

**14 HILLWAY
HIGHGATE
LONDON N6 6QA**

Design and Access Statements
for
Proposed rear Dormer
and roof lights.

Owner
Mr Chris Jackson



Existing Front view

Agent
Place2Build Ltd
Unit 24, 8 Hornsey Street
London N7 8EG

Design and Access Statement - 14 Hillway, N6 6QA

Site Description

The property is a 2-storey detached dwelling house, sitting in a residential area adjacent to a dwelling on North side and another dwelling on the South side.

The site is in the popular Holly Lodge Estate Conservation Area on the eastern side and towards the southern end of Hillway.

The dwelling is not listed.

Proposal

A rear dormer window and side roof lights.



Existing Rear view

Relevant History

2004/4510/P Granted for erection of rear conservatory and side dormer window.

CTP/C10/11/3 1972 Construction of the existing rear, two-storey extension. Regarded by the Council as 'Permitted Development' under Town & Country Planning GDO 1963

Relevant Policies

Camden Planning Guidance 2021.

Holly Lodge Estate Conservation Area Appraisal and Management Strategy

Proposal Design

The proposed rear dormer is a traditional gable roof dormer. Roof and cheek will be machine-made plain clay tiles finish to match existing roof tiles. Lead will be used for flashing and dressing to the dormer, in accordance with The Holly Lodge Estate Design Guide. The proposed window is white painted timber with a fenestration pattern matching the existing house windows.

Where possible, materials for the new dormer will be sourced from approved salvage company to match existing. Joinery will be fabricated to maintain both the early twentieth century appearance of this property and the character of the conservation area where is located.

The rear dormer is set back from the dwelling original rear wall 895mm (main roof) and 250mm (approx.) down from the ridge to minimise the bulk.

The proportion of the dormer are keeping with the traditional Arts and Crafts style which the house is derived from.

The dormer is not visible from the front street therefore there is no visual impact of it.

There is no loss of visual privacy to any neighbouring properties.

The proposal is not detrimental to the comfort of the neighbours. There is no harmful impact on the access of sunlight and daylight to the properties on both sides.



Existing Rear Garden view

Access

The access to the house is unaffected.



Existing Side (South) view



Existing Side (North) view

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Conclusion

The proposal maintains the materials, character and appearance of the Holly Lodge Conservation Area together with its proportionality in its scale. The proposal remains subordinate to the existing and is not detrimental to neighbouring houses and will maintain the development style of Hillway established in the early 20th century.



Existing Aerial view (Provided by Google map)