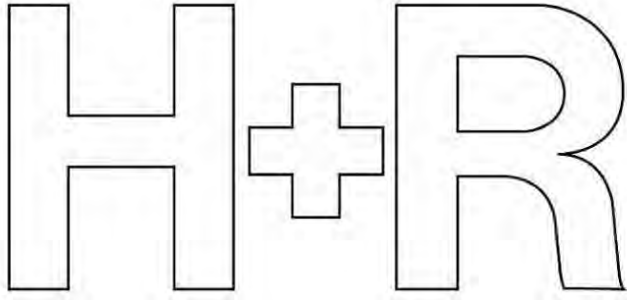




LEVEL 2 HISTORIC BUILDING RECORD FOR 37 NORTH ROAD, HORNSEY

JOB NO. 162-58



DOUGLAS PASKIN, PKS ARCHITECTS

18 DECEMBER 2024

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Note: Covering photograph taken by owner in 2024 prior to erection of scaffolding

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1 INTRODUCTION

1.1 AUTHORITY AND REFERENCE

- 1 Hutton+Rostron Environmental Investigations Limited were instructed to undertake a Level 2 historic building record of 37 North Road, Hornsey on 18 December 2024 in accordance with instructions from Douglas Paskin, PKS Architects, by completed order form dated 9 December 2024, received by e-mail 9 December 2024 [12:58]. 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

- 1 The aim of this Level 2 historic building record is to record 37 North Road and its fabric as works are undertaken to address issues associated with water ingress and notably a dry rot outbreak. The building record is made at the request of the LPA Conservation Officer, pending consideration of listed building consent HGY/2024/2339 and planning application HGY/2024/2437 and is intended to satisfy their requirements for further evidenced-based information about the building's fabric and significance. The Level 2 building record will (i) provide information and a record of all the building's extant fabric at a specific point in time (ii) provide a record of fabric that may be lost consequentially when the dry rot outbreak is addressed, (iii) provide a record that may inform future refurbishment works and finally (iv) provide further information about the building's architectural and historic interests

1.3 H+R STAFF ON SITE

Ms Katie McAndrew

1.4 PERSONNEL CONTACTED

Mr Douglas Paskin, PKS Architects

For limitations that apply to this report please see section 5

2 EXECUTIVE SUMMARY

- 1 37 North Road currently stands in a dilapidated condition with parts of its fabric in a decayed state as a result of water ingress and an associated dry rot outbreak. This is a consequence of the building having stood vacant for around eighteen months and in a neglected state for over a decade. The building is now pending refurbishment under new ownership with the intent that it can be occupied once again as a dwelling house. A listed building consent application HGY/2024/2339 and planning application HGY/2024/2437 are currently pending determination under the application title '*Investigatory and remedial works to establish the extent of dry rot, wet rot and rising damp*'. A historic building record has been requested by the local planning authority as an evidence base to aid determination of the pending applications
- 2 This Level 2 historic building record is intended to satisfy the local planning authority's request for a historic building record. The record is prepared in line with guidance provided in Historic England's Guide to Good Recording Practice (May 2016). A Level 2 record, which is a descriptive record, is considered to be the most appropriate level of record in this instance

3 BACKGROUND

3.1 BUILDING PARTICULARS

3.1.1 Location

- 1 37 North Road is located in Highgate in North London within the London Borough of Haringey. The property is located on North Road, which is a principal road (B519) between Highgate High Street and the A1. North Road is a wide street, predominantly residential, with buildings mostly adjoining one another. It presents a wide variety of different building styles of buildings constructed between the early 18th century and late 20th century. 37 North Road is located within the Highgate Conservation Area (designated December 1967). The building's postcode is N6 4BE

3.1.2 General description

- 1 37 North Road is one of four early 19th century dwellings designed collectively as a composition of two pairs of semis which face east onto North Road and are set back behind front gardens (listed collectively grade II). The composition comprises of two-storey dwellings with additional basement and attic accommodation. The composition has a distinct appearance constructed as two blocks in red brick, the front (east) elevations presenting bold pilaster and entablature detailing in cementitious render, the cornice of the entablature forming a parapet with hipped slate roofs behind. The entrance to each dwelling is within a narrow rendered recessed component of the design set either side of the red brick blocks and it is through this element that the two pairs of semis adjoin between 39 and 41 North Road. Windows are mainly multi-paned sashes with the ground floor window within the front (east) elevation being full room height. Anthemion design has been used on the pilaster capitals and is also used in ironwork which survives as balconettes to 39 and 43 North Road and in railings surrounding the front gardens of 41 and 43 North Road
- 2 37 North Road is at the south end of the composition (37-43 North Road), and it has been built up against 35 North Road (grade II) which is understood to be an earlier building of 18th-century origin. While 37-43 North Road retains a strong unified appearance there have been some alterations which result in variation. At 37 North Road there is a flat-roofed leaded dormer within the front (east) roof slope with side-hung casements, assumed to be a mid-20th century addition (photographic evidence shows it to be present in 1970). 37 North Road also retains an ironwork balconette to the front elevation serving the ground floor window, a detail which is also present at 43 North Road but not 39 or 41 North Road. Noticeably 37 North Road stands in a poor state of repair, having been unoccupied for around eighteen months and in a dilapidated and deteriorating state for at least a decade. It is presently identified as a building at risk on the Historic England Buildings at Risk register. 37 North Road presents a modest interior with understated fixtures and fittings much of which is original and/or historic fabric particularly on the ground, first and attic floors. It is, however, evident it has undergone past repair to address assumed decay associated with water ingress at the parapet level

3.1.3 Heritage designations

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

3.2 CONTEXT

3.2.1 Project Context

- 1 At the time of recording 37 North Road is vacant and uninhabitable, standing in a dilapidated state with parts of its fabric decayed as a result of water ingress and notably an associated dry rot outbreak. There are plaster finishes missing from some localised areas of walls and ceilings. The building is also without a kitchen or bathroom and functioning services further rendering it uninhabitable. The building requires refurbishment before it can be occupied once again
- 2 The building's current owner purchased the building in 2024 with the intention of addressing its dereliction and defects and restoring it back to a single dwelling house
- 3 H+R are commissioned by Douglas Paskin, PKS Architects to record the existing historic building and its fabric at the point initial works to address water ingress and the dry rot outbreak are to commence

3.2.2 Planning Context

- 1 A listed building consent application HGY/2024/2339 and planning application HGY/2024/2437 are currently pending determination under the application title 'Investigatory and remedial works to establish the extent of dry rot, wet rot and rising damp'
- 2 This historic building record has been requested by the local planning authority to aid consideration of these applications through the supply of evidence-based information that provides documented evidence about the building's existing fabric and interests. The building is being researched, photographically recorded and described to the minimum standard of a Level 2 record

3.3 RECORDING OBJECTIVES

3.3.1 Recording objective

- 1 The objective of this historic building record is to record building fabric at 37 North Road and undertake some basic research on the building. The aims of the site investigation and recording are:

- 1) To create a documentary record of the building in its vacant and dilapidated state prior to work being undertaken; providing information and a record of all the building's extant fabric at a specific point in time,
- 2) provide a record of fabric that may be lost consequentially when the dry rot outbreak is addressed,
- 3) provide a record that may inform future refurbishment works and,
- 4) further understanding of the architectural and historic interests of the building

3.3.2 Recording standards

- 1 Investigation and recording works at 37 North Road will be undertaken with due regard to prescribed Level 2 recording requirements defined in Historic England's Understanding Historic Buildings: A Guide to Good Recording Practice (2016). A Level 2 record is a descriptive record, accompanied by available drawings and photographs

The Level 2 record will include the following parts:

- a) Drawn record: Utilising existing measured survey plans. Measured drawings of any architectural details/decoration may be made if appropriate where such detail cannot be readily captured through photography or may be accurately copied before loss
- b) Photography: general view of building in its setting, external elevations, internal views of subject rooms and of notable fixtures and fittings
- c) Written record: background information (location, address), statutory designations, date and originator of record along with summary statement describing the building's form and fabric, its function and sequence of its development over time, and persons associated with the building i.e. architect, builders, patrons and owners

3.3.3 Recording methodology

- 1 A summary of the methodology which is being applied to prepare the record is as follows:
 - a) Fabric evidence/data is collected and recorded using an inventory template system which externally will account for elevation by elevation and internally consider room-by-room basis. This style of inventory ensures the written description of the fabric and photographs are presented together
 - b) A system of simple alphanumeric referencing (i.e. G/01 indicating ground floor room 1, F/01 indicating first floor room 1) will be used to correspond with annotated floor plans that will accompany the report as a means of clearly identifying where recording has taken place within the buildings
 - c) Limited desk-based assessment looking at historic information available about the building for the purpose of understanding the building's general history including people associated with the building where it is possible to do so

4 37 NORTH ROAD, HORNSEY

4.1 BUILDING HISTORY

4.1.1 Summary

- 1 37 North Road forms part of a composition of four dwellings, 37-43 North Road which are of early 19th century construction with map evidence indicating 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 also established in the 19th century
- 2 37-43 North Road reflects the modest size of dwellings that were commonly being built in North Road and around Highgate during the 19th century, these being narrow terraces with accomadation 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 and could afford good modest accomadation, 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

4.2 DOCUMENTARY RESEARCH

4.2.1 Planning history

- 1 The following planning records relating to 37 North Road and were identified on the online planning portal. 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 yields no significant information about the building's history, development and provenance of fabric:
 - a) **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
 - b) **2024** (August) Notification of tree works HGY/2024/2205. Decided

4.2.2 Books and published sources

- 1 Information contained within books and published sources can provide a valuable source of information about the history, development and occupants of a building. Information specific to 37 North Road is limited but general information about Highgate aids understanding of the place and provides context to understanding the building and its interests
 - a) **British History Online:** *A P Baggs, Diane K Bolton, M A Hicks, R B Pugh, A History of the County of Middlesex: Volume 6, Friern Barnet, Finchley, Hornsey With Highgate*, ed. T F T Baker, C R Elrington (London, 1980), *British History Online* <https://www.british-history.ac.uk/vch/middx/vol6> [accessed 2 January 2025]: Specific reference to 37 North Road with the brief statement 'Nos. 37 & 39 and 41 & 43 are early-19th-century pairs of unusual appearance, with pilaster strips rising to a cement entablature'. Otherwise, detailed background on the founding and development of Highgate from its medieval origins through to the 20th century. It is referenced that in the post medieval period and through into the 17th century Highgate developed to serve the rich and aristocracy but also catered for travellers and had many inns. By 18th century the demographic of Highgate was changing and while still attracting travellers and the rich it was 'no longer aristocratic' with dwelling houses being built following the subdivision of larger plots and of a humbler nature. By the end of the 18th century Highgate had the amenities of a small town and was a thriving commercial centre. It is specifically noted that North Road and North Hill where only called by these names from the 19th century and these roads were subject to greater development from mid-18th century onwards as housing spread out along the roads approaching 'the village' as Highgate grew
 - b) **Pevsner:** *Cherry, B., & Pevsner, N. (1998). London 4: North (Pevsner Architectural Guides: Buildings of England). New Haven, CT: Yale University Press.* Specific reference to 37 North Road with the brief statement 'An attractive later miscellany follows, with no. 37-43, early C19 with giant pilasters. Otherwise, a summarised account of buildings along North Road and North Hill with the Highpoint buildings the greater focus of interest. General summary of Highgate's development from its origins as a hamlet on the edge of Bishop of London's estate
 - c) J Richardson, (1983) *Highgate: Its History since the Fifteenth Century. Historical publications Ltd, New Barnet, Herts.* Specific reference to 37 North Road appears to be incorrect as it refers to a building under this address operating as the Coach & Horses from at least 1765 and closing between 1841-6 before being rebuilt in 1873 and this does not relate to the extant building which is an early 19th century dwelling house and part of a designed composition of four dwellings. Otherwise, the book

discusses the general development of Highgate from hamlet in the 15th century to its growth and establishment as an area of gentry and merchant residents in the 16th-19th century to building boom of suburban expansion in the 19th and 20th century. Specific reference to North Road as a route established across the Bishop of London's parkland which facilitated the founding of Highgate a place of trade and for travellers to rest and reference to North Road as an area where there was much building renewal over time and whereby it has changed from a place of many shops to being predominantly residential. A street-by-street guide attempts to identify some houses and their occupants but the information for 37 North Road is not correct

- d) **Hornsey Historical Society:** A Brief History of Highgate (online). Summary of origins of Highgate going back to the 12th century, the development of the settlement and role of travellers from late 14th century, growth into a small county town by the 18th century and growth beyond

4.2.3 Historic images

- 1 Images available in the form of drawings and photographs can provide a valuable understanding of a building in terms of its appearance, evolution, fabric provenance and context. There are a few images of 37 North Road available, the following sources have been reviewed:
 - a) **London Picture Archive:** 1 no. photograph taken in 1970 and showing the front elevation of 35 North Road but including the side of 37 North Road. 1 no. photograph taken in 1970 showing the rear of 39 North Road and including a partial view of the rear of 37 North Road. 1 no. photographs taken in 1975 and showing a North Road street scene with the focus on 37-43 North Road. 1 no. photograph taken in 1975 showing a North Road street scene focused on the garage and 35 North Road but including 37 North Road. [images not provided due to copyright]
 - b) **Historic England's online archive records including England's Places:** 5 no. photographs taken between 1977-1983 showing the exact same North Road street scene and includes a partial view of 37 North Road. 2 no. photographs taken between 1946-1999 showing 35 North Road and consequently including a partial view of 37 North Road [images not provided due to copyright]
 - c)
 - d) **Google Images:** 15 no. photographic street scene images taken between August 2008 and September 2024 mostly showing only partial views of 37 North Road behind vegetation [Appendix A, Fig. 1 – Fig. 8]
 - e) **Highgate Conservation Area: Character Appraisal and Management Plan (December 2013):** 1 no. photograph dated c.1906 showing the side of 37 North Road. It is noted that there is no dormer within the front (east) roof slope
 - f) **Francis Firth collection:** No photographs or other images featuring 37 North Road have been found in these records

4.2.4 Cartographic records

- 1 A reasonable understanding of the history, phasing, development, and context of 37 North Road and settlement morphology along North Road is gained from cartographic evidence as follows:

- a) **1968.** OS Map 1:1250 Revised 1967. This map shows development established along both sides of North Road. 37 North Road is identifiable by street number as one of a grouping of buildings [Appendix A, Fig. 9]
- b) **1952** OS Map 1:1250 Surveyed 1950. This map shows development established along both sides of North Road. 37 North Road is identifiable by street number as one of a grouping of buildings
- c) **1938** OS Map (25 inch to the mile). Revised 1936. This map shows development established along both sides of North Road. 37 North Road is identifiable as one of a grouping of buildings [Appendix A, Fig. 10]
- d) **1914** OS Map (25 inch to the mile) Revised 1913: This map shows development established along both sides of North Road. 37 North Road is identifiable as one of a grouping of buildings
- e) **1895** OS Town Map Revised 1895: This map shows tightly knit development of adjoining buildings established along both sides of North Road. 37 North Road is identifiable as one of a grouping of buildings. The building footprint has changed since 1870, and it now has an addition to the rear [Appendix A, Fig. 11]
- f) **1870** OS Map (25 inch to the mile), Surveyed 1863: This map shows tightly knit development of adjoining buildings established along both sides of North Road. 37 North Road is identifiable as one of a grouping of buildings. The map shows boundaries, gardens, planting and pathway in much detail. 37 North Road has a small rear yard and doesn't yet have an addition to the rear [Appendix A, Fig. 12]
- g) **1842** F Prickett The History and Antiquities of Highgate. This map shows tightly knit development of adjoining buildings established along both sides of North Road and North Hill. 37 North Road is not clearly identifiable but most likely part of the adjoining buildings shown on the west side of North Road. It is noted that the road is not called North Road but is part of 'Highgate' [Appendix A, Fig. 13]
- h) **1829** F C Cruchley's New Plan of London. This map shows tightly knit development of adjoining buildings established along both side of North Road and North Hill. Building footprints appear show in detail but bear no resemblance to that of 37-43 North Road and leading to the conclusion that this map shows previous buildings that were replaced by 37-43 North Road. It is noted that the road is not called North Road but is called High Str [Appendix A, Fig. 14]
- i) **1822** OS (6 inch to the mile) Surveyed 1804-1812. Indicative map but clearly showing development well established along both sides of North Road and North Hill. Buildings are not distinguishable as to whether they relate to extant buildings or not
- j) **1807** H William. Indicative map but clearly showing development well established along both sides of North Road and North Hill. Buildings are not distinguishable as to whether they relate to extant buildings or not [Appendix A, Fig. 15]
- k) **1746** John Rocque. An exact survey of the cities of London Westminster ye Borough of Southwark and the country near ten miles round. Map clearly showing development well established along both sides of North Road with garden. Building footprints do not relate to extant buildings [Appendix A, Fig. 16]
- l) **1712.** J Warburton, J Bland. A new correct map of Middlesex. Highgate clearly shown as a settlement with principal roads including North Road identifiable. Development indicatively shown as established on both sides of North Road

- 2 Historic maps can be viewed through online sources such as www.maps.nls.uk and www.oldmapsonline.co.uk

4.2.5 Census and 1939 Register

- 1 Census records can provide a valuable understanding of the occupants of a building and their social status. The census evidence provides an understanding of the occupants of 37 North Road and jobs they held throughout the end of Victorian period and Edwardian era. The census information can be summarised as follows:
 - a) **1939 Register** – 37 North Road identified by house number. Unoccupied with no residents named
 - b) **1911** – 37 North Road identified by house number, occupied by Mr Edward Tout (56) joiner and Mrs Tout (56).
 - c) **1901** – 37 North Road identified by house number (between 35 and 39), occupied by Mr Edward Tout (47) joiner, Mrs Tout (47) along with son (19), daughter (16) and boarder (29)
 - d) **1891** – 37 North Road identified by house number (between 35 and 39), occupied by Benjamin Hale (46) carpenter/joiner, Martha Hale (36) and 2 no, sons (1) and sister-in-law (20) domestic servant
 - e) **1881** – North Road named but house numbers are not in regular use and do not go up to 37 although a number of premise are identified as shops of different sorts (i.e. green grocers, feed shop red lion etc) or property names. It is not possible to correctly identify 37 North Road and its occupants from the information
 - f) **1871** – 37 North Road, North Side. 37 identified by house number, occupied by John Gulling (55) grocer and Eliza (52). *It is possible this entry reflects an earlier house numbering system and does not relate to the building this is because numbers are shown in the census in sequence and not evens on one side, odds on the other
 - g) **1861** – North Road named but house numbers not in use although a number of premise are identified as shops of different sorts (i.e. tailors' shop, wheelwright shop, carpenter shop, grocer shop etc). It is not possible to correctly identify 37 North Road and its occupants from the information
 - h) **1851** – North Road named but house numbers not in use. It is not possible to correctly identify 37 North Road and its occupants from the information
 - i) **1841** – It is not possible to identify 37 North Road or its occupants from this information. Around this time the street was known as Highgate (on maps). High Street and North Road were both street named on the census, but no house numbering was used

4.2.6 Other sources

- 1 The Highgate Conservation Area Character Appraisal and Management Plan (December 2013) provides a detailed assessment on the history and evolution of Highgate and specifically those parts which fall within the Borough of Haringey. The document provides justification to why the conservation area is recognised to be an area that has special architectural or historic interest and has a character or appearance which it is desirable to preserve or enhance. The appraisal described the development of Highgate from its early beginnings around the 14th century before going on to note *'the main period of the*

development of Highgate occurred during the 19th century' when smaller scale houses were built amongst earlier buildings. North Road is located within the village core (sub area 1) which is the original village core and intersection of key routes. 37-43 North Road are mentioned only to say they are 'two pairs of early 19th century houses linked in the centre by recessed porch wings, each two storeys high and a basement'

4.3 INVENTORY

4.3.1 Exterior Inventory

- 1 The exterior inventory was produced following assessment of the building undertaken on 18 December 2024. It is to be noted that assessment and recording of the exterior was inhibited by the presence of scaffold

4.3.2 Interior Inventory

- 2 The interior inventory was produced following assessment of the building undertaken on 18 December 2024. Rooms are identified by an alphanumeric room number system which accords with floor plans provided in Appendix B

EXTERIOR INVENTORY

EXTERNAL REFERENCE

Date	18 December 2024
<i>Elevation (N,E,S,W)</i>	East elevation
<i>Area name (if applicable)</i>	Front elevation
<i>Area function (if applicable)</i>	Front elevation

WRITTEN DESCRIPTION

<i>Roof</i>	Slate roof covering to hipped timber roof structure comprising of mill sawn manufactured softwood timbers with east and west slopes overlaid by sarking boards (assumed original), felt then slate and south slope overlaid with assumed breather membrane (laid after December 2013) then slate. East and west slopes incorporating flat roof dormers. Note: east dormer as mid-20 th century insertion, flat roof leaded dormer. West dormer original, flat roof dormer, assume rendered checks with evidence of repair using EML.
<i>Walls</i>	Red brick laid in a bastardized Flemish bond and presenting later cement pointing. Pilaster, capital and entablature features to facade in cement-based render.
<i>Rainwater Goods</i>	None. Rainwater discharge from roof dealt with by parapet gutter extending across the front (east) elevation and round into the side (south) elevation to discharge into downpipes at the rear of the building.
<i>Doors</i>	Front door painted timber with single lower raised and fielded panel and upper part glazed in three pane glazing arrangement. Central letter box. Plain glazed half round fanlight over door
<i>Windows</i>	Lower ground floor, 1 no. eight by eight pane, singled glazed, painted white. Windows set back with opening with only sashes visible and sash box entirely concealed. Window set below architrave detail. Ground floor, 1 no. large vertical sliding sash, eight by eight pane, singled glazed, painted white. 2 no. sash window handles present to upper meeting rail. Windows set back with opening with only sashes visible and sash box entirely concealed. Window set below rubbed flat arch brick lintel. First floor, 1 no. vertical sliding sash (notably smaller than ground floor sash directly below), eight by eight pane, singled glazed, painted white. 2 no. sash window handles present to upper meeting rail. Windows set back with opening with only sashes visible and sash box entirely concealed. Window set below architrave

	detail. Attic floor, 1 no. side hung casement, plain glazed (without glazing bars), single glazed, painted white. Dormer and window mid-20th century insertion.
<i>Other items of interest</i>	Ironwork balconette to ground floor window incorporating anthemion and Vitruvian scroll detailing.

ADDITIONAL WRITTEN OBSERVATIONS

<i>Additional comments</i>	Recorded in Winter 2024. The building has been vacant for around eighteen months and in a dilapidated and deteriorating state for at least a decade and this is reflected in the poor condition of the front elevation. At the time of the survey scaffold was present across the front elevation ahead of building refurbishment.
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PHOTOGRAPHS

Photograph: General Context



Front (east) elevation.

Photograph: Building Detail



Front elevation, showing red brick laid to a bastardized Flemish bond with later cement repointing.

Photograph: Building Detail



Front elevation, showing damage to render which forms the pilaster detail that has been applied over brickwork. Pilaster render is formed of a cement-based render.

Photograph: Building Detail



Front elevation, showing metal balconette to ground floor window.

Photograph: Building Detail



Front (east) elevation, front door.

EXTERNAL REFERENCE

<i>Dated</i>	18 December 2024
<i>Elevation (N,E,S,W)</i>	West elevation
<i>Area name (if applicable)</i>	Rear elevation
<i>Area function (if applicable)</i>	Rear

WRITTEN DESCRIPTION

<i>Roof</i>	Described above under the front elevation.
<i>Walls</i>	Main range painted render with evidence of incised detailing suggestive of an ashlar style decorative finish historically. Flat roof addition in painted brick.
<i>Rainwater Goods</i>	Black plastic downpipe.
<i>Doors</i>	Back door painted timber with solid lower part presenting incised panel detailing and upper part glazed in multiple glazing arrangement with margin lights.
<i>Windows</i>	Lower ground floor, 1 no. side hung casement, plain glazed (without glazing bars), single glazed, painted white. As later replacement. Ground floor, 1 no. vertical sliding sash, eight by eight pane, singled glazed, painted white. 2 no. sash window handles present to upper meeting rail. Windows set back with opening with sash box part visible. First floor (main range), 1 no. vertical sliding sash six by six pane, singled glazed, horns present, painted white. Windows set back with sash box part visible. Assume later replacement window. First floor (flat roof addition), 1 no. flush fitted side hung casement eight by eight pane, single glazed, painted white. Attic floor, Window missing and opening covered by sheet plastic.
<i>Other items of interest</i>	None.

ADDITIONAL WRITTEN OBSERVATIONS

<i>Additional comments</i>	Recorded in Winter 2024. The building has been vacant for around eighteen months and in a dilapidated and deteriorating state for at least a decade and this is reflected in the poor condition of the rear elevation. At the time of the survey, scaffold was present across the rear elevation ahead of building refurbishment.
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PHOTOGRAPHS

<i>Photograph: General Context</i>

Rear (west) elevation.

Photograph: Building Detail



Rear (west) elevation. Painted render (assumed over brickwork). The faint lines of an incised detailing are visible within the render finish.

Photograph: Building Detail



Rear (west) elevation showing the painted brickwork of the flat roof addition.

INTERIOR INVENTORY:
ATTIC FLOOR

ROOM REFERENCE

<i>Floor</i>	Attic floor (second floor)
<i>Room number</i>	S1 including S1a
<i>Room function/name (if apparent)</i>	Bedroom incorporating built-in cupboard

WRITTEN DESCRIPTION

<i>Ceiling</i>	S1 with ceilings removed, roof structure and underside of roof coverings visible. Staining to underside of rafters' indicative of original lath and plaster finishes. S1a with ceiling and walls in decorated horizontally laid timber boards @ 205 mm (depth). Note: the horizontal boards have the remains of a lining paper over then.
<i>Walls (incl. skirtings) (N/E/S/W)</i>	S1 <u>North</u> wall as party wall with 39 North Road, decorated lime plaster over brickwork. Skirting present comprising of simple (unprofiled) decorated timber skirting boards @ 125mm height. <u>East</u> , <u>south</u> and <u>west</u> walls with wall finishes removed exposing timber structure. Staining to internal side of ashlar timbers indicative of original lath and plaster finishes. South wall (west end) with 1 no. cupboard formed of timber panelling. S1a with walls and ceiling in decorated horizontally laid timber board @ 205 mm (depth). Note: the horizontal boards have the remains of a lining paper over then.
<i>Floor</i>	S1 and S1a floorboards extending through both spaces orientated north/south (over joists orientated east/west). c.210mm (width) x 20mm (depth). Butted.
<i>Internal doors</i>	S1 with 1 no. four paneled door, painted, plain (without beading detail). 730mm (width) x 1.76m (height) Lock case to inner (room) side and key plate to outer side. S1a with 1 no. four paneled door, painted, plain (without beading detail). 680mm (width) x 1.71m (height). Key plate to room side. Keyhole outer side.
<i>Fireplaces</i>	North (party) wall contains 1 no. fireplace aperture to east side. Fireplace missing although hearth is visible within floor.
<i>Fixtures and fittings</i>	None.
<i>Other items of interest</i>	None.

ADDITIONAL WRITTEN OBSERVATIONS

<i>Additional comments</i>	Recorded in Winter 2024. The building has been vacant for around eighteen months and in a dilapidated and deteriorating state for at least a decade and this is reflected in the poor condition of internal fabric including evidence of fabric damaged by rainwater ingress and associated timber decay.
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PHOTOGRAPHS

Photograph: General Context



Room S1, looking east through room.

Photograph: General Context



Room S1 looking west through room.

Photograph: Building Detail



Room S1, showing the underside of south roof slope (east end) where rafters are overlaid by an assume breather membrane with production date stamp 19/12/13.

Photograph: Building Detail



Room S1, showing the underside of the west roof slope with rafters are overlaid by sarking boards which are overlaid by roofing felt.

Photograph: Building Detail



Room S1, showing evidence of previous structural repairs along the east wall. Partnering timbers with bituminous painted ends set in cement mortars are present along east masonry.

Photograph: Building Detail



Room S1, showing floorboards originated north/south.

Photograph: Building Detail



Room S1, showing four-panel internal door with key plate and handle to outer side of door.

Photograph: Building Detail



Room S1, showing the position of former fireplace within north party wall. The fireplace (surround and grate) has previously been removed although the hearth remains within the floor.

Photograph: Building Detail



Room S1, showing plain (unprofiled) timber skirting.

Photograph: Building Detail



Room S1, showing room S1a as a timber built-in cupboard within the southwest corner of room.

Photograph: Building Detail



Room S1a, showing interior of cupboard which is lined with horizontal timbers. A lining paper had been stuck over the timbers and is peeling away.

INTERIOR INVENTORY:
FIRST FLOOR

ROOM REFERENCE

<i>Floor</i>	First floor
<i>Room number</i>	F1 including F1a
<i>Room function/name (if apparent)</i>	Landing including staircase to attic floor and cupboard under the stairs

WRITTEN DESCRIPTION

<i>Ceiling</i>	Ceiling removed, open to underside of joists with underside of parapet gutter visible along south wall. Ceiling sloping to south following roofline. Staining to underside of rafters' indicative of original lath and plaster finishes. Note: Evidence of past repair to south-east corner.
<i>Walls (incl. skirtings) (N/E/S/W)</i>	Decorated lime plaster over brickwork. Plaster finish on south wall appears to be of two coats (scratch coat and finish coat) @ 20mm thick. Skirting comprising of simple (unprofiled) decorated timber skirting boards @ 170mm height.
<i>Floor</i>	F1 and F1a, floorboards orientated north/south (over joists orientated east/west). c.220mm – 230mm (width) x 20mm (depth). Butted.
<i>Internal doors</i>	Doors reference with associated rooms. Note architrave facing hallway and door lining built up from plain boards with applied beading. Architrave fixed to timber grounds (timbers embedded within walls) within opening. Architrave 150mm (width). S1a (Cupboard under staircase) with 1 no. two paneled door, painted, plain (without beading detail). 500mm (width) x 1.61m (height).
<i>Fireplaces</i>	None.
<i>Fixtures and fittings</i>	<u>Staircase between ground and first floor (upper flight):</u> Dog leg arrangement, open string with timber balustrade comprising of stick spindles (20mm x 20mm @100-115mm centres) and polished wood handrail. Treads @ 235mm (depth) with pronounced nosing, risers @ 150mm (height). Square newel to first floor integrated with paneling. Newel missing at landing. <u>Staircase between first and attic (second) floor:</u> Winder arrangement comprising of eight steps to small landing

	then turning into three steps up to attic floor. Enclosed on west and south side with a paneling. Stair treads of various width specific to wider form and pronounced nosing. Risers @ 210mm (height).
<i>Other items of interest</i>	None.

ADDITIONAL WRITTEN OBSERVATIONS

<i>Additional comments</i>	Recorded in Winter 2024. The building has been vacant for around 18 months and in a dilapidated and deteriorating state for at least a decade and this is reflected in the poor condition of internal fabric including evidence of fabric damaged by rainwater ingress and associated timber decay.
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PHOTOGRAPHS

<i>Photograph: General Context</i>	
	
Room F1, looking east across landing.	

Photograph: General Context



Room F1, looking west through landing.

Photograph: Building Detail



Room F1, showing the south wall which comprises of a plaster finish onto brickwork. The plaster finish comprises of a two-coat plaster - scratch coat and finish coat.

Photograph: Building Detail



Room F1, showing floorboards. The width of the floorboards varies slightly being between 210mm-225mm (width).

Photograph: Building Detail



Room F1, showing the architrave detailing to the doorway into room F2. The architrave is formed of plain timber boards with applied beading.

Photograph: Building Detail



Room F1, showing skirting detail.

Photograph: Building Detail



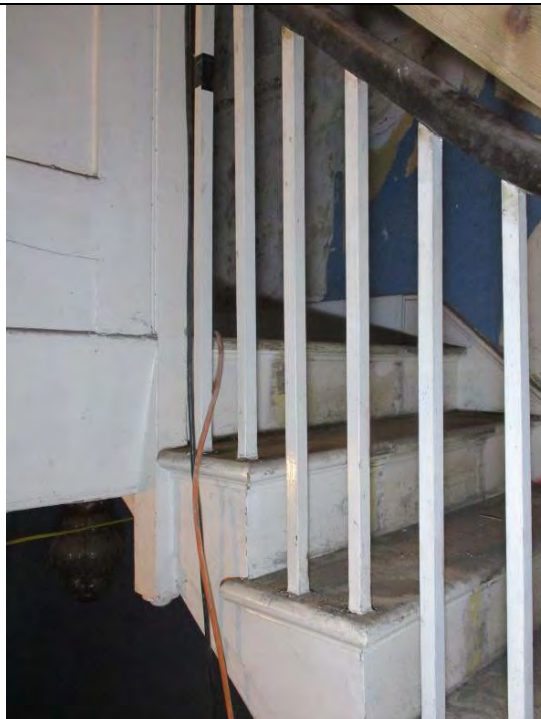
Room F1, showing the upper flight of stairs between from ground floor to first floor.

Photograph: Building Detail



Room F1, showing the dogleg staircase of open string construction from the half landing up to the first floor.

Photograph: Building Detail



Room F1, showing the stick spindle staircase balustrade and pronounced nosing to the treads.

Photograph: Building Detail



Room F1, showing the treads and risers to the staircase.

Photograph: Building Detail



Room F1, showing the profiled staircase stringer at its junction with the adjacent plain (unprofiled) skirting.

Photograph: Building Detail



Room F1, showing the staircase between the first floor and attic (second) floor.

Photograph: Building Detail



Room F1, showing the treads and risers to the staircase between first floor and attic (second) floor.

Photograph: Building Detail



Room F1a, the cupboard under the staircase.

ROOM REFERENCE

<i>Floor</i>	First floor
<i>Room number</i>	F2
<i>Room function/name (if apparent)</i>	Bedroom

WRITTEN DESCRIPTION

<i>Ceiling</i>	Decorated lath and plaster with patches of gypsum-based plaster. Note: evidence of plasterboard having been used to perimeter of room where previous repairs have been undertaken.
<i>Walls (incl. skirtings) (N/E/S/W)</i>	<u>North</u> , <u>east</u> and <u>south</u> as decorated lime plaster over brickwork with evidence of localised use of gypsum plaster particularly along east and south wall. <u>West</u> wall as decorated lime plaster over assumed studwork. Skirting comprising of simple (unprofiled) decorated timber skirting boards @ 175mm height. Picture rail comprising of rounded rail.
<i>Floor</i>	Floorboards, orientated north/south @ 220mm-230mm (width) x 20mm (depth).
<i>Internal doors</i>	1 no. four paneled door, painted, plain (without beading detail). Lock case missing to inner (room) side and key plate to outer side. 810mm (width) x 1.9m (height). Door set within profiled architrave built up from plain boards with applied beading. Architrave fixed to timber grounds (timbers embedded within walls) within opening.
<i>Fireplaces</i>	North (party) wall contains 1 no. fireplace aperture. Fireplace missing although hearth is visible within floor.
<i>Fixtures and fittings</i>	Cupboards either side of chimney breast. East side cupboard with later modified door painted timber door within profiled architrave. West side cupboard with four panel, painted, plain (without beading detail) door within profiled architrave. Sash window set within splayed timber reveal with timber window back below window.
<i>Other items of interest</i>	None.

ADDITIONAL WRITTEN OBSERVATIONS

<i>Additional comments</i>	Recorded in Winter 2024. The building has been vacant for around eighteen months and in a dilapidated and deteriorating state for at least a decade and this is reflected in the poor condition of internal fabric including evidence of fabric damaged by rainwater ingress and associated timber decay.
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PHOTOGRAPHS

Photograph: General Context



Room F2 looking west through room.

Photograph: General Context



Room F2, looking north through room.

Photograph: General Context



Room F2 looking east through room.

Photograph: Building Detail



Room F2, showing floorboards.

Photograph: Building Detail



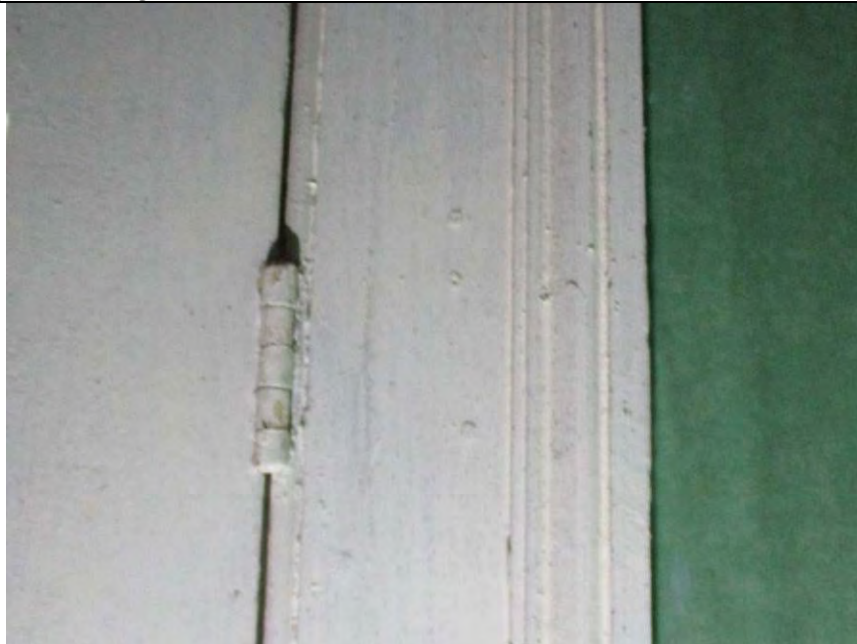
Room F2, showing internal door.

Photograph: Building Detail



Room F2, showing timber grounds which affix doorway architrave to wall.

Photograph: Building Detail



Room F2, showing internal door architrave.

Photograph: Building Detail



Room F2, showing location of former fireplace.

Photograph: Building Detail



Room F2, showing skirting board detail.

Photograph: Building Detail



Room F2, showing picture rail detail.

ROOM REFERENCE

Floor	First floor
Room number	F3
Room function/name (if apparent)	Bedroom

WRITTEN DESCRIPTION

Ceiling	Decorated lath and plaster.
Walls (incl. skirtings) (N/E/S/W)	<u>North</u> , <u>south</u> and <u>west</u> as decorated lime plaster over brickwork. <u>East</u> wall as decorated lime plaster over assumed studwork. Skirting comprising of simple (unprofiled) decorated timber skirting boards @ 175mm height.
Floor	Floorboards orientated north/south @ 220mm – 230mm (width) x 20mm (depth). Butted.
Internal doors	1 no. four paneled door, painted, plain (without beading detail). Lock case and handle to inner (room) side and key plate to outer side. 810mm (width) x 1.9m (height). Door set within profiled architrave built up from plain boards with applied beading. Architrave fixed to timber grounds (timbers embedded within walls) within opening. Architrave 130mm (width).
Fireplaces	North (party) wall contains 1 no. fireplace aperture. Fireplace missing although hearth is visible within floor.
Fixtures and fittings	Cupboards either side of chimney breast. East and west side cupboards with four panel, painted, plain (without beading detail) door within profiled architrave. Sash window set within profiled architrave.
Other items of interest	None.

ADDITIONAL WRITTEN OBSERVATIONS

Additional comments	Recorded in Winter 2024. The building has been vacant for around eighteen months and in a dilapidated and deteriorating state for at least a decade and this is reflected in the poor condition of internal fabric including evidence of fabric damaged by rainwater ingress and associated timber decay.
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PHOTOGRAPHS

Photograph: General Context



Room F3, looking northwest through room.

Photograph: General Context



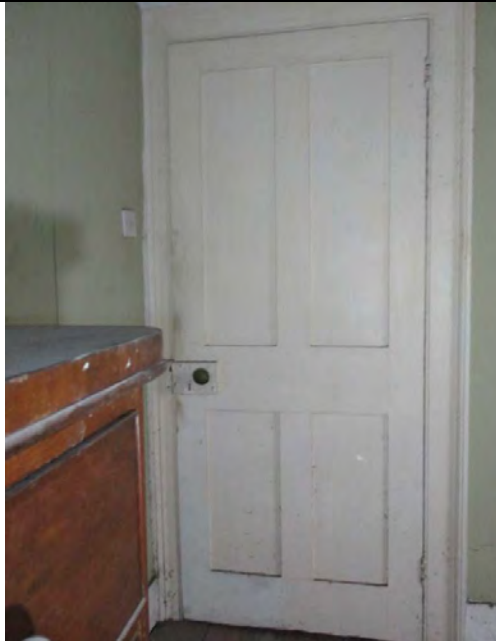
Room F3, looking southeast across room.

Photograph: Building Detail



Room F3, showing floorboards

Photograph: Building Detail



Room F3, showing internal door.

Photograph: Building Detail



Room F3, showing location of former fireplace.

Photograph: Building Detail



Room F3, showing skirting board.

ROOM REFERENCE

<i>Floor</i>	First floor
<i>Room number</i>	F4
<i>Room function/name (if apparent)</i>	Former bathroom

WRITTEN DESCRIPTION

<i>Ceiling</i>	Ceilings removed, roof structure/joists visible. Evidence of previous plasterboard ceiling finish.
<i>Walls (incl. skirtings) (N/E/SW)</i>	Plaster finish on brickwork, appearing to be possible lime plaster finishes with gypsum skim. No skirting although skirting likely existed given gap between plaster and floor.
<i>Floor</i>	Floorboards orientated east/west. Uniform @ 120mm (width) x 25mm (depth)
<i>Internal doors</i>	None.
<i>Fireplaces</i>	None.
<i>Fixtures and fittings</i>	None.
<i>Other items of interest</i>	None.

ADDITIONAL WRITTEN OBSERVATIONS

<i>Additional comments</i>	Recorded in Winter 2024. The building has been vacant for around eighteen months and in a dilapidated and deteriorating state for at least a decade and this is reflected in the poor condition of internal fabric including evidence of fabric damaged by rainwater ingress and associated timber decay.
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PHOTOGRAPHS

Photograph: General Context



Room F4 looking west through room.

Photograph: General Context



Room F4, showing floorboards.

INTERIOR INVENTORY:
GROUND FLOOR

ROOM REFERENCE

<i>Floor</i>	Ground floor
<i>Room number</i>	G1
<i>Room function/name (if apparent)</i>	Hallway

WRITTEN DESCRIPTION

<i>Ceiling</i>	Assume decorated lath and plaster.
<i>Walls (incl. skirtings) (N/E/S/W)</i>	Decorated lime plaster over brickwork. Plaster finish on south wall appears to be of two coats (scratch coat and finish coat) @ c.20mm thick. Skirting comprising of profiled painted timber skirting boards @ 235mm height (170mm plain board with 65mm profiled beading to upper part). Cornice comprising of moulded cornice, assume plaster @ 90mm (height).
<i>Floor</i>	Modern checkered pattern vinyl floor covering over assumed floorboards.
<i>Internal doors</i>	Doors reference with associated rooms. Note architrave facing hallway and door lining built up from plain boards with applied beading @135mm (width).
<i>Fireplaces</i>	None.
<i>Fixtures and fittings</i>	<u>Staircase between ground and first floor (lower flight):</u> Dog leg arrangement, open string with timber balustrade comprising of stick spindles (20mm x 20mm @100-110mm centres) and polished wood handrail. Treads @ 240mm (depth) with pronounced nosing, risers @ 150mm (height). Curtail step to bottom of flight. <u>Staircase between ground floor and lower ground floor (upper flight):</u> Dog leg arrangement, closed string with timber balustrade comprising of stick spindles (20mm x 20mm @100-115mm centres) and polished wood handrail. Treads @ 220mm (depth) with pronounced nosing, risers @ 150mm (height). Turned newel.
<i>Other items of interest</i>	None.

ADDITIONAL WRITTEN OBSERVATIONS

<i>Additional comments</i>	Recorded in Winter 2024. The building has been vacant for around eighteen months and in a dilapidated and deteriorating state for at least a decade and this is reflected in the poor condition of internal fabric including evidence of fabric damaged by rainwater ingress and associated timber decay.
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PHOTOGRAPHS

Photograph: General Context



Room G1, looking east through hallway.

Photograph: General Context



Room G1 looking west through hallway.

Photograph: Building Detail



Room G1, showing plaster ceiling with cornice.

Photograph: Building Detail



Room G1, showing cornice detail.

Photograph: Building Detail



Room G1, showing cornice detail.

Photograph: Building Detail



Room G1, showing profiled skirting.

Photograph: Building Detail



Room G1, showing staircase with curtail step to bottom of stair.

Photograph: Building Detail



Room G1, showing open string staircase with stick spindles.

Photograph: Building Detail



Room G1, showing the handrail detail at the curtail step.

ROOM REFERENCE

<i>Floor</i>	Ground floor
<i>Room number</i>	G2
<i>Room function/name (if apparent)</i>	Lounge/reception room

WRITTEN DESCRIPTION

<i>Ceiling</i>	Assume decorated lath and plaster.
<i>Walls (incl. skirtings) (N/E/S/W)</i>	North, east and south as decorated lime plaster over brickwork. West wall as decorated lime plaster over assumed studwork. Skirting comprising of profiled painted timber skirting boards @ 240mm height. (170mm plain board with 70mm profiled beading to upper part). Cornice comprising of moulded cornice, assume plaster.
<i>Floor</i>	Floorboards orientated north/south @ 220mm-225mm (width) c 20mm (depth).
<i>Internal doors</i>	Missing. Profiled architrave to doorway opening built up from plain boards with applied beading. Architrave 125mm width.
<i>Fireplaces</i>	Marble surround 1.4m (width) x 1.19m (height) with decorative cast-iron hob grate. Hearth visible in floor.
<i>Fixtures and fittings</i>	Sash window set within splayed reveal incorporating full height paneled shutters.
<i>Other items of interest</i>	None.

ADDITIONAL WRITTEN OBSERVATIONS

<i>Additional comments</i>	Recorded in Winter 2024. The building has been vacant for around eighteen months and in a dilapidated and deteriorating state for at least a decade and this is reflected in the poor condition of internal fabric including damaged fabric.
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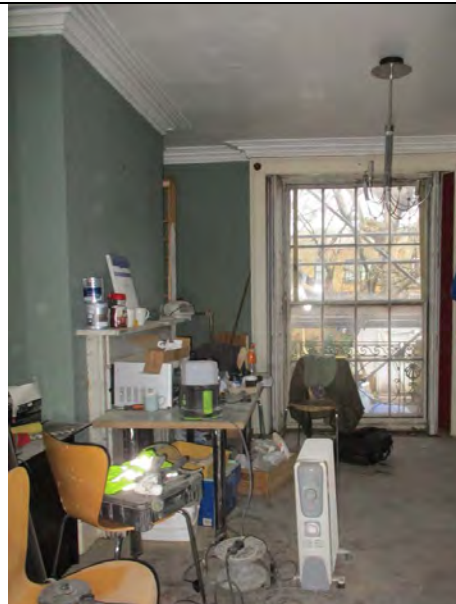
PHOTOGRAPHS

Photograph: General Context



Room G2, looking east through room.

Photograph: General Context



Room G2 looking east through room.

Photograph: Building Detail



Room G2, showing floorboards.

Photograph: Building Detail



Room G2, showing the profiled skirting boards.

Photograph: Building Detail



Room G2, showing cornice detail.

Photograph: Building Detail



Room G2, showing doorway architrave.

Photograph: Building Detail



Room G2, showing detailing of marble fireplace.

Photograph: Building Detail



Room G2, showing cast-iron hob grate.

Photograph: Building Detail



Room G2, showing window set within shutters.

Photograph: Building Detail



Room G2, showing panelled shutters to window.

ROOM REFERENCE

Floor	Ground floor
Room number	G3
Room function/name (if apparent)	Reception/lounge room

WRITTEN DESCRIPTION

Ceiling	Assume decorate lath and plaster.
Walls (incl. skirtings) (N/E/S/W)	<u>North</u> , <u>west</u> and <u>south</u> as decorated lime plaster over brickwork. <u>West</u> wall as decorated lime plaster over assumed studwork. Skirting comprising of profiled painted timber skirting boards @ 240mm height (170mm plain board with 70mm profiled beading to upper part). Cornice comprising of moulded cornice, assume plaster.
Floor	Floorboards orientated north/south @ 220mm-225mm (width) c 20mm (depth).
Internal doors	1 no. four paneled door, painted with beaded embellishments within panels. Inner (room) side with beehive door handle and key plate to outer side. 810mm (width) x 1.98m (height). Door set within profiled architrave built up from plain boards with applied beading. Architrave @ 130mm (width).
Fireplaces	Missing.
Fixtures and fittings	Sash window set within splayed reveal incorporating paneled shutters and timber window back below window. One third height cupboards and shelving to either side of chimneybreast. Double paneled doors. Shelving above assumed modern.
Other items of interest	None.

ADDITIONAL WRITTEN OBSERVATIONS

Additional comments	Recorded in Winter 2024. The building has been vacant for around eighteen months and in a dilapidated and deteriorating state for at least a decade and this is reflected in the poor condition of internal fabric including damaged fabric. Room difficult to record due to presence of stored items.
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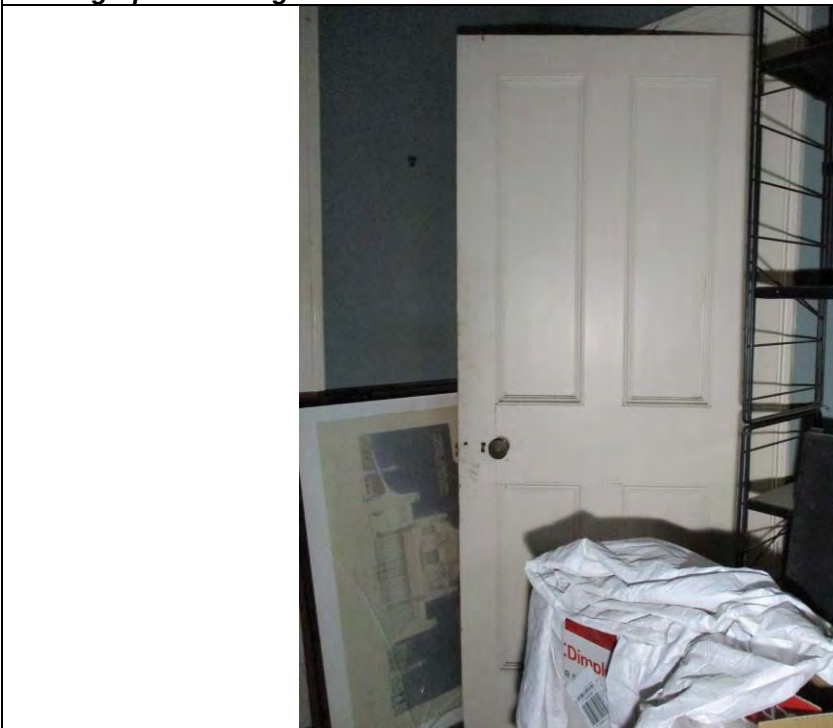
PHOTOGRAPHS

Photograph: General Context



Room G3, looking west through room.

Photograph: Building Detail



Room G3 showing door.

Photograph: Building Detail



Room G3, showing beehive door handle.

Photograph: Building Detail



Room G3, showing skirting.

Photograph: Building Detail



Room G3, showing cornice.

Photograph: Building Detail



Room G3, showing floorboards.

Photograph: Building Detail



Room G3, showing window with splayed reveal and shutters.

Photograph: Building Detail



Room G3, showing window shutters.

ROOM REFERENCE

<i>Floor</i>	Ground floor
<i>Room number</i>	G4
<i>Room function/name (if apparent)</i>	Rear hallway

WRITTEN DESCRIPTION

<i>Ceiling</i>	Assume decorated lath and plaster.
<i>Walls (incl. skirtings) (N/E/S/W)</i>	<u>North</u> wall as hardboard partition. <u>South</u> wall, with full height vertical Wainscott timber boards over brickwork. Tongue and groove @ 100mm (width). Wainscoting fixed by timber grounds within wall.
<i>Floor</i>	Ply over assumed floorboards.
<i>Internal doors</i>	None.
<i>Fireplaces</i>	None.
<i>Fixtures and fittings</i>	None.
<i>Other items of interest</i>	None.

ADDITIONAL WRITTEN OBSERVATIONS

<i>Additional comments</i>	Later addition. Recorded in Winter 2024. The building has been vacant for around eighteen months and in a dilapidated and deteriorating state for at least a decade and this is reflected in the poor condition of internal fabric including fabric damaged by water ingress.
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PHOTOGRAPHS

Photograph: General Context



Room G4, looking west through back hallway.

Photograph: Building Detail



Room G4, showing wainscoting.

ROOM REFERENCE

<i>Floor</i>	Ground floor
<i>Room number</i>	G5
<i>Room function/name (if apparent)</i>	Former bathroom

WRITTEN DESCRIPTION

<i>Ceiling</i>	Unconfirmed, possibly cement board.
<i>Walls (incl. skirtings) (N/E/S/W)</i>	<u>North</u> , <u>east</u> and <u>west</u> walls as gypsum plaster on brickwork. South wall as hardboard partition.
<i>Floor</i>	Screed over possible floorboards.
<i>Internal doors</i>	Missing.
<i>Fireplaces</i>	None.
<i>Fixtures and fittings</i>	None.
<i>Other items of interest</i>	None.

ADDITIONAL WRITTEN OBSERVATIONS

<i>Additional comments</i>	Later addition. Recorded in Winter 2024. The building has been vacant for around eighteen months and in a dilapidated and deteriorating state for at least a decade and this is reflected in the poor condition of internal fabric including fabric damaged by water ingress.
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PHOTOGRAPHS

Photograph: General Context



Room G5 looking into room from doorway.

INTERIOR INVENTORY:
LOWER GROUND FLOOR

ROOM REFERENCE

<i>Floor</i>	Lower ground floor
<i>Room number</i>	LG1 including LG1a and LG1b
<i>Room function/name (if apparent)</i>	Hallway

WRITTEN DESCRIPTION

<i>Ceiling</i>	LG1, assume lath and plaster. LG1a as underside of staircase. LG1b as sheet board.
<i>Walls (incl. skirtings) (N/E/SW)</i>	LG1 as decorate plaster to brickwork with evidence of gypsum plaster to walls. Skirting missing. LG1a and LG1b as undecorated gypsum plaster.
<i>Floor</i>	LG1 and LG1a as diamond patterned sheet vinyl floor tiles over concrete. LG1b as floorboards orientated east/west @ 220mm (width)
<i>Internal doors</i>	LG1a with 1 no. painted timber door. 630mm (width) x 1.57m (height). LG1b with 1 no. painted plank and batten door with upright handle. 640mm (width) x 2.08m (height).
<i>Fireplaces</i>	None.
<i>Fixtures and fittings</i>	<u>Staircase between ground floor and lower ground floor (lower flight):</u> Dog leg arrangement, closed string with timber balustrade comprising of stick spindles (20mm x 20mm @100-115mm centres) and polished wood handrail. Treads @ 220mm (depth) with pronounced nosing, risers @ 170mm (height). Turned newel.
<i>Other items of interest</i>	None.

ADDITIONAL WRITTEN OBSERVATIONS

<i>Additional comments</i>	Recorded in Winter 2024. The building has been vacant for around eighteen months and in a dilapidated and deteriorating state for at least a decade and this is reflected in the poor condition of internal fabric including fabric damaged by water ingress. Lower ground parts have been subject to most amount of alteration/refurbishment in mid-late 20th century.
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PHOTOGRAPHS

Photograph: General Context



Room LG1, looking west towards staircase.

Photograph: General Context



Room LG1a, looking into understairs cupboard.

Photograph: General Context



Room LG1b, showing the cupboard with undecorated gypsum plaster wall finishes.

Photograph: Building Detail



Room LG1, showing staircase (lower flight) between ground floor and lower ground floor.

ROOM REFERENCE

<i>Floor</i>	Lower ground floor
<i>Room number</i>	LG2
<i>Room function/name (if apparent)</i>	Dining room

WRITTEN DESCRIPTION

<i>Ceiling</i>	Assume decorated lath and plaster with gypsum finishes.
<i>Walls (incl. skirtings) (N/E/S/W)</i>	Decorated plaster over brickwork, gypsum and cement-based plaster. Skirting @ 125mm (height) modern,
<i>Floor</i>	Vinyl floor tiles over concrete floor.
<i>Internal doors</i>	1 no. undecorated modified timber four panel door with glazed upper lights inserted into upper panels. . 800mm (width) x 1.76m (height).
<i>Fireplaces</i>	Timber surround. No grate. Fireplace decorated with delft style tiles.
<i>Fixtures and fittings</i>	Cupboards either side of chimneybreast with architraves but doors missing.
<i>Other items of interest</i>	None.

ADDITIONAL WRITTEN OBSERVATIONS

<i>Additional comments</i>	Recorded in Winter 2024. The building has been vacant for around eighteen months and in a dilapidated and deteriorating state for at least a decade and this is reflected in the poor condition of internal fabric including fabric damaged by water ingress. Lower ground parts have been subject to most amount of alteration/refurbishment in mid-late 20th century.
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PHOTOGRAPHS

Photograph: General Context



Room LG2, looking east through room.

Photograph: General Context



Room G1 looking east through room.

Photograph: Building Detail



Room LG2, showing fireplace.

Photograph: Building Detail



Room LG2 , showing plain skirting (without moulding).

Photograph: Building Detail



Room LG2, showing doorway.

ROOM REFERENCE

<i>Floor</i>	Lower ground floor
<i>Room number</i>	LG3
<i>Room function/name (if apparent)</i>	Former kitchen.

WRITTEN DESCRIPTION

<i>Ceiling</i>	Decorated plasterboard.
<i>Walls (incl. skirtings) (N/E/S/W)</i>	Decorated plaster over brickwork, gypsum and cement-based plasters. No skirting.
<i>Floor</i>	Concrete floor.
<i>Internal doors</i>	1 no. undecorated plank and batten door with latch to room side and upright handle to outer side. 675mm (wide) x 1.85m (height)
<i>Fireplaces</i>	Without fire surround and grate.
<i>Fixtures and fittings</i>	None.
<i>Other items of interest</i>	None.

ADDITIONAL WRITTEN OBSERVATIONS

<i>Additional comments</i>	Recorded in Winter 2024. The building has been vacant for around eighteen months and in a dilapidated and deteriorating state for at least a decade and this is reflected in the poor condition of internal fabric including fabric damaged by water ingress. Lower ground parts have been subject to most amount of alteration/refurbishment in mid-late 20th century. Kitchen fittings removed.
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PHOTOGRAPHS

Photograph: General Context



Room LG3, looking west through room.

Photograph: General Context



Room LG3, looking southeast through room.

5 LIMITATIONS

5.1 GENERAL

This building recording and analysis has been undertaken at the request of the LPA Conservation Officer, pending consideration of listed building consent HGY/2024/2339 and planning application HGY/2024. H+R will not be liable for omissions where parts of the building could not be safely accessed or investigated through close inspection (i.e. ceilings and cornices which could not be reached). Limited documentary research has been carried out to understand the building and this report does not account for every possible source of information that may provide an understanding of the history of this building

Appendix A



Fig 1:

2024: Google street view image., showing 37 North Road. The south frontage and south side of the building showing significant damp staining, presence of vegetation (indicative of dampness) and damage. The trees have been removed from the boundary so the building is more visible.

Image capture Sept 2024 @ 2025 Google



Fig 2:

2022: Google street view image., showing 37 North Road. The south frontage and south side of the building are concealed by vegetation with evidence of damage remaining to landing window and surrounding masonry as well as ivy growth on the façade.

Image capture November 2022 @ 2025 Google



37 North Road, Highgate
Historic documentary research
18 December 2024
Not to scale

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Fig 3:

2020: Google street view image., showing 37 North Road. The south frontage and south side of the building show deteriorating in condition with the landing window propped and damp staining across the façade.

Image capture November 2020 @ 2025 Google



Fig 4:

2018: Google street view image., showing 37 North Road. The south frontage and south side of the building show deteriorating in condition with the landing window propped and damp staining across the façade.

Image capture March 2018 @ 2025 Google



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Fig 5:

2012. Google street view image showing 37-43 North Road, Highgate.

Image capture May 2012 @ 2025
Google



Fig 6:

2012: Google street view image., showing 37 North Road. The south frontage and south side of the building appear to be in reasonable condition although some damp staining is evident to the parapet in this image.

Image capture May 2012 @ 2025
Google



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Fig 7:

2008: Google street view image., showing 37-43 North Road, Highgate.

Image capture August 2008 @ 2025
Google



Fig 8:

2008: Google street view image., showing 37 North Road. The south frontage and south side of the building appear to be in reasonable condition in this image.

Image capture August 2008 @ 2025
Google



37 North Road, Highgate
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Fig 9:

1968. OS Map 1:1250 Revised 1967. This map shows development established along both sides of North Road. 37 North Road is identifiable by street number as one of a grouping of buildings



Fig 10:

1938: OS Map (25 inch to the mile). Revised 1936. This map shows development established along both sides of North Road. 37 North Road is identifiable as one of a grouping of buildings



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Fig 11:

1895: OS Town Map Revised 1895: This map shows tightly knit development of adjoining buildings established along both sides of North Road. 37 North Road is identifiable as one of a grouping of buildings. The building footprint has changed since 1870, and it now has an addition to the rear.



Fig 12:

1870: S Map (25 inch to the mile), Surveyed 1863: This map shows tightly knit development of adjoining buildings established along both sides of North Road. 37 North Road is identifiable as one of a grouping of buildings. The map shows boundaries, gardens, planting and pathway in much detail. 37 North Road has a small rear yard and doesn't yet have an addition to the rear



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Fig 13:

1842: F Prickett The History and Antiquities of Highgate. This map shows tightly knit development of adjoining buildings established along both sides of North Road and North Hill. 37 North Road is not clearly identifiable but most likely part of the adjoining buildings shown on the west side of North Road. It is noted that the road is not called North Road but is part of 'Highgate'.



Fig 14:

1829: F C Cruchley's New Plan of London. This map shows tightly knit development of adjoining buildings established along both side of North Road and North Hill. Building footprints appear show in detail but bear no resemblance to that of 37-43 North Road and leading to the conclusion that this map shows previous buildings that were replaced by 37-43 North Road. It is noted that the road is not called North Road but is called High Str



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Fig 15:

1807: H William. Indicative map but clearly showing development well established along both sides of North Road and North Hill. Buildings are not distinguishable as to whether they relate to extant buildings or not



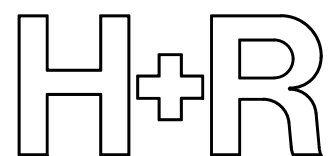
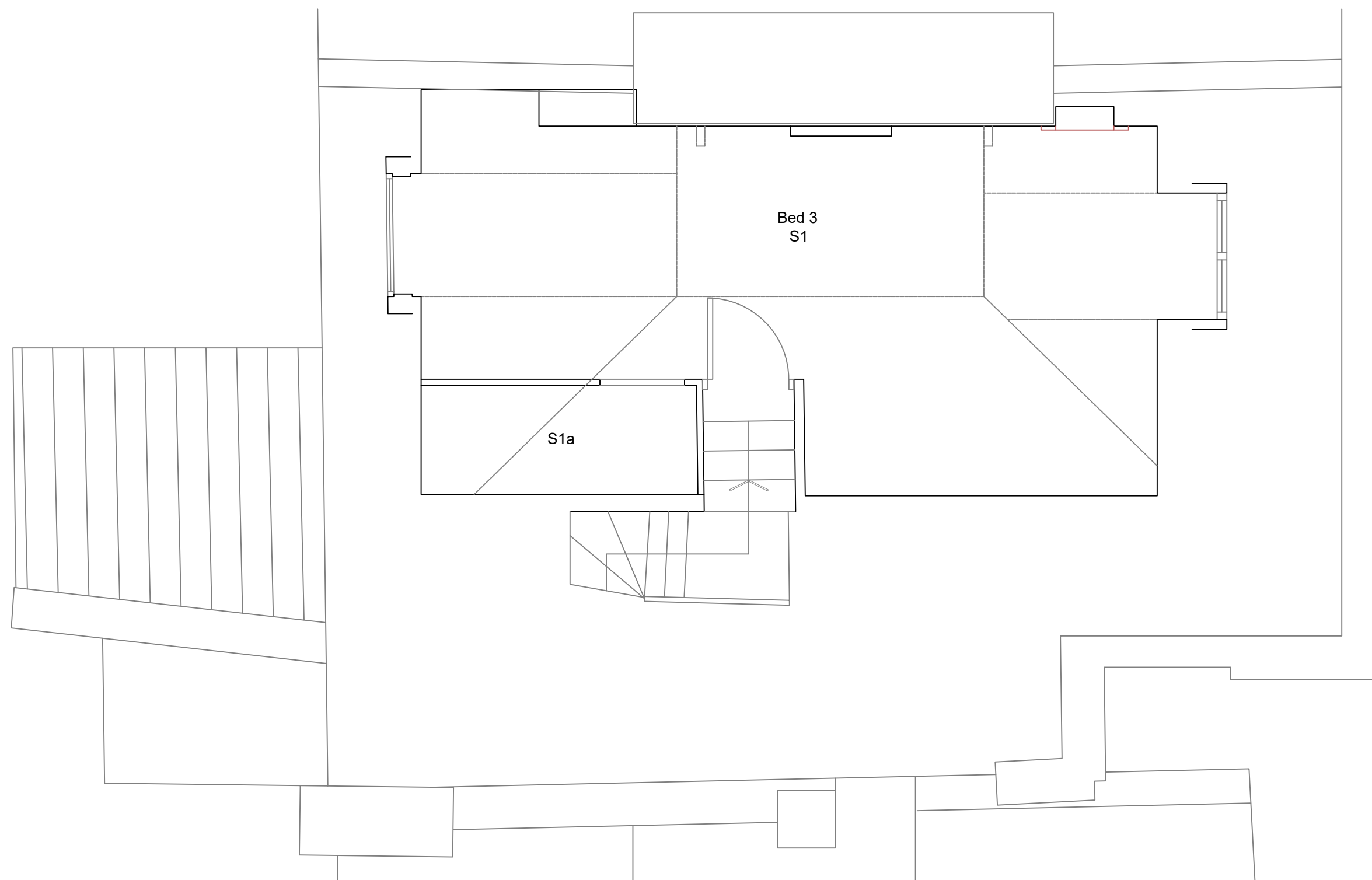
Fig 16:

1746: John Rocque. An exact survey of the cities of London Westminster ye Borough of Southwark and the country near ten miles round. Map clearly showing development well established along both sides of North Road with garden. Building footprints do not relate to extant buildings



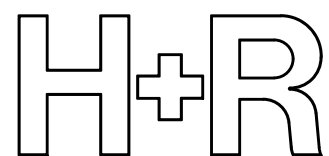
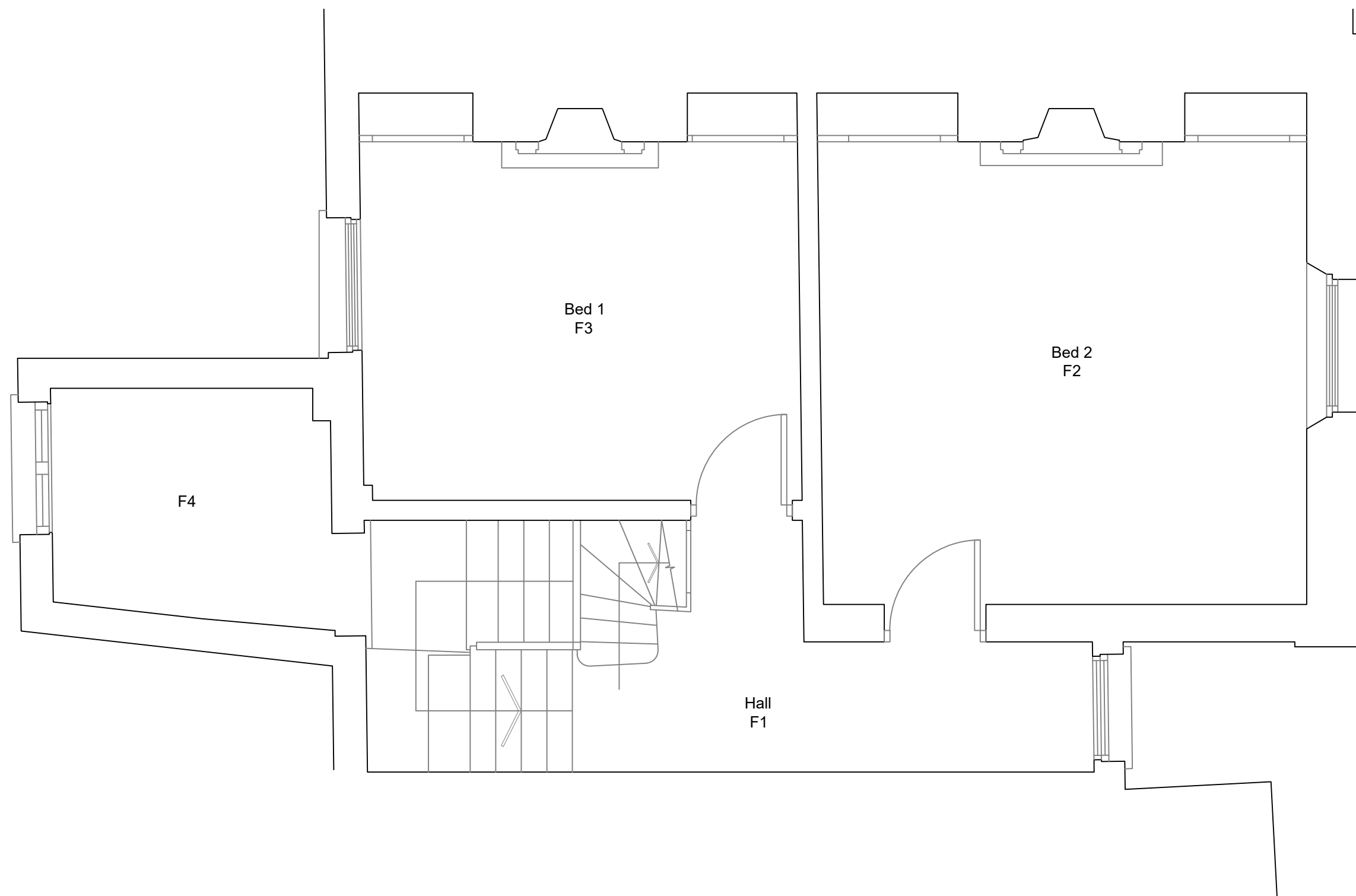
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Appendix B



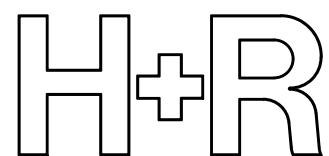
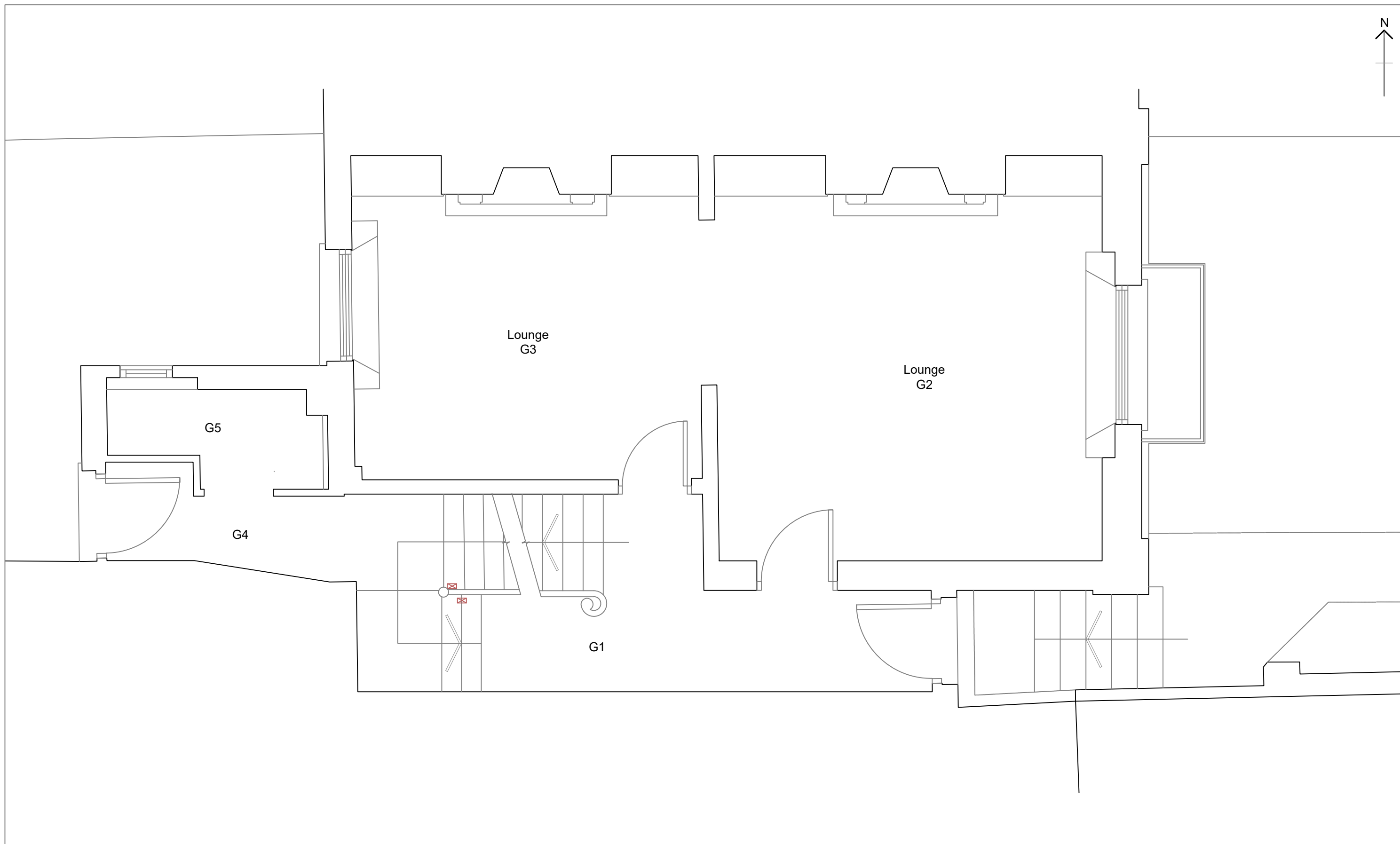
37 North Road, N6 - Second Floor
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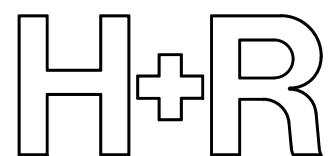
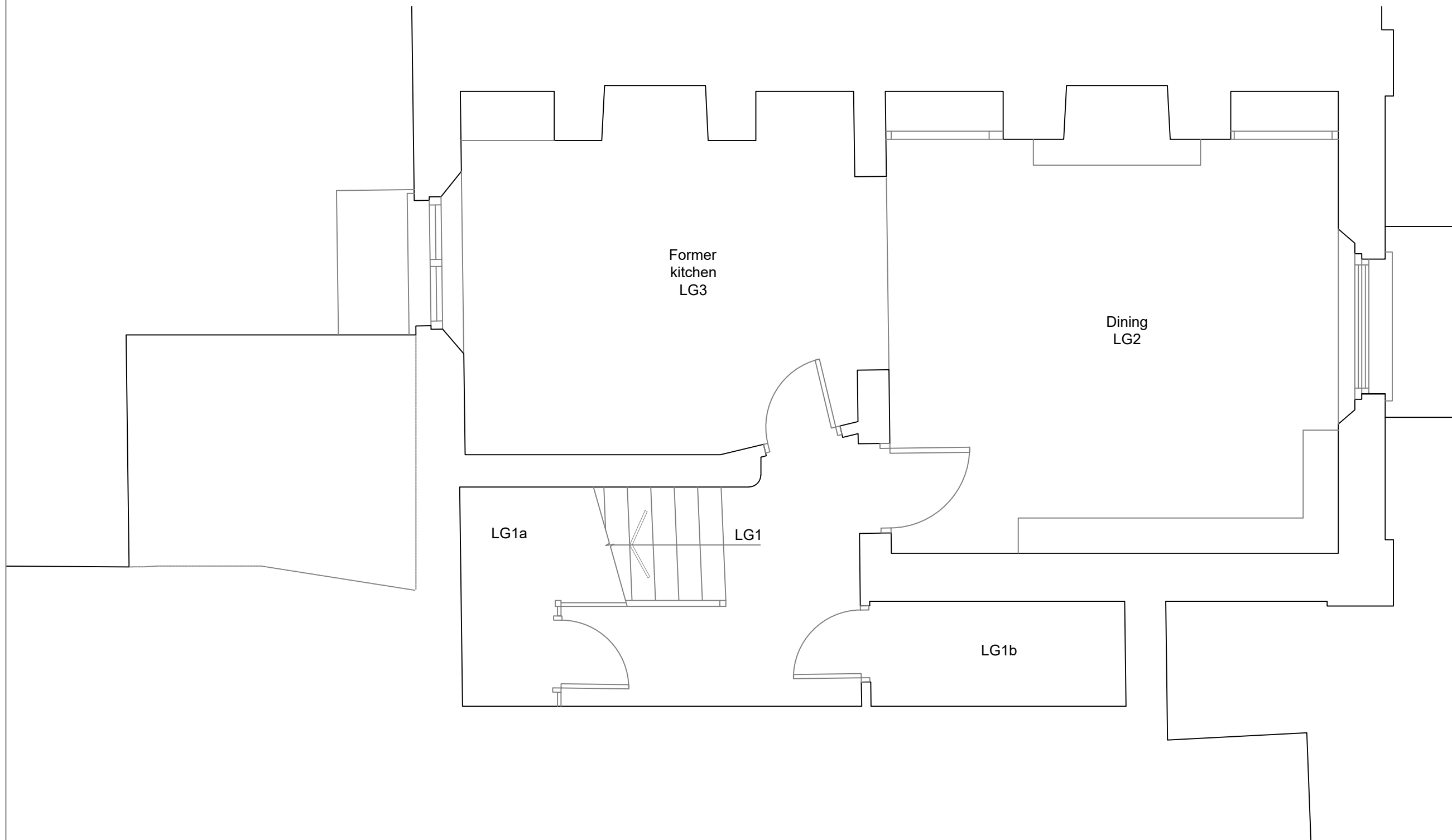
37 North Road, N6 - First Floor
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37 North Road, N6 - Ground Floor
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37 North Road, N6 - Lower Ground Floor
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