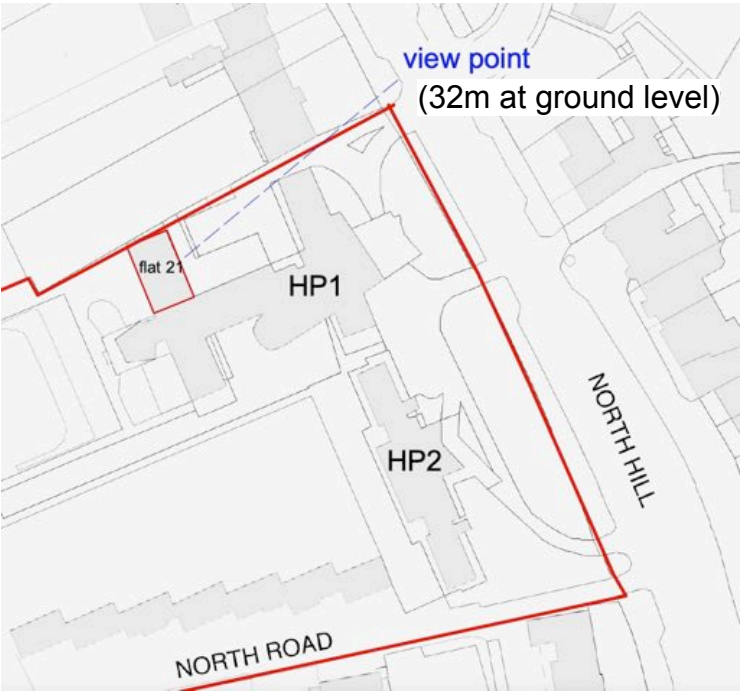


Highpoint 1

Guarding proposal

Flat 21



key plan showing viewpoint



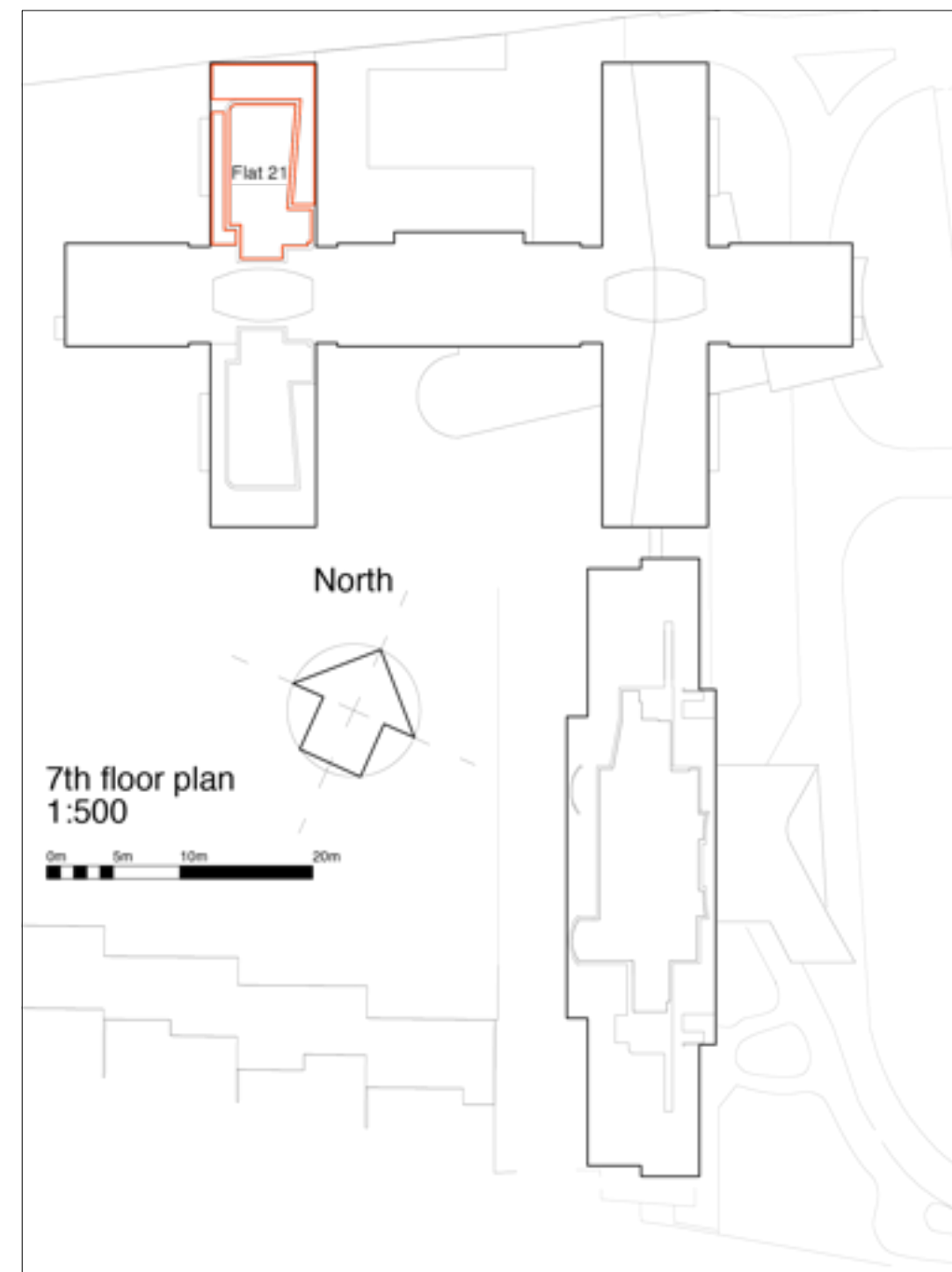
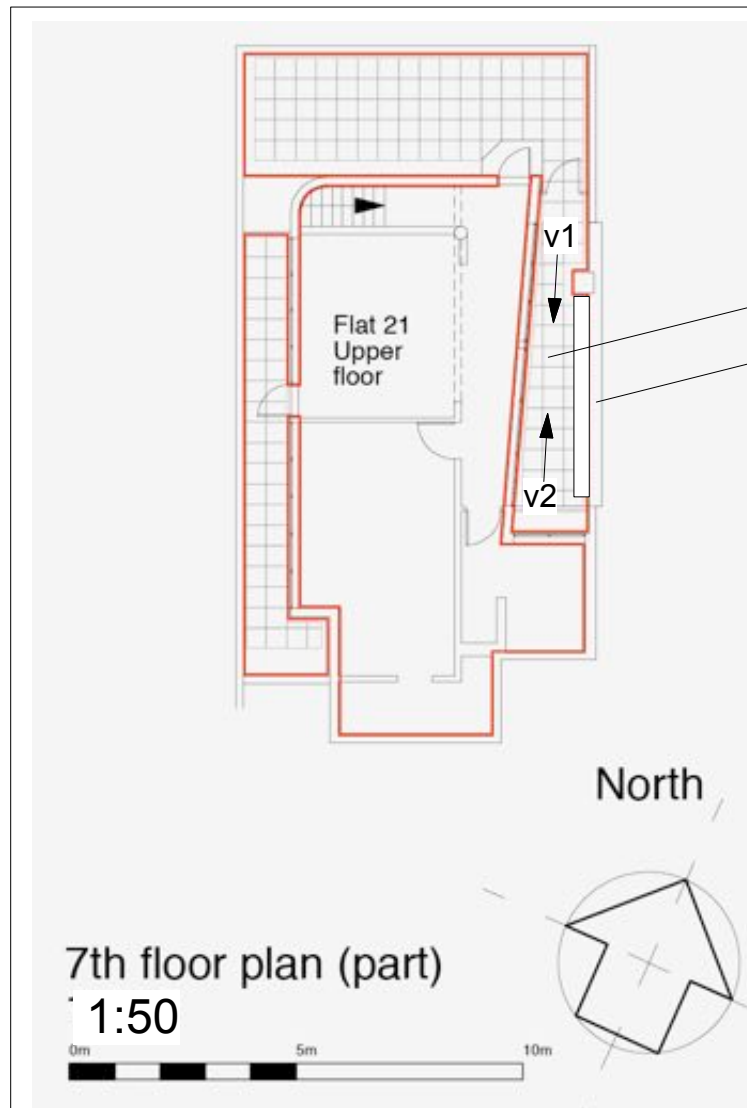
Partial view available from North Hill

Aerial view

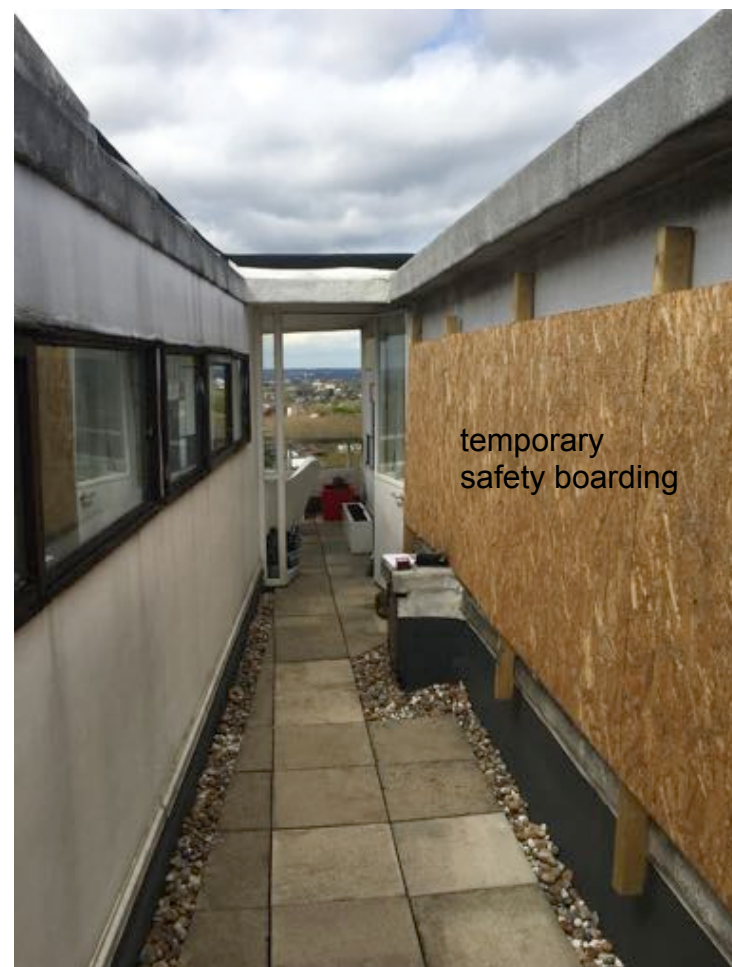


View from North Hill showing partial view of set back façade (see key plan)





view 1



view 2

Design and Heritage statement:

Highpoint 1 was designed with roof terrace apertures in the guarding that render the terraces unsafe for use. These original features leave a guarding height of 560mm from the terrace deck (the minimum safe height is 1100mm).

The openings are a prominent feature of the roof and the proposal minimally impacts on the aperture both structurally in terms of the way it is affixed to the concrete walls and the minimal visual impact.

The proposed guarding is not permanent and is also distinct from the existing historic fabric.

Other similar apertures have been approved to be guarded with the same cable system so maintaining a consistent appearance throughout the building

Materials:

Stainless steel webnet with intersecting ferrules with perimeter tensile cables supported by resin anchored bolts. The resin anchors have a dual purpose of securing the cables whilst also also waterproofing the anchor points.

The polyvalent wire mesh

Webnet

Exceptional tensile resilience and flexibility with stainless steel.

Webnet is a wire mesh fabricated out of woven stainless steel strands. It is weather resistant, extremely robust and requires virtually no maintenance. The stainless steel net is suitable for interior and exterior applications. Installed on railings or in stairways, it provides stability and clear guidance. On facades, it can serve as a climbing support for plants or it can set delicate accents as a dividing element in large spaces. The greatest advantage, however, is its delicate structure. Especially in zoo animal enclosures or protective nets, the visual impairment due to the unavoidable barrier is minimal.

The nets are fabricated by Jakob Rope Systems in our own factory according to customer specifications. This means there are no limits to the shape and size. The mesh orientation of Webnet can be selected as desired, yet it is typically arranged vertically or horizontally for geometric shapes. Additionally, Webnet can be supplied in all colors of the RAL spectrum. Colors can highlight the net as an architectural design element or let it integrate seamlessly into the surrounding structure. For zoo enclosures or ball stop fences, a black dye helps to make the net even more difficult to spot for the human eye.

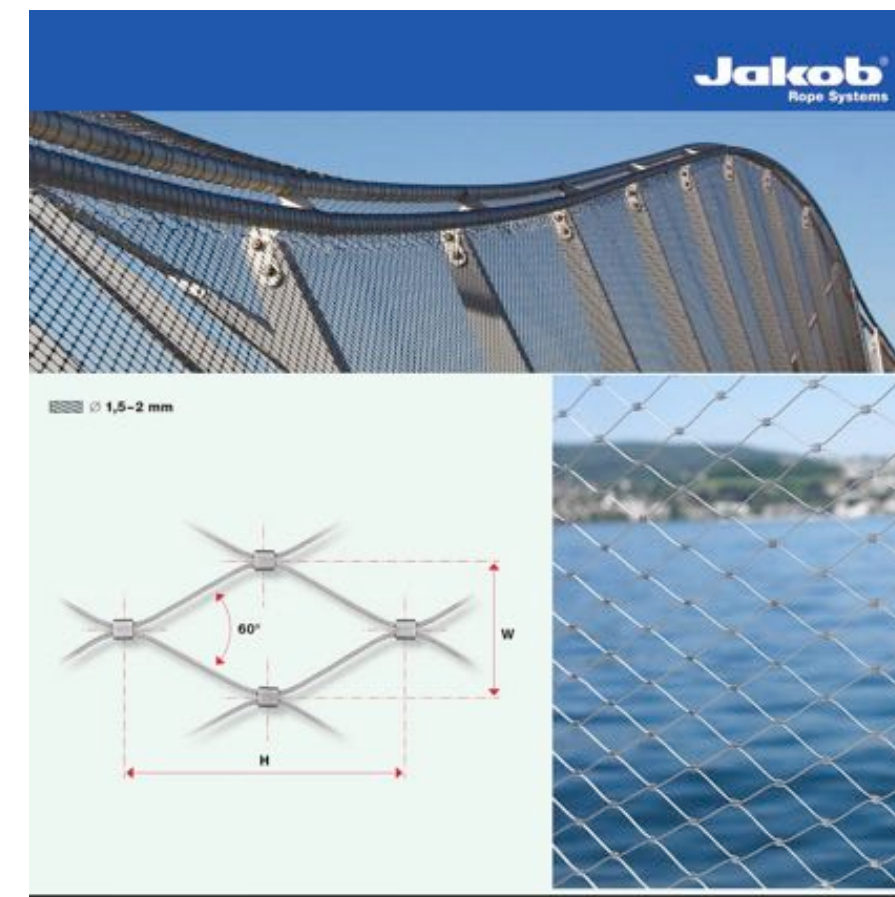
Webnet consists of AISI 316 and AISI 316L stainless steel. It has been assessed according to standard specifications and subjected to many test measurements. It is certified in Germany by the German Institute for Building Technology (DIBT) for the use as a horizontal and vertical fall prevention (Z-14.7-557).

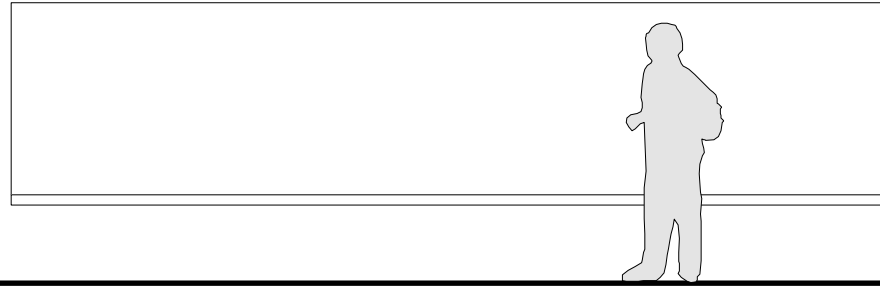
Product

Webnet with sleeves

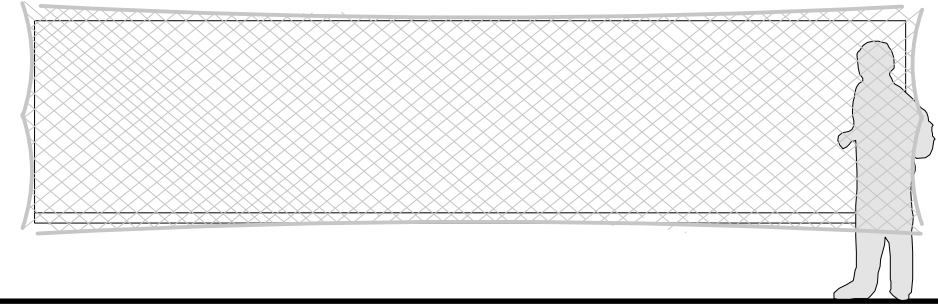
The Webnet standard version with sleeves is a classic. It is versatile, flexible and economical, especially with small rope diameters. The sleeves are made in a specially developed process in our factory by skilled workers. Webnet with sleeves is a good choice for all projects where design and cost-efficiency are of prime importance.







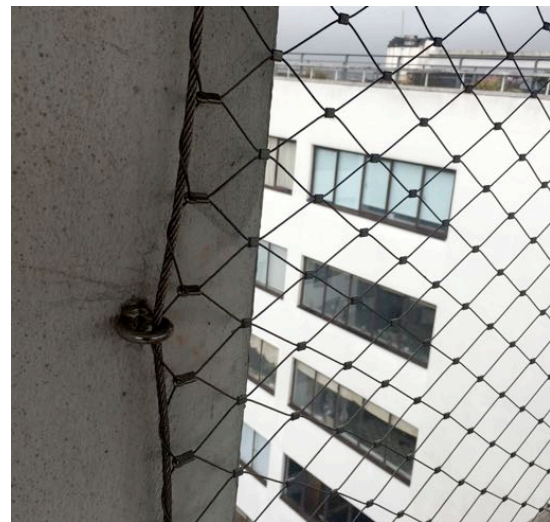
Existing aperture. scale 1:50



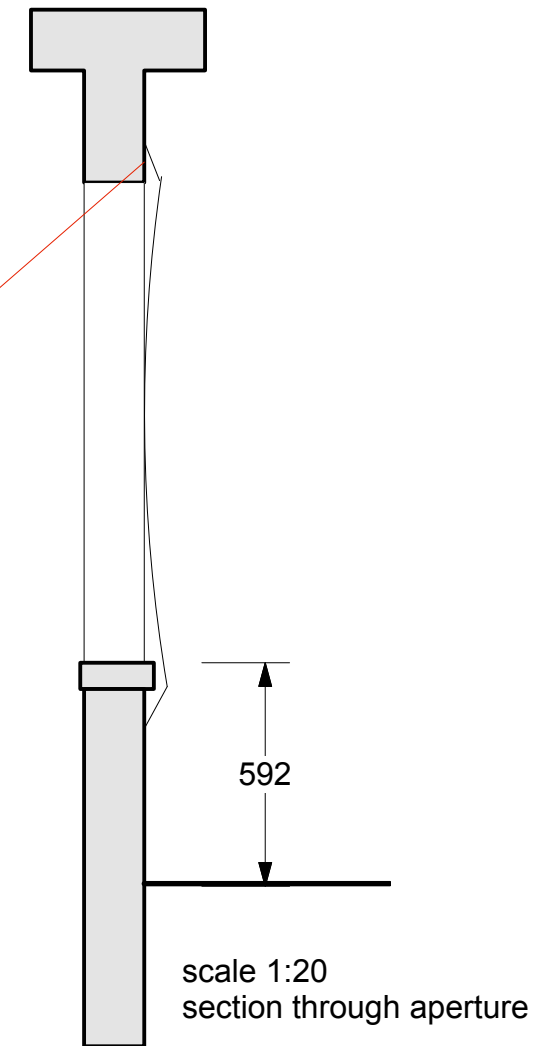
Proposed aperture. scale 1:50



Existing opening on front block of Highpoint 1 with stainless steel Webnet guarding
-fixing details to be replicated



Resin anchored fixing



Design and Heritage statement (supplemental)

In response to the concerns of the Planning officer:

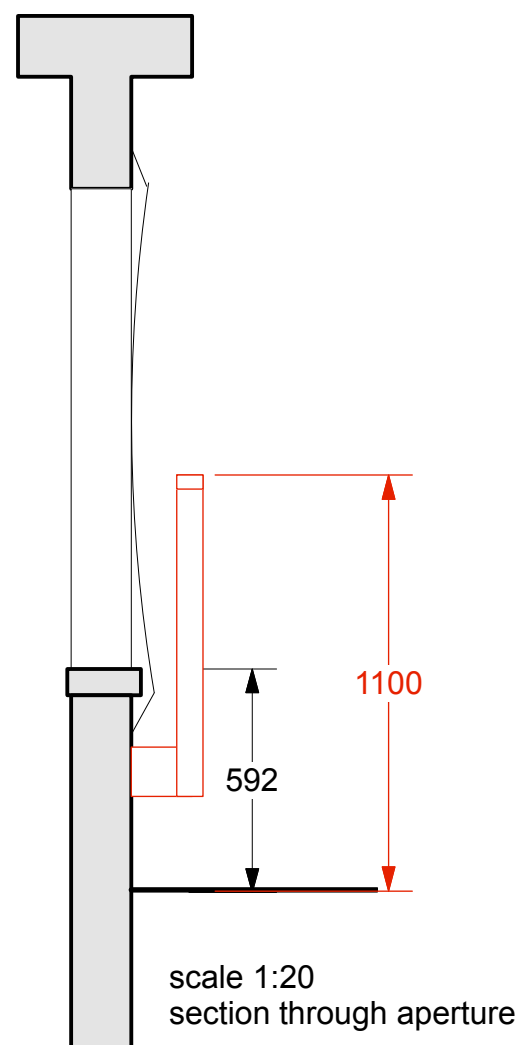
The terrace area is part of the demised area of flat 21. There are original doors to this area and it is clear that this was always intended as an amenity area.

There is no direct access to the roof from here and so it could never have acted as a maintenance area, (nothing to maintain from here).

Standards and problems:

Building safety standards as incorporated in Part K of the Building Regulations, require that the guarding height from this kind of area should be a minimum of 1.1m from the highest point on the terrace deck.

The Grade 1 Listing requires that the appearance of the building should be maintained as far as possible and that changes should minimally impact the building, where possible these changes should be non-permanent or reversible.



As can be seen here, any guard rail, (as has been suggested) would have the following impacts;

1. It and the intermediate rails, would detract from the opening in the facade by visibly cutting into it making it darker, altering the perception of the open area.
2. The fixings into the walls would need to be substantial in order to support this railing. This is a problem due to the shallowness of the reinforcement bars on the structure of this building

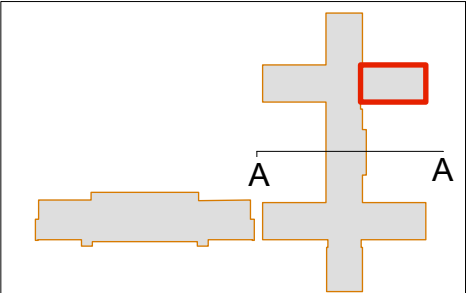
Conclusion:

This proposal would

1. have the least intrusive fixings due to the spread of the load
2. it would be reversible
3. It would preserve the appearance of the large openings in the facade
4. From a distance, these stainless steel guardings on similar openings are demonstrably, hardly visible.



0 5m
existing elevation A-A
scale 1:100@A3





Highpoint 1 & 2 history

Highpoint 1 and 2 are both very early and rare examples of Modern Movement buildings in the UK.

Both buildings are characterised by large white areas of rendered walls with undecorated apertures in the concrete structure.

On the upper areas as can be seen in flat 21, the apertures are more starkly expressed with large voids on the residential terraces.

As can be seen on the sections, the guarding height of these openings is under 600mm whereas modern building regulations and general safety standards demand a guarding height of 1.1m.

The proposed solution guards the opening with fine stainless steel cables that do not interrupt the architectural gesture of the opening in the same way that a 1.1m railing or other similar guarding would.

The proposal also has the advantage of matching the other such guarded openings on the building. The voids remain easily legible, especially from ground level and so the architectural intention is maintained optimally.

Glass was considered but due to the reflection and excessive number of much more substantial fixings was discounted as unsuitable. ...also keeping this guarding like the others prevents attention being drawn to the area disrupting the appreciation of the form as intended.

The building itself is largely in its original form. The building was made with reinforced concrete that was poured to create a homogenous structure that would all act together. The walls to the terraces are thus continuations of the walls below and the openings are merely cast into the continuous structure rather than built in.

Due to this construction, it is important to avoid fixings that extend too far into the concrete as they could introduce water into the walls and there is a risk of damaging the reinforcement bars that in this building only have minimal cover on the inside of the walls.

The fixings for the cable system are shallow, they avoid the introduction of water into the wall or damage to reinforcement bars and finally, the installation itself is reversible.

Official list entry

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

Location

Statutory Address: HIGHPOINT I (NUMBERS A TO D), NORTH HILL N6 Statutory Address: HIGHPOINT I (NUMBERS G,H,I,K), NORTH HILL N6 Statutory Address: HIGHPOINT I, 1-12, NORTH HILL N6

Statutory Address: HIGHPOINT I, 12A, NORTH HILL N6

Statutory Address: HIGHPOINT I, 14-48, NORTH HILL N6

The building or site itself may lie within the boundary of more than one authority.

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) GVI

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, shutes 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 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.

Legacy

The contents of this record have been generated from a legacy data system.

<https://historicengland.org.uk/listing/the-list/list-entry/1358885?section=official-listing> 1/218/01/2022, 00:35 HIGHPOINT I HIGHPOINT I

(NUMBERS A TO D) HIGHPOINT I (NUMBERS G,H,I,K), Non Civil Parish - 1358885 | Historic England

Legacy System number: 201444 Legacy System: LBS

Sources

Books and journals

Allan, J, Berthold Lubetkin Architecture and the Tradition of Progress, (2012), 252-312

Coe, P, Reading, M, Lubetkin and Tecton Architecture and Social Commitment, (1981), 120-124

Conclusion / Impact:

The monolithic concrete structure is an important feature of the building .

The open form on the terraces where the apertures are seen are possible without secondary support such as lintels purely due to the construction and are therefore an expression of it. The form of the apertures on the roof terraces and the maintenance of their readability is an important heritage consideration.

The existing apertures havea guarding height of 590mm (the minimum allowable height under ADK is 1100mm,

The proposal allows the building form to remain visible and legible, the guarding webnet is hardly seen from the ground whilst making the roof terrace areas safe and allowing the building to continue to be used in the way that it was intended whilst having a minimal (and reversible) connection to the fabric of the building.