

40 Hillway

Design and Access Statement

December 2022

HÛT

Site Address:

40 Hillway
London
N6 6HH

Applicant:

Tony Bandak
40 Hillway
London
N6 6HH

Planning Consultant:

Savills
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London
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Architect:

HUT
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Mare Street Studios
203-213 Mare Street
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1.0 Introduction

1.1 Introduction

This report relates to the Planning Application for the addition of air conditioning units and an acoustic enclosure to the rear extension flat roof at 40 Hillway, Highgate.

2.0 Site & Context Appraisal

2.1 Site Location

The property is located in the middle of Hillway close to the junction with Makepeace Avenue. It is within the Holly Lodge conservation area. We understand the Holly Lodge Conservation Area is not subject to any Article 4 directives. The property is not listed, and falls within Flood Zone 1.

2.2 Site Description

The property is a three-storey single family dwelling. The houses on Hillway are mainly detached.

2.3 Surrounding Area

The surrounding area is largely residential.

3.0 Design

3.1 Proposals

The proposals are as follows:

- The addition of 3 air conditioning units to the roof of the rear extension.
- New louvred acoustic enclosure with lid, to contain the aforementioned AC units. With white polyester powder coated finish. The enclosure is to be to a specialist supplier's specification, to achieve the noise reduction as stated in Noise Impact Assessment prepared by Clement Acoustics.



Aerial image



Rear elevation



Air conditioning units, before installation of the acoustic enclosure



Front elevation



42 Hillway



38 Hillway