



DESIGN, ACCESS AND HERITAGE STATEMENT JUNE 2015

11 THE GROVE, HIGHGATE, LONDON, N6 6LB

This Design and Access Statement supports a Planning Application submitted by Martin Cowling Architect on behalf of Mr and Mrs Murphy for a single storey freestanding Garden Room building.

1.00 USE AND AMMOUNT

The scheme includes building a new free standing Garden Room. The building is 13.5sqm internal area (16.0sqm gross external area).

2.00 LAYOUT

The scheme includes building a new free standing Garden Room at the rear of the above property. The existing house will remain unaffected by the proposal. The garden room is situated away from the existing house and nestles into an existing raised bed at the rear of the garden. Part of the low level brick retaining wall to the raised bed is to be removed to facilitate the building works.

3.00 SCALE

The new Garden Room has been designed to a modest scale, so that the height is 2.8m and does not impinge on the residential buildings or local surroundings.

4.00 LANDSCAPING

No alterations intended to the existing surrounding landscaped areas.

5.00 APPEARANCE

The new garden Room will have large double glazed bi-fold sliding doors to the front elevation. The doors will be aluminium polyester powder coated with clear glazed units. The roof will be flat single ply EPDM membrane. The parapet will be pressed metal polyester powder coated coping, with western red cedar cladding to the front and side walls and grey painted particle board cladding to the rear with black plastic rain water goods. The entrance area will have grey composite decking and an integral roof overhang.

6.00 CONTEXT

The intended works are small in scale and are intended to be non detrimental. The building is designed to be a modest and contemporary statement which is not obtrusive to the surrounding residential buildings. The proposed building cannot be viewed from any public road or path.

7.00 VEHICLE AND TRANSPORT LINKS

The existing vehicular and pedestrian access are unaffected by the proposal.

8.00 HERITAGE STATEMENT

The existing house is listed (List entry 1378988m, 11 January 1999) 2 semi-detached villas. c1854-5. Pale stock bricks with stucco quoins and dressings. Shallow hipped slated roofs

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with central slab chimney-stack and projecting bracketed eaves. 2 storeys, attic and basement. Outer entrance bays slightly recessed. Projecting porticos with round-arched entrances having keystones and impost bands, cornices and parapet which continues across the front of the houses to form balconies to 1st floor windows. Each with a canted bay window to ground floor and architraved tripartite sash with cornice above; architraved sash with cornice above porches. Architraved attic windows with continuous sill band. The proposed garden room building is designed to be a modest and contemporary statement which is not obtrusive to the existing listed building.