

Heritage Statement – ‘Hillside’ 51 Jacksons Lane London N6 5SR

This Heritage Statement has been produced to support an application for Listed Building Consent to assess both the potential for impacts and the degree of any impacts on the significance of the identified assets. The Works proposed do not comprise of development to the Listed Building or make real changes; they are designed to restore the basement to its' former condition which in turn will safeguard many years of expected life.

Never-the-less, the following notes describe we believe the significance of this Heritage Asset including to its' setting, as required in paragraph 128 of the NPPF:

The proposed works comply with the Local Plan Development Management and the Highgate Neighbourhood Plan (2017) adopted by the Council as they are contained entirely below ground and will not obstruct or affect any key views. In fact they are not in view from the street or anywhere outside the property.

The property is also within the Highgate Conservation Area, designated in December 1967. Since the proposed works are contained below ground, they will not impact on the Conservation Area through visual changes.

Historic Development of Highgate:

Highgate settlement developed during the medieval period following a population increase in London. The settlement was located within the diocese of the Bishop of London who had an estate in Highgate. (Highgate Council 2013 & 2013a)

A medieval deer park was established Northwest of the Hamlet by the Bishop who owned the land until the late C19. The area may be named from the Gate to the Toll Road that was opened in 1386 at the top of a hill, and thus known as High Gate (Highgate Council 2013 & 2013a)

The area became popular in the C16 & C17 when wealthy people built country houses around the main North road and this continued into the C18 (Highgate Council 2013 & 2013a)

Highgate expanded with the arrival of the railway in 1867 but a number of large villas and their grounds have since been replaced by more modern housing , although the area retains much of its' original C17 & C18 layout and design (Highgate Council 2013 & 2013a)

The Property: ‘Hillside’ (Grade II Listed Building 1079214)

It is judged that this building is of ‘Medium Importance’

‘Hillside’, the building at 51 Jackson Lane is Listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its' special architectural or historic interest. It has a large garden and is an example of an C18 large detached country retreat. It was first Listed on 10th May 1974.

The property comprises different builds. The Southernmost section at the highest elevation in Jacksons Lane is Listed Grade II C18, constructed in dark red brick with shallow pitched slated roof, three storeys in height with two windows fronting onto Jacksons Lane, and is the part of the property worst affected in the basement by the sewer flooding.

The North part is two storeys, early to mid C19 in stock brickwork, five windows overlooking Jacksons Lane, including a timber oriel bay over the main entrance door which features two long

panels, glazed with flanking pilasters. The wine cellar is located in this part of the property, affected by the flood water discharging through the low-level duct which runs from the Southern part mentioned immediately above. The low-level duct is inaccessible in practical terms and is shown in Drawing 19111/13.

The Northern-most part of the property comprises of a stuccoed Coach-House extension.

The described repair works are necessary to reinstate the property to its former condition exacerbated by the flooding. A specification of repair works is included in this Application, designed to ensure the integrity of the fabric of the property is restored, to be maintained into the future.

Proposed work

This section of the Application notes a general description of the works in the basement areas required to repair damage to a Grade II Listed part of the property. Repairs are intended to restore the basement to a high level of repair and decoration. It requires the careful use of hand tools to avoid damage to the existing masonry. Masonry repairs will require the Contractor to source and build-in matching bricks set in 1:2.5 by volume Sand : Hydraulic Lime mortar to match the existing masonry. The proportions for the mortar have been identified for the existing mortar by the Investigation Report by Sandberg LLP noted previously here-in. Rooms affected are identified in the drawings attached to this Application.

Laundry Room

Walls Carefully remove pipework and other obstructions on the surfaces of the walls, ready for cleaning. Carefully remove existing painted finish – part vinyl paint, part render using hand tools only.

Replace bricks to seal Investigation core holes using matching bricks, set in 1:2.5 by volume Sand : Hydraulic Lime mortar.

Repair perished brickwork, removing and replacing as above.

Prepare surface and paint coats of new white paint.

Lightwell Carefully remove existing painted finish as above. Replace bricks as required using matching bricks, set in 1:2.5 by volume Sand : Hydraulic Lime mortar, carefully removing temporary timber propping as work proceeds. Prepare surface and paint coats of new white paint.

Floor Carefully clean floor surface ready to receive painted finish.

Ceiling Carefully remove existing warped and sagging fibreboard ceiling. Inspect timber ceiling joists above; check for rot where joists bear on external walls and treat timber for the eradication and prevention of insect and fungal attack. Replace ceiling with 'Gyproc Moisture Resistant' plasterboard.

Store Room

Treatment as noted for the Laundry Room above

Boiler Room

Clean external wall – prepare and paint.

Store Room & Wine Cellar

Treat walls, floor and ceiling as noted above for the Laundry Room.