

22 Milton Avenue, London, N6 5QE
Design & Access Statement

Site Location and Overall Proposal

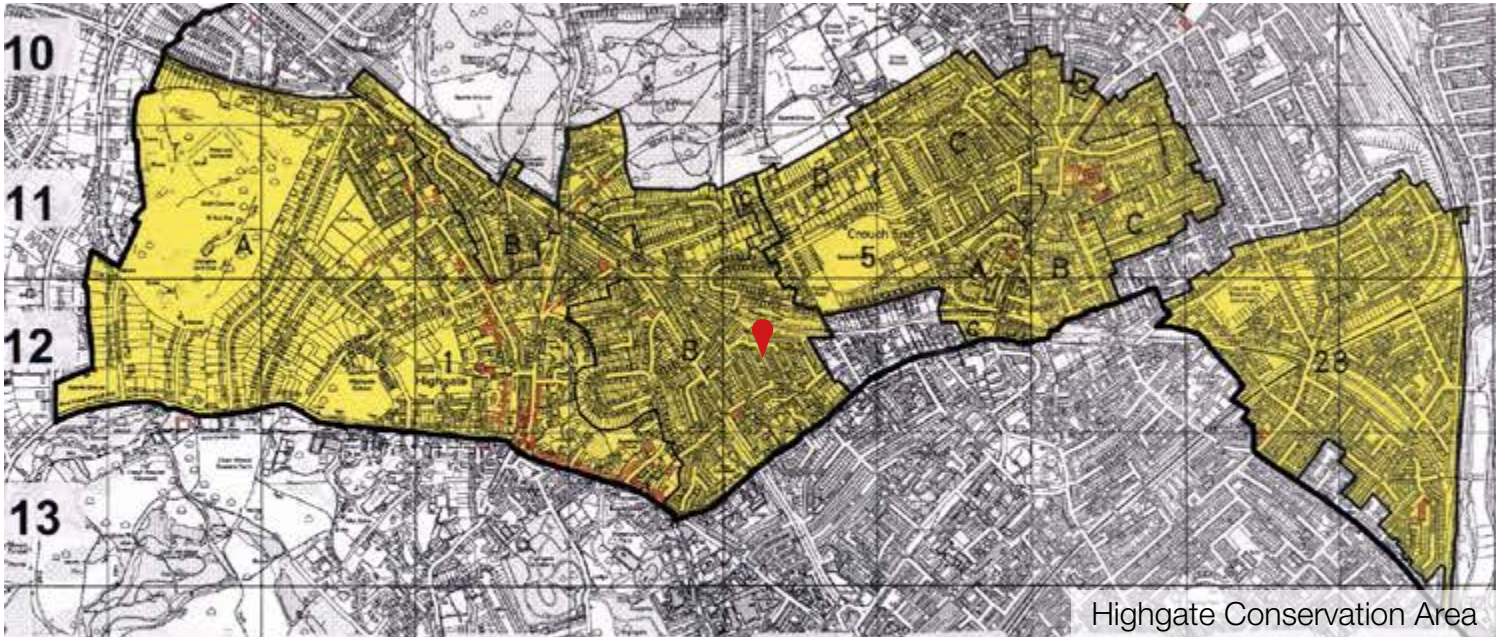
The application Site is located in North London, within Haringey Council's boundary and within the Highgate Conservation area.

The Site consists a four storey Edwardian terrace that is separated in four flats.

The proposed alterations are related to external amendments of the entrance area of the building to improve and upgrade the current poor materiality of the entrance way of the building. In more detail, the proposed application includes the following improvements:

- Replacing of front railing,
- New low height wall to avoid water accessing the lower ground area,
- Enlargement of main entrance steps and landing area size.
- Replacing entrance steps railing with a solid wall to match neighbouring properties,
- Replacing existing entrance pathway and steps floor finish.

Further details are presented in the next pages of this report.



- Application Site Location
- Site Boundary

Current Condition

Existing Building

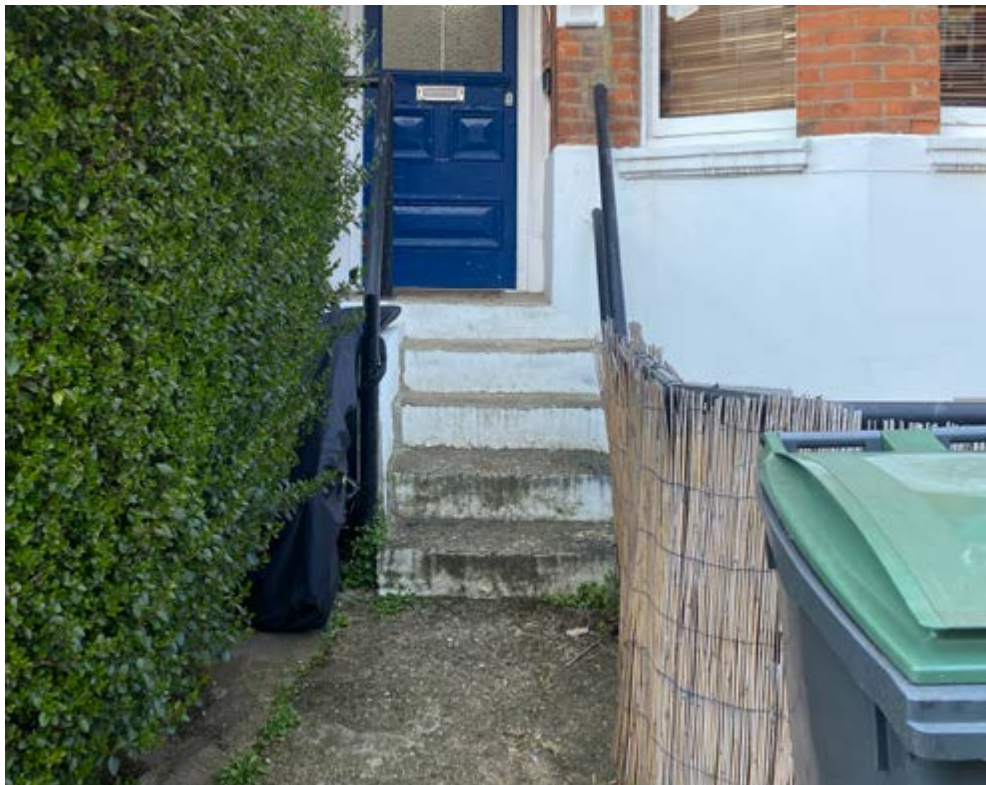
The existing building is located within the Highgate Conservation area and belongs to a group of Edwardian terrace buildings along Milton Avenue.

The building and the extended Milton Avenue area is primarily red brick with white details around the roof corncing, windows and lower ground areas.

The current access to the building is by Milton Avenue through some relative narrow steps. The existing railing along the frontage of the building is covered with a temporary screening solution to provide a form of security from falling. Additionally, the same railing extents up to the entrance steps which has been identified as dangerous for falling for especially young children.



Existing entrance floor finish and railing along the entrance steps.



Existing temporary screening



Existing Elevation

Proposed Alterations

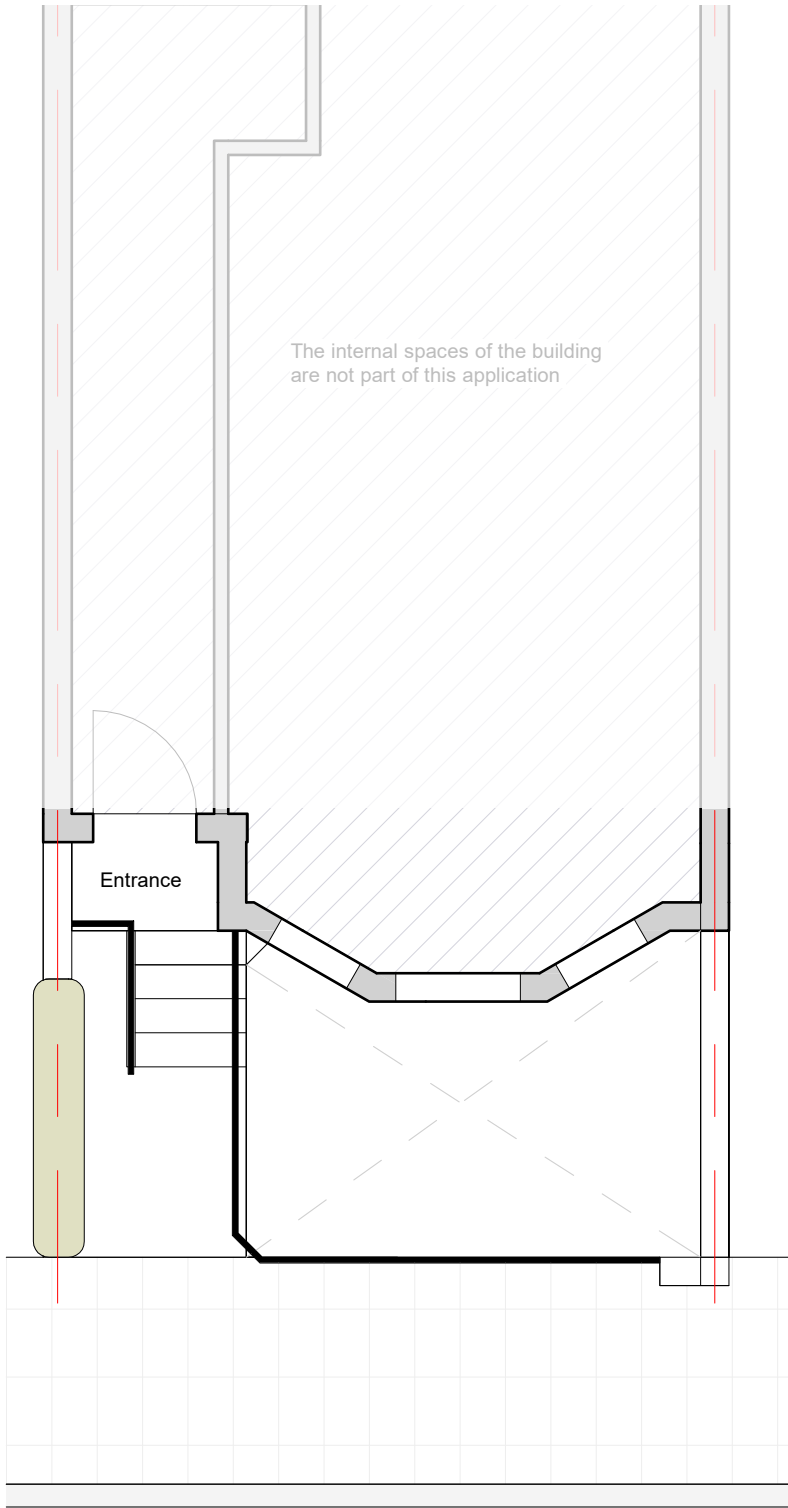
Overall Summary

The proposed external alterations aim to improve the materiality and look of the existing building and provide secure access for the residents.

As mentioned previously, these alterations include the following aspects:

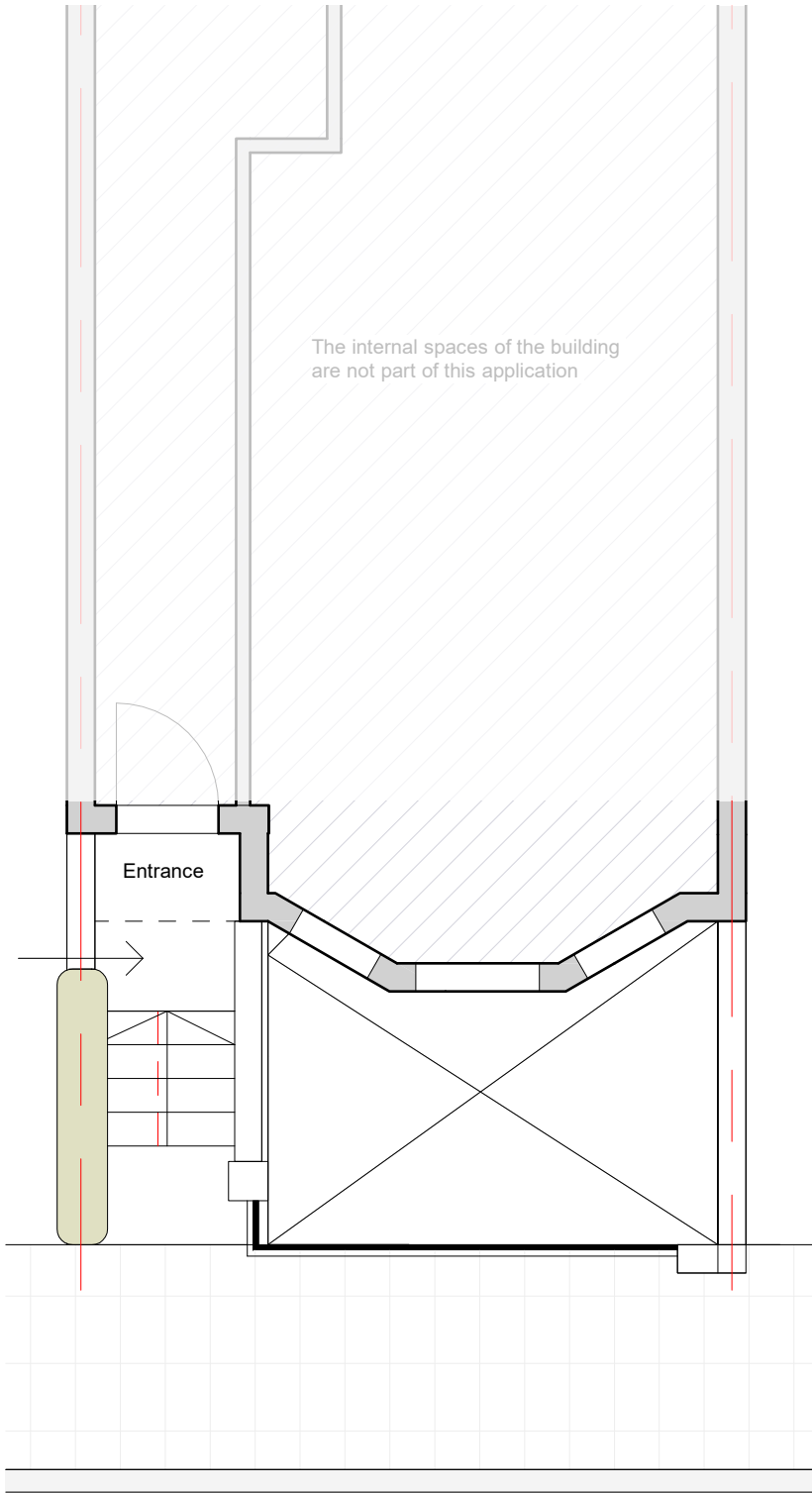
- Replacing of front railing,
- New low height wall to avoid water accessing the lower ground area,
- Enlargement of main entrance steps,
- Replacing entrance steps railing with a solid wall to match neighbouring properties,
- Replacing existing entrance pathway and steps floor finish.

The proposed materiality for the changes addresses references from the surrounding context to ensure that the building retains its character and preserves the conservation area whilst improving the existing condition and upgrading the current poor condition of the building's entrance.



Milton Avenue

Existing Floor Plan



Milton Avenue

Proposed Floor Plan

Extending the existing steps to increase the landing and match the extent of the neighbouring property.

Proposed Alterations

Design & Materiality

The proposed materiality for the changes addresses references from the surrounding context to ensure that the building retains its character and preserves the conservation area while improves the existing condition and upgrades the current poor condition of the building's entrance.

The main materials that will be used are as below. Further details are explained in relation to the photos in this page:

Railing - Black Colour

Wall - Brick painted white or rendered to match the white lower ground area and neighbouring properties.

Floor Finish - Stone slabs

Black Railing to match neighbouring properties.



Low height wall to stop water accessing the lower ground area. Wall to be painted white to match the surrounding context.



Stone slabs to improve the current materiality for the entrance pathway and steps.



Solid Wall to secure safe access to the main entrance

