

HERITAGE STATEMENT

Listed Building Consent Application:

Reference: PP-12094637

Date: 11 / 5 / 2023

64 North Hill, Highgate, N6 4RH Haringey (London Borough)

Heritage Category: Listed Building. Grade: II

List Entry Number: 1079182

Date first listed: 10-May-1974

i. Introduction

This heritage statement has been prepared in support of a listed building consent application for permission to replace two modern casement windows with traditional, Georgian style, timber sash heritage double glazed units on the front elevation of 64 North Hill, N6 4RH.

i.b. 64 North Hill is a semi-detached brick dwelling dating back to the early 18th Century. Please find detailed location map in Fig 1. and photograph in Fig 2. (below).

i.c. The property is a Grade II listed building and forms part of a group listing with the adjoining cottage, 62 North Hill. Although 64 North Hill is located outside of the Highgate Conservation area, North Hill is considered a road of great historical and architectural interest.

ii. The listing statement:

“Early C18 with alterations, each 2 storeys, 1 window, High pitched, near-pyramidal tiled roof, with central stack. Brown brick front with stone-coped parapet. Gauged flat yellow brick arches to windows, those of No 62 late C19 sashes those of No 64 wood mullioned and transomed casements. Doors of 6 fielded panels, top glazed, with blocked fanlights. No 64 has moden hood over. Included for group value.

Nos 60 to 64 (even) form a group. “

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ii. b. The property has undergone modest extension and alteration since the original date of construction in the form of a single-storey extension into the back garden comprising of a bathroom and a third bedroom. The extension has been constructed with brown bricks and the windows are traditional Georgian style sash timber.

iii. The Proposal

The current listing notes the '*wood mullioned and transomed casement*' windows, which we believe would have been installed during the middle of the 20th Century - before any heritage building restrictions were put in place. However, these windows are less than sympathetic to the traditional Georgian aesthetic of the building and they are in a state of disrepair – rotten and rickety from age and years of condensation. Therefore, it is proposed to replace the front elevation windows with traditional Georgian style, timber framed sliding sash units, with slimline heritage double glazing. This would improve the aesthetics of the fenestration of the front elevation, giving a more traditional appearance and improving the environmental impact and efficiency of the building overall.

iii.b. Listed Building Consent is sought to undertake the proposals, which we feel will give the rear elevation of the property a more traditional, period appropriate, appearance.

iii.c. No pre-application enquiry has been undertaken prior to submission of the Listed Building consent application, however, a request undertaken by the Traditional Windows Company for a similar proposal met the following response from Northumberland Council:

"1.7.1. The significance of the heritage asset is considered to be aesthetic and much of that can be attributed to the front elevation.

1.7.2. The replacement of the unsympathetic windows is supported, and it is recommended that replacements are Georgian replicas (six over six glazing).

1.7.3. They could feature heritage style slim line double glazed units.

1.7.4. The windows should match the form, detailing and operation of the windows to be copied (those in the rear elevation). "

IV. Scale

The scale of the proposal is in keeping with the existing property – the footprint will not be enlarged. The materials proposed are traditional and aim to reinstate the aesthetic of the property's original front elevation. The impact on neighbouring properties is minimal. The applicant has discussed the consent proposal with the owner of number 62 and they had no verbal objection to the proposals detailed in this application.

V. Impact / Effect on the Local Conservation Area (Highgate)

v.a. Careful consideration has been given to the proposal, to help achieve a design consistent with detailing of the existing and surrounding Georgian buildings on North Hill.

v.b. The scale, style and materials used for the proposals are to retain and reinstate the character of the property and is not therefore detrimental to the local conservation area. Indeed, the proposed design looks to improve the appearance of the property.

v.c. Research has been undertaken and it is understood that similar Georgian properties on North Hill, where replica windows have been installed, host heritage slimline double glazing in order to comply with contemporary energy efficiency and environmental requirements.

Vi. Conclusion

Vi.a. In our opinion the proposals to the property are in keeping with the existing and surrounding properties. They will not detract from its historical importance and, in fact will help to maintain and reinstate the traditional appearance of the property.

Vi.b. We therefore ask that the application is considered for approval

Fig 1. OS Map – 64 North Hill in red outline



Fig 2. 64 (left) and 62 (right) North Hill

