

## Design and Access Statement

68 Highgate Road, London, NW5 1PA

Grade II Listed Building Kentish Town, London



British Listed Buildings;

**Entry Name:** 68 and 70, Highgate Road

**Listing Date:** 14 May 1974

**Grade:** II

**Source:** Historic England

**Source ID:** 1378943

**English Heritage Legacy ID:** 478306

**Location:** Camden, London, NW5

**County:** London

**District:** Camden

**Electoral Ward/Division:** Kentish Town

**Built-Up Area:** Camden

**Traditional County:** Middlesex

**Lieutenancy Area (Ceremonial County):** Greater London

**Church of England Parish:** St Benet Kentish Town

**Church of England Diocese:** London

**Use**

The existing building comprises of 2 reception rooms, kitchen, four bedrooms and two bathrooms over three levels, the ground floor is elevated from street level and access is gained via stepped access. The kitchen is located outside of the main building footprint within a single storey building, which is accessed via the rear reception room with direct level access onto the rear garden area.

The property clearly has been poorly modified and home DIY works carried out over a number of years, with some of the alterations not complying with the building's listed status. It is my client's intention to restore preserve and enhance the heritage of the building as the building's newest custodians. The main area of the works concentrates on the existing kitchen, which in its current condition is totally unusable as a family kitchen. This is due to the proportions of the room and the construction of the external walls forming the space. The intention is to increase the width and provide better connectivity to the main building and the external garden space.

**Amount**

The kitchen extension increased size would be in total less than 8 sqm whilst still providing a usable external garden space and accessible to the adjoining dining room.

**Layout**

The existing configuration of the internal layout remains the same; the proposal is to provide spaces that are functional, updated and accessible for a modern family dwelling.

**Scale**

The current kitchen internal dimensions are approximately 4.5 mtrs long by 1.5 mtrs wide with a mono pitched roof over with the pitch falling towards the garden area.

**Landscaping**

The current rear garden area is unkempt and in need of a sympathetic restoration. The proposal is once the kitchen has been extended, to remove the low level planters and the existing uneven concrete surface and replace with a stone tile externally to match the internal flooring thus giving the effect of a larger floor space. Planting will be provided in large stone pots to grow bamboo and other such tall grasses.

**Appearance**

The kitchen has been constructed with a single brick thickness wall with no evidence of any insulation in the walls or floors. Externally the brick work has been painted over there is a single leaf door and a single glazed timber framed window. The proposal is to extend the kitchen with an insulated cavity brick wall. The pitched concrete tiled roof is to be replaced with a flat roof covered with a sedum type green roof with a flat glazed roof light over. The elevation onto the garden is to be black painted crittall style metal glazing full height windows and doors. The adjacent ground floor windows will also be replaced with the black crittall to match the kitchen fenestration.

**Existing Site Photographs**



View into Kitchen (existing units removed)



External view of Kitchen



Existing door and window to be replaced with black metal crittall wondows



Rear windows to be replaced with timber sash windows



Existing metal railing to be replaced with period heritage railings



External repairs and decorations required



Windows to be replaced to match No 70 (LHS) brick cleaning and decorations required.

*Listing Text*

**CAMDEN**

TQ2885NE HIGHGATE ROAD  
798-1/31/853 (East side)  
14/05/74 Nos.68 AND 70

**GV II**

2 semi-detached houses. Early C19. Yellow stock brick with rusticated stucco ground floors. Hipped roofs with projecting eaves, No.68 tiled, No.70 slated. Central slab chimney-stack. 3 storeys. Each with 1 window and 1 window recessed entrance bay. Square-headed doorways with overlights and C20 panelled doors; No.68 with prostyle portico. Architraved sashes, 1<sup>st</sup> floors with console bracketed cornices; No.70 with glazing bars. Both with recessed rectangular panel at 2nd floor level on entrance bays. INTERIORS: not inspected.

Listing NGR: TQ2877485542

**Reference :**

Camden Planning Guidance Design CPG1

Camden Core Strategy CS14

Camden Development Policy DP25

National Planning Policy Framework Section 12

Planning Policy Statement 5: Planning for the Historic Environment