

## **PLANNING, DESIGN & ACCESS STATEMENT**

### **95 HILLWAY**

**JUNE 2023**

#### **THE EXISTING BUILDING AND CONTEXT**

The subject property is a detached house built in the interwar period and used as a single dwelling. The building is located within the Holly Lodge Estate Conservation Area but is not listed.

The house is originally designed in English vernacular style influenced by the Arts and Crafts tradition as part of early 20th century Holly Lodge Estate development, which comprises the substantial and final part of the original Holly Lodge Estate.

Seen from Hillway the building generally maintains most of its original appearance, but substantial modern extensions to the side and rear were added in recent years and include a converted loft and a partial basement.

The front garden is currently dominated by a single tree and a hard standing surface with leftover strips of vegetation. Along the front boundary is a stepped brick wall.

The garden is predominantly used for car parking and free-standing recycling bins.



*View from Hillway*

## THE PROPOSED DEVELOPMENT

***Alterations to Front Garden including, landscaping, planting of a tree and other plants and construction of an enclosure for bikes and bins and a new garden wall and hedge.***

The aim of the proposal is to improve the appearance of the front garden, optimize the use of the space, minimize the amount of hard standing surface, and create a discreet location for bins and bicycles.

The existing tree is in a bad condition and will be removed under a separate permission 2023/1718/T. As part of the proposed landscaping design, a new tree will be planted to replace it.

The paved surface will be reduced overall and much of the new paving will be of a permeable type. In turn the amount of planting and soft landscaping will be increased. The inadequate linear drain along the boundary will be replaced to fully prevent any runoff of surface water.

The low brick wall along the front boundary will be replaced with a similar wall made from matching brickwork that allows the introduction of a low hedge, which resonates with similar hedges in the immediate surrounding.

In line with the brick wall a small enclosure will be created at the lowest corner of the garden, where it is sunken in the ground and has the least visual impact. It is designed to integrate with the landscaping and boundary treatment and is completely concealed by the new hedge. The green roof further integrates it with the soft landscaping. It will house the recycling bins and bicycles, which currently clutter the garden and have no other viable location on the plot.

All the above appears in line with the Conservation Area Appraisal, which encourages the reduction of hard standing surfaces, the sensible placement of enclosures and the reinstatement of front gardens and typical local boundaries. Therefore, the proposed development is considered to preserve and enhance the appearance the Holly Lodge Estate Conservation Area.