



FRONT ELEVATION

FEET 0 1 2 3 4 5 6 7 8 9 10



W G MADDISON
1857 PICKEN

BACK ELEVATION

FEET 0 1 2 3 4 5 6 7 8 9 10

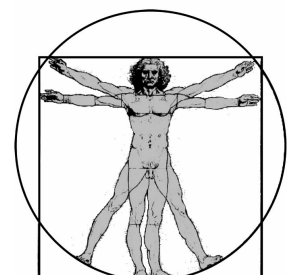
4 THE GROVE HIGHGATE

HERITAGE ASSESSMENT PART THREE

242-2016-02-26

The Stephen Gray Consultancy

Consultancy for Historic Buildings and Places



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

- 1.1 Heritage Assessment Part One, ref. 242-2015-11-30-1 (in this document), sets out the Evidence Base for this historic house and assesses its overall Significance and that of its individual elements. It is common to Parts Two and Three.
- 1.2 Part Two described proposed works for previous Planning and Listed Building Consent applications 2015/6771/P and 2015/6817/L and made Impact Assessments for those works
- 1.3 An addendum to Parts One and Two, ref. 242-2016-02-08, to expand the Evidence Base, Significance Assessment and Impact Assessment, was made for works in applications 2015/6771/P and 2015/6817/L to address request for further information from the Local Planning Authority.
- 1.4 Part Three (in this document) makes Impact Assessments for additional proposed works, the subject of further application for Listed Building Consent.

2 CHANGE OF NOMENCLATURE

- 2.1 Room names in Part One were referred to as follows: *The house front faces east and the back faces west. Facing the building, the right side is to the north and the attached neighbour, No. 3, on the left side, is to south. To avoid confusion between present and future functions (and original functions where relevant), room names in the text primarily refer to location, e.g. first floor north rear, and only secondarily to function.*
- 2.2 Proposed room functions are now defined and room names are shown on the As Proposed drawings and are used in Part Three as follows:

LOWER GROUND FLOOR

North east room	Kitchen
East central room	Utility room
South east room	Larder
South west room	Family room
North west room	Play room
Under-stair cupb'd	Comms cupboard
Extension	Kitchen/Dining/Living
Lean-to extension	Tool store and Plant room
Vault	Wine cellar

UPPER GROUND FLOOR

North east room	Entrance hall
South east room	Library

South west room	Music room
North west room	Living room
Under-stair cupb'd	Comms cupboard
Extension	Bedroom 5 and Shower room

FIRST FLOOR

North east room	Bedroom 7
East central room	Bathroom
South east room	Bedroom 2
South west room	Bedroom 1
North west room	Dressing room
Extension	<i>En suite</i> bathroom

SECOND FLOOR

North east room	Bedroom 6
South east room	Bedroom 4 (with new <i>en suite</i> shower room 2)
South west room	Bedroom 3 (with new <i>en suite</i> shower room 1)
North west room	Bedroom 3

3 IMPACT ASSESSMENT: METHODOLOGY

3.1 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*

3.2 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.

3.3 Proposed works may be assessed as having *positive* or *neutral* or *negative* impact on significance.

3.4 Positive impact would be regarded as proposals that *conserve* or *better reveal or enhance significance*.

- 3.5 Neutral impact would be regarded as making no change to the nature, extent and level of significance.
- 3.6 Negative impact would be harm as defined in NPPF 132-4.

4 ASSESMENT OF IMPACT - ADDITONALLY PROPOSED WORKS

- 4.1 Many of the proposed additional works, such as reinstallation of sanitary fittings and installation of joinery units which are essentially furniture, will have minor or no impact on significance. Where such minor works noted on the drawings may have impact on significance, these are described in paragraphs 4.5 onwards.
Three aspects of the proposed additional works have the potential to have substantial impact on the significance of the house (all assessed as having positive significance) and are described more fully in paragraphs 4.2, 4.3 and 4.4.
- 4.2 The Ground Floor Entrance Hall had an ornamental pargetted ceiling, as seen in a photograph in The Survey of London (Part One fig. 16). This has been lost since 1936 when that photograph was taken and the ceiling *in situ* is plasterboard. It is possible, perhaps probable, that other ceilings on the Ground Floor were also pargetted, but they too are now plasterboarded.
Late 17thC pargetted ceilings are rare and the loss of this ceiling in the mid 20thC is regrettable, to say the least.
This application proposes that the Ground Floor Entrance Hall should have a new ornamental pargetted ceiling of late 17thC character. It does not however extend the proposal to other ceilings on that floor. This has been referred to in paragraph 7.12 of Part One.
Removal of the existing ceiling and laying up a new ceiling-bed and ornamental modelling will require careful protection of the room's bounding cornice and careful fixing of lathing to the soffit of the joists of the floor above. However the proposal would have no other impact on significant historic fabric.
Consideration of impact would then be whether or not the proposed new ceiling would be positive, neutral or negative to the building's significance by virtue of it not being authentic restitution of a lost feature, but restoration of the character of a particular period.
The new pargetted ceiling would be undertaken by a specialist with a proven record of experience in both the materials and the modelled forms of this kind of ceiling and it is presumed that the specialist's design drawings will require to be approved by the local planning authority under a condition to consent.
This is a rare opportunity where sufficient investment of funds will provide *opportunities to better reveal or enhance significance* and should be regarded as positive.
- 4.3 The application entails installation of new chimneypieces where there are none, replacement of some considered stylistically inappropriate and, in one case, relocation of an existing piece to a more prominent location in the house.
The classical taste that superseded medieval models of domestic

architecture in the 17thC made the chimneypiece the visual focal point of the habitable room. The classical rules of proportion and what Vitruvius termed *decorum*, dictated the size and degree of ornament or simplicity relative to the rooms.

For the grandest houses, with room settings designed with as much care as the elevations of the house, the chimneypiece was made uniquely for the room. In most cases however, chimneypieces would be selected from ranges made in workshops or from pattern books such as *Chippendale's The Gentleman and Cabinet Maker's Director* of 1762 (3rd Edn. plates 179 to 186). Hence few chimneypieces were ever unique.

As domestic inventories record, chimneypieces were often regarded as items of furniture. They may have been replaced when rooms were modernised to a new taste, or moved from one room to another, given as wedding presents, or taken from the town house to the country house. Consequently principal rooms in some houses often have chimneypieces of a later date and different style to that of the first build of the house. Secondary or even tertiary rooms may have relocated fireplaces that are larger and/or grander than the room in which they are now found. Consequently a chimneypiece that is mismatched to the room in which it is found may contribute to the history of the room and the house. It is not therefore proposed to change any of the chimneypieces *in situ* except for relocation of the existing piece from Bedroom 5 on the Second Floor to the Music Room on the Ground Floor. There, in a principal room, population of the blind chimneybreast with this piece, of appropriate proportion and period, is a positive contribution to significance.

Fireplace hearths in the Living Room and Music Room, both non-historic and of inaccurate dimension and inappropriate material are proposed to be replaced with less expediently selected material, accurately cut to correct dimensions: a positive intervention.

The Living Room fireplace is proposed to be reinstated as a working fire with a flexible stainless steel flue liner. The flue liner is neutral in impact to historic fabric but it allows positive impact on significance by allowing the fireplace to be used as originally intended reinforcing domestic character.

Similar qualitative benefits to significance come from lining other flues, such as in the Kitchen. The proposal for the Kitchen to have an open fire and spit (alongside the bread oven (part of the previous application) is not museological, but a practical working proposal that uses the room as originally intended.

Where chimneypieces are absent new pieces are proposed as follows:

Bedroom 2, First Floor, the reclaimed George III carved pine chimneypiece proposed, is of appropriate proportion and status for the room and reflects a particular period in the serial alteration of the house.

The Dressing Room, First Floor has reduced historical context

because of earlier alterations and function. The proposed Belgian black marble chimneypiece is handsome and has the quality of luxurious urbanity appropriate to the room's function. However, two pale marble alternatives of Soanian character are also illustrated against an ultimate choice, any of which would be appropriate.

The reclaimed late 19thC sandstone piece proposed for Bedroom 3 on the Second Floor has good proportions for the room, appropriate chastity of detail and, again, reflects a particular period when previous owners made interventions to the house.

Also on the Second Floor, in Bedroom 5 the reclaimed pine bolection fireplace frame matches that proposed to be removed for re-use in the Music Room. This is essentially neutral to significance.

A similar reclaimed pine bolection piece with mantle, proposed for Bedroom 6, to have a paint finish, is of appropriate proportion and restrained detail for its location in the house and in re-populating a naked chimneybreast it is a positive intervention.

- 4.4 Repairs are required to the roof where there is no connection between the rafters and joists, where original joists had been cut. Lack of connectivity has caused roof spread. At the rear this has caused, cracking to brickwork with the attendant risk of collapse. The Structural Engineer's report is unequivocal on this. The proposed repair is to fix the rafters to the wall plates with metal angles and bolt horizontally through the wall plate to metal straps fixed to the joist ends. This is not a like-for-like repair but would be regarded as 'honest' repair to SPAB principles. Similarly, proposed additional timber cross ties, to prevent further deflection, would be regarded as an honest repair. Access for the repairs would require to be from the eaves and from within, where plasterboard lining to the verticals between the floor and skelings must be removed. Loss of plasterboard has no harmful impact on significance and repair of cracked lead to gutters and fixing slipped tiles (like-for-like repairs) in any case requires external intervention. There will be no external evidence of repair. Within the roof, historic roof timbers will be evident. Although the necessary repairs have a positive impact in comparison to not making repairs, they are effectively neutral to significance.
- 4.5 New radiators are proposed comprehensively, to replace existing steel panel radiators, many in *faux* historic joinery enclosures. Removal of those enclosures is a positive enhancement of the historic interior. Re-use of existing locations and routings for distribution pipework limits collateral harm. There is no appropriate historic analogue for radiators in a late 17thC house but the cast iron column radiators proposed have their own historicism as, essentially, bits of appropriate furniture, positively neutral.
- 4.6 Throughout the original Lower Ground Floor area, except for the

Larder, the existing concrete slab is proposed to be broken up and replaced with a new, insulated slab incorporating underfloor heating. The existing slab is not historic and with the appropriate care that informs contract documentation for the works, there is no impact on historic fabric and none on the building's significance.

- 4.7 The 20thC extension has previously been referred to as allowing 'breathing' space for necessary interventions in an area of lower significance.
In the extension, rationalisation of building services is proposed to entail stripping out modern linings and boxings to form service risers. These are neutral interventions.
Acoustic lining proposed against the party wall with No. 5, is also a neutral intervention that does not conceal significant historic fabric nor re-proportion significant plan form.
The drawings in this further application show developed detail of the re-allocation of space at the junction of the 20thC extension, the original building and the earlier extension of the stairwell. These proposals have no negative impact on significant historic fabric and the removal of service boxings in the historic stairwell re-establishes historic form, and modest benefit to significance.
- 4.8 The drawings show alteration to the top floor of the 20thC extension, the Bathroom, by removal of the existing ceiling and its joists and re-lining the rafter skelings to create a vaulted roof with tensile cross-ties. There is no historic analogue for this and the degree of structural intervention is not insubstantial. However, in an area assessed as of lower significance, it is the only part of the property in which a modern architectural re-imagining of space has any scope. It is a *quid pro quo* justified by the scrupulous conservation values applied within the historic body of the house.

Other smaller proposals incorporated into this application are addressed on a room-by-room basis as follows:

- 4.9 Replacement of the comparatively recent window (WL11) beside the Kitchen fireplace, giving onto the Yard, with a double-hung sash, correctly detailed to match extant adjacent windows, is a positive intervention.
- 4.10 Ventilation ducts in the proposed new lower ground floor slab, for extract from a downdraft extractor in the kitchen island, provide a necessary function with minimal impact and preferable impact to the alternative of an extract vent through an external wall.
- 4.11 Handing of Kitchen door leaves to the stair and Utility Room is neutral.
- 4.12 Formation of a new raised, square, head to the arched brick opening on the west wall of the kitchen, with stud infill, is alteration of an alteration and without cumulative impact. However in removing the falsified rusticity of 1970s 'restoration,' it has positivity to the building's significance.

- 4.13 Proposals within the Utility Room, removal of the gas meter and its cupboards, a new storage cupboard, installation of a sink and white goods, are neutral to significance.
- 4.14 The Larder, with its highly significant bays of stone shelving, is retained in its original function and enhanced with brick pavours over the existing floor slab, removal of *expedient* timber cupboards, rendering of bare blockwork and incorporation of purpose-made joinery infill to the stone slabbed bays.
- 4.15 Opening up behind the WC has revealed its creation out of one of the stone shelved larder bays, the slab still being in place, albeit in cut back form. This makes it perhaps a WC of great significance.
- 4.16 The Family Room and Play Room garden doors are a less than satisfactory 3rdQ20thC alteration, and it is proposed to remodel them to decent proportion and detail. The concertina security shutters, existing casement doors and frames will be removed, door cills lowered to create external wells, reform steps internally and install new purpose-made timber framed and glazed external doors with paint finish.
The existing windows and steps are clumsily made and have not caught period character. Properly proportioned, as the drawings show, and detailed to match adjacent windows and the garden door from the Upper Ground Floor, the success of this intervention would be measured by its not being noticeable as a part of the whole house assembly.
- 4.17 The confluence of flues and hard ground surface in the external passage through the extension have created damp in the flank wall of the Play Room. 'Conventional' remedies for damp such as impregnation with silicones would have deleterious effects in activating hygroscopic salts. The proposed drained cavity tanking system is well-tried technology ('conventional' in the conservation field) that has no deleterious impact on building fabric or architectural significance.
- 4.18 Studs forming the enclosure of the under-stair area, to become the Comms Room, were exposed and stained as part of the 1970s' misguided rustic presentation of the house. Plastering over them to re-establish the original surface is an enhancement of significance, but in an area of limited significance.
- 4.19 The application drawings show additional detail for the fitting out of the present master bathroom as the Dressing Room including fitted seats and wardrobes. Those furniture items replace existing ones and are neutral to the significance of the house.
The new chimneypiece referred to in paragraph 4.3 makes a substantial contribution to re-establishing appropriate historic character after the rustic *assemblage* that had previously been made in the fireplace opening.
Infilling the door opening to the *Boudoire* is a positive intervention that makes the room less of a mere circulation space. That re-

establishment of the bounds of the room is enforced by the treatment of the door opening to the Bathroom as a jib door.

Formation of the opening for that door (see 6.7 in Part Two) will entail recording of the opened-up structure as a valuable contribution to the historic record for the house.

4.20 Installation of sanitary facilities has the potential to create great harm to historic houses by virtue of sub-division of rooms, installation of waterproof floor and wall surfaces and cutting of existing structure and fabric for supply and waste pipework. However the proposals in this application largely re-occupy existing space, replace existing fittings with new, re-employ existing service routes and are considered in the understanding of the constraints and opportunities of the existing building. They make no harmful impact on the significance of the building.

4.21 At Second Floor level the formation of *en suite* shower rooms, in *Jack and Jill* layout between Bedrooms 3/5 and 4/6, new to this application has an acceptable impact on plan form in what are not principal rooms.

The proposal is that the new partitions should be supported by doubling-up joists below. Subject to the location of the existing joists that may be straightforward (modern stress-grade timber allowing shallower new joists so as not to compromise lime plaster keys to the top of the ceiling below). A range of practical alternatives also apply, such as spanning the partitions horizontally or hanging them from the strengthened roof structure. The practical solutions can be achieved without harm to the existing structure.

4.22 Externally, the work proposed to the Tool Store, a new four-paneled door, terracotta tiled floor, new brick copings on tile creasing and a lead roof, will match the historicity of the house in what is a non-historic part of the property.

Just as the 20thC extension provides 'breathing' space for functions that are 'service-heavy' the lean-to extension acts similarly, accommodating boiler flues, extract/ventilation termination mushrooms and new boilers in space that has no significance, as a preferred location to the interior of the historic building.

5 DESIGN AND MANAGEMENT RESOURCES

5.1 As noted in Part Two for the previous applications, the drawings for this application are exemplary in their level of detail. 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.

