



22 South Grove
N6 6BB

Householder Planning Application
Design and Access Statement
12.08.14



Site context

The property is situated on 22 South Grove. The main façade of the building is facing southeast. The street is predominantly residential and sits within the Highgate Conservation Area. The building is set back from the boundary line with a private parking space to the front. The building is two storeys high, with a rendered façade, pitched tiled roof and a glazed balcony to the first floor. The adjacent buildings are Victorian/Edwardian in brick construction with slate mansard roofs.

Design statement

This application is concerned with the conversion of a garage into habitable space to include following changes:

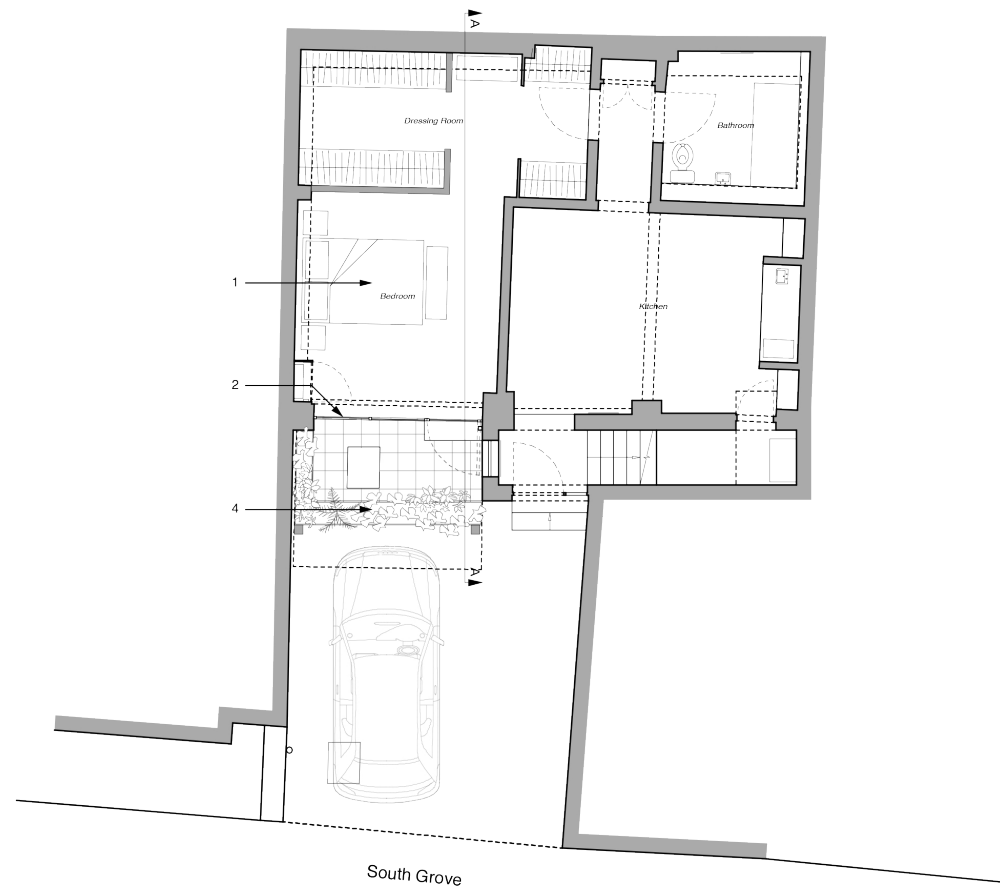
- Replacement of the existing garage roller shutter with a new glazed facade with door within the existing opening.
- Build-up of the garage floor to match the level of the existing ground floor rooms.
- Replacement of the concrete slab on the first floor balcony with grated panels within the existing frame.
- New removable planters in front of the bedroom and a small area of hard landscaping under the existing balcony.

1 - The new bedroom, to incorporate a double size bed and dressing room to the rear, will be created within the perimeter of the existing garage. Position of the bedroom is deemed to be of benefit to the property by the proximity of the bathroom on the ground floor allowing level access, and the existing outdoor parking space on the site makes the existence of the garage redundant.

2 - All new glazing will match the material, colour and profile of the existing glazing systems of the building. The new glazing has been designed to be sympathetic to the surrounding glazing and existing balustrade design.

3 - The new grated floor panels will be fitted to the existing steel balcony frame to allow for adequate daylight to the ground floor bedroom. The level of the balcony will remain the same with no visible alterations to the external appearance.

4 - Removable planters will be placed in front of the new glazing in order to provide an adequate level of privacy for the newly formed bedroom, as well as to separate the parking area from the patio in front of the bedroom.

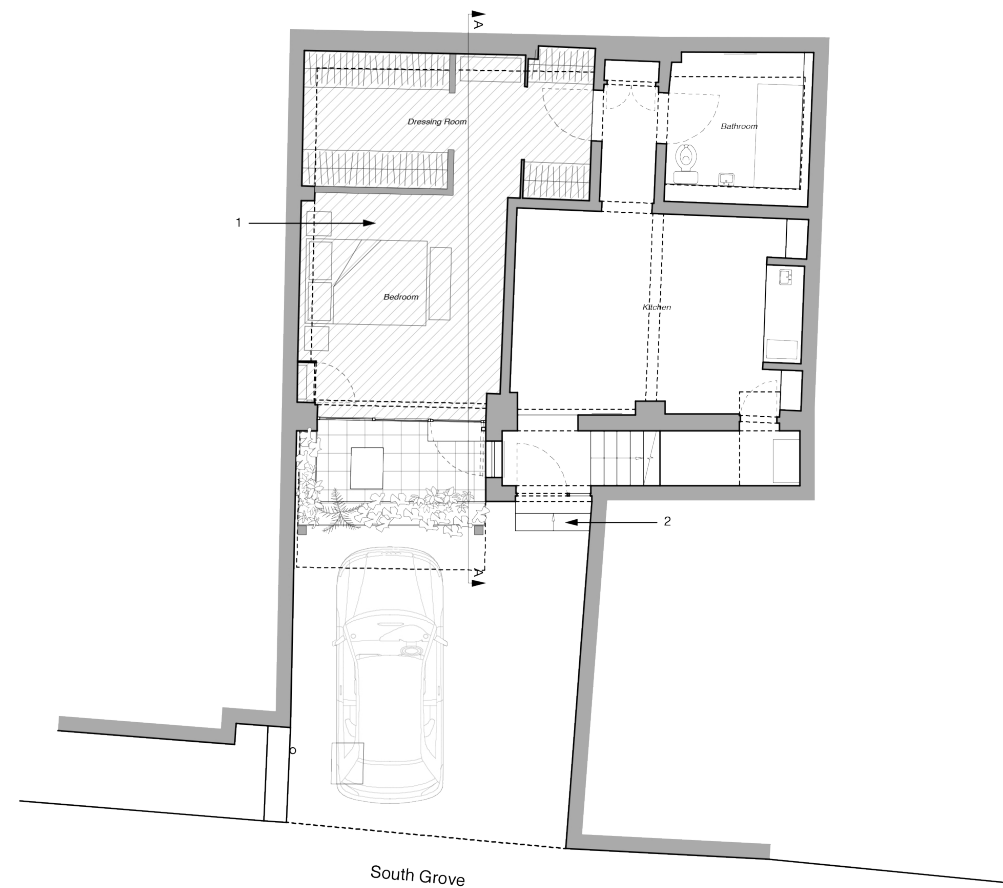


Access statement

The existing access condition will remain unchanged to the existing building.

1 - The floor level in the existing garage will be leveled to run continuously throughout the ground floor and allow for adequate levels of thermal insulation for the conversion to a habitable space.

2 - There are currently two steps up to the entrance and this would be maintained in the proposed scheme.





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