

DESIGN & ACCESS STATEMENT

25-29 High Street Highgate, N6 5JT

15th April 2010

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.

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.

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.

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

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

The existing basement, that is currently used as a storage will retain used as it is.

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.