

Heritage Statement

Flat 4, 2 Bishopswood Road, London N6 4PR

February, 2026

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1.0 | Project Summary

Prepared for | Haringey Council

Date | February 2026

Planning Application

Flat 4, 2 Bishopswood Road, London N6 4PR

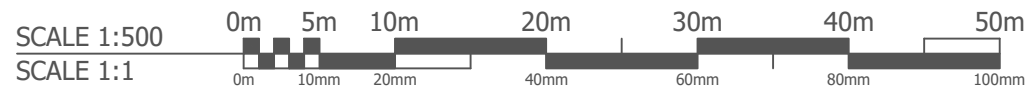
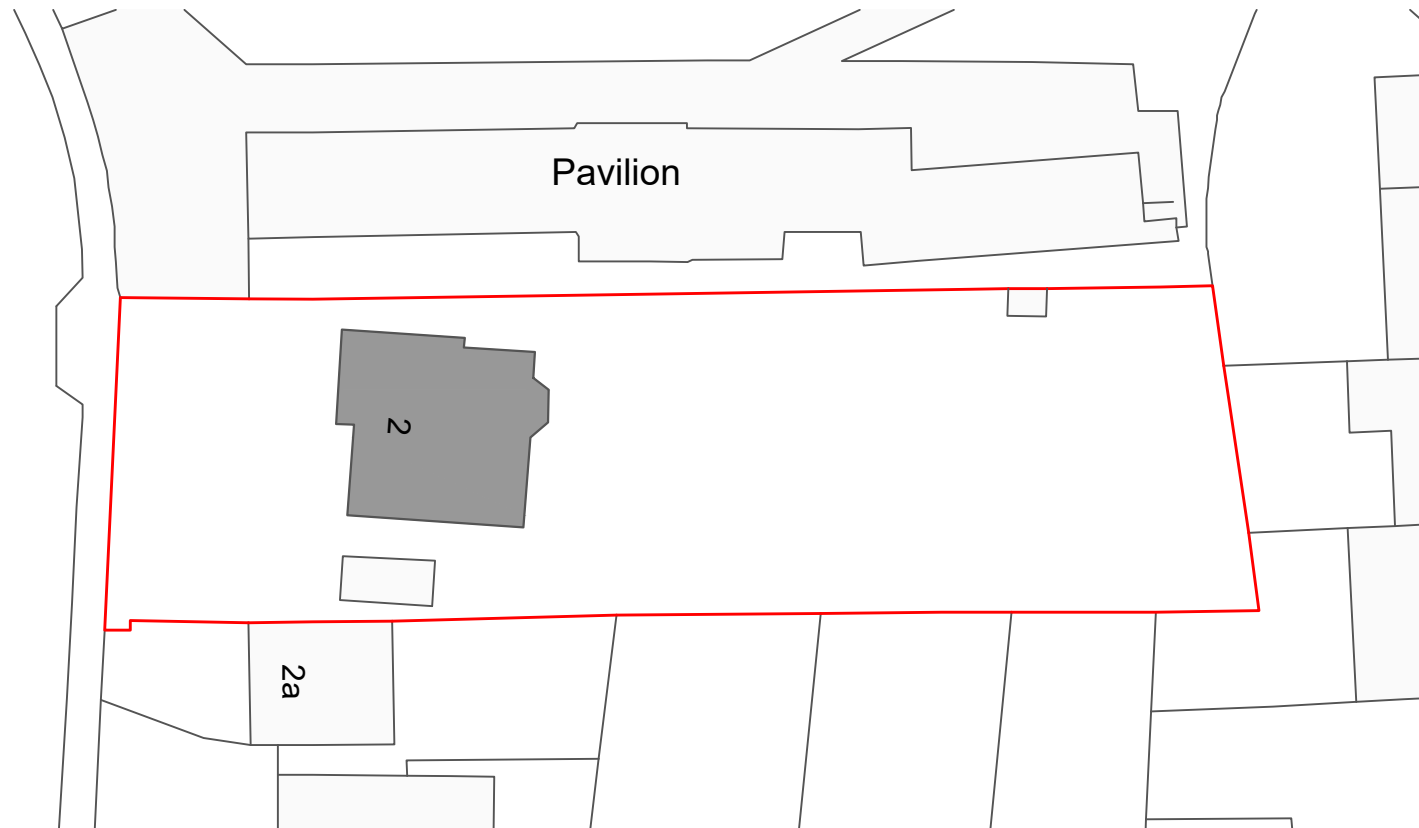
Executive Summary

The proposed development is at the site known as
Flat 4, 2 Bishopswood Road, London N6 4PR.

This application is submitted in support of the replacement of windows on all
apartment facades and flat redevelopment.

The purpose of this statement is to draw together the key issues in
consideration of the proposal as well as demonstrating we have reflected
planning policy in reaching the final scheme.

2.0 | Site plan



3.0 | Introduction

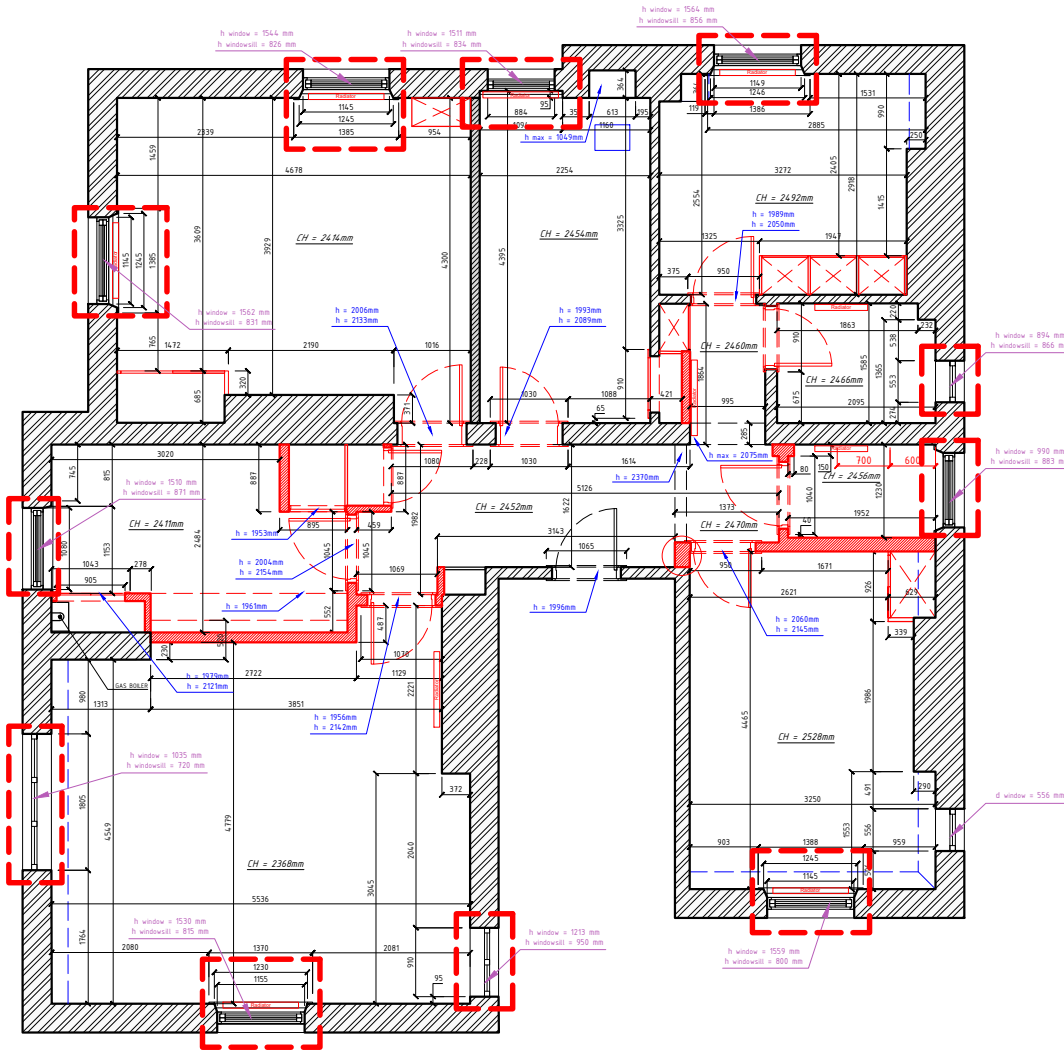
- 2.1 The site is located at Flat 4, 2 Bishopswood Road, London N6 4PR.
2 Bishopswood Road (also known as Carice House) is an imposing detached period property located in the heart of the Highgate Conservation Area in North London. The building and its context are defined by a blend of Victorian architectural heritage and significant modern luxury redevelopment.
- 2.2 This statement will consider the impact of the proposed works and their immediate environment.
- 2.3 Access to the property is via a main entrance door accessed direct from the public highway.
- 2.4 The works preserve the appearance and character of the building
- 2.5 Access to the building will not change and tenants of all apartments will have safe access to their apartments as before.

4.0 | Current Use

- 3.1 The existing property on the site is a C3 residential dwelling. The proposed works will maintain the property as a C3 residential dwelling. Therefore there is no proposed change of use.

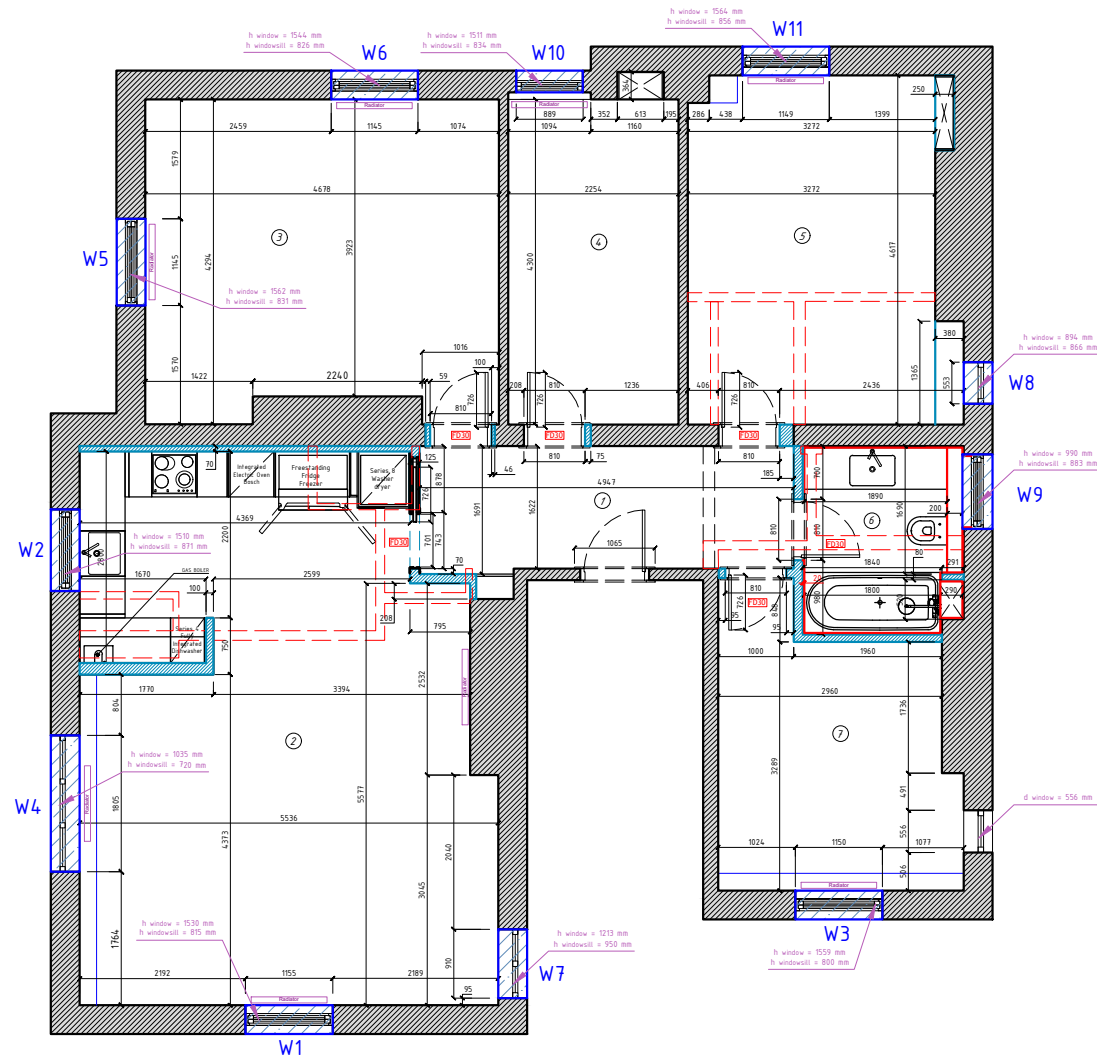
5.0 | Amount

- 4.1 The application for Planning consent in which this document forms part of is for the replacement of sashes throughout, replacing the entrance door and flat redevelopment. Window replacement will include new Wood Finger-jointed pine. Painting (factory finished micro-porous): White paint RAL 9016. Glass: 4-16Ar-4GrGNP (Energy saving glass unit with toughened glass, Ug=1.1) TGI (Warm edge) white. The new entrance door will be installed in compliance with all standards and requirements. The apartment's wall renovations will be carried out in accordance with all regulations and codes. All neighbors have been notified of the upcoming renovations.
- 4.2 The Design and Access Statement has been prepared in accordance with the guidance provided by Haringey Council for Design



EXISTING FLOOR PLAN. DISMANTLING PLAN

6.0 | Proposed floor plan



PROPOSED FLOOR PLAN. INSTALLATION PLAN



STREET VIEW





VIEW FROM GARDEN



- 8.1 The proposals are needed to improve the thermal performance of the building and the long-term sustainability of the building. The proposed works have carefully considered the historic signature and character of the building and Haringey Conservation Area.
- 8.2 The proposals do not affect the building's facades due to the use of sympathetic materials.
- 8.3 Furthermore, the asset listing has been carefully considered in designing the proposal to ensure the buildings' significance is not affected.
- 8.4 The property at Flat 4, 2 Bishopswood Road, London N6 4PR. (also known as Carice House) is an imposing detached period property located in the heart of the Highgate Conservation Area in North London. All new elements will be executed in like-for-like materials and detailing, maintaining the established façade proportions and fenestration pattern. No listed-building fabric is affected and the cumulative impact of the proposals will sustain the architectural integrity and special character of the Haringey Conservation Area.
- 8.5 Proposal is sensitive, well considered and aligned with local planning policies.