



## Design & Access Statement

### 81 Hillway, Highgate, London N6

#### Background.

81 Hillway forms part of the 'Holly Lodge Estate' which was developed in during the 1920-30's and was substantially complete by 1935.

The property sits within the Holly Lodge Conservation Area. There is no Article 4 Direction applied to the estate. Therefore some of the works proposed are permitted development.

The property sits on the western side of Hillway where the linked detached houses have varying connections and permutations.

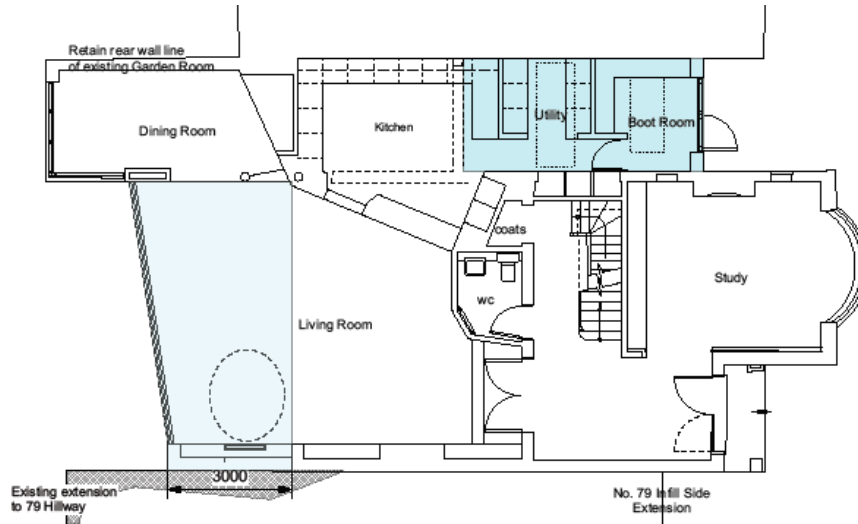
#### Proposal:-

The alterations and improvements comprising:-

- i) basement storeroom,
- ii) ground floor side extension (utility and boot room),
- iii) rear ground floor extension (living room overlooking garden)
- iv) first floor rear bedroom extension (5.5 sqM+/-)
- v) first floor bathroom over entrance porch,
- vi) rear elevation hip to gable and bedroom in roof.

1 The basement store is located central to the property. Access will be under the existing stair and leading to a store 3.10 x 8.70M. The store will have back ground ventilation but no natural light or external windows. The proposed store will have no external impact and remains central to the existing building.

2 The ground floor extension follows the established and recently approved pattern demonstrated in the adjoining properties. The infill between the party wall and the flank wall of the house will contain a boot room and utility area. This is a single storey structure which is set behind the brick details of the adjoining property No.83. The height is similar to the adjoining properties and the recess created by the setback mirrors adjoining pattern. The detailing of the new elevation mirrors the existing garage doors and neighbouring buildings.



Ground Floor plan. Proposed extension coloured.



Neighbouring Property No.83, GF extension almost flush to front wall, 1<sup>st</sup> floor flush with line of porch, there are similar properties with side and 1<sup>st</sup> floor profiles in the adjoining houses on the northern side of Oakeshott Avenue. Note gable to front elevation



Infill ground floor construction built up to and including the line of the adjoining porch.

House sit directly over porch as proposed to No.81

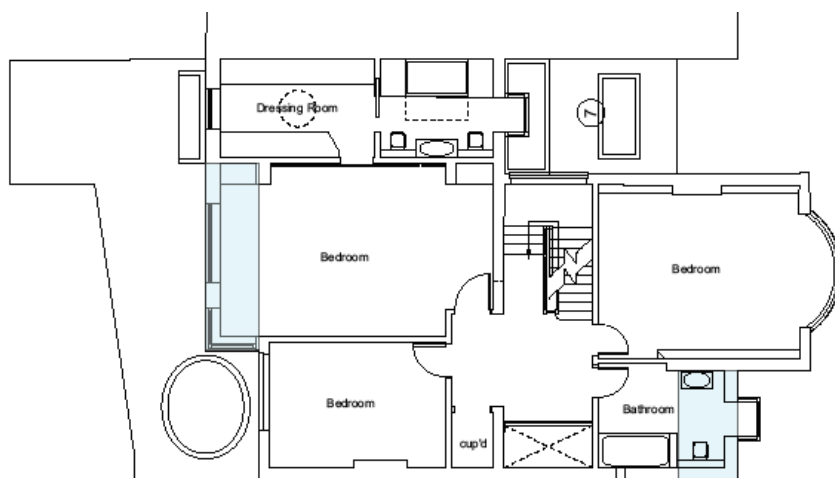
3 The rear ground floor extension is broadly in line with Permitted Development constraints. 3.00m deep but at an angle to utilise the west and southern light. The extension sits behind the garden elevation of No.79 Hillway on the southern boundary. The northern side is contained by the existing garden room which will be retained and improved to form the dining room (see following photo for 1<sup>st</sup> F)



Looking south over adjoining rear extensions.



4 The first floor extension is a 5.6sqM in area. It is contained by the existing 1<sup>st</sup> floor to the northern side and forms additional floor area for the principle bedroom. This forms a modest extension which is contained by the existing walls and does not impact on the amenity of the neighbouring properties.



5 The new bathroom at the front of the house is partly built over the existing porch. This is a common feature in many of the houses on the western side of Hillway. It should be noted that many of the houses on the east side are 'flat fronted' with no recess or return over the entrance door. The existing rainwater pipe will be retained for the new bathroom.

The existing porch supports the structure over and the roof slopes are extended to continue the eaves line. This is the model for the proposed bathroom extension. The window pattern will reflect the established character. The existing porch which will be retained and bought back to a character similar to neighbouring properties.



Existing Original construction built over front door used as model for 1<sup>st</sup> F front extension

6 Hip to gable extension. There are numerous roof extension locally, many of these follow the profile of the gables on the front elevations as can be seen on the front cover of the Conservation Area Appraisal. Many rely on dormer windows which are perched on the principle roof slopes. These are out of character with the Arts & Crafts ethos suggested by the original design concepts. There seem to be colour miss match which contribute to the lack of integration into the roof slopes.

There are hip to gable extensions which are also of variable form. However these extend the profile and integrate the new accommodation into the existing profile of the roof.

The proposal is not viewed from the roads or from public areas. The proposed rear elevation will have limited aspect from adjoining land and not long views from adjoin streets. The variety of approved and constructed rear elevation exhibit little matching characters. The introduction of the gable proposal will help to unify the group and combined with the re-modelling of the rear elevation will restore balance to the rear elevation.



Rear Extensions and roof extensions. 23 Oakeshott Avenue (seen across gardens) has a hip to gable extension similar to 87, Hillway. 71, Hillway also has a hip to gable extension but recessed perhaps 75cm from the eaves.

There are numerous front gables within the Holly Lodge Estate and of varying scale. The rear gable would not be a feature which is out of character with the existing fabric.

The side dormer window will be clad in clay tiles re-used from the existing roof to integrate the new dormer window with the existing. The profile of the proposed dormer follows the pitch of the main roof with a shallow lead capping with lead roofs. The use of sloping side walls softens the profile of the dormer window and has a greater Arts & Crafts character than the square sided contemporary designs.

The extension of the staircase window enhances and lifts the detailing of the flank wall. The replacement window to the first floor bathroom will also add character to the area between the flank walls of the properties thus enhancing the area to the side of the main elevation.

None of the details proposed are alien features, they use established patterns and work to embody the detailing in a character compatible with the styling of the estate as a whole.

