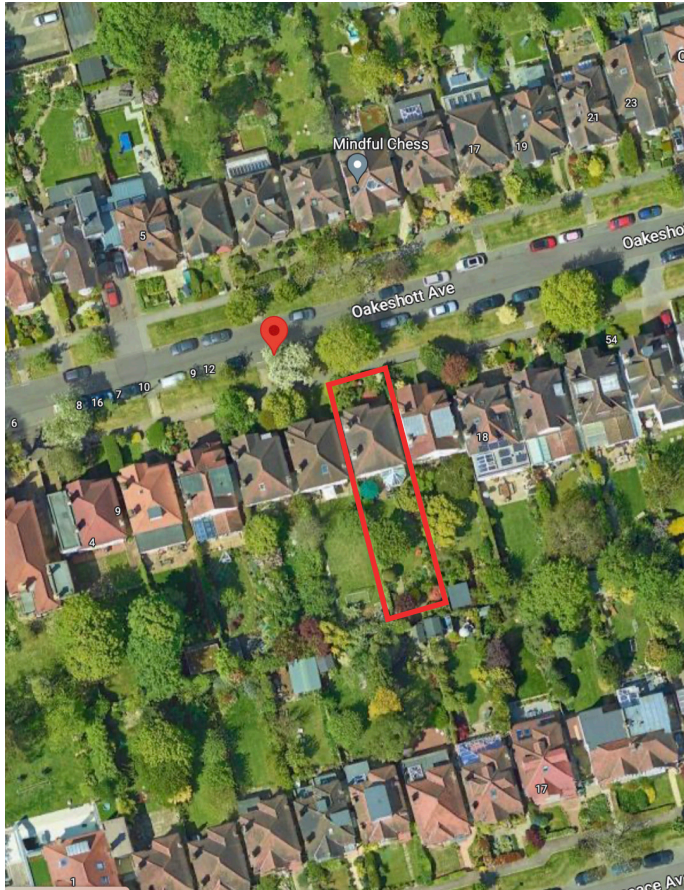


Design and Access Statement

14 Oakeshott Avenue, N6 6NS

Emily Greeves Architects
16.06.23



Aerial view of the application site, outlined in red.



Street elevation (above) and rear elevation (below).

The application site

The application site is situated within the Holly Lodge Conservation Area, on the south side of Oakeshott Avenue, and is occupied by a two-storey single-family dwelling.

The house lies within a row of closely-spaced detached houses dating from the 1920s which share a similar design. It is linked to the neighbouring house (no.16) by a single-storey side extension of later construction.

In common with other properties in the group, the front elevation has a rendered finish with decorative timber and a two-storey projecting

bay with gabled roof. There is a narrower recessed section incorporating the front door beneath an open porch. The steeply pitched roof is finished in clay tile and includes two chimney stacks on the west side.

The rear elevation of the property has painted, roughcast render and painted timber windows. There is an existing timber-framed conservatory on one side extending 2.8m from the rear of the property and a timber decking area on the other. The property has a large landscaped garden with shrub borders and ornamental trees.



Aerial view of the application site, outlined in red.

The majority of other properties on both sides of the road in this part of Oakeshott Avenue have dormer windows and roof lights which vary in number, position, size, form and detailed design. The adjacent property at no. 16 has two side dormers at roof level and the adjacent property at no. 12 has a roof light in the rear roof slope.

Many of the properties in this section of the road have also been extended to the rear and the side. The immediately adjacent properties do not have rear extensions but the properties at nos. 6, 8, 18, 20 and 22 Oakeshott Avenue have full width extensions that are around 4m deep.

Recent planning precedent

2020/0001/P

7 Oakeshott Avenue

External alterations including erection of single storey side and rear extension, installation of side and rear roof dormers and outdoor swimming pool in rear garden.

2020/1253/P

65 Hillway London N6 6AB

Erection of a single storey rear/side extension; creation of a first floor window; and alterations to existing side extension.

2017/6591/P

30 Oakeshott Avenue

Side roof dormer; ground floor side extension.

2017/7032/P

55 Hillway London N6 6AD

Erection of a single storey rear and side extension and first floor rear extension; Loft extension involving the erection of a side and rear dormer.

Proposal

Planning permission is sought for the demolition of the existing conservatory, the removal of one tree in the rear garden, the erection of a single-storey rear extension, modifications to the existing side extension, and the installation of two dormers on the south and east facing roof slopes.

The proposed single-storey rear extension would be 6.4m wide and extend 4.2m from the existing rear elevation of the house, with an external height of 3.6m from the external ground level at the rear (internal ceiling height 2.7m). The extension is not proposed to extend the full width of the property but is set back 1.4m from the western boundary in order to preserve the outlook and amenity of the neighbouring property down the slope at no. 12 Oakeshott Avenue. The extension continues the line of the main house on the east side and is separated from the eastern boundary by 1.5m. The rear extension would therefore have minimal impact on the outlook from the rear of the adjacent properties and no impact on light levels in the gardens.

The proposed rear extension would be finished in white render to match the existing rear elevation, with lead flashing, lead colour aluminium coping, zinc rainwater goods and an extensive green roof finish to the flat roof. The proposed doors and windows would all be white painted timber with traditional detailing to match the original house. The roof would incorporate a narrow row of flat roof lights along the junction with the original building.

It is proposed to remove one tree from the rear garden, a *Magnolia grandiflora*, which is

not visible from the street. This tree has been assessed by a qualified arboriculturalist. A BS5837 Arboricultural Implication Assessment and Tree Protection Plan for the property can be supplied on request. The Magnolia tree has been assessed as Category C under BS5837; *“unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories”*.

The existing side extension is an infill structure abutting the side wall of no.16 Oakeshott Avenue. It is proposed to retain the existing structure but upgrade the insulation to the roof, walls and floor, replace the roof finish with a new roof membrane, install one roof light, and move the timber side gate on the street side forward to the corner of the house to create a bike and bin store.

The proposed dormers would have a traditional design in keeping with the Arts and Crafts detailing and materials of the estate, finished in clay tile matching the existing roof. They would be centrally located on the south and east roof slopes, set 600mm below the ridge of the original roof and 600mm back from the eaves. The proposed east dormer, measuring 2.9m wide externally, would accommodate an en-suite bathroom. The proposed south dormer, measuring 2.1m wide externally, would accommodate a home office desk space. The windows would be double-glazed, white-painted timber windows with a traditional mullioned design and timber sills. The windows of the east dormer would be obscure glazed with frosted glass and restricted opening to avoid a loss of privacy of the adjacent property.

Heritage Statement

The design follows Camden planning guidance with particular reference to the Holly Lodge Estate Conservation Area Appraisal and Management Strategy adopted in December 2012.

This part of the Holly Lodge Conservation Area is characterised by single family dwellings of similar size and design. The majority of houses have been extended at ground and roof levels.

The proposed extensions have been designed as architecturally subordinate features which preserve the character and appearance of the original dwelling, and in doing so, preserve the character and appearance of this part of the conservation area.

The proposed extensions and associated alterations to the host property would not materially harm living conditions in the adjacent properties.

The rear extension, which would not be visible from the public realm, would have a similar depth and height to those found on other dwellings in the vicinity. The use of render would be appropriate to the character and appearance of the host property.

The pitch and height of the existing roof are adequate to accommodate the proposed loft conversion including the provision of dormer windows. The proposed dormer windows would each sit comfortably within the defined form of their respective sections of roof slope. The dormers would meet the requirements of Camden Planning Guidance by being set over 500mm above eaves level, more than 500mm

below roof ridge level, and at least 500mm in from the edges of the roof hips.

The side dormer would be visible from the public realm but only over a short section of Oakeshott Avenue, and would appear smaller and more subordinate than other dormer windows found in this section of the road. The side dormer would be set well back on the main roof and its scale would be minimised by the hipped roof form, and the use of matching roof tiles. The existing chimney stacks would be retained.

Access

The existing pedestrian access to the front door remains unchanged. There is level access from the existing house to the new rear extension. The stepped access arrangement from the house to the garden remains unchanged.

The house is within walking distance of key services and amenities.

The application site lies within a controlled parking zone (CAU) and has off-street parking at the front of the house.

Hillway has a PTAL rating of 2. Bus stops in Highgate West Hill are a 5 minute walk away.