



HERITAGE STATEMENT FOR 37 NORTH ROAD, HIGHGATE FOR REMEDIATION
OF DECAYED AND DRY ROT INFECTED TIMBERS AND REPAIRS TO EXTERIOR

JOB NO: 162-58



6 FEBRUARY 2025

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*Cover photograph taken by owner in 2024 prior to erection of scaffolding

1 INTRODUCTION

1.1 AUTHORITY AND REFERENCES

Hutton + Rostron Environmental Investigations Limited were appointed to prepare a Heritage Statement for 37 North Road, Highgate specific to a scheme of works to facilitate comprehensive repairs to the exterior and address decayed structural timbers affected by a dry rot infestation associated with moisture ingress. H+R are appointed in accordance with instruction received from Douglas Paskin, PKS Architects following a telephone conversation on 4 February 2025. Reference was made to drawings supplied by Douglas Paskin, referenced 37 North Road, N6 4BE (October 2024) for the identification of structures. For the purpose of orientation in this report, the front elevation of the building faces east onto North Road

1.2 AIM

The aim of this heritage statement is, in the first instance, to identify the significance of 37 North Road, Highgate and to provide a review of legislation, policy, and guidance which it is acknowledged will be accounted for in the formal consideration of listed building consent. The heritage impact assessment is intended to account for the former matters and justify the proposed works and why they will preserve the special interests of the listed building and associated heritage assets

The statement is intended to satisfy paragraph 207 National Planning Policy Framework (December 2024)

1.3 LIMITATIONS

The heritage statement supports a specific scheme of works associated with undertaken repairs to the exterior of the building and investigation and remedial works to address a dry rot infestation. It is not intended to support proposals that may involve other works such as onward internal refurbishment. H+R cannot be held liable for not taking account of information not publicly accessible or not provided by the client. The contents of this report do not imply the adoption of the role of Principal Designer by H+R for the purposes of the Construction (Design and Management) (CDM) Regulations 2015

1.4 H+R STAFF ON SITE

Ms Katie McAndrew

1.5 PERSONNEL CONTACTED

Mr Douglas Paskin, PKS Architects

2 ASSESSMENT OF SIGNIFICANCE

2.1 ASSESSING SIGNIFICANCE: SUMMARY

*This summary is taken from a Level 2 Historic Building Record (18 December 2024)
prepared by Hutton + Rostron*

- 1 37 North Road forms part of a composition of four dwellings, 37-43 North Road, which are of early 19th century construction. Map evidence indicates they were likely built around the 1830s. They are located on North Road which is a long-established route/roadway dating back to the medieval period from when the Bishop of London established the route/roadway across his parkland. The founding of this route/roadway was a catalyst for the development of Highgate as a settlement on the edge of the bishop's estate, as a place of trade and for travellers to rest. The junction between North Road (as it is now known) and High Street was an important focal point in the settlement and the location of a gatehouse and toll. Highgate developed as a settlement throughout the post medieval period initially attracting the aristocracy and rich who built grand houses here. By the 18th century it was viewed as a small country town with buildings long established on both sides of North Road (as it became known). In the 19th century as London grew development pressures saw some older buildings cleared away, larger plots subdivided, and the settlement footprint expand to make way for more houses and facilitate urban expansion. 37-43 North Road were built during the period of 19th century urban expansion replacing earlier buildings on the site. The name North Road was established in the 19th century
- 2 37-43 North Road reflects the modest sized dwellings that were commonly being built in North Road and around Highgate during the 19th century, these being narrow terraces with accommodation over three to four floors. During this time North Road was a place of trade and business and those living along this road were middle class people, presumably doing reasonably well so could afford good modest accommodation, these being grocers, carpenters, wheelwrights, gardeners, blacksmiths. Although modest in terms of size, the dwellings that form 37-43 North Road present a grandeur by design as a composition, with red brick and the use of bold pilasters and entablature detailing across their façade. However, the interior of 37 North Road, which retains original and historic fabric, is reflective of a modest abode. The staircase is original and of stick spindle dog-leg type, ubiquitous throughout early mid-19th century housing. Ground floor rooms present the finer fixtures and fittings incorporating profiled skirting, cornices, four panelled doors with profiled beading around the edge of the panels and shutters to windows. Otherwise, the upper floors are relatively plain without cornices, plain (unprofiled) skirting and plain doors (without the beading to edge of panels). Fireplaces (surrounds and grates) have previously been removed and only the fireplace in the ground floor reception/lounge remains

2.2 ASSESSING SIGNIFICANCE: STATUTORY DESIGNATIONS

2.2.1 Listed status

- 1 37 North Road is a grade II listed building (listed 10 May 1974), forming one of a

composition of four dwellings which are collectively listed under the following list entry:

37-43 North Road N6

Earlier C19, 2 pairs, linked in centre by recessed porch wings. Each 2-storey and basement. 1 large window per storey and 1 window in porch wing. Bright red brick with cement anthemion capped pilaster strips resting on cemented basement and under cement entablature and cornice. Porch wings also cemented. Slate hipped roof to each pair. Not attractive but have distinct character, Nos 37 and 43 have modern dormers

2.2.2 Adjacent listed buildings

1 The following listed building adjoins 37 North Road on its south side:

- Adjoining 37 North Road
35 North Road. Grade II, listed 10 May 1974, list entry no. 1358849
Early C18 cottage of 2 storeys and attic, 1 window. High pitched tiled roof with 1 flat dormer. Weather-boarded 1st floor has tripartite sash window with glazing bars. On ground floor a 6-panel door; in panelled reveal, with panelled pilasters frieze and cornice; and sash window with glazing bars in a canted bay. This front appears to be mainly reproduction

2 The following listed buildings are in the immediate vicinity of the site:

- To the south (adjoining 35 North Road)
33 and 33A North Road. Grade II, listed 10 May 1974, list entry no. 1294348
C18 with alterations. 2 storeys, 4 windows. Front roughcast, with parapet. Sash windows with glazing bars. On ground floor a mid-late C19 shop front and modern garage doors. Included for group value only.
- To the south (adjoining 33 and 33A North Road)
31 North Road. Grade II, listed 10 May 1974, list entry 1079195
Mid C19 house of large proportions, 3 storeys, 2 windows. Stucco, with rusticated 1st floor, quoined 2nd floor, bracketed cornice and parapet. Sash windows with glazing bars, those on 2nd floor round beaded in double moulded architraves. 1st floor windows in moulded architraves with serpentine broken pediments on brackets. Arcaded ground floor has rusticated moulded architraves to openings divided by flat pilasters. Modern plate glass in openings

2.2.3 Conservation area status

1 The building is located within the Highgate Conservation Area (designated December 1967) which is a designated heritage asset

2.3 ASSESSING SIGNIFICANCE: PLANNING HISTORY

- 1 There are two previous applications associated with 37 North Road. Haringey Council Development Management Support Team have confirmed these are the only planning records associated with the building and there is no planning history associated with this building prior to 2024. The planning history associated with the buildings is as follows:
- **2024** (September) listed building consent application HGY2024/2339 and planning application HGY/2024/2437. Investigatory and remedial works to establish the extent of dry rot, wet rot and rising damp

- **2024** (August) Notification of tree works HGY/2024/2205. Decided

2.4 ASSESSING SIGNIFICANCE: DOCUMENTARY RECORDS

- 1 There is some documentary records and referencing to assist in providing an understanding of the interests of the heritage assets affected by this proposal. Information obtained through documentary research, which primarily informed the preparation of the summary is collated with the Level 2 Historic Building Record (18 December 2024) prepared by Hutton + Rostron

2.5 ASSESSING SIGNIFICANCE: FABRIC ASSESSMENT

- 1 Assessment of the building's fabric provides an opportunity to understand the building and identify the provenance and value of fabric and identify features of special architectural and historic interest which may remain. The materials of construction and surviving historic fabric all contribute to establishing an understanding of significance
- 2 The fabric of the buildings has been full assessed, and this information has been collated in the Level 2 Historic Building Record (18 December 2024) prepared by Hutton + Rostron

3 CURRENT LEGISLATIVE, POLICY AND GUIDANCE CONSIDERATIONS

3.1 PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

- 1 The local planning authority must determine any listed building consent application and, if relevant, associated planning application for any works of alteration, extension or demolition with due regard to the statutory duties under s16 and s66 Planning (Listed Buildings and Conservation Areas) Act 1990, which states:

s16 'In considering whether to grant listed building consent for any works the local planning authority..... 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'

s66 'In considering whether to grant planning permission for development which affects a listed building or its setting the local planning authority..... 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'

- 2 This listed building is located within a conservation area, the local planning authority will have to determine any planning application for works deemed to constitute development with due regard to the statutory duty under s72 Planning (Listed Buildings and Conservation Areas) Act 1990, which states:

s72 'In the exercise, with respect to any buildings or other land in a conservation area...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'

3.2 NATIONAL PLANNING POLICY FRAMEWORK (DEC 2024)

- 1 The National Planning Policy Framework (NPPF) sets out the government's planning policies for England and how they are expected to be applied, these are a material consideration in the decision-making process when local authorities assess planning applications. The local planning authority will have due regard to the policies set out in the NPPF. The extant NPPF was issued 12 December 2024
- 2 It is acknowledged that the local planning authority will give due regard to policies within the NPPF specifically those under section 16 – Conservation and enhancing the historic environment, when determining this application. Policies 207, 208, 210 and 213 are viewed to be of specific relevance to this proposal. General policies on decision taking under policy 11 and application of condition under policies 56 and 57 will also be relevant. For the purpose of this application, it is considered that the works proposed will cause no harm to the significance of the building

3.3 LOCAL PLAN CONSIDERATIONS

- 1 The local planning authority will have to determine any application affecting 37 North

Road with due regard to local plan policy particularly where there is an up-to-date development plan. The extant Local Plan documents for this planning authority are the Haringey Local Plan: Strategic Policies 2013 – 2026 (March 2013) and Development Management Plan DPD (Adopted July 2017). The local planning authority's historic environment/heritage policies within these documents are set out as follows:

Strategic Policies 2013 – 2026 (March 2013)

Policy 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.

The Historic Environment should be used as the basis for heritage-led regeneration and as the basis for good design and positive change. Where possible, development should help increase accessibility to the historic environment. All development shall protect the Strategic view from Alexandra Palace to St Paul's Cathedral as protected in the London Mayoral "London View Management Framework" Revised SPG, July 2010, and key local views

Development Management Plan DPD (Adopted July 2017)

Policy D9: 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 non-designated 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;
- b Character appraisals and management plans or other guidance, where they are available;
- c The preservation or reinstatement of original or historic form, fabric, function or character of the asset and its setting;
- d The relationship with adjoining and neighbouring uses, particularly where these are heritage assets of significance in their own right;
- 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
- g The contribution that the sensitive utilisation of heritage assets can make to sustainable regeneration.

Conservation Areas

D Subject to (A-C) above 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 complement the special 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 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
- 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 Subject to (A-C) above, the Council will seek to protect the local distinctiveness of the Borough by sustaining and enhancing the significance of locally listed buildings.

Archaeology

H Proposals affecting a designated Archaeological Priority Area will be considered having regard to:

- a The significance of an archaeological asset and its setting;
- b The impact of the proposal on archaeological assets; and
- c The priority given to preserving and managing the archaeological asset and its setting in situ.

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.

Enabling development

J The Council will approve proposals for enabling development where it is demonstrated that:

- a It is the only viable means of securing the long term future of the asset affected; and b It is the optimum viable use, supported by an appropriate options appraisal; and
- c The proposals address relevant policies (A-I) above

- 2 The local planning authority will have to determine any application affecting 37 North Road with due regard to the London Plan: The Spatial Development strategy for Greater London (March 2021). Policies within The London Plan's historic environment/heritage chapter that apply to the proposed works are as follows

London Plan: The Spatial Development strategy for Greater London (March 2021)

Policy HC1 (PART C AND PART E)

C Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process

E Where heritage assets have been identified as being At Risk, boroughs should identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and reuse

3.4 GUIDANCE

- 1 Haringey Council have also published the Highgate Conservation Area: Character Appraisal and Management Plan (December 2013) which provides guidance specific to proposals affecting the Highgate Conservation Area. The appraisal and management plan is not a supplementary planning document (SPD) and is to be weighted as guidance only

4 HERITAGE IMPACT ASSESSMENT AND POLICY COMPLIANCE

4.1 ASSESSING IMPACT: CONTEXT

- 1 The heritage impact assessment is intended to explain the works proposed at 37 North Road covered by the plans and supporting information. This heritage impact assessment is prepared with due regard to the following documents:
 - Plans (floor plans: existing and elevations: existing) by PKS Architects (dated August 2024). For reference to building form and layout only
 - Plans (floor plans: existing showing areas of floor and ceiling opened up to investigate dry rot outbreak) by PKS Architects (dated January 2025)
 - Plans (roof plans: existing and proposed) by PKS Architects (dated January 2025)
 - Dry rot and timber condition investigation report by H+R (dated 1 November 2024) plus additional methodology (prepared February 2025)
 - Façade masonry condition investigation (dated 28 November 2024) plus additional methodology (prepared February 2025)
 - Level 2 historic building record for 37 North Road, Hornsey by H+R (dated 18 December 2024)
 - Method Statement for remedial structural works due to dry rot by Mistry Design (dated 17 February 2025)
- 2 **Risk register status:** 37 North Road presently appears on the Historic England at Risk register where it is identified to be in poor condition and at immediate risk of rapid deterioration or loss of fabric. The building has been unoccupied for around eighteen months and in a dilapidated and deteriorating state for at least a decade. In its current condition the building is not fit for habitation and required a scheme of works to bring it back to a state where it can be occupied again. The building had not been wind and watertight for many years and this has led to moisture related defects including an outbreak of dry rot. In 2024 the building was acquired by a new owner who is seeking to address its dilapidated state, bring it back into use as a single dwelling house and facilitate its removal from the risk register
- 3 **Local planning authority enforcement:** The building's current owner is aware that in 2017 Haringey Council served a s215 notice on the building's previous owner/occupant which was not complied with. Furthermore, it is understood that in March 2023 the Council were seeking to implement works under the outstanding notice. However, the building's new owner has not seen a copy of the s215 notice nor do they have any clarity on what works may or may not have been undertaken in March 2023
- 4 **Preapplication enquiry (PRE/2024/025):** On acquiring the building in 2024 the new owner sought to engage with the Local Planning Authority, through the pre-application process. The advice received by e mail covered 'investigative works' and identified documents that may be needed to support proposals for initial works to the building to investigate the dry rot infestation. Additional comment was made regarding other works including provision of a conservatory and onward remediation works
- 5 **Interim building protection and drying down:** Since acquiring the building in 2024 the new owner has introduced interim protection measures at the building to prevent ongoing

rainwater ingress into the building, allow the building to dry out and impede the dry rot infection. A scaffold system has been erected around the building supporting a tin roof and high-level scaffold sheeting. The tin roof and scaffold sheeting is protecting the roof and upper parts from further rainwater penetration and helping facilitate drying out of the fabric. Additional background heating (portable heaters) have also been installed within the building to aid the drying out process and restore dry internal conditions. The removal of some plaster finishes for localised opening is facilitating ventilation that aids drying down. The interim building protection and drying down measures will remain in place while works covered by this application are carried out

- 6 **Phase one repairs:** Works proposed under this application are intended to account for a first phase of works which are those essential to addressing decayed structural timbers, decayed mostly as a consequence of dry rot infection, and repairs to the external envelope of the building that will ensure the external envelope is wind, watertight and structurally sound so to restore and maintain dry conditions within the building. A second phase of works will follow which will detail onward refurbishment and repair

4.2 ASSESSING IMPACT: EXTERNAL WORKS

4.2.1 Refurbishment of roof covering

Proposed work

- Lift and relay slate roof covering allowing for replacement of modern inferior Spanish slates with new Welsh slate, introduce breather membrane beneath. Additionally, replace failed felt flat roof area with lead (code 5), and refurbishment dormers with lead covering (code 5)

Consideration and justification

- The H+R report for façade masonry condition investigation (28 Nov 24) provides assessment (including photographs) of the condition of the extant roof and accounts for repair in the corresponding methodology. Details of roof repairs are also shown on PKS Architects plans (roof plans: existing and proposed) (Jan 2025)
- It is evident that parts of the roof have been repaired in the recent past; the presence of a breather membrane on the south roof slope (which can be seen from the inside), laser dated 19.12.13 (indicating date of material manufacture) identifies when recent works were undertaken. The south roof slope appears to present a modern Spanish slate roof covering and not Welsh slate as is seen on the east and west slopes
- To ensure the watertightness, appropriateness and longevity of the roof covering the existing slate roof covering and felt to flat roof will be lifted. Original/historic Welsh slates will be salvaged for reuse where they are capable of being reused. Salvaged Original/historic Welsh Slate will be re-laid alongside new Welsh slate when the slate roof covering is re-laid. The Spanish slates will be removed entirely. The flat roof will be re-roofed in lead (code 5) which will replace the failed felt
- The slate roof covering is currently detailed with leadwork to ridge and verges, a roof detail which is consistent across the entire built composition of 37-43 North Road. In the case of 37 North Road the detailing has been compromised where localised repairs have been undertaken using 'flashband' and other materials. When the roof covering is re-laid the ridge and verge details will be reinstated in lead (code 5)
- The slate roof covering will be re-laid over a breather membrane. Where sarking boards survive on the east and west roof slopes these will be retained, and the breather membrane will be laid over them
- There are two dormers on the roof, the dormer to the rear (west) roof slope being original and the dormer to the front (east) roof slope being an assumed mid-20th century addition. The rear (west) dormer has failed felt roof covering and rendered checks and the front (east) dormer has a poor-quality zinc covering. The extant

coverings to the dormers will be removed. It is known the dormer structures are failing and are both affected by timber decay. Where the timber structures cannot be retained and repaired, they will be replaced on a 'like for like' basis. Both dormers will be dressed in lead which will match the extant dormer detail present at 43 North Road, at the north end of the architectural composition.

- The removal of roof coverings will facilitate access to carry out essential repairs the timber roof structure where repair is required to address decayed timber affected by dry rot infection
- This work will facilitate restoring and maintaining dry conditions within the building
- The original characteristics and appearance of the roof covering deriving from its materials, form and detailing will be preserved through the remedial works proposed
- ***With due regard to S16 Planning (listed buildings and conservation areas) Act 1990, heritage provisions of the NPPF (Dec 2024), Policy SP12 of Haringey's Strategic Policies 2013 – 2026 (March 2013) and Policy D9 of Haringey's Development Management Plan DPD (Adopted July 2017), works proposed to the roof covering will conserve and enhance the listed building without harm to its significance. As part of the scheme of works, the work will address necessary repair to secure the future of this listed building 'at risk', ensure the external envelope is wind, watertight and structurally sound and provide the first step in bringing the building back into use as a dwelling house***

4.2.2 Chimneystack repairs

Proposed work

- Repair 1 no. chimneystack allowing for removal of ACMs (asbestos containing materials being assumed cement cowl and possibly flue riser), brickwork repairs, resetting of chimney pots in renewed flaunching and provision of flue liner and ventilation

Consideration and justification

- The H+R report for façade masonry condition investigation (28 Nov 24) provides a detailed assessment (including photographs) of the condition of the extant chimneystack and accounts for corresponding recommendations of repair. Further details for repair are accounted for in the corresponding methodology
- A single chimneystack at the party wall with 39 North Road serves seven fireplaces within 37 North Road and presumably seven corresponding fireplaces within 39 North Road. The south side of the chimneystack associated with 37 North Road presents brickwork defects including spalling, wide spread presence of cement-based pointing and cement based 'plastic repairs' across the face of some brick. The flaunching has failed and at least 3 no. chimney pots are modern replacements with at least one presenting an assumed asbestos cement cowl. 1 no. pot is showing clay failure. The south side of the chimneystack serving 37 North Road requires repair to ensure it is structurally sound and properly detailed
- The chimneystack will be conserved and repaired. In the first instance any identified ACMs will need to be removed. To the brickwork, the inappropriate cement pointing will be removed and replaced with a lime-based mortar and a limited number of spalled or damaged bricks will be removed and replaced to match the existing. The defective mortar flaunching will be replaced, and chimney pots will be set within this. 1 no. defective pot will be replaced with a new like for like pot. Where flues are to be brought back into reuse the flues will be lined. Where flues remain redundant a ventilated cowl shall be introduced onto the chimney pot(s) corresponding with ventilated board (register grate) internally across the throat of the flue
- This work will facilitate restoring and maintaining dry conditions within the building
- The original characteristics and appearance of the chimneystack deriving from its

- materials, height, form and detailing will be preserved through the repairs proposed
- ***With due regard to S16 Planning (listed buildings and conservation areas) Act 1990, heritage provisions of the NPPF (Dec 2024), Policy SP12 of Haringey's Strategic Policies 2013 – 2026 (March 2013) and Policy D9 of Haringey's Development Management Plan DPD (Adopted July 2017), the repairs to the chimneystack will conserve and enhance the listed building without harm to its significance. As part of the scheme of works, the work will address necessary repair to secure the future of this listed building 'at risk', ensure the external envelope is wind, watertight and structurally sound and provide the first step in bringing the building back into use as a dwelling house***

4.2.3 Party wall repairs

Proposed work

- Rebuild east (front) wall head to party wall, repair west (rear) wall head and allow for appropriate lead flashing (code 5)

Consideration and justification

- The H+R report for façade masonry condition investigation (28 Nov 24) provides a detailed assessment (including photographs) of the condition of the extant party wall and accounts for corresponding recommendations of repair. Further details for repair are accounted for in the corresponding methodology
- It is evident that the party wall between 37 North Road and 39 North Road is in poor condition. The front (east) slope is particularly poor with failed 'roman cement' render finishes over fractures and crumbling brickwork. The nature of this defect will be a cause of water ingress within the building. The party wall to the rear (west) slope has been built up and altered in the past and shows localised defects including spalled bricks and the presence of cement-based mortars
- The front (east) section of party wall head is in very poor condition and requires rebuilding. This will be done on a like-for-like basis with the wall head retaining its existing height, form and appearance. New brickwork will be used to build up the wall head and this will be render as it was previously in a sympathetic 'Roman cement' finish. A lead flashing detail will be introduced to protect the junction between the wall and slates
- The rear (west) section of the party wall will be conserved and repaired. Inappropriate cement pointing will be removed and replaced with a lime-based mortar and a limited number of spalled or damaged bricks will be removed and replaced to match the existing. A lead flashing detail will be introduced to protect the junction between the wall and slates, replacing the existing cement fillet
- This works will facilitate restoring and maintaining dry conditions within the building
- The overall characteristics and appearance of the party wall deriving from materials, height, form and detailing will be preserved through the works proposed
- ***With due regard to S16 Planning (listed buildings and conservation areas) Act 1990, heritage provisions of the NPPF (Dec 2024), Policy SP12 of Haringey's Strategic Policies 2013 – 2026 (March 2013) and Policy D9 of Haringey's Development Management Plan DPD (Adopted July 2017), the necessary works to the party wall will conserve and enhance the listed building without harm to its significance. As part of the scheme of works, the work will address necessary repair to secure the future of this listed building 'at risk', ensure the external envelope is wind, watertight and structurally sound and provide the first step in bringing the building back into use as a dwelling house***

4.2.4 Repairs to front (east) elevation

Proposed work

- Address structural failures to upper southeast corner of the building through localised rebuilding of brickwork and localised replacement of cornice along with localised repairs and remedial works to address defects across the remaining facade

Consideration and justification

- H+R report for façade masonry condition investigation (28 Nov 24) provides a detailed assessment (including photographs) of the condition of the extant front (east) elevation and accounts for corresponding recommendations of repair. Further details for repair are accounted for in the corresponding methodology
- Mistry Design report on method statement for remedial structural works due to dry rot (17 Feb 25) identifies structural works required to the front (east) elevation
- 37 North Road is part of a composition of four dwellings, 37-43 North Road, which have been built to present a grand frontage constructed in red brick with bold pilaster and cornice detailing derived from 'Roman cement' plaster finishes applied over brickwork. The cornice is built up to project with sandstone slabs. At 37 North Road the front (east) elevation is suffering from a range of defects, including localised structural failure to upper parts, and the nature of these defects is a cause of moisture ingress within the building. Structural failure has occurred at the southeast end of the parapet/wall head and cornice where render finishes have failed and have been failing over a long period of time (failure having been exacerbated by poor quality cement repairs and inappropriate paint finishes) resulting in and exposing fractured and crumbling brickwork and sandstone beneath. The capital detail has been lost to the upper part of the pilaster. At the northeast end of the parapet/wall head and cornice damage is more limited and comprises of debonded render and cracking in the render finish. Across the remaining façade there is localised failure of the rendered finishes which have debonded from underlying brickwork, this is notable to render above the entrance, render forming the pilaster and render below the string course. Additionally, there is failure of past repairs at first floor level (where 'plastic repairs' have been carried out over spalled brickwork faces) , localised spalling bricks and soiling from ivy roots (ivy has previously been removed) or staining from water damage
- **Parapet/wall head and cornice repairs:** The nature of defects are such that the upper parts of the southeast corner of the building need to be dismantled and rebuilt; all fractured and crumbling brickwork and stonework underlying the rendered cornice needs to be removed, and the south end of the parapet/ wall head and cornice built back up from the point where sound and stable brickwork is identified. Reconstruction will be in materials to match original i.e. bricks to match original and render cornice in a 'Roman cement'. Where the cornice can be retained towards the central and north end the inappropriate paint finishes will be removed and cracks in the render filled with a 'Roman cement'. The entire cornice will then be painted in Keim paint. The intent is to retain as much fabric as in-situ as possible and reconstruct only those parts where structural failure has occurred, and reconstruction is essential
- **Render finishes:** Across the front (east) façade damaged render finishes including those forming the pilaster detailing will be addressed. Firstly, inappropriate paint finishes will be removed from render along with loose material. At ground floor level it is anticipated that all render below the string course will need to be removed. To the upper part of the southeast pilaster loose render will be removed. Render will be replaced with a new 'Roman cement' to reflect what had existed or localised repairs i.e. infilling of cracks, where render can be retained, will be undertaken in the same. The capital detail to the south pilaster needs reinstating where it is lost and this will be done by taking a mould from the party wall plaster or an adjacent property, replicating the capital in 'Roman cement' and reinstating it. All render finishes will then be

painted in a Keim paint. The intent is to conserve and repair the render retaining as much fabric as in-situ as possible and replace only areas of render where failure has occurred, and replacement is absolutely necessary

- **Brickwork repairs:** failing past repairs will be removed. Where bricks are spalled these bricks will be replaced on a like for like basis and set within pointing to match surrounding pointing. Where brickwork is soiled from ivy roots this will be clean and where brickwork is stained from water damage a poultice cleaning maybe used to tidy this up. The intent is to retain as much fabric in-situ as possible and replace bricks only where absolutely necessary. It is identified that façade currently presents cement repointing, and, in this instance, this will be left in-situ as it is cost prohibitive to remove it
- This works will facilitate restoring and maintaining dry conditions within the building
- The original characteristics and appearance of the front (east) elevation deriving from form, materials and detailing will be preserved through the remedial works proposed
- ***With due regard to S16 Planning (listed buildings and conservation areas) Act 1990, heritage provisions of the NPPF (Dec 2024), Policy SP12 of Haringey's Strategic Policies 2013 – 2026 (March 2013) and Policy D9 of Haringey's Development Management Plan DPD (Adopted July 2017), the necessary works to the front (east) elevation will conserve and enhance the listed building without harm to its significance. As part of the scheme of works, the work will address necessary repair to secure the future of this listed building 'at risk', ensure the external envelope is wind, watertight and structurally sound and provide the first step in bringing the building back into use as a dwelling house***

4.2.5 Refurbishment of rainwater disposal

Proposed work

- Re-line parapet gutters in lead (code 5) and replace existing plastic rainwater goods to rear (west) elevation with metal rainwater goods

Consideration and justification

- H+R report for façade masonry condition investigation (28 Nov 24) provides comment (including photographs) on the parapet gutter lining and accounts for corresponding recommendations of repair. Further details for repair are accounted for in the corresponding methodology
- The original design of this building incorporates rainwater disposal via lead lined parapet gutters which serve the front (east) roof slope and side (south) roof discharging to the rear (west) elevation. Presently rainwater discharges into a relatively small late 20th century plastic hopper head and onward into a late 20th century plastic downpipe that discharges onto the flat roof of the later rear extension. Localised parts of the lead lined parapet gutters are compromised by structural failure to the southeast corner of the building and are a cause of moisture ingress within the building. The hopper head and downpipe are also considered inadequately sized to take rainwater discharge from the parapets
- The existing leadwork will be removed from the parapet gutters. In conjunction with relaying the slate roof covering, once all structural repairs have been completed to the southeast corner of the building and structural timbers have been replaced/repared, the timber form of the parapet gutter structure will be repaired/replaced and relined in lead
- The removal of the lead from parapet gutters will provide access to repair the timber roof structure and parapet gutter structure, where repair is required to address decayed timber caused by the dry rot outbreak
- The plastic hopper head, gutter and downpipe will be replaced by new textured black Alumsac metal heritage rainwater goods. The hopper head, half round gutters, and

round downpipe will be sized larger than existing to ensure they can adequately accommodate rainwater discharge from the parapet gutters

- The historic arrangement and characteristics of rainwater disposal will be retained although detailing to the rear (west) elevation comprising of hopper and downpipe will be enhanced in function and appearance by the introduction of better-quality metal rainwater goods
- Rainwater goods will discharge to extant below ground drainage to the rear of the building
- This works will facilitate restoring and maintaining dry conditions within the building
- ***With due regard to S16 Planning (listed buildings and conservation areas) Act 1990, heritage provisions of the NPPF (Dec 2024), Policy SP12 of Haringey's Strategic Policies 2013 – 2026 (March 2013) and Policy D9 of Haringey's Development Management Plan DPD (Adopted July 2017), the necessary works to the rainwater disposal will conserve and enhance the listed building without harm to its significance. As part of the scheme of works, the work will address necessary repair to secure the future of this listed building 'at risk', ensure the external envelope is wind, watertight and structurally sound and provide the first step in bringing the building back into use as a dwelling house***

4.2.6 Refurbishment of rear (west) elevation including flat roof

Proposed work

- Remove and replace exterior render and remove and replace flat roof felt roof covering from rear addition

Consideration and justification

- The H+R report for façade masonry condition investigation (28 Nov 24) provides comment (including photographs) on the rear (west) elevation render with corresponding repair recommendations. Further repair details are accounted for in the corresponding methodology
- The render to the rear elevation is in poor condition with evidence of surface cracking and debonding. Its inadequacies are compounded by the fact it was likely poorly applied in the first instance and it has been painted with an impermeable paint finish which is likely trapping moisture. Defects and inadequacies in this render will be a cause of moisture ingress within the building. The render will be removed and replaced with a new NHL render decorated in Keim paint
- The flat roof of the rear addition has a failed felt roof covering. Defects in the roof covering will be a cause of moisture ingress within the building. The roof covering will be replaced with a new bitumen felt roof covering
- The removal of the roof covering will provide access to repair the timber roof structure, where repair is required to address any decayed timber
- This works will facilitate restoring and maintaining dry conditions within the building
- The present appearance of the rear (west) elevation deriving from its materials and detailing will be preserved through the works proposed
- ***With due regard to S16 Planning (listed buildings and conservation areas) Act 1990, heritage provisions of the NPPF (Dec 2024), Policy SP12 of Haringey's Strategic Policies 2013 – 2026 (March 2013) and Policy D9 of Haringey's Development Management Plan DPD (Adopted July 2017), the necessary works to the rear (west) elevation will conserve and enhance the listed building without harm to its significance. As part of the scheme of works, the work will seek to address necessary repair to secure the future of this listed building 'at risk', ensure the external envelope is wind, watertight and structurally sound and provide the first step in bringing the building back into use as a dwelling house***

4.3 ASSESSING IMPACT: INTERNAL WORKS

4.3.1 Opening up works (investigatory works)

Retrospective and proposed work

- Localised removal of internal plaster finishes to allow access to investigate and remediate decayed structural timbers

Consideration and justification

- The H+R report for dry rot and timber condition investigation (1 Nov 24) provides a detailed assessment (including photographs) identifying areas where timber is decayed and has been affected by dry rot infection and other forms of rot
- Plans (floor plans: existing showing areas of floor and ceiling opened up to investigate dry rot outbreak) by PKS Architects (dated January 2025) shows area of localised removal of internal plaster and localised lifting of floorboards
- The building has suffered a dry rot infection associated with prolonged moisture ingress that has occurred over the previous decade corresponding with external defects. Unfortunately, dry rot thrives in concealed areas of buildings where dampness is prevalent, ventilation is poor, its dark and there is availability of soft wood timbers to consume
- Dry rot has affected structural timbers within the building these being the roof structure and floor structures (floor joists) across the ground, first and second floor. Structural timber parts affected by dry rot are hard to access (i.e. wall plates and joist bearing ends) and mostly concealed by ceiling and floor finishes. Consequently, an element of opening up has been necessary to assess the extent of the dry rot infection and the consequential timber decay. Some limited further works are likely to be necessary in the future to facilitate structural timber repairs
- To investigate the dry rot infestation some floorboards have been lifted adjacent to the front (east) walls and rear (west) walls where joist bearing ends are embedded into brickwork
- To investigate the dry rot infestation lath and plaster wall finishes and ceiling finishes have already been removed from the attic floor. These finishes were already damaged, part missing (in the case of the ceiling) and live (detached from laths and/or rafters), presenting extensive cracking, water staining, dampness and mould growth present. These finishes would require replacement in the future anyway
- To investigate the dry rot out infection some parts of the lath and plaster ceiling finishes at the first-floor hall have already been removed. These finishes were already damaged, part missing or live (detached from laths and/or rafters), presenting extensive cracking, water staining, dampness and with mould growth present. These finishes would require replacement in the future anyway. Additionally, within the front first floor bedroom an area of later plasterboard ceiling that ran along the east side of the room has been removed. Within the rear former bathroom, the plasterboard ceiling has been removed
- There is no intention to remove all historic plaster finishes within the building or really any more historic plaster finishes beyond opening up already undertaken. In the future some limited plaster removal maybe needed to facilitate structural timber repairs, but this will only become clear when repairs commence
- A benefit of the opening up undertaken is that it is now allowing ventilation to concealed parts which, in conjunction with external protection measures (tin roof and scaffold sheeting) and background heating (portal heaters) is helping dry the building down. This works will facilitate restoring dry conditions within the building
- It is to be noted that opening up has revealed previous repairs to structural timbers within the building particularly along the front (east) elevation where joists have been partnered, or splice scarf repairs have been carried out to joist bearing ends. It is likely there has been a previous dry rot infection that necessitated these repairs

- ***With due regard to S16 Planning (listed buildings and conservation areas) Act 1990, heritage provisions of the NPPF (Dec 2024), Policy SP12 of Haringey's Strategic Policies 2013 – 2026 (March 2013) and Policy D9 of Haringey's Development Management Plan DPD (Adopted July 2017), the necessary opening up works will ultimately lead to the conservation and enhancement of the listed building with harm to the building's significance through loss of historic fabric minimised to where opening up is essential. As part of the scheme of works, the work will facilitate necessary repair to secure the future of this listed building 'at risk' and provide the first step in bringing the building back into use as a dwelling house***

4.3.2 Remedial works to structural timbers

Proposed work

- Repair of structural timbers; repair of timber roof structure and timber floor structures

Consideration and justification

- The H+R report for dry rot and timber condition investigation (1 Nov 24) provides a detailed assessment (including photographs) identifying areas where timber is decayed and has been affected by dry rot infection and other forms of rot. Details of repair are accounted for in the corresponding methodology
- Mistry Design report 'Method Statement for remedial structural works due to dry rot' (17 Feb 25) also identifies where defective structural timbers need to be repaired or replaced
- Measures are already in place to dry the building down and arrest the dry rot infection. The impact of these measures will establish conditions within the building where dry rot cannot develop further. Decay of timber will cease if the moisture content of the wood reduces below 20 percent. There are, however, timbers which are already decayed from dry rot infection and other forms of rot, where structural integrity of the timber has been lost or is compromised and where timber repair or replacement is a necessity to ensure the building is structurally sound. Decayed timber and timber with dry rot infestation need to be removed
- In summary, localised replacement of structural timbers is proposed within the roof structure where it is identified that the wall plates are heavily decayed. Full replacement of wall plates along the east and west roof slopes is required and partial replacement of the west wall plate is required. Repair will be necessary to some rafters to address decayed rafter feet particularly along the south roof slope below the parapet gutter where rafters will be cut back and partnered
- In summary, repair is required to the second-floor floor structure where some joist bearing ends to the rear (west) wall present decay and to the front (east) wall modern repaired joists are improperly bedded into the wall which required addressing.
- In summary, the first-floor floor structure presents a greater degree of timber decay. Decay is widespread to timbers in the southeast corner of the front bedroom and adjacent landing and within the rear extension (former bathroom). In these parts proposals account for some whole joists being replaced and some joist bearing end repaired
- In summary, repair is required to the ground-floor floor structure where some joist bearing ends to the front (east) wall and rear (west) wall present decay
- The intention is to retain all structural timbers which are not decayed or infected by dry rot. Remedial works will focus on replacing structural timbers that are heavily decayed along their length and repairing timbers which present localised decay by cutting back and removing decayed lengths and section of structural timber and timber affected by dry rot. New lengths and sections of timber will match existing in material and section. Where decayed sections of timber are removed from rafter

bearing ends and joist bearing ends repaired sections will be jointed into new timbers or partnered as required. As part of repairs consideration will be given to isolating timbers which come in to contact with masonry affected by dry rot to safeguard them in the future

- This works will facilitate removing decayed timber and timber affected by dry rot infection from the building and reestablishing structural sound roof and floor structures
- ***With due regard to S16 Planning (listed buildings and conservation areas) Act 1990, heritage provisions of the NPPF (Dec 2024), Policy SP12 of Haringey's Strategic Policies 2013 – 2026 (March 2013) and Policy D9 of Haringey's Development Management Plan DPD (Adopted July 2017), the necessary works to address defects within structural timbers will ultimately lead to the conservation and enhancement of the listed building with harm to the building's significance through loss of historic fabric minimised to where structural repair is essential. As part of the scheme of works, the work will facilitate necessary repair to secure the future of this listed building 'at risk' and provide the first step in bringing the building back into use as a dwelling house***

4.3.3 Remedial works to timber lintels

Proposed work

- Replacement of decayed timber lintels

Consideration and justification

- The H+R report for dry rot and timber condition investigation (1 Nov 24) provides a detailed assessment (including photographs) identifying areas where timber is decayed and has been affected by dry rot infection and other forms of rot. Details of repair are accounted for in the corresponding methodology
- Mistry Design report 'Method Statement for remedial structural works due to dry rot' (17 Feb 25) also identifies where decayed timber lintels need removing
- On the inside face of walls window openings are formed with concealed timber lintels which have brickwork above and adjacent to them and are plastered on the inside face. Lintels to internal doorway openings are also constructed the same. These types of embedded structural timbers are highly susceptible to decay and associated dry rot infestation when adjacent brickwork has become damp, because a large part of their surface area is in contact with the damp brickwork. Within the building all timber lintels to the front (east) elevation are decayed and infected with dry rot, to the rear (west) elevation at least 1 no. lintel is decayed and some of the internal door lintels are decayed
- The decayed lintels need to be removed. In this case it is proposed they are replaced with precast concrete lintels this is because these concealed timbers are at high risk of future decay because they are concealed without ventilation and large parts of their surface area will be in contact with brickwork that remains infected with dry rot. It is prudent to safeguard against future issues by removing timber concealed and embedded within brickwork
- This work will facilitate removing decayed timber and timber affected by dry rot infection from the building and reestablishing structural sound window and doorway lintels
- ***With due regard to S16 Planning (listed buildings and conservation areas) Act 1990, heritage provisions of the NPPF (Dec 2024), Policy SP12 of Haringey's Strategic Policies 2013 – 2026 (March 2013) and Policy D9 of Haringey's Development Management Plan DPD (Adopted July 2017), the necessary works to address defects within structural timber lintels will ultimately lead to the conservation and enhancement of the listed building with harm to the***

building's significance through loss of historic fabric minimised to where structural repair is essential and to prevent future problems. As part of the scheme of works, the work will facilitate necessary repair to secure the future of this listed building 'at risk' and provide the first step in bringing the building back into use as a dwelling house

4.4 ASSESSING IMPACT: IMPACT ON SETTING OF ADJACENT LISTED BUILDINGS AND CHARACTER AND APPEARANCE OF THE CONSERVATION AREA

4.4.1 Repairs to 37 North Road (Phase one works)

Proposed works

- Repairs as accounted for in items 4.2.1-4.2.6 and item 4.3.1-4.3.3 above

Consideration and justification

- The dilapidated condition of 37 North Road detracts from the setting of the adjacent listed buildings, particularly the composition that is 37-43 North Road, and detracts from the character and appearance of the conservation area. The negative impact the building has on the surrounding heritage assets has been acknowledged by the local planning authority who have previously served (2017) a S215 Notice as a means of trying to address the situation
- The works now proposed to 37 North Road will address its structural defects and other external defects and will secure the building into a wind, watertight and structurally sound state in materials and manner that is sensitive to the character of the building. Consequently, the works will significantly improve the external appearance of the building which in turn will enhance the setting of adjacent listed buildings and the character and appearance of the conservation area
- The works now proposed to 37 North Road are intended to sympathetically restore the original/historic appearance of the building retaining historic fabric where possible and undertaking repairs like for like to original/historic materials. The works are intended to preserve the architectural and historic integrity and merits of the building which will preserve the historic composition that is 37-43 North Road and preserve the historic integrity of the conservation area
- ***With due regard to S66 and S72 Planning (listed buildings and conservation areas) Act 1990, heritage provisions of the NPPF (Dec 2024), Policy SP12 of Haringey's Strategic Policies 2013 – 2026 (March 2013) and Policy D9 of Haringey's Development Management Plan DPD (Adopted July 2017), the works proposed to 37 North Road will enhance the setting of adjacent listed buildings and conserve and enhance the character and appearance of the conservation area***