



Highpoint - Flat J - Refurbishment works

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

Design & Access Statement and Heritage Impact Assessment

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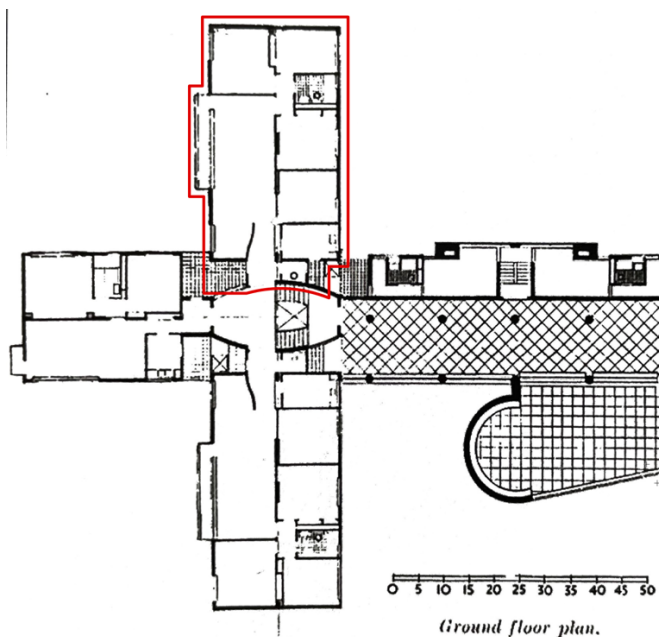
Introduction

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.

This statement supports the application for Listed Building Consent for refurbishment works to Flat J.



Planning History

Permission has been granted for alterations to numerous flats in the building over the years.

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.

A separate Listed Building Application has been submitted for refurbishment / thermal upgrade works to the existing windows - application no: HGY/2024/0969, awaiting decision.

Proposed Works

Generally:

Some areas of damaged cork flooring (non-original) to be replaced with matching cork.

Hallway:

Non-original dropped ceiling panel to be removed.

Kitchen:

Reinstated in original location in the flat (existing Study). Sink located at window end of room, as per original layout. Kitchen units proposed to both sides of the room to allow for modern day living requirements and appliances. This necessitates shifting the Hallway door across slightly, but the existing door will still be re-used here (see photo from Hallway further below).

New doorway to be formed in the wall between the proposed Kitchen and Dining Room, in lieu of the original serving hatch (which has been blocked up at some point in the past).

Non-original dropped ceiling panels in existing Kitchen (proposed Dining Room) to be removed. Likewise, non-original dropped ceiling panel in proposed Kitchen (existing Study) to be removed, along with all non-original fitted cupboards, desk, shelves.



Existing Kitchen - proposed to be reinstated as Dining Room



Existing Study - proposed to be reinstated as Kitchen

Dining Room:

Reinstated in original location in the flat (existing Kitchen).

WC / Utility:

The existing shower in the WC is proposed to be removed, and the non-original recess housing the basin is proposed to be blocked up. A door is proposed to be installed where the opening currently exists (originally to the service lift lobby), in order to form a Utility Room beyond the WC.

The false secondary liner wall to the service lift shaft is proposed to be removed, along with the redundant lift grille / door.

The nib wall and door between the WC / Hallway is proposed to be moved over slightly, to provide sufficient space in the WC for a wash basin. This nib wall and door will still be recessed from the kitchen wall, maintaining the design intent of this arrangement in relation to the freestanding column.



Existing WC with basin recess



Door on left to proposed Kitchen. Door on right to WC

Bathroom:

Non-original fittings to be removed. Non-original dropped ceiling panel to be removed.

Wet room shower to be replaced with bath with shower over, as per original layout. Room layout reinstated as per original arrangement.

Wall tiles on elevation opposite the basin, WC etc to be installed to the height of the window sill - referencing the original design. Tiles to extend in height on other walls around shower for practical reasons.

Non-original floor tiles to be replaced.

Mirrored storage unit to be installed above basin, with recessed shelf beneath, referencing the original design (the original recessed shelf has been blocked up at some point in the past, so is not present in the existing arrangement).



Bedroom 1:

Non-original storage cupboard which projects beyond the original cupboard line to be removed. Shallow storage cupboard proposed to be reinstated in original location, with sliding mirrored doors.



Non-original wardrobes projecting into bedroom

Bedroom 3:

Non-original storage cupboard to be removed. Shallow storage cupboard proposed to be reinstated in original location, with sliding mirrored doors.

New vanity unit / washbasin installed in smaller cupboard - referencing the original vanity unit that was originally located in the larger adjacent cupboard. Door to this vanity unit / cupboard to be re-hung to open in the opposite direction for practical purposes.



Non-original wardrobe (on left) projecting into bedroom



Detail of non-original wardrobe projecting beyond original cupboard line

Services:

Existing electrical services will be checked and upgraded as necessary, with additional sockets and new lighting installed as required and in keeping with the original building design.

Ironmongery:

All original ironmongery to be retained and restored as necessary.

Access

The proposed works do not affect the existing access arrangements.

Summary

The minor alterations proposed are all internal and do not affect any original fixtures or fittings, except in slight alterations to the two original door positions noted above. The proposed new layout seeks to broadly reinstate the original arrangement, and all new fixtures and fittings proposed are in keeping with the modernist architectural intent of the original design. The proposed works have been carefully judged to limit the impact on the listed heritage asset, and therefore represent the most sensitive way of adapting the flat to meet modern requirements and thus securing its long-term future.