

84 HIGHGATE HIGHSTREET N6 65HX

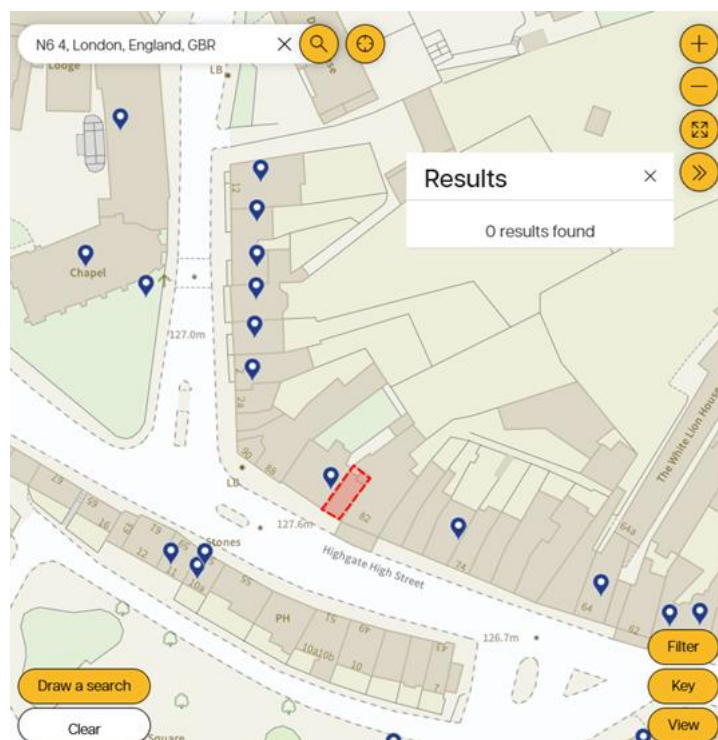
**DESIGN AND ACCESS STATEMENT FOR INTERNAL CHANGES
TO LISTED BUILDING**



INTRODUCTION

Internal works were taking place at the above property to rationalise the internal layout to create an independent access to the ground and basement sections of the retail unit which does not involve crossing over the communal entrance hall. In addition create an internal layout to the flat which meets the building regulations and fire regulations. At present access to the upper floors is through the living / dining area which presents an unacceptable fire risk as there is no protected route from the 2 upper floors to the street.

Unfortunately the listed buildings search map does not show that the building is listed, so work had commenced without a listed buildings application being submitted.



Results of building search for the outlined site

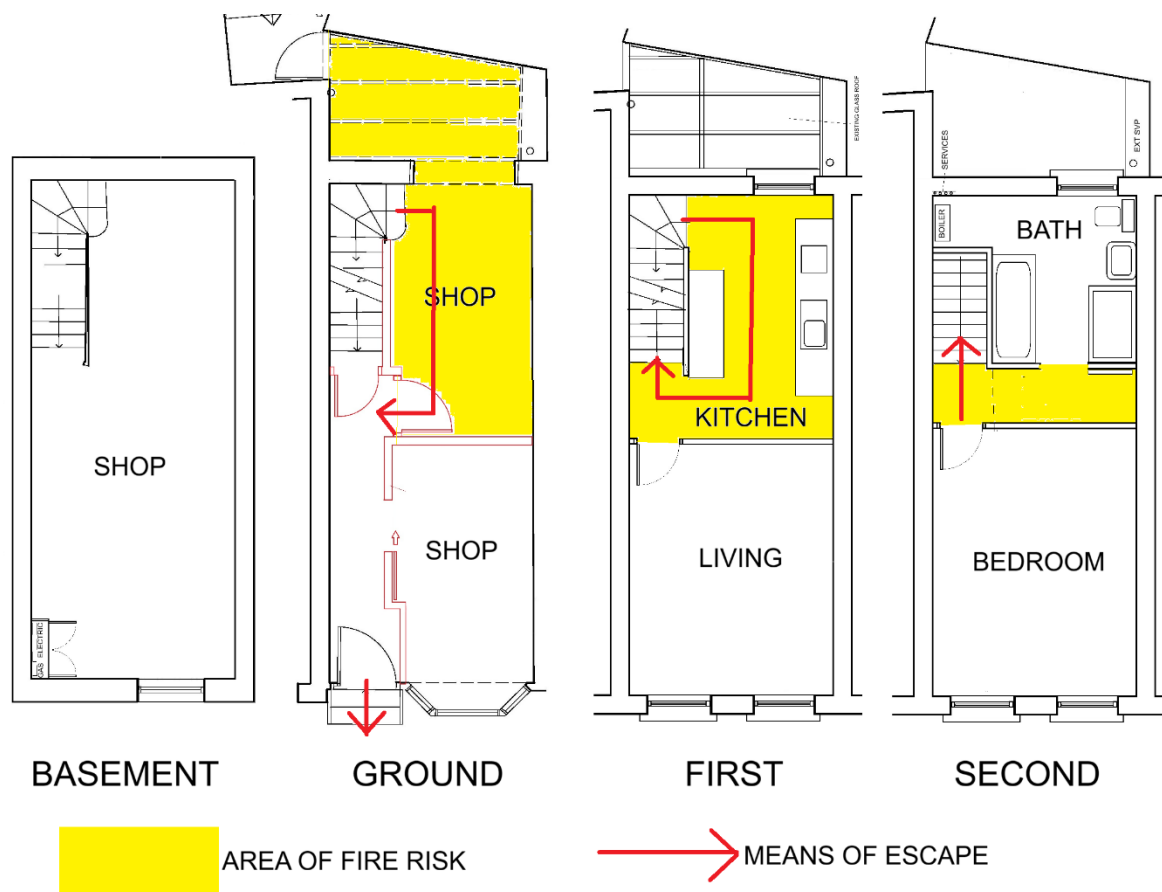
A pre app enquiry was submitted and a site meeting held with planning officers on the 26th May 2026. All work is currently on hold on site .

PROPOSED WORK

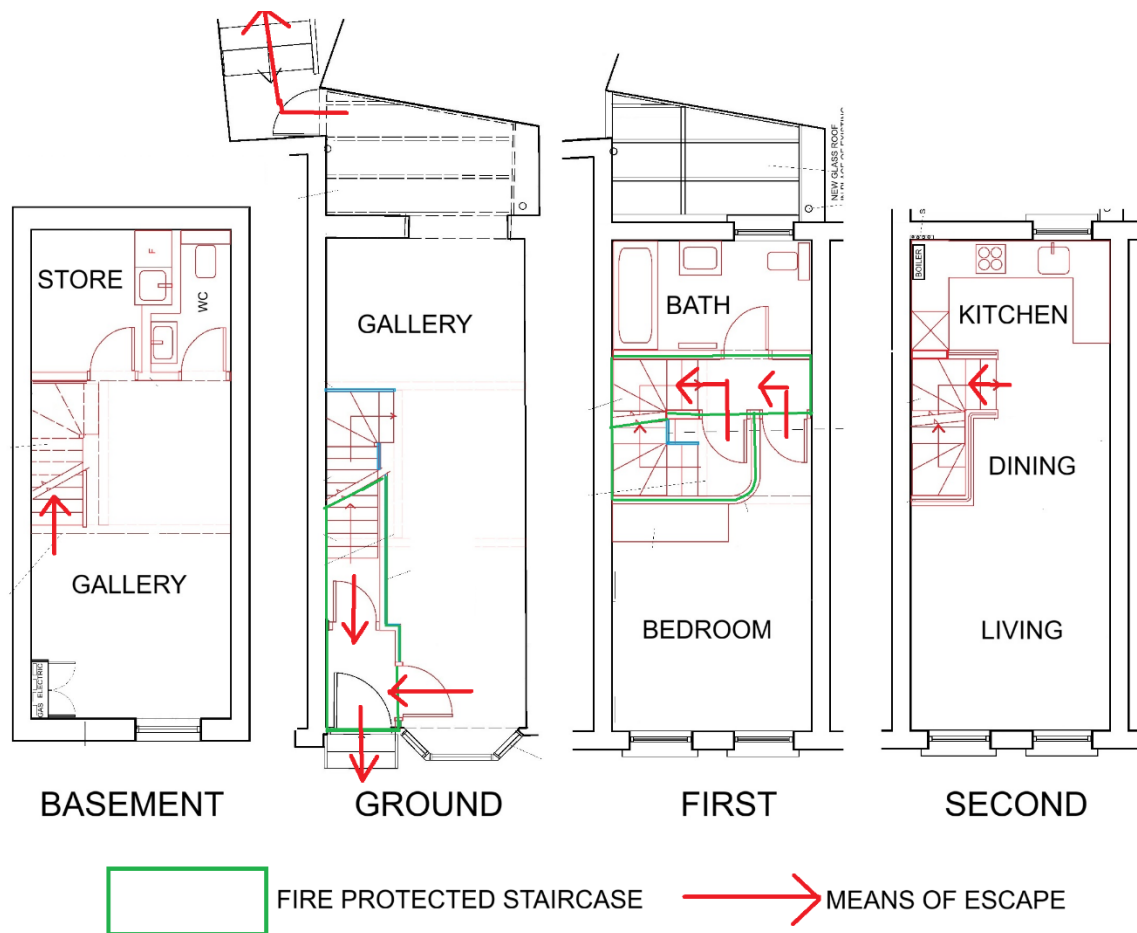
It is essential that the upper flat to be legally occupied it is made compliant in terms of fire regulations. In addition to change the access arrangement to the shop, so the ground and basement accommodation are combined to avoid having to pass across the communal entrance lobby. The proposed internal layout allows for a fire protected lobby and staircase from the top of the building to the fire exit at street level, and a combined fire alarm system to BS 5839 will be fitted. The new owners are taking on a

building that is in a very poor state of repair and investing to improve, and make compliant with modern regulations.

Finally the building had no soundproofing between the shop and the flat, and the proposed works will introduce sound proofing to building regulation standards to the floor between the shop at ground floor level and the flat above at first floor level, and to the staircase walls which access the first floor from ground floor.

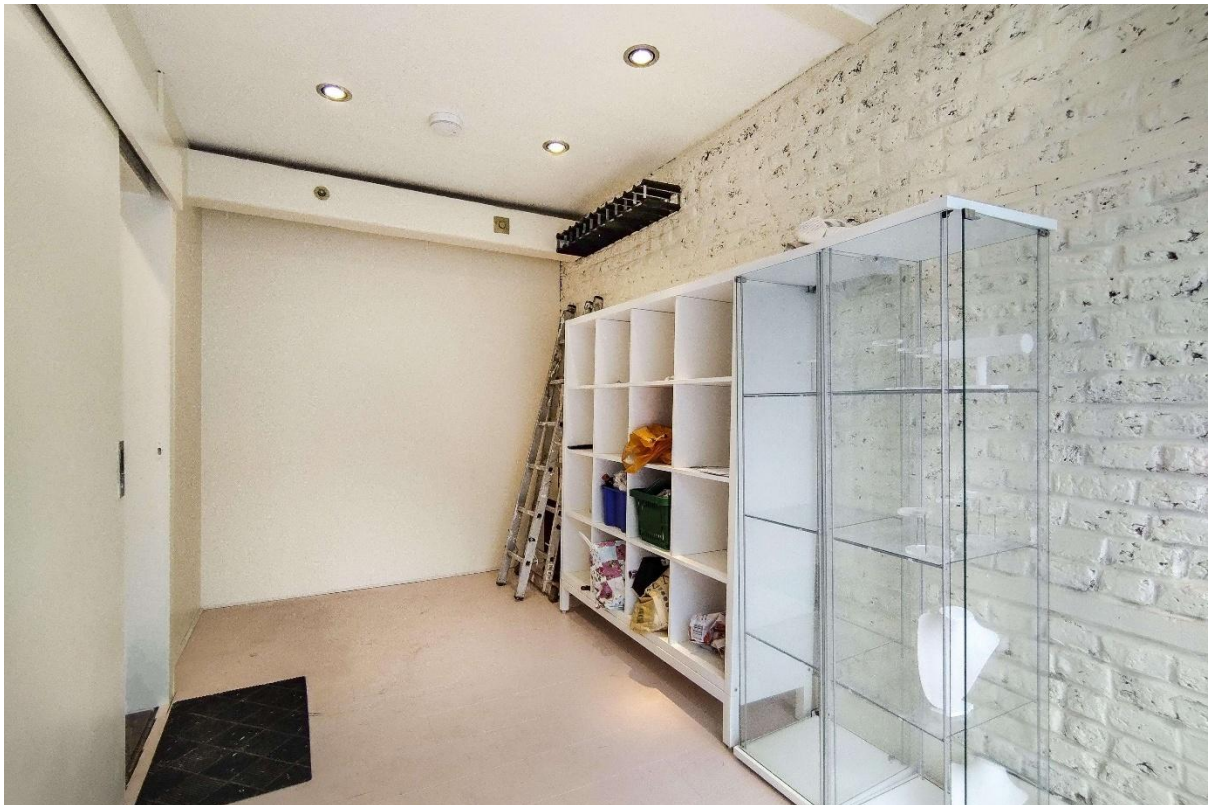
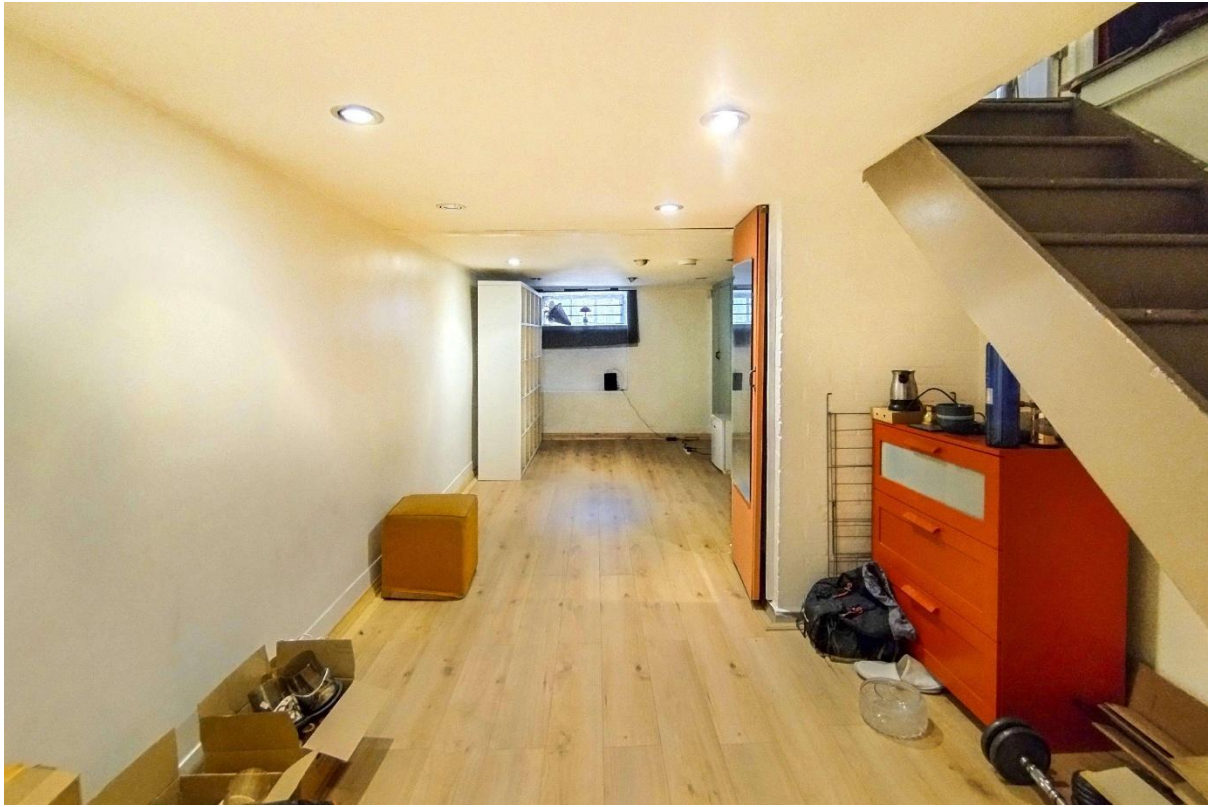


EXISTING FLOOR PLANS SHOWING COMPROMISED MEANS OF ESCAPE AND NON COMPARTMENTATION OF BUILDING BETWEEN TWO USES

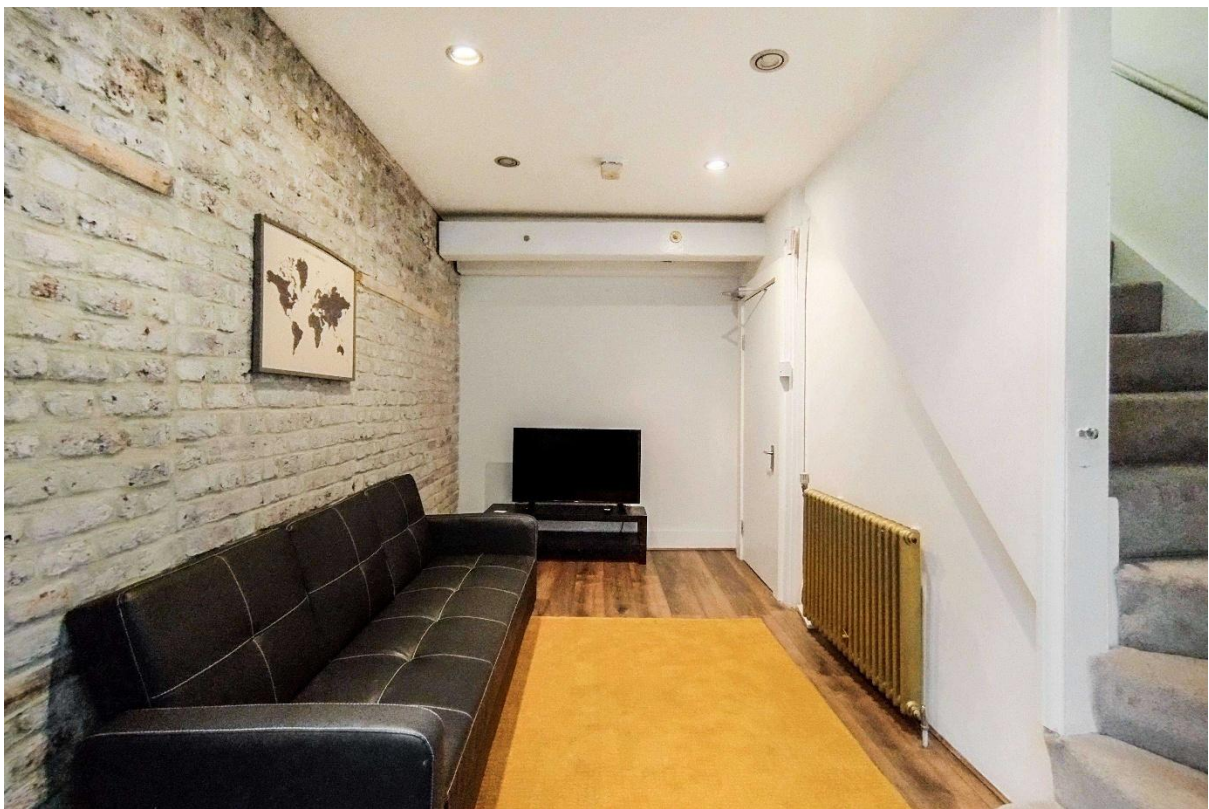


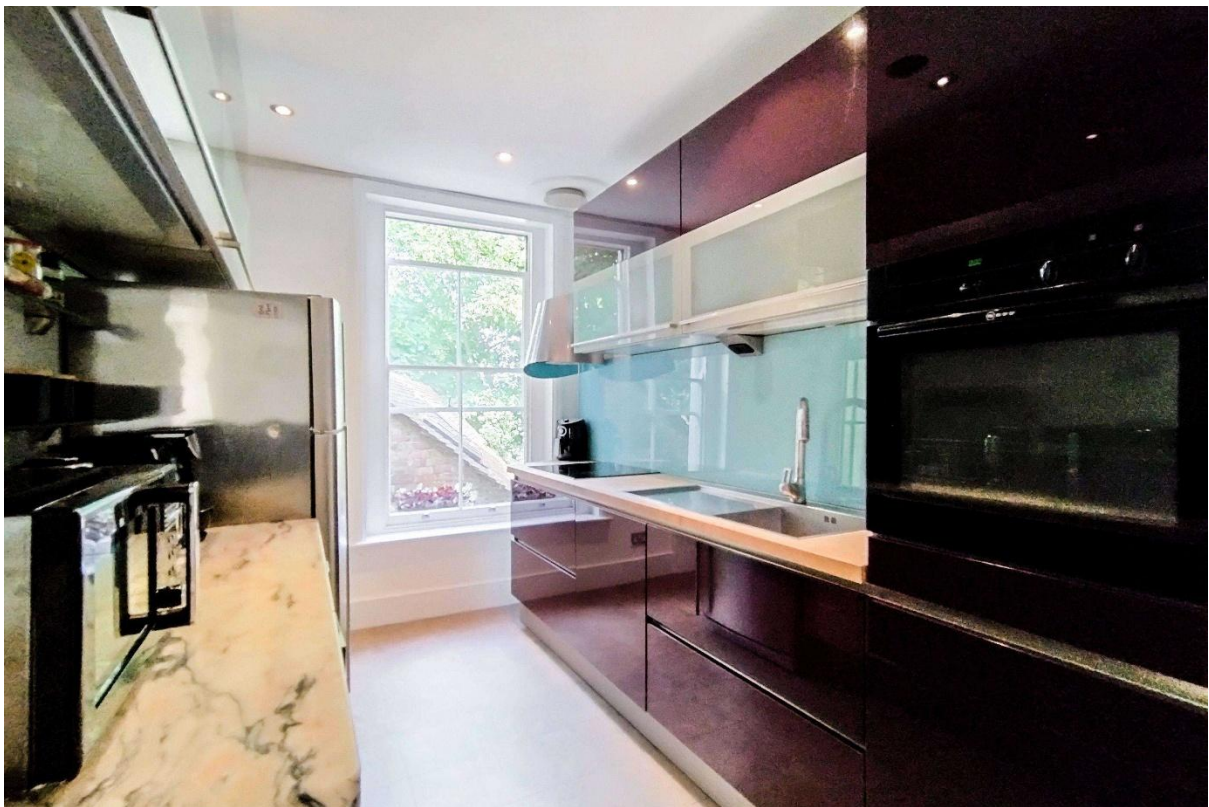
PROPOSED FLOOR PLANS SHOWING THE INTRODUCTION OF FIRE PROTECTED STAIR ENCLOSURES AND SAFE MEANS OF ESCAPE AVOIDING ALL FIRE RISK AREAS

GROUND AND BASEMENT RETAIL FLOORS AS EXISTING



GROUND FLOOR AND UPPER PARTS TO FLAT AS EXISTING







CONCLUSION

Please refer to the attached Heritage report and drawings for a detailed justification for why the works are required to preserve the Listed building which is currently at risk due to the shortcomings of the fire separation and compartmentation, as well as risks to the occupants of the property.

The heritage report shows that there are no historical walls, ceilings, stairs etc being removed as these have all been added in the recent past and are not original to the building.