

Design and Access Statement

19 Hillway

London N6 6QB

19 Hillway is a classic Holly Lodge Estate house. About fifteen years ago the house was extensively modernised by the previous owner and all the windows and doors replaced with plastic double glazed units. My clients bought the house about thirteen years ago and built on a single storey garage using their Permitted Development rights. In 2009 permission was granted (Planning Application 2008/5511/P) to extend the house at the rear, to convert the attic into a habitable room, and to replace all external plastic doors and windows with hardwood external doors and double glazed hardwood windows. This permission lapsed in January 2012. The owners are due to retire in 2013 and wish to return to England to live in the house and this Application is to renew the previous lapsed permission.

This Application however differs from the previous application in two ways. Firstly the pitched Conservatory style glass roof on the rear extension has been replaced with a flat roof. The two reasons for this are firstly that the flat roof will be much more discreet visually and secondly the flat roof will have greater thermal properties, there will be much less heat loss in winter and heat gain in summer and the insulation will be much more effective. The second alteration is replacing the rear glass doors with doors and windows in a more traditional style that fits the period of the house and matches the windows on the front elevation

At ground floor level the proposal is to demolish the existing laundry room and to build on a larger single storey living room overlooking the garden. The owners also want to demolish the existing small plastic conservatory extension which enclosed an open balcony on the rear of the house and to build a dining room, to infill the existing courtyard with a laundry room and add a porch. The height of the laundry room will be the same as the existing garage so it will not be visible from the street.

The front garden will be partly paved and partly gravelled to allow for surface water to drain away. The rear garden will be laid to lawn as it is now. Rainwater drainage from the flat roof will go into a soak away and be returned to the earth.

All new external walls will be white painted pebble dash render to match existing and all new doors and windows will be hardwood and painted white.

There are no access issues.