

**SEABROOK ARCHITECTS**  
**CHARTERED ARCHITECT**

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**TOWN AND COUNTRY PLANNING ACT 1990,**

**DESIGN & ACCESS STATEMENT**

**in support of the**

**PROPOSED EXTENSION & ALTERATIONS  
TO THE EXISTING RESIDENCE**

**At**

**94 Hillway  
Highgate  
N6 6DP**

**as submitted to**

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

Date : 05/11/2009



Seabrook Architects LLP

Continuation.

## **Introduction**

This Statement deals with the design and access parameters of the application proposals and explains the concept for the additions and alterations to the existing residence. This statement explains how the design for the proposed works seeks to maintain the integrity and character of the existing house without detriment to the overall character of the area and the natural features on and around the site.

## **Site Location & Description**



The site is situated along the east on to Hillway in Highgate easy location from North Circular A41 to A1, and near to Highgate tube station approx. 5 miles in exclusively residential area and located in the Hillway conservation area. The application site is currently a detached house with 3 bedrooms plus study set in several ornamental trees at front & rear of the property. The front of site is level properties and slopes downwards from rear patio area toward end of rear boundary. 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 front external walls rendered and timber cladding at first floor on front elevation at the rear there is a lean to glass conservatory structure , and rear walls rendered with main roof duo pitched tiled roof with hip ends and there is a single storey garage adjoining No.96 and extending to the rear with flat roof.

Planning permission is being sought to extend side & rear single storey with part double storey at the rear and internal alterations. The aim is to bring the current level of living standards to the needs of the current owners requirements and entirely upgrade & refurbish the existing property.

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### **Layout**

The proposals incorporate an extension to include at ground floor a utility room, gym, kitchen & study to the side & open plan dining space to the rear. The main entrance to the residence remain with new staircase created giving larger space in hall and entrances to all rooms. The full width glazing doors and windows provide access to the patio, the garden etc.& provides a slightly more contemporary architecture to this rear elevation. The existing first floor alteration will provide two en-suite facilities, and a family bathroom. The small rear end first floor level stepped addition provides for a slightly enlarged master- suite area. The loft space will house a hobbies room.

### **Scale**

The proposed extension maintains the scale of the existing building and only extends features which currently exist. The ridge line of the roof line is maintained of the adjoining properties without creating any adverse impact or loss of amenity to other properties in the vicinity. In fact the kitchen extension does not now extend to the full depth of the current & existing single storey building.

### **Landscaping**

Shrub beds, and trees are to be retained while additional landscaping will be provided to rear garden. Additional planting, all in keeping with the Landscaping Policies, will further enhance the plot. The proposal aims to create functional spaces without detracting from the design concept and natural landscaping, which prevails in the area.

### **Appearance :**

The proposal is designed to be in harmony with the existing buildings ,and front timber cladding removed, and half timber as original to be reinstated to match with existing properties up & down Hillway. New doors and windows are to be installed again as per the original. The rear new patio is created and existing levels are retained to ensure there is no impact on neighbouring properties.

### **Sustainability:**

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

- a. Use of timber throughout the proposal sourced from renewable forests with the appropriate certificates.*

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- 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 use of rainwater plus recycled grey water for irrigation and flushing purposes.*
- d. The incorporation of high levels of insulation to the external walls, roofs and floors plus double-glazing, to achieve high levels of insulation above the current Part L requirements of the Building Regulations.*
- e. The use of low energy light fittings and equipment throughout wherever possible, with LED's as the main source of light to circulation areas and together with zoned central heating controls, again resulting in an energy efficient mechanical and electrical installation.*

**Access :**

The pedestrian and vehicular access to the site is in tarmac finish and the paths and paving area is retained as existing.

**Conclusion :**

This Statement together with the accompanying proposal drawings form a planning application for the proposed extension and alterations to the existing house will in turn provide an upgraded level of accommodation to meet the needs and fully preserve & enhance the Conservation Area of its location. The application as now submitted complies with the published supplementary planning guidance for an acceptable form of proposal and are now presented for formal consideration.