

78 Hillway - Holly Lodge Estate - London N6 6DP

29th February 2012
MB/kb/982-AP-DOR

DESIGN AND ACCESS STATEMENT

DESIGN

1. Planning Application

This Statement forms part of the householder planning application for two dormer windows, one on the north (side) and one on the east (rear) side of No 78 Hillway, a detached single-family house on the east side of Hillway in the Holly Lodge Conservation Area.

2. Application drawings (all A1-size)

982-AP-DOR-1	Survey plans - January 2008	1:50
982-AP-DOR-2	Survey elevations - January 2008	1:50
982-AP-DOR-3	Proposed plans	1:50
982-AP-DOR-4	Proposed elevations	1:50

3. Description

Planning permission 2007/5339/P was given on 21st December 2007 for alterations and extensions to this house, including "..... enlargement of the side dormer and installation of a new rear dormer" - both at main roof level.

During implementation of this scheme in 2008, alterations were made to the design of both dormer windows. These were duly constructed in 2008/2009, and further alterations were carried out in 2010 to bring them closer in appearance to the permission scheme.

The final appearance of the side dormer window (containing the new loft staircase) was not considered to be acceptable, and it was demolished in February 2012, and the original sloping tiled roof reinstated. A new design for the side dormer window is now proposed, which is (broadly) similar to the permitted scheme.

The final appearance of the rear window was (broadly) considered to be acceptable.

This planning application is therefore for a proposed replacement side dormer window, and for regularisation of the rear dormer window as already constructed.

4. Detailed description - side dormer window

This comprises a hipped sloping tiled roof, tiled cheeks, and a 3-pane window with lead-clad fascia. The hip is set 355mm down from the main ridge (identical to the December 2007 permission scheme), and the cill is 500mm above eaves height in conformity with Camden planning guidance.

5. Detailed description - rear dormer window

This comprises a hipped sloping tiled roof, lead-clad cheeks, and a single-pane window with lead-clad fascia.

ACCESS

1. Access arrangements remain as existing.

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