



**The Bull Public House
13 North Hill
Highgate
London
N6 4AB**



**Design and Access Statement
and
Heritage Statement**

This statement accompanies a Planning and Listed Building Consent Application for various minor works to the interior and exterior areas of the existing Public House site.

1. The Site.

The Bull Public House occupies a prominent position on North Hill, and is popular with locals and visitors to the area.

The building is a two storey Grade II listed pub fronting on to North Hill in the Highgate Conservation Area. It has a stucco front with bay windows and parapet. The main pub building dates from the 18th century. There is an area of raised terracing to the front facing onto North Hill.

There are a number of modern single storey extensions, outbuildings and shelters at the rear of the main building.

The buildings and site have undergone various internal and external alterations in the past, and appears to have had a recent modern refurbishment to the interior, with modern paint decorations and wallpaper finishes, modern furniture and modern lighting.

Internally some historic features such as panelling remain, contributing to the original character of the building, but both bars and their respective back bar areas are later additions, which do not contribute to the special interest of the building.

2. Proposed Works.

The works proposed will affect both the interior and exterior of the building and the site, and take the form of a minor programme of alteration and refurbishment works, intended to give the business a fresh appearance, whilst still respecting the historical aspect of the building.

There are no major structural alterations proposed that will affect the main public house building, with the main building alterations being located in the more modern single storey sections to the rear of the main two storey building.

A brief schedule of the alterations proposed is as follows, and can also be seen on the accompanying application drawings:

Ground Floor Level – Interior.

Bar Area:

- Recover existing fixed seating
- New lighting fittings to existing positions. retain some existing wall lights.
- Mix of new & existing refurbished furniture.
- New mid-height furniture to central bar area.
- Re-decoration throughout.
- Retain existing timber floor. Re-polish only.
- Remove screen near kitchen pass.
- New wallpaper to replace existing wallpaper finish.
- New dresser units.
- New logo matting to main entrance.
- New plain matting to garden entrance.

Bar Servery:

- Remove existing tiled finish & install new tiles full height.
- Retain existing safety floor. Patch repair where required.
- New product layout to be confirmed by others.
- New low line fonts to front counter.
- Refresh existing stain of bar front & bar top.
- Reconfigure existing modern back bar counter & install new shelving & illuminated bottle steps.

Toilets:

- New tile band above existing tongue and groove boarding. New wallpaper finish above.
- Remove existing flooring & install new feature floor tile.
- Retain existing sink units.
- Retain existing sanitaryware.
- New mirror above sink units.
- Retain existing urinals & divider.

Outbuilding to Rear:

- Remove whiteroc wall cladding entirely.
- Remove shutter front & windows and form new timber framed bi-fold doors. And pass door.
- Form new aco drain in front of outbuilding bi-fold doors.
- New roof lantern in ceiling to let more light into the space.
- Remove & infill existing aco drain channel.
- Add new emergency lighting to outbuilding & ensure fire alarm is linked.
- Form new doorway into outbuilding.
- Form new lean to roof to cover route from kitchen to outbuilding.
- Remove existing tiled finish and install tiled front below existing external bar shutter.
- New fixed seating section to rear of outbuilding with hanging cushion style pads.
- New pendant lighting.
- Feature faux planting to roof.
- New wall light positions.
- All new furniture throughout.
- New tiled floor finish throughout.
- New dresser unit.
- New hand painted murals.
- New wallpaper finish to other walls.
- New covered walkway added from Kitchen to outbuilding. Timber construction with polycarbonate roof finish.

Ground Floor Level – Exterior.

Front External Area:

- New paving.
- Install new goalpost style awning with mechanical functions. New striped fabric.
- All new loose furniture.
- Form new oval shaped fixed seating with planter in middle to awning position.
- Adapt existing entrance archway with new flowering planting above.
- New brass lantern to archway.
- New heaters to awning unit.
- New individual plant pots to entrance way.

- New lockable dresser unit with power for iPad.
- Decorations to external building (as per signage scheme).
- New fixed bike rack.

Rear External Area:

- Jet wash existing paving slabs.
- Jet wash existing decking area.
- New polycarbonate roof to existing covered area & new paint finish.
- Remove trellis & plastic side units to covered area and install new ply back to rear of units.
- Install new Mediterranean themed painted mural to covered area.
- New electric heaters & pendants to covered area.
- New full height trellis panels to hut dividers.
- New bespoke lantern posts with 4 bracket fittings.
- New lockable dresser unit with power for iPad.
- New loose furniture.
- New seat pads to existing fixed seating sections.
- New lighting to existing planter trough.
- New creeping planting to bin store fence and roof of structure to disguise.
- Remove existing gate & make good to floor & wall.
- Form new metal gate & fence.
- Remove existing formed planter & install new stone paving.
- Mixed height & styles of potted plants to line walkway.

First Floor Level.

Bar Area:

- Recover existing fixed seating sections.
- Allow for some new loose cushions.
- New lighting fittings to existing positions. Retain some existing wall lights.
- Mix of new & existing refurbished furniture.
- New curtains throughout.
- Redecorations throughout.
- Retain existing timber floor. Re-polish only.
- Add a new TV point to wall above fixed seating.
- New fireguard to fireplace required.

Dining Area:

- New carpet finishes.
- New wallpaper to be fitted within existing panelling.
- New lighting fittings to existing positions. Retain some existing wall lights.
- Mix of new & existing refurbished furniture.
- New curtains throughout.
- Redecorations throughout.
- Add a new TV point to wall.

Bar Servery:

- New timber back fitting with overhanging wall light fittings.
- Retain existing safety floor. Patch repair where required.
- New timber bar top in polished finish.
- Refresh existing bar front stain finish.

Toilet Area:

- Decorate existing T&G. New tile band above T&G and wallpaper finish above.
- New tiled flooring.
- Retain existing sink units.
- Retain sanitaryware.
- New mirror above sink units.

The above works include the alteration of non-original bar back counters on both the ground and first floor, as well as various redecoration works which will not affect the historic fabric of the building.

The works to the outbuilding at the rear of the premises will convert the current micro-brewery to be used as additional covered customer seating space. Works to this area include the replacement of two small rooflights with one large lantern light style rooflight which will bring much improved light levels to this area. The lantern light will have a low pitch to ensure it remains as unobtrusive from a visual aspect. The existing entrance door and screen to the outbuilding will be replaced with new timber framed glazed bi-fold style doors, utilising the current structural opening, which will allow this wall to be open during warmer months. The works proposed are to be carried out to a single storey flat roofed section of the building and will have no adverse effect on the historic fabric of the building.

A small new section of roof covering will be added at the rear of the main building, located between two sections of flat roof buildings, intended to provide a covered route from the internal kitchen area into the above described outbuilding. This will be formed as a simple timber framed structure with clear polycarbonate sheet roof finishing. The majority of this roof will be hidden from view by the surrounding buildings, with only a small 800mm to 900mm section visible from the surrounding yard areas. This new roof is to be added between single storey flat roofed sections of the building and will have no adverse effect on the historic fabric of the building.

The works at the front of the premises are intended to improve the visual impact of the frontage.

The new double retractable awning added is intended to provide a sheltered area for customers sitting outside, and will have a dark coloured goalpost type framework with a traditional style striped fabric awning cover.

The new railings and gates added will be in a traditional style with decorative cappings, and replace a modern timber formed fence and gates, and will give a more traditional appearance to the side and front of the building and site.

Following the proposed alterations and refurbishment of the premises, the site use will continue as a Public House, and will continue to operate in line with any current or imposed licensing conditions.

There will be no changes to any current access arrangements, both to the site, or once within the site or internal areas of the premises.

3. Planning History.

- HGY/2018/0190 – Permission granted for Advertisement Consent for display of a fascia sign.
- HGY/2018/0151 – Listed Building Consent granted for internal maintenance and repair work. Enhance customer experience by improving unfixed furniture. Improve internal decorations in keeping with area. Install new more practical bar to improve

customer service and create a more efficient pub environment. Improve run down toilet area, installation of fascia sign.

- HGY/2017/2617 – Permission granted for construction of a timber outbuilding and two cabanas.
- HGY/2008/0583 and HGY/2008/0586 – Permission refused for erection of a dwelling house at rear of site.
- HGY/2005/0782 – Permission granted for external alterations, new steps, railings and canopy.
- HGY/2005/0391 – Listed Building Consent granted for minor external alterations.
- HGY/1998/1200 – Listed building Consent granted for demolition of outbuilding and creation of internal opening.
- HGY/1998/1199 – Permission granted for erection of rear extension to house toilets and kitchen.

4. Mood Boards.

THE GARDEN

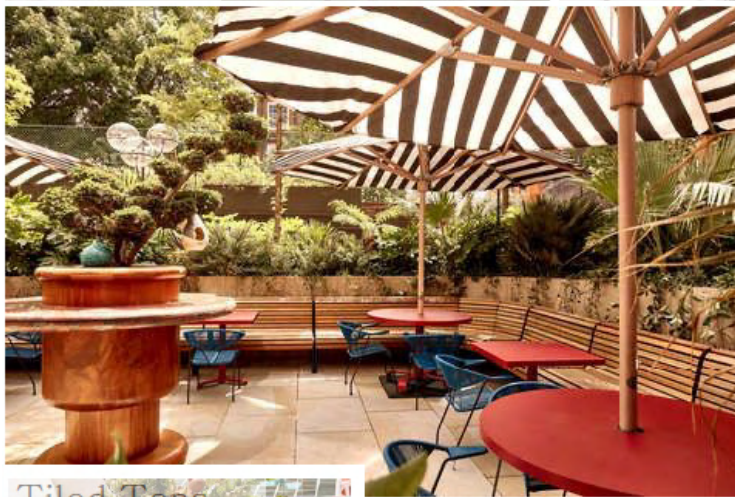
A full face lift to the rear of the space to transform it from simple garden into a Mediterranean getaway. Recover the existing huts, new seat cushions & a feature painted mural behind. New post lights with bracketed pendants to provide more light combined with decorative parasols to make the area feel more enclosed. A new guest journey created using eclectic mix of potted plants & creeping vertical planting.



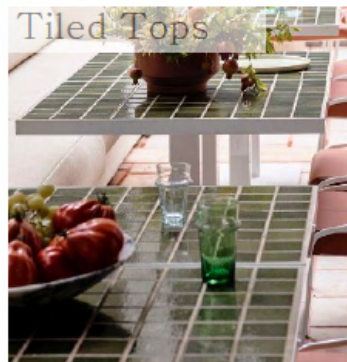


Post Light

Decorative Parasols



Tiled Tops



Planting Walkway

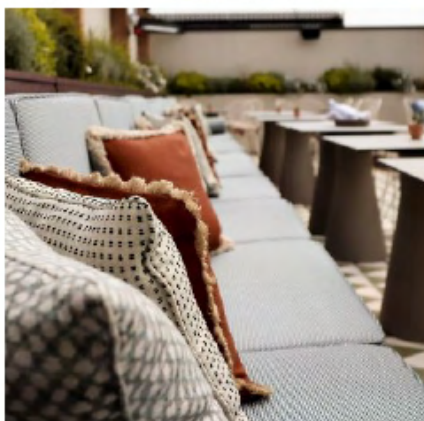
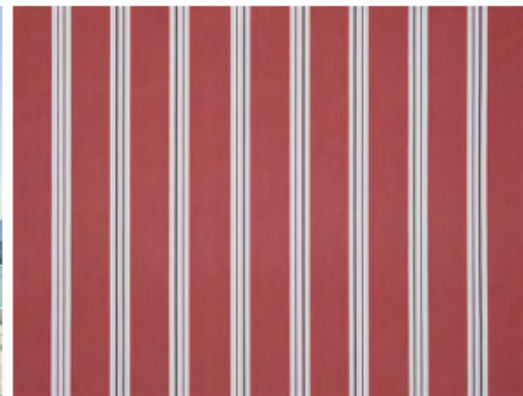


THE TERRACE

Transforming the front area to make it a more desirable destination, including a new mechanical awning to provide flexible cover for guests. Forming a metal archway complete with flowering plants & brass lantern light to signal change & direct guests up to the terrace. All new furniture to make the space feel more premium with new planting to the entrance to bring some natural life to the space.



Motorised Awning



Striped Cushion Fabrics



Loose Bench Seating



Mixed Height Planting



Planted Archway



Decorative Parasols

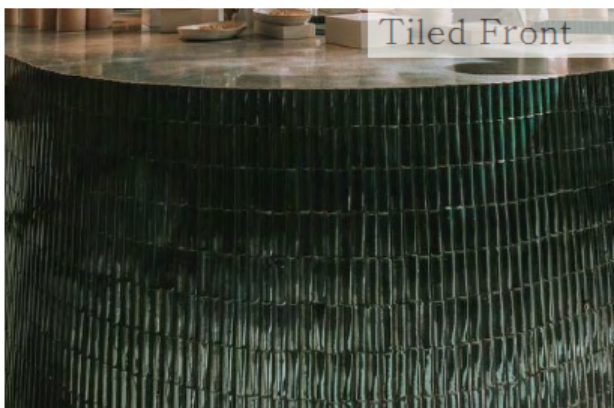
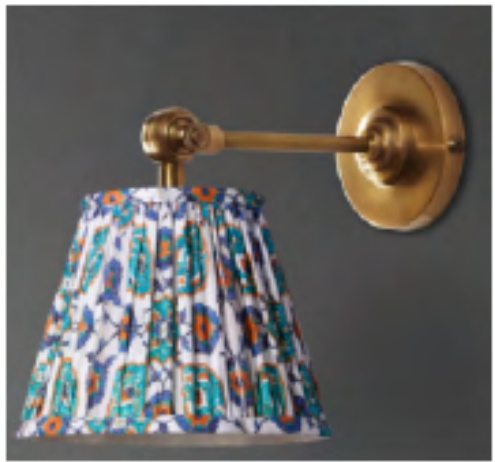


THE GARDEN BAR

Transforming this empty outbuilding into a bustling, vibrant garden bar, complete with new feature faux planting ceiling & suspended light shades. New fixed seating in a bar & hung cushion style with decorative wallpaper above. New green kit-kat tiling to bar front & back bar to create a luxurious natural colour scheme to the space. Considerate balance of ornate & simple furniture styles.



Table Details



Tiled Front



Fixed Seating

Suspended Shades



Ceiling Planting

Mural



THE PUB

Elevating this tranquil dining space to a new level of sophistication and elegance. Refreshing existing fixtures and fittings to retain the character, whilst introducing new elements of change. New feature antique mirror above booth seating & new wallpaper finishes. A calming, relaxing environment with neutral artwork pieces, new decorative lighting & mix of furniture styles. A lighter, fresher colour scheme to the ground floor space.



Fixed Seating

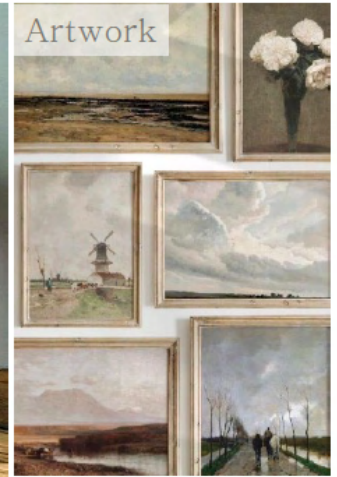




Antique Mirror



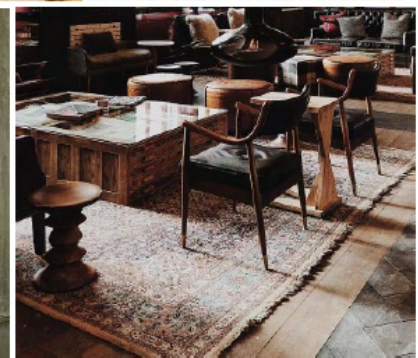
Dressing Details



Artwork



Detail



Neutral Tones



FIRST FLOOR

Darkening down the upper dining area to create a more refined & atmospheric dining experience. Retained paneling details improved with new colour scheme & feature wallpaper inserts. New timber back bar fitting with decorative over-hanging wall lights. Creating an enticing environment with plush fabrics, decorative marble table tops & eclectic artwork pieces. A new feature parquet timber floor to the raised area with a new central vintage rug.



Corner Fixed Seating



New timber back fitting



Existing bar front



Brass Lighting



Wallpaper Paneling

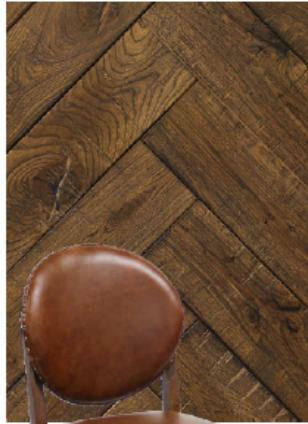
Fire Surround



Marble Tops



Overbar Wall Lights



5. Heritage Statement.

The Bull Public House is a Grade II Listed building, and is located in the Highgate Conservation Area.

Details of the official listing taken from the Historic England Website are as follows:

Official list entry.

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1358886
Date first listed:	10-May-1974
Statutory Address 1:	THE BULL INN, 13, NORTH HILL N6

Location	
Statutory Address:	THE BULL INN, 13, NORTH HILL N6

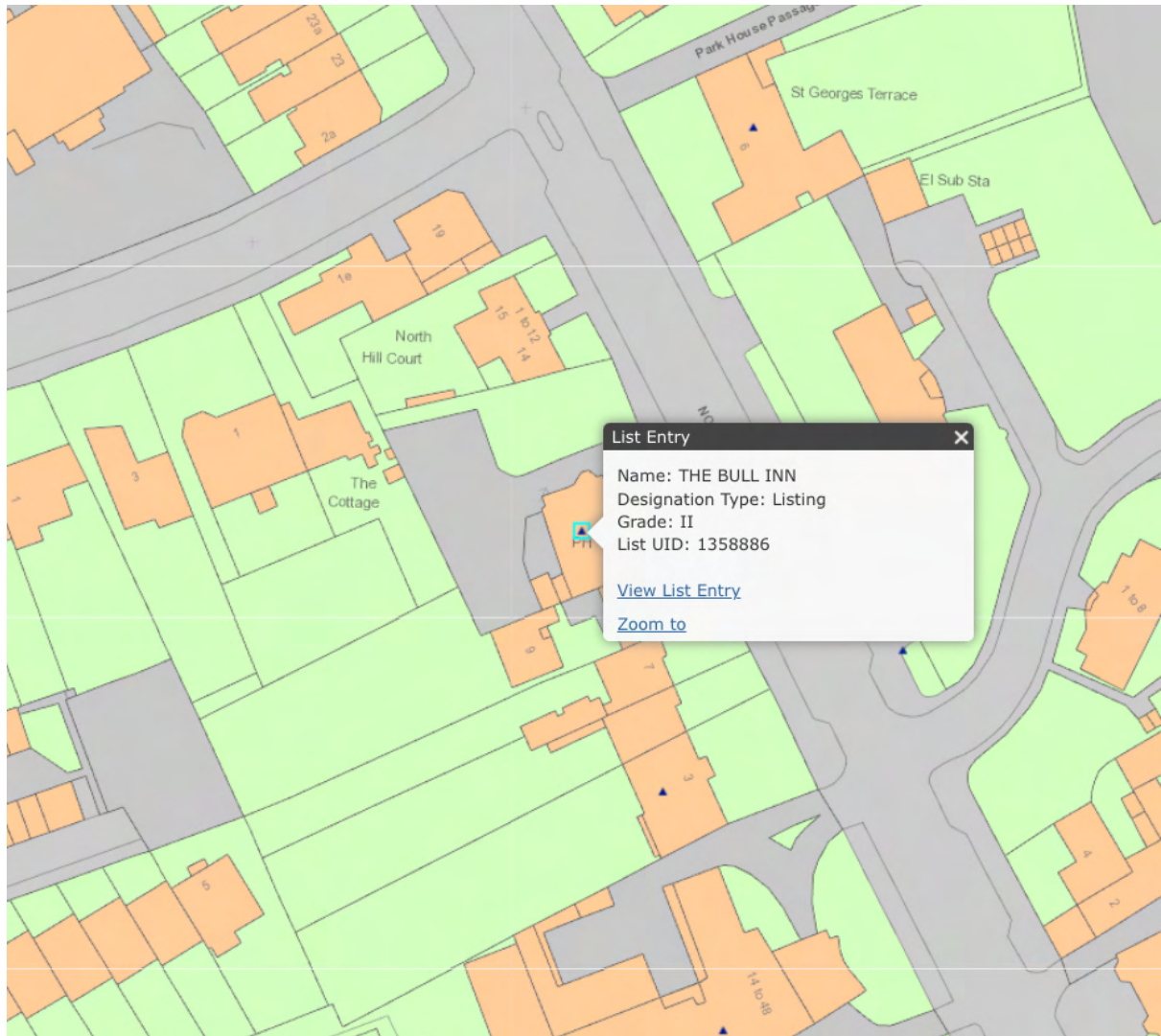
County:	Greater London Authority
District:	Haringey (London Borough)
Parish:	Non Civil Parish
National Grid Reference:	TQ 28231 87908

Details

TQ 2887 40/183
HIGHGATE NORTH HILL N6 (West Side) No 13 (The Bull Inn)

II C18 building of two storeys, four windows, irregular. Fairly high pitched slated roof hipped at right. Stuccoed front with parapet. First floor replaced sash windows with glazing bars, including those in canted bay, second from right. Ground floor modern but seemly public house windows, including two canted bays. The inn is said to have been a regular haunt of George Morland.

Listing NGR:	TQ2823187908
Legacy System number:	201446
Legacy System:	LBS





The Bull – Exterior.



The Bull – Exterior.

Local Heritage Assets.

There are a number of Heritage Assets in the immediate vicinity of the Application Site, as follows:

1, 3-7 North Hill.

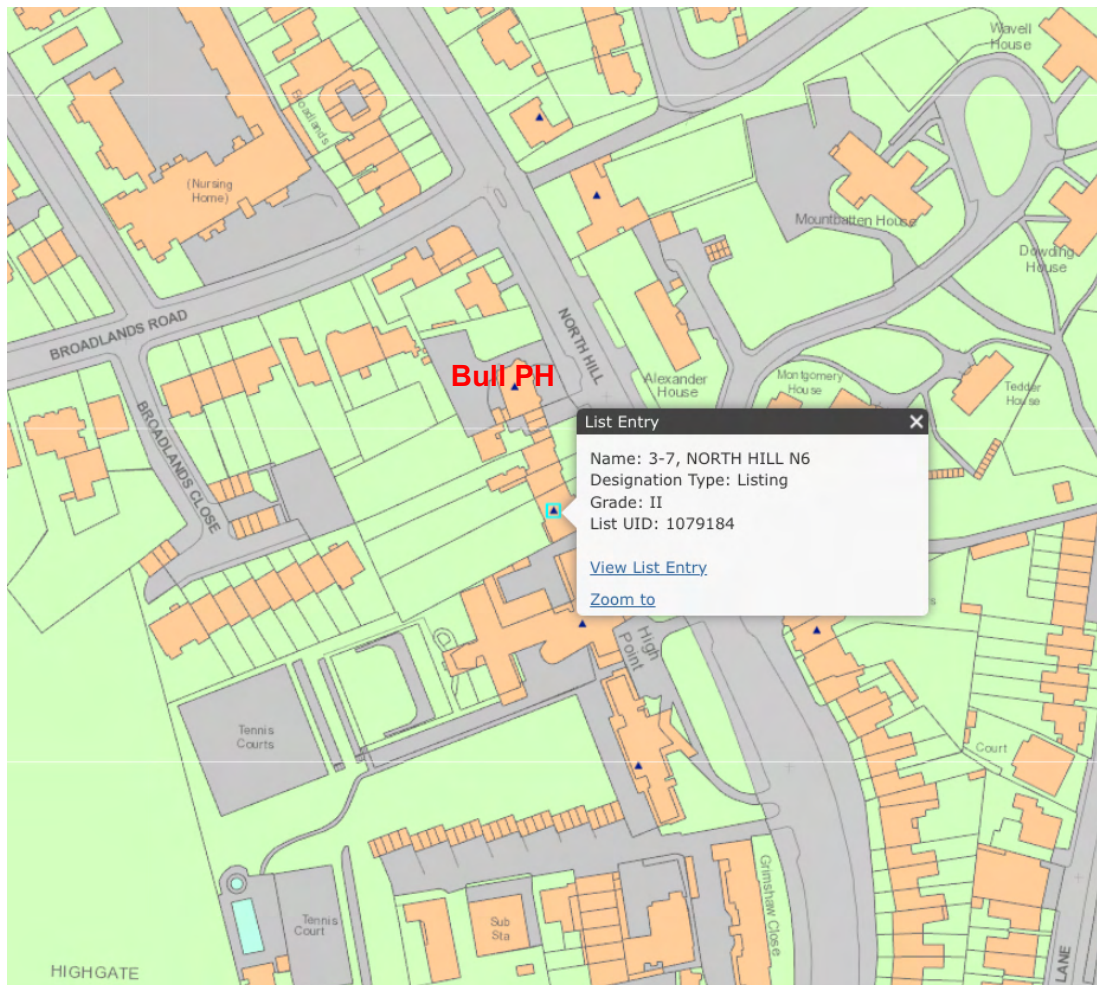
Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1079184
Date first listed:	10-May-1974
Statutory Address 1:	3-7, NORTH HILL N6
County:	Greater London Authority
District:	Haringey (London Borough)
Parish:	Non Civil Parish
National Grid Reference:	TQ 28243 87873

Details

4415 NORTH HILL N6 (West Side) Highgate ----- Nos 3 to 7 (odd) TQ 2887
40/182

II

2. Irregular block of C18 small houses or cottages, altered. Probably 4 originally. Brown and red brick. 3 storeys. Windows on upper floor about 2 per house originally, in segmental-hooded openings. Several blocked. Nos 3 and 5 have double trolis porches, No 7 a later single one in front of a Victorian stuccoed porch. No 3 was probably 2 cottages and has also a later addition to left. There is an added 1st floor projecting bay on left of original front.



3-7 North Hill.

2, K6 Telephone Kiosk outside Hillcrest, North Hill N6.

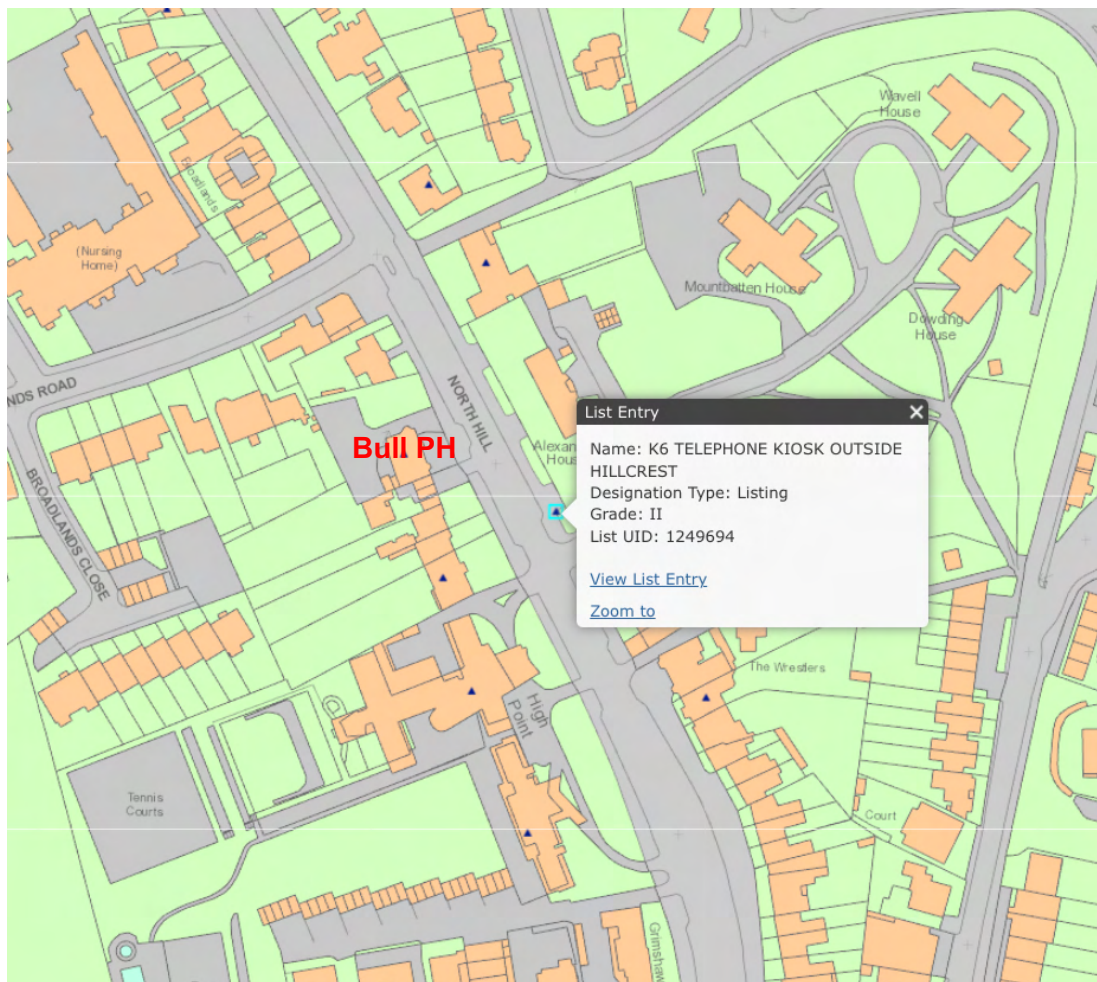
Heritage	Category: Listed Building
Grade:	II
List Entry Number:	1249694
Date first listed:	31-Jul-1987
Statutory Address 1:	K6 TELEPHONE KIOSK OUTSIDE HILLCREST, NORTH HILL N6
County:	Greater London Authority
District:	Haringey (London Borough)
Parish:	Non Civil Parish
National Grid Reference:	TQ 28275 87893

Details

40/281 K6 Telephone Kiosk, outside Hillcrest

GV II

2. Telephone kiosk. Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosk with domed roof. Unperforated crowns to top panels and margin glazing to windows and door.





K6 Telephone Kiosk outside Hillcrest.

3, Highpoint 1 G, H, I, K, A to D, Nos. 1-12, 12a and 10.5.74 14-48 (consecutive)

Heritage Category:	Listed Building
Grade:	I
List Entry Number:	1358885
Date first listed:	10-May-1974
Statutory Address 1:	HIGHPOINT I (NUMBERS A TO D), NORTH HILL N6
Statutory Address 2:	HIGHPOINT I (NUMBERS G,H,I,K), NORTH HILL N6
Statutory Address 3:	HIGHPOINT I, 1-12, NORTH HILL N6
Statutory Address 4:	HIGHPOINT I, 12A, NORTH HILL N6
Statutory Address 5:	HIGHPOINT I, 14-48, NORTH HILL N6
County:	Greater London Authority
District:	Haringey (London Borough)
Parish:	Non Civil Parish
National Grid Reference:	TQ 28252 87841

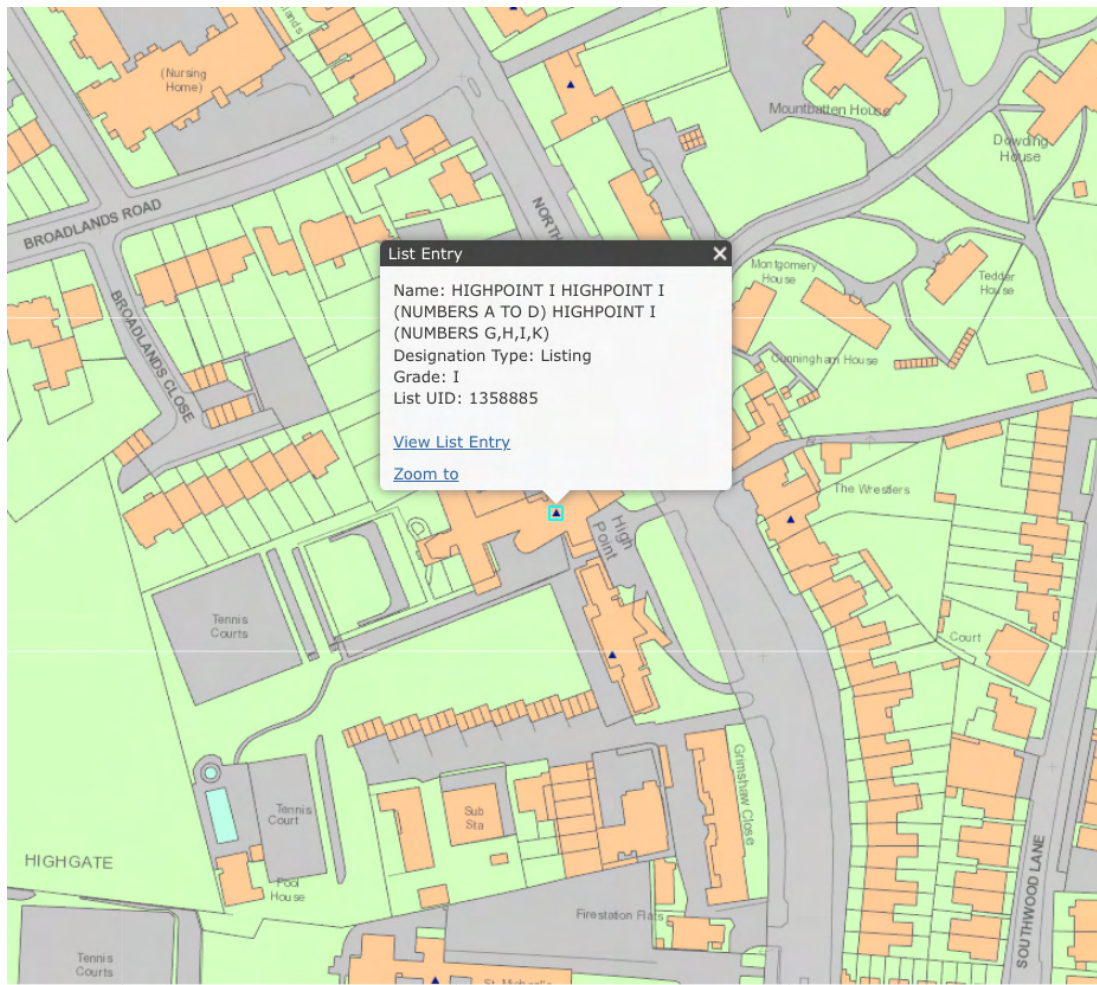
Details

TQ 2887 40/181 NORTH HILL (West side) 800/40/181 HIGHGATE Highpoint 1 G, H, I, K, A to D, Nos. 1-12, 12a and 10.5.74 14-48 (consecutive)

GV I

Block of sixty flats. 1933-5 by Lubetkin and Tecton, engineer Ove Arup, for Sigmund Gestetner. Reinforced concrete monolithic construction with central spine of columns, the other reinforcement being built into the walls and floor slabs. Double cruciform plan, six storeys high, flat roofs, on falling land. EXTERIOR. Curved driveway leads between pilotis under projecting cantilevered curved porch to angled front. All windows of steel, by Williams and Williams, with mullions giving a regular rectangular glazing pattern. The long horizontal windows to the living rooms have a 'concertina' opening arrangement, sliding along metal tracks. Larger flats at right angles to main spine have long balconies, the end flats have short end balconies, all with cyma curved fronts. Square glazed windows in corners serve utility areas.

INTERIOR. Hallway follows the line of the angled front, with porter's lobby to right, terrazzo floors and semi-circular seating area at end, whence four steps rise to inner hall with lifts and stairs at either end. The space is broken by two lines of columns, one on the main building line and one in its centre, with metal ceiling lights. Flats set at four cardinal points off each staircase, one set at half landing above or below the other three. At rear of block a wedge-shaped tearoom, anticipating the plan of the Finsbury Health Centre auditorium, whence a curving ramp reminiscent of that at the Penguin Pool leads between walls to the garden. Above this open, free-flowing foyer each stairwell serves four flats of two types, larger (three-bedroom or type A) flats at right angles to the main spine with long living rooms and balconies facing outwards, and smaller (two bedroom or type B) flats along the length of the block with living rooms all facing south. All flats with elliptical central columns, one exposed at entrance to each flat and access to service lift (disused). Original features include small tiled floors, shutters for dirty laundry, partly glazed doors to utility areas - these and plain doors to other rooms with chrome handles and switches set in the frame, and 'Highpoint' sinks. Ground floor maids' rooms now converted to further flats. Highpoint One was the ultimate expression of modern movement styling in Britain, offering a relaxed serviced lifestyle on a stunning hilltop site with extensive grounds in a building demonstrating technical sophistication and exceptional elegance. Henry-Russell Hitchcock opened his account of Modern Architecture in England, an exhibition in New York in 1937, by declaring it 'one of the finest, if not absolutely the finest, middle-class housing in the world'. For though intended for a wide range of incomes, with some subsidized, low rents, such was the block's success that it quickly attracted an up-market clientele. Many eminent designers of the day visited this building soon after its completion, among them J P Oud, Theo van Doesberg and L Noholy-Nagy. Without exception, they echoed the enthusiasm of its most famous visitor, Le Corbusier himself, who inspected the building in 1935. Sources Peter Coe and Malcolm Reading, Lubetkin and Tecton, *Architecture and Social Commitment*, Bristol, Arts Council, 1981, pp.120-4, 152-8 John Allan, Berthold Lubetkin, *Architecture and the Tradition of Progress*, London, RIBA, 1992, pp.252-312 The cruciform plan and height was controlled by local covenants and by-laws, while inspired by the form of the blocks in Le Corbusier's Plan Voisin which Lubetkin had seen exhibited in 1925.



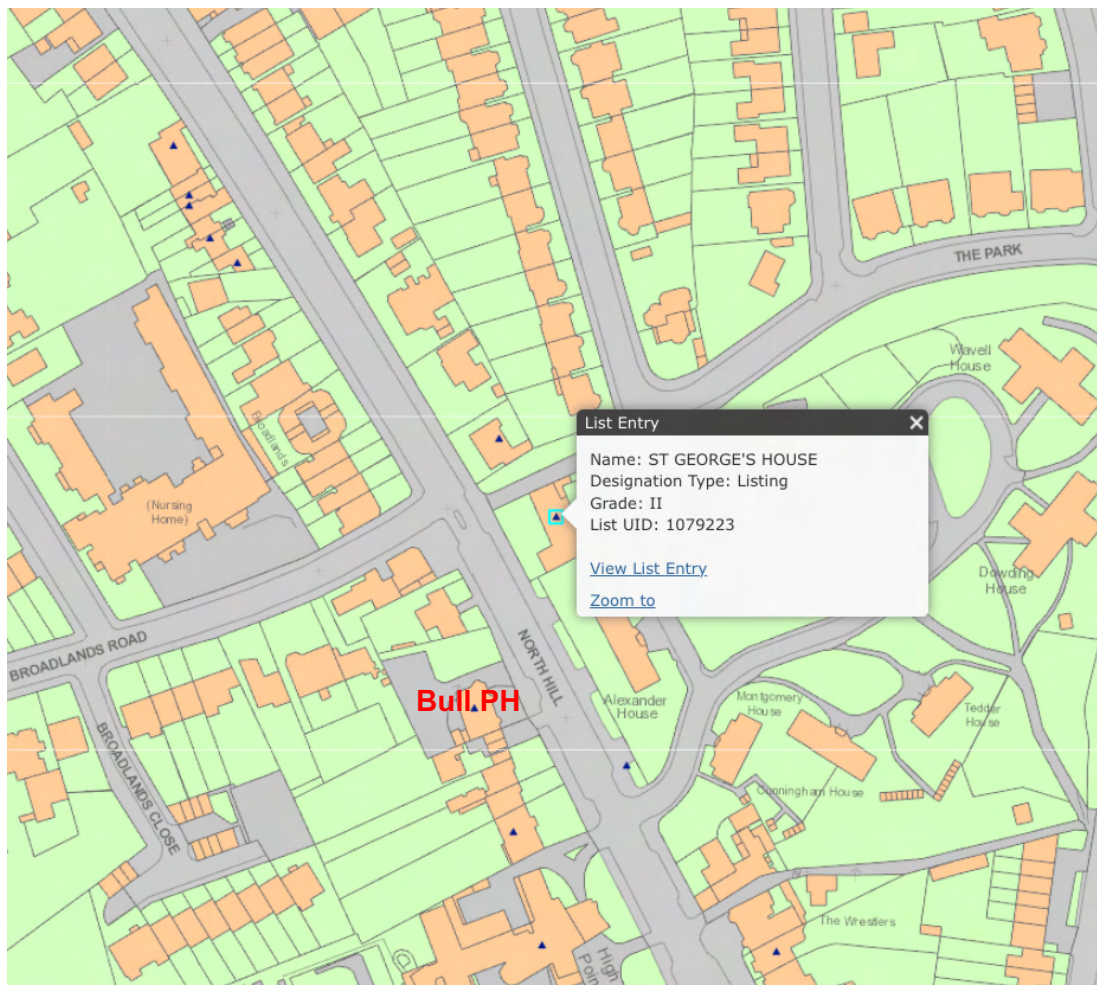
Highpoint 1.

4, St Georges House, 6, North Hill N6.

Statutory Address: ST GEORGE'S HOUSE, 6, NORTH HILL N6
County: Greater London Authority
District: Haringey (London Borough)
Parish: Non Civil Parish
National Grid Reference: TQ 28253 87963

Details

1. 4415 NORTH HILL N6 (East Side) Highgate ----- No 6 (St George's House) TQ 2887 40/170 19.3.51.
II GV
2. Early-mid c19 house. Main block of 3 storeys and basement, 3 windows with later 2 storey projection at right. Stock brick with front and back stuccoed. Enriched cornice on small consoles with blocking course over. Ground floor rusticated with round headed openings. Windows mostly sashes with glazing bars, but some modern windows inserted. 6 semi circular steps, with wrought iron handrail, to half glazed door in semi circular Tuscan porch supporting balcony across 1st floor; with wrought iron railing. Greek fret decoration on doorcase. Lower 2 storey left extension with a modern window on upper floor.
Nos 6 to 16 (even) form a group.





St Georges House.

The Bull Inn is an integral part of the public house provision of the Highgate and North London area, occupying a prominent position on North Hill, and is popular with locals and visitors to the area.

All internal works are intended to improve the viability of business as best we can whilst making no significant changes to the feel and integrity of the pub and building. We hope to make the Bull an even better version of itself whilst repairing and restoring the tired internal features with some cosmetic decorating and softening of furniture.

The proposed works are mainly internal. The main alteration likely to affect the building's interior character is the alterations to the serving bars back counters in both the ground and first floor public bar areas, however these are modern in construction and appearance and do not make any particular contribution to special interest. While neutral in appearance, both are late 20th century additions, which are not particularly reflective of the character of the pub's interior. The proposed alterations to the back bars will reflect the materials and style of a traditional bar, which is appropriate to the interior of the pub and will enhance its special character, and will help eliminate certain practical issues with the current bar arrangement, and facilitate better service for customers.

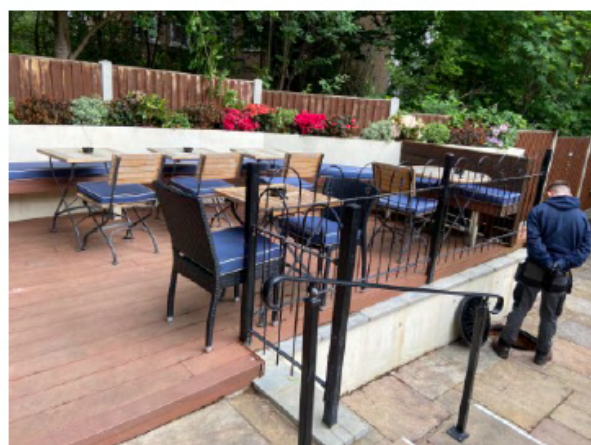
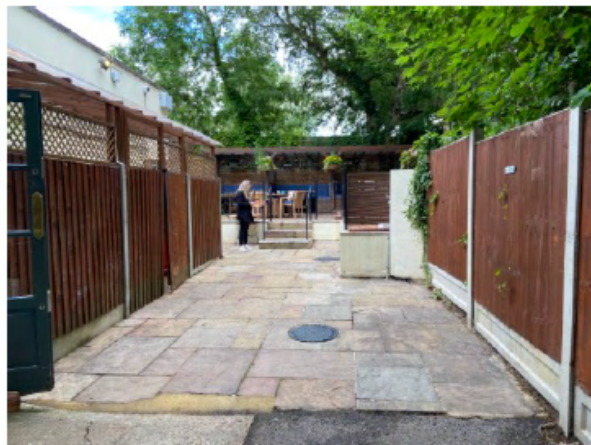
Other proposed changes include redecorations with new paint and wallpaper finishes, updating of toilet areas, updating and replacements to fixed furniture coverings and to non-fixed furniture. These works will not affect the special historic interest of the building, and the proposals are appropriate to the character of the building.

The works proposed will respect the existing classic features of the property and will help to further improve its current reputation. The proposed changes should be considered as acceptable in conservation terms, and they will enhance the character

of both the interior and exterior of the premises. The proposals will not cause any harm to the significance of the Listed Building or to the surrounding area, or to the setting of the site within the Highgate Conservation Area, and will not cause any harm to the setting of nearby heritage assets, and the proposals satisfy the relevant planning policy and legislative framework and requirements.

Photographs.

Exterior.





Ground Floor Level – Interior.



First Floor – Interior.

