



FRONT ELEVATION



WG MADDISON
IDF TICKEN

BACK ELEVATION



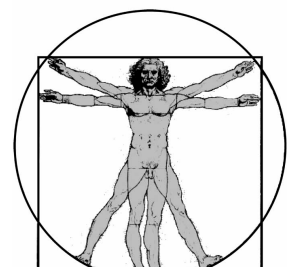
4 THE GROVE HIGHGATE

HERITAGE ASSESSMENT PART TWO

242-2015-11-30

The Stephen Gray Consultancy

Consultancy for Historic Buildings and Places



No. 4 THE GROVE HIGHGATE VILLAGE LONDON N6 6JU
HERITAGE ASSESSMENT PART TWO

Part One of this Heritage Assessment set out the evidence base for this historic house and assessed its overall significance and that of its individual elements. Parts Two (this document), Three *et seq.*, are separate documents for individual Listed Building Consent applications.

- 1 SCOPE OF THIS LISTED BUILDING CONSENT APPLICATION
- LOWER GROUND FLOOR
- 1.1 Replacement of lower ground floor ground slab
- 1.2 Installation of drained cavity tanking within Main House
- 1.3 Adjustment to openings at lower ground floor to eliminate arches within Kitchen
- 1.4 Relocation of post within Kitchen
- UPPER GROUND FLOOR
- 1.5 Reinstatement of historic door opening at upper ground floor
- 1.6 Partition wall to separate Main House and Extension at half landing
- FIRST FLOOR
- 1.7 Structural opening to form doorway between Main House and Extension
- 1.8 Removal of staircase within Extension; new section of floor structure
- 1.9 Relocation of door opening to Extension
- SECOND FLOOR/ ROOFS
- 1.10 Replacement of dormer to rear with 2no. dormers
- 1.11 Roof repairs
- 1.12 Replacement of felt roof finishes with lead to Lean-to
- EXTERIOR
- 1.13 Preparation of repointing sample
- 1.14 Insertion of cast iron air bricks
- THROUGHOUT
- 1.15 Strip out, demolitions and investigations, to include opening up of original fireplaces
- 1.16 Repair and refinish of timber board floors
- 1.17 Strip, repair and relime plaster finishes
- 1.18 New heating and hot water installations
- 1.19 Electrical, security and data installations etc.
- 1.20 Overhaul and alterations to rainwater and foul drainage systems.
- 1.21 New mains service installations

2 LIKE-FOR-LIKE REPAIRS

- 2.1 Listed Building Consent is not required for like-for-like repairs using the same materials and techniques as for original work. Whether an activity is a repair or an alteration is a matter of fact or degree. Therefore where the extent of a repair is great, such as item 1.11 Roof Repairs, impact is assessed as if it were alteration.

3 METHOD AND RESULT

- 3.1 Repair and alteration of aged fabric, which may not be of current construction methods or materials, and may have been altered or replaced more than once, requires the methodology to be determined once construction is opened up. In such circumstances listed building consent is required as much for the method of work as for the resultant work.

4 IMPACT ASSESSMENT: MANAGING SIGNIFICANCE

- 4.1 Principles for managing significance are set out in *Historic Environment Good Practice Advice in Planning: Note 2: Managing Significance in Decision-Taking in the Historic Environment* [Historic England] as follows:
- *Understand the significance of the affected assets*
 - *Understand the impact of the proposal on that significance*
 - *Avoid, minimise and mitigate impact*
 - *Look for opportunities to better reveal or enhance significance*
 - *Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change*
 - *Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets*
- 4.2 Government policy for managing significance is also set out in paragraph 179 of the National Planning Policy Framework as follows:
The fabric will always be an important part of the asset's significance. Retention of as much historic fabric as possible is therefore a fundamental part of any good alteration or conversion, together with the use of appropriate materials and methods of repair. It is not appropriate to sacrifice old work simply to accommodate the new.

5 ASSESSMENT OF IMPACT

- 5.1 Proposed works may be assessed as having *positive* or *neutral* or *negative* impact on significance.
- 5.2 Positive impact would be regarded as proposals that *conserve* or *better reveal or enhance significance*.
- 5.3 Neutral impact would be regarded as making no change to the nature, extent and level of significance.
- 5.4 Negative impact would be harm as defined in NPPF 132-4.

6 IMPACT ASSESSMENT

LOWER GROUND FLOOR

- 6.1 Replacement of lower ground floor ground slab: This would be a replacement of a replacement and thus the only effect on historic fabric would be impact on historic foundations, a risk that can be satisfactorily managed by the conservation-accredited structural engineer, so that impact is neutral.
The other impact, now difficult to assess except by comparison of floor levels with the apparently original floor level below the wine storage bays, could be as an alteration of original storey height at this level. The original storey height of the service rooms in the lower ground floor would not have been derived by aesthetic proportions (as those of the principal floors would have been) but by function, so this aspect of impact is also neutral.
- 6.2 Installation of drained cavity tanking within Main House: This proposal minimises and mitigates the negative impact of damp on historic fabric, furnishings and occupants and does so sustainably and with neutral impact in that there is no harm to original fabric. The minimal reduction of room dimensions is of such minor extent as also to be neutral impact.
- 6.3 Adjustment to openings at lower ground floor to eliminate arches within Kitchen: As noted in Part One, these arched openings were made under the misapprehension that rusticity was the appropriate presentation of the house. In removing that solecism this proposal has positive impact.
- 6.4 Relocation of post within Kitchen: When first installed the post would have been regarded as a necessary evil, confusing to plan-form but better than the results of the ground floor beam deflecting to failure. With the proviso that the method of relocation and calculation to verify the absence of further insult to the ground floor structure, this proposal would have neutral impact.

UPPER GROUND FLOOR

- 6.5 Reinstatement of historic door opening at upper ground floor: This constitutes restoration based on accredited evidence (*The Survey of London*) and would be regarded as positive impact.
- 6.6 Partition wall to separate Main House and Extension at half landing: The relationship of the extension to the original body of the house is not one of equality: the extension has less significance and the impact of this proposal is neutral to the significance of either.

FIRST FLOOR

- 6.7 Structural opening to form doorway between Main House and Extension: This represents loss of historic fabric, risk to structural integrity (although the latter can be effectively managed) and alteration of historic plan form. These factors would be considered as harm but less than substantial harm and are offset by the benefits that come from restoring the visible plan form of the original first floor room. Historic England have commented that this proposal would be

considered acceptable in that it allows the extension to function as a 'relief valve' to remove pressure for other alterations to the main historic body of the house.

6.8 Removal of staircase within Extension; new section of floor structure: The legal status of the extension is the same as for the main house although if an independent building of the interwar period it would not warrant Grade 2 listing, let alone a star. Removal of the stair would be regarded as harm but less than substantial harm. This would be justified by allowing the extension, never an independent dwelling, to assist the function of the main house as referred to in the preceding paragraph.

6.9 Relocation of door opening to Extension: This has no impact on historic significance and is a neutral impact.

SECOND FLOOR/ ROOFS

6.10 Replacement of dormer to rear with 2no. dormers: Alteration of the original roof was damaging to the house's original architectural interest. That effect was not offset by any benefit to internal significance. Whilst the proposed reinstatement of original roof form might be regarded as conjectural *in sensu stricto*, it would not be *in sensu lato* (broadly): there is no substantial doubt as to original form and no loss of significant historic fabric. Risks to structural integrity of adjacent structure may be readily managed. This alteration would therefore be regarded as positive to a substantial degree.

6.11 Roof repairs: As referred to in Section 2, these works are detailed in the Schedule of Works as like-for-like repairs, using hand-made peg-tiles and sand-cast lead for gutters, flashings and dormer cheeks where visible. The extent is wide but the work is essential and therefore a positive impact.

6.12 Replacement of felt roof finishes with lead to Lean-to: The existing material is of recent character on a comparatively recently rebuilt extension. Use of lead would replace an historically inappropriate material with one that is historically contextual and thus a positive impact even if a small one.

EXTERIOR

6.13 Preparation of repointing sample: As noted in the Conservation Area Character Assessment, the clumsy repointing of the front elevation with cement mortar was a negative impact on the aesthetic interest of the building and in the long term represents a threat to the material integrity of the brickwork. Replacement of the pointing with lime mortar of appropriate composition and jointing profile would be a positive impact. This would have to be balanced by management of the risk that removal of cement mortar could damage brick arrisses. Expert preparation of a repointing sample would be a positive preparatory impact.

6.14 Insertion of cast iron air bricks: The impact of penetrating historic brickwork for airbricks must be balanced by the alternative impact of increased moisture on internal fabric as a result of modern cooking

and bathroom installations: ventilation is beneficial to the fabric. The proposed airbricks are located discreetly and are of late 19thC character, sufficiently historic, so that they may be regarded as neutral impact.

THROUGHOUT

- 6.15 Strip out, demolitions and investigations, to include opening up of original fireplaces: Investigations are essential to informing proposals for subsequent listed building consent applications. The proposed investigations are detailed to be as much as required but no more than necessary, and will be inspected by the project team during progress. They will allow neutral or positive interventions to be proposed.
- 6.16 Repair and refinish of timber board floors: The existing boards have not been well served but a large number survive intact. The proposed re-finishing in accordance with SPAB guidelines will be positive impact.
- 6.17 Strip, repair and reline plaster finishes: Most plaster finishes are non-historic, such as plasterboard *in lieu* of original ceiling beds. This proposed work will be of neutral impact.
- 6.18 New heating and hot water installations: The principal impact of this is not the engineering itself but the builder's work in connection. Existing service routes, re-populated or carefully amended will be neutral impact.
- 6.19 Electrical, security and data installations etc.: Again, the impact of these installations is more in their fixing and routing rather than the engineering itself and again it would be regarded as neutral.
- 6.20 Overhaul and alterations to rainwater and foul drainage systems: Retention of lead pipework, replacement of plastic pipework with cast iron, and reduction of redundant pipework will be positive impact.
- 6.21 New mains service installations: Impact of this is constrained outside areas of significance and is neutral impact.

7 DESIGN AND MANAGEMENT RESOURCES

- 7.1 The works have been carefully designed by an architect with specialist qualification and experience of the historic environment, advised by appropriate specialists and informed by an understanding of the elements that make up the building's significance.
- 7.2 The application documentation is exemplary in the level of detail.
- 7.3 The works will be inspected during their progress by the experienced professional team.
- 7.4 These design and management resources will contribute to the considered benefits and risk management of these improvements and restorations.

