

Design and Access statement
for
The Lodge College Place Highgate Road.NW5-1BS

It is proposed to demolish the lodge for structural reasons based on the structural engineers report and to erect a new block similar in design forming 9 flats. The structural engineer's report is enclosed with the planning and conservation area applications.

The building is designed to allow for easy access to the 2 number basement flats to be occupied by disabled persons, with the upper floors being divided into single, double and a 3 bedroom units entered off a common staircase.

The entrance ramp to the basement flat would be illuminated with daylight sensor response lighting, with additional lighting over each entrance. Entrance doors together with internal doors would have a meter structural opening giving a minimum door width of 900mm.

Halls and wet rooms would allow for a turning circle of 1500mm for wheel chairs.

Cills to windows to the basement flats would be 800mm.

All 13 amp switch socket outlets would be 450mm above finished floor level with light switches being 1200mm from finished floor level

The building would be constructed in London stock bricks some of which would be salvaged from the demolition. The windows would be timber vertical sliding sash windows, double glazed and argon filled to comply with current legislation. The windows would have stone cills and brick soldier courses above.

A mansard would be constructed at roof level at accommodate a 3 bedroom flat. The mansard would be clad in welsh slate with traditional lead soakers and flashings. The roof to the mansard would be lead with lead rolls and flashings.

It is proposed to insulation for air born sound and impact sound horizontally between floors and flats together with sound insulation in partitioning in each unit. The air born and impact sound details would be submitted to building control for approval prior to any works commencing on site.

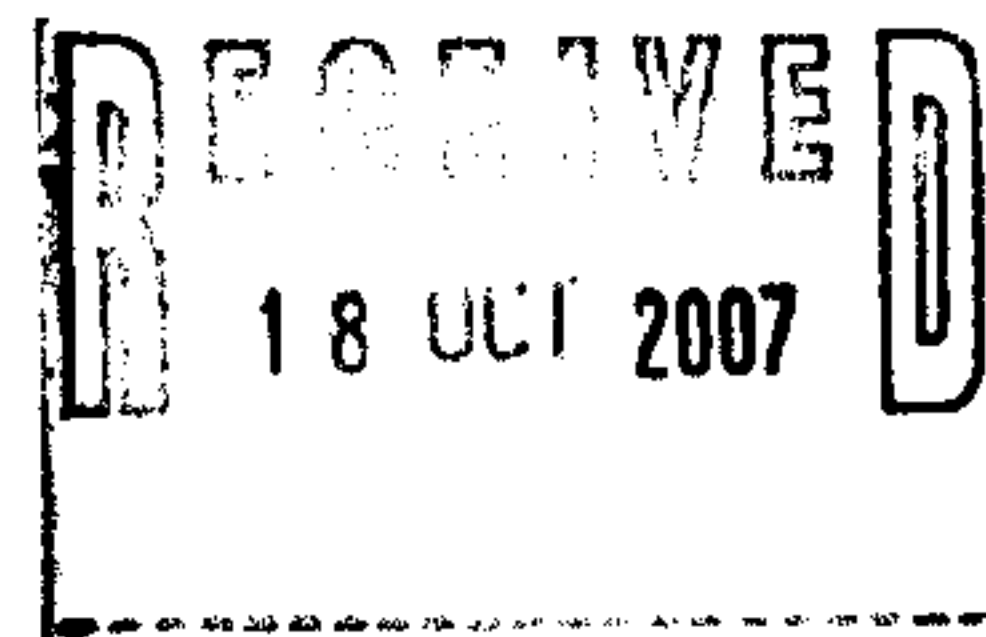
The external walls and roof together with the basement floor areas would be insulated for heat loss. to comply with at least the minimum standard set out under building regulations.

Stone capping's would be used to cap the cavity wall at mansard level and to the front and rear parapets.

Dormer windows would be clad in slate to the sides with lead roof coverings and lead flashings under the cills.

Valley gutters to front and rear would be code 5 lead to falls with hopper outlets for rainwater.

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Rainwater goods would be in cast iron taken into the drainage system.

The ground floor would be accessed via designed stainless steel stairs with timber treads to a cantilevered platform with a glass canopy over.

The access for the basement area would be via a paved footpath from the front footpath on a very shallow slope 1; 20 for disabled wheel chairs.

Retaining walls would be faced in stock bricks with planter sections to soften the walls with trailing plants.

The existing large tree in the rear garden of the property would be retained. This is the only tree on the site

The front garden would have a planted area surrounded in a low brick wall with a stone capping similar to existing bordering the parking area the foot path to the side of the first parking bay would be 1000mm wide

The windows would be timber vertical sliding sash windows, double glazed and argon filled to comply with current legislation.

The ridge height of the new building would not exceed the existing roof height of the Lodge.

The front and rear gardens would be landscaped to provide outside areas for the residents of the flats.

At lower ground floor or basement areas to the rear a terrace would be provided with steps up to the garden and access for the disabled to escape to the side of the building.

A timber clad refuse area would be provided above the lower terrace level to the rear for the residents of the flats..

At present no parking is provided off the private road for parking for the Lodge. It is proposed to provide 4 parking bays accessed off the private road. Some parking could be accommodated off the private road if required.

Parking bays would be brick pavers set in a herringbone pattern. Parking bays would be 2400mm x 4800mm

The access stair to the main entrance would be ambulant disabled and have risers of not more than 170mm and a going of 250mm. Hand rails at top of flights would be extended 300mm minimum past the top tread.

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The main staircase would have a fire rating of one hour with all doors leading onto the stair also being 1 hour rated.

A fire alarm system would be installed in each flat and in common parts of the building.

A video entry system would be installed for each flat.

Security and access for the building would be discussed and agreed with the local constabulary.

It is proposed to insulation for air born sound and impact sound horizontally between floor and flats together with sound insulation in partitioning in each unit. The air born and impact sound details would be submitted to building control for approval prior to any works commencing on site.

DADA April 2007.

Revised June 2007

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