

## **Design & Access Statement**

**Re: 2 Hillway, London, N6 6QD**

The property is a large semi-detached property arranged over two floors and is situated on the East side of Hillway. The property is not listed but is in a Conservation Area. The property is a single family dwelling with four bedrooms. The property would be considered a good quality home in a sought after residential area. The property has a modest rear garden, mainly laid to lawn. There is a front garden to the property - all typical for the age and style of the property. Over the years the property has undergone a first floor rear extension and minor alterations. The property is conveniently situated for local shops, amenities and transport links.

**Design:** The proposal is to convert the loft to create a bedroom with en-suite facility. This will include a small rear and a small side dormer, both with matching hip roofs. Windows to the dormers will be timber framed casement style, painted white. The proposed dormers will match the size and style of those to the neighbouring property, no. 4 Hillway. From the dormer windows there will be minimal over-looking to neighbours. Energy efficient features and sustainable materials will be employed wherever possible and practical.

**Access:** Access to the site will be as existing. The general movement to and through the site by all potential users is facilitated by a simple circulation pattern. Pedestrian access into and within the building complies with Lifetime Houses Standards as recommended by CABI and ODPM and Building Regulations. External spaces will be provided with an automatic hooded security light system.

In conclusion, it is felt that the proposals have minimal impact on neighbouring properties, by way of loss of out-look, natural day-light or privacy. There will be a minimal change to the street scene. The applicant is committed to good design and is respectful of the need to maintain standards in the Conservation Area where he resides.

**M BURNAND.**