Design and Access Statement
Replacement of Render – Front Elevation of 57 Highgate West Hill, N6 6DA

1. Introduction

The property is a Grade II listed building located off Highgate West Hill and adjacent to Pond Square. Its list entry number is 1379052.

The listing entry is as follows: “*Semi-detached house. Mid C18, restored c1975. Stucco with C20 tiled roof. 2 storeys 2 windows. Square-headed entrance with half glazed door in C20 porch extension. Near flush framed sashes with exposed boxing. Parapet. INTERIOR: not inspected.”*

This statement relates to a listed building consent to replace the front elevation render. The external appearance will be unchanged.

1. Assessment

The current render has deteriorated over time, showing signs of blistering and water ingress, and has been patched under previous ownership. The existing concrete render material is not sensitive to the age of the building and there is a concern that further deterioration could damage the underlying historic fabric of the building.

1. Design Principles

We have engaged Eco-Renovation UK with a brief to preserve the integrity and appearance of the existing building using modern lime-based materials that offer a more sustainable solution with breathability that will support the long-term preservation of the building’s historic character.

1. Proposed Works

Our contractor will remove the deteriorated render carefully to minimise damage to the underlying brickwork. Any repairs to the brickwork required will be carried out using sympathetic materials. The new lime-based render described in our application will then be applied, preserving the visual appearance of the building.

1. Access

This is a private building not accessible to the public. Access for the work through a large gate to the front courtyard will be straightforward and will not interfere with the locality.

1. Impact on the Historic Environment

We take our role as caretakers of this historic building in the wider Highgate conservation area very seriously. By replacing the deteriorating render with material sensitive to the building’s character, we expect this work to enhance the amenity of the conservation area, preserve the historic character of the building and protect the building’s internal fabric from the elements.