



DESIGN & ACCESS STATEMENT

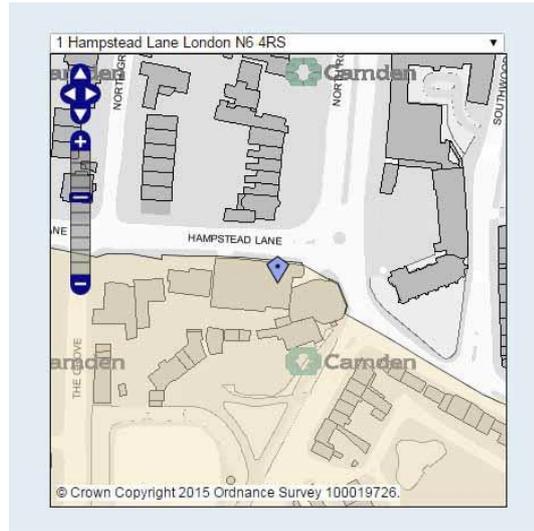
PROPOSED NEW FRENCH DOORS AND NEW FIRE EXIT
TO THE REAR GARDEN ELEVATION OF
1 HAMPSTEAD LANE, HIGHGATE, LONDON, N6 4RS



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1 Hampstead Lane is located within the Highgate Village conservation area, in the Council area of Camden. (See map above).

The subject site is occupied by a 2 storey commercial premises which is currently vacant and was formerly occupied as a Restaurant.

Messapica- Cafe Deli Pizzeria.

The Proposal:

The Scheme referred to above proposes the internal refurbishment of the existing restaurant, to include two pairs of french doors and a fire exit to the rear garden elevation.

These alterations are considered proportionate to the scale of the premises rear elevation and will provide access to the garden terrace accessible from within the Restaurant.

The premises will continue to function as a restaurant, the new rear access will enable the patrons to enjoy the option of open-air dining.

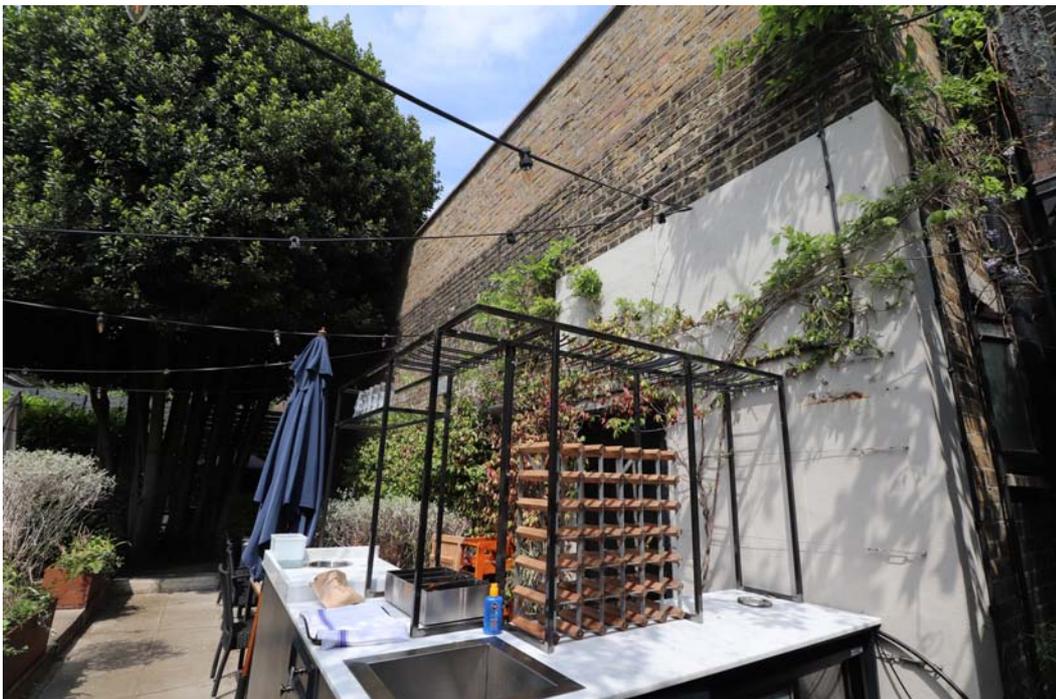
In terms of the impact The proposed doors will not be visible from Hampstead Lane and therefore will have no impact on the street scene .The Architectural character of the building will be respected by the use of traditional building materials. Exposed Steel Beams / Oak Glazed Doors / Old London stock matching brickwork.

The restaurant will remain readily accessible for wheelchair use with level access from Hampstead Lane retained.

There are no alterations proposed to the front of the building.



Rear Elevation where new door openings will be located.



Existing Rear Elevation