

“ST DUNSTAN’S COTTAGE”
9 & 9a MUSWELL HILL, HARINGEY N10 3TH

HISTORIC BUILDING IMPACT ASSESSMENT



Updated February 2026

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1. NON-TECHNICAL SUMMARY

Compass Archaeology was commissioned by the property owners, Giulio Sarchiola and Elodie Amiand, to undertake an historic building impact assessment of nos. 9 & 9a Muswell Hill, Haringey N10 3TH (centred at NGR TQ 29334 89298). The property comprises a two storey residential building which is partially basemented. It is also currently subdivided into two dwellings, with 9 Muswell Hill providing the principal unit and street frontage and a smaller section, 9a Muswell Hill, accessible from the rear.

This historic building assessment was undertaken to support a proposed scheme of refurbishment and improvement, on the advice of George Guest of Studio Elephant Architects. The document has two main objectives, detailed in the following sections:

(i) Sections 5 and 6 – *A comprehensive description of the existing structure, including its history, development and previous alteration.*

(ii) Section 7 – *Against this overall background, a summary of each of the proposed works and an assessment of impact.*

The study was carried out in accordance with Historic England (2016) and CIfA (2020) guidelines for the investigation/recording of Standing Buildings. Three site visits were made between October and December 2024, with an extensive photographic record of the building compiled. A further visit was made in January 2026, which apart from the removal of a small tree in the rear garden revealed no observable changes in condition.

The residence is located within the Rookfield Estate Conservation Area and is a Grade II Listed structure (List Entry: 1294353). Research indicates that it was constructed between 1816 and the late 1840s – with photographic evidence dated to c 1855. The house originally formed a single main residence, with an extension to the rear probably added around 1860 – the junction of the two builds clearly seen both in the timber roof construction and on the external walls (particularly that to the south). The residence has historical significance, within the development of Muswell Hill itself and due to its intrinsic earlier 19th century features. However, parts have been heavily altered or removed in line with in line with the changing requirements of occupants or tenants.

The proposed scheme includes a number of elements, with varying impacts on the building. Alterations which will have a minor adverse impact include the proposed first floor bathroom arrangements towards the front of the property, and on the ground floor below this the installation of a new kitchen. However, these impacts are mitigated by the extent to which alteration has already compromised the historic fabric as a whole.

Other proposed changes are judged to have an overall neutral impact, for example installation of a new engineered oak floor finish over the retained ground and first floor boarding, and the removal of the c.1930s art-deco style fireplace surrounds in both northern bedrooms.

A third category of proposals are considered to present an overall beneficial impact: this includes removal of the existing ground floor w.c together with the associated wall extensions and door, and reconfiguration of the bedroom midway along the southern side of the property to its original layout.

2. INTRODUCTION

2.1 Project Background

2.1.1 Compass Archaeology was commissioned by the occupiers, Giulio Sarchiola and Elodie Amiand, to undertake an historic building impact assessment of No. 9 Muswell Hill, Haringey, N10 3TH (centred at NGR TQ 29334 89298). The residential property is Grade II Listed (List Entry: 129435) and is located close to the base of Muswell Hill.

2.1.2 The work was carried out prior to a planning application for the proposed works, and has been revised to support a subsequent application (See Section 7). The historic building recording and assessment was undertaken to the standards outlined by Historic England (2016) and CIFA (2020), including a written and photographic record of the structure both internally and externally.

2.2 Site Location

2.2.1 The site comprises of a detached, two-storey residential property on the south-eastern side of Muswell Hill, and located close to busy junction between Muswell Hill, Alexandra Palace Way, Priory Road and Park Road. The site is bounded to the east by this junction, whilst the other three sides of the site are bound by residential properties – No. 11 to the North, No. 7 to the South, and No. 1 Kennington Place to the west. To the northeast of the site is one of several entrances to the grounds of Alexandra Park, which covers approximately 200 acres featuring lakes, woodland, and open spaces.



Figure 1: Site Location in relation to Muswell Hill, site marked in red.

2.2.2 The site is also located within the eastern boundary of the Rookfield Estate Conservation Area, centred on the estate to the northwest of the site. It does not fall into any Archaeological Priority Areas as designated by Historic England (2021).



Figure 2: Rookfield Estate Conservation Area (blue) in relation to the site (red).

3. PLANNING BACKGROUND

- 3.1** Historic structures and buildings are protected by several national legislation policies. Generalised planning permission is defined by the *Town and Country Planning Act* (1990) and the *Town and Country Planning Regulations* (1992). Meanwhile, historic buildings are also protected by the *Planning (Listed Buildings and Conservation Areas) Act* (1990) which controls the demolition, alternation, or extension of buildings with architectural or historical interest. This policy also details the statutory systems for listing historic structures and designating conservation areas (Section 3.3).
- 3.2** Guidance on the approach of planning authorities is provided by the National Planning Policy Framework (NPPF). The NPPF was adopted in March 2012 and most recently updated in February 2025. It integrates planning strategy on ‘heritage assets’ – bringing together all aspects of the historic environment, below and above ground, including historic buildings and structures, landscapes, archaeological sites, and wrecks. The significance of heritage assets needs to be considered in the planning process, whether designated or not, and the settings of assets taken into account. The NPPF requires an integrated approach to establishing the overall significance of the heritage asset using evidential, historical, aesthetic, and communal values; to ensure that planning decisions are based on the nature, extent, and level of significance.

- 3.3** Historic buildings are protected through the statutory systems for listing historic buildings and designating conservation areas. The wider historic environment is protected through development control systems and the complementary systems of listed building and conservation area controls. Listing is undertaken by the Secretary of State whilst designation of conservation areas and locally listed buildings is the responsibility of local planning authorities. In this instance, Haringey Borough Council.
- 3.4** Haringey Borough Council has its own Development Management Plan (2017) which outlines their policy on conservation areas and listed buildings. Of particular significance is Policy DM9: Management of the Historic Environment.

Policy DM9: Management of the Historic Environment

Conservation Areas

D) 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 compliment the characteristics and significance of the area.

E) 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.

Listed and Locally Listed Buildings

F) The Council will seek opportunities to secure the future of listed buildings particularly those on the 'Heritage at Risk' register, provided they:

- a) Do not lead to substantial harm or total loss of their significance;*
- b) Retain and repair existing features and fabric, or, if missing, replace them in a sympathetic manner;*
- c) Do not harm the structural integrity or stability of the building or that of adjoining buildings or structures; and*
- d) Extensions are restricted to less significant parts of the building, relate sensitively to the original building and do not adversely affect the internal or external appearance or character of the listed building, curtilage or its setting.*

G) The Council will seek to protect the local distinctiveness of the Borough by sustaining and enhancing the significance of locally listed buildings.

Archaeology

I) All proposals will be required to assess the potential impact on archaeological assets and where appropriate ensure adequate arrangements for the investigation, recording and archiving of assets of archaeological importance and engage with the relevant advisory organisations.

- 3.5 The residence is located in a London Borough, and as such a number of policies laid out in the current London Plan (updated 2021) hold relevance; specifically those set out in Chapter Seven: London's Living Spaces and Places:

Policy 7.8: HERITAGE ASSETS AND ARCHAEOLOGY

Strategic

A) London's heritage assets and historic environment including listed buildings; registered historic parks and gardens and other natural and historic landscapes; conservation areas; World Heritage Sites; registered battlefields; scheduled monuments; archaeological remains and memorials, should be identified so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.

B) Development should incorporate measures that identify, record, interpret, protect, and where appropriate present the site's archaeology.

4. METHODOLOGY

4.1 Aims and Objectives

- 4.1.1 The principle aim of the project was to undertake a programme of historic building investigation and recording, in order to provide a better understanding of the dating and development of No. 9 Muswell Hill – and thus a firm basis on which to assess the currently proposed changes and refurbishment. The project was carried out in accordance with Historic England's *Understanding Historic Buildings: A Guide to Good Recording Practice* (2016) and the Chartered Institute for Archaeologists' *Standard and guidance for the archaeological investigation and recording of standing buildings or structures* (2020).

- 4.1.2 Specific research objectives of the project were:

- To provide a permanent record of the current structure, including features of historical and/or archaeological interest;
- To provide an understanding of the development and history of the building, supported by background research;
- To establish, where possible from the work described above, more precise dates for the origin and development of the structure.

4.2 Documentary Research

- 4.2.1 General enquiries into the historical background of the site had already been undertaken and provided the basis for the research in Section 5. Research on the development of Muswell Hill was also conducted to provide contextual information regarding the site.
- 4.2.2 A sequence of Ordnance Survey maps and other historic plans/photographs were compiled to illustrate the development of the site (Figures 3-11). Additional documentary and archival sources were also consulted in order to source information about the site. The full results of this research are presented in Section 5 of this report.

4.3 On-site Recording and Processing

- 4.3.1** Recording comprised the compilation of photographic, drawn, and written records of the existing building at the site to standards defined by Historic England (2016) and CIFA (2020). A visual examination of the existing building was made, with a supplementary written account to provide detail regarding the location of the structure, internal layout, building materials, probable dating and sequence of developments.
- 4.3.2** A detailed photographic record was also compiled. Corresponding with the guidelines, this consisted of:
- General views of the residence (in its wider setting or landscape);
 - The building's external appearance to provide an overall impression of the shape and size of the structure;
 - All external elevation features which reflect the original design intentions of the builder or architect, in particular all openings to the property;
 - Constructional details, including any details which might help to phase the structure or allow interpretation of its construction;
 - Any dates or other inscriptions, signage, or graffiti which contribute to the understanding of the building;
 - General views of the internal features of the building (structural or decorative) in regards to datable features, fixtures, and fittings;
 - Any building contents which provide context for the building's history.
- 4.3.3** Existing elevations and plans of the structure based on a recently commissioned measured building survey were provided, to be utilised within the historic building record (Studio Elephant, 2025).
- 4.3.4** Descriptive and interpretative notes were made of the exterior and all internal rooms, noting construction techniques and recognisable phases of construction. Materials, phases, sequences, fixtures, and fittings were all identified and dated where possible.
- 4.3.5** Fieldwork was conducted across three site visits on the 22nd of October, 1st of November and the 11th of December 2024. A further site visit was conducted on the 14th of January 2026 at the request of the Council in order to further analyse skirting boards located throughout the property.

5. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

- 5.1 The earliest documentary sources of Muswell Hill date to the medieval period, more specifically the 12th Century when the area was recorded as being part of the Manor of Hornsey. 64 acres of land from within the manor were endowed to St Mary's Clerkenwell, and were utilised by the Nuns as a dairy farm. This led to the area being classified in local records as 'Clerkenwell Detached.' The Nuns also built a chapel on the site – Our Lady of Muswell.

The name 'Muswell' is thought to have derived from the natural spring or 'well' within the area which is most commonly known as 'mossy well'. The well became a popular pilgrimage site during the medieval period due to a traditional tale citing that King Malcolm IV of Scotland (1141-1165) was cured of a malady after drinking from the spring's waters. This tale is told by John Norden in his *Speculum Britanniae*, 1593:

Muswell was a “*continual resort in the way of pilgrimage, growing as is fabulously reported in regard of a great cure which was performed by this water upon a certain King of Scots who being strangely diseased was by some divine intelligence advised to take the water of the well in England called Muswell, which after long scrutation and inquisition, this well was found and performed the cure.*”

By 1577 the Muswell Estate was held by the Rowe family (Thomas, William, and Henry Rowe successively). The settlement at Muswell Hill remained small into the early post-medieval period with only a handful of private estates, cottages, and houses. By 1795 there were 20 houses recorded in Muswell Hill, which had remained a favoured residence for the rich due to its proximity to London and the accompanying views from the hill.

- 5.2 The subject of this report - No. 9 Muswell Hill - is recorded by Historic England as having been constructed in the early-mid 19th century (HER Reference: MLO84005). This dating has been refined by considering documentary sources: the first relevant record is the 1815 Hornsey Enclosure Map, which does not feature a residence within the location of 9 Muswell Hill (Figure 3, overleaf). The land is indicated as having been owned in 1815 by Joseph Higginson Esq. who is recorded as having a family vault at St Mary with St George Church, located 120m south of the residence (NMFHS, 1987). Following his death in 1828 the land was passed on to his nephew Robert Borrowes, the will stating the transfer of a “copyhold messuage, farm and lands called Oakfield in Hornsey,” with *messuage* referring to a dwelling or house. Unfortunately it is not possible to determine if this dwelling refers to No.9 Muswell Hill – which would have reduced the potential construction of the residence to a 13 year window. The first available map with a detailed depiction of the residences along Muswell Hill is the Ordnance Survey Map of 1863-9 (Figure 4, overleaf). This shows a minimum of three structures or dwellings within the land owned by Higginson in 1815, meaning his will could refer to any of these three properties. Therefore, the dating of 9 Muswell Hill can only be confidently placed at post-1815.

However, the upper limit of this dating is provided by an historic photograph held by the Haringey Archives. This image of Muswell Hill, captured by Shadbolt c.1855, depicts No.9 with the same façade it has today (Figure 5). The house also features ivy on its front face, suggesting that it was well established and had therefore also been present for several years. The building is similar to its current design, although the iron balconettes on the left and right first floor windows are not yet present. Although not

conclusive it also appears that the rear extension has not yet been constructed: this is however clearly present on the Ordnance Survey 6 inch map of 1863-69 (Figure 4).

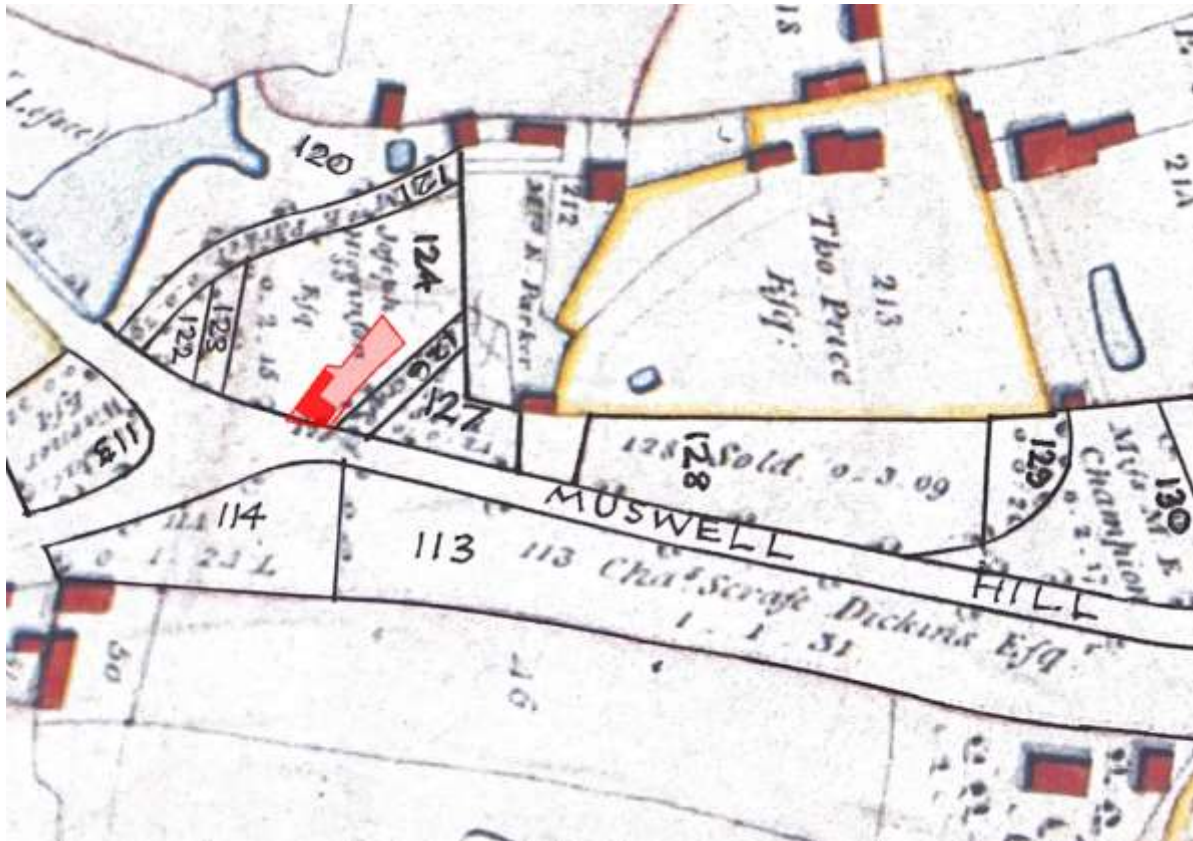


Figure 3: Extract from Hornsey Enclosure Map (1815). Site location marked in red. Reproduced from Frith (2021), Page 59.



Figure 4: Extract from Ordnance Survey 6 Inch Map (1863-69), Sheet Middlesex Sheet XII. Site marked in red.



Figure 5: Historic Photograph of 9 Muswell Hill. Taken by Shadbolt, c.1855. Reproduced from the Haringey Archives.

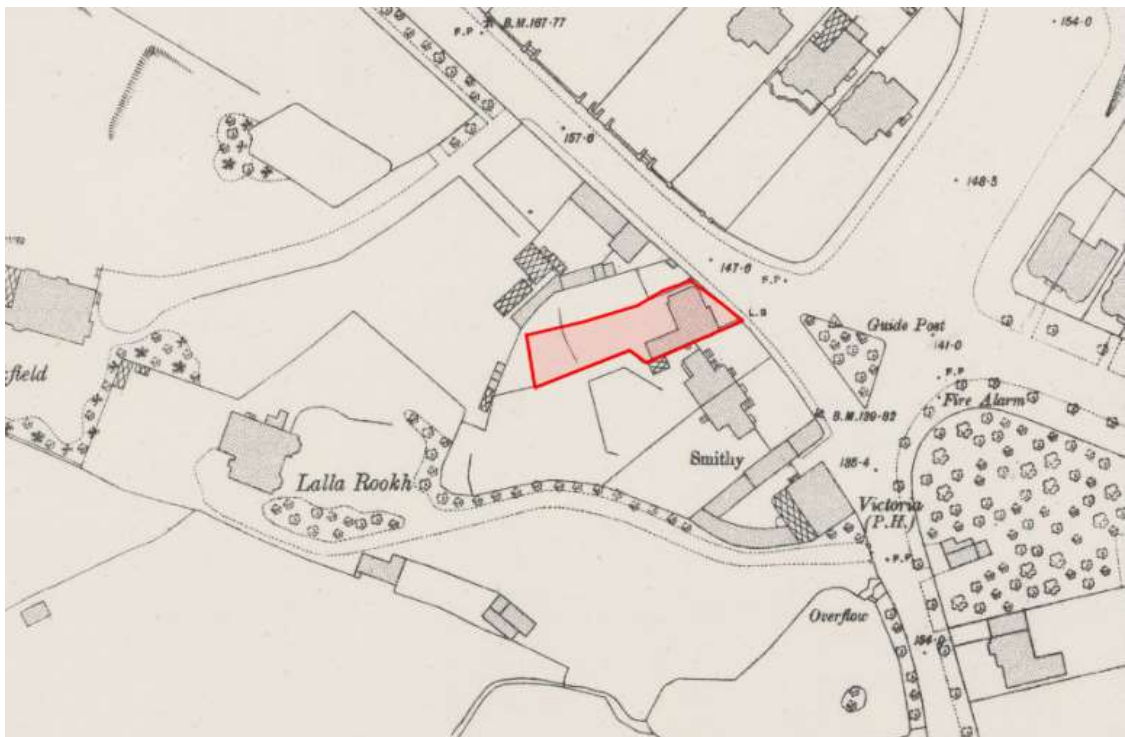


Figure 6: Extract from Ordnance Survey 1:1056 Scale Map (1893), Sheet London III.32. Site marked in red.

Expansion of Muswell Hill was accelerated by the opening of Alexandra Palace to the east in 1873. The area was also serviced by Highgate Underground Station, which was originally opened in 1867 and provided a direct transportation route into central London. A station specifically for Muswell Hill was planned during the development of Alexandra Palace but plans for it were abandoned, meaning the primary station for Muswell Hill is still Highgate.

5.3 The next available maps of the property provide a higher level of detail regarding the shape of the residence (Figure 6, previous, & Figure 7, below). The main residence is already attached to the secondary accommodation at the rear. A structure can also be observed on the northern side of the residence in the location of the two chimneys, angled at the north eastern corner of the main structure and not quite reaching the north western corner. This is likely to have been a coal shed or wood store: it is marked in blue on Figure 7 below, and on close examination is also just visible – including the roofline and a probable window – on Figure 9.

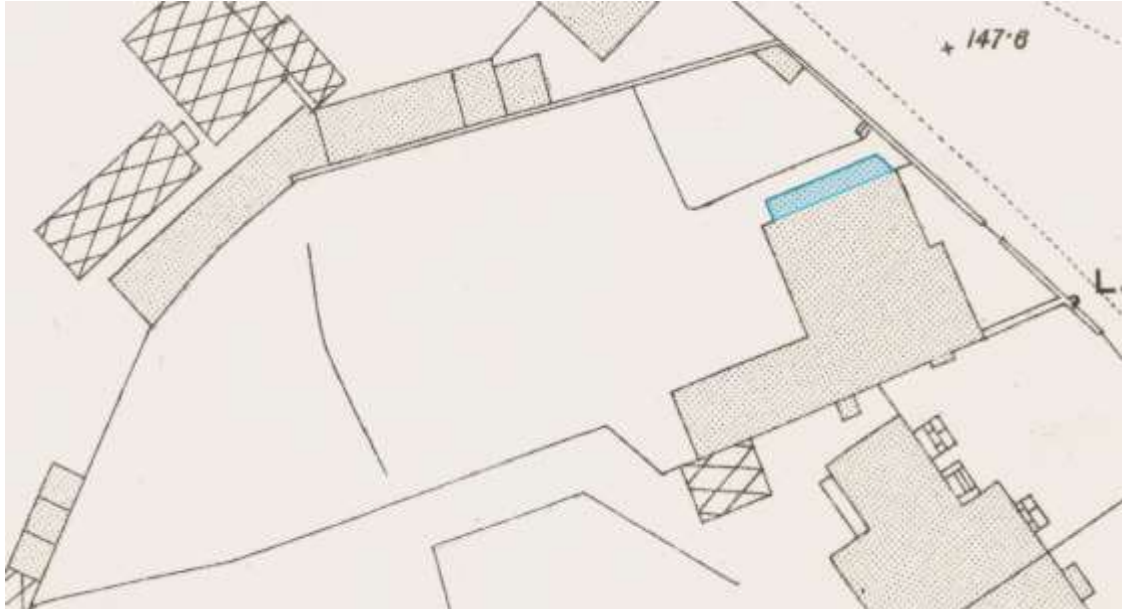


Figure 7: Extract from Ordnance Survey 1:1056 Scale Map (1893), Sheet London III.32. Small Scale of 9 Muswell Hill. Probable structure marked in blue.

Year	House Name	Resident
1899	St Dunstane's Cottage	Mrs Harris
1901-2	St Dunstan's Cottage	Miss Frances L. Harris
1906-7	"	"
1909-10	"	"
1914	"	Miss Harris
1923	St Dunstan's	Thomas W. Senier
1930	No. 9	Thomas W. Senier
1939	No. 9	Stanley George
	No. 9a	Norman Camplin

Table 1: Kelly's Directories records for 9 Muswell Hill.

Prior to the residence being designated a number, it was known as St Dunstan's or St Dunstan's Cottage. This name is thought to have originated from St Dunstan's well located to the north east of Muswell Hill village and Alexandra Palace. The well is recorded as having been a holy well, similar to the wells which gave their name to the area - Muswell. The name was replaced by a number between 1923 and 1930 according to Kelly's Directories for Middlesex. The records for 9 Muswell Hill and its occupants between 1899 and 1939 according to Kelly's are summarised as Table 1. The residence also appears to have been officially divided into two separate dwellings sometime between 1930 and 1939, as the 1939 directory is the first to list '9' and '9a' as two

separate residences on Muswell Hill. Analysis of census records has also resulted in the theory that the rear residence (9a) was originally utilised as servant's quarters with 1-2 servants residing in the property historically. An example of this is the 1911 Census which records the residence as being occupied by four members of the Harris family and a servant hired for 'domestic duties'.



Figure 8: Extract from Ordnance Survey 25 Inch Map (1910-11), Sheet Middlesex XII.5. Site marked in red.



Figure 9: Historic Photograph of 9 Muswell Hill, c.1910.

The site appears the same in the 1910-11 Ordnance Survey Map (Figure 8) as it did in the 1893 editions (Figures 6-7). However, the surrounding area of Muswell Hill has changed significantly – in particular the construction of Etheldene Avenue to the south and Redston Road to the east. Both these new roads have a significant number of houses

reflecting the increasing population of the area. A historic photograph dated to c.1910 was also sourced by the client (Figure 9). This image features a very similar house to Figure 5 although the angle provides a clearer view of the residence. The ivy on the front façade of the house covered a large percentage of the property face by this time.

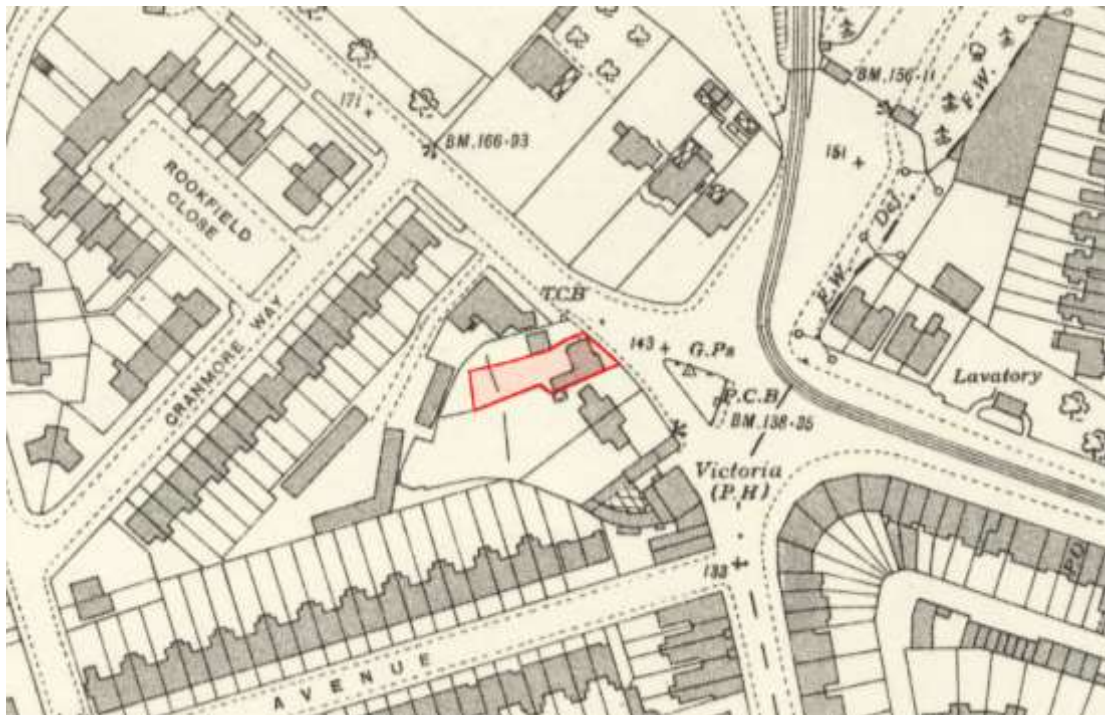


Figure 10: Extract from Ordnance Survey 25 Inch Map (1935-6), Sheet Middlesex XII.5. Site marked in red.

The street layout as depicted in the 1935-6 map (Figure 10) is broadly similar to the 1910-11 edition, with the main observable difference being the construction of the Rookfield Estate surrounding Rookfield Close. The site itself has no observable differences although a structure has been constructed to the north west of the residence. This is labelled on later maps as No. 11 Muswell Road (Figure 11).



Figure 11: Extract from Ordnance Survey 1:2500 Scale Map (1950-66), Sheet TQ2889-TQ2989-BB. Site marked in red.

- 5.4 The most recent accessible Ordnance Survey of the area is the 1950-60 revision. This map depicts a structure on the north western side of the main residence which is thought to be the stairs to the upstairs flat which have since been demolished. 9 Muswell Hill was Grade II Listed in 1974 (List Entry: 1294353). The official list entry describes the residence as follows:

“Early-mid 19th Century small stock brick villa. 2 storeys, 3 windows, the left bay projecting slightly. Low pitched hipped slate roof with eaves soffit. Moulded architraves to sash windows with glazing bars, those on 1st floor with wrought iron segmental balconettes. In angle of projection an enclosed stucco porch with pilasters and entablature. Modern 6 panel door. Forms a group with Nos 5-9 (odd).”

6. BUILDING DESCRIPTION

- 6.1 Visits were made to the site on the 22nd October, 1st November, 11th December 2024, and 14th January 2026 with notes and a comprehensive photographic record made of the site in its present condition. This report was based on a visual inspection of the readily accessible areas of the property only. No steps were taken to expose elements of the structure otherwise concealed or to remove existing surface finishes to uncover underlying structures.

- 6.2 What follows is a written description of the site accompanied by illustrative photographs, as well as existing floorplans and elevations. This will be a comprehensive discussion, providing a more extensive outline than the proposed works encompass, and can be considered a comprehensive introduction to the house and overall condition of the historic fabric. Each principle external elevation of 9 Muswell Hill is described below followed by a description of the exterior spaces. The interior is then discussed and has been divided into areas (See Appendix II for guidance). Where the directional terms ‘left’ and ‘right’ have been utilised it is assumed the elevation is viewed head on.

6.3 Principle Elevation 1: Exterior Front Façade (East)

6.3.1



Figure 12: Existing Front Elevation of 9 Muswell Hill. Produced by Studio Elephant Architects, 2024. Drawing No. A1200.



Figure 13: Photograph of Front Elevation of 9 Muswell Hill. Taken 22.10.24. Facing WSW.



Figure 14: Photograph of Front Elevation of 9 Muswell Hill. Taken 22.10.24. Facing SW.

- 6.3.2** The street facing frontage of 9 Muswell Hill features a standard yellow stock brick façade, with several openings. The site boundary is demarcated by a low brick wall which contains the front garden (See Section 6.7) and a metal gate to the right which allows access to the rear property. The left bay of the structure projects slightly from the remaining frontage and features two sash windows and two PVC gas boxes. The centre of the property contains a porch marking the principle entrance which features a

flat roof. Above this porch is a single window centred within the front façade. To the right of the frontage are an additional two sash windows. The roof is a low pitched, hipped slate roof with eaves soffit. Three chimneys can be observed from this angle (two in line on the right hand side). Each of these features will be discussed in further detail in the sections below (6.3.3-6.3.9)

6.3.3 Lower Left Window



Figure 15: Front Elevation, with lower left window marked in red.

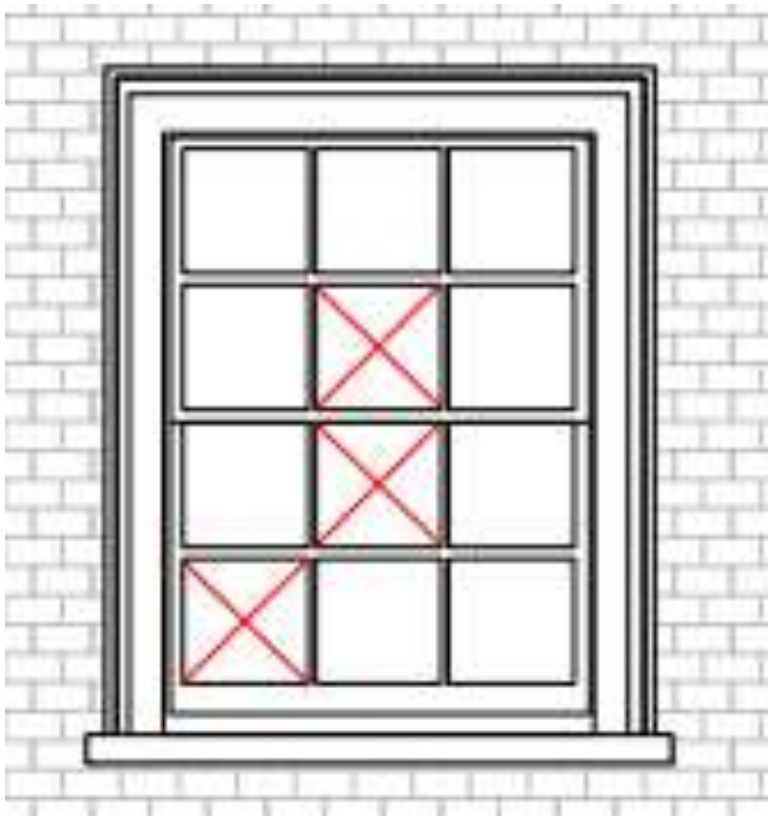


Figure 16: Lower left window, with possibly reused glass panes indicated.



Figure 17: Photograph of the ground floor left window on the front façade. Taken 22.10.24.

The lower window within the stepped out section of the frontage is a traditional Georgian 6 over 6 sash window design; featuring four rows of three horizontal panes of glass separated by glazing bars. This window features three individual panes of glass which may be reused, whilst the remainder have been replaced (Figure 16). The older glass was indicated by warped patterns, striations and bubbling within the glass due to inconsistent glass production methods. This observation is also compatible with traditional methods of construction for sash windows as it was easier to produce smaller panes of glass and attach them via glazing bars to produce a larger design.

The window surround features several cracks and is damaged in multiple areas. It has been repainted several times, with thickened areas of paint resulting in the decreased

functionality of the window (Figures 18 and 19). The bottom rail of the lower sash measured 60mm in height, whilst the meeting rails were 24mm in height. The glazing bars for this window typically measured 6-7mm in width, but it was apparent from the interior inspection that those within the lower sash had been replaced at some point (see 6.11.2, Area C).



Figure 18: Detail of lower left window, thickened areas of repainted window visible.



Figure 19: Detail of lower left window, areas of repainted and cracking paint visible.

6.3.4 Upper Left Window



Figure 20: Front Elevation, with upper left window marked in red.

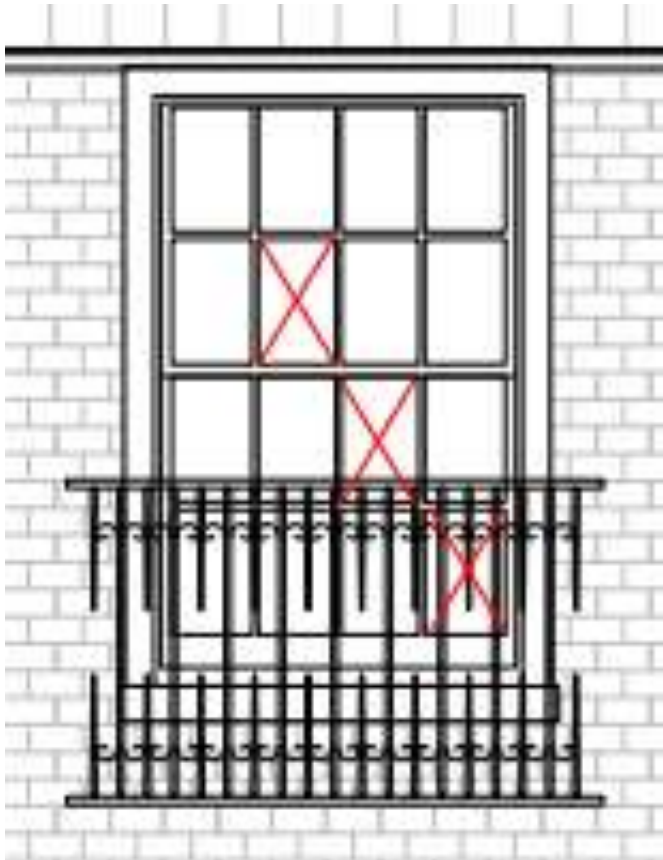


Figure 21: Upper left window, with the panes thought to be reused marked in red.

The upper window within the stepped out section of the frontage is immediately observable as differing from the remaining windows on the front façade of the building. Instead of the Georgian 6 over 6 sash window design which can be observed in the other windows, this window is an 8 over 8 design, hence four rows each of four glass panes separated by glazing bars. This window also features three panes of glass which appear to be older (Figure 21) – that is, in relation to the sash window rather than the

house itself. Close examination of the historic photograph taken c 1855 (Figure 5) hints a traditional 6 over 6 sash window in this location. The same may be said of Figure 9, taken c 1910, although the angle of view and the amount vegetation growing on the adjacent wall prevent a conclusive judgement. However, the glazing bars do not appear to be original (*cf.* 6.12.2 Area L). It also seems most unlikely that the window would originally have been in this form, symmetry of the overall front elevation – not to mention the general precepts of Georgian to earlier Victorian architecture.



Figure 22: Photograph of the first floor left window on the front façade. Taken 22.10.24.

Similarly to the lower left window, the upper left window's surround features several cracks and is damaged in multiple areas. It has been repainted several times, with thickened areas of paint resulting in the decreased functionality of the window. The bottom rail of the lower sash measured 64mm in height, whilst the meeting rail was 18mm in height. The glazing bars for this window measured 3-4mm in width, making

them significantly thinner than the surrounding windows. Thinner glazing bars may also indicate a more recent window, due to improved technology for window production.

Both the upper left and upper right (See Section 6.3.6) windows feature wrought iron segmental balconettes. As previously noted, these balconettes were not present in the c.1855 photograph of the house (Figure 5) but can be observed in the 1910 photograph (Figure 9). Therefore, the features can be dated to c.1855-1910 but are not original to the house's construction. The balconette for the upper left window features damage in the form of bent spikes and minor flaking to the paintwork.

6.3.5 Upper Central Window



Figure 23: Front Elevation, with upper central window marked in red.

The upper central window is located directly above the front door, and is partially obscured by rainwater drainage pipes. This window also features a traditional Georgian 6 over 6 sash window design, although it is significantly smaller in width compared to the other windows on the building's frontage. This is thought to be the only window which is entirely original to the first phase of construction for the building, as it features older glass and a fluted style of glazing bar which has been identified as the lambs tongue style, popular in the 18th and 19th Centuries. The majority of the windows within the property were in the later Ovolo & Fillet design, suggesting they were, at least in part, replaced during the later 19th Century. In comparison, the upper central window appears to have retained all its original features, and is thought to be the only window in the property which has not been refurbished in some manner or replaced.

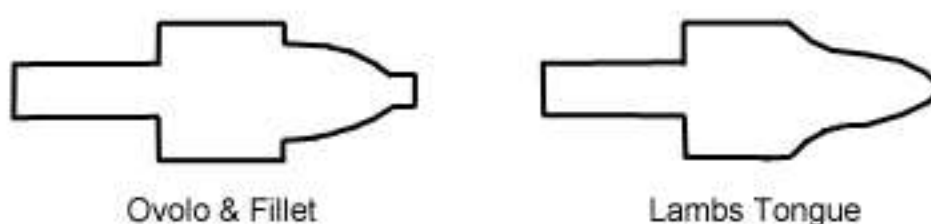


Figure 24: Comparison of Glazing Bars, Ovolo & Fillet style (left) and Lambs Tongue (right).



Figure 25: Photograph of the first floor central window on the front façade. Taken 22.10.24.

6.3.6 Upper Right Window

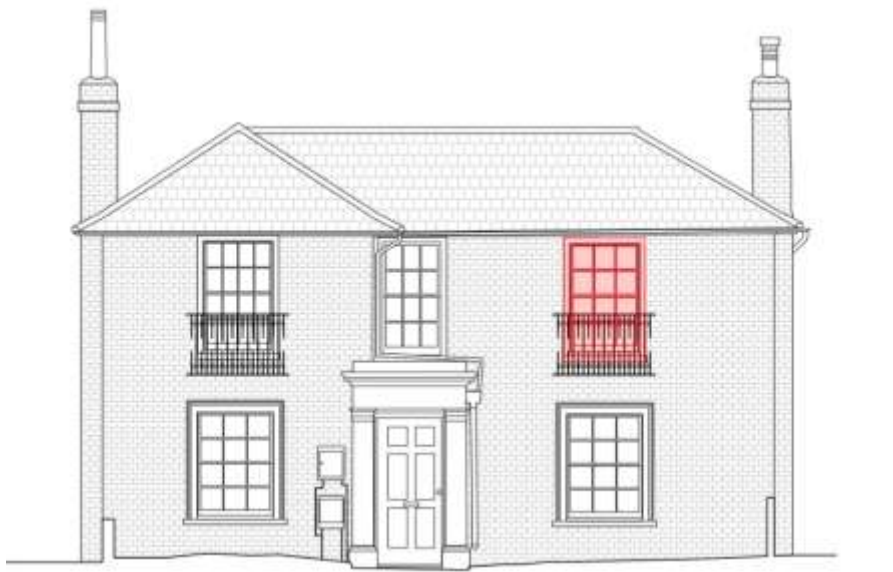


Figure 26: Front Elevation, with upper right window marked in red.

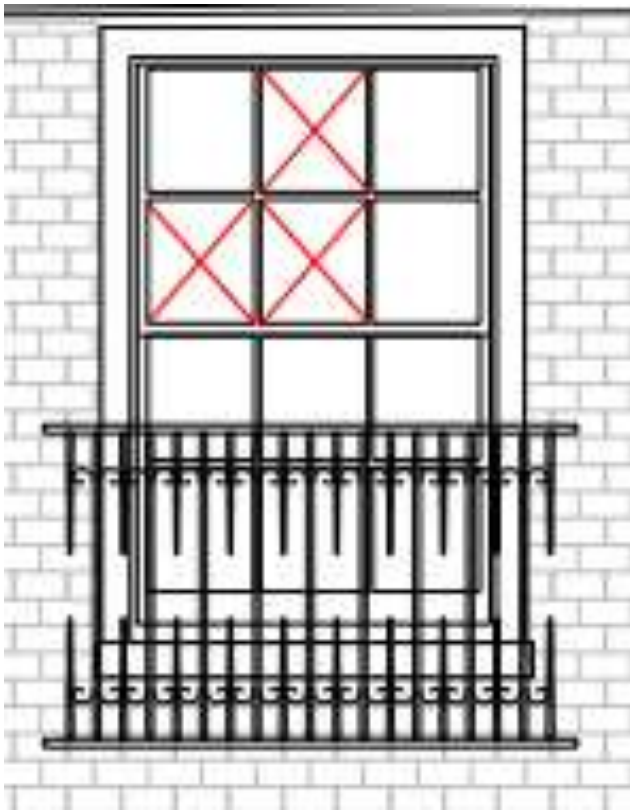


Figure 27: Upper right window, with the panes thought to be reused marked in red.

The upper right window also features a Georgian 6 over 6 sash window design, with horizontal lines of three panes attached by glazing bars. The glazing bars are in the later 19th Century Ovolo & Fillet design, with three panes in the upper sash that may have been reused or salvaged from elsewhere (Figure 27).

The upper right window's surround features several cracks and the paint is flaking in several areas. The bottom rail of the lower sash measured 53mm in height, whilst the meeting rail was 23mm in height. The glazing bars for this window measured 7mm in width.



Figure 28: Detail of Upper Right window balconette, flaking paint visible. Damaged paint on the window frame visible in the foreground.

This window features a matching wrought iron segmental balconette to the upper left window (Section 6.3.4). As previously mentioned, these balconettes date to approximately 1855-1910, and are not original to the construction of the house. The upper right window's balconette features more significant damage than the left; with a spike missing from the design, warping of the metal, and extensive flaking of the existing paint (Figure 28, previous).



Figure 29: Photograph of the first floor right window on the front façade. Taken 22.10.24.

6.3.7 Lower Right Window



Figure 30: Front Elevation, with lower right window marked in red.

On first glance, the lower right window is similar in design to the lower left window and is observable as a traditional Georgian 6 over 6 sash window; featuring four rows of three horizontal panes of glass separated by glazing bars. However, the windows are not identical and vary significantly.

Firstly, the dimensions of the windows differ with the bottom rail of the lower sash for the lower right window measuring 81mm in height, whilst the meeting rail was 26mm in height. The glazing bars for this window measured 7mm in width. Additionally, whilst the lower left window had retained some of its original features; the entirety of the lower right window appears to have been replaced. Notably, it is also the only window on the front façade in which the mortise and tenon construction that holds the glazing bars in place is not cut through to the exterior of the sash (& therefore visible top & bottom). The glazing bars are all a modernised version of the Ovolo & Fillet design. The glass within the window is also all modern and factory made, as determinable by the consistency of the glass and its lack of imperfections. The only feature thought to be original within this window is the stone window sill, which has been repainted several times.

The lower right window frame is in a similar state of disrepair to the lower left, as the window surround features several cracks and is damaged in multiple areas. It has been repainted several times, with thickened areas of paint resulting in the decreased functionality of the window and flaking paint is observable throughout (Figures 32 and 33).



Figure 31: Photograph of the ground floor right window on the front façade. Taken 22.10.24.



Figure 32: Detail of lower right window; areas of thickened paint visible.



Figure 33: Detail of lower right window; areas of thickened/flaking paint visible.

6.3.8 Front Door and Porch



Figure 34: Photograph of the front door (principle entrance) and porch. Taken 22.10.24.

The principle entrance to 9 Muswell Hill features a prominent stucco porch with pilasters and entablature. The porch has a flat roof, and has been utilised in routing the rainwater drainage pipes. The condition of the stucco surface is poor, with significant cracking, discoloration, and flaking visible throughout the porch – although the upper right corner has been most affected (Figure 35). This porch appears to be original and is observable in the 1855 and 1910 historic photographs of the residence (Figures 5 and 9), although it has likely been repaired several times during the following years.



Figure 35: Detail of upper right corner of front porch, heavily damaged external rendering.

The front door itself is a modern 6 panel door that is not original to the property. The door was installed sometime (although probably not long) before 1970, as images held by the London Picture Archive depict the residence as having its existing front door. The other point to note is that above the front door there are a several pieces of timber surrounding a shallow recessed panel (Figure 36). This is difficult to explain as other than remnants of a rectangular transom or fanlight – a standard feature for a building of this type, that would fit with a slightly lower door head & also bring some light into the hallway – which would be necessary without the present double-height space).



Figure 36: Detail of area above the front door, with recessed panel visible.

6.3.9 General Condition

The frontage of 9 Muswell Hill has been constructed from standard yellow stock bricks, and reflect the original construction of the residence (Figure 37). The brickwork does however appear to have been repointed at a later date. Also several bricks to the base of the front façade have been replaced at a later date to allow for the installation of airbricks. Some of these now require further attention (Figure 38).



Figure 37: Condition of brickwork on the front façade of 9 Muswell Hill, right corner of the residence.



Figure 38: Detail of airbricks on the front of the residence, example taken from below lower right window.

The roof is a low pitched, hipped slate roof with eaves soffit. The soffits and fascia have visible signs of deterioration, with repainting and some repair or replacement required (Figure 39). Similar levels of deterioration can be observed throughout the property, with an example provided as Figure 40.



Figure 39: Existing condition of the soffits and fascia, right corner of the front façade.



Figure 40: Existing condition of the soffits and fascia, to the rear of the property.

The final feature present on the front face of 9 Muswell Hill relates to the current utility provision. Directly to the left of the porch are two gas meter boxes which were installed post-2002 – as they are not visible in images held by Historic England (Figure 41). These boxes are very prominent within the existing frontage of the residence and their relocation is proposed within the planned works.



Figure 41: Utilities installed on the front face of 9 Muswell Hill.

6.4 Principle Elevation 2: Side (North)



Figure 42: Existing Side Elevation (North) of 9 Muswell Hill. Produced by Studio Elephant Architects, 2024. Drawing No. A1201.

6.4.1



Figure 43: Photograph of Side Elevation (North) of 9 Muswell Hill. Taken 1.11.24.

At its eastern end the northern side elevation of 9 Muswell Hill meets the right corner of the front façade, where it also adjoins with the front garden wall. An adjacent metal gate opens to a wide path leading to the rear of the property, secured by a second gate at the other (western) end of the elevation. Two chimneys are present on the northern side elevation, both of which are original to the building. The brickwork in this area has been whitewashed, presumably to hide the evidence of a previous feature. As discussed in Section 5, this area is thought to have been occupied by a coal shed or wood store for the property (See Figure 7). It is likely that the inside of the structure was painted (with some evidence for blue paint), which would have been impossible to remove after

demolition and so resulting in the whitewashing of the entire wall. The boundaries of the structure can be seen despite the paint, and it measures 3.13m in height at its maximum and 2.43m in height at the structure's left hand side boundary. The approximate boundaries of the structure have been indicated on Figure 44, while surviving evidence on the present wall can be seen in Figure 45.

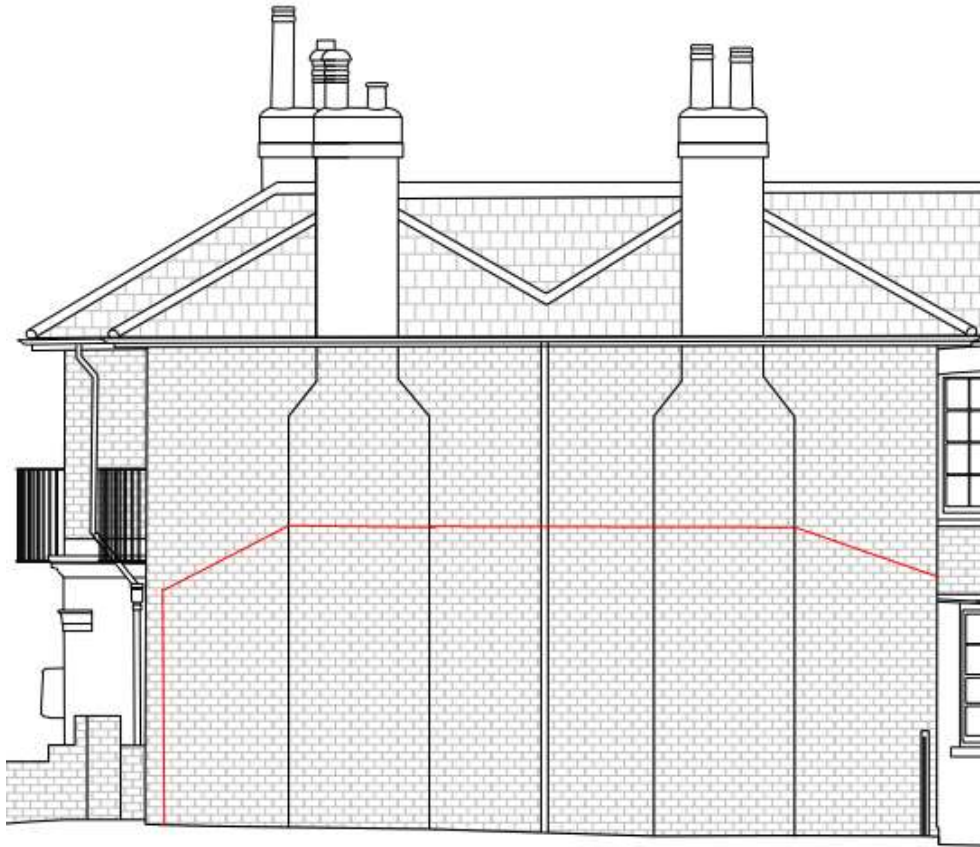


Figure 44: Approximate line of the probable coal shed or wood store marked on the north side elevation.



Figure 45: Detail of whitewashed wall, with diagonal slope of the formerly adjoining roof visible.

The original floor surface corresponding with this feature could also be seen through cracks in the existing concrete pathway floor. It appears that the floor extended c 1.80m from the base of the main northern side wall. On close examination the eastern end of the structure is also just visible on the historical photo, Figure 9.



Figure 46: Detail of original floor from the coal shed or wood store feature, overlain by modern concrete (0.2m scale).



Figure 47: Detail of cut feature to the brickwork between the front façade and northern side elevation.

The north eastern section of the elevation also features a second feature, in the form of a prominent cut into the original brickwork of the building (Figures 47 and 48). This cut is observable at the point where the front garden wall meets the corner of the main residence, at the right hand side of the front façade. The cut is not original to the structure as an observable difference can be seen between the wear of the surrounding bricks and those within the cut. However, it is not clear what the purpose of this was.



Figure 48: Overview of cut feature to the brickwork between the front façade and northern side elevation.

- 6.4.2** The metal gate at the western end of the northern elevation provides access to the rear garden, from which 9a Muswell Hill is also accessible. The northern elevation here – mainly comprising the rear extension to the main property – can only be seen from this point and from the rear garden. This elevation of the property features numerous openings – five windows, an access door for the kitchen, and a separate front door for no. 9a. The elevation also features several drainage pipes.



Figure 49: Overview Photograph of the rear northern elevation of 9 Muswell Hill. Taken on the 22.10.24.

6.4.3 Lower Left Window, rear N elevation



Figure 50: Northern side elevation with the lower left window marked in red. Original pane marked in blue.



Figure 51: Photograph of ground floor far left window on the rear north side elevation. Taken 22.10.24.

The lower left window is a Georgian-style 8 over 8 sash window, with four rows of horizontal panes of glass held in place by glazing bars. A single pane of glass within the window was older in dating, and has been indicated in Figure 50. The remainder of the glass is modern and the frame has been heavily refurbished. The two sash window panels in this instance are completely different, as most clearly seen in the measurements of the associated glazing bars. The upper sash window has bars with a width of 4mm, while the bottom sash has bars measuring 11mm in width. The upper sash appears to be in the Ovolo & Fillet style whilst the lower sash has entirely modern glazing bars and a modern frame.

The window as a whole has a lower sash which is 80mm in height and a meeting rail which is 14mm. An additional panel of wood has been tacked on to the meeting rail, and sits at the top of the lower sash window. The window has been framed into the wall with roll-headed timber. The brickwork below this window has been rendered, and is the only area of the building in which this is the case. The window is not thought to be original within the structure and was perhaps added during kitchen renovations – or most likely when the rear extension was added, which may well have covered over a window in the original western elevation of the property.

The steel support beams from the staircase which was installed for access to the top floor whilst it was separated into two flats can be seen just above the window in Figure 52. This feature will be discussed further in Section 6.5.4.

6.4.4 Kitchen Door

The access door between the rear garden and the kitchen of the primary residence is not depicted on the elevations of the property, due to its placement within a recessed porch-type area which prevents the door from being viewed head on. The door is located between two windows – the lower left window of the northern side elevation (Section 6.4.3) and the lower central window of the rear elevation (Section 6.5.5). No brickwork surrounding the opening is exposed due to the location of the windows, wooden panelling, and the rendering of the wall below the lower left window. Therefore, it is not possible to determine if the brickwork was impacted by the installation of the door.

The door is not thought to be original to the property. This is due to the modern design and materials of the door itself – a single panel door with a faux-glazing bar design splitting the window into six ‘panes’ – and also its positioning (as Georgian architecture focused on balance and centred features). It is possible that the doorway was formed (as the adjacent window opening) when the rear extension was added, although the door itself is clearly more recent.



Figure 52: Photograph of kitchen door located within a recess at the end of the northern side elevation. Taken 22.10.24.

6.4.5 Upper Left Window, rear N elevation



Figure 53: Northern side elevation with the upper left window marked in red.



Figure 54: Overview Photograph of upper left window (centre) on the northern side elevation. Taken 22.10.24.

The upper left window of the northern side elevation is a Georgian-style 10 over 10 sash, featuring four rows of five glass panes held by glazing bars. The upper sash panel of the window is horned, which is not a feature present on the surrounding windows of the north side elevation, nor those on the front façade. Sash horns are a feature of mid-Victorian windows rather than Georgian, meaning the window is likely later in date – its installation possibly occasioned (as in the kitchen below) by construction of the rear extension and loss of a window in the original south elevation of the property. The lower sash of the window is 64mm in height, the meeting rail is 18mm in height, and the glazing bars are 10-11mm in width, and the glazing bars as a whole modern in design. All the glass panes are also modern, with no imperfections visible.

This window is significantly wider than the underlying 8 over 8 sash window on the ground floor, and may not have been installed at the same time – though it is possible that both were obtained from secondary sources when alterations were being made. Further evidence from the construction of both window and opening indicate that this is not original. Firstly, the window has been framed on three sides with a white trim (also observable on surrounding windows) but the final eastern side was left as bare brick – the only window that has been framed in this way (Figures 54, 55). The brickwork surrounding the window is also irregular in comparison to the surrounding walls and has been repointed in several places creating a patchwork appearance.

Directly to the west of the window is an irregular step out in the brickwork, more or less at the boundary between the original house and rear extension (Figure 55). This has also been repointed several times with areas of modern cement visible where two presumably separate phases of construction meet. It's difficult to understand exactly what has happened to cause this, but it is clearly associated with the extension works.



Figure 55: Detail photograph of stepped-out brickwork adjacent to the upper left window on the northern side elevation. Taken 22.10.24.

6.4.6 Upper Central Window, rear N elevation



Figure 56: Northern side elevation with the upper central window marked in red.

The upper central window is located towards the left of the northern elevation; with the spacing between windows in this section observably uneven. The window is a Victorian 1 over 1 sash window, which can be given a later dating than most of the previously discussed windows simply due to the size of the glass panes. It was difficult to produce large panes of glass successfully by hand and therefore this style was popularised following the introduction of factory-made panes, which reduced the requirement for glazing bars. This is further evidenced by the quality of the glass, lacking the imperfections of older material. This window appears to have been repainted less than the windows on the front façade for example, and may well form a later insertion due to a subdivision of the internal room.



Figure 57: Overview of Upper Central Window (left) on the northern side elevation. Taken 22.10.24.

The window has a lower sash measuring 54mm in height and a meeting rail 16mm in height. As previously mentioned it doesn't have glazing bars, and is framed in with a white border in the same style as the upper left window – although in this case bordered in its entirety.

6.4.7 Upper Right Window (9a)



Figure 58: Northern side elevation with the upper right window marked in red.

The upper right window is the only opening on the northern side elevation which does not feature a brick arch course directly above the opening. It is also the only window which does not feature a drip cut into the stone base underlying the window. The window has been placed a significant distance from the rear corner of the residence and is not in alignment with the lower central window (although in a similar style, *cf.* 6.4.9).

However, the window is centrally placed with respect to the rear extension (& the probable single room that was originally created here), and more or less opposite the now-redundant fireplace and chimney. Originally the window incorporated three separately operated sashes windows (Figures 59 & Figure 57 – right). All of which would have opened, although the central sash is now the only operational window due to repainting. The lower sash measured 91mm in height and the meeting bar was 27mm in height, whilst the glazing bars were c 4mm in width.

The design of this window (& that below) is more difficult to date than the surrounding standard Georgian and Victorian designs, although closest in appearance to a Venetian sash window. This style became popular in the late 19th century – particularly in the construction of terraced housing – but could be earlier and therefore contemporary with the probable date of the extension itself, of around 1860 in date (see Section 5). Often Venetian sash windows are produced so that only the central sash is operational, although it is possible to reconfigure the design to allow (as originally here) for three separately operating sash windows. In this instance, the lack of any similarity with the surrounding windows could also suggest that this (& the lower window) were repurposed /reclaimed from a secondary source.

The condition of this window is poor with significant flaking and damage visible throughout the frame. As previously mentioned, the outer sashes of the window are not operational due to repeated re-painting although the opening fixtures are still present.



Figure 59: Photograph of the upper right window on the northern side elevation. Taken 22.10.24.

6.4.8 Rear Property Front Door

The primary entrance to the rear property (9a Muswell Hill) consists of a modern three panel door with a segmented window of textured glass in the upper, round-headed panel, subdivided into 12 smaller panes by wooden glazing bars. The door can also be accurately dated to the last 55 years, as it is not present in photographs of c 1970 held by the London Picture Archive (www.londonpicturearchive.org.uk). The 1970 photograph (not included in this report due to Copyright restrictions) instead depicts the entrance to 9a Muswell Hill as having a similar design to the present kitchen door (Section 6.4.4).

The doorway itself is not original to the construction of the extension and may have been inserted when the property was first let to multiple occupancy sometime in the 1930s. The door itself is installed more or less flush with the surrounding brickwork instead of being set back like most of the other external doors in the property. However, this may not have been at the same time as the introduction of the upper floor flat entrance as seen on the rear elevation of the main property (*cf.* 6.5.4). The latter was installed to match the original in a way that is more sympathetic to the architecture of the building, which is not the case for the entrance to 9a (or the present kitchen door).

A later dating for the installation of the doorway to 9a is also supported by the surrounding brickwork. The brick closers (cut-down infills) seen elsewhere adjacent to original openings (Section 6.5.2) are not observable in this instance. Additionally, between the wooden frame of the doorway and the brickwork is a thick area of cement infill utilised to fill the gaps between the two, and with the bricks themselves having apparently been cut back (Figures 60, 61).



Figure 60: Overview Photograph of Front Door to rear property (9a Muswell Hill). Taken 22.10.24.



Figure 61: Detail Photograph of Front Door to rear property (9a Muswell Hill). Taken 22.10.24.

6.4.9 Lower Central Window (9a)



Figure 62: Northern side elevation with the lower central window marked in red.



Figure 63: Photograph of lower central window on the northern side elevation. Taken 22.10.24.

The final opening of the northern side elevation is the lower central window. This window is very similar in design to the upper right window (Section 6.4.7), with minor variations in the dimensions. The lower central window is also a Venetian-style sash window, with a central 2 over 2 sash framed by two 1 over 1 sash windows. This window has also been heavily repainted meaning that only the central sash window is functional. The main variation between the upper and lower windows of this style is the dimensions of the lower sash – with this window measuring at 95mm in height. The meeting bar and glazing bars are the same dimensions as the upper window at 27mm and 4mm respectively.

Additional differences between the upper and lower windows of this design can be identified within the surrounding brickwork and masonry. The stone window sill on which the lower central window sits does feature a drip cut as is standard in the other windows within the residence. The lower central window also features a brick design above the window to frame it – a feature which is absent in the upper window. However, the brick design utilised for this window differs significantly from the remaining windows and doors on the northern side elevation of the residence. All other openings have an arched row of stretcher bricks to frame the upper boundary of the opening. In this instance each stretcher brick has then been followed by two headers (Figure 64).

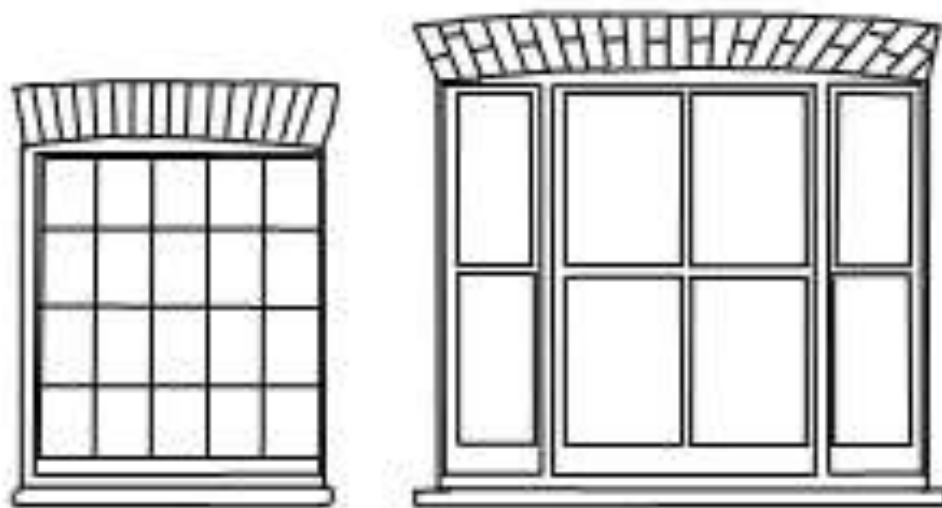


Figure 64: Comparison of bricklaying patterns on northern side elevation: Upper left window (left) and Lower Central window (right).

6.5 Principle Elevation 3: Rear (West side)



Figure 65: Existing Rear Elevation (West) of 9 Muswell Hill. Produced by Studio Elephant Architects, 2024. Drawing No. A1202.

- 6.5.1** The principal rear (west) elevation of 9 Muswell Hill also features several openings, more specifically three windows and two doors. One of these doors was utilised as the entrance to the upper floor flat when the main residence was subdivided by floor. An external staircase was previously located below this door (as just visible on Figure 11) and the supports for this are discussed further in Section 6.5.4.



Figure 66: Overview Photograph of Rear Elevation (northern side). Taken 22.10.24.

6.5.2 Garden Access Door



Figure 67: Overview Photograph of Garden Access door on rear elevation. Taken 22.10.24.

The first opening on the rear elevation of the residence is a doorway providing access between the garden and the living/dining room (Area G). The door itself is modern, featuring fifteen panes of glass subdivided by wooden glazing bars. The surrounding frame, hardware and kick bar panel to the bottom of the door are also noticeably modern. On first glance, the door appears to be the same as the one depicted in images of the residence from c.1970 (London Picture Archive; not included due to Copyright restrictions). However, the handle of the door is located on the opposite side of the frame; also the door depicted in the photographic image is significantly taller, with the infill panel directly above the current door not present in 1970. Thus the existing

represents a replacement, of similar style and standard size, sometime in the last 54 years. The current condition of the door is poor, with significant peeling and cracking to the frame observable. One pane of glass also features a large crack which has split into three separate fractures within the pane (Figure 68).



Figure 68: Detail photograph of cracked pane within the garden door on the rear elevation. Taken 22.10.24.

The cut of the doorway is, however thought to be original to the house. The brickwork surrounding the opening is consistent, with a closers (1/3rd bricks) located within alternating courses of brick. The doorway is set back into the brickwork of the building and framed in the same manner as several windows on the rear elevation, with a white border surrounding the aperture. Adjacent to and above this opening is a large area of repointed brickwork, which extends towards the left of the rear elevation.

6.5.3 Upper Left Window



Figure 69: Rear elevation with the upper left window marked in red.



Figure 70: Photograph of Upper left window of rear elevation. Taken 22.10.24.

The Upper Left window of the rear elevation is an 8 over 8 Georgian sash window, similar in style to those seen elsewhere in the property. The 8 over 8 design features four rows of four horizontal panes of glass held together by glazing bars. The upper sash pane has a horns in this instance, similar to the one seen in the upper left window of the northern side elevation (Section 6.4.5). As previously mentioned sash horns are associated with mid-Victorian sash window design, particularly to support the additional weight of the larger panes of glass associated with 1 over 1 or 2 over 3 sash styles. Therefore this window is likely to be later in dating, although as described below the opening in the brickwork is clearly original.

The lower sash has a height of 45mm whilst the meeting bar is 16mm in height. This window also appears to have different upper and lower panes as seen in several other windows within the residence as the glazing bars vary significantly. The upper sash window has glazing bars with a width of 11mm whilst those on the lower sash measure 6mm in width. The glazing bars also differ in design with the upper sash featuring a modern design and the lower pane has the Ovolo & Fillet style. The upper sash of the window has also been constructed by utilising mortise and tenon joints, with the glazing bars cut into the frame of the sash (Figure 71).



Figure 71: Detail Photograph of Upper Left Window of rear elevation. Taken 22.10.24.

The brickwork surrounding the window is laid in a very consistent pattern with closers (a 1/3rd bricks) visible in alternating rows along the length of the opening. This brickwork is identical to the garden access door, indicating that both are original to the initial construction. It is also worth noting that this window has the same white framing as the garden access door and several of the windows on the northern side elevation.

6.5.4 First Floor Flat Door

A significant feature within the rear elevation of 9 Muswell Hill is the presence of a first floor entrance. This door is a remnant from when the main house was divided by floor into two separate flats. In order to facilitate this change a new main entrance for the upstairs flat was introduced to the rear of the property with an external staircase to provide access. Meanwhile, it is assumed that the indoor staircase was wholly removed to separate the two residences. When the main building was restored into a single home the interior staircase was replaced (before 1970; see also Section 6.11.3) and the exterior staircase was removed. However, the steel beam supports and thick concrete floor base for the stairs can still be seen within the rear elevation (Figures 72, 73, Page 52) directly below the door – which was also left *in situ*. There is also a prominent area of damaged brickwork on the rear elevation where the steel supporting beam was implanted into the wall (Figure 74, Page 52).

The door itself is a modern, three panel design with glass in the upper panel which has been subdivided by decorative wooden bars. The cut for the doorway has been framed on all sides with white panelling in the same manner as the previous openings located within the rear elevation. However, the brickwork varies significantly: the alternating rows containing closers (1/3rd brick) can also be seen to the left of the upper part of the doorway, but cease directly below the level of the letter box/door handle feature in the centre of the door. This clearly suggests that a window previously existed in the same placement and the opening was simply extended downwards to allow for the installation of the flat front door. This is further supported by the positioning of the door, set back from the external brickwork in the same manner as other more original openings. Due to the window already set into the brickwork it would have been simpler to install the door this way, as well as directly accessing the first floor hallway.



Figure 72: Photograph of first floor flat door on rear elevation. Taken 22.10.24.



Figure 73: Detail Photograph of modern concrete slab for stair base – rear elevation. Taken 22.10.24.



Figure 74: Detail Photograph of damaged brickwork due to the installation of the steel beams for the external stair case – rear elevation. Taken 22.10.24.



Figure 75: Detail Photograph of brickwork to the right of the first floor flat door. Taken 22.10.24.

6.5.5 Lower Central Window



Figure 76: Rear elevation with the lower central window marked in red.



Figure 77: Overview Photograph of lower central window of rear elevation. Taken 22.10.24.

The final opening corresponding with the main residence of 9 Muswell Hill is an additional window, recessed from but directly below the first floor flat door and its associated supports. This window differs in appearance from those previously discussed as it has modern textured glass panes due to its function within a bathroom. More specifically, the glass is in the Minster style – a rolled textured glass approximately 4mm thick which has a high level of obscurity and therefore privacy. The window itself is a Victorian style central bar sash window with an additional marginal glazing bar. The upper and lower panes of glass are identical in sizing (height 58.5cm), although the upper panes have been subdivided by an additional decorative glazing bar at the top. The large sizing of the glass panes within this window immediately provide a later dating for the design in comparison with other windows within the rear elevation. For this window frame, the lower sash measured 76mm in height whilst the meeting bar was 18mm in height. The central bar was 5mm in width and was in the Ovolo & Fillet design style.



Figure 78: Detail Photograph of the lower central window of the rear elevation. Taken 22.10.24.



Figure 79: Detail Photograph of the modern brickwork directly underlying the lower central window. Taken 22.10.24.

This window placement is clearly not original, and moreover it overlies brickwork to ground level which is also quite modern in dating – an infill, and noticeably different to the standard yellow stock brick utilised for the remainder of the property (Figure 79). The exterior wall to the left (north) of the window has been whitewashed, so the

brickwork in this area is not observable, but it is also significant that it has not been rendered – indicating that this area, despite other alterations, was always an opening recessed from the external rear wall. Elsewhere, surrounding the window on all sides are wooden panels which have been inserted to match the framing of the kitchen door and lower left window of the adjacent (northern) elevation. Additional panels are also visible directly above the window where the top of the frame has been connected to the ceiling. The frame appears to have partially separated from the ceiling with a gap observable between the two structures (Figure 78, previous). It is thought that a rear door with a small covered porch would have originally existed in this position, providing a direct route of access from the front to the rear of the residence. This will be discussed further in Section 6.11.5.

6.5.6 Lower Right Window (9a)



Figure 80: Rear elevation with the lower right window marked in red.

The final opening observable on the exterior of the structure is the lower right window on the rear (south side) elevation. This window is associated with the rear residence (9a Muswell Hill) and now opens to the bathroom. The window is a standard 2 over 2 vertical split pattern sash window, popular in the late Victorian period, a simplistic design with two rows of two horizontal glass panes separated by glazing bars. In this instance the lower sash of the window was 50mm in height and the meeting bar was 27mm in height. The glazing bars varied with the upper pane's bars measuring 5mm wide whilst the lower bars were 8mm in width. The upper and lower central glazing bars were also not in alignment so it is possible the sashes came from separate windows.

The condition of this window was poor with noticeable areas of rot and significant paint peeling across areas of the frame. The brickwork surrounding the window is consistent and a single row of vertical stretchers frames the upper boundary of the window as seen in other areas. However, no closer bricks are visible within the brickwork framing either side of the opening, so it is possible that the window was inserted at a later date rather than during the construction of the extension – perhaps when the presumed window in the adjacent wall as described under 6.6.2 was blocked. The window has also not been framed in white in the same style as other windows to the rear of the residence, with the brickwork left exposed.



Figure 81: Photograph of the lower right window (9a) of the rear elevation. Taken 22.10.24.

6.5.7 General Condition

As previously discussed, the brickwork of the rear elevation of the residence features several areas that vary from the standard yellow stock brick which makes up the majority of the structure. This includes the damaged brickwork created by the installation of the steel beam stair supports and modern concrete blocking; and the modern brick wall constructed below the lower central window (Section 6.5.5). The brickwork of the rear elevation has also been repointed in several areas; most notably a large area around the southeast corner of the rear extension and around the small window described above (6.5.6 & Figure 81). It is believed that this resulted from localized movement due to a tree roots (see also 6.6.1).

Generally the condition of the remaining brickwork is good, although with some areas in need of repointing. Plant action can be observed on the right corner of the rear elevation which was due to previous ivy growth on the building's exterior (Figure 82). The brickwork in this area is also noticeably different to the remaining brickwork, although this is discussed further in Section 6.6.



Figure 82: Detail Photograph of the brickwork to the right corner of the rear elevation, attachments from previously existing ivy observable. Taken 22.10.24.



Figure 83: Photograph of the upper part of the rear elevation of the extension, with an area of restored bricks visible in the centre of the first floor. Taken 01.11.24.

Historical images of the residence dated to c.1970 (London Picture Archive, Not included due to Copyright restrictions) depict a rectangular patch within the first floor of the rear elevation, slightly to the left of the lower right window (Section 6.5.6). This was initially thought to correspond with a blocked window feature, with the brickwork in this location varying slightly from the surrounding area. In particular, an area of more prominent yellow stock brick can be identified to the centre of this area (Figure 83, previous). However, discussion with the existing tenant of the rear property (who has resided within 9a Muswell Hill continuously since 1971) indicates that this area of brickwork corresponded with a previous tank feature, associated with utilities for the building rather than a blocked window. This information was supported by a previous owner of the residence who had acquired the property in c.1955.

The final feature present on the rear elevation of the residence is a metal installation within the brickwork to the right of the garden access door (Figure 84). This fixture was most recently utilised for the storage of hose pipes as depicted in the 1970 photograph of the residence (London Picture Archive, not included due to Copyright restrictions). It is now loose and can be fully rotated. The feature is not thought to be original to the property or significant.



Figure 84: Detail Photograph of metal feature within the brickwork of the rear elevation. Taken 22.10.24.

6.6 Principle Elevation 4: South Elevation

No elevation drawings are available for the south elevation of the residence, which also forms the boundary to the neighbouring property (7 Muswell Hill) and it has instead been photographed extensively. This elevation is also largely hidden from street view, so access to the adjacent property was required to observe differences in brickwork and any additional features. The southern side elevation does not feature any existing openings and its principle feature is three chimneys – two of which (within the main part of the property) have chimney flues that project from the building.

- 6.6.1** Working methodically along the southern elevation from rear to front the first notable feature is an abnormality within the brickwork at the southwest corner, between the rear (west) and side (south) elevations (Figure 85). The brickwork here differs significantly from the standard stock bricks of the surrounding walls, with some more prominent yellow stocks and others which have likely been sourced from a reclamation yard due to the existence of white paint or render attached to their outer surfaces. According to the tenant of the rear residence (9a) the entirety of this corner was rebuilt some years before due to root action damaging the structure – apparently a large tree present within the gardens of 7 Muswell Hill. The corner was underpinned and the brickwork repaired resulting in this area of contrasting brickwork. This section of wall is also the only area in which metal supports have been installed for the roof soffits, as can be seen in Figure 85.



Figure 85: Photograph of the corner between the rear (west) and side (south) elevations with clear evidence of rebuilding. Taken 01.11.24.

- 6.6.2** Immediately beyond the rebuilt corner is a prominent area of painted brickwork along the ground floor of the southern elevation (Figure 86). This area is partially obscured by vegetation and a greenhouse which is not attached to the property, but the brickwork here also appears to feature a blocked opening – apparently a window - to what is now

the bathroom of no. 9a. The full boundaries of the feature could not be observed due to the aforementioned vegetation although a vertical divides between areas of brickwork can be clearly identified within the painted area (Figure 87). This cut also appears to be bordered to the right by alternating rows of brickwork with 1/3rd brick closers included – a feature which is present in the brickwork surrounding other windows within the rear and side (north) elevations. Therefore, it is thought that a window or similar opening was present in this location and was subsequently blocked.



Figure 86: Southern side elevation looking towards Muswell Hill, 7 Muswell Hill visible to the right. Taken 01.11.24.



Figure 87: Detail Photograph of painted area within southern side elevation. Possible blocked opening visible to the right of the image. Taken 01.11.24.

6.6.3



Figure 88: Overview Photograph of rear section of southern side elevation. Taken 01.11.24.



Figure 89: Overview Photograph of rear section of southern side elevation. Taken 01.11.24.

The next feature observable on the southern side elevation is a single storey standing structure with wooden doors and a red tile sloped roof, attached to the external brickwork of the southern side elevation. This shed feature is not part of 9 Muswell Hill and instead belongs to no. 7, and is also thought to be a fairly modern addition due to the rendering (see also Figure 90).



Figure 90: Detail photograph of 7 Muswell Hill shed feature and its attachment to the side wall of no. 9
Taken 01.11.24.

- 6.6.4** The position of this shed also overlaps the boundary between the original rear wall of 9 Muswell Hill and the extension that now forms no. 9a. Observations were made for any evidence associated with this: The first feature thus observed was an intentional 45 degree cut in the soffit approximately 220mm beyond the present western extent of the main property. This is thought to indicate the southwest corner of the original roof structure, which would have wrapped around the edge of the residence and then continued to the north. This cut can be seen in the top right-hand side of Figure 91.



Figure 91: Detail Photograph of boundary between 9a and 9 Muswell Hill on the southern side elevation.
Taken 01.11.24.

The brickwork in this area also clearly indicates the presence of the extension, rather than a single building. Firstly, areas of render are visible in the seam between the two phases which appear to have been introduced to seal the gap. Additionally, the brick coursing of the main residence is slightly thinner than that of the rear structure, hence the bricks are marginally out of alignment when the two structures are closely compared. From the roof of the shed feature the main house has 21 courses compared with 20 for the same height within the extension. This one brick difference means the entirety of the structures' external brickwork does not match.

The chimneys of the two structures are also significantly different. The rear residence has a red brick chimney (Figure 92, also apparently softer and more weathered), whilst the two chimneys attached to the main residence are constructed in yellow stock brick matching the rest of the exterior of the building (Figure 93).



Figure 92: Photograph of the chimney associated with 9a Muswell Hill, southern side elevation. Taken 01.11.24.



Figure 93: Photograph of one of two chimneys associated with 9 Muswell Hill, southern side elevation. Taken 01.11.24.

6.6.5



Figure 94: Additional photograph of southern side elevation as viewed from the rear garden of 7 Muswell Hill. Taken 01.11.24.



Figure 95: Photograph of front section of southern side elevation, as viewed from the front garden of 7 Muswell Hill. Taken 01.11.24.



Figure 96: Overview Photograph of 9 Muswell Hill, with partial view of the front and side (south) elevations. Taken 22.10.24.

6.7 Exterior: Front Garden

A fully contained small garden area exists to the front of the property. The eastern boundary is formed by the front elevation of the residence whilst the remaining three sides are bound by low brick walls constructed of standard stock bricks. The garden wall marks the boundary between the plot and Muswell Hill's pavement. The ground surface of the garden is occupied by modern concrete 'crazy paving' laid from reclaimed materials (Figures 97 and 98). The paving is in poor condition and is uneven.



Figure 97: Photograph of crazy paving in front garden of the residence. Taken 01.11.24.



Figure 98: Photograph of front garden pathway. Taken 01.11.24.



Figure 99: Overview photograph of front garden. Taken 01.11.24.

The same style paving is utilised for the front pathway leading between the Muswell Hill pavement and the front door of the main residence. It is also uneven with a prominent dip to the left of the pathway. A manhole cover can be observed in this location within the centre of the pathway.

The only additional feature present within the front garden is a lightwell under the lower left window (Section 6.3.3). The lightwell consists of a metal grate level with the ceiling of the basement and a chicken wire covering. The wire cover is broken and in need of replacement (Figure 100).



Figure 100: Photograph of lightwell feature within the front garden. Taken 01.11.24.

6.8 Exterior: Side Access

Running parallel with the northern side elevation of the residence is a pathway which provides access to no. 9a and to the back garden. Street access to this pathway is via metal railing gates attached to the front garden boundary wall. The pathway is then bound to the left by the northern side elevation of the house and to the right by a low brick wall and wooden fence marking the plot boundary. This fence is in poor condition and is leaning into the pathway as can be seen in Figures 102 and 103. Concrete supports put in place to hold the fence in position have also shifted resulting in the fence's present position. The pathway is bound to the rear of the residence by a second metal railing gateway which leads into the back garden. The ground surface of the pathway consists of a modern concrete which features several significant cracks, exposing the underlying ground surface.



Figure 101: Overview of entrance to external side access area, as viewed from Muswell Hill. Taken 01.11.24.



Figure 102: Overview of external side access area, as viewed from Muswell Hill. Taken 01.11.24.



Figure 103: Overview of side access area and damaged fence. Taken 01.11.24.

6.9 Exterior: Rear Garden



Figure 104: Overview of the rear garden, facing east-southeast. January 2026

The rear garden is the final external area within the plot. It is a large external space measuring approximately 40.0m in length by 13.3m in width. The majority of the garden is occupied by a lawn, with additional features including paving, vegetation, a pond, a greenhouse and a timber shed to the rear. The paving is a patchwork design

consisting of modern concrete slab tiles, separated from the lawn by a low modern stock brick planter wall (Figure 105). The condition of the patio is poor with areas of missing paving and a significant variation in the level of the patio surface (Figures 106 and 107). The patio area is located lower than the surface level of the grass creating a stepped effect to the garden. Modern steps have been introduced to allow access to the lawn (Figure 109), with a slab of marble partially exposed to the left of the steps.



Figure 105: Photograph of modern brick planter and low wall separating the rear lawn and patio. January 2026.



Figure 106: Current condition of rear garden patio paving. Taken 01.11.24.



Figure 107: Current condition of rear garden patio paving by the garden access door. Taken 01.11.24.



Figure 108: Overview of the rear patio area. January 2026.



Figure 109: Overview of steps between patio area and lawn. Taken 01.11.24.

Also present within the garden is a modern timber shed to the rear and a modern light-framed greenhouse adjacent to the entrance to 9a Muswell Hill. Both are currently used as additional storage.



Figure 110: Overview of modern greenhouse within the rear garden. Taken 01.11.24.

The final feature within the rear garden is a modern pond which is currently non-functional. The pond is a small semi-circular structure constructed of rendered bricks and concrete (Figure 111). When functional, the pond was likely to have a waterfall feature with water cascading from the upper to lower pond areas.



Figure 111: Photograph of pond feature within the rear garden. Taken 01.11.24.

6.10 Interior: Area A (Basement)

9 Muswell Hill is a partially basemented residence with a cellar located against the southern side elevation of the property. The basement occupies the same floor plan as the main residence's kitchen, inner hallway/staircase and living room on the southern side of the building (Areas C, D and E; Figure 119). Access to the basement is available below the existing staircase via an access hatch. The primary features of the space are a lightwell (the exterior of which is shown as Figure 100) and the base of two of the chimneys located along the southern side elevation. The space has a total height of c 1.45m with the existing floor boards and joists providing a ceiling for the space.

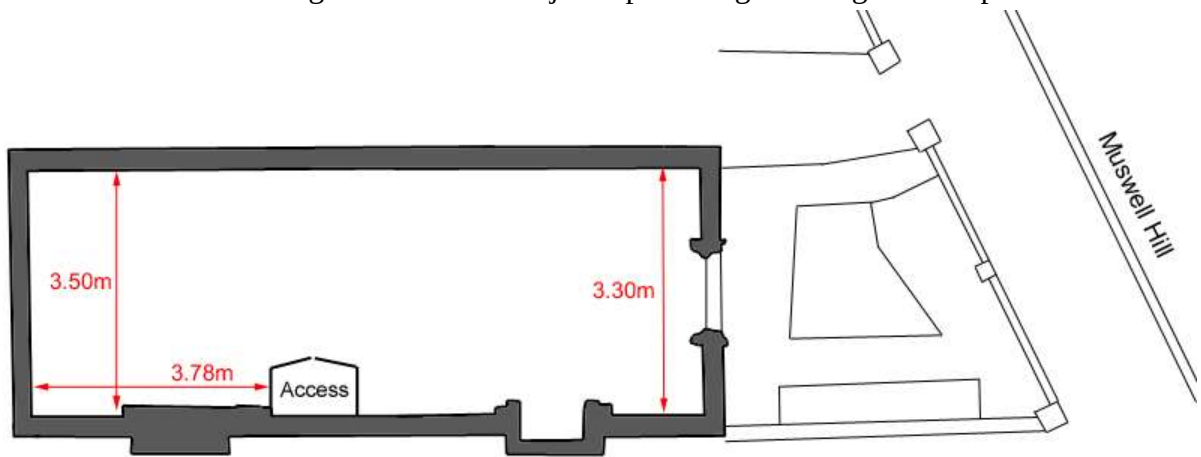


Figure 112: Approximate Basement Floorplan.



Figure 113: Overview Photograph of Basement, Lightwell feature visible to centre. Taken 22.10.24.

A small additional feature is also present within the basement, observable as a partial column or stack of brickwork in the northwest corner. The stack is four bricks tall, but its' purpose is unknown. The brickwork of the feature does not appear to match the surrounding basement walls and was presumably constructed later (Figures 114 & 115).



Figure 114: Stepped brick feature in northwest basement corner. Taken 22.10.24.



Figure 115: Brickwork quality, southern basement wall. Taken 22.10.24.



Figure 116: Overview of northwest basement corner. Taken 22.10.24.

From the basement it is also possible to view the floorboards and joists forming the southern part of the ground floor. Of the floorplan visible from the basement, an approximately rectangular area features wide wooden boards measuring c 220 to 230mm in width. These underlie most of Area C and the inner hallway, and are considered to be potentially original to the property. The remainder of the floorplan is occupied by c 160mm wide boards which are assumed to be newer replacements. The entirety of the floorboards underlying Area E (the kitchen) are new, while these also appear to extend across into Areas B & G. It is unknown why the floorboards were partially replaced, but the distinction between new and old boards can be seen in Figure 117, while a photograph depicting these has been provided as Figure 118.

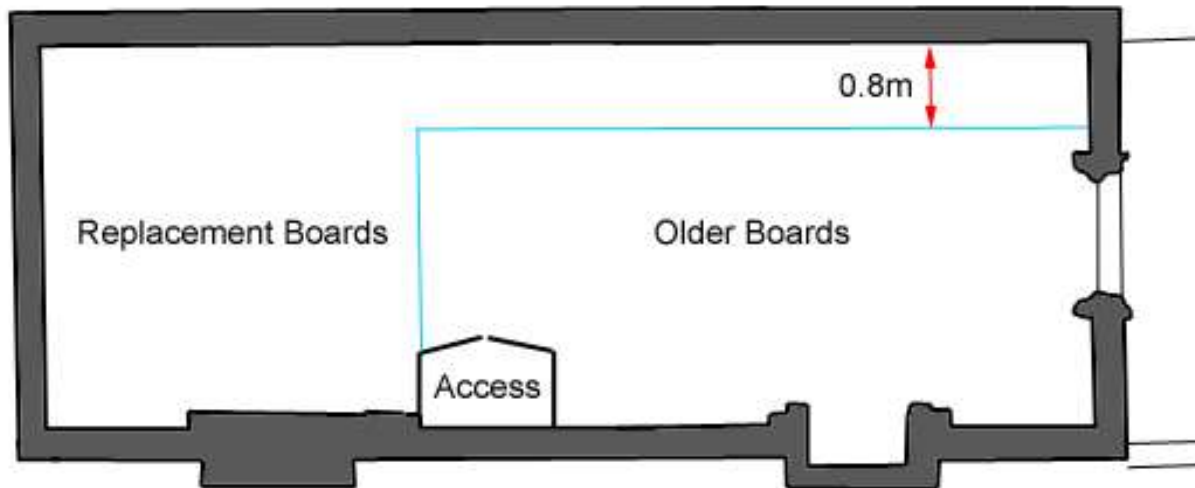


Figure 117: Basement floorplan with the difference in floorboards indicated.



Figure 118: Detail, underside of floorboards as viewed from the basement & just in front of the lightwell. Newer, thin boards visible in the lower right (NE) corner. The older/wider boards have been painted, as have some of the original supporting joists. Taken 11.12.24.

6.11 Interior: Ground Floor

The ground floor of the principle residence features 4 rooms (combined living/dining, a downstairs WC, living room and kitchen) and a hallway including the access staircase to the first floor. The rear residence contains an additional 3 rooms with a small entrance lobby, bathroom, and kitchen/living area occupying the ground floor. First floor access within the rear residence is located within the kitchen/living area.

For both of these spaces, the interior of the residences have been subdivided into areas (Figure 119). Beginning at the front door entry point the areas within the main residence will be discussed in a clockwise manner.

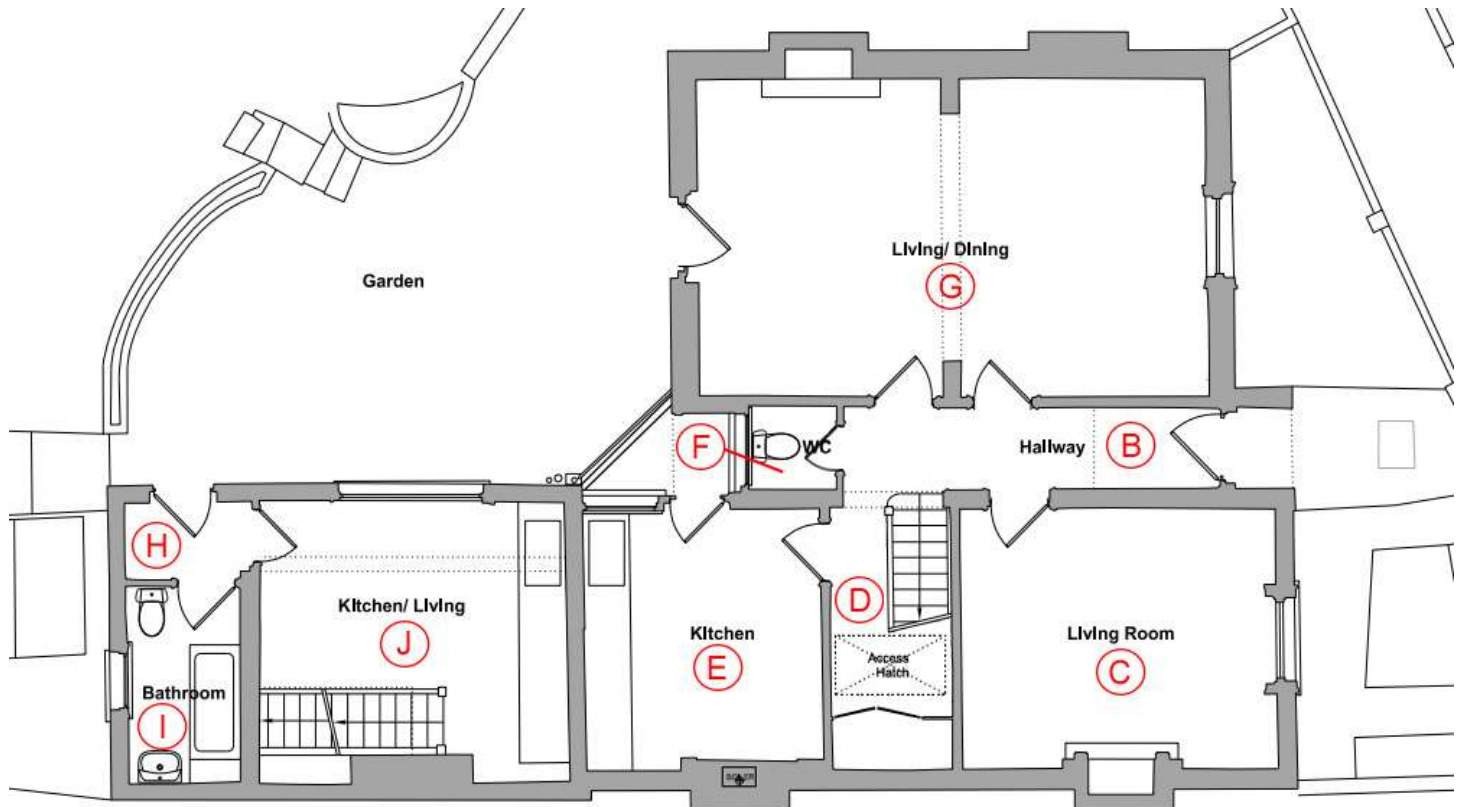


Figure 119: Ground Floor Plan for 9/9a Muswell Hill. Base Plan produced by Studio Elephant Architects (2024). Drawing No. A1000. Labels in red refer to area codes.

6.11.1 Area B: Entranceway/Hallway

Entering 9 Muswell Hill from its principle entrance located off of Muswell Hill, the first interior space accessed is a hallway. The first floor hallway floor in this area has been removed in favour of a large void to improve the quantity of light, and creating a double height space adjacent to the front door (See Section 6.12.1 – Area K). Immediately upon entering the space there is a modern double panel convactor radiator on the right; followed to the west by four doorways. Along the right hand side wall are two doorways providing access to the combined living/dining space (Area G, the further of the two not in use). At the far western end of the hallway and in line with the front door is a door providing access to the downstairs WC. On the left hand side of the hallway is the final doorway visible from the front door, providing access to the living room (Area C, currently utilised as office space). The hallway then branches off to the south providing access to the additional spaces (Areas D and E).

Several features observable within the hallway are Georgian in style. This includes the door frames, which may be original – they are certainly not new, and have been repainted several times and in places repaired in a matching style. The wooden skirting boards (Figure 120) are Georgian in style (Type 2), but appear to have been installed at a much later date as they overlie the fairly recent parquet flooring (c.1960s) – meaning they are modern reproductions of an older style (see Appendix I for further discussion).



Figure 120: Detail Photograph of hallway skirting board on southern side. Taken 01.11.24.



Figure 121: Detail Photograph of hallway coving, north wall. The original section to the left, with a smaller area of remoulding to the right adjacent to the double-height space. Taken 22.10.24.

The coving observable within the hallway has two distinct elements. Mainly it appears to be original, but has been cut and a small section remoulded where the ceiling has been removed to the east to create the double height space.

The existing flooring in the hallway is a modern parquet flooring laid in a style popular in the 1960s-1970s, with the wooden blocks quite consistent and factory made. It has been laid in a very common square based pattern, each with five segments, but is now completely loose in several areas – particularly around high traffic areas such as doorways. This can be observed in the form of both missing and loose segments, both have left the bitumen underlay exposed (Figures 122-123).



Figure 122: Floor condition within the hallway (Area B). Taken 01.11.24.



Figure 123: Floor condition within the hallway (Area B). Entrance to Area C. Taken 01.11.24.



Figure 124: Overview of hallway (Area B) facing west. Taken 01.11.24.



Figure 125: Overview of hallway (Area B) facing east. Taken 01.11.24.

Both walls and ceiling within the hallway have been wallpapered with a textured design that is fairly recent – it covers the double-height space at the eastern end of the hallway, and slightly overlaps some other secondary features such as skirting boards. The paper is peeling in areas with cracks to the wall surface visible within the paper (Figure 126).



Figure 126: Detail Photograph of the existing wall directly to the right of the front door. Cracks visible in the wall and wallpaper. Taken 01.11.24.

6.11.2 Area C: Living Room/Office Space

From the hallway, the living room can be accessed via a door on the left hand side. The door itself is a white-painted, four panel wooden door with a ceramic handle – decorated with a floral design featuring birds (Figures 127-129). Similar door handles with the same design have been dated to the 1980s. However, the remainder of the hardware on the door including the locking mechanism is older in date (Figure 129). The door also features drill holes from a touch plate – a feature associated with the Victorian period; although they may have been installed more recently. The door was constructed utilising mortise and tenon joints (Figure 130), also suggesting an older date compared to the external doors. The room itself is rectangular in size and measures approximately 4.32m in length by 3.50m in width.



Figure 127: Door between Area B and Area C. Taken 01.11.24.



Figure 128: Detail of ceramic painted door handle. Taken 01.11.24.



82 **Figure 129:** Detail of Door hardware in Area C. Taken 11.12.24.



Figure 130: Detail Photograph of mortise and tenon joint within the door of Area C. Taken 11.12.24.

The parquet floor of the hallway extends into this room, with the exception of the fireplace. The ceilings and walls are also wallpapered in this area. This room has coving and skirting boards throughout. The skirting board is installed to the same height as that observed in the hallway and again appears to be modern, although here featuring a much simpler design with no detailing (Type 1, see Appendix I). (Figure 131). The coving is comparable to that in the hallway and may well be original (Figures 121 & 132 overleaf).



Figure 131: Detail photograph of modern skirting boards in Area C. Taken 11.12.24.



Figure 132: Detail of Coving in Area C. Taken 01.11.24.



Figure 133: Overview photograph of Area C. Taken 01.11.24.

The room also has two additional significant features – the first being an open fireplace. The flue of the fireplace is original to the building and is one of two which have been left open within the residence. The fireplace has retained its original brick hearth base which differs from the surrounding parquet flooring, although this would originally have been covered and slightly raised (Figure 134). The fireplace surround is not thought to be original, and is in an off-white/cream marble with fine dark grey/black inclusions in a standard Victorian ‘flat’ design style (Figure 135).



Figure 134: Detail Photograph of Fireplace base in Area C. Taken 01.11.24.



Figure 135: Detail photograph of fireplace surround in Area C. Taken 01.11.24.

The final feature present in Area C is the interior of the Lower Left Window, the exterior of which has been discussed in detail in Section 6.3.3. The frame of the window projects significantly into the room, which is not a feature observable in the corresponding window on the right side of the house (Lower Right Window, Area G, Section 6.3.7). This reflects the external wall thickness of Area C on the left section of

the front elevation, which is thinner than the corresponding wall in Area G. Thus the window frame, despite being the same depth, projects further into the room.



Figure 136: Detailing of window interior within Area C. Taken 22.10.24.



Figure 137: Shutter Box feature underlying window in Area C. Taken 01.11.24.

From the interior of the room it can be clearly observed that the glazing bars for the upper and lower sashes of the window differ (Figure 136). The upper sash has the thinner, lambs tongue style whilst the lower features Ovolo & Fillet glazing bars. The frame of the two sash panels is identical for both, meaning it is likely the lower sash was refurbished at some point with the glazing bars replaced. This window is operational and the hardware corresponding with a sash window is all *in situ* within the

frame. The fastener appears to be a quadrant sash fastener which has been painted during one of the repaints completed for the window frame and sashes (Figure 136). Due to the paint coverage, the metal utilised and its current condition cannot be assessed. The window frame has also had modern additions, specifically the addition of blinds with the fixtures for these to the top of the frame.

Underlying this window is an additional period feature, a panelled wooden box (Figure 137, previous) that is thought to be associated with shutters which could originally be pulled up to cover the window. It is unknown if the box still contains the shutters as it has been painted shut – although the hinges to open the box are still present. The railings for the shutters are believed to have been covered by modern wood, with additional wooden elements also added to prevent the box being opened. The same feature can be observed within the window of Area G but it is not present on any other windows within the residence. Shutters of this style were common in Georgian architecture as window curtains were not popularised until later in the 19th century.

6.11.3 Area D: Hallway and Staircase

Following the main hallway (Area B) around to the left provides entry into an additional hallway area. This area contains the doorway to the kitchen on its western wall in addition to two further features. These features are the staircase and the basement access hatch. Access to the basement is via a hatch within the floor which can be seen in Figure 139 (overleaf).

The modern parquet flooring observed in Areas B and C continues into this area. The walls and ceilings have also been covered in the same textured wallpaper, with prominent areas of peeling resulting in the wall surface underneath being exposed (Figure 138). The coving observed in the main hallway does not extend into this area, although it does continue into Area F (Downstairs WC), through what is clearly a later inserted doorway. Skirting boards are present within Area D, although a very simple design and not considered to be original (Figure 139) (see Appendix I).



Figure 138: Detail Photograph of door frame and wallpaper condition in Area D. Taken 01.11.24.



Figure 139: Overview of Area D – hallway and staircase. Taken 01.11.24.

The staircase is modern and is thought to have been installed when the main residence was restored from two separate flats into a single dwelling, probably in the 1960s. The wood utilised for the staircase is modern as are the staircase details (handrail and balusters).



Figure 140: Underside of modern staircase in Area D. Taken 01.11.24.

6.11.4 Area E: Kitchen

The kitchen is a modern installation with fitted units, a stainless steel sink and various associated fixtures. It measures approximately 3.5m in length and 3.25m in width. Originally, a fireplace (+ cooking range?) would have been present on the south wall, but the flue has been blocked. In its place are built in cupboards which provide additional storage for the kitchen and also house the central heating boiler for both 9 and 9a Muswell Hill. Coving is present in this room, although it is in a simple modern design which does not match either of those observed in Area B or Area C (Figure 142).



Figure 141: Overview photograph of Area E (kitchen), as viewed from doorway in Area D. Taken 01.11.24.



Figure 142: Detail Photograph of coving within Area E – southern wall. Taken 01.11.24.

The skirting boards in this room are also Type 1, like those observed in Areas C and G, whilst the floor has a modern strip wood-effect covering. A white-painted, four panel wooden door with a ceramic handle door provides access from Area E. However, it differs from the remaining doors on the ground floor, most obviously with the moulded trim outlining the panels projecting from the surrounding woodwork (Figure 143).



Figure 143: Detail photograph of door providing access to Area E. Taken 11.12.24.

The only remaining features within the kitchen are the door and window located on its northern wall. The exterior of these features have previously been discussed in Sections 6.4.3 and 6.4.4.



Figure 144: Detail photograph of window in Area E. Taken 22.10.24.

As previously mentioned, the window within Area E has two entirely different sashes. The upper sash is older in date and features the 19th Century Ovolo & Fillet style glazing bars with a matching frame (Figure 144). This sash also contains at least one pane of older glass. In comparison the lower sash is quite modern, both the glazing bars and surrounding frame. The fastener of this window appears to be the same quadrant sash fastener present in Area C, although it has been painted over so the metal and condition cannot be fully assessed. The external kitchen door is also entirely modern and is within a modern frame. Neither the window nor the door is thought to have existed in their current position in the original design, although there is likely to have been a door in this area to allow kitchen staff access to the exterior of the property without going through the main residence. It is possible that both – and in particular the window – would have been located on the western wall, prior to construction of the rear extension around 1860.

6.11.5 Area F: Downstairs W.C

Area F is a small, more or less square space located at the far end of the hallway (Area B) and directly in line with the front door of the residence. The doorway to this space is narrower than those previously discussed, whilst the space itself is occupied by a downstairs WC featuring just a toilet and a window. The wall separating Areas F and B is a stud wall and is not original to the residence (*cf.* Figure 145). This can be determined definitively due to the coving on the northern wall of Area B continuing through the stud wall into Area F (Figure 146). It then continues along the north wall

of Area F before following the room around to the west (the external wall) and then returning on the southern wall. The coving also has a distinct ending which can be seen on the south wall within Area F, stopping short of the present wall corner (Figure 147). The point at which the coving disappears is on a line with the existing kitchen wall to the south, and also marks the change west to east from a solid brick wall to a hollow stud wall. Originally, the hallway would have continued through to the rear of the property, but when the WC was installed the existing alcove was not large enough to fit the toilet with sufficient space in front (even to open the door), so the 'wall stub' was constructed in order to extend the space.

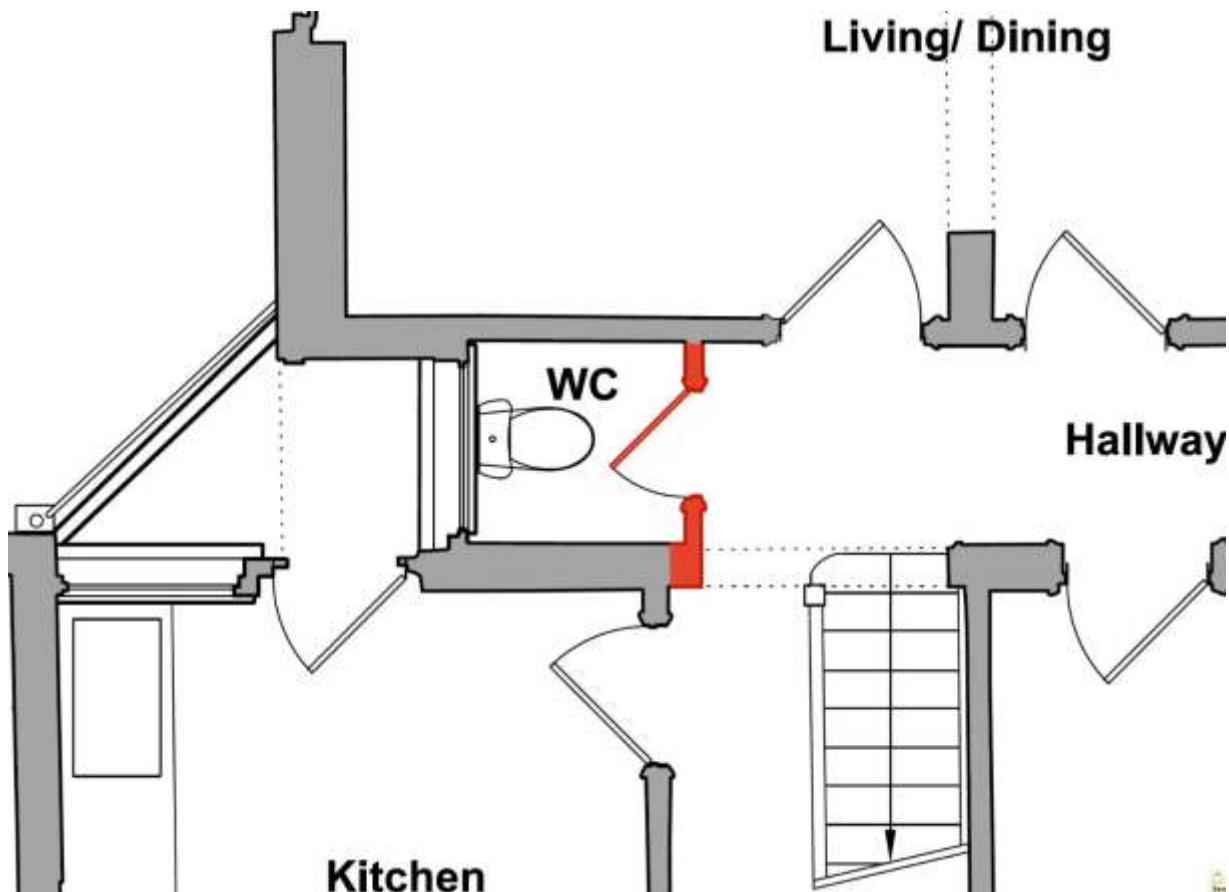


Figure 145: Detail from the ground floor plan, highlighting in red the stud wall and doorway inserted across the original front-to-back hallway so as to create a separate downstairs W.C

As can also be seen above, the building out of the stud wall retained just sufficient space to pass from the main hallway past the foot of the stairs and thence to the kitchen and cellar. Again it is clear that this would not be part of the original design.

The skirting boards in Area F are Type 1, the same style as those seen in Areas C, G and E. Unlike the coving they are not a continuation of those observed in the hallway but a later addition – presumably when the W.C and stud wall were inserted, and with the wall to the west also likely replacing an original external rear doorway.



Figure 146: Detail photograph showing the continuation of the coving on the northern wall from Area B (right) into Area F (left). Taken 22.10.24.



Figure 147: Photograph of coving on southern wall of Area F. Taken 22.10.24.

The main feature present within Area F is a large window occupying the upper part of the western wall (figs 148a & 148b). The exterior of this window has been discussed in detail in Section 6.5.5 and is clearly not original to the house. The window itself is a Victorian sash window design which has been replaced with modern textured glass. The framing of the window is modern, with additional woodwork to install the window into the wall. It is not believed that a window originally existed in this location: it is much more likely that there was an external door here, providing a clear access route from the front to rear of the residence and directly into the garden.



Figure 148a: Overview photograph of Area F. Taken 01.11.24



Figure 148b: Detailed photograph of the window in Area F. Taken 22.10.24.

The window hardware in this area differed from the quadrant sash fasteners present in Areas C and E. Instead a 'Fitch' sash fastener (popularised c.1900) that features a conch shaped pulley has been used (Figure 149).



Figure 149: Detail Photograph of 'Fitch' sash fastener in Area F. Taken 22.10.24.

The door to this room is similar in style to the other doors downstairs, but as previously mentioned the doorway is not as wide. The door itself is a fairly recent installation and unlike the adjacent doors does not clearly feature mortise and tenon joints.

6.11.6 Area G: Living/Dining Room



Figure 150: Overview Photograph of Area G, facing west towards the rear garden. Taken 01.11.24.



Figure 151: Overview Photograph of Area G, facing east towards Muswell Hill. Taken 01.11.24.

The final area occupying the ground floor plan of the main residence (9 Muswell Hill) is a large combined living/dining space. This was originally separated into two rooms – as evidenced by the two doorways entering the space from Area B and the large arch present in the centre of the room. The original wall between the two rooms has been knocked through to create what is essentially a single open plan space. The entire area measures approximately 7.0m in length and 4.27m in width. Neither of the component spaces have coving and the skirting board is the same Type 1 as in Areas C and E. The walls and ceilings of Area G have been covered in a textured wallpaper as seen in Areas B, C, and D. The space features several radiators in the same design style as in Area B (modern double panel convactor radiators) although the radiators here are smaller to accommodate the room. The doors providing access to Area G from Area B are identical to the one in Area C (Figures 127-130), although only the eastern one is currently in use. Both feature the same ceramic painted doorknobs and nail holes from touch plates as recorded in Area C. The parquet flooring recorded across Areas B, C, and D also extends throughout the entirety of Area G, its condition once again quite poor and with rugs required to prevent tripping.

Several additional features are present within Area G. The first of these features is the window on the eastern wall, the exterior of which has been discussed in Section 6.3.7. Both window sashes have been replaced with Georgian Style modern reproductions, featuring a modernised version of the Ovolo & Fillet design. As discussed in Section 6.11.2, the frame containing the sash window does not project into Area G in the same way as in Area C due to the greater thickness here of the external (eastern) wall. The window also features the same underlying box panel as Area C, which is thought to have contained sash window shutters that could be pulled up (Figure 152). The box in this area has been heavily painted and additional wooden panelling has been added, rendering it inaccessible so that the presence of the shutters could not be confirmed. The hinges for this box have been removed or covered. The sash fastener for the window itself is the same ‘Fitch’ style as in Area F.



Figure 152: Detail Photograph of sash window shutter box on the eastern wall of Area G. Taken 01.11.24.



Figure 153: Photograph of the fireplace in the western section of Area G. Taken 01.11.24.

Area G has two chimneys, one for each of the previous rooms. The fireplace in the eastern room has been blocked and the remaining aperture converted into a storage space (See Figure 151, partially obscured by sofa). In contrast, the fireplace in the

western room is open and still has its surround. The fireplace surround is in the same Victorian ‘flat’ style shape as the one in Area C; and is not thought to be original to the house, although the design varies significantly (Figure 153, previous). The fireplace surround in Area G is black marble with yellow and white inclusions; it also features an additional decorative trim which is black with gold detailing. The walls and top of the fireplace itself are exposed brickwork with some evidence of soot /burning associated with past usage. The hearth also features a surrounding fender creating a clear boundary between the brick flooring of the feature and the parquet flooring of the room.

6.11.7 Area H: Entranceway for 9a Muswell Hill

9a Muswell Hill can be accessed via a door to the rear (southwest) of the standing structure. Upon entering the residence through the front door (Section 6.4.8), a small lobby forms the first open space. The entryway has two further doors, one providing access to the bathroom (Area I) to the south and the other to the kitchen/living space (Area J) to the east. The wall separating the entryway from Area I is not original to the residence and is only one brick thick (c 110mm). In contrast the wall separating the entryway from Area J is significantly thicker, at 280mm. The door opening itself is also not thought to have originally been located in this position, with the frame visibly inserted into a previously solid brick wall. It is likely that the extension was originally constructed for the accommodation of one or two domestic staff, and quite likely with a connection directly through to the kitchen (Area E).

6.11.8 Area I: 9a Downstairs Bathroom

The next space within the rear residence is a downstairs bathroom (Area I) which contains a panelled bath, pedestal wash hand basin and WC. The room measures 2.67m by 1.75m. As mentioned above, the eastern wall of the bathroom is 280mm thick which matches the surrounding external walls. The only notable feature within the room is the window on the western wall – the exterior of which is discussed in Section 6.5.6. The window may form a later insertion rather than an original feature; however, it is thought that a window was previously located on the southern wall of the bathroom and was later blocked up (Figure 154). The staircase for 9a Muswell Hill is also a modern insertion (Section 6.11.9), but it is thought that if a staircase existed within the original construction then it would most logically have been located within Area I.



Figure 154: Ground floor plan of 9a Muswell Hill, with blocked window marked in red.

6.11.9 Area J: 9a Kitchen/Living

The final ground floor space within the rear residence (9a Muswell Hill) is the living/kitchen space – Area J. It measures 4.27m in length and 3.81m in width. The western section of the space is open and utilised as the living room. The eastern wall is occupied by the kitchen which features fitted wall/base units, a stainless steel sink, and associated fixtures. The southern section of Area J is mostly occupied by a modern staircase which is thought to have been installed when 9a was converted into a self-contained annexe. Clearly a staircase would not have originally existed in this position, where it crosses directly in the front of the chimney and former – now blocked – fireplace for Area J. The upper part of the chimney column is offset slightly to the west at first floor level (into the overlying room, Area R), but here too the present staircase runs directly in front of what would originally have been a fireplace. Area J also features a large, prominent window which has been discussed in Section 6.4.9. No further comments can be made having observed the interior of the window.

6.12 Interior: First Floor

The first floor of the principle residence features 5 rooms (four bedrooms and a family bathroom) and a hallway containing the staircase from the ground floor. The rear residence contains an additional 1 room which is occupied by a bedroom.

For both of these spaces, the interior of the residences have been subdivided into areas (Figure 155):

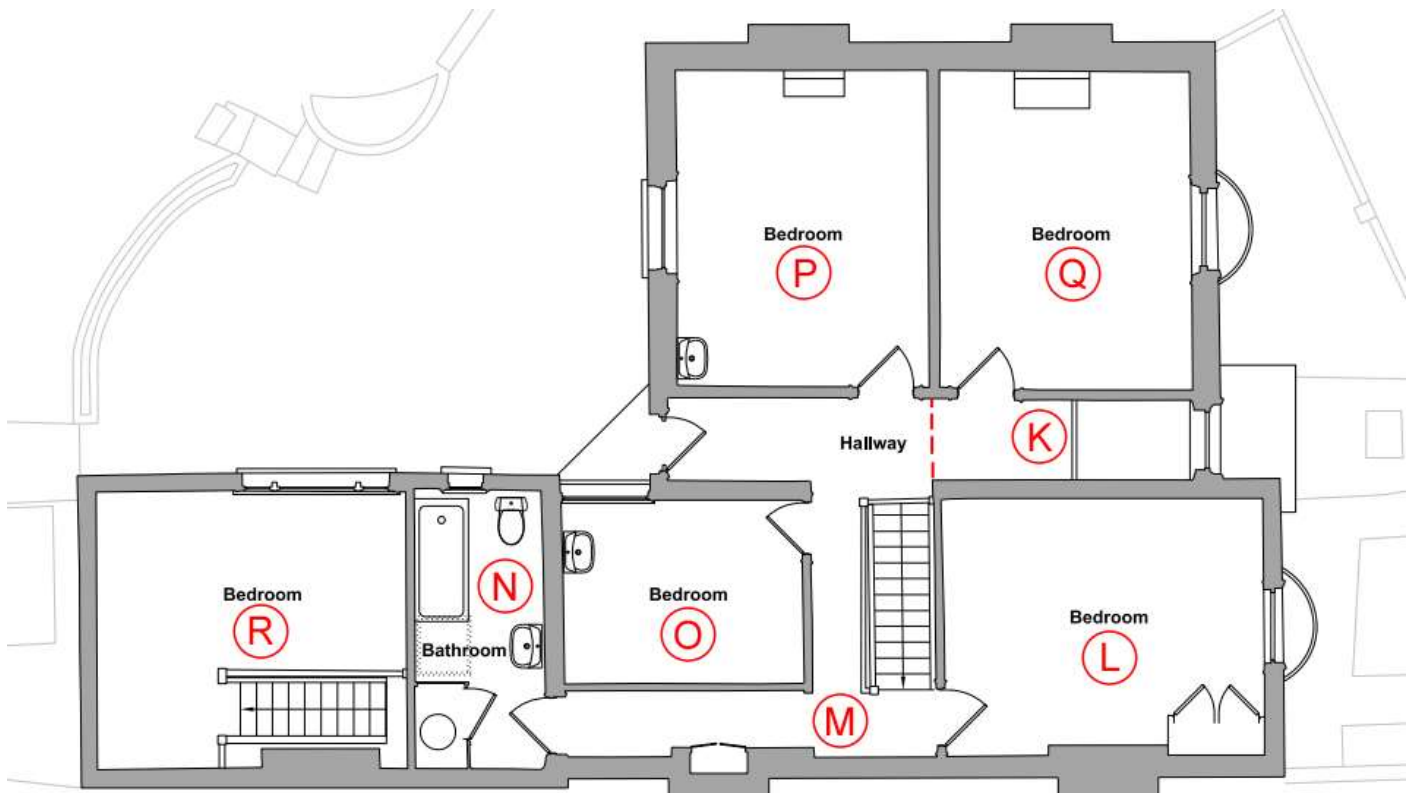


Figure 155: First Floor Plan for 9/9a Muswell Hill. Base Plan produced by Studio Elephant Architects (2024). Drawing No. A1001. Labels in red refer to area codes.

6.12.1 Area K: Hallway and Void

The first space to be considered within the first floor of the main residence is Area K. The eastern end of Area K is occupied by a double-height space approximately 1.7m in length, overlying the primary entrance to the residence (Section 6.3.8). Above the front door is a mixture of panelling, likely to have been installed in several phases (Figure 156). The lower section probably corresponds to the location of an original rectangular transom or fanlight – a standard feature in properties of this type and date. Moreover, it is unlikely that the double-height space is an original feature, so an opening would have been required to bring some light into the lower hallway.



Figure 156: Photograph of panelling within the double height void in the eastern section of Area K.

Additional evidence for the double-height space not being an original feature can be found on the first floor in Area K. Inspection of the walls framing Area K on its northern and southern sides, around the junction between the double-height space and the *in situ* floor to the west, has revealed what are evidently two blocked doorways. One of these, the doorway into Area Q, has been moved a short distance to west; the

other original opening into Area L has been relocated at the top of the staircase. The approximate location of these blocked openings is indicated on Figure 157, although it is possible that the original doors and frames were repurposed in their new locations.

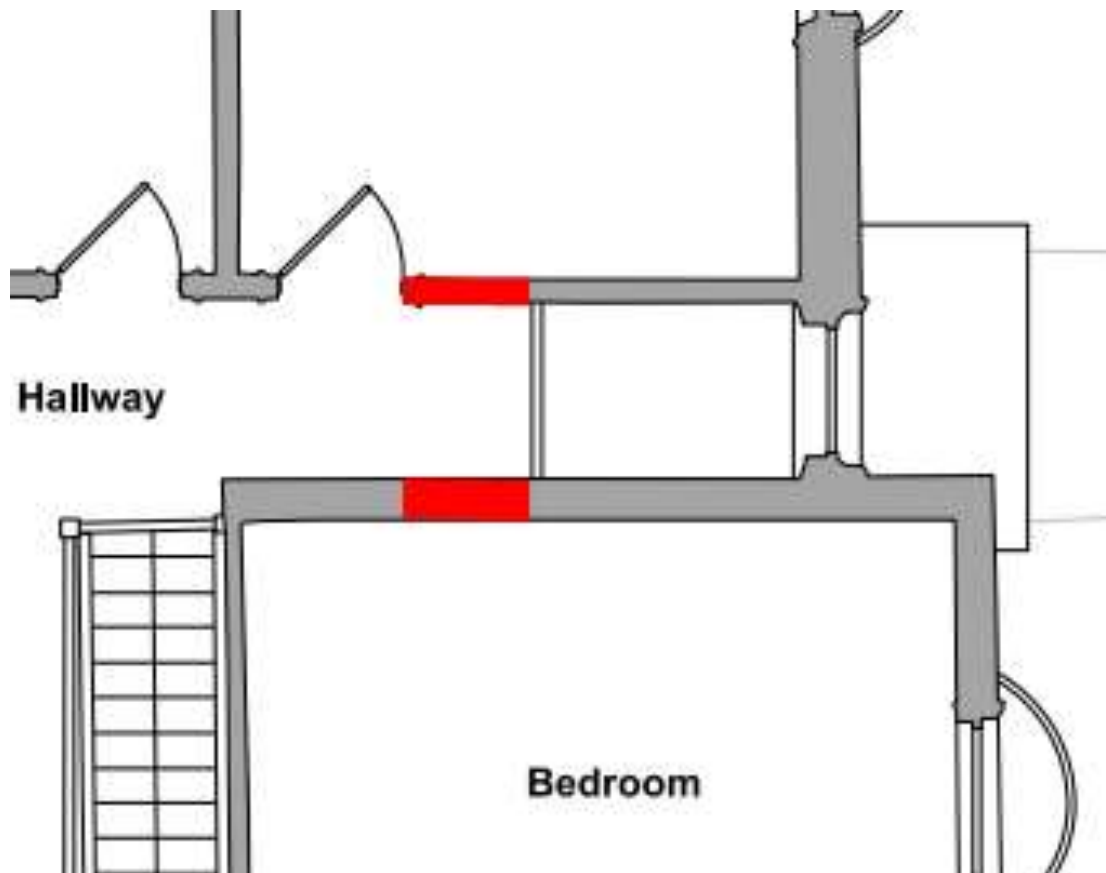


Figure 157: Original doorway positions within the first floor, marked in red.

The proximity of the original doorway placements to the double-height space makes it very likely that if a void was present in the original design of the house it was shorter in length – in fact the original door position probably slightly overlap this feature. However, it is more probable that no void was present and this feature was added at a later date.

Area K also features a window on the eastern wall, the exterior of which has been considered in detail as Section 6.3.5. This window is thought to be the only one within the residence which is entirely original to its initial construction. It has an additional screen on the inside which partially obscures the window, although it can be seen that it has the same sash fasteners as those observed in Areas C and E.

Area K has also been covered entirely in textured wallpaper – both the walls and ceiling – as observed across the ground floor of the residence. No coving is present in Area K, although there are skirting boards. These vary slightly in form and moulding from north to south of Area K (Type 5), but it is likely that the former – and possibly both – are historic in date, but not original (see Appendix I).



Figure 158: Detail Photograph of skirting boards in Area K (on shared wall with Area Q. Taken 11.12.24.



Figure 159: Detail Photograph of wood flooring between Area K (bottom) and Area M (top). 10cm scale Taken 11.12.24.

The flooring in this area is exposed wooden boarding which in places is somewhat uneven. The boards are 155-160mm in width and have been laid across the hallway (S-N) and into Areas P and Q. However, the direction of the floorboards (& hence also

underlying joists) changes at the junction between the main first floor hallway (Area K) and the section leading off to the south (Area M). This distinction also applies to the rooms in the southern part of the property, with boards also laid east to west (Areas L & O), whereas throughout Areas P and Q the boards are also laid to match Area K. The difference in the flooring can be clearly observed in Figure 159. It is thought that these boards were laid during one of the reconfigurations of the floorplan (& also stairs) to/from separate flats and are therefore not original to the house.



Figure 160: Overview Photograph of Area K (hallway and void). Taken 01.11.24.

6.12.2 Area L: South Eastern Bedroom

Area L is the south eastern bedroom which measures approximately 4.32m in length by 3.48m in width. The room is rectangular in shape and is accessed via a doorway from Area M, at the head of the stairs. Area L has several features including a blocked fireplace and a replacement window.

Upon entering Area L the first observable feature is an abnormality in the doorway, which evidently relates to the doorway having been moved from its original location on the northern wall of Area L (see above 6.12.1 & Figure 157). Where the wall has been knocked through to allow for the new entranceway a single wooden plank been added to fill the area which would previously have been walling (Figure 161). Markings on the wider floorboards just within the entrance to Area L would also appear to correspond with the original skirting boards which would have framed the wall on either side. Additionally, this threshold design between Area M and Area L does not match those seen in other openings, including Area P and Area O.



Figure 161: Detail Photograph of entrance to Area L (with wider floorboards top right). Taken 01.11.24.



Figure 162: Overview of Area L as viewed from entrance from Area M. Taken 01.11.24.

The flooring within Area L consists of a wooden boards which are significantly wider than those observed in Area K and further to the north. The floorboards in Area L are 200-220mm in width, and it is thought that these represent part of the original construction: in width they also closely match those observed in part of the basement (Area A). The thinner boards visible in other areas are therefore thought to be non-original replacements.

Area L features a textured wallpaper covering on the walls and ceiling as seen across the rest of the residence. No coving is present within this room and the skirting board is a simple design – Type 6 (see Appendix I). Additionally, Area L has modern radiators in the same style as those on the ground floor. Built in wardrobes have been added within the south-eastern corner of the room, which are not an original feature.

The next prominent feature within Area L is the fireplace, although no longer operational. The fireplace consists of a simple wooden frame which has been repainted several times, surrounding a yellow-gold tiled surface. The tiles are a fairly modern art-deco style design, and the fireplace is approximately dated to the 1930s.



Figure 163: Detail Photograph of fireplace within Area L. Taken 01.11.24.

The final feature within Area L is the window on its eastern wall, the exterior of which has been discussed in detail in Section 6.3.4. The window appears not to be original to the house as it does not match any of the other windows on the front elevation of the building. On inspection of the interior the window was also seen to have Ovolo & Fillet glazing bars consistent with a later 19th to early 20th century date, though the upper and lower sashes of the window are the same and thus have not been replaced separately. There is no box for associated sash window shutters under this window, although they were observed in the corresponding windows on the ground floor (Areas C and G). The sash hardware is still present and the sash fastener is the same style as those observed in areas C, E, and K. The door in Area L matches the other doors seen within the first floor, but with the addition of a thin external plywood panel which obscures the four panel design of the door.



Figure 164: Detail photograph of window in Area L. Taken 22.10.24.

6.12.3 Area M: Hallway

Area M refers to the remainder of the hallway south and west of Area K. It is approximately U shaped although variable in width. Starting on the northern side of the hallway a doorway in the northern wall that provides access to Area P, whilst to the south is the redundant first floor flat external door (Section 6.5.4). This door was added when the main residence was converted into two flats – one occupying each floor, and was not removed when it was returned to a single dwelling.

The middle section of the U shape is occupied by the staircase to the ground floor and adjacent north-south hallway space to the west. The staircase is clearly a modern (*c* 1960s) construction, presumably in the same position as the original although there is no direct sign of this. The flooring in this area is not thought to be original, and may well have been replaced during the same phase of reconstruction as the stairs. On the eastern side of the stair head is a doorway which provides access to Area L, whilst on the western wall is the doorway to Area O. The final segment of the U continues west from the entrance to Area L and forms a passageway leading to Area N.

This final section of passageway has an additional feature in the form of a blocked fireplace – betraying its original role as the southern continuation of what is now Area O (*cf.* 6.12.5). The fireplace itself has been converted into a storage cupboard with wooden panelling and doors added to completely box in the opening. A difference in the flooring can be observed in this area (Figure 165), although the original hearth appears to have been replaced at a later date – presumably to create an even/level surface prior to carpeting. With the exception of the door to Area N, the doors and their frames are thought to be older in dating (possibly original). However, the doors have been refurbished and only feature modern hardware, with holes for touch plates and similar ceramic door knobs as observed on the ground floor.



Figure 165: Detail Photograph of hallway flooring around former fireplace/hearth. Taken 01.11.24.



Figure 166: Overview Photograph of southern hallway section, original fireplace to the left. Taken 01.11.24.



Figure 167: Overview of northern section of hallway. Taken 01.11.24.



Figure 168: Overview of middle section of hallway. Taken 01.11.24.

The flooring in Area M generally comprises narrower (& therefore secondary) boards finished with a dark stain, and which run east-west as mentioned in Section 6.12.1. To the west Area M leads to Area N, which is within the area of the rear extension – and which is thought to have originally formed part of one large room. Evidence of this can be observed in the flooring at the junction of Areas M and N, with a clear divide in the floorboards at the entrance to Area N (Figure 169). It is quite likely that the doorway itself was cut through the wall sometime after the construction of the extension, probably at the same time as the adjacent passageway (Area M) was created. The entirety of the floorboards within the hallway leading to Area N also appear to have been patch-worked together, as can be clearly seen in Figure 170.



Figure 169: Detail Photograph of flooring between Area M (bottom) and Area N (top). Taken 11.12.24.



Figure 170: Detail Photograph of flooring in Area M leading to Area N (top). Taken 11.12.24.

The hallway (Area M) has been entirely covered (walls and ceiling) in textured wallpaper in the same style as the remainder of the residence, and there is no coving here. However, skirting boards are present throughout Area M: the passageway leading to Area N features Type 6 skirting (See Figure 169, previous), whilst the remainder of Area M has Type 8 skirting (Figure 171). It is not likely that either type is original to the house, but both are believed to be historic.



Figure 171: Detail Photograph of skirting boards in Area M. Taken 11.12.24.

6.12.4 Area N: First Floor Bathroom

Area N is the main family bathroom for the principle residence (Figure 172, Overleaf). It measures 3.78m in length and 1.83m in width and is rectangular in plan. It is occupied by a full bathroom unit including a panelled bath, pedestal hand basin and WC. The door to Area N (as seen in Figure 166) does not match the style of any of the other doors in the residence and is clearly a modern replacement – including a modern textured glass pane in its upper section intended to provide privacy corresponding with Area N's use as a bathroom. The space itself is occupied by modern additions to the residence, with its western wall being a partition subdividing what would originally have been the upper floor of the rear extension, 9a Muswell Hill. Area N also contains an access hatch in the ceiling to the loft space (Section 6.13), and a built-in cupboard in its south western corner for the hot water tank. Except at the entrance the flooring in this area has been covered with a modern wood-style laminate; whilst the walls have been partially tiled with the remaining surfaces painted.

The only remaining feature within Area N is a window, the exterior of which has been discussed in Section 6.4.6. It is a fairly modern Victorian-style window, with modern framing as observed during the inspection (Figure 173 overleaf). It has sash fasteners which are in the same style as those observed in Areas C, E, K, and L. The window aperture itself is thought not to be original to the extension, but probably inserted through a solid wall at the same time as Area N itself was subdivided.



Figure 172: Overview Photograph of Area N. Taken 01.11.24.



Figure 173: Detail Photograph of window in Area N. Taken 01.11.24.

6.12.5 Area O: South Western Bedroom



Figure 174: Overview Photograph of Area O, as observed from its entrance from Area M. Taken 01.11.24.

Area O is a bedroom located within the south western corner of the main residence. It measures approximately 3.25m in length by 2.46m in width and is rectangular in plan, and has textured wallpaper covering both the walls and ceiling as is standard across the residence. There is no coving present within the room although there is Type 6 skirting. The door is the same as those observed downstairs, although the handle is missing. Area O also features a washbasin, presumably plumbed through from the adjacent bathroom, either when this was created or later.

However, the current sizing of Area O does not represent the room's original boundaries – as clearly indicated by the blocked fireplace within what is now part of Area M. The southern wall of Area O is a partition wall, added during a later phase of construction to create a passageway to Area N: this development would also have involved knocking through the wall to create a doorway into Area N (which was

originally part of the rear extension, 9a Muswell Hill). This earlier layout is illustrated below (Figure 175):

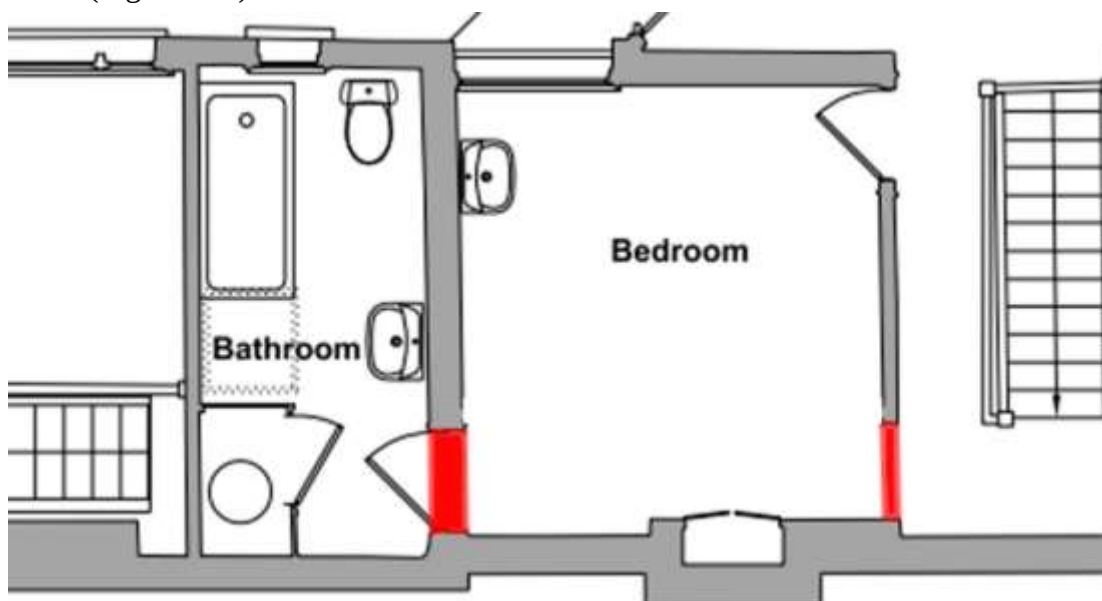


Figure 175: Probable original floor plan for Area O. Doorways blocked in red and partition wall removed.



Figure 176: Photograph of window in Area O. Taken 22.10.24.

The only feature which exists within the room at present is the window, the exterior of which is discussed as Section 6.4.5. The window is a Georgian-style 10 over 10 sash, although it appears largely modern in construction – particularly the glazing bars, which are of a more angular style associated with the mid-later 20th century (Figure 176). However, the upper sash frame does have horns which are typical of mid-later Victorian design, so parts of the window may be earlier – but certainly not original. The sash fastener used here is the same quadrant style which is common throughout the residence, and like other fasteners has been repainted several times. The location of the window aperture itself is also not thought to be original: it is not known where the

window would originally have been positioned, but perhaps most likely on the adjacent southern-facing wall before this was covered by the rear extension.



Figure 177: Detail Photograph of wide floor boards in Area O. 10cm scale Taken 11.12.24.

The flooring in Area O included a range of board sizes - the majority wide panels 200-220mm in width that match those observed from Areas A and L. These boards can be seen in Figure 177. The remainder of the room was boarded with much narrower 140mm wide boards, in a pattern that appears to correspond with later repairs. This included a 1.4m by 0.98m area to the left of the doorway and an approximately 0.44m wide area spanning the right-hand side of the room. These repairs are particularly noticeable in the entrance to Area O, with clearly cut-out sections filled by replacement boarding (Figure 178).



Figure 178: Detail Photograph of flooring within the entrance to Area O. Thinner floorboards visible to the right. Taken 11.12.24.

6.12.6 Area P: North Western Bedroom



Figure 179: Overview Photograph of Area P, as viewed from its entrance. Taken 01.11.24.

Area P is the rear bedroom, in the north western corner of the main residence. It measured 4.29m in length by 3.40m in width and is rectangular in plan. The flooring observed in Area K is extended into this area, with wooden boards 155-160mm wide boards (Figure 180).



Figure 180: Detail Photograph of flooring between Area P (top) and Area K (bottom). Taken 11.12.24.

The walls and ceiling have been wallpapered with a textured design, as elsewhere in the residence. The ceiling wallpaper in this room is peeling significantly (Figure 181).

This room does not have any coving and the skirting boards are the same Type 5 seen in other areas of the upper floor (Figure 182).



Figure 181: Detail Photograph of condition of ceiling wallpaper in Area P. Taken 01.11.24.



Figure 182: Detail Photograph of skirting boards in Area P. Taken 11.12.24.

Area P also features a washbasin, which may have been introduced when the property was subdivided. Area P also contains two further features: a window and a fireplace. The fireplace has been blocked and is not operational. Its surround is an art-deco style design which has been dated to c.1930s. It has been tiled with a selection of orange and brown glazed tiles with a small diamond design towards the top (Figure 183 overleaf).



Figure 183: Detail of 1930s-style fireplace surround within Area P. Taken 01.11.24.



Figure 184: Detail of window within Area P. Taken 01.11.24.

The final feature present within Area P is a window, which is a Georgian style 8 over 8 sash window (Figure 184, Previous). The exterior of this window has been considered in detail in Section 6.5.3. As previously noted, the upper and lower sashes differ, with the upper sash having been replaced with a modernised version. However, the surround to the window appears to be original, although no facilities for a shutter are present. The sash fastener has been replaced more recently than others in the residence and is polished brass in a modern design.

6.12.7 Area Q: North Eastern Bedroom



Figure 185: Overview Photograph of Area Q. Taken 01.11.24.

To the northeast is Area Q, the final bedroom within the main residence. It measures approximately 4.29m in length and 3.43m in width. The flooring comprises the same narrower wooden boarding as recorded in Areas K and P – a sample area illustrated as Figure 186 (overleaf), in which the dark stain and underlying exposed wood can both be observed. No nail holes or markings can be seen to indicate this flooring was repurposed, and – as elsewhere – it is considered to be a relatively recent addition to the property. Specific evidence for this is provided by the repositioning of the original doorway to Area Q (& also Area L opposite), as described above (6.12.1, Figure 157). The floor boarding – a series of long planks with no breaks – was clearly laid after a new doorway had been cut through the brick wall between the two areas, and so run directly through the threshold from Area K into Area Q.

Area Q differs from the remaining bedrooms in that the walls are painted rather than papered. It has no coving, and also features the same Type 5 skirting as other areas of the upper floor.

There are two main features: a window and a fireplace. The fireplace has been blocked and is therefore not operational, but has an art-deco style tiled surround similar to the fireplace in Area P. This also features orange and brown glazed tiles, but in a different design pattern to Area P (Figure 187). The fireplace has been dated to c.1930s based on the design.



Figure 186: Photograph detailing the condition of the flooring in Area Q. Taken 01.11.24.



Figure 187: Detail Photograph of 1930s-style fireplace surround in Area Q. Taken 01.11.24.

The final feature is the window, the exterior of which has been discussed in Section 6.3.6. As in Area L this window does not have a corresponding window shutter box as seen in the front ground floor windows. The window has been partially repaired or remodelled with later 19th century+ Ovolo & Fillet glazing bars, but incorporating three possibly salvaged glass panes. It also has the same quadrant style sash fastener as observed in the majority of rooms (for example in Areas N and O). There are no additional features of note on the interior.

The doors to Areas P and Q are the same, and match the style of those observed in Areas C, G, and O. The door for Area P also has a ceramic door handle although it

does not feature the same floral design as observed elsewhere in the residence. Moreover, the door has been refurbished with modern hardware, although the positioning of the original handle and lock can be clearly observed (Figure 188). It is thought that the doors for areas C, G, O and Q are older in date, although it is not possible to confirm that they are original to the construction of the residence.



Figure 188: Detail of Area Q door, with old hardware positioning visible. Taken 11.12.24.

6.12.8 Area R: 9a Bedroom

The final space on the first floor forms a bedroom within the rear extension, 9a Muswell Hill (Area R). The room measured 4.19m in length and 3.78m in width and included the fairly modern staircase leading to Area J. The remainder of the space is occupied by built in wardrobes along the western wall and bedroom furnishings. The upper section of the chimney breast is visible on the southern wall behind the staircase, and may well have originally included a fireplace on this floor as well as at ground level (Area J). The only other key feature in Area R is a prominent window on the northern wall, which is discussed in Section 6.4.7. No further comments can be made having observed the interior of the window. The window is the same style and approximate sizing as the one on the ground floor of 9a Muswell Hill (Section 6.4.9); the windows are not aligned with each other, but are centred with respect to the original room dimensions and also the positioning on the opposite wall of the probable fireplaces.

6.13 Attic/Loft

The loft forms a large open space, exposing the internal roof structure. It was inspected from one position (through the hatch in the bathroom), in particular for any features relating to differing construction of 9 and 9a Muswell Hill and for the latter forming a later extension. There was significant evidence on both these levels, and also for some much more recent repair works – the latter including replacement of some rafters and also modern felt sarking within the area over no 9a. (Figures 189 & 190 overleaf).



Figure 189: Overview of loft overlying 9a Muswell Hill, looking west. Taken 22.10.24.

The roof as a whole formed a simple rafter construction. Within the area over 9a this included some reused timber – most obviously evidenced by the presence of plaster ‘stripes’ on their surface caused by previous lath & plaster attachments, whilst many of the joists appear to have been painted or limewashed (Figures 189 & 190) – perhaps both being derived from some other site where demolition was taking place.



Figure 190: Detail of loft overlying 9a Muswell Hill, looking west. Taken 22.10.24.

A handful of rafters at the eastern end of the extension roof and close to the junction with the original build had also been replaced fairly recently (Figure 191) – possibly

the result of previous water ingress at the junction of the two separate builds.

In comparison, the timbers overlying the main residence of 9 Muswell Hill were more uniform and regular in appearance, with no evidence of reuse (or recent replacement). So far as could be seen from a limited inspection the original roof included sarking boards (softwood panels) under the tiling, and unlike the felt sheeting over 9a this may well be original – certainly these are visible in the hipped end to the roof at the front of the property, above Area L.



Figure 191: Overview photograph of loft for main residence, facing east. Taken 22.10.24.



Figure 192: Detail photograph of boundary between the residences, facing south-east. Taken 22.10.24.

The boundary of the original roofing for 9 Muswell Hill could be clearly seen, adjoining the clearly later extension works over no. 9a (Figures 191, 192). The longitudinal (E-W) ceiling joists here – to which the underlying lath & plaster ceiling is attached – end abruptly, with many featuring a c 35° cut corresponding to the slope of the overlying roof. These cuts thus indicate the boundary of the roof, and would have been immediately above the soffits. Moreover, on close inspection it can be seen that the raking hip rafters that would have formed the corners of the original roof are still in position – probably clearest on the left-hand side of Figure 191.

Within the area of the extension (9a) an underlying lath & plaster ceiling is not obviously in evidence – further inspection would be needed, but it appears just to be boarding fixed onto the underside of the joists.

6.14 Dating Summaries

Due to the complexity of dating and the multiple phases of construction/alteration present within the property a collection of summary diagrams have been produced to compile the information provided in Section 6.1-6.13 in a simplified format. These diagrams do not encompass the entire dating of the structure (for example, the brickwork) and the associated text for each feature should also be consulted. For classification, ‘Georgian’ broadly refers to 1714-1837 whilst ‘Victorian’ refers to 1837-1901. ‘Modern’ refers to 1901-Present.



Figure 193: Front Elevation edited to indicate dating phases for features.



Figure 194: Side (North) Elevation edited to indicate dating phases for features.



Figure 195: Rear Elevation (west) edited to indicate dating phases for features.

7. PROPOSED DEVELOPMENT AND IMPACT ASSESSMENT

There are a number of elements to the proposed scheme of development and refurbishment for 9 / 9a Muswell Hill, each of which will have some impact on the existing structure. This section aims to present the proposed interventions in relation to their impact on the structure, weighing and justifying the conclusions made. The section should also be read in conjunction with the external and internal (A-R) area descriptions covered in Section 6, along with views of the existing structure/features (Figures 12-192).

The proposed interventions for the structure have provided by Studio Elephant Architects (2025) and their impacts have been summarised in Table 2 below, while the proposed plans and elevations have been provided as Figures 196-200.

Area and/or Section	Proposed Intervention	Impact on Existing Structure	Overall Impact
EXTERNAL – GARDEN			
Side Garden (6.9)	New concealed bin storage enclosure within a new timber fence and gates.	No impact on standing structures, bin storage will also be obscured from view of the main structures.	This intervention will not result in the loss of historic fabric of the structure. It will also have a positive impact on the historic fabric by creating a designated entrance for number 9a that is welcoming and fitting for the character of the house.
Side & Rear Garden (6.9)	New gravel path to side access and rear property.	Will require removal of existing modern concrete surfacing	The existing ground surface is modern and therefore this alteration will not result in the loss of historic fabric
Rear Garden (6.9)	Limestone steps up to rear garden.	Existing stairs will be removed, they are modern and dated to the 20 th Century.	The existing garden steps are modern and there is no loss of historic fabric. The use of natural stone will have a positive impact, enhancing the overall appearance of the Listed property.
Rear Garden (6.9)	Low level brick wall to retain planter soil behind, built using reclaimed brick to match existing house.	Will require removal of existing modern retaining wall.	This feature is modern and the alteration will not result in the loss of historic fabric. The use of bricks to match the existing house will have positive impact, elevating the view from its current poor and out-of-keeping appearance.

EXTERNAL – GARDEN (cont ^d)			
Rear Garden (6.9)	New rear limestone paving.	Will require removal of existing modern concrete ‘crazy paving’.	This feature is modern and therefore removal will not result in the loss of historic fabric. The use of natural stone will have a positive impact, enhancing the overall appearance of the Listed property.
Front Garden (6.7)	Remove concrete crazy paving and replace with gravel on both sides of front path	Will require removal of existing modern concrete ‘crazy paving’.	This feature is modern and removal will not result in the loss of historic fabric. Removing the paving will also reduce levels, unblock the air bricks and allow the building to breathe again. This is a positive impact, reducing the risk of damp and prolonging the building lifespan.
Front Garden (6.7)	Remove concrete crazy paving and reintroduce planting to front edge of garden	Will require removal of existing modern concrete ‘crazy paving’.	This feature is modern and removal will not result in the loss of historic fabric. Reintroducing planting to the front garden (as visible in the c 1855 photo) forms a positive impact.
Front Garden (6.7)	New limestone paving to front path	Existing paving is modern concrete ‘crazy paving’ which can be dated to the 20 th -21 st Century. It is not original to the house.	This feature is modern and removal will not result in the loss of historic fabric. The use of natural stone will have a positive impact, enhancing the overall appearance of the Listed property.
Front Garden (6.7)	Relocate gas meters into more discrete ground boxes	Installed post-2002	These features are modern and therefore this will not result in the loss of historic fabric. It will also improve the appearance of the front façade, and help to restore this to something closer to the original building design.

Area and/or Section	Proposed Intervention	Impact on Existing Structure	Overall Impact
EXTERNAL – HOUSE (General)			
External (6.3, 6.4, 6.5, 6.6)	Cleaning of external brickwork using the DOFF steam cleaning system.	Gentle cleaning of brickwork, intended to remove accumulated dirt surface, staining & also paint (<i>cf.</i> 6.4.1) on the north elevation	This non-abrasive process employs superheated but low pressure water to remove surface contaminants without damage to the historic fabric. This will also have a positive impact on the appearance of the Listed building.
External (6.3, 6.4, 6.5, 6.6)	Repoint all existing brickwork with lime mortar to match existing	Areas of the existing mortar have already been repointed and it is inconsistent across the residence. The current mortar will require removal to allow for repointing.	The mortar is in mixed condition with several repair phases. The repointing may cause minor damage to the historic fabric of the structure, but it will help ensure the structural integrity of the residence. This will also have a positive impact on the appearance of the building.
External (6.4)	New concealed ventilation vent from new kitchen and bathrooms using discreet air bricks to side elevation.	Will require the removal of single bricks for each ventilation vent in order to insert the air bricks.	Minor damage to the historic fabric, but necessary to install appropriate ventilation.
EXTERNAL – DOORWAYS			
Front Door (6.3.8)	New timber front door (Main residence)	Will require the removal of the existing front door – a modern 6 panel wooden door probably installed shortly before 1970.	This feature is modern and removal of the door will not result in the loss of historic fabric. The replacement is proposed to be in georgian style, and in keeping with the building, so will form a positive impact.

Area and/or Section	Proposed Intervention	Impact on Existing Structure	Overall Impact
INTERNAL – HOUSE (general)			
Interior, ground floor (6.11.1 to 6.11.3 & 6.11.6, Areas B, C, D & G) Also Area E (6.11.4)	Removal of modern parquet floor finishes and installation of new engineered oak floor finish over retained floor boards. Removal of strip plank-effect covering flooring within present kitchen.	Will require the removal of existing modern parquet and strip plank-effect flooring. The parquet flooring in particular is in poor condition. Both form a superficial cover, with the undersides of the underlying timber boards visible in the cellar (<i>cf.</i> Sect. 6.10).	The existing floor surfaces downstairs are modern, the parquet flooring probably 1960s-70s and the strip plank-effect possibly 21 st century`, so removal will not result in any loss of historic fabric. The underlying floorboards will be retained, as will the skirting boards.
First Floor (6.12)	Installation of an engineered oak floor finish over retained floor boards on the first floor.	Will require the removal of existing modern floor cover in bathroom.	The existing floorboards will be retained, as will the skirting boards. Laying a new finish over the boards (& where necessary removing modern surfacing) will not damage the historic fabric.
Interior, both floors (6.11 & 6.12)	Wall paper removed from walls and ceilings throughout house. All to be made good and re-plastered as necessary.	Will require removal of existing wallpaper which is modern in dating	The wallpaper is modern and therefore this alteration will not result in the loss of historic fabric.
Interior, both floors (6.11 & 6.12)	Relocation of the boiler and hot water cylinder to the basement. Boiler to be connected to the existing flue.	Will require the removal of the existing boiler and hot water cylinder which are modern in date.	The boiler and hot water cylinder are modern and therefore this alteration will not result in the loss of historic fabric.

Area and/or Section	Proposed Intervention	Impact on Existing Structure	Overall Impact
INTERNAL – HOUSE (ground floor)			
Area D (6.11.3)	Removal of existing W.C, plus associated stud walling and door to the east. Relocation of W.C below stairs & against southern wall of property, with associated lightweight timber dividing wall to the north.	Will require removal of the existing W.C, and the associated doorway/ stud walling to the east. These features clearly date to the 20th century, presumably when the property was divided into upper & lower flats. The stud walling has also been built out from the original N-S wall line so as to create sufficient space for the toilet. The proposed new location will utilise existing open/storage space under the stairs & within the existing cupboard.	Removal of these features will return the hallway to its original extent, running through to the rear window. Removal of the projecting stud wall that was built across the hallway will also give additional room between the foot of the stairs and the original wall line to the west. The new pipework will connect to existing drainage. Thus no significant impact – the staircase itself is modern, the original having presumably also been removed when the property was subdivided.
Area G (6.11.6)	New fitted kitchen – move kitchen from current location at rear to existing north-eastern front room (front part Area G).	Will require the installation of one mains water pipe and one single waste pipe run under the floor and between joists, plus attachment of new kitchen units to the walls. The available evidence suggests that the present floor boarding is not original – inspection of boards in the cellar suggests that those further north are not original, with one section of original boarding c 2.7m x 5.0m to the SE (cf. 6.10; Figure 117).	There will be no significant impact at or below floor level. On the eastern wall kitchen units will be built around the existing window shutter box (leaving it visible). The box is currently overpainted and cannot be opened, but could therefore be re-opened at a future date if so desired. Thus there will be no significant impact on the historic fabric. The floorboards in the area of the new kitchen do not appear to be original, having been previously replaced, so the installation of the new pipes will have a negligible impact on the historic fabric.

INTERNAL – HOUSE (first floor)			
Area N (6.12.4)	Replace sanitary ware to existing bathroom	Modern bathroom located within subdivision of the c 1860s extension, not original to the building.	The existing bathroom units are modern so their removal will not result in any loss of historic fabric.
Area O (6.12.5)	Reinstatement of southern bedroom in centre of property to original layout. Non-original E-W wall removed, and wall at east end reinstated.	Existing wall proposed for removal is a stud wall added to separate the original room into a smaller bedroom and adjacent E-W corridor.	The partition wall and opening to the east are both modern installations. Their removal will not result in the loss of historic fabric but instead represents appositionive impact, reinstating the room to its original form.
Area P (6.12.6)	Non-original fireplace surround removed	This will require the removal of the existing surround, which is approximately dated to the 1930s to 50s.	This feature is fairly modern, and stylistically unsympathetic to the property. This alteration will not result in the loss of historic fabric.
Area Q (6.12.7)	Non-original fireplace surround removed	This will require the removal of the existing surround, which is approximately dated to the 1930s to 50s.	This feature is fairly modern, and stylistically unsympathetic to the property. Therefore this alteration will not result in the loss of historic fabric.
Area Q (6.12.7)	New door opening in wall between Area Q (currently NE bedroom) and Hallway K	This will require the removal of a section of stud wall immediately to the north of the existing doorway.	The new door is located within a section of stud walling that marks the location the original doorway, evidently blocked when the adjacent hallway floor was removed to create an internal light well to the ground floor. Consequently there will be negligible impact on the historic fabric.
Area Q (6.12.7)	New door opening in existing wall between Areas Q and P, on the northern side of the property.	This will require the removal of a section of wall between Areas P and Q. This wall is original to the building.	Creating an opening will impact on a localised section of brickwork, with the majority of the wall unaffected. The impact could be mitigated by archaeological recording.
Area Q (6.12.7)	Lightweight timber framed walls to subdivide the present north-eastern bedroom into two – a bathroom /W.C and separate wardrobe area.	The timber frames will be attached to the existing walls and flooring to ensure the new wall is structurally sound.	Lightweight timber frames form a superficial alteration, reversible at a future date if so desired. This will have a minor impact on the existing fabric in the form of small holes for screws &/or nails. The existing floorboards are not thought to be original, further reducing the impact.

INTERNAL – HOUSE (first floor cont ^d)			
Area Q (6.12.7)	Creation of new bathroom/ W.C within the present north-eastern bedroom.	Installation of the new bathroom will require underfloor plumbing and drainage. The present floorboards are not considered to be original to the house and may have been re-laid when the door opening to Area Q was relocated – the boards run straight through what is assumed previously to have been a solid brick wall. Below this water pipes and soil pipe can be run between joists, and on the ground floor into a small area of the new kitchen. The shower will be tiled on a new treated timber framework and backing board, allowing the original walls to breathe while. Tile boards will be securely fixed onto 25mm battens, providing a stable and moisture-resistant surface.	Installing a bathroom/W.C plus associated plumbing will have no significant impact at or below floor level. Below the floorboards pipework can be run between and parallel to the joists, its continued passage on the ground floor mainly hidden by kitchen units. Arrangements for the shower will ensure that the existing walls are properly ventilated, and will avoid direct tiling onto these These alterations will therefore have no significant adverse impact on the historic fabric.

Table 2: Proposed Interventions and Overall Impact of works to no. 9 Muswell Hill.

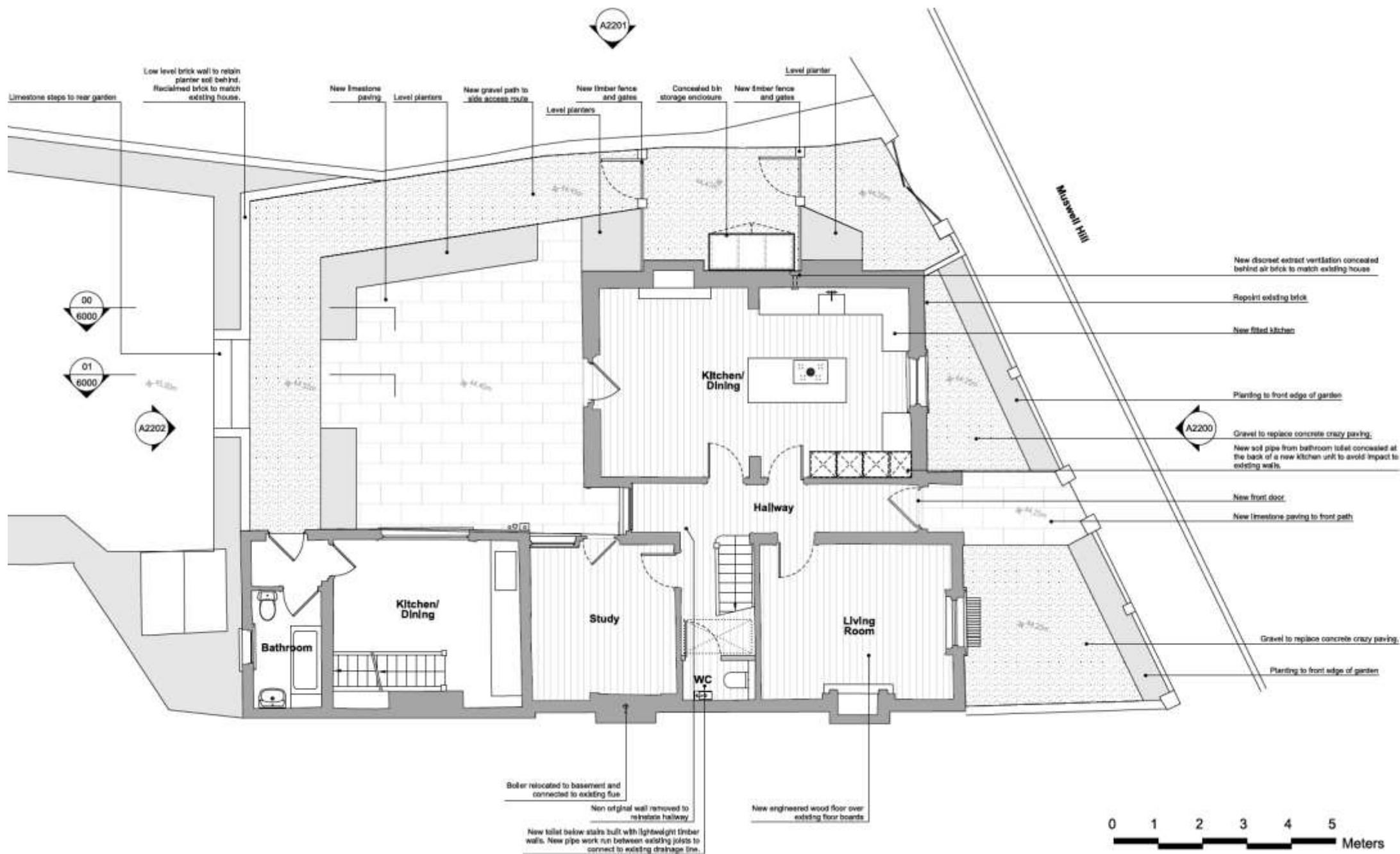


Figure 196: Proposed Ground Floor Plan, with works annotated. Produced by Studio Elephant Architects. Drawing No. 2000-PP-GF. Rev. P1

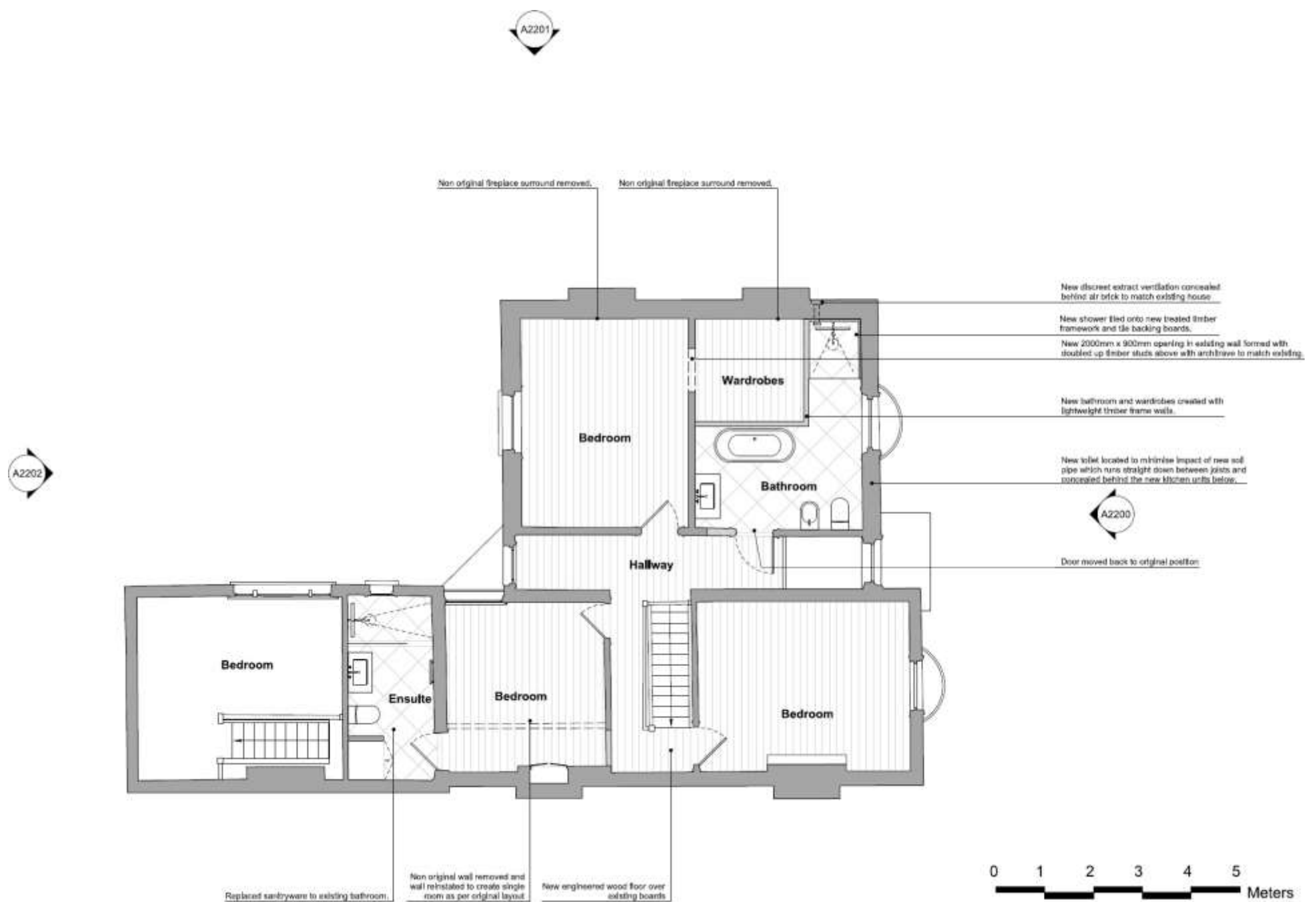


Figure 197: Proposed First Floor Plan, with works annotated. Produced by Studio Elephant Architects. Drawing No. 2001-PP-FF. Rev. P1 (06/02/26)



Figure 198: Proposed Front (East) Elevation, with works annotated. Produced by Studio Elephant Architects. Drawing No. 2200-PE-F. Rev. P1 (06/02/26)



Figure 199: Proposed Side (North) Elevation, with works annotated. Produced by Studio Elephant Architects. Drawing No. 2201-PE-S1. Rev. P1 (06/02/26)



Figure 200: Proposed Rear (West) Elevation, with works annotated. Produced by Studio Elephant Architects. Drawing No. 2202-PE-R. Rev. P1

8. SUMMARY & CONCLUSIONS

From research undertaken during this assessment it is apparent that the main property at no. 9 Muswell Hill was built between 1815 and c 1850. The 1815 Hornsey Enclosure Map indicates that the house had not yet been built, with the site located in a larger tract of land owned by Joseph Higginson Esq. Upon his death in 1828 the land was transferred as determined in his will, with an associated dwelling on the land that may refer to 9 Muswell Hill. The upper limit of the date range is provided by a photograph of c 1855, which depicts the existing structure as an already well-established residence. Minor differences can be observed from the present form, including the front garden wall (a more substantial structure with railings) and the absence of the first floor balconettes.

The next cartographic source dates to the mid-1860s, with further photographic evidence from c 1910. The residence is believed to have been a single dwelling throughout this period, although extended to the rear probably around 1860 to form what is now no. 9a. The rear part of the property was most likely occupied by domestic staff, whose presence is also attested by census records. Evidence for the extension itself is visible today in a number of features, including the internal roof construction, external soffits and brickwork. The property is first recorded as subdivided into two separate dwellings in the 1939 Kelly's Directory, where it is registered as 9 and 9a Muswell Hill.

It is also worth noting that the residence has not always been referred to as 9 Muswell Hill, with records from 1899 onwards recording the structure as some variation of 'St Dunstan's Cottage' until the numerical system was applied in 1930. Cartographic sources and recent inspection have also confirmed the presence of a single-storey structure on the northern side of the building, possibly a coal shed &/or wood store, which was later demolished.

The basic form and outline of the house are largely original to its construction, and include several features that can be dated to the earlier 19th century. The house has however undergone extensive alteration and refurbishment, with successive phases related to the re-configuration of its layout. During the 20th century the main residence was subdivided into flats and then recombined into a single dwelling, resulting in features such as the now-redundant first floor flat door and also the loss of the original internal staircase. The rear residence has also been reconfigured to form a separate dwelling, as is evident from the floor plans, external access and relocation of the staircase. Other repairs and refurbishments have included the rebuilding of the south-western corner of the rear extension and the replacement of original floorboards over most of the first floor and much (possibly most) of the ground floor. Consideration of other features present within the structure has revealed a mixture of evidence of earlier 19th century (possibly late Georgian), mid-Victorian, refurbished earlier 20th century and modern (c 1960s+) date. This is particularly true for the external openings, with the majority of the windows (& all of the doors) showing evidence of refurbishment/repair or complete replacement.

Unfortunately there are no drawings showing the original layout or design of 9 Muswell Hill, meaning that although features can be highlighted as ‘non-original’ it is not always possible to determine what the ‘original’ feature would have been. An example of this is the rear garden door (Section 6.5.2) – both frame and door of which are modern. The opening in the brickwork gives us the basic external dimensions for the frame, but no further information on this or on what type of door(s) would have been fitted, so there is no possibility of restoring the feature to match an original record.

Another key element is represented by the windows. Only one window is believed to be entirely original – the first floor centre window on the front façade – with the two main windows of no. 9a dating to the mid-Victorian extension. All the other windows have to some degree undergone repair or replacement. This ranges from renewal of the glazing bars (Areas C & Q) to mid/late 19th century replacement of one or both sash frames (*eg.* Areas L, O, P), and probable 20th century insertion of whole windows (Areas F, G, N & at least part of E). All window frames and sashes will be left *in situ*, as will the glazed door from the proposed kitchen/dining area to the rear garden.

It is considered that the proposed alterations will cumulatively have a beneficial impact on the property, both in terms of external appearance and internal quality of living. Alterations which will have a minor adverse impact include the proposed first floor bathroom arrangements towards the front of the property, and on the ground floor below the installation of a new kitchen. However, these impacts are mitigated by the extent to which the historic fabric has been compromised, including in this area the removal of a wall and relocation of a doorway, the replacement of original flooring and other changes to fixtures and fittings such as windows.

Other proposed changes are judged to have an overall neutral impact, for example installation of a new engineered oak floor finish over the retained ground and first floor boarding, and removal of the c.1930s art-deco style fireplace surrounds in both northern bedrooms. A third category of proposals are considered to present an overall beneficial impact: this includes removal of the existing ground floor w.c together with the associated wall extensions, and reconfiguration of the bedroom midway along the southern side of the property to its original ground plan.

To conclude, the property is a Grade II Listed building constructed c 1815-1850 and extended to the rear probably around 1860. However, it has also undergone alterations and developments that have significantly compromised the original structure and form of the building. Some of the proposed changes will help to restore this, whilst others will provide much-needed refurbishment and repair. It is not considered that any of the proposed changes present a significant adverse impact to the property.

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Ordnance Survey 1:1056 Scale Map, 1893. Sheet London III.32.

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Ordnance Survey 25 Inch Map, 1935-6. Sheet Middlesex XII.5.

Ordnance Survey 1:2500 Scale Map, 1950-66. Sheet TQ2889-TQ2989-BB.

Appendix I: House Section Guides

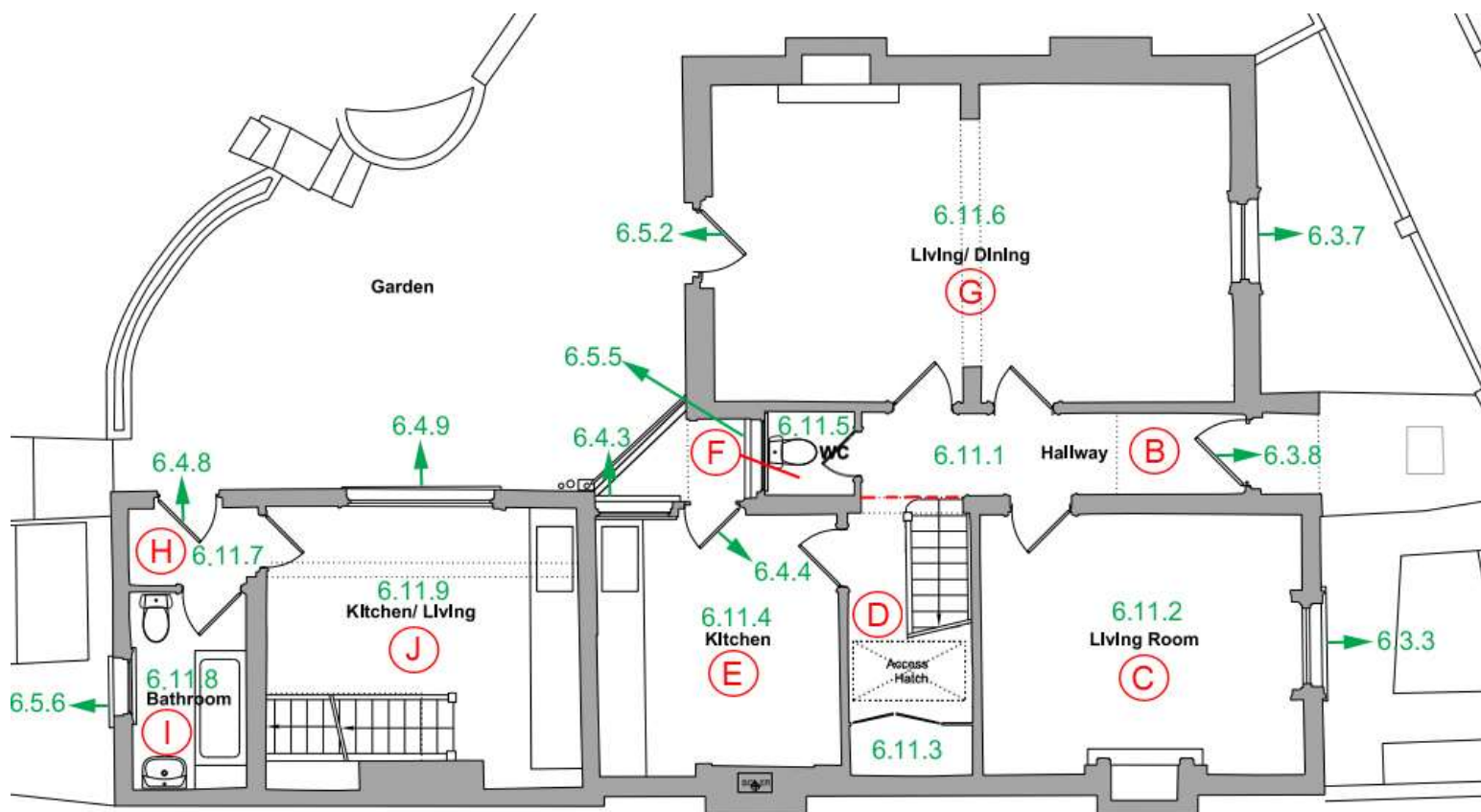


Figure 201: Labelled ground floor plan, Area codes marked in red and Section codes marked in green.

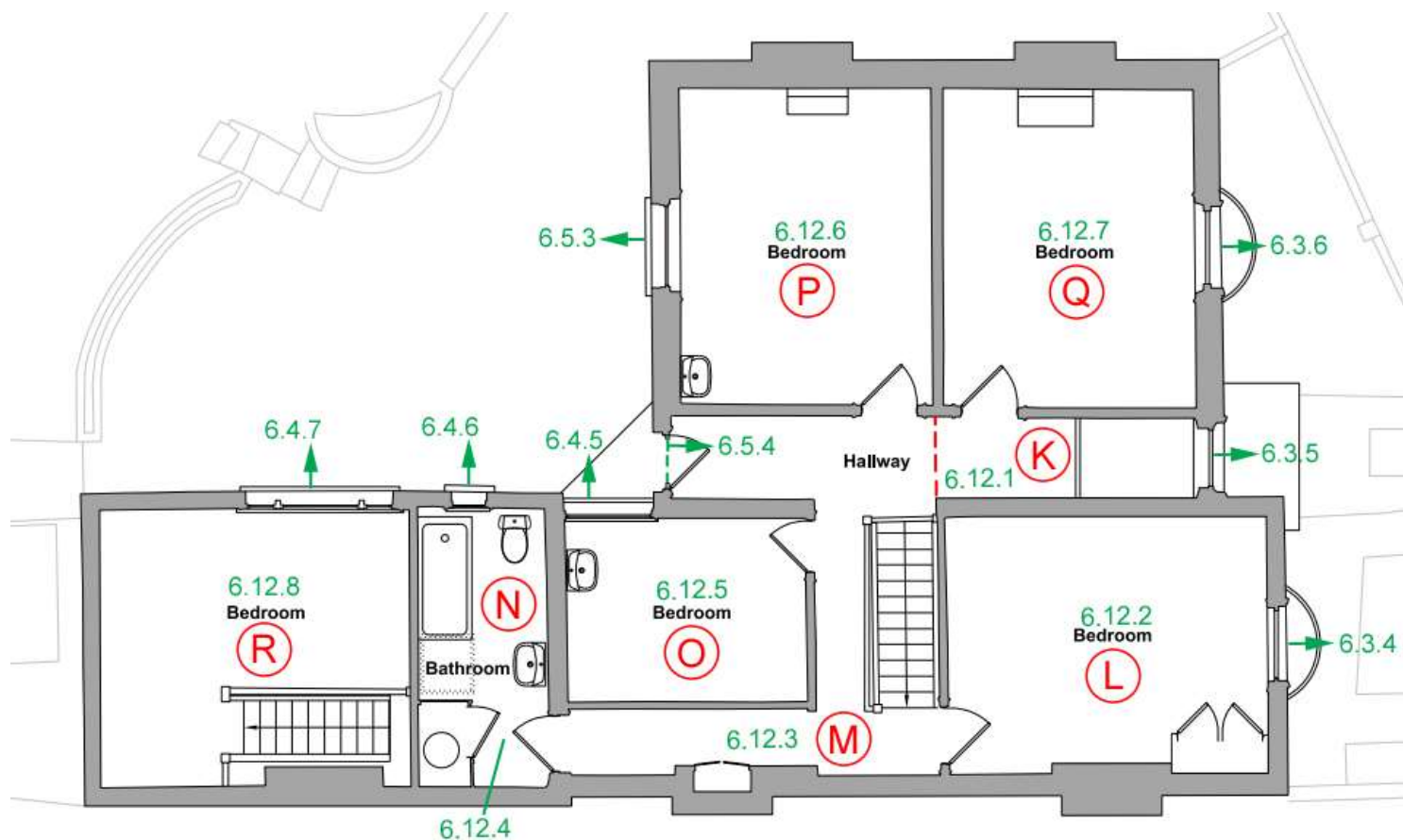


Figure 202: Labelled first floor plan, Area codes marked in red and Section codes marked in green.

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