

Amendment Statement

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

Reference: 1809_R005
Date: 11/04/2019

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London
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Front elevation as proposed

Description of Proposed Amendments

The proposed amendments to the approved scheme (ref:2018/3223/P) have been developed following consultation with and requests from the owners of 33 Hillway and are designed to mitigate against any perceived impact of the proposals on this neighbouring property. The proposed amendments are summarised below:

Ground Floor

Further to the recent approval (ref:2018/3223/P), the neighbour at 33 Hillway has requested that the footprint of the single-storey ground floor extension be reduced. The proposed amendment makes adjustments to the size of the ground floor extension footprint, reducing the extension by 450mm from the southern boundary and 750mm from the previously consented rear building line.

Details of the ground floor extension have been revised to allow for ease of construction, and to suit preferred door and window systems. The size of rooflights to the ground floor rear and side extensions have been amended to show the proposed products.

The detail of the timber frontage to the ground floor side extension has been revised, providing a screen to conceal bins and bikes from the street and giving a garage-like appearance.

The detail of the front porch remains unchanged from the consented scheme.

The existing ground floor window on the north-facing (side) elevation has been omitted to improve security of the property.

First Floor

The first floor has been revised to include a new stair configuration between first floor and loft levels.

The window opening to the first floor en-suite has also been amended to better suit the internal layout.

Roof Alterations

The proposed amendments to the roof include revisions to the size and location of rooflights to avoid any perceived overlooking of 33 Hillway, and to suit amendments to the internal configuration. All rooflights are proposed as Velux products and are aligned with the existing roof pitch.

The size of the rooflight to the southern roof pitch has been reduced in width and is relocated so that it is situated farther away from the existing dormer of 33 Hillway. The rooflights on the northern roof pitch are shown farther towards the rear of the building, away from the street. The dimensions of the west facing rooflight have been adjusted to reflect the proposed product.

Summary

The principal changes to the consented scheme include:

- Changes to rooflights on the main roof;
- Changes to rooflights on the ground floor rear and side extensions;
- Reduced size of the ground floor rear extension.