

DESIGN AND ACCESS STATEMENT AND HERITAGE STATEMENT



Front of Flat C (second floor windows) 32/34 Highgate High Street

Application for Planning Permission and listed building consent for
alterations of a listed building

Address: Flat C, 32/34 Highgate High Street, London, N6 5JG

Date: 21st September, 2022

PROJECT BACKGROUND

This report will form part of an *application for planning permission and listed building consent for alterations, extension or demolition of a listed building*.

This report includes a description of the baseline conditions; an examination of readily available documentary, cartographic evidence; and identifies any known and potential cultural heritage receptor(s) within the application site and its surrounding area. It proposes a suitable mitigation strategy for heritage, where such works are deemed appropriate. The proposed works only include alterations.

STATUTORY DESIGNATIONS

Flat C, 32/34 Highgate High Street was first designated as Grade II Listed on 7 February 1974. It was listed as part of a group of buildings from 24-40 Highgate High Street. Below are the details of the [Historic England official list entry](#):

List Entry: 1358868

Date first listed: 07-Feb-1974

Statutory Address: 24-40 Highgate High Street

National Grid Reference: TQ 28546 87381

Details:

1. 4415 HIGHGATE HIGH STREET N6 (North East Side) ----- Nos 24 to 40 (even) TQ 2887 40/63 7.2.74.

II GV

2. Row of C18 3 storey, 2 window buildings with alterations, Mostly stock brick but No 22, 24, 38 and 40 are stuccoed. All have parapet fronts, mostly concealing roofs although an occasional high pitched tiled roof may be seen. Sash windows, mostly with glazing bars. Nos 32-36 have moulded stucco architraves, those of Nos 32 and 34 being segment headed and shouldered. These numbers also have 2nd floor band. On ground floor shops. No 24 early-mid C19, No 26 late C19, No 28 modern, No 30 late C19, Nos 32 and 34 modern, Nos 36 and 38 early C20, No 40 modern. Included for group value.

Nos 24 to 42 (even) form a group.

Listing NGR: TQ2852987385

SITE DESCRIPTION



Figure 1. Flat C, 32/34 Highgate High Street as it forms part of Listed Building Entry 1358868 (front elevation)



Figure 2. Flat C, 32/34 Highgate High Street (rear elevation)

The site is located within the Haringey Highgate Conservation Area, which was designated in 1967 due to its historic pattern of development, topography, open green spaces, distant views and the large number of buildings of architectural merit. Flat C, 32/34 Highgate High Street is specifically located in sub area 1, known as the “village core”. Highgate village is a designated Area of Archeological Interest (AAI), for the potential for archaeological deposits to be encountered relating to the Mediaeval hamlet and road established along the route to the toll gate erected by the Bishop of London.

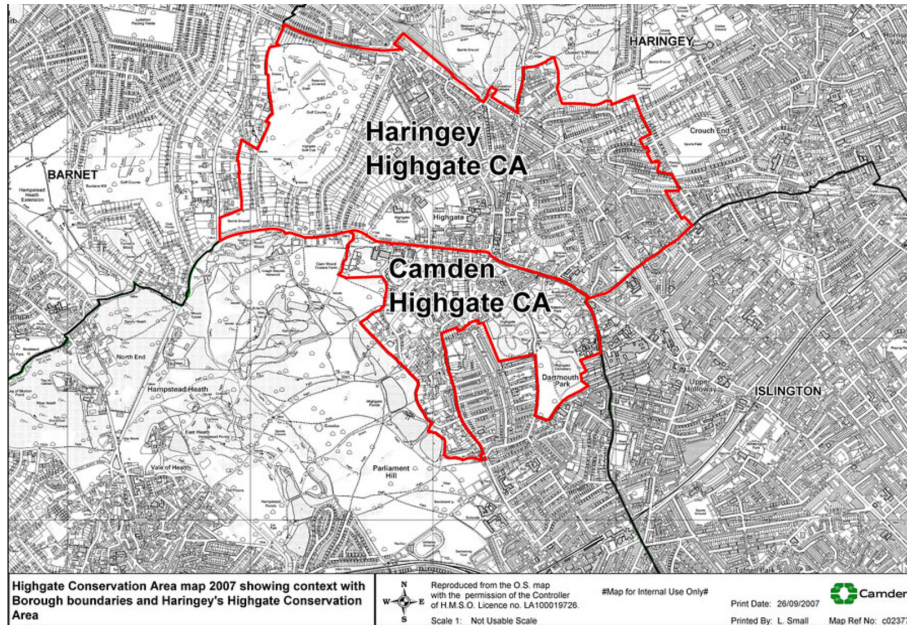


Figure 3. Highgate Conservation Area

The village is a fine grained traditional settlement benefiting from an elevated position that provides clean air and clean water, making it a popular place to live or visit since its beginnings in the fourteenth century. The early village High Street is characterised by a fine-grained pattern of seventeenth, eighteenth and nineteenth century small scale terrace houses and traditional shop frontages that occupy Mediaeval burgrave plots (*Haringey Council, 2013*). Flat C, 32/34 Highgate High Street forms part of a Georgian building in a relatively uniform terrace extending from no.40 to no.24, known as “*Feary’s Row*” due to the plaque entitled “*FEARY’S ROW 1791*” found on the right side of the facade at no.24, which augments the terrace’s historical interest.



Figure 4. “Feary’s Row” plaque



Figure 5. View of Feary's Row, 1910 (Courtesy of Michael Hammerson)

PROPOSED ALTERATIONS TO THE FLAT

Section 1 (5) of the Listed Building Act 1990 (“the Act”) defines “listed building” in the following terms:

“a building which is for the time being included in a list compiled or approved by the Secretary of State under this section; and for the purposes of this Act— 4

(a) any object or structure fixed to the building;

(b) any object or structure within the curtilage of the building which, although not fixed to the building, forms part of the land and has done so since before 1st July 1948, shall be treated as part of the building.”

The proposed alterations almost entirely affect those parts of the flat that formed part of the listed building *after* 1st July 1948, and specifically after 1987 (see *Drawing 01*; *Haringey Planning Approval Reference #: OLD/1987/0777*; and *Additional Document 02*). Those renovations that will affect the Listed parts of the flat will be done in a manner sympathetic to the heritage and history of the building and surrounding area. Below is a brief description of all proposed renovations. See all *Drawings* and *Additional Documents* for further details.

Floorplan

The renovations will involve changing the floorplan so that the Living Room is moved back to its pre-1987 position (see *Figure 6* below (*Drawing 08*) and *Drawing 02* for comparison), the Family Bath is removed entirely (created in 1987, see *Drawing 01*; *Haringey Planning Approval Reference #: OLD/1987/0777*; and *Additional Document 02*), and the Principal Bedroom moved back to its pre-1987 position (see *Figure 6* below and *Drawing 02* for comparison). The en-suite bathroom will be enlarged to create a family bathroom, accessed only from the corridor. And equivalently, the living area will be extended to create a library space. This will create a layout closer to the floorplan that existed *before* the 1987 renovations, and more sympathetic to the heritage of the listed building and locality.

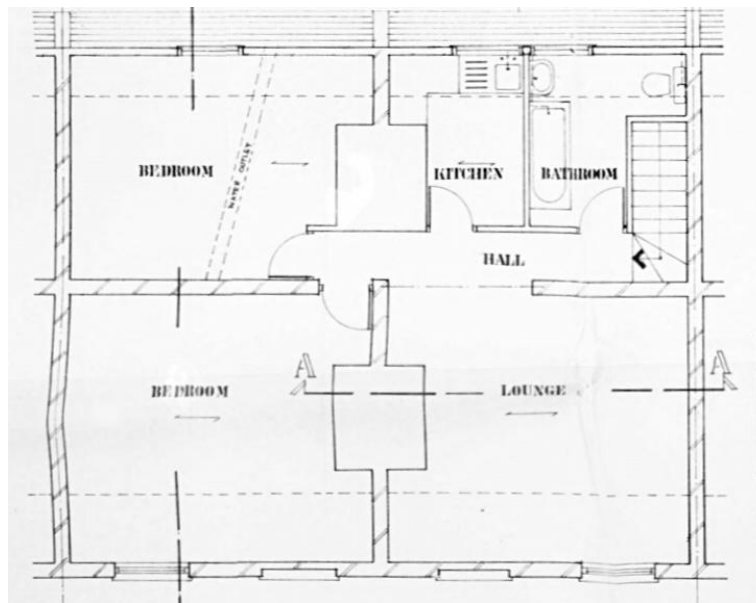


Figure 6. Pre-1987 interior floor plan for Flat C, 32/34 Highgate High Street, Application OLD/1987/0777

Flooring

Carpets in the proposed *Living Room*, *Principal Bedroom* and *Hall* will be removed and original floorboards restored (See *Drawing 02*). Original floorboards to be varnished. If necessary, insulation will be installed between joists below; new ply subfloor added and fixed to joists; then reverb sound mat laid to underside of original floorboards.

Conservation Roof Lights

Conservation roof lights will be added to the rear elevations (See *Drawings 02, 03, 04, 06* and *07*). Conservation roof lights to be sourced from [Clement Windows Ltd](#) (or similar) and steel framed. These conservation rooflights will be sympathetic to the building, and view of the building from the High Street, as they are being placed on the rear elevation of the roof. They will also help with natural ventilation, prevent the spread of viruses, add natural light to the centre of the property, and reduce noise, energy use

(and costs). It will also help cool the property during increasingly common heatwaves. Furthermore, light was a very important feature of interiors during the Georgian era. The addition of light ingress generally and over the stairwell is a typical detail contemporary to the late Georgian period. Large windows and skylights above stairwells were used to let in as much light as possible. The addition of these skylights is therefore sympathetic to the history of the building. Also, as you can see from *Figure 2*, there is precedent for conservation roof lights on the rear elevations of the listed buildings at 24-40 Highgate High Street.

Ceiling Height Elevation

Ceiling heights in the proposed *Living Room* and *Principal Bedroom* will be raised (See *Drawing 03* and *07*) Plasterboard and insulation to be added to new ceiling height. This will help with natural ventilation, helping to prevent the spread of viruses, and cool the property during increasingly common heatwaves. New attic storage space to be created over *Bed ii*.

Living Room

In studwork, a dummy chimney breast will be formed for gas fire and flue to roof. The stud partition between what was previously *Bed ii* and the Family Bath will be stripped out. Two new openings to the existing masonry wall will be created. As mentioned above, light was a very important feature of interiors during the Georgian era. Internal windows were also a feature of Georgian interiors used to let in as much light as possible. The addition of these internal openings is therefore sympathetic to the history of the building. Stud partitions between the *Living Room* and *Principal Bedroom* will be created. Ceiling height will be raised. New double doors created. New toughened Pyroglass ½ hour fire resistant (½ hr FR) internal window will be installed next to double doors. Two steel framed conservation rooflights from [Clement Windows Ltd](#) (or similar) will be installed. Carpet will be removed and original floorboards restored.

Principal Bedroom

Steel framed conservation rooflight from [Clement Windows Ltd](#) (or similar) will be added. Carpet will be removed and original floorboards restored.

Hall

Existing attic access hatch over stairs will be removed. ½ hr FR bi-fold doors to a laundry/boiler area will be added. Boiler will be moved from kitchen to new laundry/boiler area. New boiler flue will be added.

Kitchen

Larder over stairs will be extended. Ceiling heights over stairs to comply with building regulations.

Bathroom

Two steel framed conservation rooflights from [Clement Windows Ltd](#) (or similar) will be installed. New stud partition added.

Bed ii

New attic storage space and access to be created over *Bed ii*.

CONCLUSION

The application proposals are modest in scale and the result of a thorough and well judged design process, exploring different options and prioritising the conservation and character of the historic fabric, and spatial integrity of the existing building. These plans make a positive contribution to the appearance, character, quality and local distinctiveness of the setting and context.

The proposals comply with the National Planning Policy Framework, the London Plan, the Haringey Local Plan (and emerging New Local Plan) and the Highgate Conservation Area guidance, and on the basis of this assessment we would conclude that the scheme represents well judged interior alterations in keeping with the existing building, and locality. In summary, the alterations to the Listed Building are sympathetic to the existing building and Conservation Area; and represent a positive contribution to the Conservation Area and the existing streetscape.

SUPPORTING DRAWINGS AND ADDITIONAL DOCUMENTS

Details of the proposed development are included in the attached drawings and additional documents as follows:

Additional Document 01_Site Location

Additional Document 02_Photographic Survey

Drawing 01_Existing Layout Plan

Drawing 02_Proposed Layout Plan

Drawing 03_Proposed Ceiling Plan

Drawing 04_Existing and Proposed External Elevations

Drawing 05_Existing Roof Plan

Drawing 06_Proposed Roof Plan

Drawing 07_External Elevation ZZ Sections CC DD

Drawing 08_Pre 1987 Floorplan