

**Design and Access Statement.  
65 Hillway, London N6 6AB.**

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## Site.

No. 65 is a detached, 2 storey house on the corner of Hillway and Oakeshott Avenue.

The property has dormer extensions and single storey side and rear extension.

It is in the Holly Lodge Conservation area.

Front bay



Side/ rear elevation from Oakeshott Avenue



Existing side garage



Rear of garage



Rear elevation



Rear elevation.

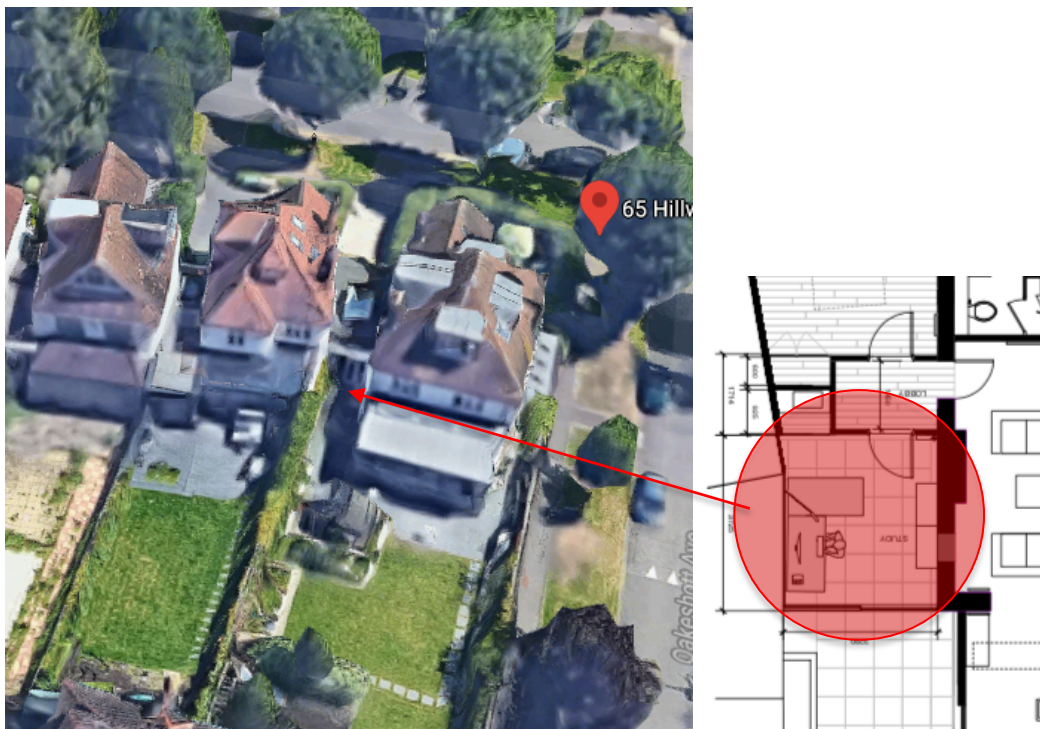


## The application.

The application seeks to erect a single storey, flat roofed infill extension behind the garage. The extension would accommodate a study. The proposed extension would be in keeping with the existing house.

The garage has already been converted to provide additional living accommodation, and the original garage door has been replaced with timber panels. As proposed these would be replaced with a new window and rendered surround. The size and proportions of the new window would match the existing window on the front elevation. However, this element of the work would require no extension to the property and it is understood the conservation area is not subject to any Article 4 Direction so this aspect of the proposed work would not require planning permission.

As part of the works it is also proposed to insert a new bathroom window in the first floor flank elevation. The window would be fixed shut and obscure glazed to height of 1.7m above the floor level. The application also proposes to replace a roof light in the garage, with 3 smaller rooflights.



## Assessment.

### *Amount (Siting, scale and design).*

This is a modest side infill extension. It would not project beyond the original rear building line and would not link into the existing single storey rear extension.

This avoids the creation of a wraparound extension, which can disrupt the original plan form. It also ensures the extensions are subordinate to the property.

The extension would not harm the character of the property and the character of the Holly Lodge conservation area would be preserved.

### *Impact on neighbours.*

No neighbours would be harmed. The extension would be sandwiched between the flank wall of the application property and an existing single storey extension on the rear of no. 67 Hillway.

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