



Highpoint - Flat J

Flat J, Highpoint 1, North Hill, London N6 4BA

Design & Access Statement and Heritage Impact Assessment

2317.pr.01

April 2024

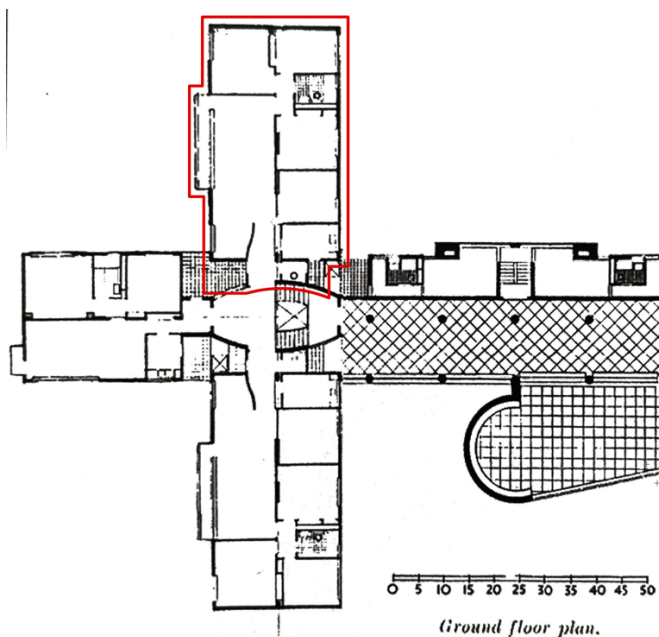
Introduction

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).

Flat J is a "type A" raised ground floor flat on the North-West wing (garden side) of the block – as outlined in red below. The original "Medium Universal" type steel windows are noted in the listing description as Williams & Williams steel windows.

This statement supports the application for Listed Building Consent for minor alteration works to the existing windows to Flat J.



Planning History

Numerous flats in the building have been altered over the years, with some incorporating works to the windows. Some of these works occurred prior to the building being listed and included windows being replaced with PVC framed double glazed units.

Since the building's listing, applications for Listed Building Consent have included replacing PVC windows with steel framed W20 profile windows; refurbishing existing windows and replacing glass with laminate glass; thermally upgrading glass to the windows; replacing the existing single glazing with double glazed units into the existing frames.

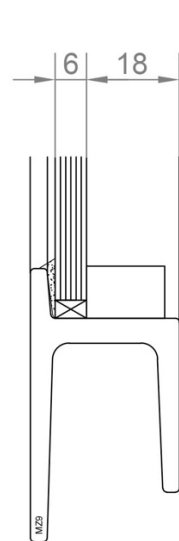
Alterations have been made to Flat J by previous owners, eg. the kitchen is no longer in its original location; the bathroom has been refurbished; the original WC has been extended to incorporate part of the original service lift lobby area, and a shower has been added to this room. In addition, various items of semi-fitted furniture and dropped ceiling panels have been installed.

Proposed Works

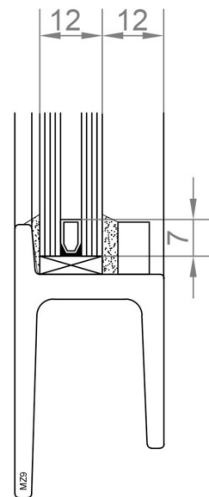
This application proposes to replace the existing single glazing with slimline double glazed units into the existing "Medium Universal" type steel frames. This will improve the thermal performance of the windows, as well as the acoustic performance. The u-value of the existing single glazing is 5.5 W/m²K, whereas the u-value of the proposed double glazed units is 1.5 W/m²K.

Flat J is not visible from the public realm, but nevertheless, the visual appearance of the windows will not be affected externally; the only perceivable difference internally will be a slightly reduced glazing bead on the inside of the steel frames. See section detail below, showing a comparison between the existing and proposed.

(Note: this detail shows a fixed light. An openable window detail is also shown in detail drawings submitted with this application).



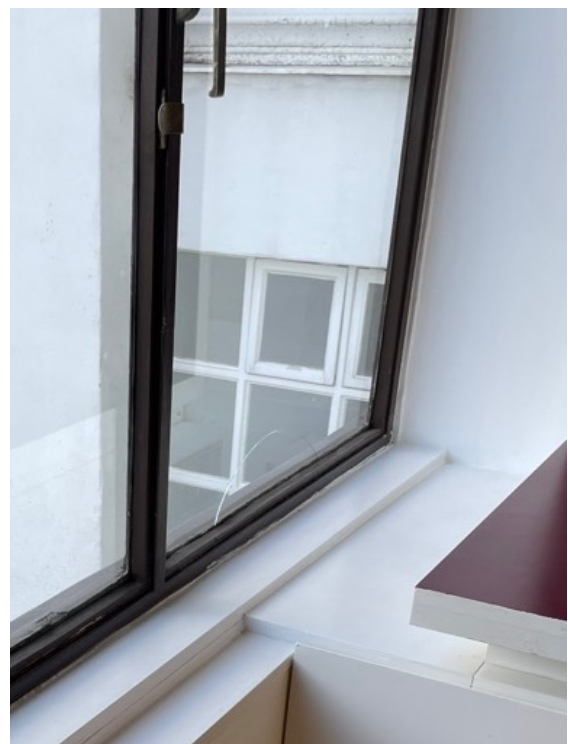
Detail showing existing Medium Universal steel fixed light profiles with 6mm glass and non-original internal 15 x 10 screw on timber beads.



Proposed detail showing existing Medium Universal steel fixed light profiles with 12mm double glazing and internal 6 x 10 ali. screw on bead.

The spacer bar colour is proposed as black, which will be barely noticeable next to the dark brown window frames. The original internal glazing bead would have been putty and at some point has been replaced with a timber bead. It is proposed to replace this with aluminium – painted to match the existing dark chocolate brown frames (RAL 8017).

The rollers and ironmongery to the concertina sliding window to the Living Room are proposed to be refurbished and replaced as necessary, if they are found to be failing due to historical wear and tear. Any replacement rollers will be made like for like – as steel replicas to fit into the existing steel track, with no visible difference from the originals.



Access

The proposed works do not affect the existing access arrangements.

Summary

The minor alterations proposed to the windows have been designed as a sensitive intervention which provides a technical upgrade to the environmental performance of Flat J. This has been carefully judged to respect the original design intent of the building and limit the impact on the listed heritage asset, and therefore represents the most sensitive way possible of adapting the flat to meet modern requirements and thus securing its long-term future.