

Yeates Design LLP

74 Clerkenwell Road
London EC1M 5QA

+44 (0)20 7251 6667
www.yeatesdesign.co.uk



NK/567/2.01

12th February 2016

DESIGN & ACCESS STATEMENT

20 HIGHFIELDS GROVE, HIGHGATE, N6 6HN

LOCATION AND CONTEXT:

The application site is located towards the southern end of Highfields Grove, a private residential estate located in Highgate, North London.

The estate was developed in the late eighties and comprises a series of large family dwelling houses, all of a similar design typology. The houses are all of a similar size and various extensions have been carried out in recent years.

The application site is a medium sized plot with the existing house and garage located to the north-east of the plot and gardens that extend down to The Hexagon.

PLANNING:

The application site is occupied by a four bedroom single-family dwelling house with a detached garage. This application proposes to infill the open porch with glazing and a new set of double entrance doors to match the existing. There will be no alterations to the roof or existing brick piers.

SCALE AND MASSING:

The footprint of the house will remain the same and the impact of enclosing the porch area has been minimised by the use of glazing.

LAYOUT:

The layout of the house remains unchanged.

APPEARANCE:

The infill to the porch area will be constructed in clear glazing with timber frames that are stained externally to match the existing. All materials used will match the existing.

LANDSCAPE:

The landscaping to the site remains unchanged.

ACCESS:

The access to the site remains unchanged.



PLANNING APPLICATION DRAWINGS:

567_P_001	Location Plan
567_P_002	Existing Site Plan
567_P_003	Existing Ground Floor Plan
567_P_004	Existing Roof Plan
567_P_005	Existing Elevations
567_P_010	Proposed Site Plan
567_P_011	Proposed Ground Floor Plan
567_P_012	Proposed Roof Plan
567_P_013	Proposed Elevations