

D&A Statement

The Site:

The existing detached house is located within the Holly Lodge Conservation area, a garden suburb only 4 miles from central London. Constructed in the 1920s, the style of the house was influenced by the Arts and Crafts period characterised by the hipped roofs and leaded windows. Recent additions of PVC windows and a rear PVC conservatory have however diluted the aesthetic. The mature landscaped gardens with several ornamental trees slope from front to rear by approximately 6.5m across the whole site.

The Proposal:

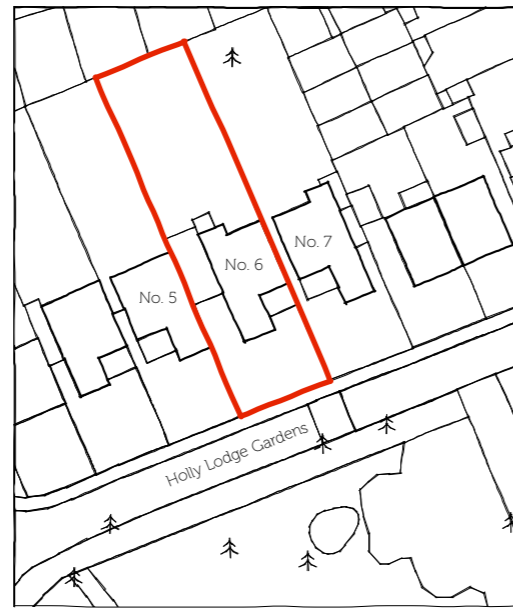
The proposals look to remove the PVC conservatory and replace it with a more appropriate structure that takes its aesthetic from the garden whilst still responding to the original house. Natural, robust materials will be used in a crafted manner a kin to the arts and crafts principals that influenced the design of the original house as opposed to just 'mimicking' the style.

High levels of insulation will be used in the new extension to reduce conductive heat loss and improve air tightness. The rooflights above the stairs will act as a key part of the natural ventilation strategy required once we have achieved a greater level of air tightness and thermal efficiency. A wildflower roof has been proposed to attenuate rainwater run off from the new extension.

The new extension will have a level threshold providing improved access.

Extant permission:

Permission was granted in 2013 for a rear extension, garage and dormer window (Ref: 2012/6393/P). The current proposals are smaller in scale and step the rear extension away from the boundary with No.5 Holly Lodge Gardens reducing any potential loss of amenity on the neighbouring property.



Location plan



Scale 1:1250



Revisions:
P - PLANNING SUBMISSION 27/6/2014

Project title and client:

6 Holly Lodge Gardens
Highgate, London, N6 6AA

for: Nick Friedlos and Julia Cooper

Drawing No:

1326-L01

Drawing title:

Location Plan / D&A Statement

Date:
18/6/14

Drawn:
JM

Checked:
AP

Revision:

P

Scale and size:
1:1250 @ A4

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ARCHITECTURE AND DESIGN

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Do not scale from this drawing! Check all dimensions on site. If in doubt ask.