

HERITAGE STATEMENT

25-29 High Street Highgate, N6 5JT

14th Dec 2009

Design Process

Use of site/ proposal.

The application is situated 25-29 High Street Highgate, N6 5JT has a Grade 2 listing and is situated within a Conservation Area at the southern end of the High Street and within the centre of the historic Highgate Village.

The High Street is lined along its length by a mix of Victorian and Georgian properties.

The application building is a double fronted late Georgian building that was probably constructed as two separate shops with separate residential accommodation above. The property is of solid London stock brick construction, with a timber supported and pitched roof with clay tile covering.

There are three floors of accommodation with two self contained ground floor shops facing the front of the application building. An underpass or access way beneath the neighbouring premises to the right hand side of the shops provides access to the residential accommodation via a door to the rear, leading to a small yard and from that into a reception area to the far rear ground floor, which now forms the entrance lobby to the maisonette.

The two ground floor shops have timber framed and plate glass shop fronts, constructed in a period fashion, although probably not the originals. The two shops are relatively small, particularly the right hand shop which is currently used as an estate agency. Much of what would have been the rear accommodation to this shop is occupied by the rear reception area to the residence.

The residential accommodation is currently laid out with a dining room, lounge, bathroom, wc and kitchen to the first floor, with 4 bedrooms to the second floor. There is an inhabitable basement accessed via the maisonette lobby via an independent stair case. Currently the boiler to the maisonette is located in the basement.

Planning History

No Planning history available.

Photographic record

See appendix A

Proposal

We are proposing to retain the two retail shops in their current use and will be adding a kitchenette and wc facilities to the smaller shop that currently has no facilities.

It is further proposed that the residential accommodation above the shops be retained as one maisonette. The rear fire breasts have been removed to aid the circulation of the new design. Certain stud walls will have to be removed and re built in the new locations to enable the proposed layout.

The ceilings have been removed and will be completely replaced in plaster board and skim coat plaster.

We propose to replace the cornice with a new cornice to match the profile to match with the existing.

Where possible we will be re- using the existing stud work timbers in the construction of the new stud partitions.

The existing windows will be repaired and refurbished where necessary to aid smooth working operation. The existing aluminium internal secondary glazing will be removed and replaced in a secondary glazing suitable to the existing windows.

The existing floor boarding will taken up, joists levelled where necessary and the existing floor boarding re-laid as far as possible.

The staircase to the side of the retail shop will be remove however the opening will be retained with the door sealed shut. The removal of the staircase will enable the formation of the new kitchen and wc facilities.

The existing basement, that is currently inhabitable will be converted to create a new self contained flat. A new light well will be created over the site of the existing light well and coal chute to introduce natural light and ventilation to the basement. The new flat will be entered via the existing maisonette entrance. A new lobby will be introduced to enable self containment. The glass panel maisonette entrance will be replaced with a new timber panel door with a glass side panel.

The garage will be retained for the use of the maisonette and the lean too structure will be demolished to cleanup the amenity courtyard area.

All gutters and down pipes will be replaced in materials to match existing with down pipes in better considered positions.

Our design will have natural lighting and ventilation throughout .

We have designed using influences from the exiting building.

Contractors vehicles and building materials will kept off the road and within the constraints of the site.

We will be building the current building standards and will be specifying approved insulating materials and electrical fittings that will be considerate to the conservation of fuel and power.

Appendix A:
Photographic Library.













