

10 Hillway, London N6 6QA

Design and Access Statement

# Design and Access Statement

**Supporting the Application for Planning Consent**

**For a single storey rear extension at 10 Hillway, Holly Lodge Estate, London N6 6QA**



Front view of 10 Hillway, London N6 6QA

## 1. Site

The property is a 1920's house situated on the corner of Bromwich Avenue and Hillway. It is located in Highgate, North-London. The house is part of the conservation area Holly Lodge Estate. The Holly Lodge Estate has a very distinct character, influenced by both the 'arts and crafts' and the 'garden city' movements. All the houses are very similar in style and the vehicular gates around the estate underline its uniqueness. Most neighbouring houses of this property have rear extensions, in varying appearance. The direct neighbour No. 12 has an extension that rises to two storeys at its northern end. Through the estate is a gentle slope southwards. The level difference measures about 300mm between this property (No 10 Hillway) and its neighbouring property (No 12).



No. 10 Hillway

## 2. Use

Mrs Hanife Halit has been living in this property for many years. She and her family have enjoyed the house but the kitchen, living and dining spaces are too cramped and the daylight and temperatures in the conservatory are a problem. As a result, the client wishes to replace her existing rear conservatory with a new extension. This proposal seeks to improve the quality of the accommodation with more balanced daylight and better environmental performance. By opening up the rear rooms to one open-living-space, she seeks to provide a better kitchen, dining and living space for the ground floor.



Internal views of the existing conservatory

## 3. Scope of Works

The proposed external alterations consist of:

- A new single storey extension to the rear of the property with high quality materials that will substantially improve both the energy rating of the house and as well as the overall appearance.
- Demolition of internal walls and certain parts of the rear external wall for open-living.
- The external wall will be rendered and painted white to match existing with a new corner window and new sliding folding doors.
- The roof will be sloping, it will be grey matching the appearance of the traditional metal roofs in the area. It will have a parapet running around all 3 sides of the extension, for a tidy visual appearance, hiding the proposed rooflight.
- The overall concept is to enhance the back of the house with a design that is not over-bearing, a simple volume with reduced lines that does not negatively affect the distinct character of the local area.



#### 4. Area and scale

The footprint of the original house is 80sqm. The existing extension is currently 18sqm, the proposed extension will measure 34sqm. Thus the extension will be only marginally bigger than the existing one. The new extension will be slightly deeper to match the depth of the neighbouring single storey rear extension (approx. 4.5m). The proposed extension will step back on the south facade just like the existing extension (achieving a width of 7.5m approx.), and its roof will slope down in the same angle to maintain a low visual impact on the views from the public footways (3m approx. lowest part of roof).



The proposed extension will step back like the existing conservatory, therefore less visible from the footway



View from existing living room looking towards the rear garden

## 5. Layout

The front and side of the house will remain as existing. Towards the rear ground floor of the house, some existing walls will be removed. Together with the new extension, this rear of the house will become one generously sized open space. The kitchen will be able to stretch out into the new extension with a long worktop. The new extension has been designed with an increased depth to allow a reasonably sized dining area, which is currently too squeezed for the growing family of the owner. The Living Room will remain in its existing location.

## 6. Landscaping

The patio will be laid with natural stone. Due to the increased depth of the extension, the patio will be re-located further westwards into the garden retaining the same depth of approximately 4m from front to back. The resulting marginal reduction of lawn area will have no impact on the appearance of the generously sized garden.

The patio will be raised by two steps. Together with the wide sliding folding doors, this will make the garden more inviting; the access from the extension will be made easier.

## 7. Character of the Area

The scale of the buildings within the Holly Lodge Estate is a key factor in defining the character of the conservation area. The preservation of the character of the conservation area has been a priority throughout the design development. The limited nature of the proposal, relative to scale and size to the existing building, means that the actual impact on the view of the rear facade would be minimal.

In addition we consider that the choice of materials and general design will complement and enhance the existing building.



The appearance of the neighbours' single storey extension will be improved



## **8. Neighbour's Amenity**

The proposal has been carefully designed to ensure there is no adverse impact on the amenities of the neighbours. There is no issue of adverse impact relating to overlooking and the neighbour's privacy with respect to the use of their garden is preserved. The extension will cover the side wall of the neighbours' single storey rear extension, thus providing a significantly better appearance from the south view.

The issue of privacy, daylight and sunlight has been carefully considered during the design development to ensure that there is no adverse impact to the neighbouring properties.

## **9. Appearance**

The proposed rear extension will be a low single storey extension, with a sloping roofline to avoid an overbearing appearance. The new extension will feature a large roof light to the centre of the roof. The walls to the new extension will be white render walls. The proposed glazed rooflight, window and elevation are designed to run in straight lines, which will improve the appearance of the rear of the house. The gutters will be hidden adding to the visual effect. The roof will have a lead effect membrane roof.

There will be a hidden gutter to the rear of the external coping of the external wall. All new windows will be metal double glazed windows. The metal roof-lights will be set into the lead effect membrane roof and will be set into the roof space minimising any protrusion above the roof line.



Rear view of the existing conservatory

## 10. Access

There is a side passage to the south side of the existing house, which can be used during the works. There are three garden gates. One near the front door, on the Hillway side. One gate on the side of Bromwich avenue which is rarely used, but may be used during the construction works. The third gate is at the end of the garden. Fences and gates will be re-instated at the end of the works to exactly match the existing.

The proposed glazed patio doors will have a wider opening than at present, thus allowing better access and use of the terrace and garden. Also the patio will be raised by two steps. Together with the wide sliding folding doors, this will make the garden more inviting; the access from the extension will be made easier. Otherwise there will be no change in how the Property will be accessed and used.



Steps and side passageway (view towards the house, view towards the rear of garden)