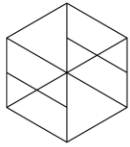


The
Heritage
Practice

10 Bloomsbury Way, London WC1A 2SL
+44 (0)20 3871 2951
www.theheritagepractice.com
info@theheritagepractice.com

Heritage Appraisal
No. 42 Southwood Lane, London N6 5EB

February 2024



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1 Introduction

1.1 The following Heritage Appraisal has been prepared to support a retrospective application for Listed Building Consent at no.42 Southwood Lane, London N6 5EB.

1.2 No.42 Southwood Lane is a Grade II listed mid terraced house, dating from the early 19th century. The building is located in the Highgate Conservation Area.

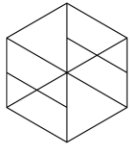
1.3 Listed Building Consent (HGY/2022/2556) was granted on 7 July 2023 for alterations and repairs to the interior and exterior of the listed building. Since then, a number of works have taken place to the property which are outside the scope of the consented scheme and thus do not currently benefit from Listed Building Consent. This application seeks to regularise the situation.

1.4 A Heritage Statement has been prepared by The Architectural History Practice (May 2023) and this accompanied application HG/2022/2556. The Statement includes an assessment of the history, development and significance of the listed building and therefore the current Appraisal will not repeat this information.

1.5 The works which have been undertaken will be assessed in terms of their impact upon the special architectural and historic interest of the listed building. They will then be assessed in relation to the relevant statutory, national and local heritage policy framework.

1.6 This Heritage Appraisal has been prepared by Hannah Walker (BA (Hons) Oxon MSc IHBC) who has extensive experience in dealing with proposals that affect the historic environment. She has 15 years of local authority experience, including 10 years as a Principal Conservation & Design Officer at the London Borough of Camden. She also has a wide range of experience in the private sector, preparing heritage statements and appraising the significance of historic buildings. She has trained

as a historian, has a specialist qualification in historic building conservation and is a full member of the Institute of Historic Building Conservation (IHBC).



2 Site location and description

2.1 The application site is located within Highgate Village. Southwood Lane is a primarily residential road which runs north from Highgate High Street and parallel to the busy North Road.

2.2 No.42 Southwood Lane is a mid-terraced house dating from the early 19th century. It forms part of a wider terraced group of early 19th century properties. The house is of three storeys with the roofscape concealed behind a parapet and prominent brickwork chimneystacks. Its frontage is painted stucco, with incised pilasters at its edges, and a series of painted timber 6 over 6 sash windows.

2.3 The building was Grade II listed on 9 May 1974 and the listing description reads as follows:

1. 4415 SOUTHWOOD LANE N6 (East Side)
Highgate ----- Nos 24 to 48 (even) TQ
2887 40/247

II GV

2. A range of late C18 or early C19 houses, 2 and 3 storeys on the road. The road fronts have been stuccoed or cemented and many of them much altered, notably the middle block about 1840. The backs of the houses however, overlooking the steep slope of Highgate Hill down to the east, though plain, form a good almost symmetrical terrace. Brown brick with stuccoed ground and 1st floors. 3 storeys, with 4 storey blocks at ends and centre, which has a full height, flattened segmental bay (probably circa 1840) on left. Iron balconies to some windows. A few windows altered and some glazing bars missing; also 1 or 2 mansard attics added.

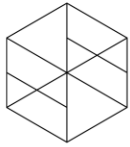
Nos 24 to 50 (even) and No 54 form a group.

2.4 The site is located in Sub Area 1: Village Core, of the Highgate Conservation Area. This is described as follows:

"Sub area 1 forms the historic core, essentially focussed along the historic routes which developed to serve travellers along the north-south approaches to London from at least the Middle Ages. The High street was part of a primary route to and from the city of London, while Southwood Lane has medieval or earlier origins." Para 4.1.1

"This part of the conservation area has the most intensive development, rich in built form and architectural detailing. It has a variety of uses expected within a village, with a shopping frontage along the High Street, inns, cafes, grand houses, terraced town houses as well as small scale cottages." Para 4.1.2.

"In comparison, Southwood Lane originally has a quiet, semi-rural appearance, with dense 18th and 19th Century development closer to the High Street, and larger houses and some modern development beyond." Para 4.2.8



3 Historic background to the building and its significance

3.1 A Heritage Statement by Neil Burton of The Architectural History Practice Ltd was submitted as part of Listed Building Consent HGY/2022/2556. This detailed the historic background to the building and included an assessment of its significance.

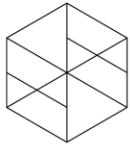
3.2 Key historic and architectural elements are noted below:

- The building was constructed sometime between 1813 and 1834 on a large rectangular plot of open land owned by W G Hicks esq and was originally known as Southwood Terrace.
- Southwood Terrace was originally built as a symmetrical composition of three storey houses at nos. 38, 40 and 42, flanked by two storey houses.
- The front façade is of three storeys however the sloping gradient from west to east creates a four storey façade to the rear.
- Internally the house has a standard two room deep plan form, however here the staircase is positioned directly inside the front door rather than in the rear corner of the house.
- A ground floor rear extension was added to the building in 1966.
- The building was statutorily listed in 1974 and in 1976 Listed building Consent was granted for the reinstatement of three of the front windows at 1st and 2nd floor level to their original size and proportions.

3.3 The Architectural Heritage Practice Heritage Statement concludes at page 15 that the internal plan form of the house “*is of interest but there have clearly been alterations and many of the original fittings have been removed*” and that overall, the building is of “*some archaeological significance or evidential value.*”

With regard to architectural/artistic significance, the Heritage Statement concludes that “42

Southwood Lane is part of a symmetrical late Georgian terrace, crudely ornamented and simply fitted up internally and presumably builder’s work without benefit of an architect. The planform of the house is of interest, being a variation of the standard London terrace house plan with two rooms on each floor but with the stair at the front of the house and the larger room on each floor at the rear with a fine view south across London. Examples of this plan have been identified in houses of from the 1760s to the 1790s in Islington, Camden and Southwark. The Southwood Lane houses, which presumably all have the same plan, are late examples of the type.”



4 Assessment of the works

4.1 This section will assess the impact of the works which have taken place upon the special architectural and historic interest of the listed building. It will then assess their degree of compliance with the relevant s.16 statutory duty and the national, regional and local heritage policy framework.

Lower Ground Floor

Demolition of the dividing wall between the kitchen/living room and insertion of a new steel beam

4.2 A single door leaf opening and a new internal window in the spine wall were approved under Listed Building Consent HGY/2022/2556. In order to create these openings, the structural engineer calculated that the point loads onto the remaining brickwork piers were not safe. It was advised that the wall be removed, and a steel installed, supporting the weight of the building above onto the party walls. The works were carried out to this specification.

4.3 Following these works it is proposed to rebuild the masonry spine wall and encapsulate the steel. Once this is complete, the spine wall arrangement will be 'as consented' with a door opening and an internal window. The structural works which have taken place will not be visible or appreciable and will have no impact upon the internal character of the listed building. Bricks which were removed from the wall, and which are suitable for reuse, will be reinstated as part of the new spine wall, thus preserving historic fabric.

4.4 The ceilings within the lower ground floor were modern plasterboard, affixed directly to the underside of the ground floor joists. These have been removed and the joists and floorboards above left exposed, providing a small amount of additional headroom. A flat ceiling can be reinstated at any time in the future. The lower ground floor is an area of lower significance, both in terms of the original

hierarchy of the house and due to its modernised character and extent of alteration. Within this context the works to the ceiling will have no harmful impact upon the special interest of the listed building or features of demonstrable value.

Excavation of floor to proposed kitchen area and works to the hearth in the rear room

4.5 The kitchen has been moved from the front room to the rear part of the lower ground floor as part of the works. In order to provide servicing for the kitchen, new routes have been created through the existing concrete slab. This was installed in the 1960s and is of no intrinsic value of interest. Given that these works only relate to modern fabric, they are not considered to affect the special interest of the listed building.

4.6 The existing hearth to the rear room chimneybreast was concrete and has been removed. As part of the works this will be reinstated with reclaimed York stone. This will be of higher quality and will enhance the internal character and special interest of the listed building.

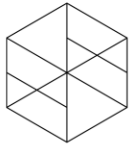
Ground Floor

Demolition of the partition between the hall and studio

4.7 A wide opening has been created in the partition wall between the hallway and front room. This partition had modern timber board cladding on the original timber studwork. It is proposed to infill the opening which has been made with new timber studwork, with a lath and plaster finish, thus reinstating the solidity of the wall and its original character. The door opening into the front room will be recreated, and the pre-existing door leaf, which has been retained on site, will be reinstated.

First Floor

4.8 Areas of wall at 1st floor level consisted of plasterboard and these have been replaced on a like for like basis. A plaster skim coat was



then applied throughout in order to achieve a cohesive and unified appearance. Where a plaster skim coat was applied to walls which contained lath and plaster, the original/historic fabric was retained beneath it, thus preserving historic fabric.

4.9 The front room had previously been subdivided to form two bathrooms, with modern fixtures and finishes. The dividing wall has been removed as part of the consented scheme. In order to reinstate the room as one large space and to repair damage caused by the previous partition, the walls have been re-plastered in preparation for new bathroom fixtures and finishes. This is considered acceptable within the context of the pre-existing subdivided room and extensive modern finishes.

4.10 The fireplace to the rear room has been removed. This was of modern timber construction and was not considered to form part of the special architectural or historic interest of the listed building. The chimneybreast, brick fireback and hearth have been retained behind a new studwork wall which is fully reversible. This could be removed in the future and a fire surround reinstated.

New bathroom extraction system

4.11 The bathroom within the front room has had mechanical ventilation installed. This requires a vent on the front façade of the building. This will be a traditional, air brick, with a painted finish. Given its traditional appearance and modest size, this will be a minimal feature on the elevation and will not detract from its architectural quality or significance.

Second Floor

Ceiling/Roof structure

4.12 The existing roof profile and historic timber members have been retained. However, three steels have been installed into the roof structure above the 2nd floor accommodation in order to support it. Whilst undertaking this work

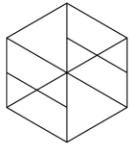
the ceilings at 2nd floor level were removed. This consists of modern plasterboard to the rear room and lath and plaster to the much smaller front room. Whilst there has been some loss of historic fabric to the ceiling, the structural works were considered urgent and necessary in order to ensure the long-term structural stability of the building and ultimately the preservation of its overall structure and fabric.



Figure 1: Modern plasterboard finish to the rear room ceiling.

4.13 The pre-existing timber lintel above the rear window was rotten and this has been removed and replaced with a new concrete lintel. Once the plaster finishes have been reinstated, this will be concealed within the wall fabric. In any case, this section of wall is a later external addition to the building, when the rear brickwork façade was built up to contain the attic floor.

4.14 Wall finishes have been removed to the wall between the front bedroom and the stair compartment. This is almost entirely of modern timber studwork and a plasterboard finish, with



only a very small section of lath and plaster surviving above it. New plasterboard has been installed to this wall and a plaster skim coat has been applied to both rooms in order to achieve a cohesive and unified appearance.

4.15 The existing cornice at this floor level has been retained wherever possible. In some instances where it was not possible to retain the cornice due to the installation of the steelwork, the existing cornice has been replicated. Once the works are complete, the existing internal character of the listed building at this floor level will be maintained.

Assessment of the proposals against the relevant heritage policy framework

The Planning (Listed Buildings and Conservation Areas) Act 1990

4.16 The works which have taken place comply with the s.16 statutory duty and will preserve the special architectural and historic interest of the listed building.

4.17 In some instances structural work has taken place outside the scope of Listed Building Consent HGY/2022/2556. However, this has retained as much historic fabric as possible, for example the historic roof structure and brickwork from the lower ground floor spine wall, and when completed will be encapsulated within the fabric of the building, with no impact upon its internal character.

4.18 Remedial works will take place in some areas to rectify unauthorised works, including the reinstatement of a solid wall and the pre-existing four panelled timber door at ground floor level between the front room and stair compartment. This will ensure that the plan form and spatial quality of the listed building is preserved.

4.19 In some cases works have taken place which will improve the internal appearance and historic character of the listed building, for example the replacement of the concrete hearth to the rear room at lower ground floor level with a

stone hearth. Elsewhere, items such as the exposure of the lower ground floor ceiling joists will have a neutral impact upon the significance of the listed building.

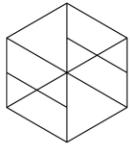
4.20 As part of implementing the consented layout at 1st floor level, works have taken place to some wall finishes including the like for like replacement of areas of modern plasterboard. Due to the pre-existing level of subdivision to the front room here, and the previous position of sanitary fittings and bathroom finishes, the walls have received a skim coat of plaster to achieve a cohesive and unified appearance. This work has encapsulated historic lath and plaster, ensuring that historic fabric has been preserved. At 2nd floor level, plaster skim has also been introduced, to unify the spaces following the structural works to the roof and to the rear window.

4.21 Where decorative features survive, such as the cornice at 2nd floor level, this has been retained and will be reinstated on a like for like basis where missing or damaged. This will ensure the internal character of the listed building is maintained and enhanced.

4.22 External works are restricted to the installation of a cowl vent on the front façade of the listed building to serve the new bathroom. The front room at 1st floor level had previously contained bathroom facilities which were not properly ventilated. Mechanical extraction is necessary in order to avoid the build up of moisture and condensation within the new bathroom, which could be harmful to the historic fabric of the listed building. The air brick will be painted to blend with the surrounding struck and positioned as discreetly as possible.

The National Planning Policy Framework 2023

4.23 The NPPF requires the significance of heritage assets to be described and for this significance to be taken into account when considering the impact on heritage assets (paras 200 and 201). Great weight should be given to



the conservation of designated heritage assets (para 205).

decorative features such as cornice in appropriate areas.

4.24 The works which have taken place will preserve the external appearance of the listed building and are restricted to a single modest air brick to the front. Internally, when completed, the works will preserve the fabric, character, plan form and spatial quality of the listed building, thus conserving its significance.

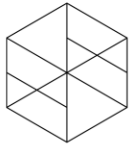
The London Plan 2021

4.25 The proposals are also considered to comply with the adopted London Plan (2021). The thrust of Policy HC1 - Heritage conservation and growth is that heritage assets should be conserved and that enhancement opportunities should be identified early on in the design process. In this case the works are restricted to the interior of the building and ultimately, will conserve its significance.

The London Borough of Haringey Local Plan 2017

4.26 The proposed redevelopment of the site is considered to comply with SP12 of the Strategic Policies document (2013) and policies DM9 and DM21 of the Development Management DPD (2017)

4.27 The proposals will conserve the significance of the listed building and will have no harmful impact upon the character and appearance of the surrounding Highgate Conservation Area in line with policies SP12 and DM9. Fabric and features within the listed building have been retained, repaired and reinstated to ensure that its historic character is maintained, and its plan form and spatial quality will either be preserved, or reinstated through remedial works. Essential structural works have taken place to the building, primarily to the roof and the rear façade at 2nd floor level, which will ensure its ongoing stability and preservation of its fabric. When complete, all of the structural works will be encapsulated within the building and its internal appearance will be reinstated, including



5 Conclusion

5.1 This application seeks retrospective Listed Building Consent for works which have taken place following the granting of Listed Building (HGY/2022/2556) on 7 July 2023 and which fall outside the scope of that consent, as well as remedial works in some areas.

5.2 Photographic, descriptive and structural information has been submitted to explain and justify the works which have taken place. In some cases, this includes works of mitigation to ensure that the special interest of the listed building is preserved.

5.3 The works which have taken place over and above the 2022 Listed Building Consent are relatively minor in terms of their scope and nature. To the lower ground floor, the structural intervention to the spine wall will not be perceptible once the works are complete and the new hearth will be an enhancement. At ground floor level the wall between the front room and stair compartment, as well as the former door leaf will be reinstated, preserving the spatial quality, plan form and internal character of the listed building. Essential structural works have taken place to the roof and to the lintel above the rear window and these were necessary in order to ensure the ongoing structural stability and preservation of the listed building and its fabric. Finally, a skim coat of plaster has been applied to the 1st and 2nd floor spaces, as part of both the structural works and the consented works to reinstate the front room at 1st floor level as one single, large space. This has encapsulated historic fabric beneath the skim coat, where is survived, and provides a uniform and cohesive appearance to the interior of the listed building.

5.4 The works included in this application are considered to preserve the special interest of the listed building in line with the s.16 statutory duty. The works also comply with the policies of the National Planning Policy Framework 2023, the London Plan 2021 and the London Borough of Haringey Local Plan 2017.

Appendix A – Relevant historic environment policy

The Planning (Listed Buildings and Conservation Areas) Act 1990

A1 Section 16 of the Act requires that:

"In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

National Planning Policy Framework 2023

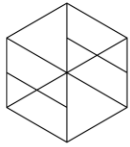
A2 The revised National Planning Policy Framework 2023 (NPPF) sets out the Government's planning policies and how these are expected to be applied. There is a general presumption in favour of sustainable development within national planning policy guidance.

Paragraph 200

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

Paragraph 201

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.



Paragraph 205

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Local Planning Policy

A3 The London Borough of Haringey's Local Plan consists of the Strategic Policies document, adopted in March 2013 and consolidated with alterations since 2017, as well as the Development Management DPD, adopted in July 2017. The relevant parts of the historic environment policies have been cited below.

Strategic Policies (2013)

SP12: Conservation

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

Development Management DPD (2017)

Policy DM9: Management of the Historic Environment Haringey's Heritage Assets

A Development that conserves and enhances the significance of a heritage asset and its setting will be supported.

B Proposals affecting a designated or nondesignated heritage asset and its setting will

be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance. Applicants are required to submit with their planning application a statement describing the significance of the heritage asset(s) concerned, including any contribution made by its setting, along with an assessment and justification of the impact of the new development on the asset and its setting.

C When considering the impact of proposals on the historic environment, the Council will have regard to:

- a The priority given to sustaining and enhancing the significance of a heritage asset and its setting;
- c The preservation or reinstatement of original or historic form, fabric, function or character of the asset and its setting;
- e The desirability of securing a viable use for a heritage asset consistent with its conservation;
- f An understanding of and respect for significance of heritage assets as parts of measures to mitigate and adapt to climate change; and

Listed and Locally Listed Buildings

F In addition to (A-C) above, 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