



Highpoint 1 - Loggia window (Flat 48)

Highpoint 1, North Hill, London N6 4BA

Design & Access Statement and Heritage Impact Assessment

2545.pr.01

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Highpoint One was designed by Berthold Lubetkin and Tecton for Sigmund Gestetner as a block of 60 flats, and was completed in 1935. On plan, the building is a double cruciform, and has nine floors, including lower ground floor and penthouse floors. It is Grade I listed (first listed in 1974).

Listed Building consent was recently granted (Haringey ref: HGY/2025/0480) for façade and window repairs and decorations to the whole block.

Flat 48 is on the top floor of Highpoint One. The "loggia" window to Flat 48 has suffered extensive decay and is beyond repair (see photos). This window is on the central connecting portion of the double cruciform, and facing south towards the garden.

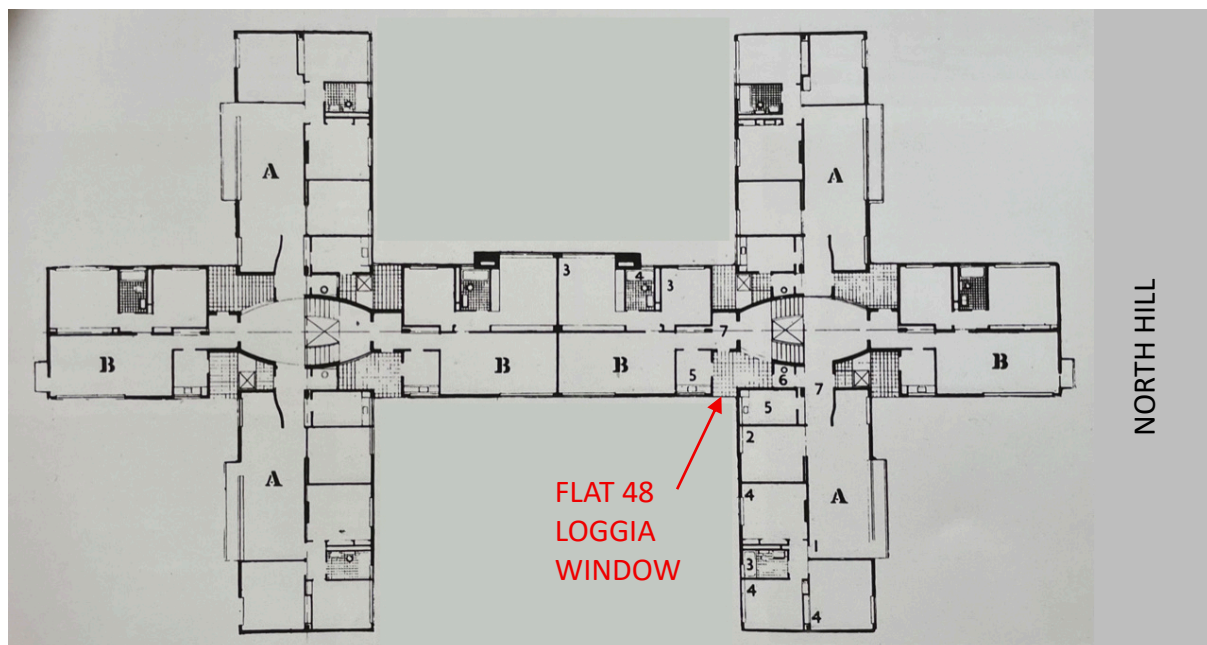
The "loggia" windows are not original - they now enclose areas of the flats that were originally drying balconies (this change was made many years ago). These windows are all full-height, timber framed windows, made up of multiple small lights (5 panes wide x 7 panes high), in contrast to the single paned, steel-framed windows throughout the rest of the flats.

As is clear in the photos, the existing window cannot remain, and is beyond repair.

This statement supports the application for Listed Building Consent for minor alteration works to this window - namely like-for-like replacement. The window is not visible from the public realm, but nevertheless, the visual appearance of the window will remain as existing (albeit intact rather than in a state of disrepair).

The proposed replacement window comprises single glazed panes set into a timber frame with timber beads - profiles all to match the existing (see drawing of proposed window which is a replica of the existing). The existing window has two small steel-framed opening lights (one in each of the top corners). These are proposed to be stripped back and re-installed in the replacement window in a like-for-like fashion.

The proposal has been considered as a sensitive alteration that will not affect the listed heritage asset.



HIGHPOINT 1 - Top floor plan indicating location of Flat 48 loggia window



Flat 48 loggia window - top floor, inner facade of connecting block facing south towards garden.



Loggia window - prior to paintwork being stripped



Loggia window - timber frame in state of serious disrepair. Note steel-framed opening lights in top corners (to be retained and reinstalled in replacement window).



Loggia window photos - showing extent of rotten timber as revealed following paintwork being stripped