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Date

11 November 2019

Reference

2248-6.01-191111-Design and Access Statement

6 The Grove, Highgate N6 6JU – Design & Access Statement

This Design and Access Statement has been prepared to accompany the planning application for the installation of a new boiler and associated flue at No 6 The Grove, Highgate.

The statement should be read in conjunction with the Heritage Statement and drawings, also submitted as part of the application. The statement follows the headings set out in the CABE guidance for Design and Access Statements:

Use

No 6 The Grove is a single C3 residential dwelling. It is also a Grade II* Listed Building, full details of which are included within the Heritage Statement.

Amount

There is no additional building proposed. The application is to replace the boiler (within the existing plant room) and associated flue.

Layout

The layout has not been amended to accommodate this new boiler. The proposed drawings and heritage statement detail the impact the new flue run has on the existing building.

Scale

There is no additional building proposed. The application is to replace the boiler and associated flue.

Landscaping

There is no associated landscape with this application

Appearance

The proposed boiler is a standard white Vaillant model, located in the plant room. The flue will be hidden behind the existing boxed out wall.

Externally, the boiler flue termination point has been located to minimise the impact on the listed building – beneath the ground level within the basement level light well. The termination point has been shown on the detailed elevation drawing and will be finished in a black hammarite paint finish.