



DESIGN AND ACCESS STATEMENT

ADDRESS:

54 Hillway
Highgate
London
N66EP

The property is a three-story dwelling house located on Hillway in Highgate, within the Camden borough and part of the conservation estate of the Holly Lodge Estate. The house is semi-detached (terraced to the neighbouring property), with connections through a single-story neighbouring garage on the south facade and a double-story, garage, and upper level on the north facade.

Access to the property is from the main road via a footpath through the landscaped front garden and driveway. Additionally, there is a conservatory attached to the rear of the property, leading to a substantial rear landscaped garden. The steep incline of the Hillway results in significant elevation differences between neighbouring properties and property No. 54.



ACCESS:

The pedestrian and vehicular access to the property will remain unchanged. The access from the new conservatory to the back garden will be facilitated by cca. 1.7-meter sliding doors, with one side fixed on an easy glide mechanism. This configuration ensures compliance with current DDA (Disability Discrimination Act) regulations, providing an accessible opening width of 80 cm. These design features aim to maintain convenience and accessibility while enhancing the functionality of the property.

PROPOSAL:

1. The proposal involves demolishing the existing dated double-glazed PVC conservatory and replacing it with a new design that is better insulated, featuring triple-glazed windows, roof, and side sliding doors. This new design aims to be more sympathetic to the character of the house, conserve more energy, and provide increased daylight to the rooms at the back of the property. Additionally, it aims to create usable family living space throughout the year.

2. The proposal also includes removing the existing single-glazed doors and windows from both the kitchen and lounge areas that lead to the conservatory, along with any pears under the windows. Additionally, replacement of the old kitchen with new kitchen design with a new cabinets and appliances . This adjustments aims





to improve daylight penetration into the kitchen and lounge, enhancing the overall illumination and ambience of the space.

3. Another aspect of the proposal involves the removal of the part (max of 1800mm) of a non-load-bearing (contractor to confirm) wall between the kitchen and lounge areas. This alteration aims to create a better connection between the two spaces, enhancing the flow and functionality of the overall layout. By opening this part, the design intends to promote a more open and cohesive living environment, allowing for increased interaction and flexibility in how the spaces are utilized.

4. Another vital component of the proposal involves the removal of all existing floor finishes to facilitate the installation of new insulation and leveling. This process will ensure that the back rooms of the house, including the conservatory, receive optimal thermal efficiency and structural stability. Subsequently, new floor finishes will be applied throughout these areas, enhancing both their aesthetic appeal and functional comfort. This step underscores our commitment to modernizing the property while prioritizing energy efficiency and overall occupant well-being.

5. These plans align perfectly with the primary goal of enhancing both the aesthetic appeal and practical functionality of the property. Moreover, it considers crucial factors such as energy efficiency and comfort for the occupants. By incorporating elements like triple-glazed conservatory, removing dated features, and optimizing spatial layouts, the proposal not only aims to elevate the property's visual charm but also to create a more sustainable and comfortable living environment.

SCALE:

The new structure, intended to replace the existing conservatory, is thoughtfully designed to harmonize with the scale of the existing building. It will be set in from the side walls and match the width of the current conservatory, which measures 5 meters wide and 3 meters long. The proposed construction will maintain the same footprint as the existing conservatory.

The highest point of the new structure could reach 3.6 meters at the top of the pitch (tbc by manufacturer), while the end of the sloped roof will be slightly elevated to ensure an unobstructed view of the garden at eye level. Importantly, this proposed design will have no adverse impact on the amenity or rights of light for





neighbouring properties, as both properties are detaching lookalike at the back and set back from the existing footprint of the house.

This careful consideration of scale, footprint, and visual impact demonstrates our commitment to preserving the character of the property while enhancing its functionality and aesthetic appeal.

LANDSCAPING:

Based on the provided context above, there are no landscaping measures proposed for the gardens. Additionally, there will be no significant reduction in the amount of planting in the rear of the gardens, due to conservatory upgrade.

SUSTAINABILITY:

The new building elements will be thermally efficient and in compliance with current building regulations, as a minimum standard. Every effort will be made to enhance the overall efficiency of the building. The new conservatory is expected to feature thermally efficient triple glazing with improved insulation all around, including at floor level. The existing heating system will be upgraded with more efficient one.

CONCLUSION:

The proposal to replace the UPVC conservatory was discussed with Camden planning officer Matthew Dempsey, who provided guidance on whether planning permission would be necessary for the proposed changes. It was advised that if alterations were made to the design or materials of the conservatory, planning permission would be required. However, the considered proposal was deemed acceptable, and it was advised that planning permission was likely to be granted and would generally be looked upon favourably. This positive feedback from the planning officer affirms the viability and acceptability of the proposed changes within the regulatory framework.

