

DESIGN AND ACCESS STATEMENT
FOR
PROPOSED ALTERATIONS TO THE REAR OF
BROOKFIELD MANSIONS, 5 HIGHGATE WEST HILL, LONDON, N6 6AT

INTRODUCTION

This design and access statement has been prepared in support of an application for permission to alter and refurbish the external rear portion of Brookfield Mansions, London. The property is situated on a private access road off Highgate West Hill.

THE PROPERTY

Brookfield Mansions is a 4 storey residential apartment building comprising of 32 apartments split over 4 linked blocks. The property was built circa 1902 and is situated at the bottom of Highgate West Hill, near Highgate Village. The property is set back from the road and is accessible via a private driveway.

EXTERNAL FEATURES

The property is located within the conservation area of London and the main external decorative features are located on the front of the property. The rear of the property is more functional with less design considerations.

DESIGN PROPOSAL

To provide a new combined recycling and cycle storage area within a recessed area of the property (as per drawing references 014.1 & 022).

LAYOUT

There will be a change to the layout of the external landscaped areas to include a new bin and cycle storage area (drawing references 014.1 & 022).

LANDSCAPING

The space is entirely private. There is a tarmac access road along the rear of the property, with grass and shrubs between the access road and the building elevation. These will be maintained other than where the new recycling/cycle storage will be located as the grass will need to be taken up in this area. The hedgerow along the front of this section will be sparingly cut back but will still act as a screen in front of the recycling bins (drawing reference 014.1).

APPEARANCE

We will be laying a new concrete hardstanding within a recessed area at the rear of the property to create a new recycling and cycle storage area (drawing references 014.1 & 022); this will be partially screened by the existing shrubbery. The areas are not viewable from Highgate West Hill but can be seen from the private driveway.

ACCESS

Access requirements are set out in Part M of the Building Regulations, 'Access to and Use of Buildings'. Including the basement there are five levels in the property. The applicability of

Part M is limited; there is no intended change of use and whilst the general principle is that nothing should be made worse, some practical improvements will be affected as follows:

- a) The works for which permission is sought will provide a new recycling and cycle storage area.
 - 1. New hardstanding area surface will be level with the existing car parking area to enable ease of access for both pedestrians and cyclists using the area.