

# Design Statement

8 HILLWAY N6 6QD

Retention of Side and Rear Dormers

## Site

The application is for the retention of the side and rear facing dormers at 8 Hillway, N6 6QD.

The property/site is located on the corner of Bromwich Avenue and Hillway and contains a two storied semi-detached dwelling with a garage at the rear. The site is located within the Holly Lodge Estate Conservation Area.

## Design

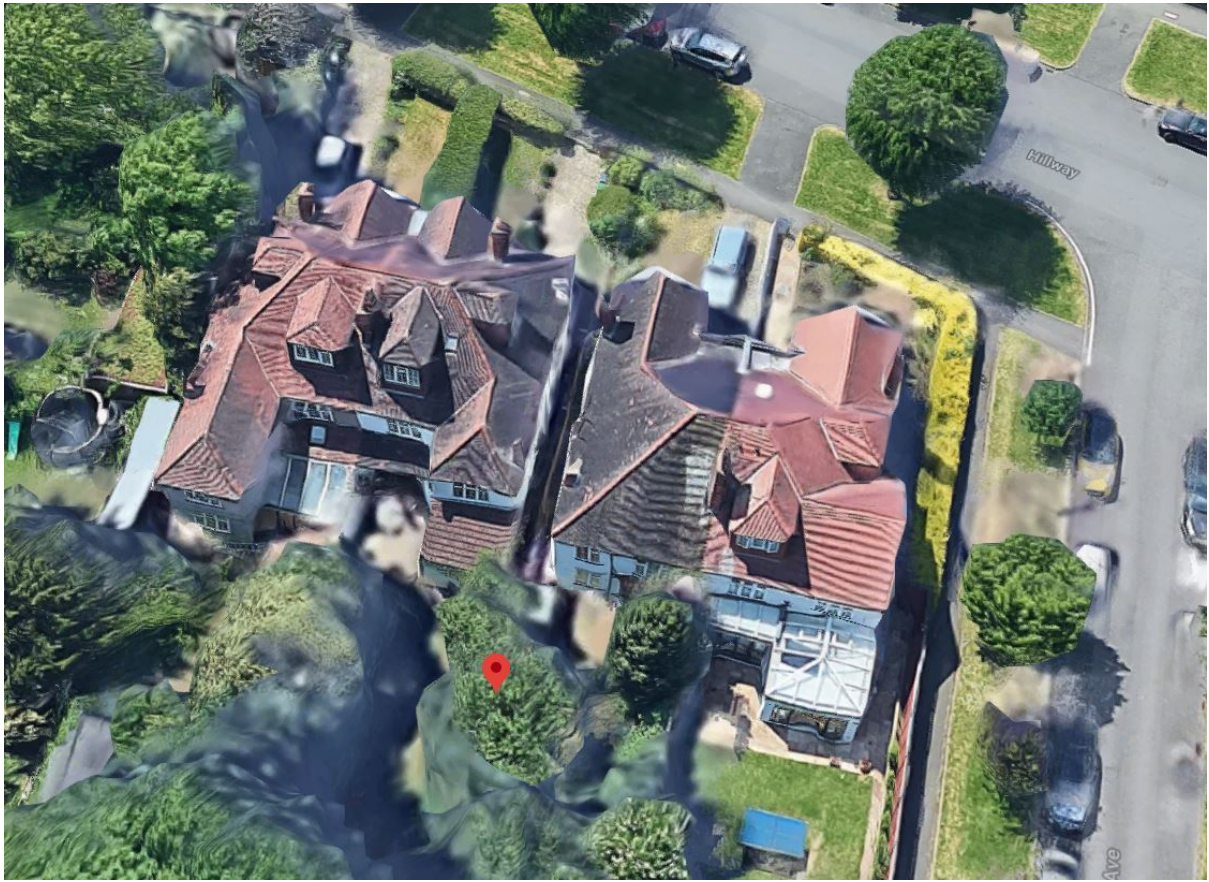
The dwelling is located within the Holly Lodge Estate Conservation Area. The proposed rear dormer is considered to be in keeping with the surrounding area and more specifically in keeping with the design of the house, the proportions of the dormer are consistent with the dwelling and the fenestration is consistent with the rest of the rear elevation. There are a large number of rear dormers in the surrounding area of the same scale, depth and height.

The design of the side dormer is also considered to be in keeping and with the surrounding area and the in keeping with the design of the house. Overall the design and proportions of the side dormer are believed to be in line with other examples on Hillway, Bromwich Avenue and Swains Lane. One of many examples is located at the property directly across the road from the dwelling (approved in 1994), and the proposal is considered to be consistent with the character of the conservation area. The proposed side dormer window complies with Council's Supplementary Planning Guidance as the dormer is well placed within the roof plane and is of the minimum size required to gain access to the loft extension.

## Conclusion

Overall, it is believed that the design, scale and aesthetic of the two dormers is consistent with its surroundings and does not have an adverse effect on the conservation area.

Photos



2 - 8 Hillway



6 - 18 Hillway





2 – 8 Hillway and 2 – 8 Bromwich Avenue



63 – 51 Swains Lane





13 – 23 Bromwich Avenue