

DESIGN & ACCESS /HERITAGE STATEMENT

BULL
13 NORTH HILL
LONDON
N6 4AB

Introduction;

This Design & Access Statement seeks to meet the documentary requirements of the current NPPF, for buildings located within a Conservation Area and for buildings having a grade listing. It has been submitted to assess the interest of the application site to justify the proposed works in terms of their impact on the heritage asset identified. The statement assesses the nature, extent and importance of the significance of the asset and its setting to allow the impact of the proposed works on that significance and setting to be properly assessed by the local planning authority.

The statement is to accompany the Advertisement and Listed Building application for the above site for the owners for the installation of replacement

A little about the asset



Bull, Highgate - in 1890

Legend has it that the pub in Highgate Road got its name from a charismatic coachman careering up the Great North Road, who would shout 'Bull' then 'last' because the inn was the final stop as you left London.

Today the pub is popular with both locals and visitors to the area serving food and drink daily

The proposed signage is as follows

The proposal is to remove all the existing sign and make good any fixing holes left by the previous signage. The building would then be prepared and repainted by the main contractors. The new signage would be manufactured at works and fitted on site along with the signwriting directly onto the newly painted render.

All signage would be fitted following the supply of a method statement to the main contractor

The signage consists of

ITEM 01 (QTY 01)

Double sided hanging sign to new timber clad steel post.

Featuring:

- Steel clad timber frame.
- 15mm plywood panel.
- Softwood 70x40 timber trim.
- Signwritten display.
- LED Trough light finished RAL9005 with warm white illumination
- New 150mm² steel post with 235mm² thick timber clad to post to existing location.

ITEM 02 (Qty 01)

SIGNWRITTING Signwritten House Name.

Featuring:

- Hand painted display.
- 3No brass cowl lights, W/W LEDs

ITEM 03 (Qty 01)

MENU CASE

Non Illuminated Brass A4 menu case.

Featuring:

- Visual area inlined by 10 mm. • 50 mm frame.
- 50mm frame
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- ITEM 05 (Qty 02)

REMOVABLE CHALKBOARDS Single sided removable chalkboards.

Featuring:

2mm Aluminium panel finished RAL 9005

32mm Bullnose trim finished RAL 9005

Painted Chalkboard Area

Hooks to hand/remove from front wall

ITEM 06 (Qty 02) LANTERN

Brass Sutton lantern.

Featuring:

- Top Fixed Bracket

ITEM 08 (Qty 01)

SIGNWRITING

Signwritten text & arrow.

Featuring:

- Signwriting in Mylands
- BEDFORD SQUARE No. 2295.

Impact :

The impact on the building, and wider street scene will be a positive one. The proposed signage would be mainly like for like replacements for the existing signage which due to age and weathering do not reflect the importance of the asset

Conclusion:

The proposal is considered to cause no adverse harm to the property or the surrounding Conservation Area which would be preserved. The proposals are therefore considered to meet the objectives of the NPPF concerning development in an historic context and meet the requirements of relevant local planning policy.