

**70 HILLWAY HIGHGATE N6 6DP**

## **DESIGN & ACCESS STATEMENT**

### **THE EXISTING PROPERTY**

The presented four bedrooms, three storey house. 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 facilities and conveniences in walking distance of the estate.

Gross Floor Area: 196, 5 m<sup>2</sup> Tenure: Freehold Local authority: Camden Council.

### **SUMMARY**

The proposal: 4m ground floor rear extension for detached house, first floor: extended one bedroom 2.7 m with en-suite bath. House is situated on hill; distance from ground level to ground floor house level is minimum 1.7 m. that high distance is useful for: utility space, laundry, new position for electric box and etc. Total new area 53, 6 m<sup>2</sup>.

### **SCALE OF DEVELOPMENT AND ACCESS**

The scale of alterations of extension has been considered in terms of its relation to the subject and neighbouring properties. The extension will not overshadow the neighbouring property. The existing main access to the house.

### **FORM AND DESIGN**

The new elevations bricks - render will be built in matching existing. New timber French doors and window will be of traditional timber framed construction, double glazed and painted – white. New roof light on right flat roof.

### **BUILDING ENCROACHMENT**

The proposal does not encroach on neighbouring properties, and the light is well.