

DESIGN & ACCESS STATEMENT

2 DUKES POINT, DUKES HEAD YARD, LONDON, N6 5JQ

14th Feb 2023

INTRODUCTION

2 Dukes Point, Dukes Head Yard is a three-storey terrace house built in the mid-nineties. The property is located in Highgate Conservation Area, it is not Locally or Statutory Listed.

The owners would like to add an extra storey onto the house.

DESIGN PRECEDENT

The terrace consists of six identical houses numbered 1 to 6. Apart from No. 2 all the properties have received planning permission for the addition of an extra storey, four of which have been built.

1 Dukes Head Yard GRANTED under Appeal
2010 Appeal Ref: APP/Y5420/D/11/2157120 .

3 Dukes Head Yard GRANTED
2010 Application Ref: HGY/2010/1907.

4 & 5 Dukes Head Yard GRANTED
2010 Application Ref: HGY/2010/0975.

6 Dukes Head Yard GRANTED
2018 Application Ref: HGY/2018/0718.

NO. 2 PROPOSED DESIGN

No. 2 proposed works will match the existing approved extensions.

The proposed extension will match the style of the existing extensions. Its height will match the neighbours. The extension will be set back from the lower floors to minimise the volume.

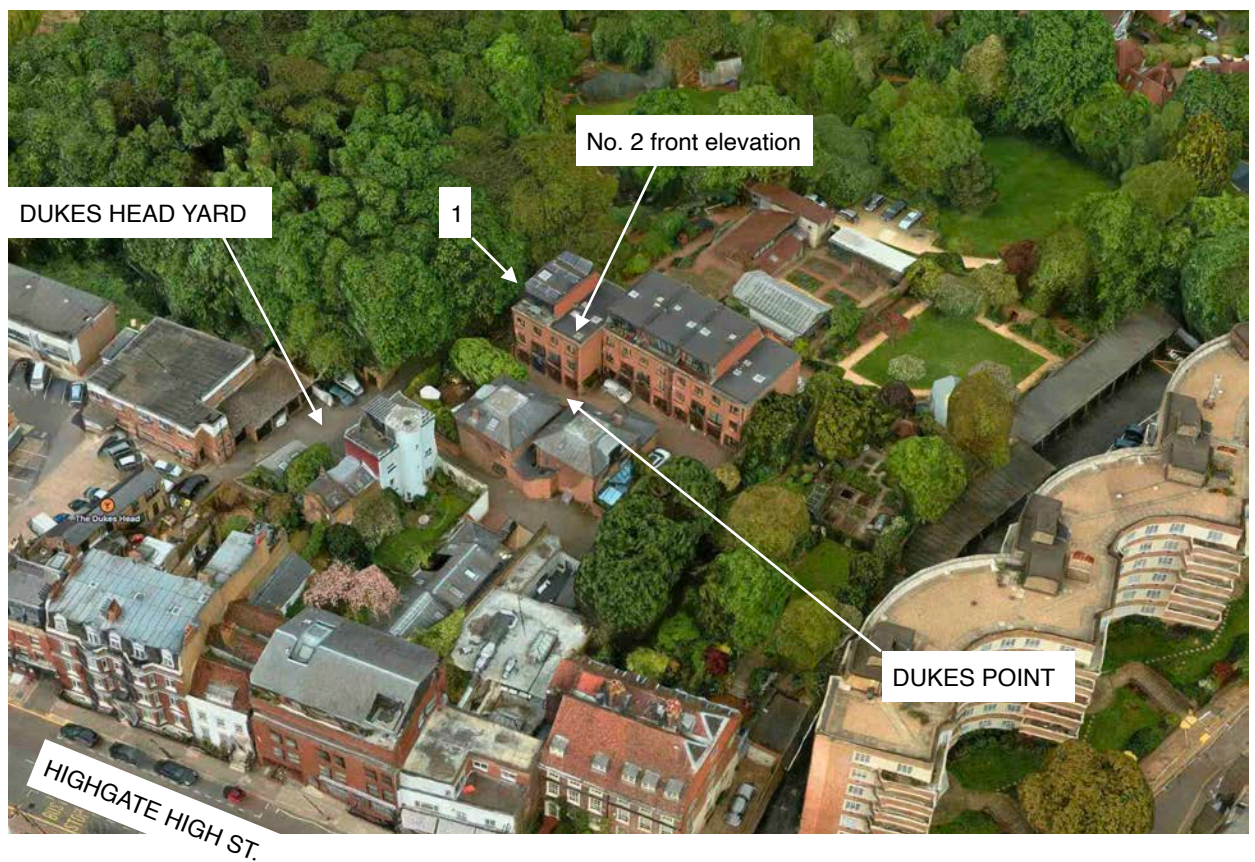
New external brick walls will match the existing brick in type, bonding and pointing.

The flat roof fascia board colour will match the other extensions. As will the gutters & downpipes colour.

New glazing will be painted finished and full height to match neighbouring glazing heights.

New terrace metal handrails with glazed panels will match the neighbours in design and colour.

The new terrace translucent privacy screen will match existing to the neighbours.



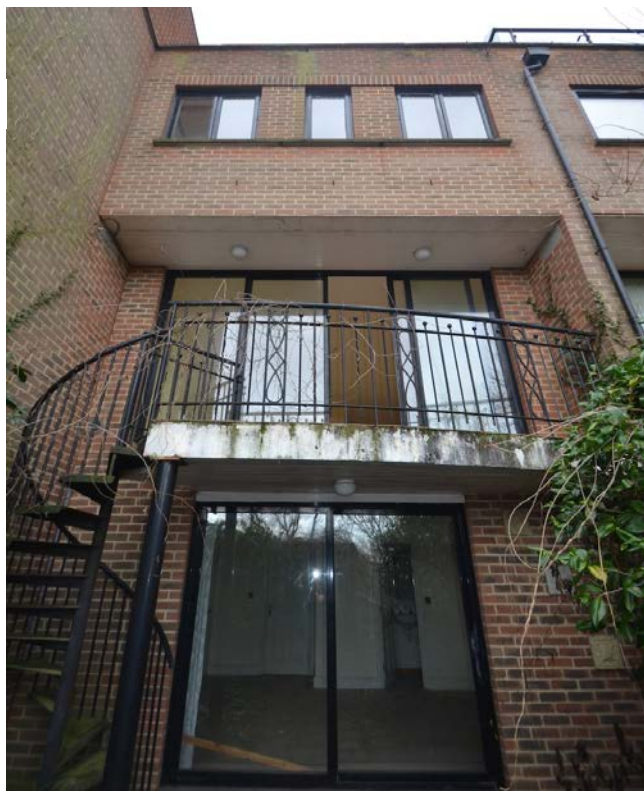
No. 1.



No.3.

NO. 2- FRONT ELEVATION

No. 3.



No. 1.

NO. 2- REAR ELEVATION