

DESIGN, ACCESS & HERITAGE STATEMENT

75 Hillway, London N6 6AB

May 2024, rev00



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1.0 INTRODUCTION

1.1 Purpose of this Document

1.1.1 This Design and Access Statement has been prepared on behalf of the owner in support of development at 75 Hillway, London N6 6AB.

1.1.2 This document describes the site, its context and outlines the design proposal in relation to planning policy.

1.2 Application Summary

1.2.1 The application seeks planning permission on behalf of our client in support of the:

- application of external insulated render to existing external brick walls throughout;
- application of external insulation to the existing roof structure;
- replacement of existing low thermal performance double glazed windows throughout in favour of high thermal performance triple glazed windows;
- replacement of existing timber entrance doors throughout in favour of high thermal performance insulated glazed doors;
- replacement of existing rooflight to front elevation pitched roof in favour of triple glazed rooflight;
- introduction of new triple glazed roof light with integrated external solar shading blinds of the SE side elevation pitched roof;
- introduction of new fixed triple glazed and sliding / hinged triple glazed doors with integrated external solar shading blinds to the rear elevation at ground and second floor level;
- introduction of new tripartite, triple glazed skylight in lieu of existing lantern skylight, replacement and enlargement of existing skylight to existing side annex;
- introduction of solar PV panels to the SE side elevation at pitched roof level
- introduction of maintenance access hatch to existing rear dormer

1.2.2 The refurbishment and external alterations are sought in order to significantly improve the thermal performance of the existing property.

2.0 CONTEXT



Fig.01: Site location shown outlined in red within Holly Lodge Estate Conservation Area

2.1. Location

2.1.1 This application relates to 75 Hillway, an unlisted building comprising ground, first, and second floors. It occupies a long rectangular shaped site located on the northwest side of Hillway within the Holly Lodge Estate.

2.1.2 There is a difference in elevation of ca. 55m along the entirety of Hillway and ca. 10m along the portion on which the property lies; between Oakeshott Avenue and Holly Lodge Gardens. As such, a consistently level roofline is not perceived along the street.



Fig.02: Hillway streetscape from 73 Hillway to 91 Hillway demonstrating change in elevation of ca. 10m.



Fig.03: 75 Hillway, between 73 Hillway on the left and 77 Hillway to the right. As demonstrated, much of the southeast roof elevation to 75 Hillway is obscured by surrounding trees.

2.2. Existing Building & Use

2.2.1 75 Hillway is a three-storey English vernacular building characteristic of the style and age of the surrounding properties to the Holly Lodge Estate, developed in in 1920s.

2.2.2 These properties along with 75 Hillway predominately feature steeply pitched, clay-tiled hipped roofs with protruding front gables, and white roughcast rendered walls with black mock-Tudor timber framing details.

2.2.3 Similarly to the houses along Hillway, the property is primarily detached though connected to neighbouring properties via a single-storey garage at ground level.

2.2.4 Minor refurbishment works were carried out to the property in 2006, including conversion of the garage and loft areas to maximise usable spaces along with installation of thin double glazed timber windows and doors, sympathetic to the existing and surrounding properties.

2.2.5 Notwithstanding, given the age and associated construction type, the thermal performance of the property falls significantly short of current standards.

2.2.6 The property has historically been and continues to be used as a single-family dwelling (C3(a)).

2.3. Conservation Area

2.3.1 The site is located within the Holly Lodge Gardens Character Area of the Holly Lodge Estate Conservation Area, and the property is accessed via Hillway; a principal road running north to south within the centre of the Holly Lodge Estate.

2.3.2 Whilst neither 75 Hillway nor the surrounding properties are listed buildings, the property, along with the majority of those within the conservation area are identified as positively contributing within the Holly Lodge Estate Conservation Area Townscape Audit.

2.3.3 Relevant extracts from 'Character & Plan Form' of the CA Appraisal & Management Strategy:

'The character of the conservation area is homogeneous; a housing development based on a 1923 masterplan rooted in garden suburb principles.'

'The architectural approach which is low rise, predominantly two storeys in an English vernacular tradition with steep pitched roofs and gables, traditional materials, brick tile and render, and the harmony of the overall appearance of the houses, both detached and semi-detached, on the west and central parts of the estate;'

2.3.4 Relevant extracts from 'Architectural Quality & Build-Form' of the CA Appraisal & Management Strategy:

'There is a common architectural vocabulary of half-timbering, render, timber casement windows, doors and porches, and prominent clay tiled roofscapes across the estate, but this is used selectively in different streets to give a distinct and unified character to different groups of houses. This adds a richness and variety of appearance within the very successful overall homogeneity of character.'

2.4. Relevant Planning History

2.4.1 Below is a planning history summary for 75 Hillway:

YEAR	PROPERTY	REFERENCE	DESCRIPTION	STATUS
2006	75 Hillway	2006/1461/P	Erection of a single-storey side extension and a side dormer to the residential dwelling (Class C3).	Granted

2.4.2 Below is a summary of relevant planning history for surrounding properties to 75 Hillway:

YEAR	PROPERTY	REFERENCE	DESCRIPTION	STATUS
2023	76 Hillway	2023/4948/P	External alterations to involve replacement of all windows and rear doors	Granted
2022	76 Hillway	2022/1520/P	Installation of a single side dormer, installation of 3 x rooflights, replacement of front garage doors, entrance porch roof and door.	Granted
2019	35 Hillway	2019/6376/P	Erection of side dormer; front porch; single storey rear and side extension; formation of rear terrace at first floor level and installation of solar panels and 4x rooflights to dwellinghouse following demolition of existing front porch and garage.	Granted

3.0 POLICY

3.1. Relevant Considerations & Policies

3.1.1 The National Planning Policy Framework (2023)

3.1.2 The London Plan (2021)

3.1.3 Camden Local Plan (2017)

CAMDEN LOCAL PLAN 2017	POLICY
MEETING HOUSING NEEDS	H3
PROTECTING AMENITY	A1
DESIGN & HERIAGE	D1, D2
SUSTAINABILITY & CLIMATE CHANGE	CC1, CC2

3.1.4 Supplementary Planning Documents (SPDs) and Guidance

- Design CPG (2021)
- Energy Efficiency CPG (2021)
- Home Improvements CPG (2021)

3.1.5 Other Local Strategies or Publications:

- Holly Lodge Estate Conservation Area Appraisal & Management Strategy (Adopted December 2012)
- Energy Efficiency Planning Guidance for Holly Lodge Estate Conservation Area (2012)

4.0 DESIGN STATEMENT

4.1. Description of Proposal

4.1.1 The proposed development includes the refurbishment of a three-storey house, including:

- application of external insulated render to existing external brick walls throughout;
- application of external insulation to the existing roof structure;
- replacement of existing low thermal performance double glazed windows throughout in favour of high thermal performance triple glazed windows;
- replacement of existing timber entrance doors throughout in favour of high thermal performance insulated glazed doors;
- replacement of existing rooflight to front elevation pitched roof in favour of triple glazed rooflight;
- introduction of new triple glazed roof light with integrated external solar shading blinds of the SE side elevation pitched roof;
- introduction of new fixed triple glazed and sliding / hinged triple glazed doors with integrated external solar shading blinds to the rear elevation at ground and second floor level;
- introduction of new tripartite, triple glazed skylight in lieu of existing lantern skylight, replacement and enlargement of existing skylight to existing side annex;
- introduction of solar PV panels to the SE side elevation at pitched roof level
- introduction of maintenance access hatch to existing rear dormer

4.1.2 The refurbishment and external alterations are sought in order to significantly improve the thermal performance of the existing property.

4.1.3 The proposal does not seek to change the existing use as a single-family dwelling (C3(a)).

4.2. Footprint & Amount

4.2.1 The proposal does not seek to alter the existing footprint by adding or removing GIA.

4.2.2 Internal alterations are proposed and ground level to improve the usability of the existing space. However, these do not impact the overall footprint or area.

4.3. Scale, Form & Proportion

4.3.1 The proposal seeks to apply external insulation to all the exiting external walls and roof.

4.3.2 Due to the nature of the exiting construction, thermally upgrading the envelope to a sufficient level by internal means is not feasible.

4.3.3 Whilst the external insulation will slightly increase the existing volume, its application will be consistent as such that the proposal will be proportionally true to the existing. Consequently, the

existing scale, form and proportion of the building will be respected and preserved.

4.3.4 As a result of applying external insulation at roof level, the existing roof ridge lines will be slightly raised.

4.3.5 Notwithstanding, as identified under item 2.1.2, a consistently level roofline is not perceived along the street due to the considerable change of elevation. The proposed insulation at roof level to 75 Hillway will therefore neither be perceived nor be incongruous to the scale, form and proportion of the surrounding properties.

4.4. Appearance & Materiality

4.4.1 Replacement windows and glazed door proposed to the front and side elevations will match the existing size, proportion, and divisions of the existing.

4.4.2 Replacement windows and glazed doors proposed to the rear elevation at 1st and 2nd floor level will respect the existing opening size and proportions. However, a reduction of transom and mullions is proposed to improve thermal performance and maximise natural daylight available to the spaces at these levels.

4.4.3 New, enlarged windows and glazed doors are proposed to the rear elevation at ground level in order to both maximise natural daylight available to the spaces at this level and improve visual connection to the rear garden.

4.4.4 The height of the enlarged windows and glazed doors do not extend beyond the height of the three existing French doors, whilst the width remains within their boundary.

4.4.5 All proposed windows and doors are to be thermally broken composite material of timber and painted metal, matching the existing colours. As such, the windows and doors will contribute to a highly performing thermal envelope whilst respecting the existing character of the property.

4.4.6 The proposal seeks to utilise roughcast render walls and clay roof tiles, both matching the existing throughout.

4.4.7 Existing black painted mock-Tudor timber framing details will be reutilised where possible to the front elevation. Replacement sections where required will match the existing.

4.4.8 Replacement skylights are proposed in lieu of the existing lantern skylight and small skylight to the existing side annex in order to improve thermal performance and natural daylight levels. Unlike the existing lantern skylight, the replacement tripartite, openable skylight will remain below parapet level of the side annex as will the enlarged fixed skylight. As such, these interventions will not be visible from street level.

4.4.9 An additional rooflight with integrated shading, along with PV panels to the southeast elevation are proposed to improve natural daylight levels and reduce energy demand. Due to the property's orientation, effective areas for locating PV panels are limited to this elevation.

4.4.10 Unlike no. 35 Hillway, which is in a more prominent position near the corner of Hillway / Langbourne Ave and where PV panels were granted permission under application 2019/6376/P, the

more nestled location of 75 Hillway and surrounding trees on adjacent properties significantly reduces the visibility of panels from street level at the proposed location as demonstrated in Fig 03.

4.4.11 In order to improve safe access to maintain the rear dormer roof, a small maintenance hatch is proposed. Due to its proposed positioning behind the hipped roof, this intervention will not be visible from street level.

4.4.12 A small replacement rooflight is proposed to the front elevation, which will match the size style and proportions of the existing.

4.5. Context & Neighbour Amenity

4.5.1 Whilst the proposal will slightly alter the overall volume of the property, the amount is as such that neighbouring amenity will remain unaffected.

4.5.2 New windows and glazed doors to the rear of the property at ground floor level remain with the boundary of existing French doors. Consequently, there will be no impact to neighbouring amenity.

4.5.3 No other openings are proposed other than the rooflight to the southeast elevation, which, given the pitched nature and position relative to the neighbouring dormer, will not adversely impact neighbouring amenity.

4.5.4 Furthermore, the property owner has consulted closely with immediate neighbours as to ensure the proposed works will not adversely impact their amenity.

4.6. Landscape & Biodiversity

4.6.1 The existing site boasts lush and well-maintained gardens to the front and rear of the property, which will remain unaffected by the development.

5.0 ACCESS STATEMENT

5.1. Pedestrian Access

5.1.1 The proposal will not alter pedestrian access arrangements to 75 Hillway.

5.2. Vehicular Access

5.2.1 The proposal will not alter vehicular access arrangements to 75 Hillway.

5.3. Public Transport

5.3.1 The proposal will not alter public transport connections to and from 75 Hillway, which has a PTAL rating of 1b as of the date of this application.

6.0 HERITAGE STATEMENT

6.1. Heritage Context

6.1.1 75 Hillway lies within the Holly Lodge Estate Conservation Area.

6.1.2 Though not listed, the property, along with the majority of those within the conservation area are identified as positively contributing within the Holly Lodge Estate Conservation Area Townscape Audit, given their distinctive mock-Tudor English vernacular style.

6.2. Development Principles

6.2.1 The proposal has been developed to preserve the character of Holly Lodge Estate as a Heritage asset.

6.2.2 The development does not propose to demolish or extend externally in a way that would adversely impact the character of the property.

6.2.3 Alterations to apertures are limited to the rear at ground level, the side annex flat roof and side elevation at pitched roof level, thereby conserving the existing character of the property visible from street level at the front elevation.

6.3. Heritage Impact

6.3.1 The scale, form, proportion, and appearance of the alterations proposed at the front and side elevations directly reflect and preserve the character of the existing building. The development will thereby not adversely impact the distinctive character of the Holly Lodge Estate Conservation Area.

6.3.2 The visual impact of the proposed new rooflight and PV panels to the south-eastern roof elevations is significantly reduced due to the nestled location of 75 Hillway and surrounding trees on adjacent properties.

6.3.3 Alterations to the rear are congruous to neighbouring developments, are not directly visible from street level and thereby do not affect the Holly Lodge Estate character.

7.0 ENERGY PERFORMANCE & SUSTAINABILITY

7.1. Introduction:

7.1.1 Refurbishments often unlock the potential for energy performance upgrades. Given our client's aspirations to significantly improve the energy performance of their property, this proposal represents a great opportunity to sustainably upgrade a building complete with aging infrastructure without demolition and building anew.

7.1.2 As a country we are working towards a commitment to reach net zero emissions by 2050, of which carbon emission from the build environment are a significant issue to be addressed. Currently 27% of the UK's carbon emissions are produced by buildings, of which 18% are produced by our homes.

7.1.3 The UK has some of the oldest and least energy efficient homes in Europe, and whilst new build housing is incredibly energy efficient, 80% of the buildings that will exist in 2050 have already been built.

7.1.4 Whenever the opportunity presents itself, we must approach projects with ambition for a deep retrofit.

7.2. Elements to be upgraded:

7.2.1 A fabric first approach is proposed, focussing on insulation, airtightness and high-performance window upgrades to greatly improve thermal performance and thereby reduce energy demand.

7.2.2 Insulating internally leads to complex and labour-intensive construction details, which are prone to thermal bridging, poor airtightness and significant space reduction. By contrast, insulating externally as proposed vastly reduces these issues whilst improving the thermal performance and airtightness in line with current Building Regulations standards.

7.2.3 Existing thin, double glazed windows and doors will be replaced with high performance triple glazed windows and doors whilst addressing cold bridges and sealing junctions for airtightness.

7.2.4 Existing suspended floors, previously devoid of insulation will be thermally insulated to meet current Building Regulations standards.

7.2.5 Smart heating controls will limit unnecessary energy demand.

7.2.6 PV panels are proposed for on-site renewable energy generation and thereby further reduce energy demand.

7.2.7 Demolition is limited to a small portion of the rear elevation at ground floor level, with the existing structure and fabric preserved throughout the property elsewhere. As such, waste and potential carbon footprint are significantly reduced whilst extending the long-term viability and thereby lifespan of the property.

8.0 SUMMARY

8.1.1 The application seeks planning consent for the external alterations to 75 Hillway, which includes application of external insulation and replacement triple glazed windows in order to significantly improve the thermal performance of the existing property.

8.1.2 The proposed alterations are deemed not to adversely impact the distinctive character of the Holly Lodge Estate heritage asset.

8.1.3 We are confident that the proposal is within planning policy and compatible with the Holly Lodge Estate Conservation Area Appraisal & Management Strategy