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1. Introduction

1.1 This submission has been prepared to support a retrospective application for Listed Building Consent at no.42 Southwood Lane, London N6 5EB. It has been compiled in addition to and to the fully explain and set out the points raised in the previously issued report by The Heritage Practice, which is included in this submission and Devise Chartered Structural Engineers whose report and calculations are included as part of tis submission.

1.2 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, the works have been commenced. The consent included for the discharge of conditions, with Condition 3 relating to additional details for a number of aspects of the works. A submission has been made to discharge these conditions (in January of this year) and remain undetermined. We have now submitted further information, supporting drawings, specification and method statements to address the queries raised by the conservation officer and allow the condition to be discharged.

During the course of the works that have been carried out to date, 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 and rectify the position with clear evidence-based reasoning where appropriate and reinstatement where appropriate.

1.4 An accompanying Heritage Statement has been prepared by The Heritage Practice.

A previous Heritage Statement has been prepared by The Architectural History Practice (May 2023) and this accompanied application HGY/2022/2556. That Statement includes an assessment of the history, development and significance of the listed building. Having already covered this as under that application, the documents of this submission will not repeat this information and focuses only on the works which have been carried-out outside of the consented scheme.

1.5 The following drawings are included for this submission:

24405 – 0220 Lower ground Floor Plan
24405 – 0221 Ground Floor Plan
24405 – 0222 First Floor Plan
24405 – 0223 Second Floor Plan
24405 – 0224 Proposed Front Elevation

For the Plan drawings listed above, the drawings show:

The consented demolition works (under application HGY 2022/2556).
The Existing i.e. as the house is at present noting the works that have been carried out outside of the above consent.
The proposed, which is inline with the consent under the above application apart from where noted. This application therefore seeks approval for the noted amendments.

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2. Site location and description

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

2.2 No.42 Southwood Lane is set over four floors. With a lower ground floor, ground floor, first floor and second floor with roofspace above in a butterfly roof set behind a parapet to the front. It is a mid-terraced property (single residential dwelling) dating from the early 19th century and forms part of a wider terraced group of early 19th century properties..

2.3 The building is Grade II listed, having been listed on 9 May 1974 and the listing description is included in the Heritage Report included in this submission together with a brief historic background to the building and its significance. As noted above, a more detailed assessment of the history, development and significance of the listed building was included under the application HGY/2022/2556

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The works that have been carried out, which are outside of the consent HGY/2022/2556 are as follows:

3 Lower Ground Floor

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

The proposed works of the consented scheme (under Listed Building Consent HGY/2022/2556) included for two new openings to the spine wall, one to be an internal window and the other to provide access between the front and rear areas of the lower ground floor. Having carried out a structural assessment of the existing spine wall by the Structural Engineers (Devise), they advised that the existing masonry wall does not have the capacity to form such openings without strengthening works being undertaken. This advice has been followed and a new steel beam has been installed, spanning from party wall to party wall. This enables the wall to be reinstated below to match with the design of the consented application.

A copy of the structural engineer's report and calculations is included within the application submission to illustrate the necessity for the structural works.

As indicated on the drawings attached, the wall is to be rebuilt using the existing bricks that have been removed or reclaimed bricks to match the existing. The masonry wall and steel beam will then be encapsulated with plasterboard and painted plaster skim to cover, to totally conceal the structural strengthening works that have been carried out.

3.2 The existing hearth to the rear room chimneybreast was proposed to be retained as part of the consented works. The hearth has however proved to be concrete, and thus not a period piece. This has been removed to be replaced with a Yorkstone Hearth, which is considered to be of higher quality than the modern concrete hearth that it replaces.

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Photos of the works:

Above left: A photo of the front room prior to the works where the kitchen was located.
Above right: A photo to show how the existing ceiling was modern plasterboard.

Above left: A photo of the steel beam that has been installed in the location of the spine wall showing the bearing on the party wall to the north of the property.

Above right: Brickwork from the works to the masonry spine wall that has been retained for reinstatement.

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Above left: A photo of the steel beam now encapsulated with plasterboard. Note that the temporary ply wall nib has now been removed. The existing plaster board ceiling has been removed elsewhere in the room and replaced with a new plasterboard ceiling set between the existing joists to expose the original beams and benefit the room from additional ceiling height.

Above right: The existing floor at LGF level was a modern concrete floor slab.

Below: The concrete hearth to the rear lower ground floor room prior to the works.

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4 Ground Floor

Demolition of the partition between the hall and studio

4.1 A wide opening has been created in the partition wall between the hallway and front room. This has been formed using timber studs to frame. It is proposed to reinstate the area of wall removed and to reinstate the door opening back to how it was. The door leaf has been maintained and the painted timber architrave will be reinstated to match the existing (and profile of the other ground floor architraves), as will the timber skirting. There was no cornice present in this room. The wall will be reinstated in Lath and Plaster. The area of the wall removed was covered on the front room side with modern timber boarding as seen in the photo below and thus a lath and plaster finish will restore the period appropriate finish to replace the modern finish that had been used in this location.

Above: Photo of the modern timber boarding that was used to clad the internal partition wall between the front room and hallway.

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Above: Photo of the retained doors from the property.

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5 First Floor

5.1 To the rear bedroom, a fireplace surround has been removed. This was a modern timber surround. The brick fireplace and hearth has been retained and protected behind an internal wall build up. This will allow a bed to be positioned against this wall to enable better enjoyment and use of the room for the occupants.

Above left: Photo of the first floor rear room fireplace surround – which is a modern timber piece. Above right: Photo of the chimney breast as it stands, with the fireplace opening boarded over (with the opening retained behind).

5.2 The bathroom within the front room has had mechanical ventilation installed for Building Regulations compliance. A Vent Axia Silent wall mounted fan is proposed internally. See image below of this product. This requires a vent on the front facade of the building for the external fan to sit behind. This will be a traditional, terracotta air brick, (215mm wide by 140mm high) with a painted finish to match and blend in to the elevation. 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. There are other examples of such along the street. The consented works included for removal of redundant pipework to the front elevation, including the old boiler flue's wall vent and so overall the front elevation will be greatly improved under this application and the previous consented application.

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Above left: Photo of the internal element of the bathroom extractor fan.
Above right: Photo of a fan vent to the property two doors along at No. 38, painted to match the finish of the elevation and to a similar location as proposed.

5.3 Works covered by conditions to the bathroom and removal of the existing modern partition wall and associated works have been covered under the discharge of conditions application submitted separately.

6 Second Floor

6.1 Further to assessment of the roof structure by Devise, the structural engineers for the project, strengthening works have been carried out to the timber roof structure. The existing roof profile and historic timber structure has been retained by inserting three steels as indicated on drawing 24405 – 0223 Second Floor Plan. Two cranked steels run from the front to the rear of the property with a cross bracing steel used between to run from party wall to party wall.

Above the rear room's window, the existing timber lintel had become rotten, bowing in the middle of it and a new concrete lintel has been used to replace this to support the two central steels. This can be seen in the photos below (and indicated on the drawing).

To enable these works the ceilings were removed. The rear room had a plasterboard ceiling. The small front room had a lath and plaster ceiling, which although regrettable that it needed to be removed, was deemed necessary in order to ensure the long-term structural stability of the building and ultimately the preservation of its overall structure and fabric.

6.2 In addition, all 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.

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6.3 The existing plaster cornice at this floor level has been retained other than where necessary to remove due to the structural works. See photos below to show this. Where removed, the existing cornice has been replicated and reinstated to restore the rooms back to their original appearance.

Above: Photo of the ceiling to the rear room to show the existing ceiling was plasterboard.

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Above Left: Photo of with the timber lintel in place above the rear window.
Above Right: Photo of the concrete lintel installed to replace and new steels installed to strengthen the roof structure. Note the cornice section that had been removed.

Photo of reinstated ceiling and cornice above rear window.

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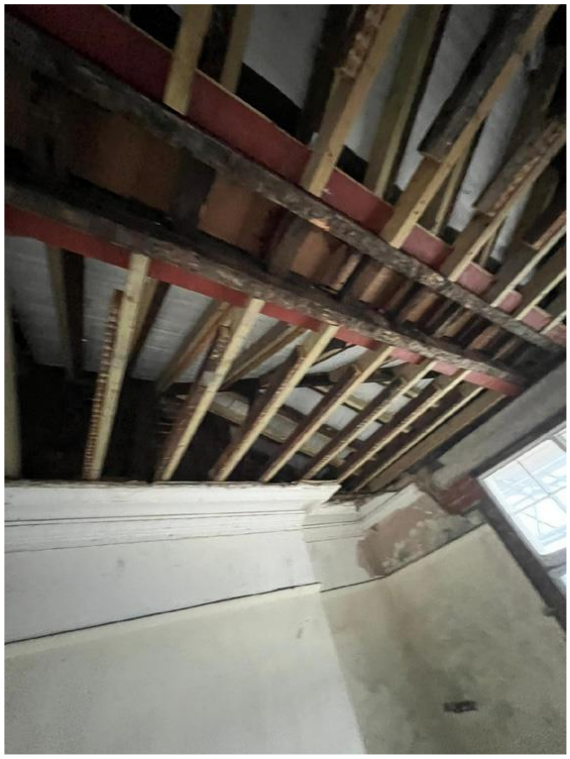

Above Left: Photo of new steelwork above rear room with chimney breast shown in foreground
Above Right: Photo of new steelwork above rear room with wall opposite chimney breast shown in foreground.

Above: Photo of chimney breast wall with ceiling and cornice reinstated.

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Above left: photo showing front room with steels installed above and sections of cornice retained where possible.
Above right: Wall in front room backing onto hallway, showing how this was modern timbers with only a small section of lath and plaster remaining at the top of the wall. The concrete padstone installed for the new steelwork can be seen to the rear.

Above: Photos of the reinstated ceiling and coving in the landing area of the 2nd floor level.

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7 Access

The proposals will result in no changes to the access of the property.

8 Conclusion

The structural works that have been carried out will benefit the long-term future and stability of the property. Whilst not all consented, removal of the new structural interventions at this point would cause further loss of historic fabric and risk the overall stability of the building and terrace. Retention of the structural works now will reduce any future need for additional intrusive strengthening works. The works applied for under this application largely seeks to reinstate the original plan form, or previously consented work and include reinstatement of original finishes or to the bring inline the consented application works. Aside from these, other elements are to either enhance the enjoyment of the property for the occupier (and future occupiers) whilst preserving the historic fabric or to meet current building regulations requirements whilst being sensitive to the historic fabric and plan form. We therefore trust that these works can be supported for approval.

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