

TOWN AND COUNTRY PLANNING ACT 1990,

DESIGN & ACCESS STATEMENT

in support of the

**PROPOSED REAR EXTENSION
TO THE EXISTING RESIDENCE**

At

**62 Hillway
Highgate
N6 6DP**

as submitted to

**London Borough of Camden
Camden Town Hall Extension
Argyle Street
London
WC1H-8QE**

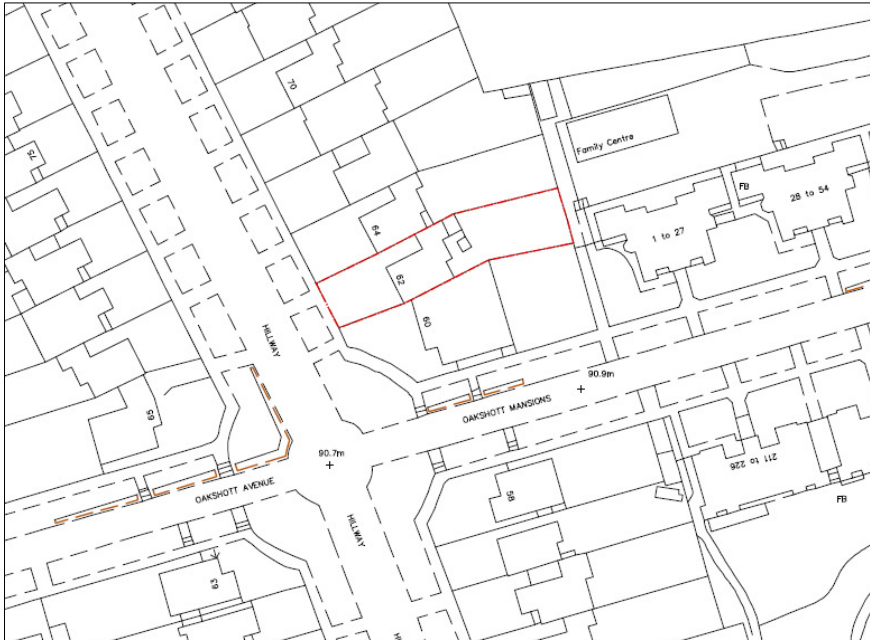
November 2011

Introduction

This Design and Access Statement notes the proposal for a rear extension to the existing dwelling and how the scheme seeks to maintain the integrity and character of the existing house without detriment to the overall character of the surrounding dwellings and the natural features on and around the Holly Lodge Estate.

Site Location & Description

The site is situated in the private residential area of the Holly Lodge Estate, Highgate located in the Hillway conservation area with easy access into Central London and to major trunk roads, and within walking distance of Highgate and Archway tube stations. There are many local leisure facilities and conveniences also within walking distance of the estate.



The application site is a detached house set in a mature plot which backs onto the flank of dwellings on Oakshott Mansions. The neighboring properties are set at a higher level to the north & lower level to the south due to the gradient at Hillway itself. The existing dwelling is of traditional construction with render and traditional timber work to the external walls at upper level and of white painted brick at lower level.

The pitched roof is plain clay tiled and the gable extending over the feature bays finished to match the render/timber upper level of the dwelling. A single storey extension adjoins to No.64 and extends to the rear of the property. There is an existing conservatory at the rear of the property which spans the width of the original building; the rear line of the side extension and the rear line of the conservatory are level with one another.

To the south of the property, no. 60 is a significantly larger dwelling with a double storey side extension linked to the flank of no. 62, the rear line of which extends beyond that of no. 62.

Planning permission is being sought to replace the conservatory with a single storey rear extension to cover the same footprint as existing and for a very modest upper storey extension bringing the line of the rear wall over the ground floor area; all as shown on the submitted plans and elevations.

Layout

The proposals show the replacement of the rear conservatory with an extension covering the same footprint but with a flat roof, parapet wall feature and lantern rooflights. At first floor level the rear wall lines of the existing bedrooms are extended to create an overall increase in area of 12.25m² at first floor level. The hipped roof to the north side of the property will be extended out to cover the new extension at first floor level whilst the section over the bedroom to the south side of the dwelling will be covered with a new flat roof, thus reducing any impact of the extension at first floor to a minimum and copying the style of the various and numerous extensions to the surrounding properties.

Scale

The proposed extension maintains the scale of the existing building with minimal impact at first floor level and improving the existing dwelling at ground floor level. The extension of the hipped roof at the rear is barely perceivable and the new parapet wall to the ground floor alterations will serve to improve the look of the existing dwelling by adding traditional tile creasing and brick on edge features and providing a smarter appearance overall. The first floor alterations only extend out as far as necessary to enable a comfortable master suite, fitting of such a dwelling.

Landscaping

The existing landscaping will not need to be altered to accommodate the alterations to the dwelling. The proposal aims to create a functional space without detracting from the existing building and natural landscaping, which prevails in the area.

Appearance:

The proposal is designed to be in harmony with the existing building and will use rendered finishes and matching brick, in line with the existing and adjacent properties with tile creasing and brick on edge features to the rear parapet wall. The newly extended hipped roof will be tiled to match the existing and the traditional roof lanterns will allow plenty of natural light into the ground floor along with the glazed doors.

Sustainability:

Central Government recommendations relating to sustainability could be incorporated into the proposals wherever possible. These could include the following:-

- a. Use of timber sourced from renewable forests with the appropriate certificates.*
- b. Modern methods of construction utilised to minimise the use of energy during the construction process and to provide efficient and quick construction.*
- c. The incorporation of insulation to the external walls, roofs and floors, to achieve the current Part L requirements of the Building Regulations.*
- d. The use of low energy light fittings and equipment wherever possible.*

Access :

The pedestrian and vehicular access to the site are unaffected.

Conclusion:

This Statement, together with the accompanying proposal drawings, form a planning application for the proposed rear extension to the existing house which will in turn provide benefit to the owner of the dwelling as well as fully preserving & enhancing the Conservation Area.