

## HERITAGE STATEMENT

**In respect of:**

**Prince of Wales**  
Highgate, London, N6 5JX

**On behalf of:**

**Star Pubs and Bars Ltd**

**September 2017 - Revision B 26.09.18**



## **1.0 Introduction**

- 1.1 This Heritage Assessment is prepared in support of listed building Application for the internal alterations to the Prince of Wales.
- 1.2 This assessment in conjunction with other supporting documentation seeks to assess the impact of the proposals upon the character and appearance of the Highgate Conservation Area in accordance with relevant statutory duties.

## **2.0 The Site and Surrounding Area**

### **Existing site**

- 2.1 The application site is: 53 The Prince of Wales, N6 5JX. The building is a grade 2 listed building. List entry describes the building as:-  
*"No.53: probably early C18, refronted early C20. Multi-colour stock brick with tiled roof. 3 storeys and cellars. 2 windows. Late C19 type wooden public house frontage with pilasters carrying entablature with bracketed cornice. Paired central entrances flanked by windows with panelled stallboards. Above entrances, cymatium forms scrolled pediment with cartouche with Prince of Wales's feathers. Cambered arches to recessed sashes. Wooden bracketed cornice."*

### **Surrounding Area**

- 2.2 TQ2887SW HIGHGATE HIGH STREET 798-1/5/847 (South side) 14/05/74 Nos.51, 51A, 51B, 53-67 (Odd) Lloyds Bank (51), The Prince of Wales Public House (53) (Formerly Listed as: HIGHGATE HIGH STREET Nos 51 (Lloyds Bank), 51A & 51B, 53 (Prince of Wales PH), 55-67 (odd)

## **3.0 The Application Proposal**

- 3.1 The listed building application seeks consent for the following:

### **Ground floor works generally**

- Fully overhaul including new floor and full height tiling in the WC'S.
- Fully overhaul all doors and windows and make repairs where necessary to ensure they open fully, clean and repair ironmongery, repair any frames and prepare to be painted.
- Form a new stud wall to existing door opening and form new back bar and form a fully compliant means of escape from the first and second floors.

### **Ground floor bar works**

- Cut back a small bar section to form a new access to the bar servery. All existing bar fabric is to remain as existing and sympathetically restored in the following method:
  - a) Carefully clean all dirt build up and wire brush to ensure all existing aging and

character is retained.

- b) Carefully strip existing colour to enhance the natural character of the timber.
  - c) Apply a clear natural finish to restore and rejuvenate the timber.
  - d) Replace or repair under counter shelving, any damaged shelves will need to be replaced and where any new shelves are required, will be made to match all existing under counter shelves. refer to updated drawing
- Form a new back bar display, form new stained character oak back bar shelving and bottles step with brass fiddle rails. New decorative screen to back bar comprised of stained oak and reamy glass inner, to be mechanically fixed to existing bar top and adjacent wall.
  - New beer wall, form new stud section with void to avoid forming new holes for the beer python run. Beer taps to be fixed through new stud and onto steel backboard and drip tray arrangement. New stud wall to be mechanically fixed to existing fabric.

#### First floor works

- Fully overhaul including new floor finishes.
- Fully overhaul all doors and windows and make repairs where necessary to ensure they open fully, clean and repair ironmongery, repair any frames and prepare to be painted.
- New stud wall to form new office and store room, wall to be formed to the right of the existing fireplace to ensure the fireplace remains intact. Stud to be mechanically fixed to existing fabric.
- New fire doors to landing and the office and store room. Where the existing door has been removed as part of these works the existing architrave will remain.

#### Second floor works

- Fully overhaul including new floor finishes.
- Fully overhaul all doors and windows and make repairs where necessary to ensure they open fully. Clean and repair ironmongery, repair any frames and carefully wire brush and prepare to be painted or stained and sealed.
- New fire doors to landing.
- Form fire protected cupboard around the existing boiler.
- Allow to install new kitchenette with power and water. All pipework and electrics to be surface fixed. Waste to be connected to existing svp.

3.2 The works are proposed to provide more covers

3.3 The access and delivery arrangements to the public house will remain as existing.

#### **4.0 Characterisation of the Conservation Area**

- 4.1 The site overlooks the Highgate conservation area boundary. Highgate High Street is in the centre of Highgate and it overlooks the Le Pain Quotiden grade 2 listed building 1730 the building next on the right is a white painted brick and characteristic Victorian shopfront. also down the street there is a butcher shop and slaughterhouse 1813-1960s. The front of The Prince of Wales is in the same style as the Le Pain Quotiden with a painted black wooden Victorian pub exterior at ground floor.

#### **5.0 Assessment of Proposal**

- 5.1 it has be established that the existing building is a key grade II listed building. The development proposal has been carefully considered in order to address the contribution that the building makes to the Conservation Area. The proposed works will be sensitively executed to ensure that the contribution the building makes within the Conservation Area is preserved.
- 5.2 The development provides the necessary free space for the establishment to achieve the modern requirements which are needed in order to meet consumer and business expectations.
- 5.3 The existing internal layout will have a refurbishment that will enable maximisation of trade without compromising the layout of the building.

#### **6.0 Conclusion**

- 6.1 The proposal will be minor changes to the interior layout of the Grade II listed building that will not affect the integrity of the building thus acting preserve the character and appearance of the building.