

Salisbury House, Highgate



HERITAGE IMPACT ASSESSMENT

Salisbury House

Bullens Yard • Highgate • London N6 5JT

October, 2018

Davies Sutton Architects
Penhevad Studios
Penhevad Street
Grangetown
Cardiff
CF11 7LU

T. 029 2066 4455
E. md@davies-sutton.co.uk
www.davies-sutton.co.uk

Contents

1.0	Introduction	02
2.0	Heritage Assessment	03
2.1	Objective	02
2.2	Significance	03
2.3	Justification	06
2.4	Summary of Proposed Work	07
2.5	Mitigation	10
3.0	Heritage Impact Statement (table)	14
3.0	Conclusion	14
4.0	Appendices	18

This document has been produced to accompany a Listed Building Application for the Salisbury House in Highgate, London,

The building details as included in the statutory listing description:

Entry Name: 29, HIGHGATE HIGH STREET | Listing Date: 19 July 2000 | Grade: II |

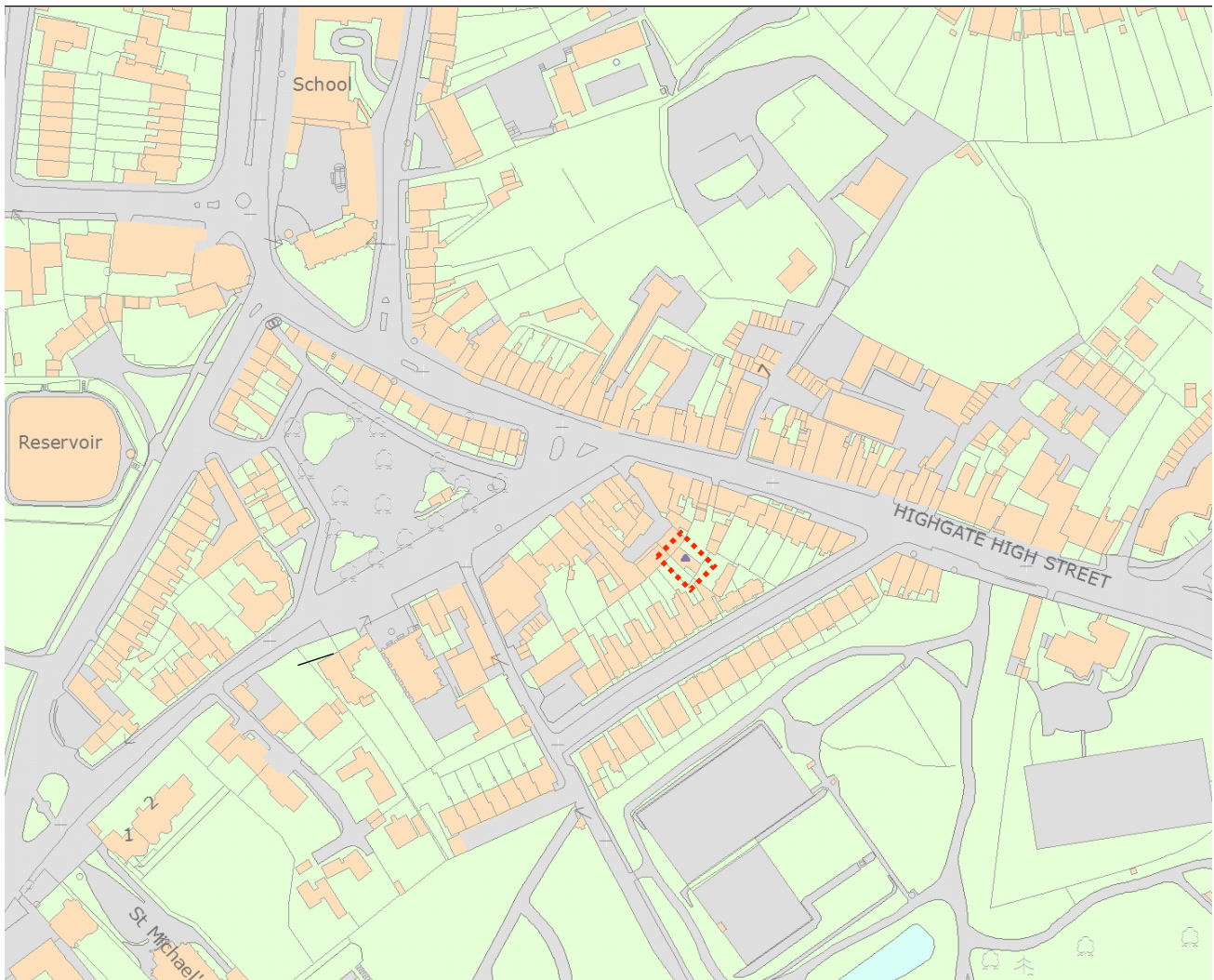
Source: List entry Number: 1378930 | Building Class: Domestic | Town: |London

District: London Borough of Camden: | County: Greater London Authority

National Grid Reference: TQ 28484 87344

Location

About 6 miles North of the Centre of London



(1) Map showing location of property

Objective

The objective is to remove damaging repair undertaken to the house using inappropriate material and to restore the external envelope of the late 18th century early 19th century Georgian townhouse, replacing cement mortars and renders with lime mortars ensuring the building is weather tight. The doors and windows are to be repaired and damaged draught seals replaced. Matching clay roof tiles will be used where the existing roof tiles need replacing due to failure.

Modifications to the internal space are required to provide adequate protection and means of escape in case of fire and improve the use of the space. In addition the basement, where extensive work was carried out between 2001 and 2004, application ref LEX 0100284, requires tanking to make it usable space.



(2) Alley

Description and Significance

Salisbury House stands well back from the Street within a mews, Bullens Yard. This is entered via an alley through properties on the Highgate Street. This is typical of buildings in London in the 17 and 18th century, the original carriage houses or stables being later converted into dwellings.

It is made up of the original Georgian House with later less significant and less considered extensions. The main house, which was in existence by 1783, is a house typical of the mid-late Georgian Period. It consists three and half storeys with a basement. The principal facade is not quite symmetrical. It comprises 3 bays with a central doorway and with blind panels for windows in the central portion. Above these there is single dormer in the roof slope.

The bricks used on the main building are good quality dark red to purplish, Museum of London ref 'fabric 3032 or 3034', introduced in London and surrounding areas shortly after the great fire of London in 1666.

The cesspit/well that exists in the floor of the cellar may be of earlier bricks (MoL 3033,) possibly 17th century, similar to the excavated wall that has been retained in the basement courtyard.

The ground floor extension to the East of the property is in a more modern brick with inappropriate sliding sash windows and a second entrance door.



(3) Basement Courtyard

Overview of proposed works and Justification

Inspections have been undertaken by Surveyors establishing that maintenance has not been adequately undertaken over a period of years under previous ownership. Some of the past repairs have generally been carried out to a poor standard with the result that the building has deteriorated and requires urgent and substantial sympathetic repair and renovation.

The present building layout has a single stair without adequate fire protection rising to a third floor. Although it may not need to meet current building regulations, the arrangement poses too great a risk to the occupants should a fire occur. It is proposed to provide a suitable protected enclosure to the stair and a fire sprinkler system. As far as is practical any existing panelled enclosures, as on the first and second floor will be upgraded using a proprietary intumescent paint system. A discreet folding ladder will be provided to allow escape from the basement.

The work carried out between 2001 and 2004, application ref LEX 0100284, included considerable work to the basement that has not been completed to a standard that makes the space usable. It is therefore proposed to tank the walls using a reversible tanking membrane system with a lime plaster finish.

The modern cement render on the South elevation is to be replaced with a lime render to reduce the damp problems in this wall by improving the breathability of the fabric. This is more sympathetic to a grade 2 listed building.



(4) Front of house



(5) Basement showing well

Summary of Proposed Works

Work to the external envelope include:

Repairing the existing roof using new clay roof and ridge tiles to exactly match the original.

Removing, cleaning and repairing cast iron gutters, decorating and reinstating. Replacing new plastic gutters with cast iron to match the original.

Repairing doors and windows. Replacing the draft sealing on all windows.

Replacing the modern the window and doors to the kitchen with a new window. All the new brickwork to match the existing.

Replacing the existing zinc flat roof in the modern extension with a new terne coated steel roof. The details will be finalised following the removal of the existing roof and careful inspection of the existing supporting structure. It is proposed to insulate this roof using a warm roof construction that will remain 150mm below the existing parapet line.

Removal of the modern cement render and replacement with an insulated lime render and a suitable mineral/lime finishing/protection coat.

Removal of existing cement pointing. Replacing with lime mortar to match the original. The existing mortar will be analysed by a Conservator

Work to the internal layout including:

Rewiring the electrics and alarm system.

Provision of a fire sprinkler system.

Minor reconfiguration of the internal room layouts with new kitchens and bathrooms.

The introduction of fire enclosure to the stairs.

Redecoration throughout.



Mitigation

Where possible we have tried to mitigate any harm that may occur to the fabric or the appearance of the building by focusing on the removal of inappropriate modern materials and the reinstatement of historic alternatives. The changes are slight and all have a positive impact.

(6) East side of building

1	2	3	4	5	6	7
Proposal	Justification	Significance	Potential Impact of proposal	Activity required to assess impact	Value Based Judgement	Possible Mitigation
<p>Replacement Door and window to kitchen</p>	<p>There is no functional or historic reason for an additional entrance in this location and it limits the function of the kitchen.</p>	<p>These are not part of the original building and are inappropriate in their detailing. They sit beneath a modern steel lintel faced with timber and spanning over 2.5 metres.</p>	<p>The introduction of new windows replicating the size of the glazing bars in the original windows will improve the main elevation.</p>	<p>A site visit was made, and an assessment of the historical value of the existing arrangement carried out.</p>	<p>There will be no detrimental effect to the evidential value of the existing building.</p>	<p>The detailing and finish of the proposed work will closely match the original.</p> <p>There is an opportunity to take the modern and incongruous flue out behind the parapet.</p>
<p>Lining the basement with a tanking system.</p>	<p>The work that begun as part of the previous LBC application is not complete and the space is unsuitable for domestic use.</p>	<p>The work to the basement carried out in 2004 was significant and included the underpinning of the walls. All significant remaining elements will be retained.</p>	<p>The proposed membrane system is attached to the walls at the mortar joints and provides a reversible solution.</p>	<p>A site visit was made, and an assessment of the historical value of the existing arrangement carried out.</p>	<p>There will be little detrimental effect to the evidential value of the existing building.</p>	<p>Not required.</p>
<p>Providing fire protection to the stair.</p>	<p>Required in order to provide a safe means of escape from the bedrooms</p>	<p>Historic partitions where they exist, are to be retained. It is proposed to upgrade the fire resistance using appropriate intumescent paint systems</p>	<p>New partitions at the 3rd floor and fire doors are to be designed and detailed to provide adequate protection while being appropriate to the original construction.</p>	<p>Detailed survey of the construction of any original partitions or panelling.</p>	<p>There will be limited detrimental effect to the evidential value as the internal arrangement will be altered. This is kept to a minimum and is justified in the context of fire protection.</p>	<p>The detailing and finish of the proposed work will be appropriate to its context. Fire resistant glazing has been incorporated in the new third floor partition.</p>
<p>Providing a fire sprinkler system.</p>	<p>Required in order to provide a stop fire at source saving life and historic fabric.</p>	<p>Historic fabric may be disturbed during installation, but this will be kept to a minimum.</p>	<p>Additional means of escape from the building would be more detrimental to the historic character of this listed building. There is a potential of damage to the historic fabric during installation.</p>	<p>Regular assessment will be undertaken by competent persons as work progresses and careful photographic records taken.</p>	<p>The majority of the work will occur in modern interventions. Where possible routes and locations of fittings will avoid historic fabric</p>	<p>Careful attention will be paid to the location of fittings and to the detailing.</p>

Impact assessment

The Conclusion

The proposals are generally not intrusive and if anything enhance the Georgian character of this grade 2 listed building at the same time has ensuring its long term future as a family dwelling.

Where it is possible to remove unsightly fittings from main elevations and relocate them discreetly, the opportunity has been taken.

Every attempt is being made to retain and repair the fabric of the building at this opportunity as maintenance of the fabric is limited by its location and access.

4.0 Conclusion

Contact

Davies Sutton Architects

Penhevad Studios
Penhevad Street
Grangetown
Cardiff
CF11 7LU

T. 029 2066 4455

E. office@davies-sutton.co.uk

www.davies-sutton.co.uk

