

# Design & Access Statement

Project: Extension & Alterations  
at 35 Hillway, London, N6 6AH

Reference: 1809\_R001

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Applicants: Kate Meadows  
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London  
N6 6AH

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NW5 2ES



Proposed - artist's impression

## The Property

35 Hillway



Streetscape elevation



View from garden as existing



View to garden from existing ground floor

## The Proposal

The existing property was built in the 1920s, and is a 4 bedroom detached house. It is located on the western side of Hillway, within the 'Hillway' Character Area 2 of Holly Lodge Estate Conservation Area.

The property is to be the home of the applicant. She wishes to: build a ground floor extension at the rear of the property, rebuild the existing garage, refurbish the first floor and create a small rear facing terrace, and convert the loft space with dormers to the side roof pitches.

The proposal has been carefully considered, to ensure that the scale and aesthetic of the proposed extensions are appropriate and in keeping with the guidelines for the Holly Lodge Estate Conservation Area.

The application is similar to other recently approved applications in the Conservation Area.



Proposed view from south-east



Proposed view from north-east

## **Design**

The proposal has been designed to sit comfortably with the existing building and wider context, while being articulated honestly as a good quality addition to the building fabric. The form and materials of the design seek to avoid any negative effects on surrounding buildings and context. Key principles that have informed the design include accessibility, adaptability and sustainability.

The amenity of the neighbouring properties has been carefully considered and, where possible, communication with neighbours has been key to developing the proposal. Privacy and security are key concerns to the applicant, for medical reasons, and the design has been informed accordingly.

### **Ground Floor**

The ground floor extension seeks to increase the amenity of the ground floor with a modest extension into the garden, allowing for a modern kitchen and open plan living space; and an enlargement of the existing garage/store.

The built form of the proposed extension is secondary to the main building. The proposed rear extension is set 1.5m beyond the line of the existing garage/store. This allows for a large garden area to be retained, thus in keeping with the requirements of the Holly Lodge Estate Conservation Area Appraisal and Management Strategy and local character description of the 'Hillway' Character Area 2.

The roof of the rear extension is proposed to be a green roof, as is encouraged by Camden Local Authority. This decision is in keeping with the applicant's desire to incorporate environmental principles where possible into the build. The ground floor extensions are single storey only and are lower than the height of the proposed porch. The design allows for glimpses from the street towards greenery in the garden beyond the studio, and ensures that the bulk and mass of the rear extension is sympathetic to the scale of its surroundings.

The ground floor plan has been designed with accessibility as a primary consideration, anticipating the future needs of the owner/applicant. Generous circulation space, level thresholds and wide doors have been incorporated into the design, with the open plan design allowing for flexibility of use in the future.

A new porch is proposed to the front of the house, with timber detailing in keeping with the 'Arts and Crafts' style of the local area. It will replace the existing porch, which is a late 20th Century addition.

### **First Floor**

A small terrace is proposed to the first floor. The terrace is to have screening to a height of over 1.7m on the side adjacent to 33 Hillway, and will have planters to the perimeter, thus protecting against overlooking and providing a 'garden' element to the terrace.

### **Loft**

A study is proposed to the loft area. In order to minimise the visual impact of the dormers, they have been set back from the line of the eaves and wall below and are approximately half a metre below the ridge line. The dormers are symmetrical, and ancillary to the primary roof form. The use of opaque panels within the face of the dormer removes any risk of overlooking the neighbouring property at 33 Hillway. Similar dormers are well precedented within the Hillway Estate as shown in the images on the following page.

## Materiality

The material finishes are a key concern of the Holly Lodge Estate Conservation Area Appraisal and Management Strategy.

The local character is as described below -

'a common architectural vocabulary of half-timbering, render, timber casement windows, doors and porches, and prominent clay tiled roofscapes across the estate,'

The proposal is consistent with and sympathetic to the above - where possible, traditional; 'Arts and Crafts' details are to be retained or reinstated. Notably, the existing porch, which is a late 20th century addition, will be replaced with a new porch, more in keeping with the local character, with 'Arts and Crafts' style detailing and materials to match the existing main building.

The rear extension is to be a white render finish, to match the existing, with clay creasing tile details, as a reference to the clay roofing that is key to the character of the area. It is to have a green roof, to minimise the visual impact of the structure and help it to blend into the garden setting.

The dormers are to be clad in clay tiles to match the existing roof, with timber and lead detailing.



Render



Clay Tile



Dark Timber



Green Roof

## Heritage Statement

The site is located within the Holly Lodge Estate Conservation Area, within the 'Hillway' Character area and the proposal seeks to avoid any negative effects on the characteristics of the area.

In keeping with the estate's 'introverted secluded character' the proposal seeks to protect against overlooking and minimise any changes visible from the street.

The Holly Lodge Estate Conservation Area Appraisal and Management Strategy describes the key factors that contribute to the character as:

- The overall quality of the design of the estate, which draws benefit from the physical form of the hillside and the remnants of the garden of the original house and the setting of houses in a generous green landscape;
- the architectural approach which is low rise, predominantly two storeys in an English vernacular tradition with steep pitched roofs and gables, traditional materials, brick tile and render, and the harmony of the overall appearance of the houses, both detached and semi-detached, on the west and central parts of the estate;
- the use of symmetrical house forms both within the streets and used to articulate the junctions between branch roads and the principal 'spine road' (the junction of Hillway with Oakeshott, Makepeace and Langbourne Avenues);
- the drama of the mansion blocks on the east side of the estate with the 'tudorbethan' fronts and plain rendered rear elevations;
- the setting of the dwellings: the houses which are set behind low walls, hedges, gates and front gardens which reinforce the idea of the cottage garden, and the clipped hedges and lawns to the front of the flats.

Key concerns are listed as below:

- Loss of architectural detail and inappropriate replacements
- Overlarge or inappropriately detailed dormers and roof extensions
- Side extensions that fill the gap between separate houses
- Loss of soft landscaping to front gardens and loss of traditional boundary treatments
- Impact of large rear extensions

The proposal seeks to preserve the characteristics of the Conservation Area through considered design of the form and materials of the proposal; great care has been taken to address the above statements as a part of the design process.



## Precedent Planning Applications

The proposal is well preceded, with similar schemes approved in recent years at properties in the immediate area. In particular, extensions at the following properties should be noted:

### 55 Hillway\_\_2017/7032/P

- Full width rear & side ground floor extension (replacing and enlarging existing garage)
- First floor & hip roof extension to 'square off' rear elevation
- Side and rear dormers



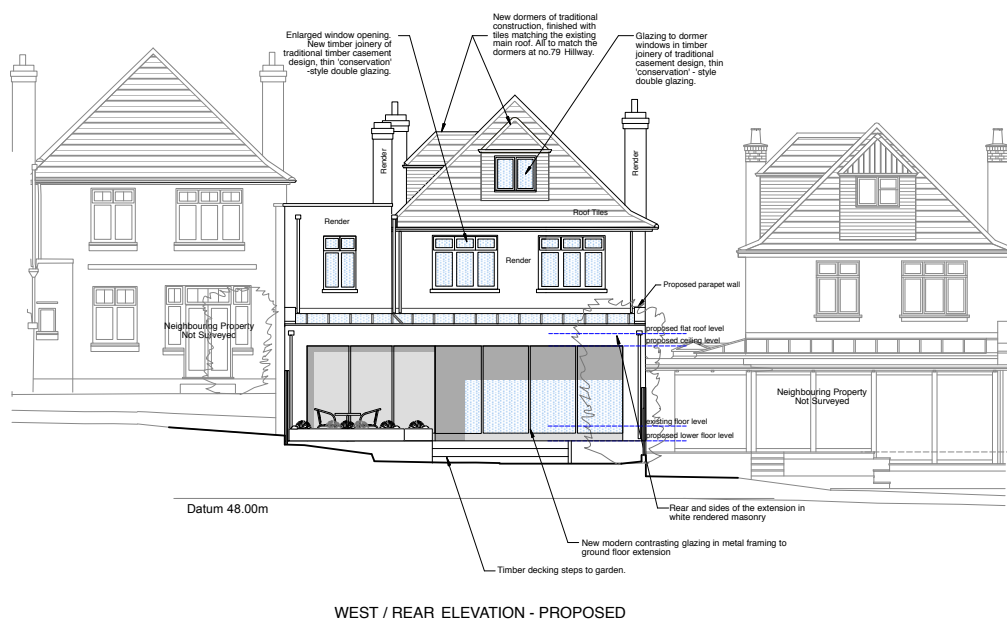
## 77 Hillway\_\_2014/3609/P

- Single storey rear and side extension at ground floor level,
- Installation of 2x dormers to the north facing roof slope and 2x rooflights to the south facing roof slope conversion of second floor and garage into habitable space
- Erection of a single storey rear garden studio including hard and soft landscaping works.





- Single storey front extension to the north elevation under the projecting first floor level extension with lantern skylight
- Full width extension following the demolition of the rear lean to extension
- Rear and side dormer roof extensions with roof lights to the flank elevation and associated fenestration alterations to existing dwelling house.



## 89 Hillway\_\_2017/0558/P

- Single storey rear and side extensions, following the demolition of existing garage to the flank elevation
- Dormer roof extension to the flank (north) elevation, and installation of rooflights to side and rear elevations
- Privacy screen to the flank elevation



**Dormer Precedents on Hillway**

In addition to the recently approved proposals noted above, there are a large number of dormer conversions that are visible from Hillway.



## **Skylight and Sunlight**

The proposed works have been designed to avoid impact on the skylight or sunlight available to neighbouring windows or external spaces. The proposed glazed doors and windows will increase the amount of daylight to the interior spaces.

## **Flood Risk**

The Environment Agency's flood risk maps show the site to be at no risk of flooding by sea, rivers or reservoirs. The risk map also shows that the risk of flooding from surface water is very low

## **Sustainability**

The extension will be built to contemporary standards, providing a highly insulated external envelope and reducing the overall energy requirement of the property. Improved levels of natural light will be provided via the proposed glazed doors and windows, reducing the need to artificially light the space during hours of daylight.

The front garden is to be improved with the removal of the existing tree stump and coniferous trees, and suitable replanting in keeping with the local character of the area. Additional planting of fruit trees is proposed to the rear to increase the biodiversity of the site, in line with the garden character of the Holly Lodge Estate.

Solar hot water panels are proposed to be installed to the south facing pitch of the roof, which will reduce the reliance on electric hot water heating.

The provision of a green roof will help to improve the biodiversity levels of the site, in addition to providing an attractive outlook.

## **Access**

Vehicular and pedestrian access to and from the property will not be affected by the proposed works.

The increased floor area at a consistent level across the ground floor, together with refurbished and more accessible WC facilities, will provide increased amenity to any inhabitants or visitors with visual or mobility impairments.

## **Parking Provision**

Parking is provided off street on the existing driveway and will remain unchanged by these proposals.

## **Tree Survey**

There is one tree, labelled T1 on drawing E012\_Block Plan, which has been identified as within potential falling distance of the proposed extension. The scheme will be constructed so as to avoid any negative impact on the tree.