

London Borough of Camden Proof of Evidence 1a Highgate Road Site

JS14

Existing plans, elevation, sections and Design and Access Statement submitted

Under application 2016/4663/P

1A Highgate - Design Statement

Description of work

A structural appraisal has been carried out of the existing roof and submitted along with this application.

As a result of the findings from the structure report, we are proposing to replace the roof. The project includes the remodelling of the roof and the design maintains the roof line where possible, and retains the original character of the former piano factory. Meanwhile where possible, the line of the roof has been rationalised to be fit for maintenance access and helps create a clean profile. The roof includes roof lights that can provide sufficient natural light to the spaces below. The falls have been designed to ensure efficient run-off of rainwater towards where the roof meets the existing walls which will be made good as part of the work. Material selection has been made to pay respect to existing palette of materials.

Also as part of the application, remodelling work to the entrance level has been incorporated to create improvements for the approach to the building. This includes a small private area and drainage attenuation and alteration to the existing façade to improve natural surveillance whilst maintaining privacy.

Proposed Materials

External Works

Paving

Marshalls Tegula Piora Permeable Paving - Pennant Grey



1.8m high Privacy fence and slated louvre in front of glazing

Material: composite colour: Graphite manufacturer: Ecoscape



Roof

Pitched areas

Standard natural Spanish slate



Velux rooflight with recessed flashing



Flat areas

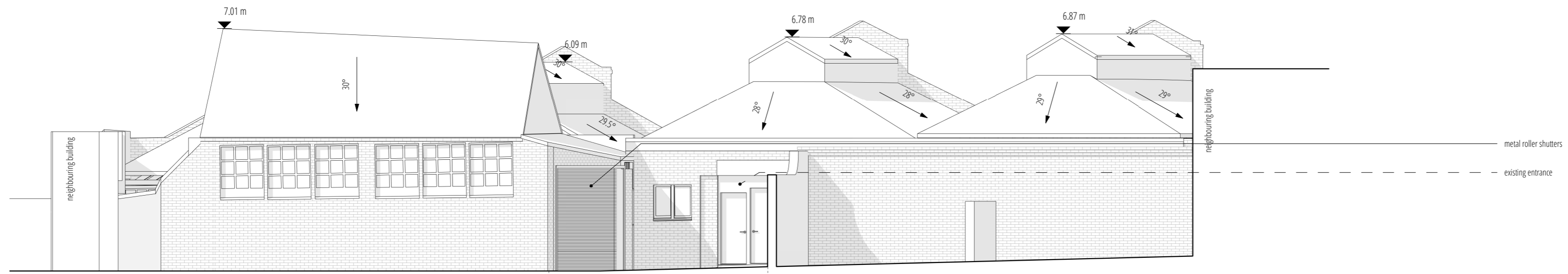
non-slip membrane colour: grey



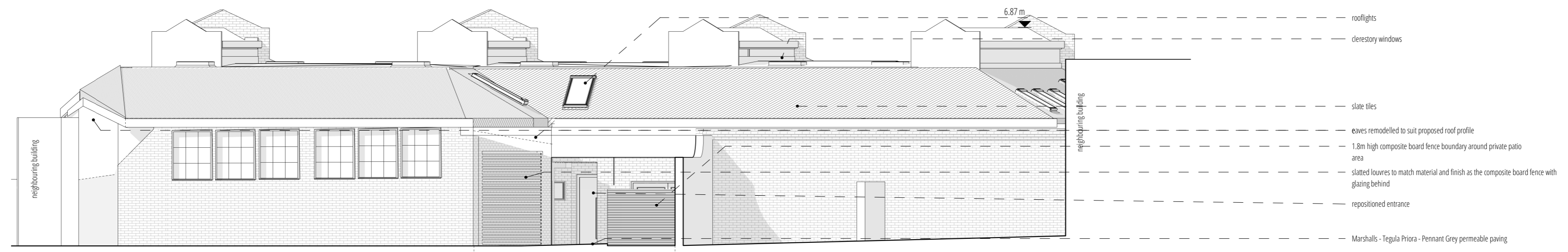
Velux Flat Roof Sky lights



Notes



1 Existing Front Elevation
1 : 100



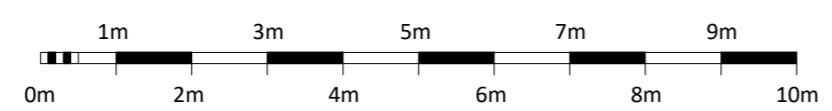
2 Proposed Front Elevation
1 : 100



3 Existing Rear Elevation
1 : 100



4 Proposed Rear Elevation
1 : 100



3	Correct sheet size indicated	co	23.10.16
2	Existing shutters wall changed to slats	jb	22.08.16
1	First Issue	jb	20.08.16

rev	description	drw	date
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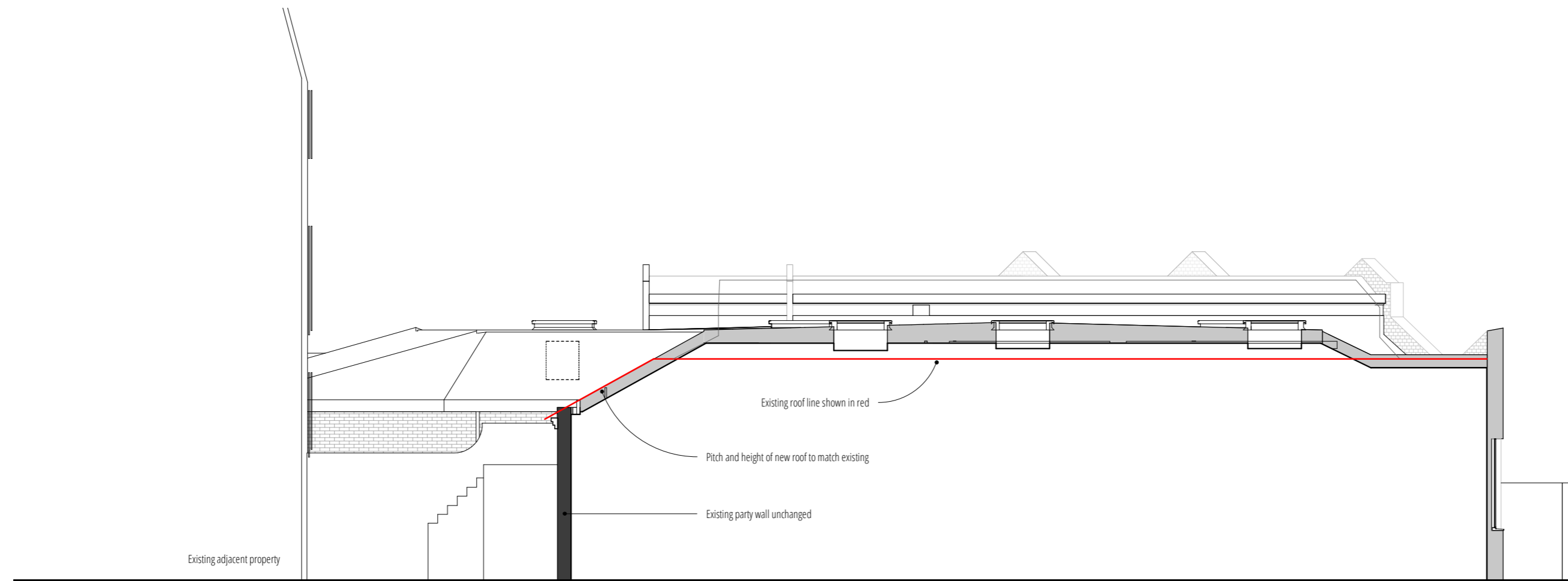
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Highgate Piano Factory
1A Highgate Road

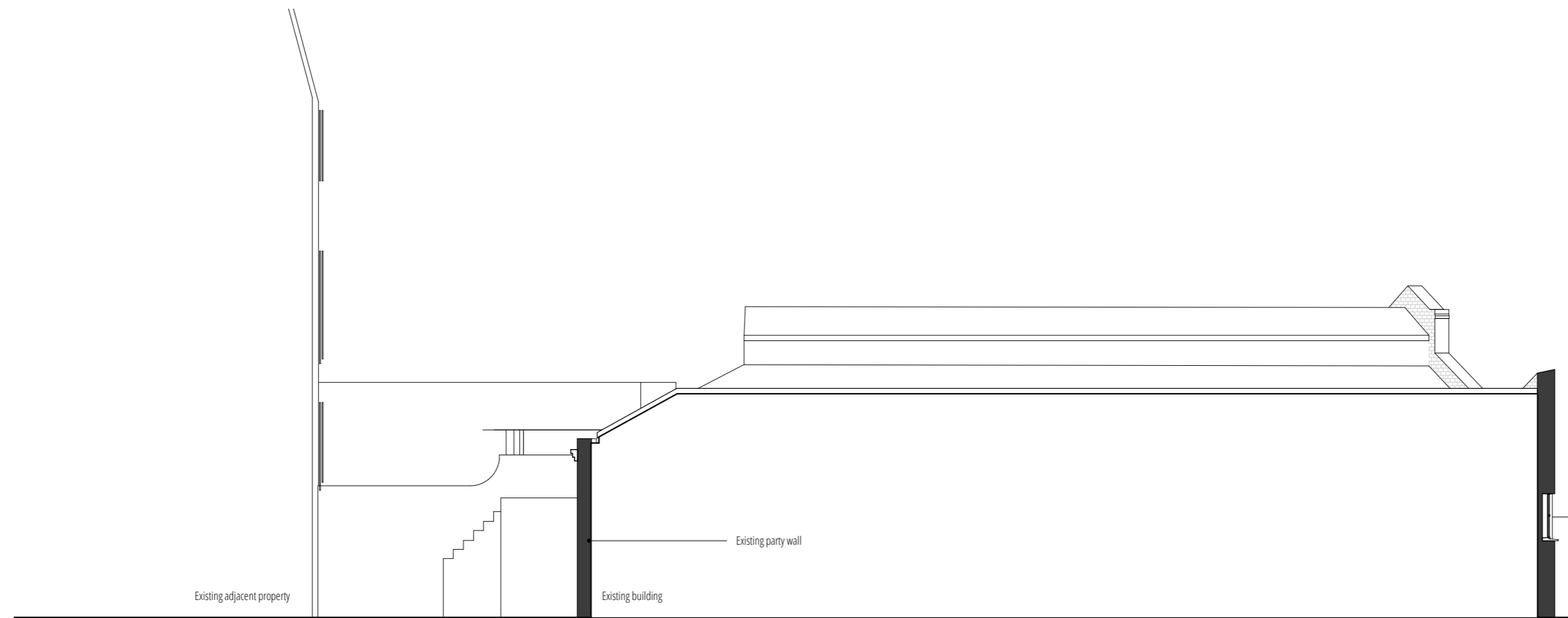
Existing and Proposed Elevations

Scale @A2 1:100

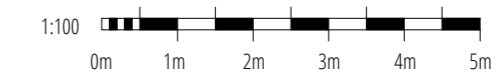
Drawing number	Revision
053	P3



1 Proposed section through party wall with 1 Highgate
1 : 100



2 Existing section through party wall with 1 Highgate
1 : 100



This drawing is the © Avebury Projects Ltd.

Do not scale from this drawing

Any discrepancies to be reported to Avebury Projects Ltd immediately.

All dimensions should be checked on site.

Contractor to refer to Existing / Demolition & Proposed Architectural drawings, Supporting Information, Supplier & Specialist Information and Architectural Specification.

Unless amended by the Specification all materials and workmanship are to comply with the latest editions of relevant British Standards Institution Specifications and Codes of Practice (unless registered under previous regulations). Proprietary materials are to be used strictly in accordance with the manufacturer's recommended specifications.

All mechanical and electrical information shown on drawings is indicative. Contractor should refer to M&E Drawings & Specification for further details.

All structural information shown on drawings is indicative. Contractor should refer to SE Drawings & Specification for further details.

Notes

1	First issue	co	23.10.16
rev	description	drw	date



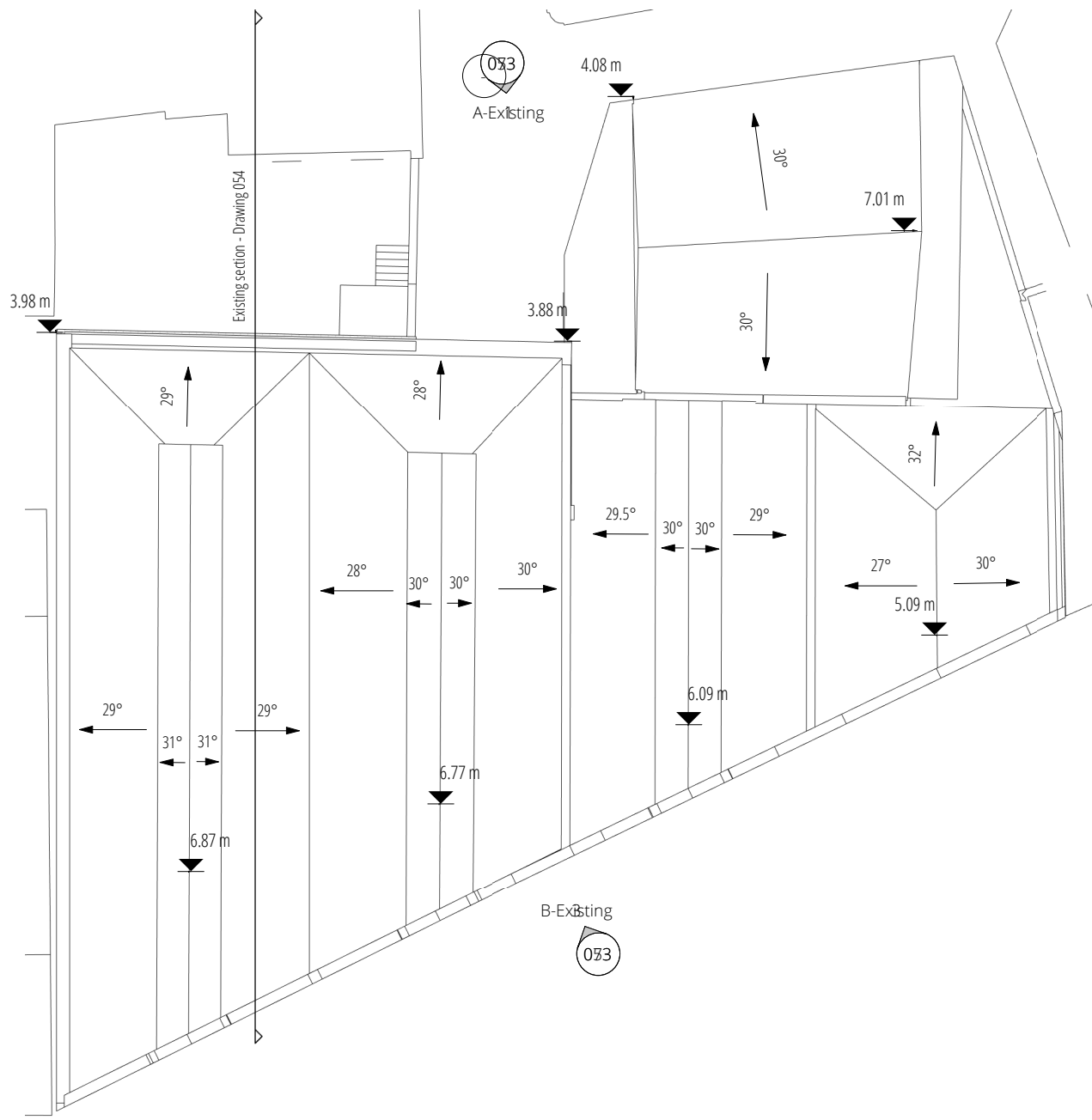
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Existing and proposed sections

Scale @A2 1:100

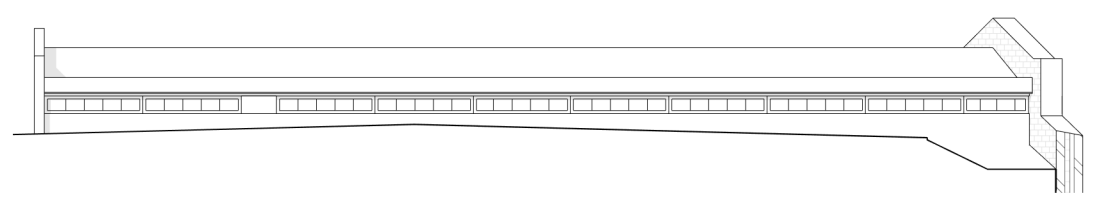
Drawing number	Revision
054	P1



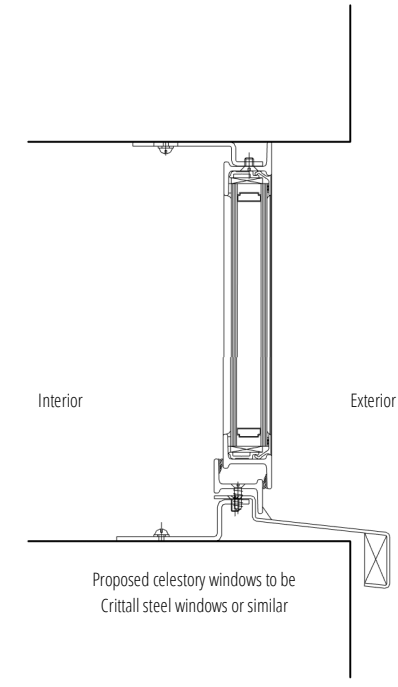
1 Existing Roof Plan
1 : 200



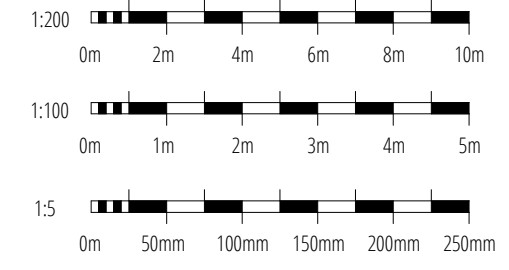
2 Proposed Roof Plan
1 : 200



3 Clerestory elevation
1 : 100



4 Clerestory window section
1 : 5



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Notes

4	Section marker shown. Location of clerestory windows shown. Clerestory window elevation shown	co	23.10.16
3	Elevation Markers Added	jb	20.08.16
2	Ridge heights added	jb	16.08.16
1	First Issue	jb	10.08.16

rev	description	drw	date
4	Section marker shown. Location of clerestory windows shown. Clerestory window elevation shown	co	23.10.16
3	Elevation Markers Added	jb	20.08.16
2	Ridge heights added	jb	16.08.16
1	First Issue	jb	10.08.16



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Roof Plan

Scale @A3 As indicated

Drawing number	Revision
052	P4