

35 Hillway, Holly Lodge Estate, London N6 6AH

Design & Access Statement

June 2019

Proposal

It is proposed that a small side dormer on the north elevation is constructed to provide sufficient room for a staircase for safe access and emergency exit to the approved loft space.

The Design and Access Statement was drafted following notification from LB Camden's Development Manager that medical/disability information is needed to support a specific planning application requirement. Accordingly, the applicant has given a brief explanation of the approach to access, with particular reference to inclusion of disability needs of the applicant to LB Camden's Building Control officer who analysed the site and the proposed internal stair options. As a result of this assessment, the contractor formulated a design amendment for a north elevation dormer to achieve an inclusive design that satisfied Building Control requirements and considered disabled mobility needs of the applicant¹.

Background

A previous application ref 2018/5291/P for a side dormer on the north elevation of the main roof was refused on 5 February 2019. The reason(s) for the Refusal was stated as:

The proposed roof extensions, by reason of their size, detailed design and location in a group of buildings with a largely unaltered roofline, would result in harm to the character and appearance of the building, the group of buildings of which it forms a part and the wider conservation area, contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017 and policies DH2 (Development proposals in Highgate's Conservation Areas) and DH5 (Roofs and roofscape) of the Highgate Neighbourhood Plan 2017.

This application has addressed the previous reason for refusal by significantly reducing the width of the dormer from 4.8m to 2.8m the same size as dormer most recently approved (2019) on Hillway. Additionally, the design amendment ensures the detailed design accords with design guidelines and demonstrates that there is no harm to the character/appearance of the building, nor the group of buildings of which it forms a part nor the wider conservation area.

Rational for the dormer application

Design amendment for dormer application is proposed due to:

- Following applicant's consultation with Building Control² at LB Camden on staircase construction to the approved loft space and specifically in consideration of the applicant's disability needs. The spiral staircase currently proposed does not accord with required disabled access and alternative twisted staircase does not meet requirements of Building Control.

¹ In accordance with Section 10 of Camden Planning Guidance Access to all.

² Camden Planning Guidance Access for All point 3.6 Applicants are advised to consult the Council's Building Control service at an early stage in the formulation of development proposals to ensure conformity with the relevant requirements relating to access. 5.2 The design of changes of use, alterations and extensions to existing buildings and spaces should take the opportunity to improve access for all. 5.3 Applicants should however consider their duties under the Equality Act 2010, which apply to both new and existing buildings. 5.5 Developers should be guided by the proposed end use and the end users in determining the right level of access.

- To accommodate suitable stair access to applicant's home office, as well as to allow for safe emergency escape. Given the applicants degenerative disabilities the stairwell is also designed so an internal lift may be retrofitted without altering external appearance of the house (See Disability Statement-Appendix A).
- In response to further consultation with immediate neighbours, Holly Lodge Estate (HLE) residents with dormers built in 2019 and Holly Lodge Estate Conservation Committee members; thus, redesign with reduction of size of dormer and window detail change meets all HLE and neighbour comments, specifically:
 - LB Camden planning officer Delegated Report for refused application in February 2019. CAAC consultation comment point 5 (page 2) that "The north facing dormer should be reduced in length". The dormer has thus been reduced by 2m in length.
 - LB Camden planning officer Delegated Report for refused application in February 2019. No33 Hillway comment point 4 (page 2) that "No concerns on the north facing dormer". This point was reiterated during June 2019 consultation with No33 Hillway.
- To address points raised by LB Camden planning on dormer size and window, the design is aligned with similar precedents within 35 Hillway's group of house design and location as well as the extensive number of similar precedents across Hillway and Holly Lodge Estate-i.e. the proposed dormer is same size or smaller than HLE dormers granted planning within last 2 years (including applications on Hillway passed within last 6 months also at 2.8m. (See Appendices B1 and B2).

Dormer Design Directives

The proposed north side dormer is to provide sufficient width and headroom to safely access (and emergency exit) of the loft home office following guiding principles of the 2010 Equality Act and LB Camden Planning Guidance Access For All, March 2019 whereby:

'The Council expects all development of buildings and places, including changes of use and alterations or refurbishment of existing buildings, to be inclusively designed and useable by all to promote equality of opportunity. Well-designed, accessible buildings and spaces ensure that homes, jobs, ... are accessible to everyone and increase equality of opportunity and social inclusion. The Council will seek to ensure the highest standards of access and inclusion...'

The dormer design, in consideration of this and Camden Planning Guidance aforementioned, also addresses requests of Holly Lodge Estate Conservation Committee, neighbouring properties as well as the conditions necessary for the applicant's disability requirements for independent living. Whilst the proposal provides suitable safe access, emergency escape and allows for insertion of stairlift, in accordance with HLE and Camden Planning Guidance, the reduced size design and changed window is also sympathetic to the Arts and Crafts design³ of the property that is different in style from the row of houses to its north which have Arts and Crafts Mock Tudor design detail as well as an altered roofline in one of the 4 houses. Comments raised by The Holly Lodge Estate Conservation Committee have been responded to, and planning policy and officer's guidance has been followed.

³ 35 Hillway belongs to style usually associated with L. George's 1920s social housing drive of 'Homes Fit for Hero's'. This style predominates on southside of Hillway and on Langbourn (property of which forms the west boundary of 35 Hillway). I.e. 35 Hillway is bordered by 3 different house types only one of which is the same detail design as 35 Hillway i.e. the Langbourn property. 35 Hillway is not of the same design group as the properties to north of it nor as Council rightly pointed out to the same design type as 33 Hillway.

Pre-application Design advice

The proposed design was developed after careful consideration of a number of issues including dormer planning points raised previously and consultation as follows:

- June 2019 site meeting with LB Camden Building Control officer
- Consultations and correspondence with HLE CAAC member/HLE Trustee
- Consultations with neighbours including formal meetings at no33 Hillway

Email and telephone consultation has been attempted with LB Camden planning department for pre-planning advice.

Dormer Design

The existing condition to be changed in accordance to revised drawings attached – drawing nos 2041/1revB, 2revD and 3 revB.

The following design decisions ensure the dormer is in-keeping with the aesthetic of Holly Lodge Estate and viewed as subordinate to the existing roofscape, namely:

- The dormer has been designed in accordance with Holly Lodge Estate and Camden Council planning policy guidance i.e. the dormer is modest in size, Arts and Crafts styled and constructed in traditional materials.
- Ridge height & pitch of roofs remain unaltered in accordance with CAAMS 2012, p 45.
- Dormer is partially hipped in line with comments from Holly Lodge Estate. Detail is similar to several recently consented dormers including at 55 Hillway (ref:2017/7032/P), 81 Hillway (ref:2018/1502/P), 89 Hillway (ref:2017/0558/P) and 77 Hillway (2014/3609/P). Also see precedent studies in Appendix B below.
- To minimise visual impact the dormer is set back from the front roof slope and set 500mm below existing ridge height in accordance with CAAMS 2012, p 44.
- The dormer is set up from the eaves by 0.5m, as required by CPG1. This addresses the issue in LB Camden planning officer Delegated Report for refused application in February 2019 para 3.7 (page 5)
- The sloping topography of the site negates any risk of overlooking and further reduces impact of the dormer on the street scene.⁴ The roof features Velux rooflights already approved within application reference 2018/3223/P dated 17 October 2018 and reference 2019/1992/P dated 7 June 2019.
- In line with consultation with HLE Conservation Committee and immediate neighbours (who supported measurement of dormers recently built & internal tests/trials of climbing stairs in the smaller dormers built), the proposed dormer has been reduced in width by 2000mm minimising perceived impact on Hillway.
- The window to the side of the dormer will be of timber construction to match existing. Glazing bar arrangement is sympathetic to historic window types and architectural character of the Estate in accordance with CAAMS 2012, page 42. New and replacement windows to be high quality timber frames and glazing bars with white paint finish. White render wall pebble dash finish to match existing external wall treatment in accordance with CAAMS 2012, p.45.
- The dormer will comprise tiled pitched roof and cheeks clad with clay tiles to match existing roof i.e. rustic reds tiles to match original roof materials in accordance with CAAMS 2012, page 44 and 45.
- Side of dormer will be fully tiled in accordance with CAAMS 2012, page 44. Dormer face is partially tiled.

⁴ With no objections raised in pre planning consultations from any in the group of houses to which 35 Hillway belongs and with especially strong endorsement of support for the application from the northside neighbours at 37 Hillway.

Conclusion

This application for a reduced dormer with amended detail design on the north elevation is considered to address previous comments and be compliant as follows:

- The dormer window proposed allows the installation of an internal staircase providing compliant and safe access & emergency exit suitable for restricted mobility/disabled persons
- The size is reduced in width from 4.8m from previously proposed to 2.8m and is smaller than other approved dormers within HLE and same size as Hillway dormer approved in last 2 months.
- The design complies with all guidelines when carefully considered.
- Numerous properties within HLE have dormers including the majority in the group to which 35 belongs and 2 out of the 3 adjoining/35 boundary properties. There is also precedent in that dormers in the immediate vicinity have been recently approved without other houses in the group of buildings having dormers.

The proposed amendment is modest in size, sensitively designed and considers the extensive number of precedents and approved dormers in the Holly Lodge Estate, together with the group of houses to which 35 Hillway belongs.

35 Hillway, Holly Lodge Estate, London N6 6AH
Appendices for Design & Access Statement
June 2019

APPENDIX A –Design and Access Statement⁵ - Applicant Disability Needs Statement

Summary of The Applicants Disability As part of appropriate design for sustainable, independent living following Camden Council, HLE CAAC guidelines/Codes and Party Wall Agreements there are also considerations of the applicant's injuries and consequent disability access issues. The **proposal is designed to meet:**

Physical disability needs of conflict veteran/humanitarian worker who, with therapy, can currently walk. However, multiple-injury damage means intermittent immobility, chronic pain and progressive degenerative risks (similar to multiple sclerosis) including heart damage, restricted leg/hip mobility, limited use of hand/right arm-treated in local hospitals but the applicant had to move from long-time home in Camden to a smaller, better adaptable property close to Royal Free hospital, Hampstead Heaths Women's Pond (used for hydrotherapy exercises) and on bus route to St Pancras Hospital Veterans Recovery Unit to manage symptoms and sustain health for independent living. Move/location and design are planned for current & future physical mobility and access needs-e.g. stairs designed to minimise trip hazard from dragging left leg/twisted foot with open access and sturdy/straight grab rail, easy/smooth/non-stick opening doors/windows for safe entry and exit, wide/wheelchair access in hallways/rooms circulation/shower room access. Design provides flexibility to change inner space use as disability progresses with provision for carer and/or downstairs bedroom/studio.

Mental Health Injury needs-specifically war zone PTSD symptoms management: the design is planned for mental injury management i.e. need for quiet & protection (privacy/security screening panels, triple acoustic glazed Velux windows etc.); layout for hypervigilance/visual access for security checking to create reassuring environment for psychological stability to facilitate independent home living for mental trauma/war PTSD with physical disorientation & associated anxiety from Traumatic Brain Injury/cracked skull. Living with the effects of stress and pain from Frontline conflict and crises working risks PTSD flare-ups impacting daily life. These need to be managed by appropriate/mental injury aware design for supporting environment.

Home Office: Due to impacts of prolonged planning process the applicant has been unable to work but when well, advises Parliament Committee's specialising in crises, supports several charities, writes for, teaches & mentors Frontline conflict workers. The applicant aims to continue to usefully contribute to local community and international society given the design and build of an easily accessible, safe and appropriate home office. The space has to be extremely quiet, have green/environment outlook-i.e. hypervigilance aware designed (for applicant's PTSD as well as to manage PTSD of the war injured Dr Meadows supports/mentors in home office). Further, whilst still able to mount stairs -which is now proven to prolong access mobility/independent living & general physical health of those with mobility injury & heart damage- it is important the applicant has access to stairs that meet safe entry and exit requirements of above listed injuries i.e. situated with limited twist/turns, in small dormer in line with the majority of houses on Hillway and across Holly Lodge Estate. HLE neighbours support this need for independent living and home working and advised on office development (i.e. HLE Conservation Committee advised home office could not be constructed above garage as originally explored and 33 neighbours did not want double height extension as granted in 55 Hillway (2017) planning. However, wide ranging advice was offered for support of loft conversion for suitable home office.

⁵ Camden Planning Guidance Access for All states D&S required to *explain the thinking behind a design and its context in a proposal in a structured way*. The thinking behind this design amendment is based on Camden Planning Management correspondence over need to clearly state medical condition, Camden Council Build control discussions as well as neighbours supports for the applicant to trial small staircases in dormers built in 2019.

APPENDIX B - Precedents for 35 Hillway North Dormer

The proposed dormer is well preceded in the immediately surrounding area, both in neighbouring properties to the south and rear of 35 and with majority of properties on Hillway and Holly Lodge Estate having similar roof alterations including dormers and rooflights which are generally larger than that proposed for 35 Hillway. Due to the sloping topography of the site the dormers location on the north side of the property mitigates overlooking and is only viewed at oblique angles from Hillway, ensuring it is less pronounced than most others on the Holly Lodge Estate.

B1 - Examination of 35 Roof Profile Context- Summary of Study of Neighbouring Roof Profiles

35 Hillway is an unlisted Arts and Crafts style building which was much altered in mid-20th century including alteration to roofline with removal of chimneys and imposition of a '1960s styled' porch connected to the roof that is unsympathetic to original style. As well as being situated on a road whereby the majority of houses have rooflines altered by dormers, the small dormer proposal at 35 Hillway is also well preceded in the immediate context. The majority of properties in the group of houses closest to 35 Hillway have roof alterations including dormers, hip to part gable and/or rooflights. The dormer design addresses concerns of size and window of inappropriate design previously raised in order to conserve the character and appearance of the conservation area, and to be sympathetic to the host building of Arts and Crafts (specifically Lloyd George's 'Home fit for a Hero' adopted style).

In recent (May/June 2019) consultation and under advice of Holly Lodge Estate Conservation Area and in accordance with HLE Appraisal and Management Strategy the north side dormer design preserves the shape and articulation of the Arts and Crafts design to preserve the roofscape of HLE Arts and Crafts design houses. The design is sensitive to and consistent with the majority of houses in HLE and is appropriately scaled for the family group of design to which 35 Hillway belongs i.e. 'Arts and Crafts-style commonly used in 1920s social housing as part of the 'Home Fit for Hero' policy.

The application building is located on Hillway between Langbourn and Makepeace Avenue some of the houses of which follow Arts and Crafts HFFH styling, others follow Mock Tudor design. As aforementioned 35 Hillway follows Arts and Crafts styling as do 2 of the 3 bordering properties that also have altered rooflines with more than one dormer. One neighbouring property 37 Hillway, does not have a dormer but is a different design to 35's HFFH Arts and Crafts styling being part of a row of Mock Tudor style houses- this incomplete row of 5 Mock Tudor houses also has altered roofline e.g. see dormer at 45 Hillway. Additionally, these houses are opposite a row of Mock Tudor style houses the majority of which also have dormers i.e. there is significant inconsistency/variation of design on Hillway between Langbourn and Makepeace and no *complete terrace or groups of buildings* (CPG1-Design) with roofline unimpaired by alterations. In brief over 50% of buildings in this area of Hillway with different house styles have dormers and/or hip to gable extensions. Houses in this group with dormers include:

- 22 Hillway-Arts and Crafts (SH) Style has north and east dormer, rooflights and rear hip to part gable.
- 24 Hillway- Arts & Crafts (SH) Style north & south dormer highly visible to Hillway and rooflights.
- 26 Hillway- Mock Tudor A&C Style has south dormer and half hip.
- 27 Hillway-Arts and Craft Style, hip to part gable and rooflights
- 28 Hillway- Mock Tudor A&C Style has north and south dormer and half hip to rear.
- 31 Hillway- Mock Tudor/A & C Style, south dormer highly visible to Hillway & half hip to rear.
- 33 Hillway- Arts & Crafts ('Statement House') Style has north and south dormer highly visible to Hillway & rear half hip.
- 34 Hillway-Mock Tudor A&C Style north and east dormer highly visible from Hillway & rooflights.
- 35 Hillway-Arts & Crafts 1920s Social Housing Style-unlisted, with mid-century additions & chimneys removed.
- 28 & 31 Langbourn adjoining rear neighbour to 35 Hillway is similar Arts and Crafts style has 2 north dormers clearly visible from 35 Hillway as well as rooflights.
- 36 Hillway Mock Tudor style with north dormer.
- 38 Hillway-Mock Tudor Style, has north and front dormers highly visible from Hillway as well as a hip to part gable to the rear.
- 40 Hillway-Mock Tudor Style with north dormer.
- 45 Hillway-Mock Tudor Style, has visible dormers to the rear as well as rooflights.

B2 - Most Recent Precedent Planning Applications

No.35's proposal is also well precedented in planning permission approvals in recent years with similar schemes approved in last 2 years at properties in the surrounding area. Considering comment from HLE CAAC on dormer design, the proposed no.35 dormer emulates in style no.55 Hillway's north dormer (ref 2017/7032/P) constructed in 2018. Furthermore, a nearby house in similar Arts and Crafts HFFH style as 35 Hillway, No 4 Langbourn constructed two dormers in 2019 (following planning permission granted reference 2017/4331/P dated 19 October 2017) This house is in group of houses without dormers being attached to a house that does not have a dormer and opposite houses without dormers. Both these properties dormers are larger than the north side dormer now proposed at no 35 Hillway.

Other roof alterations recently approved used to guide No 35's north dormer design include:

- **81 Hillway__2018/1502/P and 2018/4095/P dated 4 April 2019**
 - Rear and side dormer roof extensions with roof lights to the flank elevation and associated fenestration alterations to existing dwelling house.
- **55 Hillway's ref 2017/7032/P** north and rear dormer and double height extension constructed in 2018
- **89 Hillway__2017/0558/P**
 - Dormer roof extension to the flank (north) elevation, and installation of rooflights to side and rear Elevations; Privacy screen to the flank elevation
- **77 Hillway__2014/3609/P**
 - Installation of 2x dormers to the north facing roof slope and 2x rooflights to the south facing roof slope conversion of second floor