
76 Hillway, London, N6 6DP

**Design and Access Statement
in Support of Planning Application**

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1 INTRODUCTION

This Design and Access Statement has been prepared by RVA Services Ltd, who was appointed as agent for the Householder Planning Application relating to external works such as windows replacement and rear chimney stack removal of the property located 76 Hillway, London , N6 6DP.

In its final form it has been reviewed and revised by the applicant Mr. Fabio Floris, who is the owner of the property at issue.

This document has to be read in conjunction with all supporting documents:

- Architectural Drawings – as existing and as proposed;
- Planning Application Form;
- Site location and block plans.

1.1 PURPOSE OF STATEMENT

Its aim is to explain the purpose of the proposed works and assess the impact of said works, in order to justify that the proposed works maintain the character of the property and suit the distinct characteristics of the area.

1.2 SITE DESCRIPTION

The property is located within the Holly Lodge Estate Conservation Area which is a peculiar Garden Suburb development dating to the 1920's. The Estate is located on the south facing slopes below Highgate Village.

The style of the building comes from the Art and Crafts tradition, representing a vernacular example of English traditional architecture.

The site is a two-storey detached house linked to the neighbor only by the garage, which is a single-storey side infilled. This is the most common aspect of this part of the street where houses are closely spaced and the relationship between them gives harmony to the general look.

The house features a semi-timbered front façade with a large hipped main roof, following similar design pattern of the street, according to the traditional look of the Estate traditional buildings. The rear façade is white painted and basic in terms of design.



Site Location Plan



Front facade



UPVC windows front elevation



Rear elevation



Aluminum french door rear elevation

2 DESIGN

2.1 USE

The current use of the property is as a residential house (Class C3).

The proposed use of the property is to remain as a residential house (Class C3).

2.2 AMOUNT AND SCALE

The proposal includes the following works:

- replacing all existing UPVC windows with new timber frame windows and replacing the existing aluminum French door on the rear façade with the same material new bifold door.

The proposal does not alter windows in size, colour and position, keeping the existing appearance of the house. Moreover, the choice to use timber frames, instead of UPVC, contributes to updating the energetic efficiency of the house and the aesthetic value. Traditionally windows were made of timber, so this material is totally in compliance with the historical style of the Estate.

- Removing the rear chimney stack. The original roof structure comprises of No.3 brick built chimney stacks. Viewing from the front elevation the rear chimney on the left hand was subject to Planning Alteration N.2022/1520/P referring to the Roof Alterations and so on already removed.

The proposal regards the removal of the right hand rear chimney stack, according to the two adjoining properties (74 and 78 Hillway) that have previously removed No.2 rear side stacks only, with retention of the front one.

2.3 LAYOUT AND APPEARANCE

The appearance of the proposed replacement is characterised by updated products, which are of a high standard of design quality.

The materials have been carefully considered and selected to blend with both the existing property and those in the immediately surrounding area.

New timber heritage windows combine the elegance and the high standards required by the Conservation Area with modern security and performance needs.

The new sash windows have white paint timber frame, double glazing with trickle vents to upgrade the inner ventilation and are partially openable.

Except for the main dormer window that is fixed and with obscured glass, as required by Planning Application N.2022/1520/P. Also the other windows on the same side elevation has obscured glass, to match existing glazing and so on respecting the neighbours' privacy.

The existing french door, located in the rear façade allows the garden terrace access, and it is going to be replaced by a new n.4 panels bifold type. Instead of the existing regular

openable panels, the bifold type enables a seamless transition from the indoors to the outdoors. By pushing the panels door to the side, full advantage of the space can be made, to deliver an expansive feeling to the home. The new bifold door does not alter the appearance of rear elevation keeping the same number of panels and same material of the exiting door.

The scheme for the chimney stack proposes to match the arrangement of the adjoining properties No. 74 and 78 Hillway, to ensure continuity between the three properties whilst at the same time keeping the original look of the façade upon the street scene and conservation area character.

The opening left within the existing roof after the stack removal is made good with tiles to match the existing roof.

2.4 LANDSCAPING

The treatment of the private and public spaces in the proposed scheme aims to enhance and protect the character of the area.

The appearance of the external facades is enhanced by using traditional and uniform materials to the context.

3 ACCESS

No changes to the existing front access will be made. This property is an existing private house in single occupation and as such does not have any particular access requirements.

4 STATEMENT OF PROPOSED WORKS

The proposed works concern exclusively alterations which are intended to improve the quality of the property while preserving the character of the existing building and the owner's asset.

In particular, in this application:

- The proposed works will not alter the existing orientations, structure and scale;
- There is no change in the access to the property;
- There is no change to the total floor area.

The proposed replacement preserves the character and appearance of the existing building and will not result in a significant impact upon levels of amenity enjoyed within neighbouring residential properties.

The layout and scale of the proposed replacement are sympathetic to the original dwelling and are in keeping with the neighbouring buildings. The design and the materials respect the architectural character of the area while also utilising high-quality materials.

There should be no loss of privacy to the neighbours, given the windows in the new side elevations have obscured glazing.

The proposed alterations will not have a harmful effect on the current assets of the building, nor on the character and local distinctiveness of the surrounding area.

In particular, considerations have been made under the main Local Policies:

A. Holly Lodge Estate Conservation Area Appraisal and Management Strategy – 6.12.12

This document identifies some key development policies to consider;

- **DP24-Securing High Quality Design**
To consider the character, setting, context and the form and scale of neighbouring buildings;
- **DP25-Conserving Camden's Heritage**
To maintain the character of Camden's Conservation Area.

B. National Planning Policy Framework

The proposal would offer a great improvement over the current accommodation while using the existing structure and similar materials in its construction. As such it seems to align with the NPPF presumption in favour of sustainable development.

C. Camden Planning Policy

EXTERNAL ALTERATIONS – Camden Planning Guidance January 2021 3.1 – Windows and doors

The document discourages the use of UPVC for both aesthetic and environmental reasons. Timber window frames have a lower embodied carbon content than UPVC and aluminum.

D. Camden Local Plan 2017

7. DESIGN AND HERITAGE

- **Policy D1 Design**
- **Policy D2 Heritage**

This documents contain general design guidelines to secure high quality in development.