

Design and Access Statement (including Heritage Statement)

66 Highgate High Street
London, N6 5HX

India Chenevix Trench ARB

Revision A - June 2024

1.0 Location

66 Highgate High Street is a terraced building on the North (LB Haringey) side of Highgate High Street. It is within a group of buildings, nos. 86 to 58, that is fine grained and terraced, and a lower scale than buildings at the corner of Southwood Lane to the west, and further down the street to the East. These buildings are characterised by their narrow but deep plots, typical of 'Burgage' plots established in medieval times.

The buildings themselves are a mixture of ages, facades generally from the late C18 to early C19. with some older internal elements and structures. Rear extensions infilling the long plots are common and generally appear to be non-original. Rear elevations and rear elevations contain many non-original features, from modern replacement windows to entirely re-organised fenestration and rebuilt facades.



Aerial view of the group of stock brick buildings nos. 86-58 Highgate High Street

2.0 The Existing Building

66 Highgate High Street is typical of the group nos. 86-58 Highgate High Street, with a ground floor retail unit and a self-contained two-storey residential unit on the first and second floors above. The residential unit, no.66a Highgate High Street is accessed by a separate front door to the left hand side of the retail unit shop front on Highgate High Street.

The building has been subject to a number of planning applications which are listed below. Applications appear to have been mainly concerning the maintenance of the building and changes to the shop frontage. A 2003 application won approval for renovations to the residential unit including changes to the external door and internal reconfigurations.

Application Reference	Proposal	Application Status	Site Address	Date Valid	Decision	Decision Notice Sent Date
HGY/2003/0677	Alterations to front elevation, including new front door, internal alterations including refurbishment and removal of partitions. Alterations to rear elevation including new rear door.	Decision Made	66A Highgate High Street London N6 London	10/4/2003	Approve with Conditions	03/06/2003
HGY/2003/0294	Details of slate pursuant to condition 03 of planning consent HGY/2002/1835.	Decision Made	66A Highgate High Street London N6 London	14/2/2003	Approve with Conditions	18/3/2003
HGY/2002/1835	Listed Building Consent for new slate roof to replace existing tile roof.	Decision Made	66 Highgate High Street London N6 5HX London	06/12/2002	Approve with Conditions	22/1/2003
HGY/1998/1670	Erection of illuminated fascia sign with 450mm lettering and illuminated projecting box sign (Display of Advertisement).	Closed	66 Highgate High Street London N6 5HX London	15/12/1998	Withdrawn	22/1/2001
HGY/1993/0958	Installation of replacement windows.	Decision Made	66A Highgate High Street London N6 London	10/9/1993	Approve with Conditions	14/6/1994
HGY/1991/1259	Installation of shopfront and internal alterations.	Decision Made	66 Highgate High Street London N6 5HX London	14/11/1991	Approve with Conditions	15/3/1994
HGY/1991/1007	Provision of new shopfront and associated internal alterations.	Decision Made	66 Highgate High Street London N6 5HX London	11/9/1991	Approve with Conditions	15/3/1994

The building is listed Grade II, with list entry number 1079231

From Historic England's List entry:

Late C18 brick terrace of 3 houses. 3, 4 and 5 storeys, 3 windows each. Yellow stock brick with stone-coped parapet concealing roof. Gauged flat brick arches to sash windows, those of No 62 and part of 64 with glazing bars. No 62 has an early C20 shop front with wood canopy on posts. No 64 has a late C19 shop inserted between a carriageway and a doorcase with attached fluted Ionic columns and entablature enriched with palmette and anthemion patterns. No 66 has modern shop front.

Nos 58 to 86 (even) form a group.

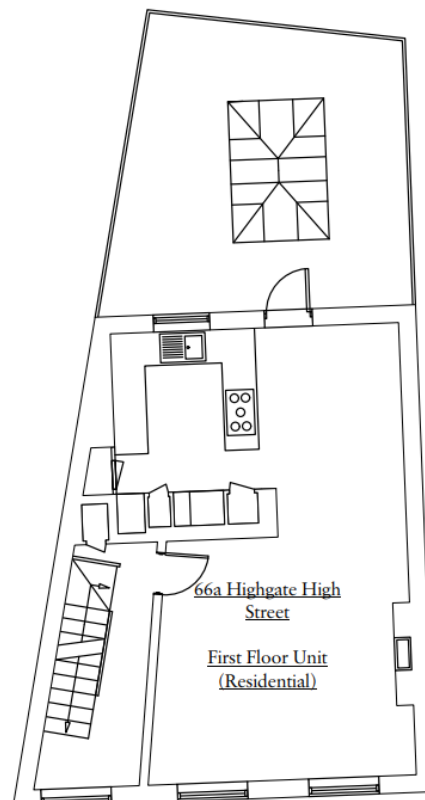
Listing NGR: TQ2845887406

From LB Haringey's Highgate Conservation Area Appraisal Statement:

The general uniformity of the mainly 19th Century three storey row from nos. 82 to 66 (all listed grade II) is in itself a defining feature of the High Street. However, this uniformity is gently modified by minor variations in the colours of the yellow stock bricks used, fenestration patterns and architectural detailing. The roofscape, though varying slightly in its treatment from property to property, is low-scale and barely visible from ground level in the High Street. Several original chimney stacks remain.

The rear of the building is not mentioned in either the Official List Entry, or the LB Haringey Conservation Area Appraisal.

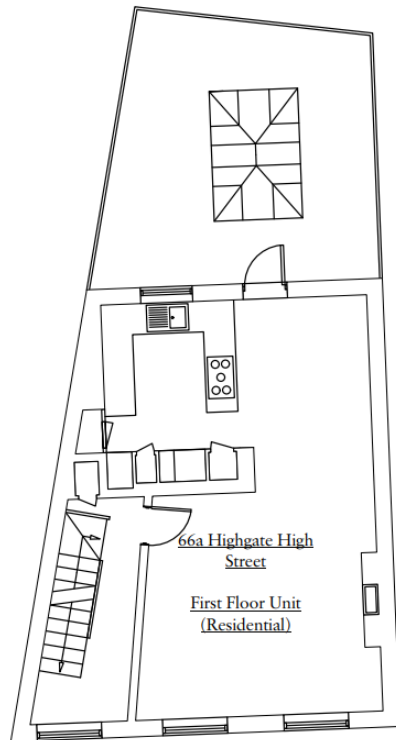
The roof plan is below, showing the existing rear extension with rooflight



3.0 Proposal – an overview

The proposal involves the removal of the non-original rooflight to the rear extension with a new rooflight using the same structural opening.

Existing First Floor Plan



Photo



The existing roof light is a lantern style rooflight with a short timber clerestory section serving as the base to a pitched top section which is formed of aluminium patent glazing. The roof light is of low quality construction and both sections appear to be non-original fabric. The roof light is built on a rectangular kerb upstand to the flat roof. The entire flat roof surface including kerb upstands is covered with a felt waterproofing covering.

The existing roof light has glazing bars and ridge finials in a pastiche traditional style which are visible from both the retail unit below, and the exterior.

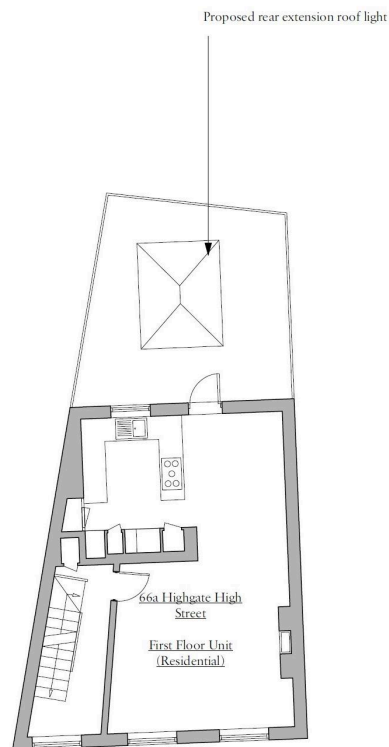
The existing roof light appears to be single-glazed and the pitched patent glazing is not thermally-broken and will be the source of significant energy loss and condensation risk due to cold-bridging. There is visible rotting within the timber frame of the skylight, and it is damaged beyond repair.



The proposal is to remove the existing roof light including frames, glass and finials down to the existing kerb upstand. The retail unit ceiling, internal linings to the structural opening, kerb upstand, and flat roof coverings are proposed to remain unchanged.

A new, double glazed pitched rooflight, fixed closed, will be installed on the existing kerb upstand. The proposed rooflight is a Slimline Roof Lantern fixed closed roof light by RoofMaker. It is a pitched rooflight with no short timber clerestory section that is designed with EDPM seals and a self-cleaning coating to reduce maintenance.

Proposed First Floor Plan



A product image of the Slimline Roof Lantern fixed closed roof light by RoofMaker is below:



There will be a reduced number of bars visible from the retail unit below which will be an improvement to the existing low-quality pastiche traditional glazing bars.

4.0 Access

Access arrangements are unchanged by this proposal as there is no change proposed to the front entrance door or its approach.

The property is on Highgate High Street with its range of shops and amenities. It is well placed for schools and is served by buses running along the High Street. Highgate is the nearest tube station (Northern Line). By car, the A1 is 5 minutes away via North Road / North Hill, which links up to the North Circular.

5.0 Heritage

The NPPF, London Plan and Haringey Local Plan policies have been considered in the preparation of this application.

The methods for assessing significance in heritage assets and the impact on these assets of development, as established in Historic England's Good Practice Advice documents, have been used in the preparation of this application.

Heritage assets and their significance

The subject building is significant as part of the group of terraced buildings to the north side of Highgate High Street with largely intact Georgian frontages and shop fronts facing the high street.

The subject building is in the Highgate conservation area, so the effect on the character of the CA is of concern.

Additionally the terraced buildings on both sides are listed (grade II), so the setting of these buildings has also been considered.

Impact of the proposals

The proposal is for the removal of a non original lantern-style roof light and the installation of a new lower roof light. The proposals are assessed here specifically for their impact on:

1. The special architectural and historic interest of the existing building;
2. The conservation area;
3. The setting of the neighbouring listed buildings.

For the purposes of assessing the likely impact to result from the proposal and its subsequent impact on heritage assets, established criteria have been employed.

If the proposed changes will enhance heritage interest or the ability to understand and appreciate it, then the impact will be positive; If they fail to sustain heritage interest or impairs understanding and appreciation then the impact will be negative. If the proposals preserve the heritage interest then the impact will be neutral.

Within the three categories, there are four different levels that can be used to identify the magnitude of the impact. As follows:

- Negligible – impacts that cause no material change;
- Minimal – impacts that make a small difference to understanding and appreciation;
- Moderate – impacts that make an appreciable difference to understanding and appreciation;
- Substantial – impacts that cause a fundamental change in understanding and appreciation.

The proposal is to remove the non-original roof light with a new roof light.

The proposed roof light is frameless, with no visible glazing bars. It will have no clerestory section, as opposed to the taller lantern-style existing roof light. The existing roof light is non-original and the proposals will cause no historic fabric to be lost.

The proposed frameless lantern-style roof light with no glazing bars visible from the ground floor retail unit will have a modern appearance, though the existing roof light's low-quality pastiche style glazing bars also give a non-original appearance from the ground floor retail unit.

As such, the proposals are determined to be of Neutral - Negligible impact to the existing building

The roof light is visible from a limited number of rear windows, and windows to the rear extension of no. 64 Highgate High Street. It is visible largely because of its tall lantern-style design. Its non-original, low quality construction in a pastiche traditional style detracts from the conservation area.

The proposed roof light will have no clerestory section,. The frameless lantern-style design is contemporary, but it is of a modest, high quality construction which will be an improvement on the existing roof light. By virtue of its lower form it is considerably less visible than the existing roof light.

As such, the proposals are determined to be of Positive - Moderate impact to the conservation area

The neighbouring listed buildings are part of a terrace with no. 66. The rear of the terraced group is visible only from limited private terraces and windows to the rear extension of no. 64 Highgate High Street. The existing roof light is visible in the context of the neighbouring buildings largely because of its tall lantern-style design. Its non-original, low quality construction in a pastiche traditional style detracts from the setting of these buildings.

The proposed roof light is a lower modern style roof light. The frameless lantern-style design is contemporary, but it is of a modest, high quality construction which will be an improvement on the existing roof light. By virtue of its lower form it is considerably less visible than the existing roof light.

As such, the proposals are determined to be of Positive - Moderate impact to the neighbouring listed buildings

6.0 Photographs





