



# 31 Highgate High Street, London, N6 5JT

## Design & Access Statement - Rev 01

Change of use from D1 to C3 of rear annexe to form part of main residential unit and restoration works to the rear facade and roof of the annexe.



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## Background and Context

The property is located on Highgate High Street and forms part of a block of 4 Grade II units on the High Street. The property is within the historic Highgate Village Conservation area.

The front portion of the building is retail at ground floor and a single residential dwelling at upper level over two storeys. This portion of the building dates back to late 18th century albeit the shopfront has been updated in the mid 19th century.

There is a single storey outrigger to the rear which is a historic addition. This is accessed via an undercroft to the property and is currently let to an alternative therapy provider and designated as D1 use.

The unit benefits from a basement which has currently been split internally with the front portion designated as ancillary to the retail unit and the rear portion accessed via a secondary staircase from the therapy unit. The stairwell to this appears to have been formed from an original rear opening to the building. Albeit this staircase down is awkward in terms of access.

To the rear courtyard behind the unit a residential unit has been formed (prior to this it had industrial uses) and will be unaffected by the proposals.



*Rear single storey annexe to original building*

This rear wing has been modified extensively over the years with the addition of glazed bicks and a glazed roof that is now in a state that needs attention.



*Current staircase down to basement level*



*Rear courtyard with residential unit beyond*



*Ad-hoc nature of existing roof to annexe*



## Design & Layout

The proposal seeks to undertake the following works:

### Change of Use

- Revert the current use of the therapy rooms to residential use and restore access between the rear wing and the residential dwelling such that the rear wing can be used as ancillary to the main dwelling.

### Ground Floor

- Re-instate the access to the rear wing from the original stairwell.
- Replace the roof to the rear outrigger to reflect the historic additions.
- Replace glazing and door to the rear outrigger wing.
- Instate a staircase down to the basement.

### Basement Floor

- Create a freestanding staircase down to the basement.
- Instate a shower room to support the residential use.
- Create a utility space.

Care and attention has been taken to design additions in a sympathetic and coherent manner such that the historic fabric of the building is enhanced and original form reflected in the changes.

It is thought that the rear wing was originally ancillary to the use of the dwelling at upper level and existing surveyed drawings of the current configuration denote that historic openings have been blocked up during the course of modifications to support the current use.

Primarily access to the rear wing is to be reinstated from the central stairwell.

The original rear opening at ground floor is also to be utilised as the access down to the basement level.

Although this is different to the original use, the existing glass block infill that has been undertaken to the archway will be removed and essence of the original opening instated.

Due to the separate uses to the front and rear at basement level it would not be possible to utilise the current stair down to the basement as this is from the retail end and



*Existing opening which takes staircase down to basement level*

since this is let independently, independent access will be required. As a result a new staircase is being proposed, which provides safe and compliant access and this has been set away from the existing party wall so as to be a clear addition to the original fabric.

At basement level, since the dwelling only has one bathroom, a new shower room has been proposed along

with a utility space to allow for washing machine and drying facilities to be located at this level. Ventilation for this will be taken through the existing chimney stack which is currently used for venting the kitchen extraction system.

At ground floor, the proposal for the change of use allows for the space to be used as a study for the owners and double up as a secondary reception room. The intention here is to recreate the glazed portion of the original structure and link this to the main house with a flat roofed structure. Historic records show that this was originally built in two sections and the proposed structure reflects this.

The roof over this rear wing has come into a state of disrepair and a number of adhoc repairs have already been undertaken this opportunity is being taken to renew the roof and restore some of the original detailing in terms of guttering and architectural articulation for this area, including the introduction of a parapet and cast iron rainwater hopper for the discharge of rainwater from the roof.

## Scale

The scale of the proposal is modest relative to bringing the building back to its original use and restore elements that need attention to serve the long term interest of the building.

## Materiality

Where walls are being raised to form the parapet this is to be done in match London Stock bricks. As part of the works it is anticipated to undertake some re-pointing works to the rear annexe.

New glazing to this is to be in a black crittal style and the replacement front door will be Georgian in its style to derive on the fact that the rear annexe was a Post-Victorian later addition.

The existing glass bricks are to be replaced with a more articulated fluted glass block within the existing setting.

To the roof of the rear annexe, this will be re-tiled in slate to match the original roof with some additional glazed rooflights in a conservation area style.

Internally, exposed brick walls will be retained and all other walls to be painted plaster with the exception of the basement bathroom which will be tiled.

## Access

Access to the dwelling will be unaltered, and we will be making the secondary door an industrial style steel door door, albeit this will not be used for access and egress.



Fluted glass blocks



Sliding rooflights



Crittall windows



## Summary

To summarise, changes being proposed as part of this submission allow the residential dwelling to be restored to include for the annexe to the rear at ground floor.

Modifications to allow for this have been designed to be sympathetic and in harmony with the original building fabric whilst maintaining the retail frontage to the front of the unit.

Changes being undertaken seek to preserve areas of historic value.

Critically, the existing original fabric remains in place such that it can easily referenced within the changes being proposed.