

## **DESIGN AND ACCESS STATEMENT**

PROPERTY DETAILS: 6 Highgate Road

PROPOSED DEVELOPMENT: Proposed Erection of two floor to form 1x2 bedroom flat.

### **Use:**

The application site is used as Dental Surgery at Ground floor and storage space ancillary to dental surgery at first floor.

The area around Highgate Road is also within easy reach of Kentish Town Station. The area also enjoys easy access to the bus routes.

### **Development Opportunity:**

The owner of the application site have decided to proposed new second floor and have mansard roof extension at third floor level.

Thus, it is suggested, is an opportunity that ought to be welcomed as a means of improving the property design and value and in particular residential units for the small family.

Therefore this scheme has been devised consisting of 1x 2 bedroom flat as shown on the submitted drawings.

### **Layout:**

There will be alterations to the front elevation to have separate entrance for new flat proposed - a new set of staircase going up to second floor level. There will be internal staircase from second floor level to third floor level.(mansard). The living room and kitchen will be at second floor level and 2 bedrooms and bathroom will be in mansard roof level. There will be a provision of fire escape from first floor level too thru new staircase.

### **Appearance:**

The proposed new two floors are designed in a way to create symmetry to the front facade. The proposed development will match with the neighbouring properties in terms

of scale and height. There will be brickwork to match existing building, the mansard roof has been designed to match adjacent property.

**Access:**

The property is situated at Highgate road. Entrance to the flat will be from the front as shown on drawing.

This area is very well connected with the network of public transport.