

DESIGN AND ACCESS STATEMENT

THE VILLA COURTNEY AVENUE - LONDON - N6 4LP

CONTEXT

The villa is a detached property on Courtney Avenue, a private road off Hampstead Lane. The house sits within the Highgate Conservation Area. Courtney Avenue is made up of large houses of differing styles and periods.

EXISTING PROPERTY

The Villa is a modern red brick property and has large windows with mill finished aluminium frames. It consists of lower ground, ground, first and second floors. The second floor being a set back aluminium clad roof storey

PROPOSAL

This application is for the removal of the existing garage doors and replacing them with a fixed wall, glazing and a side door as well as the replacement of all the existing windows on a like for like basis but with the colour changed from a mill finished aluminium to a polyester powder coated frame in dark grey.

The change of the lower ground floor garage door into a fixed wall with side door will have very little impact on the street scene. The design of the proposed infill wall reflects the geometry and scale of the existing of the facade.

The proposed change of window frame colour from mill finished aluminium to a dark grey will make the house more contemporary in appearance as well as making the house look less 'commercial'.



Existing View of The Villa from Courtney Avenue