

Design and Access Statement

2 Holly Lodge Gardens N6 6AA



INTRODUCTION

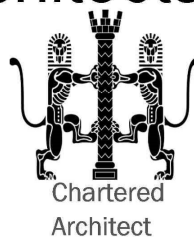
2 Holly Lodge Gardens is a two storey house on the Holly Lodge Estate built in the arts and crafts style. The house is a single structure which sits on a large plot with a long rear garden. This application is for a rear and side addition with roof lights.

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

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LOCATION

2 Holly Lodge Gardens
Camden
Greater London



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

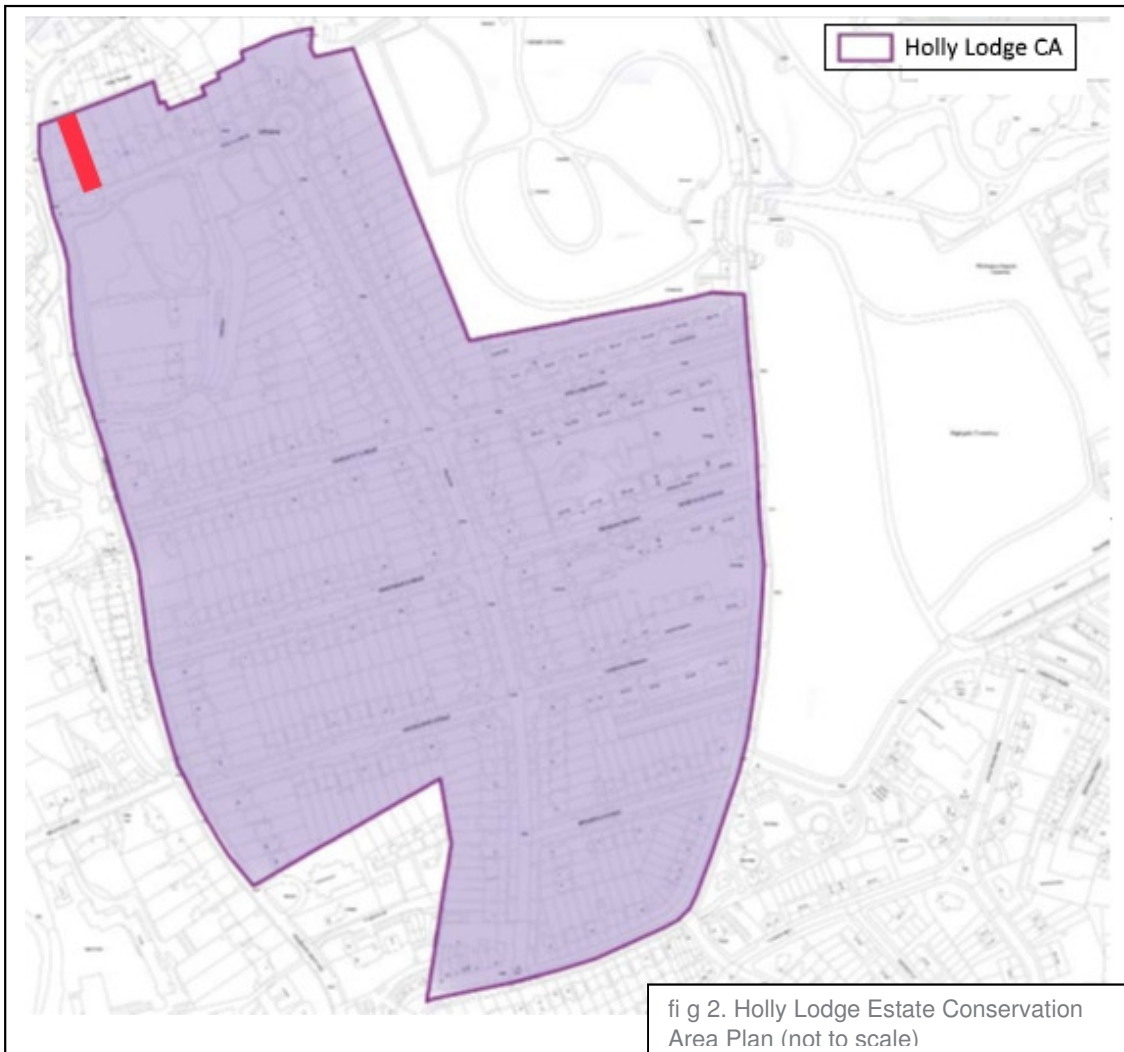
SITE ASSESSMENT

2 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.



PROPOSAL

The proposal is for an extension into the side and rear ground floor.

The garden is sufficient in length to accommodate the ground floor rear extension.

The side extension will preserve sufficient separation to the adjacent property.

Existing internal layout of the house will otherwise remain unchanged other than minor internal arrangement changes.

The proposed alterations will provide additional living and a new kitchen space for the family.



Rear and Side Extension.
BULK AND SCALE

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MATERIALS

We have proposed to build the extension using high quality, robust materials that are consistent with the vernacular materials and that will complement the character and appearance of the existing house.

The arts and crafts style of the original house has defined the design approach to the extension. Rendered walls with contrasting darker window frames with slim line aluminium.

The glazing will be formed of smaller glazed panel elements which will be submitted for approval under planning condition.

The windows will be in white painted timber to match the existing.

Neighbouring amenity

The Neighbours amenity remains as existing as the extension to the rear ground floor is setback from the boundary by a minimum of 1000mm. The height of the extension will be kept to a minimum whilst retaining a consistent ceiling line within the house. The foundation edge has been retained behind the site boundary. The extension has been retained behind the 45degree sightline from the nearest window within the rear elevation of No.3 Holly Lodge gardens. The residents will be unaffected as was the case with the previously permitted planning application 2 Holly Lodge Gardens, London, N6 6AA (2010/2270/P) granted on 13th July 2010.



Rear Elevation overview, showing rear ground floor extension to No.1 Holly Lodge and deeper rear building line.



Front elevation
overview image
showing
contextual setting
of No.2 Holly
Lodge Gardens



Side elevations
showing
contextual setting
of No.2 Holly
Lodge Gardens



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 adopting 0.14u value ratings in excess of building regulation requirements.
- High performance glazing.
- Increase the amount of natural lighting
- Use low energy lighting.
- Use water efficient sanitary-ware to newly refurbished internal areas.

ACCESSIBILITY

The accessibility at the ground floor will improve to ensure all areas are fully wheelchair compliant.

Increased levels of living space to the ground floor will allow a ground floor bedroom to be incorporated with an adjacent bathroom for elderly parent visits.

Neighbours and stakeholders.

All neighbours are invited to contact the architect by post to highlight any concerns in order that design can be adapted to address any concerns they may have.