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## Design and Access Statement

8a Highgate Road  
London  
NW5 1NR



The 8A Highgate Rd site behind the advertising hoarding

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## Context

The currently empty plot, which has been developed in the past, fronts onto Highgate Road and sits within a terrace of buildings of various sizes, styles and materials. This area is a busy local centre, dominated by small retail ground floor units with predominantly residential accommodation above. The buildings around vary from two to five storeys with some having high floor to ceiling heights, especially at ground floor.

The site is next to a public transport hub with a bus stop directly adjacent providing access to two major bus routes heading North/South on Highgate Road (214 and C2), and additionally Fortress Road has frequent services running every six minutes. The Gospel Oak, Kentish Town and Kentish Town West underground train stations are very close by.

## The Existing Site

The current approved planning permission for the site (unbuilt) has a shop unit on the ground floor with two flats above (ref. 2005/0271/P). The approved design is generally in keeping with the style of the area, although there is a big variation in the age and style of buildings nearby, with no consistency of finishes, rooflines, set back or fenestration. The existing site looks untidy and is partially covered with a large advertising hoarding. The rear of the site is at present overgrown and has some rubbish/discarded furniture abandoned there. There is currently a derelict one storey pre-fabricated structure behind the advertising hoarding.

The current existing permission allows for a building on the site to be constructed from the following.

**Front Elevation Walls:** yellow stock bricks to match adjoining properties with a white rendered coping/cornice. The ground floor to the front elevation is majority glazed with white render finished sections below cill height.

**Rear Elevation Walls:** yellow stock brick to match adjoining properties with a trellis screen to rear balcony at first floor level.

**Roofs:** The main roof of the property to be pitched slate with lead flashing draining towards the rear. The flat roof extension to the rear of the property to be covered in felt.

**Windows and doors:** the windows to be painted softwood sash windows and front elevation doors to be the same. French doors on the rear elevation open onto the first floor balcony.

## Design

### Use and Response to Context

#### Commercial Unit:

We feel that it is important to retain an active frontage to this section of Highgate Road and suggest retaining the ground floor for commercial use, with a separate adjacent entrance for the flats.

#### Residential Accommodation:

The proposed design layout of the residential units to the first and second floor have been altered subtly from the existing permission to greatly improve the quality of the spaces within, thereby improving the desirability of the property.

In making these changes we have brought the flats up to Lifetime Homes standards, plus the second floor is now compliant with the building regulations concerning means of escape in case of fire. Since there is a high demand for small residential properties in the area



View looking North down Highgate Road, towards the site on the right hand side.



View looking South down Highgate Road, towards the site on the left hand side.

we feel it makes sense to maximise the potential of the property by providing as many good quality residential units as possible. Therefore a mansard roof extension is proposed to maximise the residential provision whilst also being sensitive to the scale and character of the surrounding properties.

#### **Amount**

As the site is so close to a major transport hub it makes sense to maximise the opportunity to create as much accommodation as is reasonably possible. The proposal is to increase the approved accommodation to 2 No. one-bed flat and 1 No. bedsit.

#### **Scale**

The existing building is neighboured by buildings of four storey (or equivalent) heights, and therefore we feel it is reasonable to add an extra storey on to the existing building. The new storey is proposed as a set back mansard roof, which will reduce its impact, and it fits in with the existing building proportions of adjacent and nearby properties.

#### **Appearance**

The Highgate Road Elevation will remain principally unchanged from the existing approval on the ground, first and second floors. Any application for future shop signage will be made separately.

The white painted timber windows to the front and rear elevations will be thermally efficient traditional style sash units.

The proposed changes to the roof of the property increase the usability of the internal accommodation and allow the maximum amount of residential space to be achieved. The new mansard roof is to be clad in hung slate.

#### **Lifetime Homes Standards**

The proposed development adheres to the required Lifetime Homes standards in the following ways.

- Standard 1: There is no adjacent carparking to the building.
- Standard 2: There is no adjacent carparking to the building.
- Standard 3: Approach and access into the building is level. Please refer to drawing 0922-PL-012.
- Standard 4: The entrance threshold to the building is level. A covered entrance is not possible in this instance due to the nature of the streetfront and possible anti-social problems associated with a recessed doorway. Drainage occurs away from the entrance towards existing roadside drains.
- Standard 5: The communal stairs providing general access and fire escape routes to the flats are designed for easy access. Please refer to drawing 0922-PL-010.
- Standard 6: The width of the internal doorways and hallways conform to Part M standards and Lifetime Homes standard 6. The front door of the building and to each flat has the required 800mm clear opening. Please refer to drawing 0922-PL-010.
- Standard 7: There is sufficient space for turning a wheelchair within the kitchen/dining/living room of each flat, and there is adequate circulation space for wheelchair users elsewhere. Please refer to drawing 0922-PL-010.
- Standard 8: The living room to each flat is at entrance level.
- Standard 9: Each flat is single storey.
- Standard 10: The flats are small one-bedroom dwellings, and the entrance level WCs therefore meet the Part M standard and Lifetime Homes standard 10.



Front view of the hoarding covered site  
18a Highgate Road

- Standard 11: Walls in bathrooms and WCs will be capable of taking adaptations such as handrails. Reinforcements will be located between 300 and 1500mm from the floor.
- Standard 12: Each flat is a single-storey dwelling, and as such there are no private stairs. Through-the-floor lifts would pass through other dwellings and are therefore not planned for.
- Standard 13: The plans provide a reasonable route for a potential hoist from a bedroom to the bathroom. Please refer to drawing 0922-PL-010.
- Standard 14: The bathrooms have been designed to incorporate ease of access to the bath, WC and wash basins. Please refer to the plan layout in drawings 0922-PL-010.
- Standard 15: Living room glazing to most flats begins at 800mm or lower and all windows are easy to open/operate. Please refer to drawing 0922-PL-012.
- Standard 16: All switches, sockets, ventilation and service controls will be at a height usable by all. Please refer to the dimensions noted on drawing 0922-PL-012.

### **Environmental Sustainability**

There is a real sustainable benefit in the project making use of an existing, previously developed and now vacant, brown field site. The works will be carried out to the current high standards of building regulation, and will use thermally efficient windows, efficient boilers and low energy light fittings. Details as follows:

### **Design & Construction Sustainability**

#### **Energy consumption**

- Proposed development to achieve an Energy Performance Certificate 'A' rating.
- Natural daylighting and natural ventilation strategies to meet current regulations. Electric light fittings to be low energy such as compact fluorescent bulbs and lighting to common parts governed by timed switches to reduce consumption.
- 'A' rated appliances to be used throughout.

#### **Water consumption and water runoff**

- Low flow shower heads (<10 litres per minute), spray tap fittings to reduce flow rate and 4/6 litre low flush toilets to be used.
- Third floor bedsit to only have low flow shower facility with no bath.
- Existing site drain to be covered and protected from possible construction contaminants during works.
- Flat roof to the rear ground floor to have biodiverse 'living/green' roof to help reduce water runoff and provide food source for endangered birds. Specification to be to Green Roof Centre recommendations

#### **Use of materials in construction**

- The proposed third floor accommodation provides a more efficient use of space and resources across three dwellings, therefore the resources per flat are less than the current permission.
- The site will be one of a number of projects ongoing in the north London area and therefore excess materials can be sent to other construction sites.
- Just-in-time delivery strategies to be employed as no room on site for storage. Materials only to be delivered as needed to avoid spoiling.