

**Meeting Minutes: Follow-up Meeting regarding 6a Grange Road, Highgate,
London N6 4AP**

Reference: PRE/2024/0149

Date: 13/05/2024

Time: 11am

Location: Online

Attendees:

Matt Gunning (MG)

Elisabetta Tonazzi (ET)

Cassion Castle (CC)

Stephen Yiavasis (SY)

Ilyas (Applicant)

Discussion Points:

CC: Introduced and explained how scheme is modern interpretation of Arts & Crafts style, explaining that simplicity to roof form and successful gable facing the street now work.

CC: Expressed desire/ importance of maintaining modern appearance in terms of materials.

CC: Noted the matching narrow window above doors with the one to the right.

RT: Appreciated the modern interpretation but sought clarity on final intentions. Raised concerns regarding whether drawings are notional or intentional in terms of materials.

RT: Inquired about the through colour of the scheme.

RT/ET: Advocated for red brick or warmer tones to reflect the area's character.

ET: Stressed that window colour should align with the chosen brick.

RT/ MG: Suggested eliminating the kink on the side, proposing its potential use to house a downpipe.

ET: Critiqued elongated window to front gable, stating it diminish the gable feature. Recommended framing windows within the gable for better visual continuity. Emphasised the need to calibrate proportions.

CC: On front gable explained wanted to produce something interesting, considering extending brick up on the front gable with a small fillet detail and no roof overhang/ showed example.

RT: Stressed the need for expanded detail within submission/ Design & Access statements, mentioning requests for 1 to 5 key construction details, typically secured at conditions stage.

ET: Requested examples of key details and materials, suggesting a scale 1 to 20.

MG: Noted that BIA would be reviewed externally by consultants.

MG: Raised concerns about the low 44% improvement on carbon emissions and queried if a higher percentage could be achieved.

CC: Committed to reviewing points and preparing the scheme accordingly.

CC: Assured that notes were taken and there was no need for a pre-application note.