

2 December 2009

**Site Address:** 66 Hillway, London N6 6DP  
**Our Ref:** JOB-0906/1-DAS091123-1-mmp  
**Subject:** Design and Access Statement

## **1. Introduction and Site Location**

- 1.1. This Design and Access Statement is submitted in support of proposed alterations to the front garden landscape and minor alterations supplemental and complementary to **approved application ref: 2009/3354/P**, granted 15/09/2009, to the linked detached house at 66 Hillway, London N6, as described below.
- 1.2. Hillway is located on the Holly Lodge Estate which was designated a Conservation Area on 01.06.1992. The Estate is located on the south-facing slope beneath Highgate Village, between Highgate West Hill and Swains Lane.

## **2. Application Design Proposals**

- 2.1. The proposal includes provisions for alterations to the front landscape as described in detail below.
- 2.2. The proposal also includes the installation of 2 x conservation style roof-lights to the side elevation in order to bring additional natural light into the approved loft room. While the proposed roof-lights look toward the neighbouring property at 64 Hillway, it is onto the stairwell, which is not defined as habitable space. The existing windows at the main run of stair (between the ground and first floors) to the side elevation of 64 Hillway are obscure glazed.
- 2.3. This proposal also requests to substitute the approved French doors to the kitchen at the rear elevation with a painted timber frame conservation style window to match others in order to achieve a better kitchen layout.

## **3. Change of Use / Loss of Dwelling**

- 3.1. The property is currently arranged as a single-family dwelling and will remain so; there will therefore be no loss of dwelling.

## **4. Impact on neighbours / Structural Integrity**

- 4.1. Structural investigations will be carried out upon approval of this application and a structural engineer will be commissioned for designs and calculations as required.

## **5. Method Statement for Material removal**

- 5.1. Material removal procedures will comply with Camden Council and Holly Lodge Estate guidelines where appropriate.

## **6. Landscaping / Trees**

- 6.1. No trees will be removed from this site.
- 6.2. The front garden currently comprises of a very defined driveway along one side consisting of concrete pavers with a sand and gravel centre strip, and a sand and gravel pathway dividing the garden almost in half and separating a lawn area with a perimeter planting bed dotted mostly with rosebushes. We propose to redesign the entire area with the aim of eliminating the conspicuous driveway in order to focus attention to the house entrance by the introduction of a more defined pathway to the front door without visually cutting the garden in half. This will be achieved with the use of a bold circle spanning either side of the path connecting and linking the two halves. The path itself will be of brick laid in a herringbone pattern with a brick edge border to each side, and whereas the circle and the materials used to create and fill it extend either side of the path, the path itself remains unique, defined and singular in every way. The other side of the path (opposite the 'driveway') provides ample planting beds for plants and trees of varying height and densities selected to flower, colour and scent at different times to achieve interest throughout the year. The borders to these planting beds continue the design and materials of the 'driveway' side, with the circles overlapping the larger diameter 'driveway' circle to achieve a balance of scale.
- 6.3. All hard surface landscaping will be set in a permeable manner to allow ample drainage of rainwater.

- 6.4. Any garden or porch light fixtures will be of a conservation style, and directional at a maximum angle of 70 degrees from the vertical plane. The porch light will be subject to section 25.12 of the Camden Planning Guidance 2006.

**7. Parking**

- 7.1. The current approved application provides off-street parking 2 cars, this will remain unchanged.

**8. Access**

- 8.1. There will be no alteration to the means of access.

**9. Refuse / Recycling**

- 9.1. There is currently no provision for refuse and recycling; this application proposes the permanent installation of a double sized hardwood slat bin store to house general household waste and recycling within the front garden area as located on the accompanying drawings.

**10. Amenity Space**

- 10.1. There will be no reduction of amenity spaces.

**11. Privacy**

- 11.1. There will be no issues of privacy, as the proposed roof lights do not overlook habitable space to the neighbour's property.