

**65 Hillway London N6 6AB**  
**DESIGN & ACCESS STATEMENT**  
**June 2010**

**Item     Subject**

**1.00     Existing Use**

The existing property is a three storey C3 dwelling house on the corner of Hillway and Oakeshott Avenue in the Holly Lodge Estate. The house is semi-attached to the neighbouring property only by means of the single storey garage. There is no neighbouring property to the Southern boundary.

The property is approached from the main road by a footpath through the landscaped front garden.

To the rear of the property is attached a conservatory leading on to the substantial rear garden.

**2.00     Proposal**

The proposal is to:

- Demolish the existing, dated, single glazed conservatory which is in a poor state of repair and replace it with a new, better insulated design with double glazed sliding doors that will be more sympathetic to the character of the house, conserve more energy and provide usable family living space.
- Extend the garage/storage room slightly towards the rear garden to allow it to be entered from the main living space and thereby converting it into a family/play room. Whilst extending the space, much needed remedial works will be carried out to the roof to stop current water ingress which is damaging the fabric of the property.
- Remove the dilapidated lean-to structure to the South side of the property.

**3.00     Existing gross floor space**

Ground Floor: 170 m2  
1st Floor: 105 m2  
2nd Floor: 77 m2  
TOTAL: 352 m2

**4.00     Proposed gross floor space:**

Ground Floor: 184 m2 (increase of 14 m2)  
1st Floor: 105 m2 (no change)  
2nd Floor: 77 m2 (no change)  
TOTAL: 366 m2

## 5.00 Design

The new structure to replace the conservatory has been designed to be more sympathetic to the appearance of the house and to take on board the tenets of the Arts & Crafts movement (paring down designs to their essentials, re-introduction of daylight and high quality craftsmanship). The limited solid elements of the side walls will be rendered to match the existing house and the new pitched roof and tiles will match those of the existing house to form a more cohesive look.

The bespoke structural glass sliding doors, whilst complimenting the existing building will add a contemporary feel to the lower part of the rear elevation and open up the ground floor to create a light and spacious family living area.

The extension to the garage will allow it to be used as a family/play room that can be accessed from the main ground floor living space. The new wall will be composed of timber framed glazed door and side panels, which will blend in with the existing garage and main building.

To add light to the new family play area it is proposed to install 2 1.2x1.2m glazed skylights that will project 40cm from the existing flat roof, although these will be mostly visually concealed by the 30cm high perimeter parapet wall.

The overall appearance of the building will be enhanced by the proposed alterations as it will replace the unsightly and unusable existing structures with new structures that:

- blend well with the existing main building
- are sympathetic to its architectural details
- are in keeping with the scale and design of neighbouring properties (including the approved extension at the neighbouring 67 Hillway)

## 6.00 Scale

The new structure to replace the conservatory will sit comfortably within the scale of the existing building, being set in from the side walls and matching the width of the present conservatory, which is 7.4m wide. It is proposed that the new construction will project 4m, which is the same as the farthest point of the existing conservatory. The new proposal will be 3.5m at its highest point (to the top of the pitch), which is 50cm lower than the highest point of the existing structure.

The new extended garage space will project 1.6m away from the existing rear wall, creating 7.6m<sup>2</sup> of additional living space. The height will be unchanged.

Neither of the proposed structures are likely to have any impact on amenity or light levels of the one neighbouring property. The conservatory replacement is lower than the structure it is replacing and the garage extension is single storey height. Moreover the steep incline of Hillway

means that number 67 is significantly elevated, ensuring that the proposed structures will have no impact on light levels.

#### 7.00 Access

The pedestrian and vehicular access to the site will be unchanged and retains three off-street parking spaces – two on the driveway and one on the grass verge on Hillway. The new structures will both be on the same level surface as the existing rooms and provide easy access to the garden.

The sliding doors to the rear conservatory extension will be approximately 1.7m wide each and be on easy glide mechanism, providing ample access for less able bodies users.

Each leaf to the garage extension doors will be a minimum of 80cm, in keeping with current DDA regulations.

#### 8.00 Precedents

Recently, similar applications for neighbouring properties have been granted as follows:

- 67 Hillway: Erection of a single storey rear extension to single family dwellinghouse (C3). (2008/3559/P)
- 66 Hillway: Erection of single storey side and rear extensions (2009/335/P).
- 79 Hillway: Erection of single storey side and rear extensions (2009/3900/P).
- 94 Hillway: Erection of single storey side and rear extensions, plus addition of new rooflights (2009/5260/P).
- 19 Hillway: Erection of rear dormer window and side roof light, and front porch, rear and side elevation extensions (2008/551/P).

#### 9.00 Conclusion

The proposal to replace the conservatory was discussed in pre-planning consultation with Jenna Litherland on 11.5.10. She queried whether planning permission would be necessary for the proposal, as if the house was deemed to be detached it would be considered permitted development. However she advised that as the house is attached by means of the garage that an application should be made. However it seemed there was some debate as to whether a house attached by means of a garage should be classed as semi-detached or simply, detached.

Nevertheless, Ms Litherland considered the proposals acceptable and advised that planning was likely to be granted with ease. The detailed plans were subsequently discussed with Jennifer Walsh on 2.6.10 who echoed Ms Litherland's view.

Neil Masters, agent to Mr & Mrs S Begg