



Architects + Interior Designers Limited

BRIEF DESIGN AND ACCESS STATEMENT
10.11.14 Revision A

THE FLASK PUBLIC HOUSE
77 HIGHGATE, WEST HILL, LONDON. N6 6BU

DESIGN

The Flask Public House is a Grade II listed building and it is the intention of this application to carry out improvements to the operation of the building within the constraints of its heritage status.

The principle element of the proposals is to improve the usability of the space to the first floor existing kitchen and cellar dining area.

In addition ground floor alterations and external roof repairs/renewals are proposed on a like for like basis.

Localised repairs of the existing pan tile roofs are proposed with the main slate roof of the building being replaced on a like for like basis with Welsh Slate.

The roofs to the cottages 23-25 along South Grove will be replaced with a Redland Cathedral Clay Pantile in a Brindle finish. It is proposed that the existing pan tiles which are in good condition will be salvaged once removed and re-used to carry out the localised repairs on other roof areas.

For full details of the design in relation to the historic building please refer to the Historic Building Impact Assessment.

ACCESS

Existing access arrangements are not affected by these proposals.