

Project Title: 74-76 Highgate Road
London
NW5 1PB

Date: 12-4-09

Project Ref: 09-395

Document: Design and Access Statement

Design Statement

The current use for no. 76-78 Highgate Road is retail and storage.

Our proposal is to change the use of the 1st floor storage to residential and create a small new extension to the rear of the 1st floor.

New double glazed doors will be created as part of the proposed fenestration to gain access to the ground floor retail unit.

Access to the proposed residential units is via a new street level access to an existing stairwell leading up to the new residential units. This access will be via the existing window on Highgate Road currently used for the retail unit on ground floor. The residential units have been designed to be accessed by all and there is an opportunity for a stair lift to be incorporated in the future for disabled access. Secure cycle parking facilities are provided within the entrance at ground floor.

The existing building will increase only by the small elevation to the rear. Refer to sections on dwg 09-395-P-SE-01/2 to see the relationship of the proposed volumes in relation to the residential buildings on College Lane. The site lines from the ground floor windowsills of the residential buildings on College Lane show that the proposed volumes sit below the existing volumes.

Dartmouth Park Conservation area statement makes reference to no. 74 and no. 80A (which we believe is now no. 82). There is no specific reference to no. 76-78 Highgate Road. The building is C1950 and is possibly a bombsite infill.

The proposal re-orders the fenestration of the shop front and 1st floor to be sympathetic to the character of the adjacent buildings.

The 1st floor extension is formed as a continuation of the existing building in a manner that is in keeping with the character of the conservation area.

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Access Statement

There is no parking proposed due to the close proximity to Kentish Town rail and underground stations. Also Highgate Road is well served as a local bus route.

The proposal utilises the existing staircase to provide access to the 1st floor. The existing staircase is 1m wide and can facilitate a stair lift should this become necessary in the future.

In addition the entrance lobby will include storage for 8 bicycles.

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