

Design and Access Statement

Site Address:

80 Hillway
London N6 6DP

Date:

290108

Planning Application No, (if relevant):**Contact Details:****Applicant:**

Hamid Gholizadeh
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London N6 6HH

Agent:

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Our Ref 2352/4.01/RC/

29 January 2008

Proposed Use of the Development

Additions and alterations to an existing dwelling.

Context

The existing building is a detached house from the early part of the 20th century and forms part of the Holly Lodge Estate. As such the house is in a conservation area.

The house is on a sloping site with originally identical, although much altered houses at either side of it.

Statement of Intent

The owner of the building intends to upgrade the house to provide good quality family accommodation. As such, it is his intention to comply with all relevant legislation, and for the comfort and enjoyment of the end users, to make the house as accessible as possible.

Design

The new alterations to the roof intend to bring the house up to a modern standard, by providing improved access to the existing loft extension. The external appearance of all alterations, takes its cue from the surrounding buildings, and attempt to complement the original design of the house.

The ground floor extension, likewise seeks to improve the family accommodation by providing a large open space family room. The design is similar in nature to several extensions along the street, but given its secluded aspect seeks to improve the quality of daylight to the existing house, by offering an increase in the glazed area. There has been a recent planning approval for an extension to this property, but this design seeks to enhance the consistency of the buildings in this part of the street by copying a recent planning approval at number 78.

Sources of Guidance

We have used as our main source of reference the Approved Document to Part M of the Building Regulation (2004), although not all of it is relevant to the proposed work.

Specific 'Access Issues' with the Proposal

Access will be through the front door as is currently the case.

Toilet Facilities

Altered toilet facilities, will remain in their existing locations.