removal / decommissioning of the gas riser.
- 5.1.7 There will be a very limited physical impact to the building though the drilling of holes to meter connections; however, these holes will not be drilled through any historic or original architectural features.
- 5.1.8 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 and 2 no. new meterboxes 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.

- 5.1.9 The benefits of connecting the building to a safe and reliable supply of gas to ensure the continued habitation of the building is considered to substantially outweigh the extremely limited visual and limited physical impacts to the building.

5.2 Crouch End Conservation Area

- 5.2.1 The Crouch End Conservation Area (CA) was first designated in 1974, at this time it was called the Crescent Road CA and covered a small area to the west of Crouch End Hill. The CA was subsequently extended in 1976 to incorporate Crouch End Broadway and the areas immediately to the north, south and east and was renamed to Crouch End CA. The CA was again extended in 1994 (Haringey Council, 2010).
- 5.2.2 The CA is centred on the historic town centre that contains the former Hornsey Town Hall, Hornsey Central Library, and a number of primary and secondary retail frontages comprising of shops and restaurants. To the west and south of this commercial area are residential streets comprising of 19th and 20th century domestic buildings in a range of architectural styles (Haringey Council, 2010).
- 5.2.3 The streets to the east and immediate west of the Town centre are lined with terraces on small plots predominately of Victorian and Edwardian construction. The street layout of the shopping centre predates many of these buildings and the Grade II listed clock tower (List Entry: 1358845) is a key view and landmark to the front of the shopping parade. Modern traffic management and the volume of traffic on the A103 detracts from the character of the shopping parade, while the irregular paving slabs and street furniture create a sense of disorder along the shopping parades (Haringey Council, 2010).
- 5.2.4 The area further to the south and west is characterised by semi-detached and detached buildings on larger plots with well-maintained buildings and mature planted gardens as a result of the consistent middle-class population within the CA (Haringey Council, 2010).
- 5.2.5 Building materials vary across the CA but predominantly comprise red brick, contrasting stone, stucco often in horizontal stripes especially along within the shopping core. The earlier Victorian buildings are constructed of yellow London stock brick (Haringey Council, 2010).

Contribution of Setting to Significance

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

Impact

- 5.2.7 The majority of the development will not be visible from Broadway Parade. In close proximity to the building, some of the pipework will be visible; however, existing guttering and cables are visible on the front elevation of the building and the new pipework has been sited to contain visual clutter to one part of the building. It is therefore considered that the proposals do not detract from the significance of the CA, as it does not interrupt views along the road and does not significantly impact views of the asset. Overall, the proposals will have no impact upon the residential character of the area as a whole.
- 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 risers and 2 no. new external meter boxes 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 12a Broadway Parade, Tottenham Hale, N8 9DE (National Grid Reference: TQ 30177 88504).
- 6.1.2 The proposed development complies with the IGEM/G/5 Edition 3, which addresses the standards and guidance and health & safety for gas installations within Multiple Occupancy Buildings (MOBS), which Cadent Gas is required to adhere to, as well as Regulation 13, Pipelines Safety Regulations 1996 (as amended), the Health and Safety at Work Act 1974 and paragraph 15 of Schedule 2B in the Gas Act 1986 (as amended).
- 6.1.3 The assessment, undertaken following guidance published by Historic England, has assessed the potential impact of the proposed works on 12a Broadway Parade and Crouch End Conservation Area. It has been established that the installation of a new gas riser will have a limited physical impact upon 12a Broadway Parade and a no visual impact upon the Conservation Area as a whole.
- 6.1.4 The development is the minimal amount of pipework required to restore gas to the property and the proposals are also entirely reversible upon the decommissioning and removal of the gas riser. The works will not result in substantial harm to the asset or the Conservation Area and so the proposals are compliant with the NPPF (2015), Policy HC1 and the London Plan Policy SP12 of the Strategic Policies and DM9 of the Haringey's Development Management Policy
- 6.1.5 By providing a safe, efficient and reliable supply of gas to the property, Policy D12 of the London Plan will also be satisfied by ensuring that the property can benefit from the highest standards of fire safety.
- 6.1.6 In order to further limit the harm on the identified heritage assets as a result of the proposals, the following is recommended:
- Ensure holes for the riser are drilled between the brick joints rather than the bricks themselves;
 - Paint the pipework an appropriate colour in order to limit the visual impact of the pipework. For example, where the pipe is fixed to the front elevation, the pipework should match this (i.e. white) and where it is be

fixed to exposed brick to the rear elevation, the pipework is be painted 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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Ziegler, V. (2019). From Wic to Burh: a New Approach to the Question of the Development of Early Medieval London, *Archaeological Journal*, Vol 176: 2, pp. 336-368, available online, <https://www.tandfonline.com/doi/abs/10.1080/00665983.2019.1573553?journalCode=raij20>

DRAWING

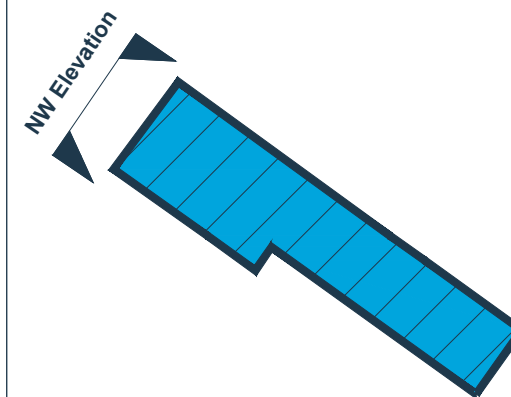
Elevation Survey Notes:

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3. The survey is deemed to be a true and correct statement of 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. Any data is recorded in the field and arbitrary datum is used.
5. Elevation details have been measured using Laser Scanning technology, only details that can be captured from the ground scanner location at ground level is shown. Where the ground level is not visible, details will be estimated.
6. Dimensions should not be scaled. All dimensions should be checked on site before the survey.

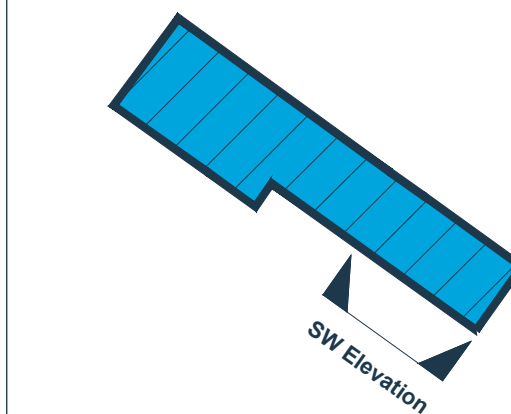
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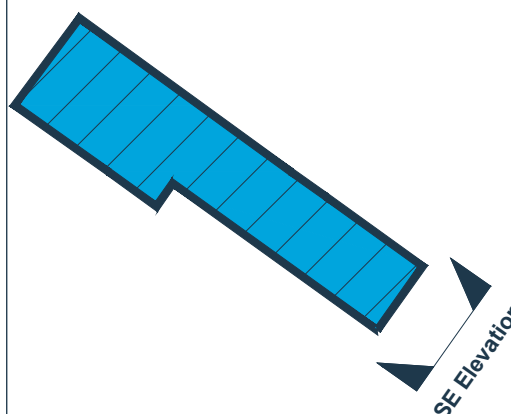
Elevation Locations:



Elevation Locations:



Elevation Locations:



Client:

Cadent Gas

Location	
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12a Broadway Parade, London, N8 9DE

Coords: N/A

Scheme Name:
EP - 12a Broadway Parade, London, N8 9DE

Drawing Name:

Elevation Plan

Drawing No: 23007628_PLN_EL_1.1		
Rev	Date	Description
-	31.07.2023	First Issue

Surveyed by & Date:	RV	19.07.2021
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Drawn:	CG
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Approved:	DH/ES
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Sheet No:	1 of 2
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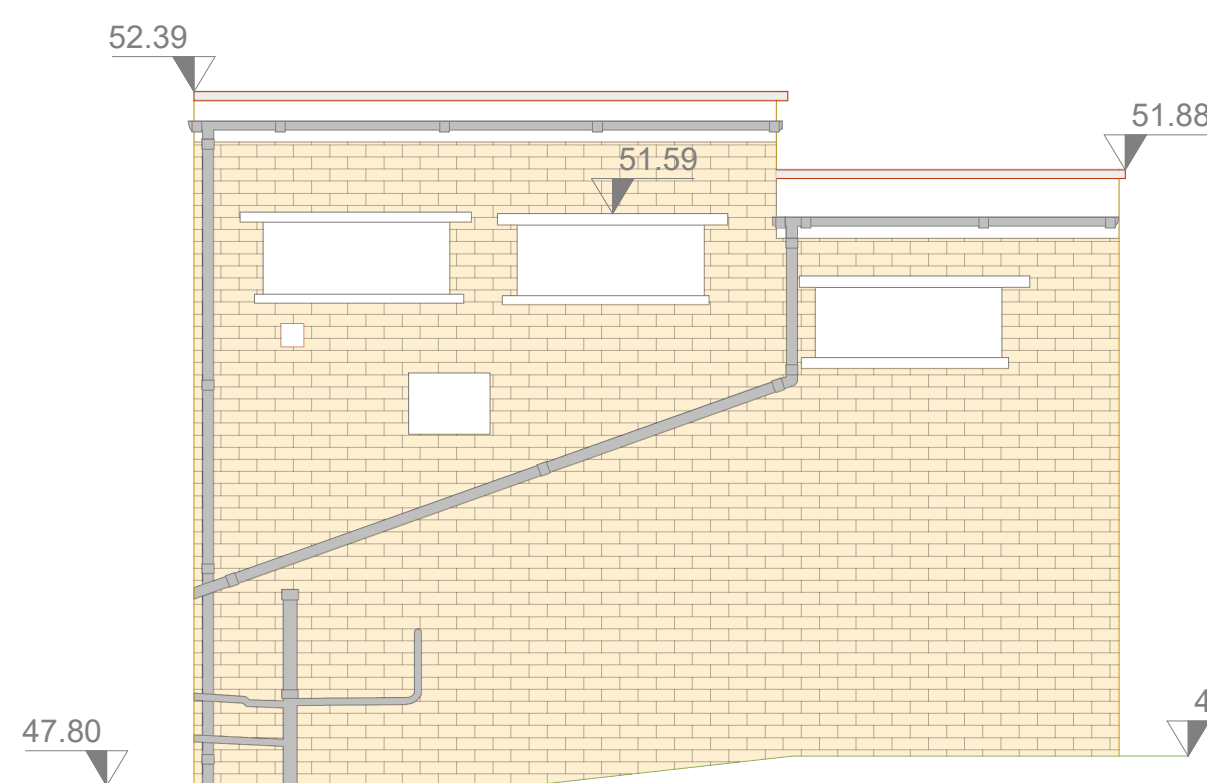
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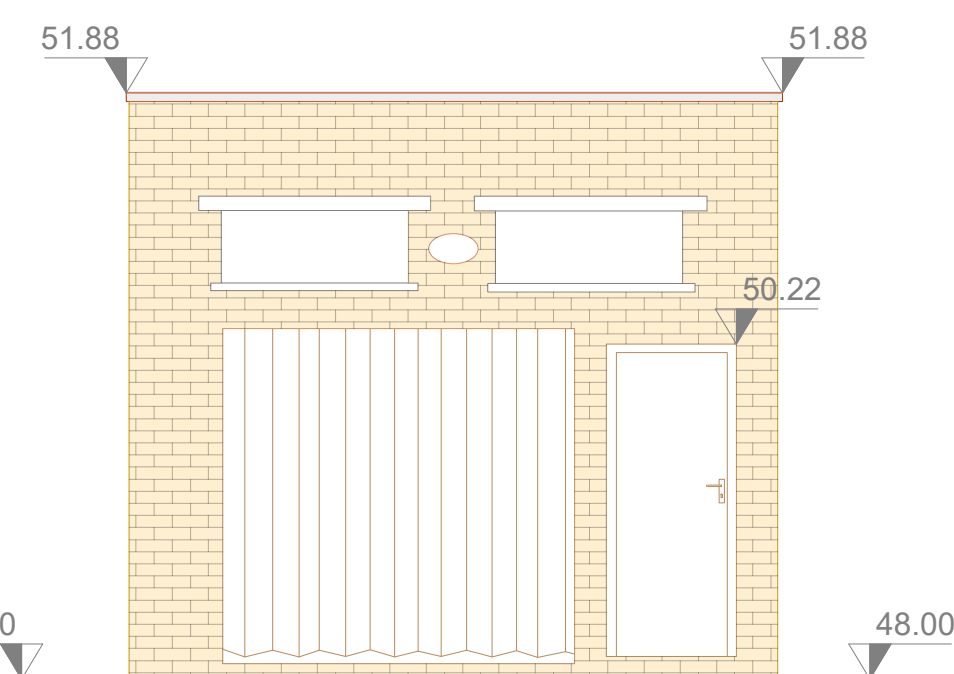
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Pre-Existing South West Elevation



Pre-Existing South East Elevation



Datum 46.00

Datum 46.00

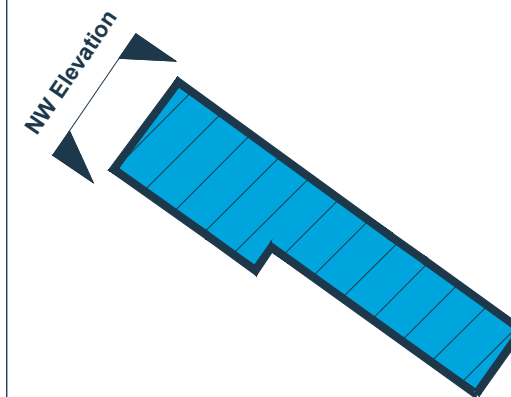
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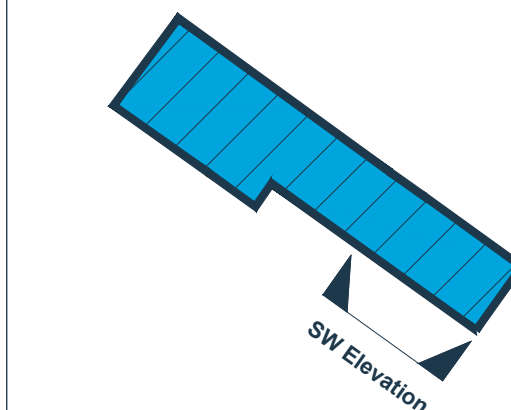
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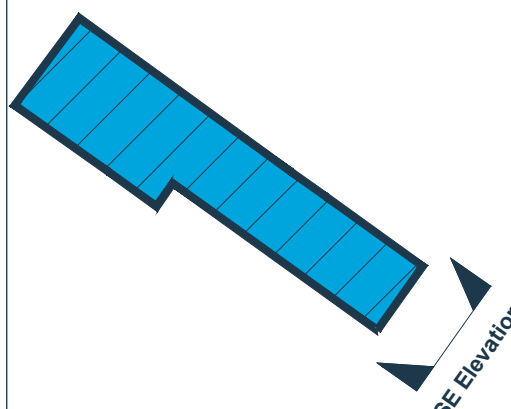
Elevation Locations:



Elevation Locations:



Elevation Locations:



Client:

Cadent Gas

Location:

12a Broadway Parade, London, N8 9DE

Coords: N/A

Scheme Name:
EP - 12a Broadway Parade, London, N8 9DE

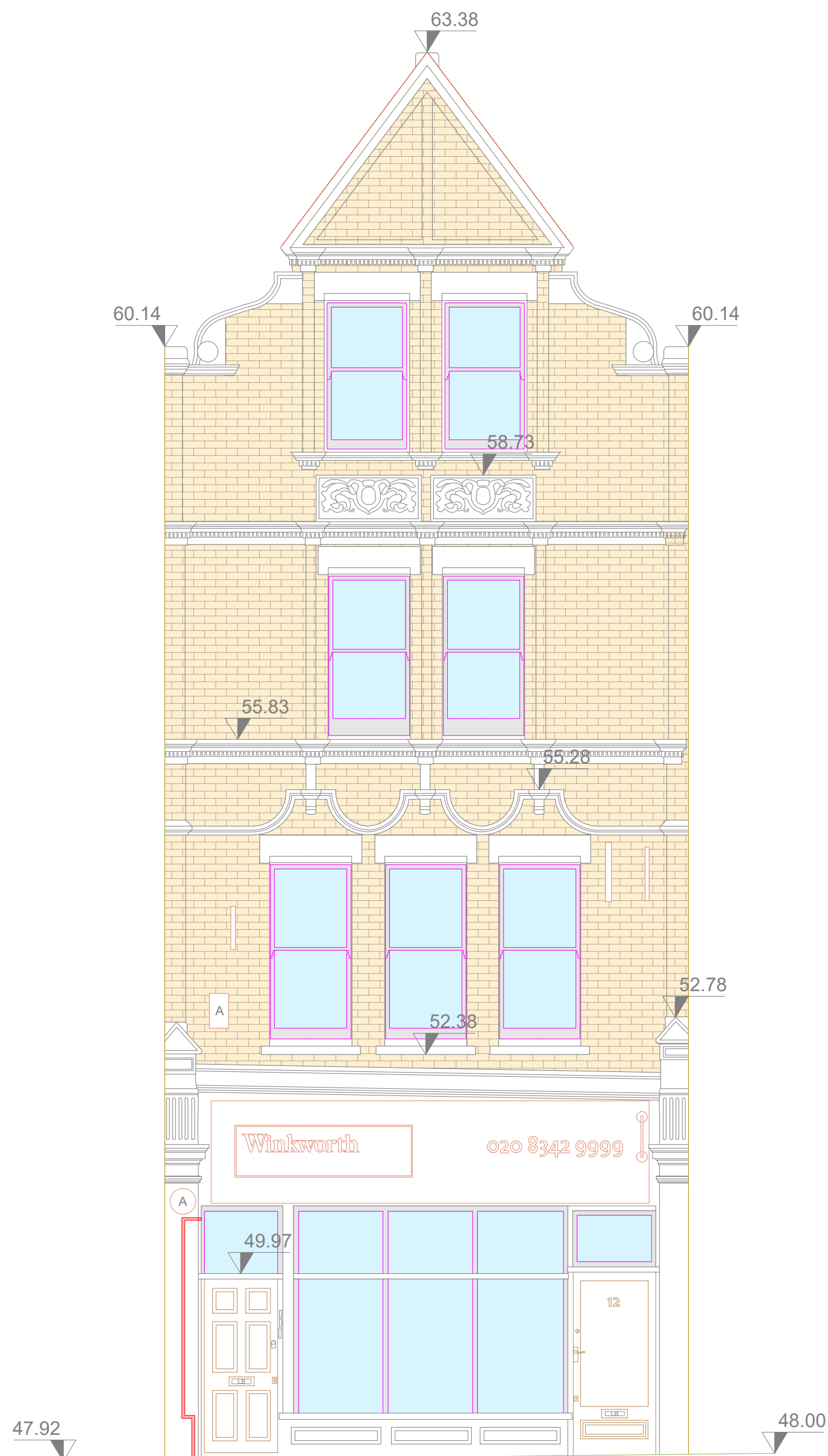
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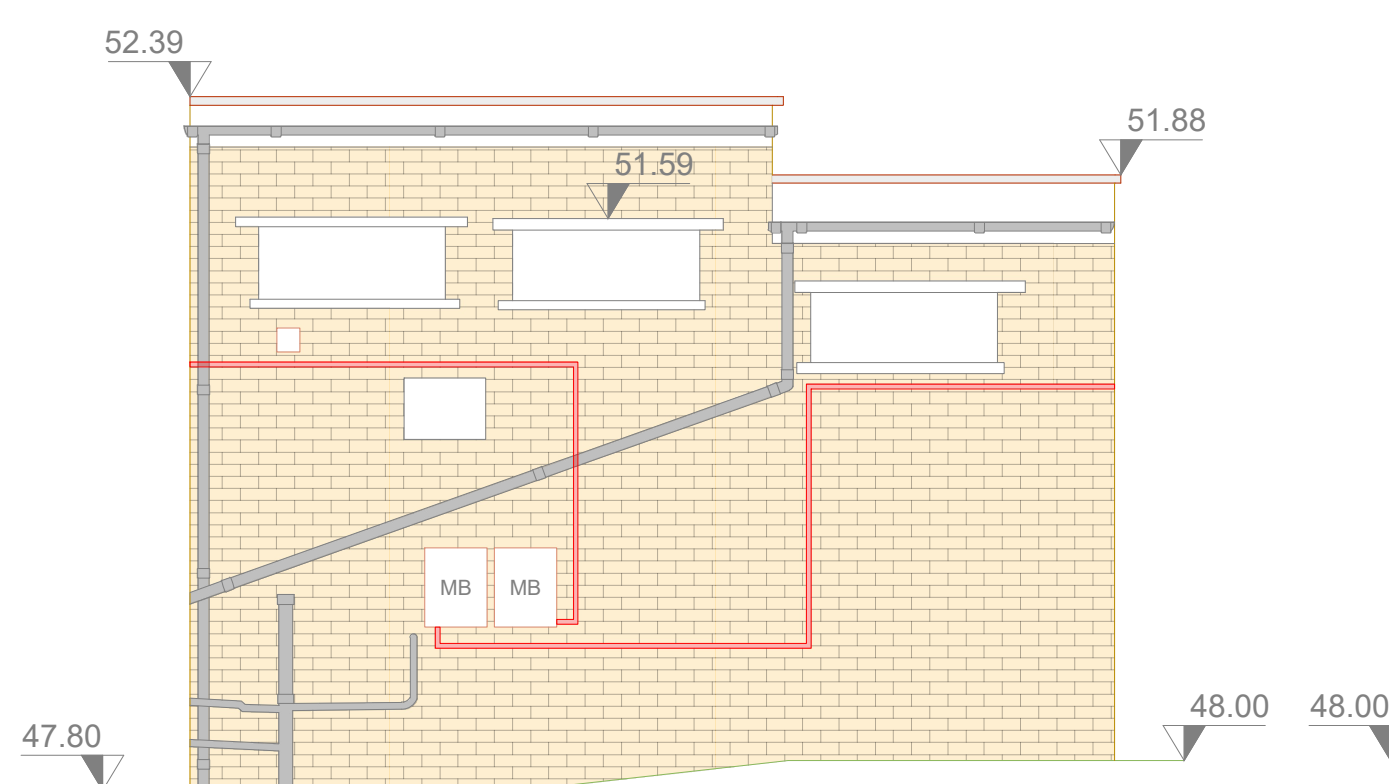
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Rev	Date	Description
-	31.07.2023	First Issue

Surveyed by & Date:	RV	19.07.2023
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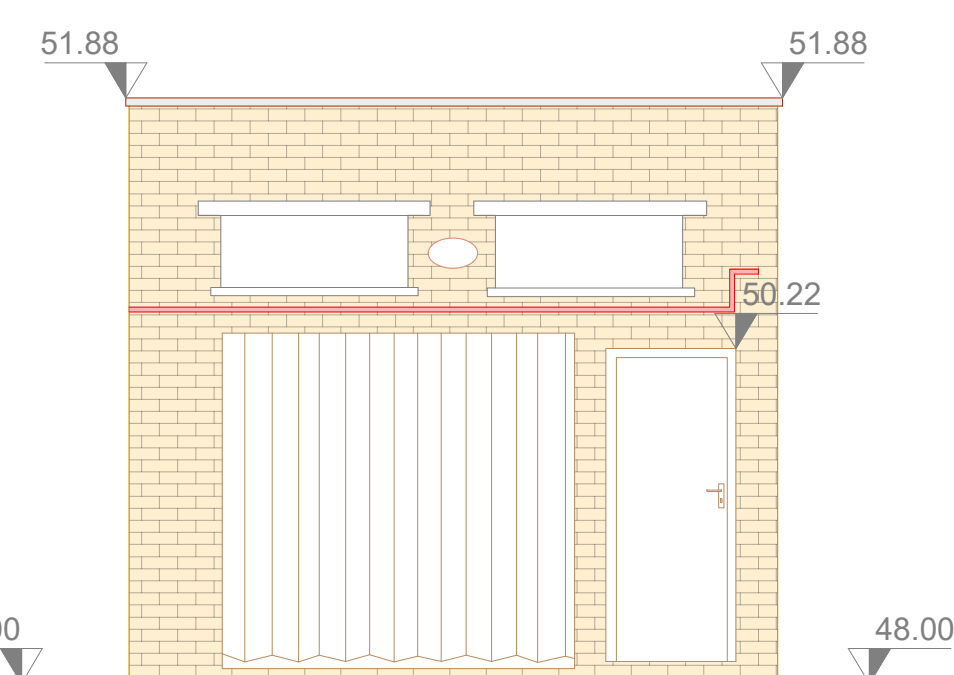
Existing North West Elevation



Existing South West Elevation

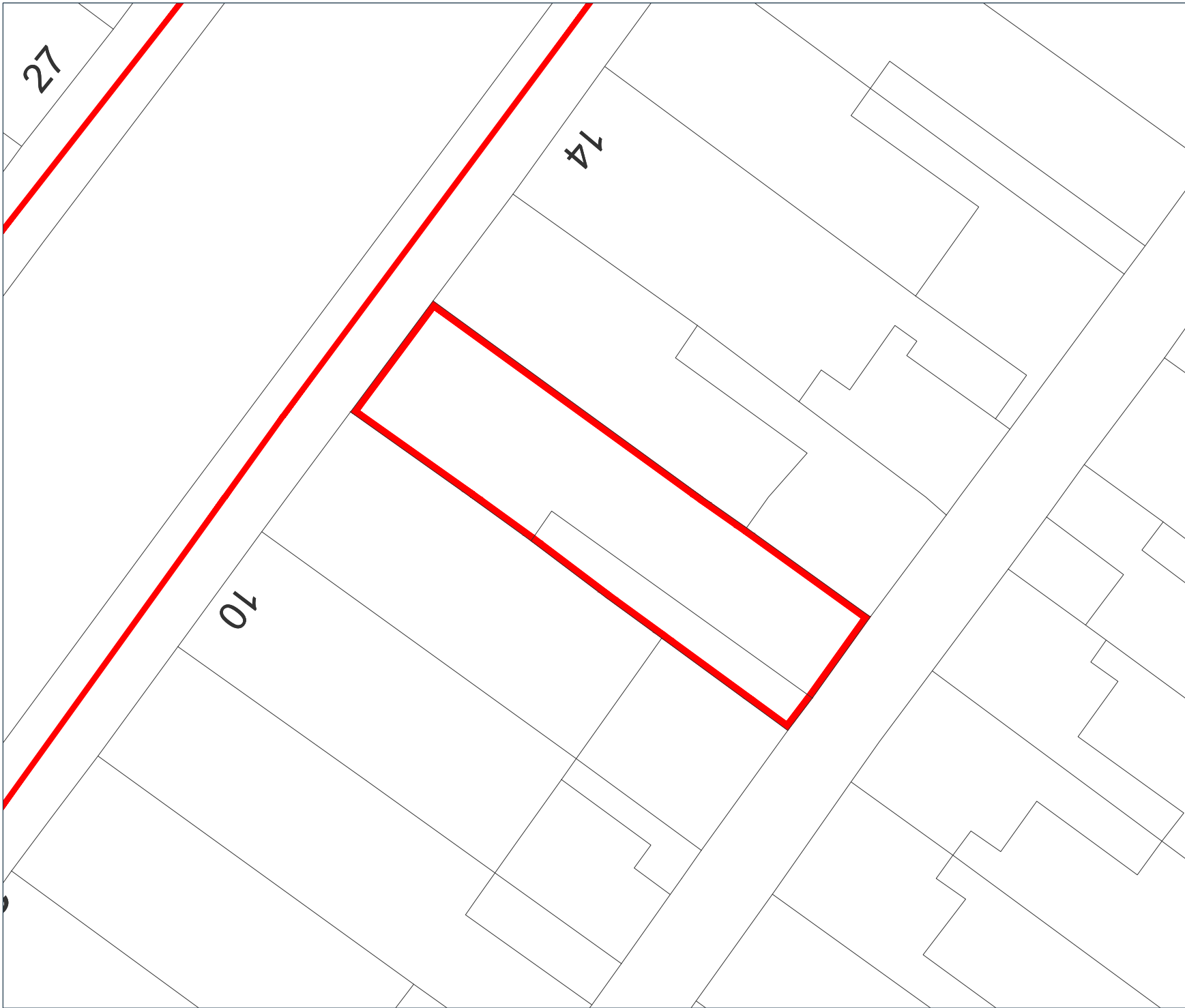


Existing South East Elevation



Datum 46.00

Datum 46.00



Key:

- Application Area
- Existing LP Main

Interest:

RGK Investments Ltd

Location:

12a Broadway Parade, London, N8 9DE

Coords: 530190,188520

Scheme Name:

EP - 12A Broadway Parade, London, N8 9DE

Drawing Name:

Site Plan

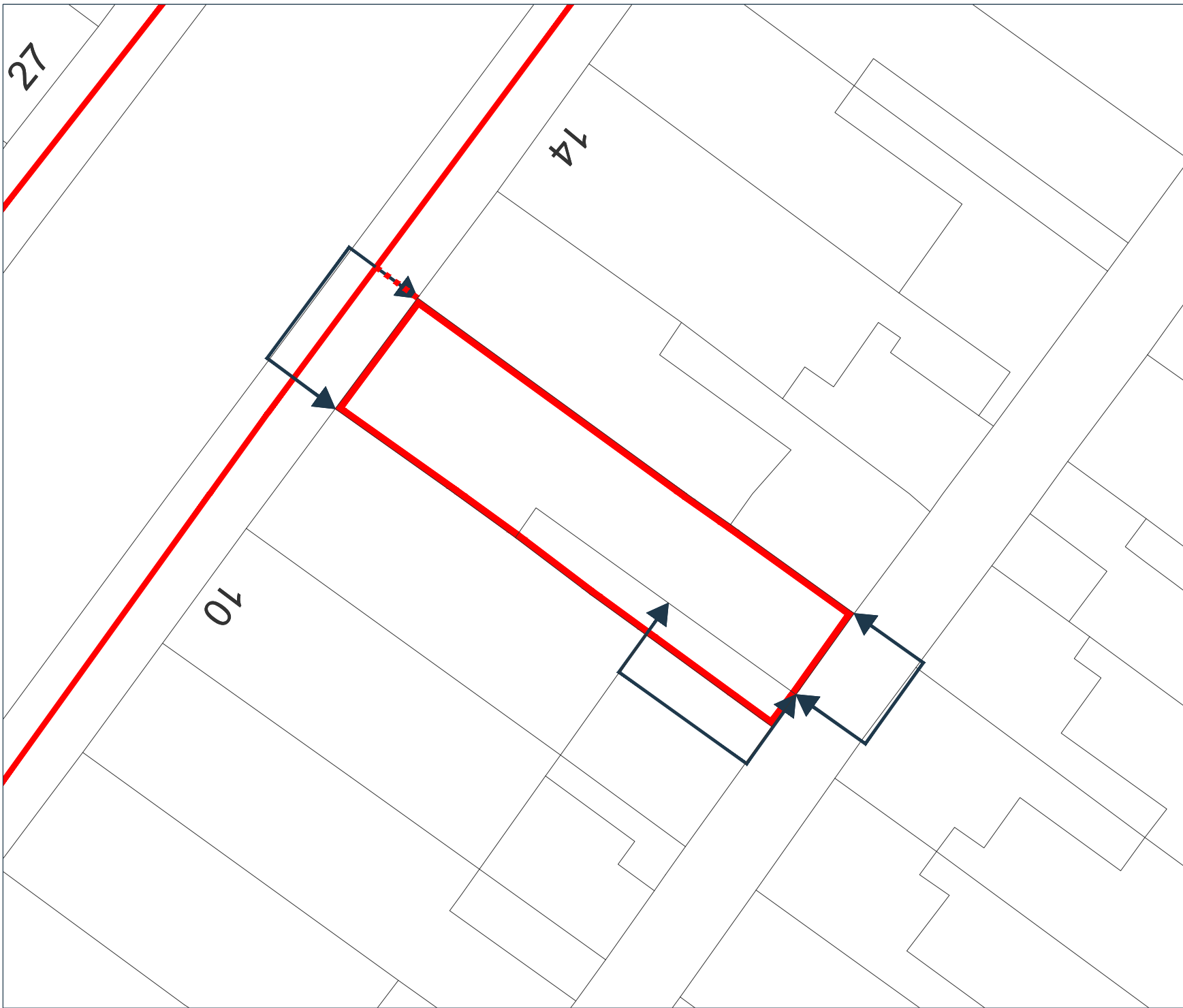
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Rev	Date	Description
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Drawn:	ML
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- Key:
- Application Area
 - Existing LP Main
 - Proposed LP Main
 - Elevations subject to proposed gas pipe apparatus installations

Interest:
RGK Investments Ltd

Location:
12a Broadway Parade, London, N8 9DE

Coords: 530190,188520

Scheme Name:
EP - 12A Broadway Parade, London, N8 9DE

Drawing Name:
Site Plan

Drawing No: 23007628_PLN_SI_4.1

Rev	Date	Description
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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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