

FLAT 62

HIGHPOINT II

NORTH HILL N6



Overview:

This design and access statement has been prepared to support an application for Listed Building Consent for Flat 62, Highpoint II North Hill London N6 4AZ. This document should be read in conjunction with the application drawings and Heritage Statement.

The proposals are to update the bathroom finishes and fittings.

Building History

Highpoint II was designed by Berthold Lubetkin and his practice Tecton, and was completed in 1938. It has Grade 1 Listing and forms a pair with the neighbouring Highpoint I (Also Grade 1 Listed), sharing large communal gardens and sports facilities on the western side of North Hill, N6.

Location

Highpoint II is on the western side of North Hill in Highgate. It sits in communal landscaped gardens, shared with Highpoint I. It is located within the Highgate Conservation Area of Haringey Council.



The above aerial photograph shows the building outlined in red with Highpoint I to the North and the communal gardens and facilities to the west. The buildings in the surrounding area are mostly residential, however, there are some schools close by and a primary school directly to the south. It sits within the Highgate Conservation Area.

Building Significance

As previously stated Highpoint II is a Grade 1 Listed building. It is a highly significant example of modernist architecture designed by the Russian émigré architect Bertold Lubetkin. Lubetkin with his company, Tecton designed both Highpoint I and Highpoint II. Highpoint II is of slightly later construction and consists of 12 apartments. During construction Lubetkin added a penthouse to the roof that became his own residence.

It is built from in-situ cast reinforced concrete with cinder blockwork internal partitions. In the central portion of the block there are six generous duplex apartments with dramatic double-height living rooms overlooking the gardens to the west. Flat 62 is in the northern portion of the central block and has been renovated on several occasions since 1938, however, although there are no original kitchen or bathroom fixtures, the original layout has been remarkably well preserved.

Proposals

The proposals are to replace the bathroom fixtures and fittings. No fittings are being relocated - these are being replaced in their existing locations. The existing bath is being replaced with a full size walk-in shower. Tiles are being replaced with new tiles from the Mokara Range (see below).



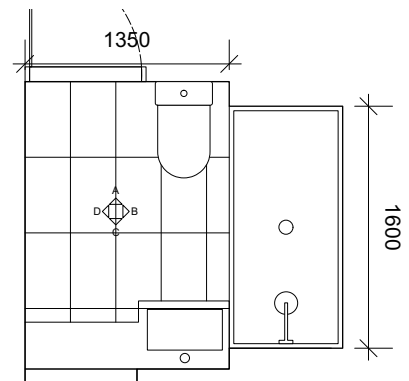
30x50 Mokara Grey



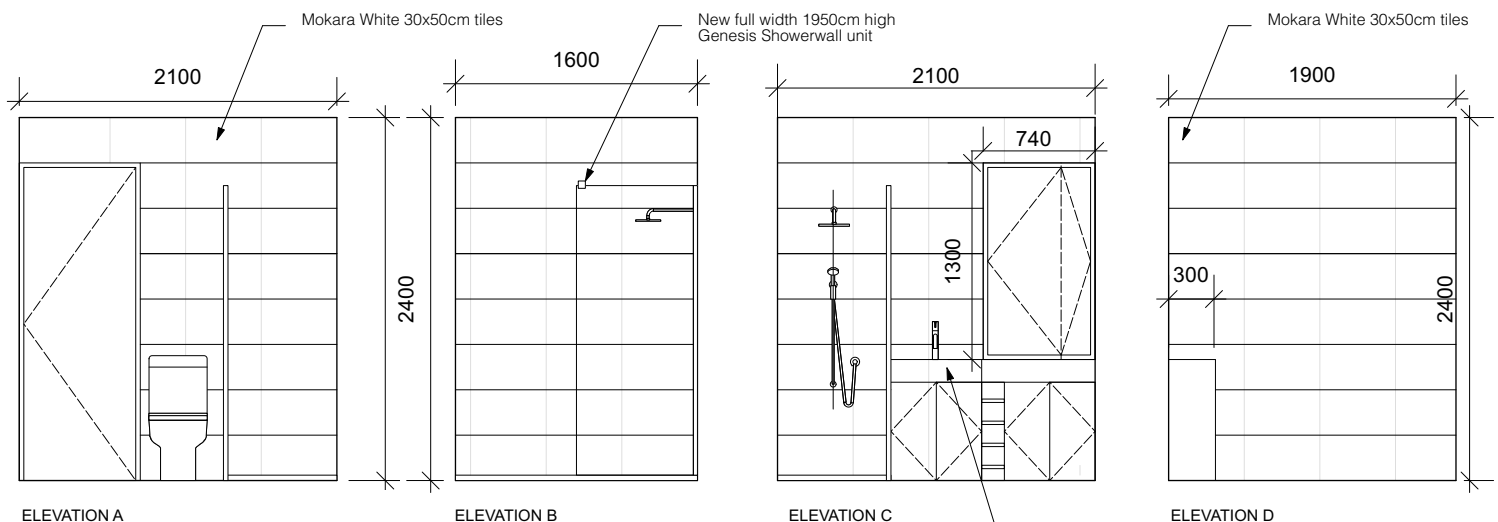
30x50 Mokara White



Genesis Showerwall



Proposed Bathroom Plan



Proposed Bathroom Elevations

Amount

The size of the flat is unchanged

Layout

The layout of the apartment is unchanged - no alterations are proposed to any internal walls.

Access

The existing access to the apartment is unaltered.