



**DALCOUR
MACLAREN**



Design, Access and Heritage Statement for Works at 9-16 Ravensdale Mansions, Haringey Park, N8 9HS

Client: Cadent Gas Ltd

Project: 9-16 Ravensdale Mansions, Haringey Park, N8 9HS

Date: September 2023



Project Details

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Prepared by	
Name	Ciara Bermingham-McDonogh

Approved by	
Name	Dave Hodgkinson MCIfA

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Executive Summary

Dalcour Maclaren has been commissioned by Cadent Gas Ltd to produce a Design, Access & Heritage Statement for the installation of new pipework to 9-16 Ravensdale Mansions, Haringey Park, London, N8 9HS (National Grid Reference: TQ 30348 88263)

The current gas pipework at 9-16 Ravensdale Mansions is severely corroded and requires replacement. 9-16 Ravensdale Mansions 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 Crouch End 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 9-16 Ravensdale Mansions.

The assessment, undertaken following guidance published by Historic England, has assessed the potential impact of the proposed works on the Crouch End Conservation Area and 9-16 Ravensdale Mansions. It has been established that the installation of 1 no. new gas riser network to the side and rear elevations will have a limited physical impact upon 9-16 Ravensdale Mansions 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 into the bricks themselves;
- Paint the pipework an appropriate colour to limit its visual impact. For example, where the pipework will be fixed to exposed brick, it should be painted black;
- 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 9-16 Ravensdale Mansions, Haringey Park, London, N8 9HS (National Grid Reference: TQ 30348 88263), hereafter referred to as 'the Site'.
- 1.1.2 9-16 Ravensdale Mansions 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 9-16 Ravensdale Mansions 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 9-16 Ravensdale Mansions has a reliable and safe supply of gas.
- 1.2.2 The Client has identified an urgent need for the provision and installation of external gas riser pipework in order to ensure that 9-16 Ravensdale Mansions is supplied with a safe, reliable and efficient supply of gas, which is used to power hot water, heating and for 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. The works being applied for are necessary for the continued occupancy of the building.
- 1.2.3 The following application is for retrospective planning permission for the installation of gas pipework to 9-16 Ravensdale Mansions.

1.3 Site Location and Topography

1.3.1 The Site is located at 9-16 Ravensdale Mansions, Haringey Park, London, N8 9HS (NGR: TQ 30348 88263) and is bound by:

- Haringey Park to the north;
- Further residential development to the east and west; and
- The gardens of 1-16 Ravensdale Mansions to the south.

1.3.2 The topography of the Site is 52m Above Ordnance Datum (AOD).

1.4 Access

1.4.1 The Site will be accessed via Haringey Park. 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 connection from the existing gas main in Haringey Park / the pavement to the front (north-west) of the building (see Plan 20230821_23005451_PLN_SI_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

- 1.5.5 The proposed development also includes for the installation of one new gas riser network to the side and rear elevations (south and east facing) (see Plans 20230821_23005451_PLN_EL_1.2, 20230821_23005451_PLN_EL_1.3 and 20230821_23005451_PLN_EL_1.4).
- 1.5.6 A negligible amount of pipework has been installed to the front (north) elevation (see Plan 20230821_23005451_PLN_EL_1.1).
- 1.5.7 The pipework has been routed at low-level where possible to the side elevation and close to existing visual clutter in order to minimise the spread of visual clutter.



Figure 1 Installed pipework to the east elevation.



Figure 2 Installed pipework to the east elevation.



Figure 3 Installed pipework to the south elevation 1.



Figure 4 Installed pipework to the south elevation 2.



Figure 5 Installed pipework to the north elevation.



Figure 6 Installed pipework to the north elevation.

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 Council shall ensure the conservation of the historic significance of Haringey's heritage assets, their setting, and the wider historic environment. The borough's heritage assets include Statutory Listed Buildings, Conservation Areas, Registered Parks and Gardens, Archaeological Priority Areas, and other locally important heritage assets such as Locally Listed Buildings, Local Historic Green Spaces and Sites of Industrial Heritage Interest. Where archaeological excavation is required, findings should be published, disseminated, and used as the basis for archaeological interpretation on site.

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 does not detract from the special character and appearance of the Conservation Area.
- 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:
 - o Topography;
 - o Definition, scale and ‘grain’ of surrounding streetscape, landscape and spaces;
 - o Historic materials and surfaces;
 - o Green space, trees and vegetation; and
 - o History and degree of change over time.
 - Experience:
 - o Surrounding landscape or townscape character;
 - o Views from, towards, through, across and including the asset; and
 - o 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 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 in 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 crossing point between two medieval roads from London. Prior to the 18th century Crouch End comprised of summer residence 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 has began to develop into a major high street (Haringey Council, 2010).

5 Statement of Significance

5.1 9-16 Ravensdale Mansions

- 5.1.1 Ravensdale Mansions comprise a group of three large red brick mansion blocks on the south side of Haringey Park set amongst more of the remaining original villas of Haringey.
- 5.1.2 9-16 Ravensdale Mansions forms a part of the westernmost block. It comprises an Edwardian building with a symmetrical frontage onto Haringey Park. The building is of three storeys with an attic floor in a slate mansard roof with large brick chimney stacks and terracotta pots. Each floor is emphasised by a stone string course and the corners and central section of the building have full height red brick canted bays. There are contrasting panels of white painted render at second floor level. The entrance doorway has an open porch with a stone elliptical head and banded pilasters and a timber glazed door and screen.
- 5.1.3 Existing visual clutter comprises vents, cabling and alarms.



Figure 7 Front elevation of 9-16 Ravensdale Mansions.

Contribution of Setting to Significance

- 5.1.4 The block is considered to make a positive contribution to the Conservation Area and is a prominent building within the area.

Impact

- 5.1.5 The proposed development will be to the east and south elevations. The pipework will not be visible from the surrounding roads.
- 5.1.6 Tree coverage and fencing to the side and rear of the property obscures the view of the building from other surrounding properties, and subsequently the proposed gas riser network. As a result, it is not expected that the pipework to the side and rear elevations will be overly visible.
- 5.1.7 There is existing visual clutter present on the building including vents, guttering, cabling and alarms. It is not expected that the character or appearance of the Conservation Area will be affected further through the installation of gas pipework to 9-16 Ravensdale Mansions.
- 5.1.8 Additionally, the works are entirely reversible upon the removal / decommissioning of the gas riser.
- 5.1.9 There will be very limited physical impact to the building through the drilling of holes to meter connections; however, these holes will not be drilled through any architectural features.
- 5.1.10 When using the ICOMOS assessment methodology (see Appendix 1), a historic (unlisted) building of modest quality is awarded a significance of low. The installation of 1 no. gas risers to the building is considered to result in a negligible impact. When inputting this information into the significance matrix, it results in a neutral impact, which is considered to be within the normal bounds of variation.
- 5.1.11 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 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 immediately west of the Town centre are lined with terraces on small plots predominantly 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 proposals include the installation of 1 no. new riser network to the east (side) and south (rear) elevations.
- 5.2.8 There is existing visual clutter on the building, including guttering and cabling. It is not expected that the character and appearance of the Conservation Area will be affected further through the installation of gas pipework to 9-16 Ravensdale Mansions.
- 5.2.9 Due to the scope and scale of the development, there will be no interruption of any views in or out of the Conservation Area.

- 5.2.10 In consideration of the above, it is not expected that the proposal will present visual harm over and above the existing presentation, taking into account the existing visual clutter present at 9-16 Ravensdale Mansions and its immediate environs.
- 5.2.11 When using the ICOMOS assessment methodology (see Appendix 1), a CA is awarded a significance of medium. The installation of 1 no. external gas riser network 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

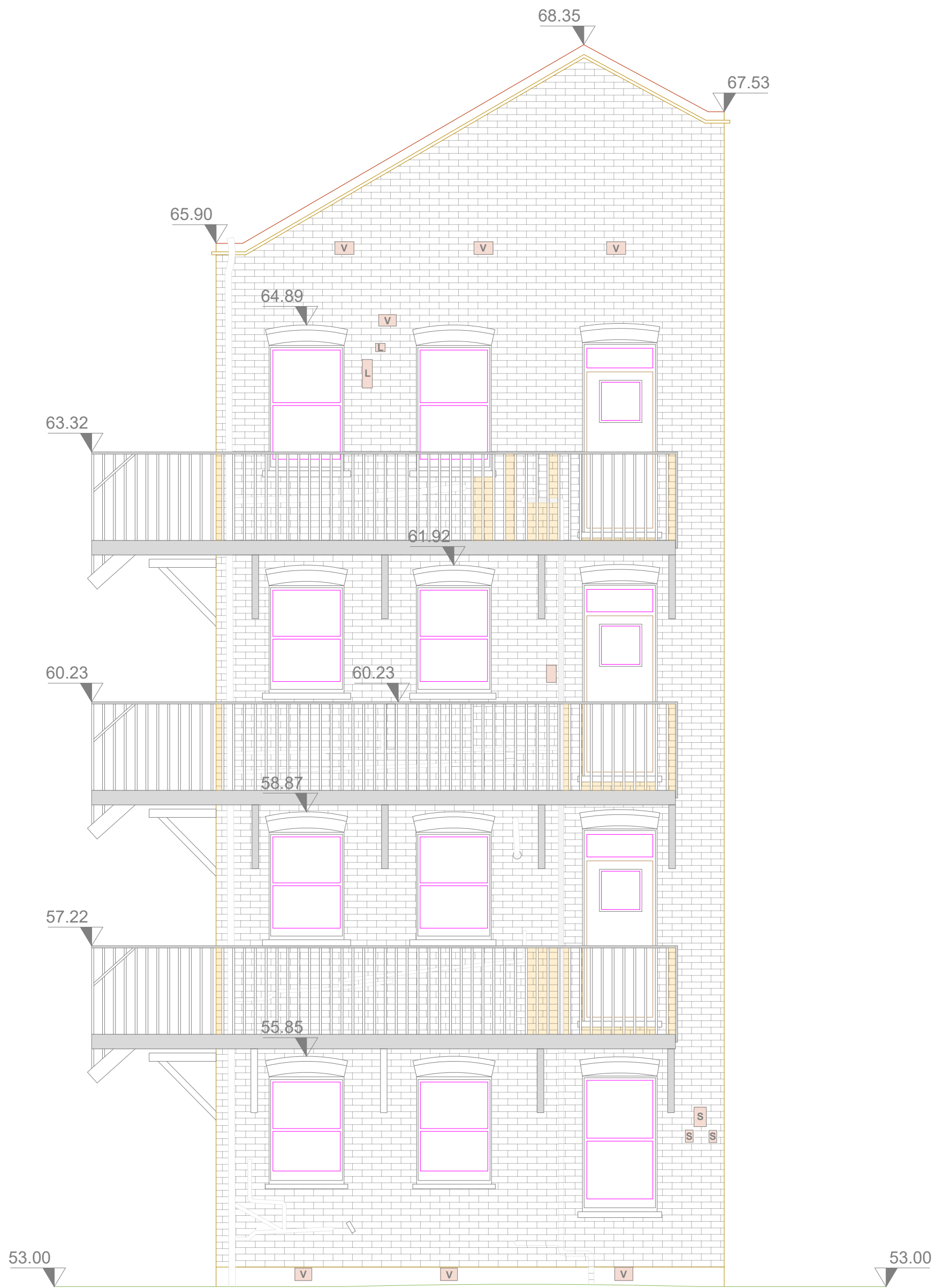
- 6.1.1 DM has been commissioned by Cadent Gas Ltd to produce a Design, Access & Heritage Statement for the installation of new pipework to 9-16 Ravensdale Mansions (National Grid Reference: TQ 30348 88263).
- 6.1.2 The proposed development complies with the IGEN/G/5 Edition 3, which addresses the standards 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 9-16 Ravensdale Mansions and Crouch End Conservation Area. It has been established that the installation of a new gas riser network will have a limited physical impact upon 9-16 Ravensdale Mansions 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 the Strategic Policies and DM9 of 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 to limit its visual impact. For example, where the pipework will be fixed to exposed brick, it should be painted black;
 - 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.

Bibliography

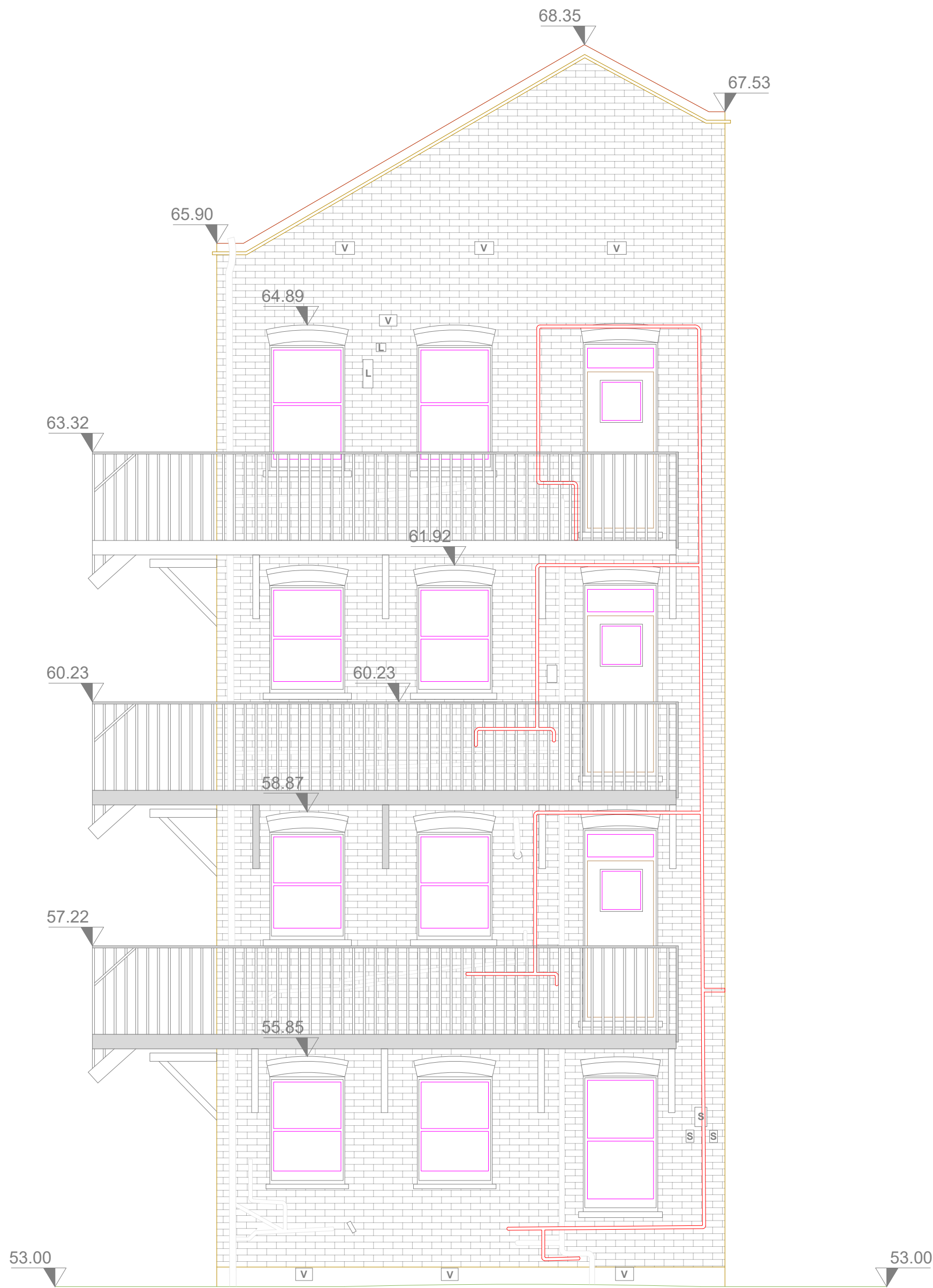
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DRAWINGS

Pre-Existing South Elevation 1



Existing South Elevation 1



GLASS PANE

INDICATIVE ROOF TILES

INDICATIVE BRICK WORK

INDICATIVE CLADDING

50

LEVEL ABOVE OS DATUM

ALARM

VENT

LIGHT

SIGN

LETTER BOX

METER BOX

PROPOSED GAS RISER MAIN/PIPEWORK

1. Survey undertaken to incorporate stipulated as per listed 6 within the RICS guidance note for Measured Surveys of Land, Buildings and Utilities, 3rd edition.

2. Dalcour Maclaren have undertaken this survey as per the original instruction and accept no liability for any inaccuracy 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.

3. Survey data is contained in the area specified/indicated, all reasonable efforts were made to obtain all data but obstructed areas or areas with no access were not surveyed and are highlighted on plans.

4. All survey data is recorded to a local grid and arbitrary datum of 53m.

5. Elevation details have been measured using laser scanning technology, only detail that can be captured from this laser scanner location at ground level is shown. Where indicated, detail will indicate.

6. Dimensions should not be scaled. All dimensions should be checked on site before any works commence.

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Elevation Locations:

Client:
Cadent Gas

Location:

9-16 Ravensdale Mansions, London, N8 9HS

Coords: N/A

Scheme Name:
EP - 9-16 Ravensdale Mansions,
Haringey Park, N8 9HS

Drawing Name:
Elevation Plan

Drawing No: 23005451_PLN_EL_1.2

Rev	Date	Description
-	21.08.2023	First Issue

Surveyed by & Date:	RD	09.08.2023
Drawn:	JM	
Approved:	DH/ES	
Sheet No:	2 of 4	
Sheet Size:	A1	

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MACLAREN

T: 01993 502080

1 Staplehurst Farm,
Wotton on the Green,
Oxfordshire OX2 9JL

<https://dalcourmaclaren.com>

Elevation Plan

0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

Scale 1:100

GLASS PANES

INDICATIVE ROOF TILES

INDICATIVE BRICK WORK

INDICATIVE CLADDING

50

LEVEL ABOVE OS DATUM

A

ALARM

V

VENT

L

LIGHT

S

SIGN

LB

LETTER BOX

MB

METER BOX

PROPOSED GAS RISER MAINPIPEWORK

1. Survey undertaken to incorporate stipulated as per listed 6 within the RICS guidance note for Measured Surveys of Land, Buildings and Utilities, 3rd edition

2. Dalcour MacLaren have undertaken this survey as per the original instruction and accept no liability for any inaccuracy 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.

3. Survey data is contained to the area specified/indicated, all reasonable efforts were made to obtain all data but obstructed areas or areas with no access were not surveyed and are highlighted on plans.

4. All survey data is recorded to a local grid and arbitrary datum of 53m.

5. Elevation details have been measured using Laser Scanning technology, only detail that can be captured from this Laser Scanner location at ground level is shown. Where indicated, detail will indicate.

6. Dimensions should not be relied on. All dimensions should be checked on site before any works commence.

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Pre-Existing East Elevation

This architectural drawing shows the pre-existing east elevation of a building. It features a multi-story structure with various window types, including some with shutters. The drawing is annotated with numerous elevation points (e.g., 67.56, 67.41, 65.36, 65.35, 65.29, 66.60, 65.87, 65.81, 63.16, 64.85, 62.23, 62.22, 62.20, 62.26, 60.1, 61.01, 60.11, 61.86, 60.11, 60.36, 60.30, 64.00, 53.22, 53.00). A large dashed yellow box labeled "NO SURVEY DATA" covers the upper portion of the building. A red line indicates the proposed gas riser mainpipework. The drawing is oriented with a north arrow pointing up and a datum of 49.00 indicated at the bottom left.

Existing East Elevation

This architectural drawing shows the existing east elevation of the building, which is identical to the pre-existing elevation. It includes the same elevation points, window details, and annotations. The "NO SURVEY DATA" label and the proposed gas riser mainpipework are also present. The drawing is oriented with a north arrow pointing up and a datum of 49.00 indicated at the bottom left.

A map showing the building footprint in blue. A red line indicates the location of the East Elevation. The map is oriented with a north arrow pointing up and a datum of 49.00 indicated at the bottom left.

Client:			Cadent Gas
Location:			9-16 Ravensdale Mansions, London, N8 9HS
Coords:			N/A
Scheme Name:			EP - 9-16 Ravensdale Mansions, Haringey Park, N8 9HS
Drawing Name:			Elevation Plan
Drawing No:			23005451_PLN_EL_1.3
Rev	Date	Description	
-	21.08.2023	First Issue	
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DALCOUR MACLAREN

T: 01992 562080

1 Staplehurst Farm, Wotton on the Green, Chislehurst, OX2 9JL

<https://dalcourmacmlaren.com>

Elevation Plan

Scale 1:100

DM

DALCOUR
MACLAREN

GLASS PANE

INDICATIVE ROOF TILES

INDICATIVE BRICK WORK

INDICATIVE CLADDING

50

LEVEL ABOVE OS DATUM

A

ALARM

V

VENT

L

LIGHT

S

SIGN

LB

LETTER BOX

MB

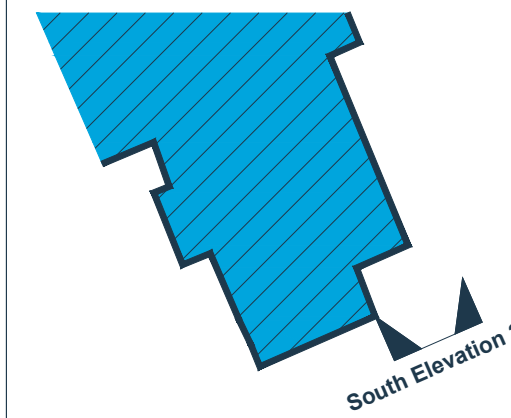
METER BOX

PROPOSED GAS RISER MAINPIPEWORK

Elevation Survey Notes:

- Survey undertaken to incorporate indicated as per listed 6 within the RICS guidance note for Measured Surveys of Land, Buildings and Utilities, 3rd edition
- Dalcoeur MacLaren have undertaken this survey as per the original instruction and accept no liability for any inaccuracy 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/indicated, all reasonable efforts were made to obtain all data but obstructed areas or areas with no access were not surveyed and are highlighted on plans.
- All survey data is recorded to a local grid and arbitrary datum of 53m.
- Elevation details have been measured using laser scanning technology, only detail that can be captured from this laser scanner location at ground level is shown. Where indicated, detail will indicate.
- Dimensions should not be scaled. All dimensions should be checked on site before any works commence.
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Elevation Locations:



Client:
Cadent Gas

Location:
9-16 Ravensdale Mansions, London, N8 9HS

Coords: N/A
Scheme Name:
EP - 9-16 Ravensdale Mansions, Haringey Park, N8 9HS

Drawing Name:
Elevation Plan

Drawing No: 23005451_PLN_EL_1.4

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Pre-Existing South Elevation 2

Existing South Elevation 2



Datum 49.00

Datum 49.00



Key:

Application Area

Interest:
London & Quadrant Housing Trust

Location:
Ravendale Mansions, London, N8 9HS

Coords: 530343, 188264

Scheme Name:
EP - 9-16 Ravensdale Mansions,
Haringey Park, N8 9HS

Drawing Name:
Location Plan

Drawing No: 23005451_PLN_LOC_2.1

Rev	Date	Description
-	21.08.2023	First Issue

Drawn:	ML
Approved:	DH/ES
Sheet No:	1 of 1
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Key:

Application Area

Existing LP Main

Interest:
London & Quadrant Housing Trust

Location:
Ravendale Mansions, London, N8 9HS

Coords: 530343, 188263

Scheme Name:
EP - 9-16 Ravensdale Mansions, Haringey Park, N8 9HS

Drawing Name:
Site Plan

Drawing No: 23005451_PLN_SI_3.1

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Cadent

Your Gas Network

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

Interest:
London & Quadrant Housing Trust

Location:
Ravendale Mansions, London, N8 9HS

Coords: 530343, 188264

Scheme Name:
EP - 9-16 Ravensdale Mansions,
Haringey Park, N8 9HS

Drawing Name:
Site Plan

Drawing No: 23005451_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.



**DALCOUR
MACLAREN**

Midlands

4 Bredon Court
Brockridge Park
Twynning
Gloucestershire GL20 6FF

T: 01684 217 703

E: info@dalcourmaclaren.com

E: EPTeam@dalcourmaclaren.com

dalcourmaclaren.com

