



# 49 Highgate High Street

Design and Access Statement  
STEPHEN TAYLOR ARCHITECTS

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# 1.0 Site

## 1.1 Description

This statement is submitted on behalf of our client Sancha Von Erlach in support of the enclosed planning application regarding the proposed reconfiguration and associated change of use for part of the existing floorspace at ground floor level. The proposal involves both the relocation of the existing residential entrance as well as the renewal of the existing shopfront, currently facing Highgate High Street.

The building is situated at the centre of Highgate Village, a mostly residential neighbourhood and fronts Highgate High Street to the northeast and Pond Square to the southwest. Highgate High Street is a busy shopping street with high levels of vehicular traffic throughout the day whilst Pond Square is a quiet public square mainly residential in character.

The existing building currently consist of a retail unit at ground floor level directly accessed from the Highgate High Street and a three bedroom upper floor flat laid out over the first and second floor levels, accessed from Highgate High Street.

The proposal includes the renewal of the existing shopfront on the high street and seeks to afford agreeable access to the upper floor residential unit, using the existing entrance from Pond Square. The renovation of the shopfront aims to enrich the streetscape and remain in keeping with its current scale, proportion and appearance.



View A



View B



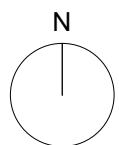
View C



View D



Site Location Plan



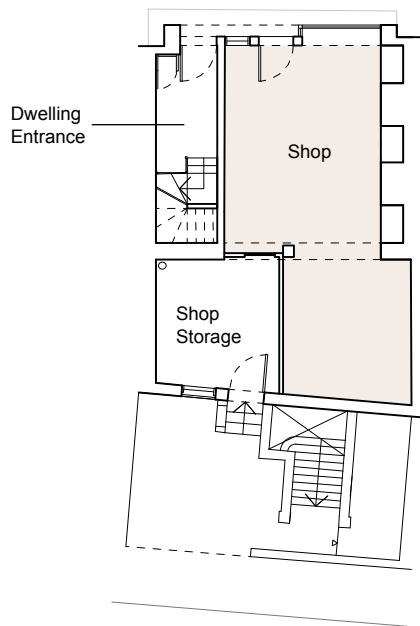
## 2.0 Proposal

### 2.1 Layout

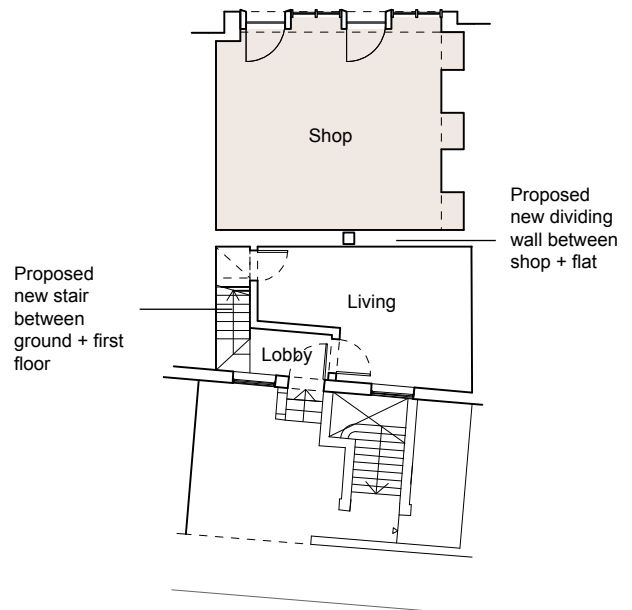
The project includes the addition of an internal partitioning wall on the ground floor level to create clear separation between the retail unit fronting the high street and the residential unit now accessed from Pond Square. The residential unit is to be provided with a new entrance lobby and additional living accommodation needed due to changing domestic circumstances.

By relocating the residential entrance stairway to Pond Square, the retail unit will attain full aspect of the high street enhancing its curb appeal and improving the street scene. The proposed NE facade has been designed having considered the available guidance, issued from the council, on shopfront design retaining its appearance and scale in keeping with that of the retail units in the immediate context.

On the SW elevation, facing Pond Square, we propose to utilise the existing doorway to provide access to the residential unit. We propose to reinstate a previously bricked up sash window and replace a small existing window, sited in an opening previously reduced in size to facilitate the use of an air vent. Both windows will match in character and scale the existing sash windows on the first floor level.



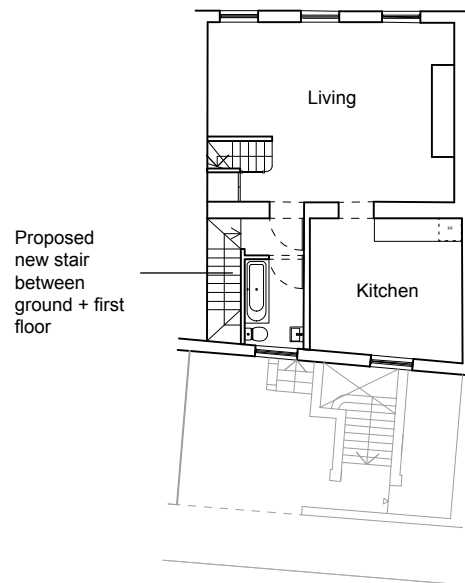
Existing Ground Level



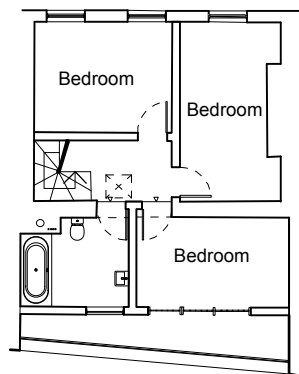
Proposed Ground Level



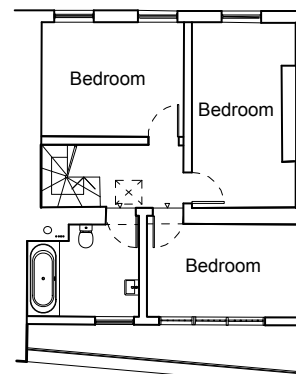
Existing First Level



Proposed First Level



Existing Second Level



Proposed Second Level

## 2.2 Appearance

The proposed shopfront design retains the order of the current layout to achieve design continuity and through the careful choice of materials finishes aims to improve its presence on the high street.

The new shop front will retain the plywood casing that projects out from the buildings brick face. Within this formed recess, two entrance doorways will be replacing the existing. The layout proportionally complements the entire elevation of the building while traditional building components such as window mullions, stall risers, mouldings and plinths are used to provide the necessary continuity with the character of the surrounding shopfronts on Highgate High street.

The original facade is currently covered in render at ground floor level. We propose the removal of all render from the facade fronting Highgate High street and the restoration of the brickwork behind.



Existing shop front

### Proposed Shop front in accordance to Camden Planning Guidance



## 2.3 Sustainability

We aim to employ modern construction and management techniques to reduce the build time and lessen any disruption caused to the neighbours. Recycled and responsibly sourced materials from local manufacturers/suppliers will be used where possible.

Double-glazing, insulation and air tightness measures will be employed where possible in order to significantly improve the acoustic separation between units, the U-value performance, and the reduction of heat loss and CO2 emissions from the building.

## 2.4 Access

Access is provided to the interior of the building from both the NE and SW elevations.

Currently access to the residential unit above is from the front door located on Highgate High Street adjacent to which, the front door to the shop is also located. The shop has also access from a door facing Pond Square.

The proposed scheme suggests access to be provided to the retail unit from the High Street only. Subsequently access to the residential unit above is proposed by allocating sole use of the existing door fronting Pond Square.

Internally access to the first floor of the residential unit is afforded by a newly relocated timber staircase.



## 3.0 Design Team

### 3.1 Stephen Taylor Architects

Stephen Taylor, formerly in Partnership as Houlton Taylor Architects since 1993, formed Stephen Taylor Architects in 2002. Based in North London, our projects include a diverse body of work in both urban and rural locations, ranging geographically from the North of England to France and Switzerland. Projects include buildings and interiors for education, the arts, offices and health care services, as well as strategic urban studies and master-planning. In particular, we have a proven track record for delivering high quality housing design at all scales. We are committed to the 'craft' of making buildings, and an exploration of the role that both materials and methods of construction can have in determining character and appearance



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