

# Design and Access Statement

5 South Grove  
Highgate  
N6 6BS

Listed Grade II

In arriving at our proposals for the remodelling and refurbishment of this building we have carefully examined the building as a whole and the elements remaining in it. We find little, if anything, of any architectural or historic interest or indeed of any character remaining.

There is one wall on the ground floor in the centre of the building which has an old door and frame and a pretty fireplace. We are unable to determine when these were installed. We believe that they are part of recent refurbishments and may have come from elsewhere. There are no works proposed that will affect these elements.

We believe our proposals enhance the building both internally and externally. Our refurbishment will bring the building up to date and secure the building for the future. We are upgrading its thermal performance and installing modern services. Our proposals will bring the building together into a cohesive whole and provide an interior that will give architectural value and character to the building for the future.

Externally we propose a new wall, iron railings and gate. This work will not only enhance the character of the listed building but also add to the character of the Conservation Area.

The proposed works have no detrimental effect on any disabled access.