

Heritage Statement

S South Grove
Highgate
N6 6BS

Listed Grade II

Since its use as a garage there have been extensive internal alterations and other major alterations at the rear of the building. (See the 'Planning History' file attached.)

We cannot identify any elements of architectural or historical value remaining internally. There is no 'character' other than the small scale of the rooms.

We believe our proposed works give an opportunity to bring the building together as a cohesive whole and will provide an interior of architectural value and character for the future.

The proposed works that will impact on listed elements are:

(See submitted photographs of the 'Elements to be altered' and the 'Estate Agents sale details'. Files are attached)

Ground Floor

'Replace rear conservatory.
Remove column.
Form a flat roof to the side.
Form a central opening in the wall'.

The work proposed alters work done in 2002

'Remodel stair newel, balusters and banister.'

This stair is recent of manufacture and has no historic value or character.

First floor

‘Form new bathroom’

This bathroom is formed out of three cupboards one of which already contains a WC and a basin. The cupboards have no historic value.

Top floor

‘Re-align staircase and re-make balusters, banister and rail.’

This stair has no historic value or architectural quality.

Roof

‘Install photovoltaic solar panels on the south facing pitched roofs.’

These panels will have no affect on the character of the building or of the Conservation Area. The cannot be seen from the front. At the rear they are obscured by the parapet and other buildings.

Front Garden

‘Form a new wall, iron railings and gate.’

The existing wall is of recent construction and has no quality.