



Design and Access Statement

3 Holly Lodge Gardens

N6 6AA

**BRIAN
O'REILLY
ARCHITECTS**

The Studio, 31 Oval Road
London NW1 7EA

t.02072671184 e.mail@brianoreillyarchitects.com

INTRODUCTION

3 Holly Lodge Gardens is a two storey house on the Holly Lodge Estate built in the arts and crafts style. The house is a single structure which sits on a large plot with a long rear garden.

This application is for a loft extension, the addition of two dormers to the side of the building and the addition of roof lights to the front and rear of the property.

The proposal takes into account the guidelines set out in the 'Holly Lodge Estate Conservation Area Design Guide'.

LOCATION

3 Holly Lodge Gardens
Camden
Greater London
N6 6AA

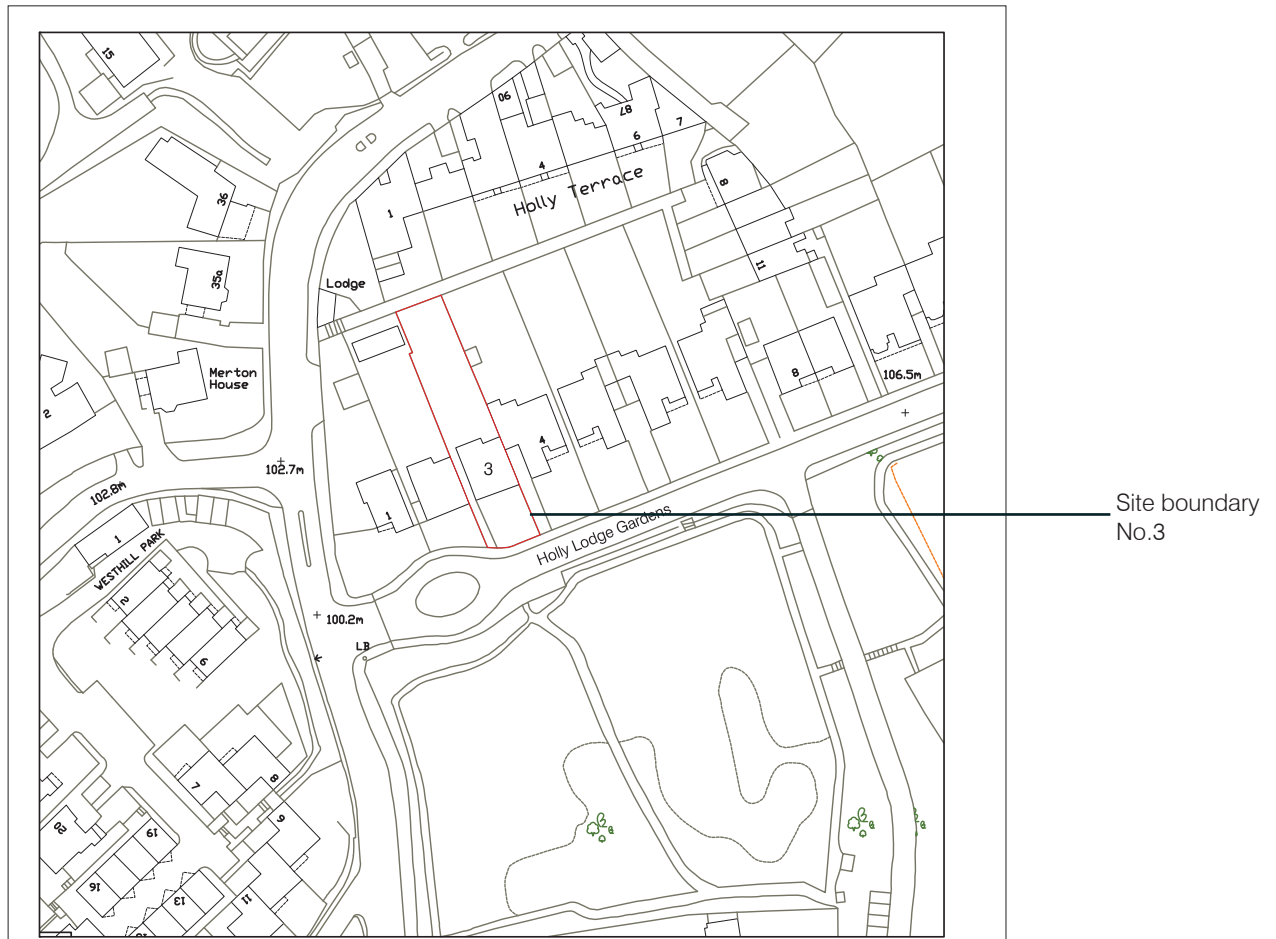


fig 1. Location plan (not to scale, see 392-100-E)

SITE ASSESSMENT

3 Holly Lodge Gardens is a two storey house on the Holly Lodge Estate built in the arts and crafts style.

The building is located in the Holly Lodge Estate Conservation Area but is not listed.

The neighbouring houses are of a similar style but are not identical in either size, form, features or finishes.

There are no Article 4 Directions on the land.

The property benefits from a front garden and a long back garden.

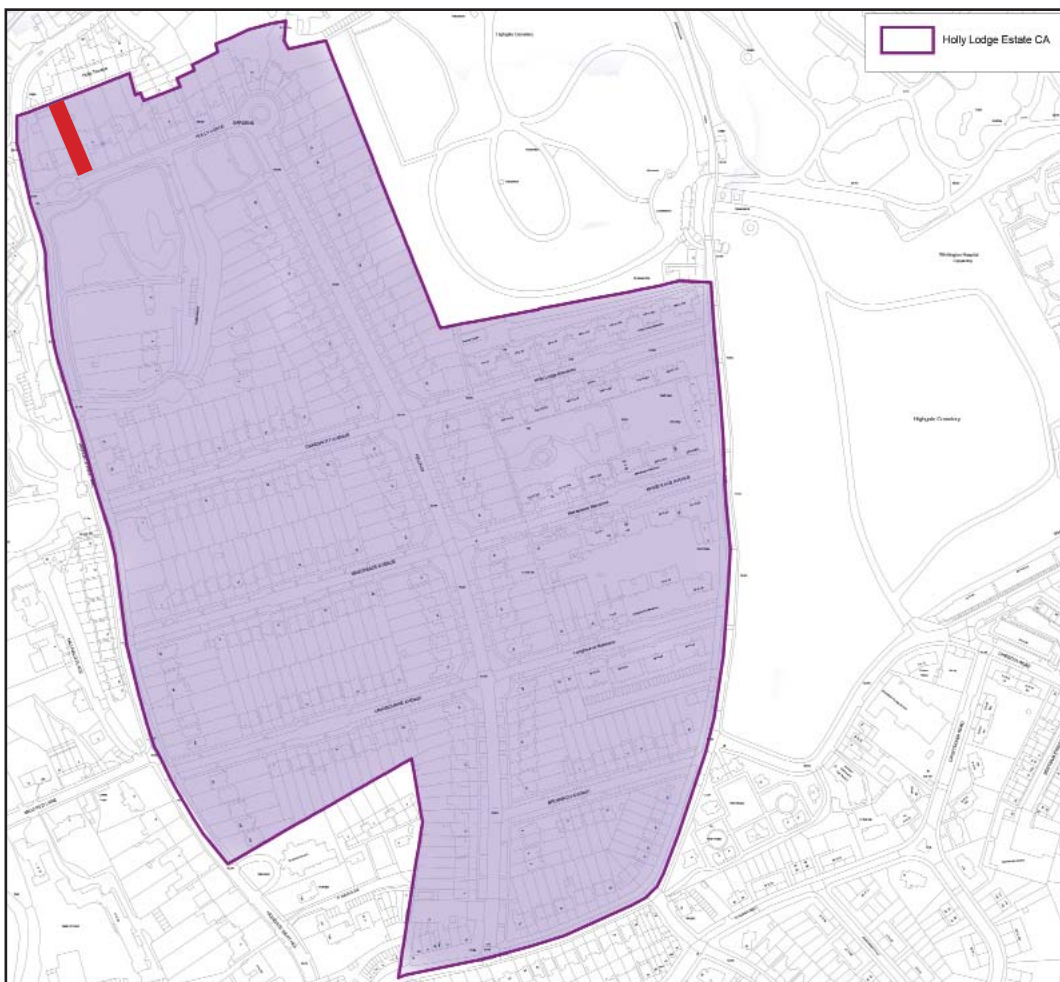


fig 2. Holly Lodge Estate Conservation Area Plan (not to scale)

PROPOSAL

The proposal is for an extension into the existing roof space and the addition of two new dormers and rooflights. The currently unused attic space will be converted into two bedrooms and a bathroom. The existing internal layout of the house will otherwise remain unchanged other than the provision of a new staircase for access.

The proposed alterations will provide additional space for the family.



fig 3. Front elevation photograph of the existing house



fig 4. Rear elevation photograph of the existing house

ROOF EXTENSION

BULK AND SCALE

MATERIALS

We have proposed to build the extension using high quality, robust materials that will compliment the character and appearance of the existing house.

The arts and crafts style of the original house has informed the extension. The fenestration of the new dormer windows is broken down in scale to create a sympathetic relationship with the rest of the house. The windows will be in white painted timber to match the existing.

AMENITY

Amenity remains as existing as the extension is to the roof only.



fig 5. existing front (not to scale, see 392-200-E)



fig 6. proposed front (not to scale, see 392-200-P)

SIDE DORMERS WINDOW

The side dormers provide space for the staircase leading to the loft space whilst the other side dormer will allow light access into the bedroom. The exterior of the dormers will be clad in clay tiles to match the existing roof. The windows will be in white painted timber to match the existing.

ROOF LIGHTS

The additional roof lights will improve the quality of light internally and reduce the need for artificial lighting.

The style and proportion of the roof lights is complimentary to the existing proportions of the house.

The detail and materials of the new windows will be matched to the existing.



fig 7. existing rear (not to scale, see 392-201-E)



fig 8. proposed rear (not to scale, see 392-201-P)

SUSTAINABILITY

It is our aim to use the extension of the house as an opportunity to maximise its sustainability. We aim to employ the following sustainable elements:

- Increase substantially the levels of insulation
- High performance glazing
- Increase the amount of natural lighting
- Use low energy lighting
- Use water efficient sanitaryware

ACCESSIBILITY

The accessibility at lower levels is unaltered however the new loft is well lit naturally and the staircase leading to it is within guidelines for domestic dwellings.