

DESIGN AND ACCESS STATEMENT: 31 Highgate High Street, N6 5JT.

The existing property is currently unoccupied but was previously a children's clothes shop. The property consists of a small shop front at street level and a basement area of one room and a small bathroom consisting of a toilet and sink. It has been empty for approximately 18 months as the children's clothes shop closed down during the pandemic. It has gone without significant alterations/renovations for many years and is generally in a poor condition. Most aspects require improving or replacing. The majority of work planned will be superficial, not interfere with the existing structure and features and mainly involve simple redecoration.

The proposed development involves converting the shop space into a podiatry clinic. I have worked as a podiatrist (foot specialist) at Highgate Health Centre for fourteen years. The clinic used to be located at the back of 31a Highgate High Street, N6 5JT. The clinic closed down at the end of February 2022 as the lease ended forcing all practitioners to find new work spaces. As the majority of my patients are Highgate residents it is vital for my business to remain in the village and I hope the clinic will be a welcome addition to the high street. Highgate residents are always keen to support local independent businesses and it will encourage residents to visit other businesses in the village whilst they are out for a podiatry appointment.

There are no plans to alter the external aspect of the shop front other than repainting it a dark matte olive green colour and the business name (Emma Lincoln Podiatry) professionally hand painted across the top of the shop at an appropriate scale in a dark brushed gold (see photo of proposed aesthetic attached to application). The shop facade will be classic in style and design and in a colour befitting the rest of the high street. If approved, the main bay windows will be discreetly frosted to just above eye level to provide privacy between the treatment room and the high street. This will ensure patient privacy but also allow natural daylight into the working/treatment space. The glass on the shop door will have opening times and contact numbers listed on the glass, again simple and classically done.

The majority of the works will be remedial and superficial. The main change will be the addition of two stud walls made from MDF to create a small waiting room just beyond the front door. This will section off and provide a private treatment room. These walls will be taken down at the end of the ten year lease causing no internal damage.

The treatment room will be minimal in style and will contain a treatment couch, practitioner chair and work station, armchair for patients to sit on to remove shoes/socks, art, plants and flowers.

The flooring will be white engineered wood flooring and will be laid over the original floor. There is a fireplace in the treatment room that will remain, but will be plaster-boarded over to create a smooth wall. This will be removed at the end of the lease to re-expose the fireplace. The treatment room aims to be a relaxed, almost lounge like space. The basement will be used as an admin/eating space and will be decorated in keeping with the treatment room and waiting area. No treatments will be carried out in the basement and patients will not be accessing that area.

The waiting room will be a small and simple space so not to take up too much of the treatment area. It will have the same white engineered wood flooring and be large enough to accommodate a chair. Most patients will not spend more than five minutes sitting in the waiting room. The stud walls will be painted white like the rest of the space and a door will be incorporated into this wall for patients to enter/leave the treatment room and waiting area. The clinic room door will be painted white with a dark bronze door handle. This will also be the same as the toilet door in the basement.

The bathroom in the basement is old, worn and requires replacing. The plan is to install an additional sink in the basement room to create a small kitchenette area. There is currently no hot water supply in the premises. A hot water heater to service both the sinks will be fitted if approved.

I currently have no patients that visit clinic in a wheel chair as I also offer a home visit service. If approved, a discreet hand rail will be added outside the front door to help patients if necessary. Patients attend for 30 minute appointments and the majority live locally so very few ever need to access a toilet during their visit.

Having worked in Highgate village for many years, knowing many residents and their general likes/dislikes about other shops in the high street I'm acutely aware that the clinic both externally and internally needs to be classic, smart, simple yet with a contemporary and fun twist.