

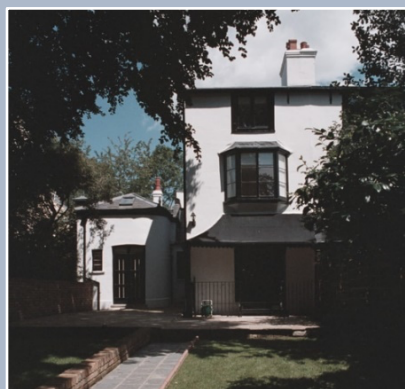
52A, NORTH HILL,
LONDON,
N6 4RH



HERITAGE NOTE:

Appendix I, Design & Access
Report by ME Architects, April
2024

Response to request for information for the above site ,
a Grade II Listed former coach house in the Highgate
Conservation Area, by the London Borough of Haringey



Prepared by:

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1 INTRODUCTION

1.1 Aim of this Report

An application was submitted to the London Borough of Haringey in March 2023 (reference number HGY/2024/0548). Proposals looked to comprehensively refurbish the property for family occupancy including rationalising the layouts and undertaking extensive repairs and restoration.

We have been appointed to provide specific information requested by the Council at pre-application stage to accompany the current application documents which are currently being considered by the Council.

This application was accompanied by an extremely thorough and competent heritage statement (by others) which provided a thorough assessment of the building's background, a description of the application proposals and an impact assessment of the proposals.

This information has not been duplicated herewith and it is assumed that the Council and its consultees will rely on the contents of this report by way of a background. Our appointment relates solely to five items requested by the Council during pre-application consultation as detailed later and as such is contained to these points.

1.2 Authorship, Methodology

This report has been prepared by Sophie Hamilton-Grey [BA(hons) MArch, ARB, PG Dip], Specialist (Conservation) architect and heritage consultant. Sophie has worked exclusively within the historic environment since qualifying as an architect for some of the industry leaders including Purcell LLP and Heritage Architecture Ltd.

She has worked in London on the repair and conservation of some of the city's most significant buildings and landmarks including Liberty Department Store, London Wall Buildings and the Hampton Court Estate. She has extensive experience across different building typologies and designations including Grade I, II* and Scheduled Ancient Monuments.

Sophie was extensively involved with the RICS Project of the Year 2016, Cardigan Castle, a Grade I-listed building and Scheduled Ancient Monument. The site of Wales' first Eisteddfod in 1176, this large-scale regeneration scheme has been heralded as one of the most significant regeneration projects in Wales' history.

In her free time, Sophie has a passion for research, particularly into social history, and accordingly has extensive work published nationally about her architectural research. She was winner of the Norwest Holst Prize and Charles Reilly Medal in 2010, the highest commendation for Masters students in architecture. Her work has been exhibited at Massachusetts Institute of Technology (2011) and the RIBA Supermodels Exhibit, (2012). The research undertaken to complete this report was based upon primary and secondary sources of local history and architecture, including maps, drawings, and other anecdotes.

1.3 Council's Request for information (Hereafter RFI)

The comments made at pre-application stage which we are appointed to deal with are tabulated below. The Council's pre-application reference is: PRE/2023/0204

Section	Comment	Response
Listed Building/ Internal works		
'Damp proofing'	<i>'The proposed damp proofing works as outlined in the report are very intrusive and there is little information presented to support this approach to remedying the</i>	See section 2.1



	<i>condition of the building. Ensuring the condition of the building, including reducing water ingress and damp, is important for conserving the building, however an alternative approach, and a more thorough investigation of the building itself is recommended.'</i>	
Works to the 'north wing'	<i>'The north wing of the building is understood to have been a stable/coach house, potentially with a hayloft accessed by the remaining ladder. The existing finishes are modern, and it is unclear whether or not any of the historic hayloft structure or other features are concealed in the modern floor build up. There is no in principle objection to the removal of a modern floor, but if any historic floor remains then this should be retained. Additionally, there appears to be a couple of posts which rest on the floor which would be removed. It is recommended that these are also investigated whether they are structural and what they rest on. Their removal/adaptation would be dependent on if they are modern, and on the design for a suitable solution. The existing ladder should remain exposed, any fitted furniture including kitchen counters should not conceal this feature. It was discussed that the available head height on the existing attic is low, it is recommended that they have a discussion with building control on the acceptability of head height.'</i>	See section 2.2
'Re-ordering the layout'	<i>'Some of the walls in the floorplan as shown appear to be modern interventions, as discussed in the submitted heritage statement. There is no in-principle object to the removal of modern partition walls. However, if some of the walls may be more historic, then their loss through the loss of historic fabric and planform) may be considered to cause some harm to the significance of the listed building. It is recommended that sufficient investigation into the age and significance of the walls proposed to be demolished is undertaken'.</i>	See section 2.3
Removal of the ceiling in the proposed master bedroom	<i>'It was discussed in the meeting that the existing ceiling has been found to be modern plasterboard and that above this is an older plaster ceiling. The removal of the modern ceiling is acceptable in principle, however if the retained partitions do not align with the ceiling above then information on the proposed solution for this will be required.'</i>	See section 2.4
Servicing	<i>'It was discussed in the meeting that the larger water & waste services from the existing bathrooms can be re-used for the bathrooms in the proposed positions. However, any new service routes need to be appropriately designed to minimise their impact on the building, routing through existing voids and not chasing into, or making holes in historic walls/floor build-ups. Prominent boxing out should</i>	See section 2.5



	<i>be avoided. Details of the extent and nature of the proposed alterations/refurbishment of the services should be provided. Details for the proposed ventilation for the bathrooms where these are not serviced by windows will be required. External vents should be as small as possible and discreetly located, in soffits or other more concealed positions.'</i>	
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Table 1: Pre-application Feedback

Each point has been broken down in more detail in the following chapter so as to satisfy each point raised in terms of documentation evidence.

2 INFORMATION REQUESTED

2.1 Item 1: Damp proofing.

The LPA requested a Condition Survey (including an assessment of any water ingress and damp), a Schedule of Works and a Methodology Statement.

Heritage (Damp) Condition Survey:

We attended the site on the 18th April 2024 to undertake a dedicated damp survey. The photographic schedule and associated key plans are below together with commentary.

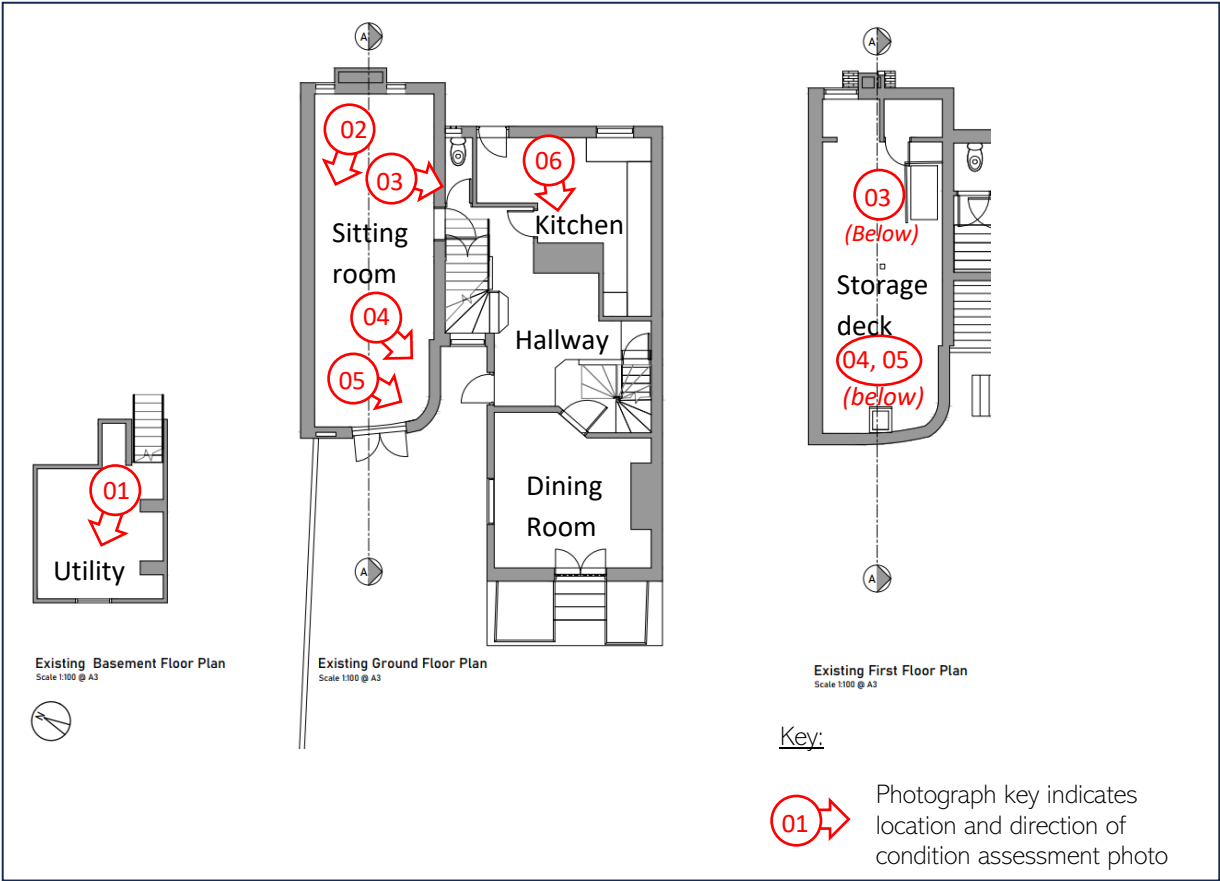
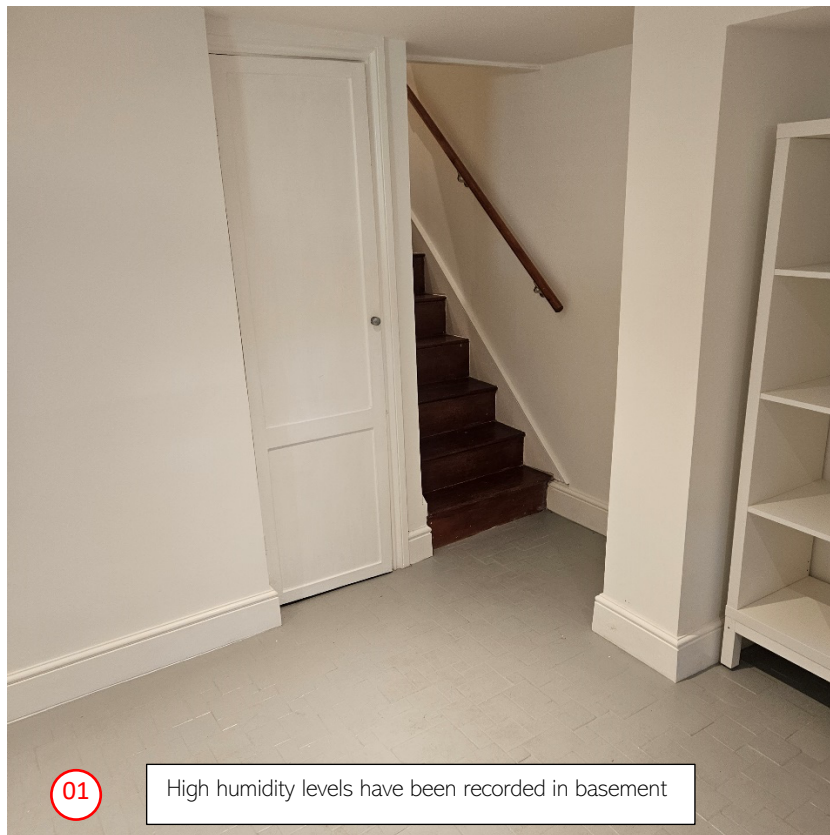


Figure 1 – Existing plans of the areas affected by damp. Key plan for the associated condition schedule.



View 01 is located within the basement which has high levels of damp although no visible staining to the walls or ceiling. It is assumed that a lot of the airborne damp to the floors above originates from the basement (except that associated with the (assumed / likely) building defects identified later.



High humidity levels have been recorded in basement

Figure 2 – Damp Condition Survey : View 1

View 02 is located within the ground floor sitting room on the south westerly wall.



Sitting room external wall

Damp is seen on the sitting room wall at the bottom of the wall. The levels of moisture appear to be much more than condensation.

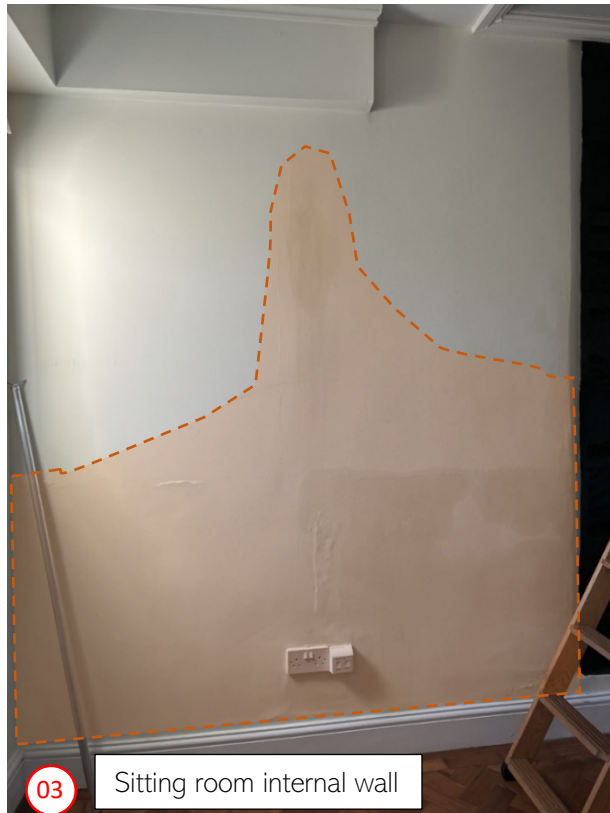
Interestingly, this is an external wall (rear side). From the one site inspection that we attended, it appears to be penetrating damp either through capillary action upward from the ground or as a result of façade ingress, however, the behavioural response of the damp levels following rainfall has not been witnessed either from naturally occurring events of dye / flood-testing..

The damp appears to be a building defect. The exterior of the wall has not been viewed.

Figure 3 – Damp Condition Survey : View 2



View 03 is located within the ground floor sitting room on the easterly wall.



Historic damp is seen adjacent to the historic ladder to the wall. It is pooling.

It is assumed that the water is coming downwards and inwards and possibly is associated with failing / leaking rainwater goods, in particular gutterings, however, the behavioural response of the damp levels following rainfall has not been witnessed either from naturally occurring events or dye / flood-testing.

Figure 4 – Damp Condition Survey : View 3

View 04 is located within the ground floor sitting room on the south westerly wall.



Historic damp is seen at high level.

It is assumed that the water is coming downwards and inwards and possibly is associated with failing / leaking rainwater goods, in particular gutterings, however, the behavioural response of the damp levels following rainfall has not been witnessed either from naturally occurring events or dye / flood-testing.

Figure 5 – Damp Condition Survey : View 4



View 05 is located within the ground floor sitting room on the south westerly wall.



Historic damp is seen at high level.

It is assumed that the water is coming downwards and inwards and possibly is associated with failing / leaking rainwater goods, in particular gutterings, however, the behavioural response of the damp levels following rainfall has not been witnessed either from naturally occurring events of dye / flood-testing.

Figure 6 – Damp Condition Survey : View 5

View 06 is located within the ground floor kitchen.



06

[Assumed] air-borne damp is causing the delamination of the kitchen units in the existing kitchen.

Figure 7 – Damp Condition Survey : View 6



Damp mitigation Measures

The proposed damp resolution methods are principally associated with rectification of the current (suspected) leaks and defects. These include rainwater, gutter and (assumed) external wall defects. The building pathology will be investigated to determine the exact sources of the damp and following fixing the defects, the building will be dried out and reviewed.

For additional protection (to ensure the building's fabric is preserved), a damp proof membrane with additional dry lining / finishes is proposed to the basement. This system is non-invasive and has been approved in Grade I buildings (evidence can be provided).

The system (by Delta or equivalent) provides a fully-sealed membrane which prevents water penetrating beyond this layer into the internal spaces. This is a non-invasive system that will protect the building fabric.

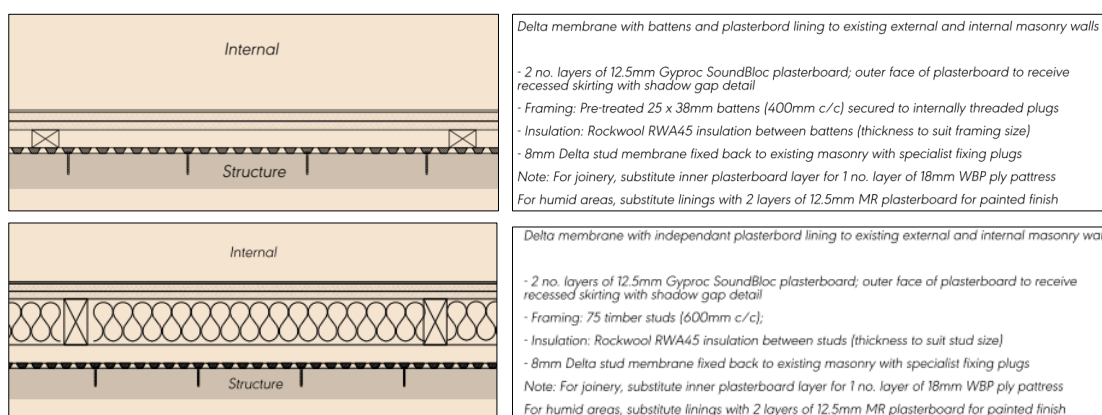


Figure 8 – typical damp membrane details (cavity system) *Drawings by others for illustrative purposes (public domain).*

2.2 Item 2: Works to the 'north wing'

'The north wing of the building is understood to have been a stable/coach house, potentially with a hayloft accessed by the remaining ladder. The existing finishes are modern, and it is unclear whether or not any of the historic hayloft structure or other features are concealed in the modern floor build up. There is no in principle objection to the removal of a modern floor, but if any historic floor remains then this should be retained. Additionally, there appears to be a couple of posts which rest on the floor which would be removed. It is recommended that these are also investigated whether they are structural and what they rest on. Their removal/adaptation would be dependent on if they are modern, and on the design for a suitable solution. The existing ladder should remain exposed, any fitted furniture including kitchen counters should not conceal this feature. It was discussed that the available head height on the existing attic is low, it is recommended that they have a discussion with building control on the acceptability of head height.'

Targeted opening-up has been undertaken (from below) to the hayloft's floor. It has revealed extensive alteration and very little remaining historic fabric. The opening has been labelled on the photograph below. The proposals have been altered based on the pre-application feedback. The original hayloft ladder will be displayed and the kitchen arrangement has been altered accordingly.



The floor structure is no longer proposal for removal (see architect's drawings) – nor is the previously suggested extension of the roof hatch opening (see red area hatched, below).

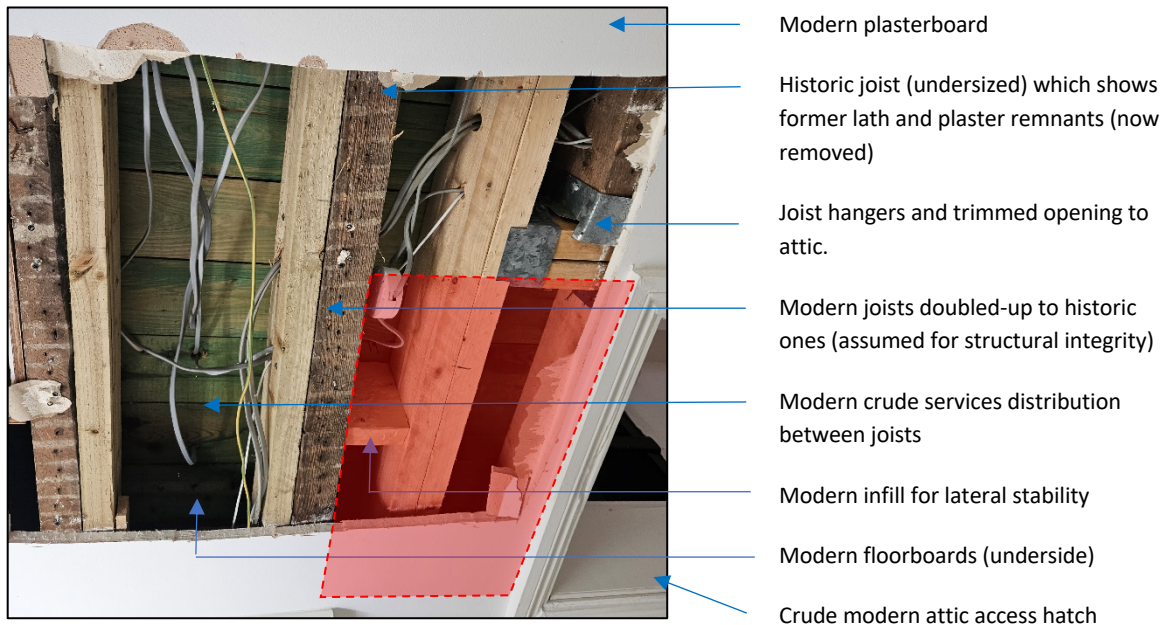


Figure 9 – Ceiling opening, recording

Similarly, the posts mentioned are no longer proposed for removal. It is assumed that the revised proposals address the pre-application feedback concerns as the proposals have been altered to address each issue raised.

2.3 Item 3: 'Re-ordering the layout'

Some of the walls in the floorplan as shown appear to be modern interventions, as discussed in the submitted heritage statement. There is no in-principle object to the removal of modern partition walls. However, if some of the walls may be more historic, then their loss through the loss of historic fabric and planform) may be considered to cause some harm to the significance of the listed building. It is recommended that sufficient investigation into the age and significance of the walls proposed to be demolished is undertaken.

We have provided full interpretation of the opening-up on heritage terms below. In doing so, we have demonstrated that the areas proposed for removal or demolition are of no historic significance.

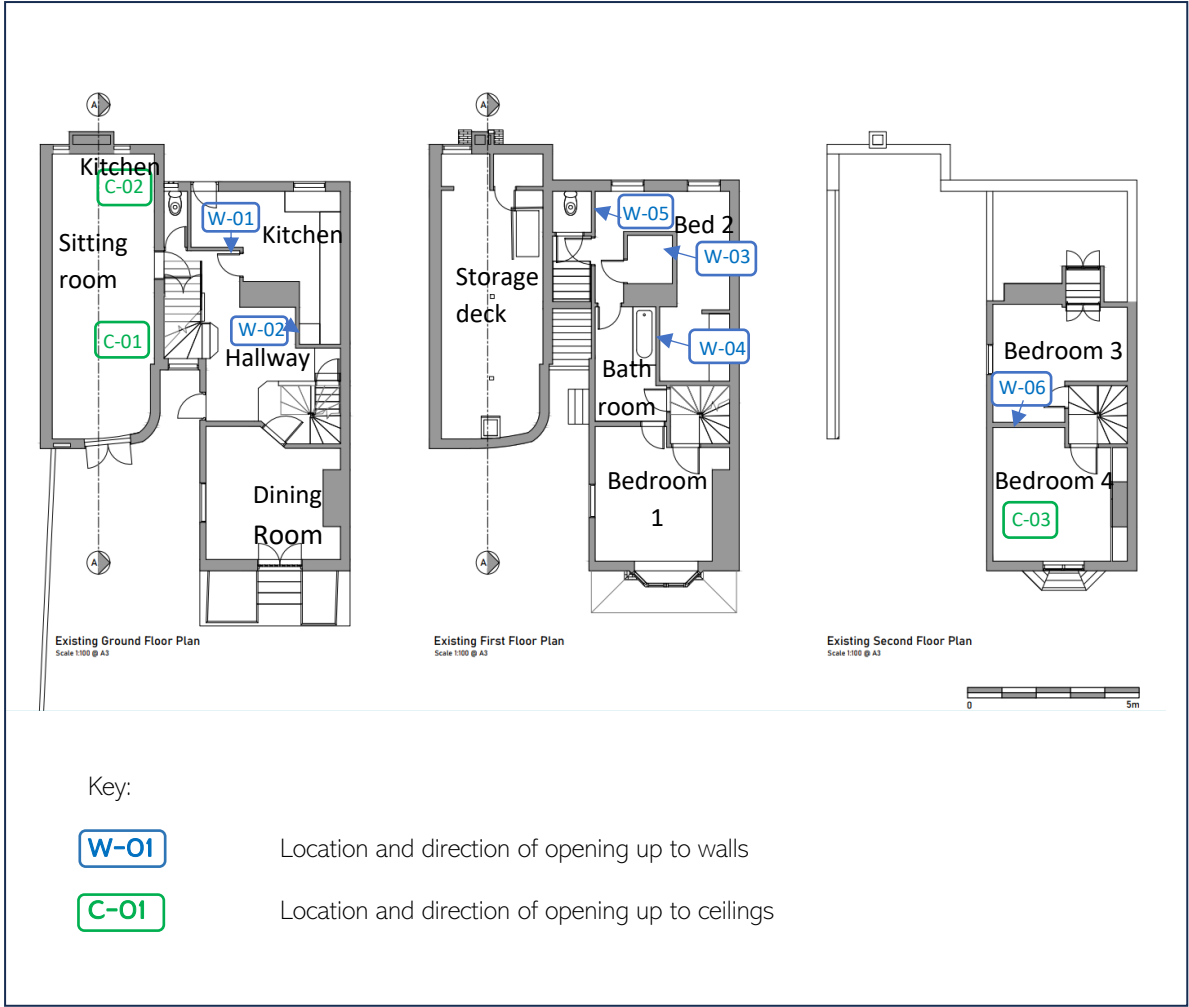
Opening-up Report – Heritage Assessment

The opening-up work findings have been included in the architect's supporting information. The openings have been assessed in terms of historic significance herewith:

Wall (trial) openings are shown in blue.

Ceiling (trial) openings are shown in green.

See key below on survey plans together with the interpretation table which has full explanation of each trial opening.



Findings:

Opening	Room	Photograph	Findings
C-01	Sitting room		Ceiling opening indicates that the historic joists have had to be doubled up for structural integrity. It is assumed that there is other modern infill. Finishes are entirely modern, no lath and plaster remains. No action.
W-01	Kitchen		Entirely modern masonry wall comprising blockwork with gypsum plaster 30mm approx and skim



W-02	Ground floor hallway		Entirely modern masonry wall comprising blockwork with gypsum plaster 30mm approx and skim.
W-03	Bedroom 2		Entirely modern studwork wall comprising 2 layers plasterboard / insulation board each side with rockwool between modern timber studs. <u>Studwork is labelled with timber specification showing modern soft wood present as seen on photograph.</u>
W-04	Bedroom 2		A continuation of the wall above albeit that this hole does not reveal the studworks (hit and miss openings).
W-05	Bedroom 2		Entirely modern studwork wall comprising 2 layers plasterboard / insulation board each side with rockwool between modern timber studs.



W-06	Bedroom 3		Doubled-up timber studs (modern against historic) with rockwool insulation infill and plasterboard finish. The doorway will be made in the red section, no historically sensitive fabric will be removed. Studs shown within proposed doorway are modern. ↓ indicates Historic joists ↓ indicates Modern studs
C-02	Sitting room	See section 2.2	See section 2.2
C-03	Bedroom 4		2 layers plasterboard with insulation boards spanning between ceiling joists that have been adapted with hangers. New modern timbers doubled up to historic ones. See section 2.4

2.4 Item 4: 'Removal of the ceiling in the proposed master bedroom'

'It was discussed in the meeting that the existing ceiling has been found to be modern plasterboard and that above this is an older plaster ceiling. The removal of the modern ceiling is acceptable in principle, however if the retained partitions do not align with the ceiling above then information on the proposed solution for this will be required.'

The opening-up has revealed a combination of modern and historic timbers that have been extensively adapted.

The proposal is for the plasterboard ceiling to be replaced – no historic timber will be removed.



2.5 Item 5: 'Servicing'

"It was discussed in the meeting that the larger water & waste services from the existing bathrooms can be re-used for the bathrooms in the proposed positions. However, any new service routes need to be appropriately designed to minimise their impact on the building, routing through existing voids and not chasing into, or making holes in historic walls/floor build-ups. Prominent boxing out should be avoided. Details of the extent and nature of the proposed alterations/refurbishment of the services should be provided. Details for the proposed ventilation for the bathrooms where these are not serviced by windows will be required. External vents should be as small as possible and discreetly located, in soffits or other more concealed positions".

A comprehensive set of proposed plans have been provided by the architects which detail the proposals for:

- General arrangement (heating, central power and distribution etc)
- lighting
- Small power
- Drainage
- extraction

No comprehensive opening-up work of service routes, risers and distribution has been undertaken to date to determine the exact existing service runs and hence, assumptions have been made from what manifests on site. Generally speaking, however, the existing services strategy can be broadly understood and appears to have evolved on a piecemeal basis rather than being conceived as part of wider more cohesive architectural proposals.

The proposal is to replace the crude and dated surface-applied fixtures and fittings with new more discrete and / or more traditional alternatives such as switches, sockets, user-interface panels. Crude surface-applied fixtures and fittings will be removed for replacement with new more discrete and / or more traditional alternatives such as switches, sockets.

Any more centralised routes between masonry walls will use historical openings where possible and no openings above 150mm x 150mm will be created to masonry walls without consultation with the Council.

Distribution (general):

The existing extract and waste routes are marked on the architect's drawings.

It is assumed that the more detailed physical distribution of services (ie smaller radiator pipework, waste pipes, cabling) currently travels between joists and within suspended ceilings or manifests within boxing-out. It is assumed that cabling is chased into plasterwork in the walls or runs between joists in the floors (as per the opening up undertaken to date). No lath and plaster has been found.

Distribution of services will use existing routes where possible but reverse the continued pattern of crude boxing-out. Surface-mounted wiring, conduits etc will be avoided.



Figure 10 – Typical Existing services distribution

Drainage

All foul and Rainwater drainage will terminate to existing connections. New waste pipe connections will be terminate to existing main drainage pipework. The existing soil drainage will use existing (discrete) drainage runs as shown on the architect's proposed plans. Drainage falls for showers etc will be achieved between (assumed) joists.

Incoming services – There will be no changes to the mains incoming services proposed as part of this application.

Centralised Services There are no changes to centralised services (water-tanks, boilers etc) as part of this application.

Lighting strategy The lighting proposals are contained on application drawings by the architects. Broadly speaking, the lighting strategy is similar to what exists currently.

Heating Strategy As existing, the heating strategy relies on modern radiators. Any new heating will use traditional radiators and towel rails. See Design and Access Statement for further details.

Cooling Strategy No air conditioning or comfort cooling is proposed.

Extracts: The new kitchen / cooker's extractor will be a recirculating system and bathrooms will adapt to the existing extract. One new bathroom will require mechanical ventilation. See architect's drawings. The new extract will be contained to the second floor terrace where it will be little seen. A minimal size specification has been chosen.