



Design, Access & Heritage Statement

91 Hillway, London N6 6AB

Introduction

- 1.1 This statement sets out the design principles and concepts that have informed the proposed extensions and should be read in conjunction with the application forms, the and the proposed plans and elevations.
- 1.2 The application is being made at the same time as the proposed extensions to number 93. Both applicants have chosen the same architects however the proposals are independent of each other and can be judged individually on their own merits.

Site description

- 2.1 The two-storey semi-detached dwelling house has been previously extended and is located on the east side of the road. Hillway forms the principle spinal route through the residential Holly Lodge Estate. The 20th century property is of typical design in the Holly Lodge Conservation Area of which it forms a part.
- 2.2 The property is not listed however it is in the north-west part of the conservation area described in the character appraisal document as character area 1: Holly Lodge Gardens.

Policy framework and design guidance

- 3.1 **LDF Core Strategy**
 - CS5 – Managing the impact of growth and development
 - CS14 – Promoting high quality places and conserving our heritage**Development Policies**
 - DP24 – Securing high quality design
 - DP25 – Conserving Camden’s heritage
 - DP26 – Managing the impact of development on occupiers and neighbours**Revised Camden Planning Guidance 2011**
 - CPG 1 Design
 - CPG 6 Amenity**Holly Lodge Conservation Area Statement 2012 (section 4.20)**
London Plan 2011



National Planning Policy Framework 2012 - In addition, the latest NPPF provides a presumption in favour of sustainable development and, alongside local plan policies, it too seeks to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings, as well as taking account of the character of different areas.

Proposal

- 4.1 Extensions to the existing house comprising:
- i. Replacement s/s rear extension for the full width of the house - 9.92m wide x 4.15m deep with an 8m wide x 920mm deep central canopy shade.
 - ii. Loft conversion incorporating a 1.96m wide x 1.36m deep rendered rear dormer extension and a 2.65m wide x 2.815m deep tile hung side dormer window extension.
 - iii. Front/side garage extension projecting 2.33m forward of its current position.

Planning Considerations

- 5.1 The main planning considerations include:
- o The principle of the proposed extensions to the property
 - o Impact on neighbour residential amenities
 - o The overall visual impact on the character and appearance of the house and the conservation area
- 5.2 The s/s replacement rear extension for the full width of the house will have no further impact on the adjacent neighbour's amenities in terms of outlook or loss of light. In design terms it will be provide a contemporary addition that will also incorporate an 8m wide central 920mm deep shading canopy facing the existing rear terrace.
- 5.3 The proposed rear dormer window will mirror the dormer as existing on the adjacent property at no 93 and has been designed to be a similar size and appearance. As such it is considered that this element will be consistent with design policy.
- 5.4 The proposed side dormer extension has been designed to tie-in with the prevailing character of the road where there are a number of other similar side dormer roof extensions that have been allowed within this part of the conservation area. In-line with both the council's established design guidelines and also with Holly Lodge CAAC comments on many other such side dormer extensions in the road the proposed side dormer here will be set within the confines of the existing roof so as to be subordinate and



will be tile-hung to tie-in with the appearance of the main roof. The dormer provides the side stairwell access into the roof/loft conversion and its side-facing window will not serve a habitable room and as such is not proposed to be obscurely glazed.

- 5.5 The front garage extension, projecting a further 2.33m further forward will remain behind the front building line, will be in keeping with the main house and will not provide a prominent feature.

Summary

- 6.1 This application is being made at the same time as the proposals to extend the adjacent property at no 93. The same architects have been retained by both applicants however the applications themselves are independent of each other and should be judged on their own merits.
- 6.2 In terms of visual prominence only the side dormer and the front garage extension could be seen from the public realm. The side dormer will provide a subservient roof addition in terms of its scale and position within the confines of the existing roof. While side dormers are features that can easily be prominent of out of keeping in terms of their scale and material finishes, appropriate consideration has been given to Holly Lodge CAAC standing advice and also to the council's design guidelines in ensuring the size, position and appearance of the proposed dormer is appropriate and in context of the host dwelling and consistent with the prevailing character of the conservation area.
- 6.3 The garage projection will also not provide a dominant feature and should also be acceptable.
- 6.4 The rear dormer will not be visible from roadside views and has been designed to mirror the size and design of the existing rear dormer at no 93. Being a relatively small dormer extension it should be acceptable in principle.
- 6.5 The full width s/s replacement rear extension will also not be visible from the road or any public areas and in design terms a more contemporary approach in material finishes has been taken and a high quality palate of materials will be used. The new extension will not impact further on the adjacent neighbour's amenity in terms of either a loss of light nor will it be detrimental to their outlook.
- 6.6 As such there will be no harm caused in terms of the general visual characteristics of the conservation area. The materials used, will provide a high quality and mixed palette of traditional and more modern materials with sustainably constructed additions to the host dwelling appropriate to its setting and commensurate with the prevailing scale and



appearance of the existing properties in the road. There will be no further loss of light or general amenity for immediately adjacent neighbours. The extensions as described then, will remain consistent with the aims and objectives of the relevant design guidelines including the latest development and core strategy policies as detailed above.