



HERITAGE STATEMENT / DESIGN & ACCESS STATEMENT

EXISTING

24 Hillway is a single family house located within the Holly Lodge Estate Conservation Area. The house is neither statutory or locally listed.

PROPOSED WORKS

- Addition of a single storey side-return extension to the rear of the house.
- Addition of a small single storey side extension to the front of the existing garage conversion.
- Existing patio to be extended into the rear garden.

Regarding the latter, the applicant have already received permission for these worked (approved application 2020/0933/P).

The following policies have been reviewed for the proposed works:

- Camden Planning Guidance March 19: Altering & extending your home.
- Camden Planning Guidance March 2018: Amenity.
- Holly Lodge Conservation Area Appraisal and Management Strategy.

Proposed single storey side extension to front of existing garage conversion

The extension will be set back and subordinate to the original building in height and scale, and to maintain the existing street rhythm. The proposed parapet height will be raised slightly but be no taller than the porch. The parapet will hide any extract venting from street view.

The extension reinstates garage doors to the street elevation, evidence of these doors can be seen in granted 1995 planning application council ref: PL/9501292/R2. Reinstating the doors will bring back an existing feature of the original house. It will reinforce the historic and architectural character of the estate as well as helping to maintain the existing street rhythm.

Proposed single storey side-return extension to rear of the house

The extension will be subordinate to the original building, its height and depth respecting the existing common pattern of rear extensions at neighbouring sites.

The roof height will be no higher than the new front elevation raised parapet.

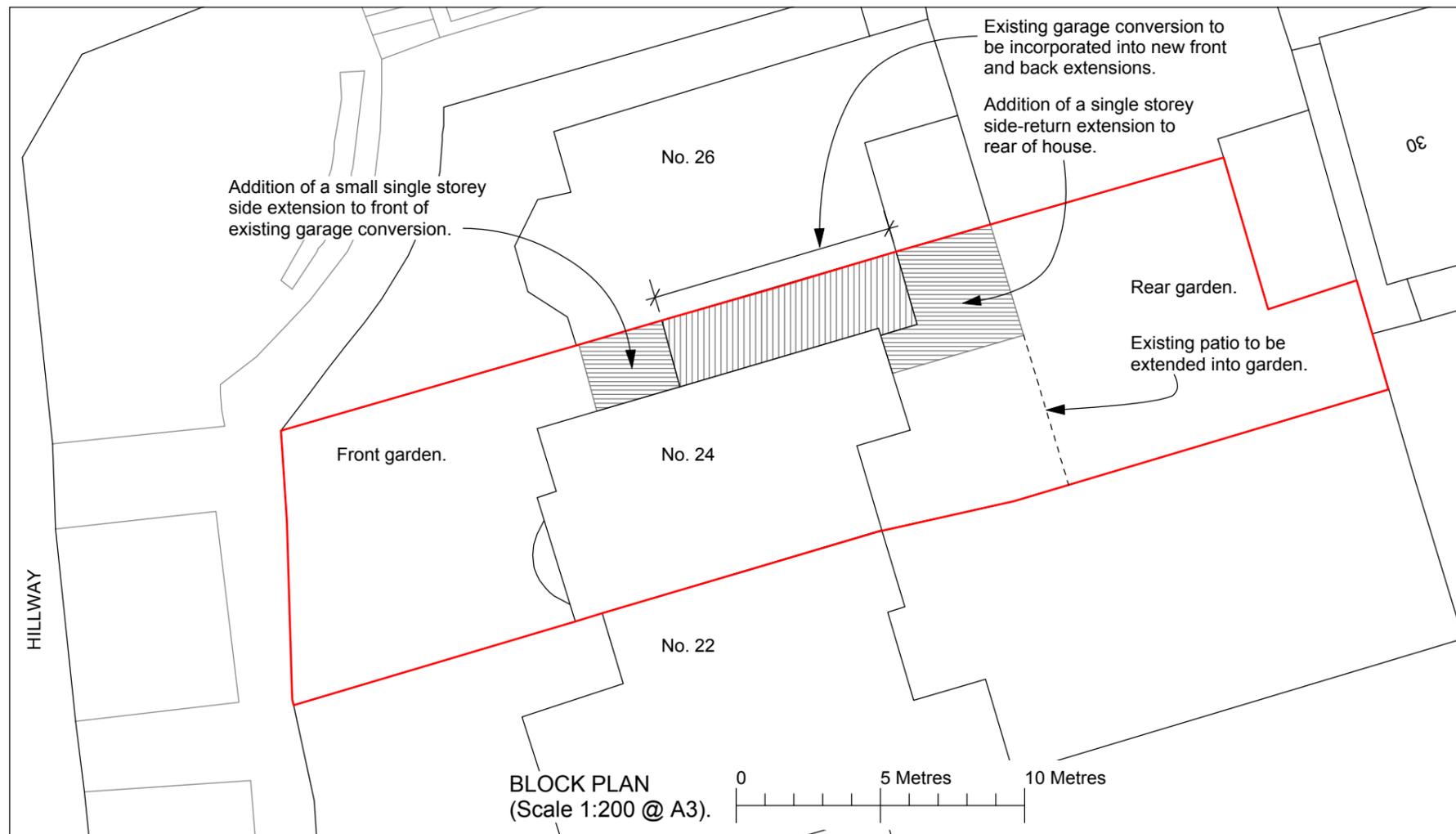
The rear face will not extend beyond the rear face of the neighbour's extension. The works will not cause any loss of amenity to adjacent properties with regard to daylight, sunlight, outlook or privacy.

MATERIALS

Referring to Drg. P-200 & P-201, the extension will be built from materials sympathetic to the existing building.

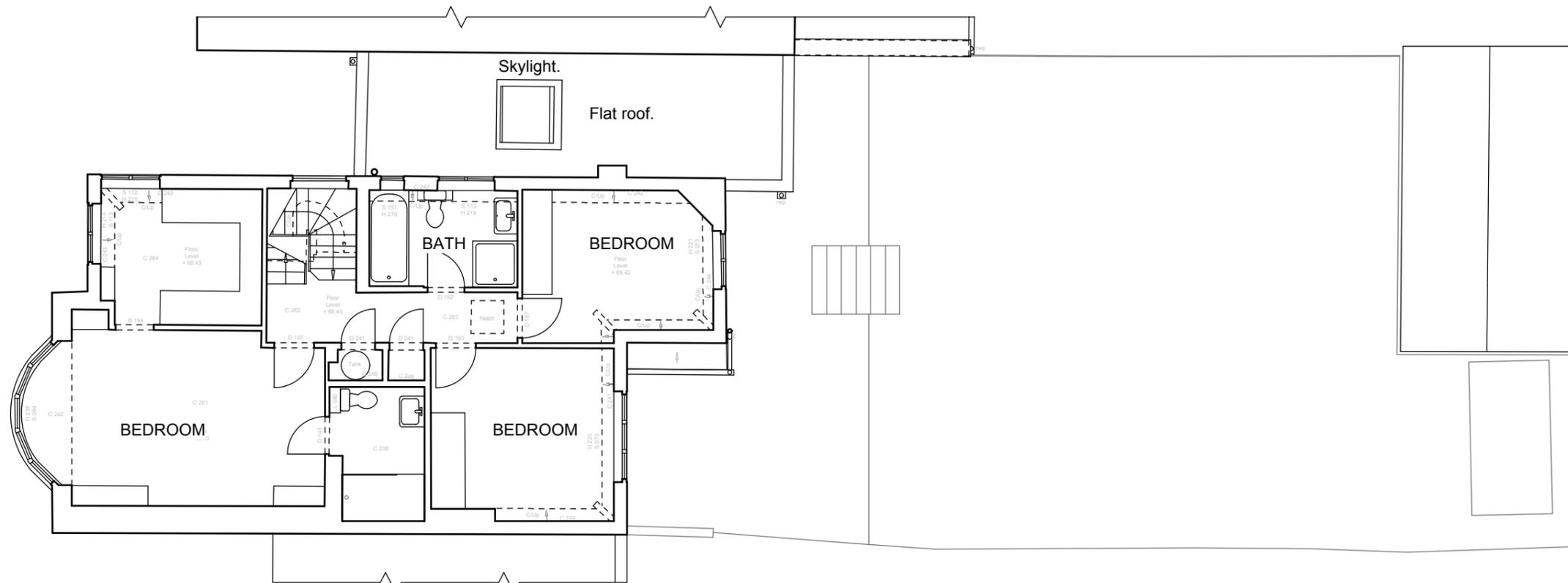
PARKING / ACCESS

Neither is altered or affected by the proposal.

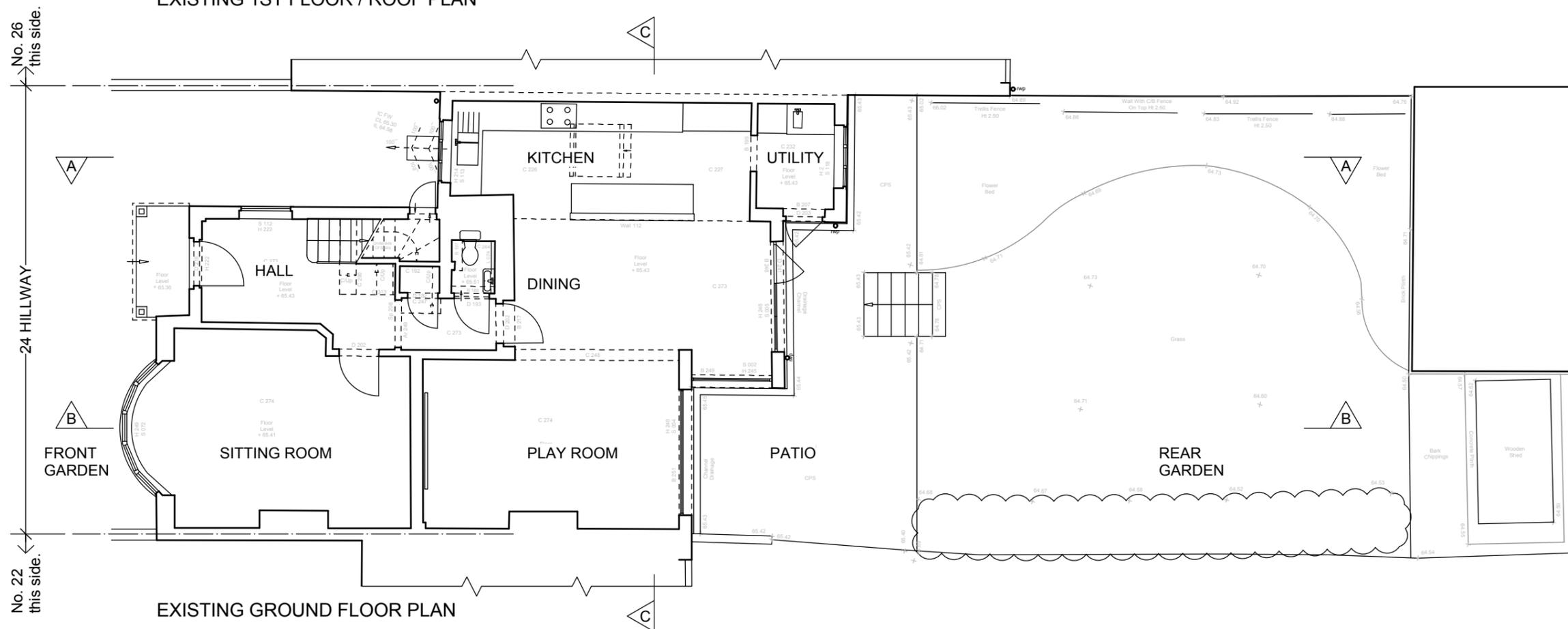


Revision:	

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	Project: 24 Hillway Drg. Title: Site Plan / Block Plan / Statement	Client: L. McMamara PLANNING DRAWING No. HILL24 -P- 100	Scale: as indicated @A3 Rev. -



EXISTING 1ST FLOOR / ROOF PLAN



EXISTING GROUND FLOOR PLAN

No. 26
this side.

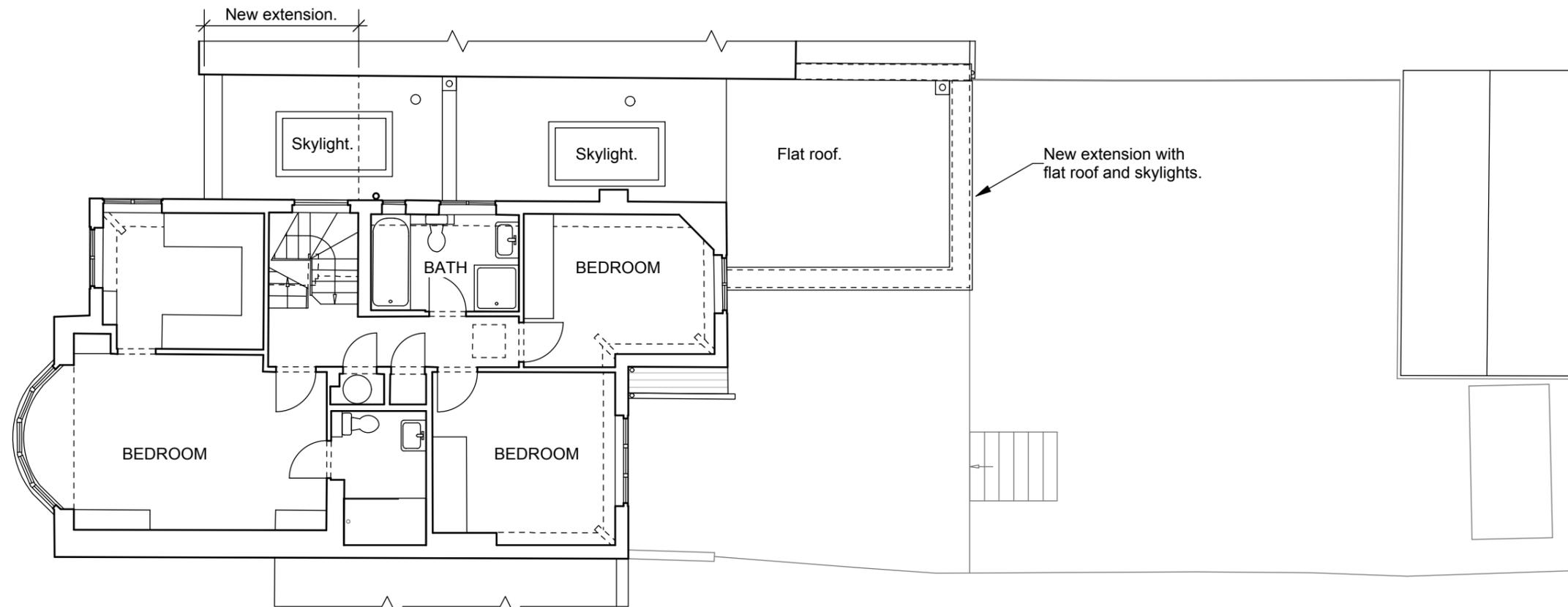
24 HILLWAY

No. 22
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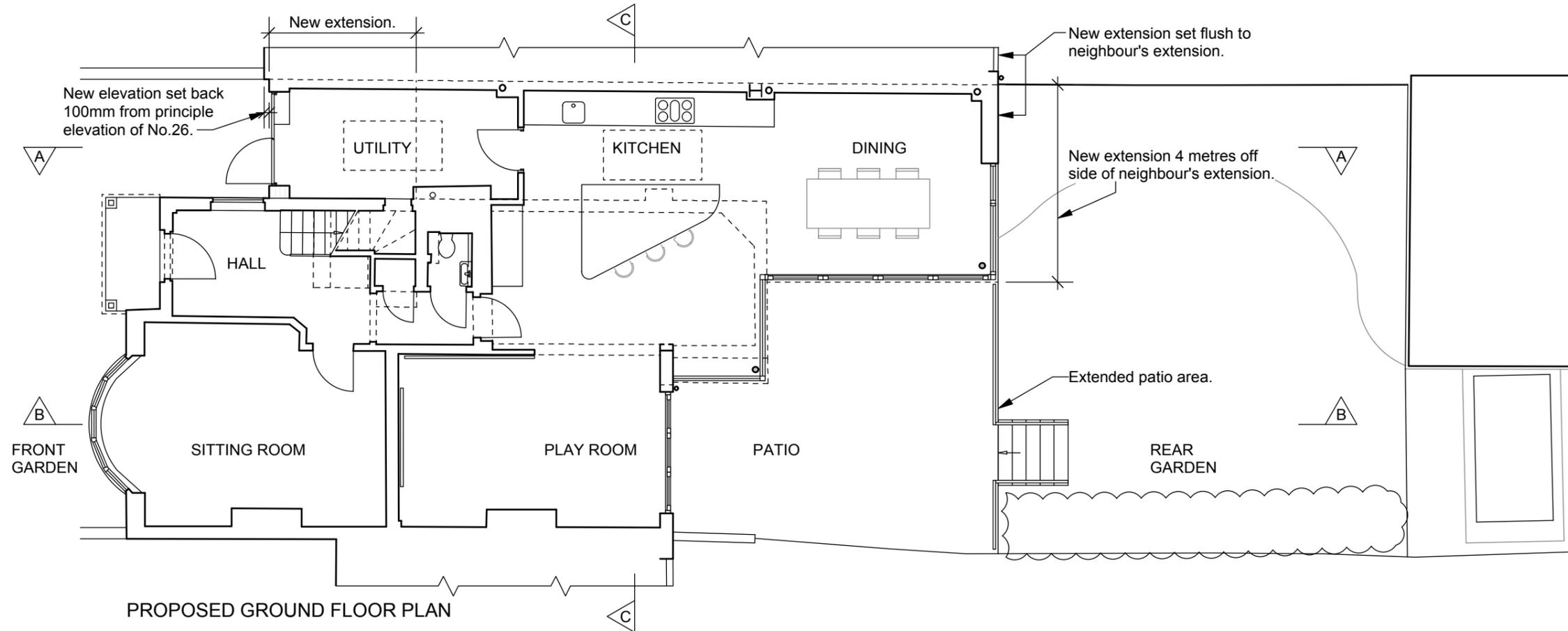
Revision: _____

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	Project: 24 Hillway Drg. Title: Existing Floor Plans	PLANNING DRAWING No. HILL24 -P- 101	



PROPOSED 1ST FLOOR / ROOF PLAN



PROPOSED GROUND FLOOR PLAN

Revision: _____

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	Project: 24 Hillway Drg. Title: Proposed Floor Plans	PLANNING DRAWING No. HILL24 -P- 102 Rev. -	



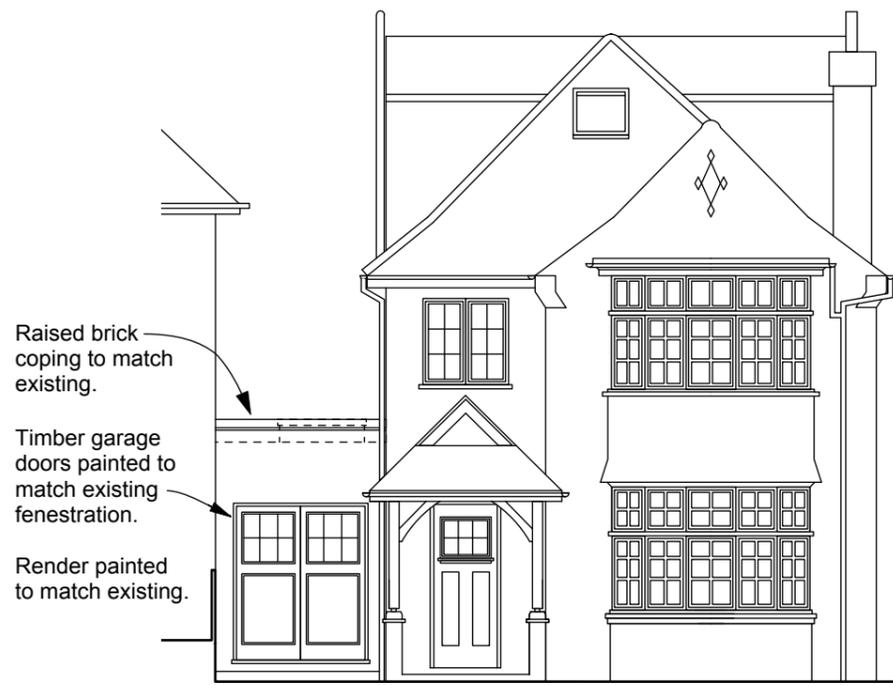
EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION

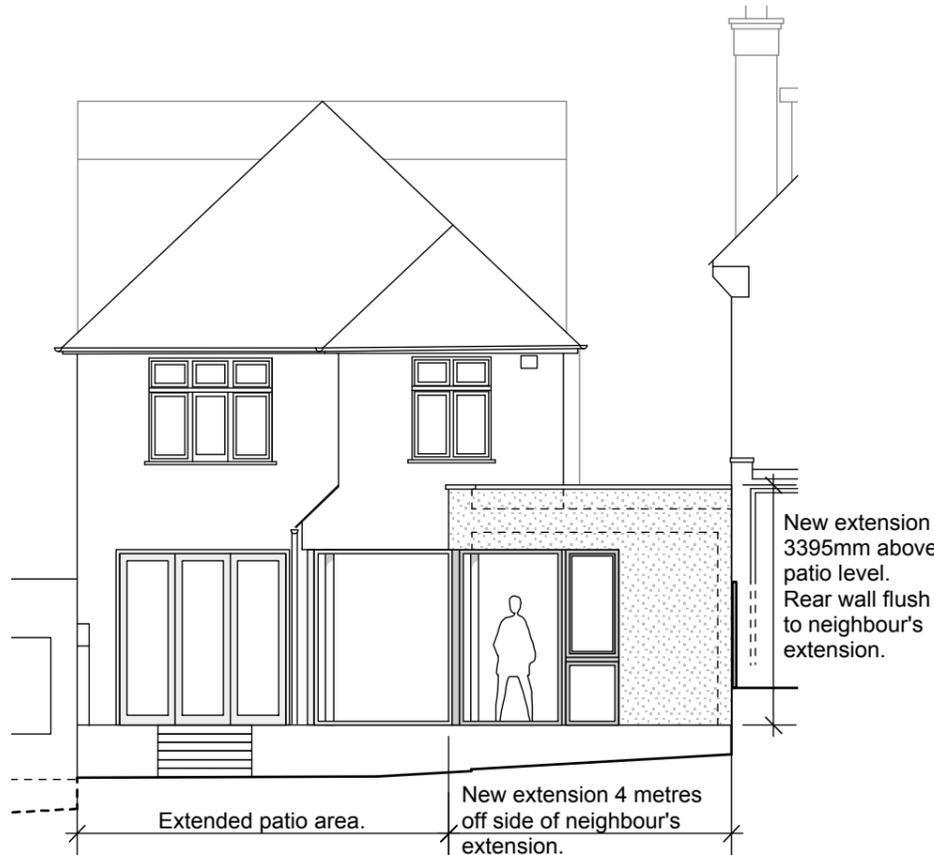


EXISTING SECTION C-C



PROPOSED FRONT ELEVATION

Proposed garage door to reinstate existing as shown in 1995 planning application (Ref: PL/9501292/R2).



PROPOSED REAR ELEVATION

MATERIALS

Walls

- Front and rear elevations with paint finish rendered wall.
- Front elevation brick coping detail to match existing.

Windows / Doors

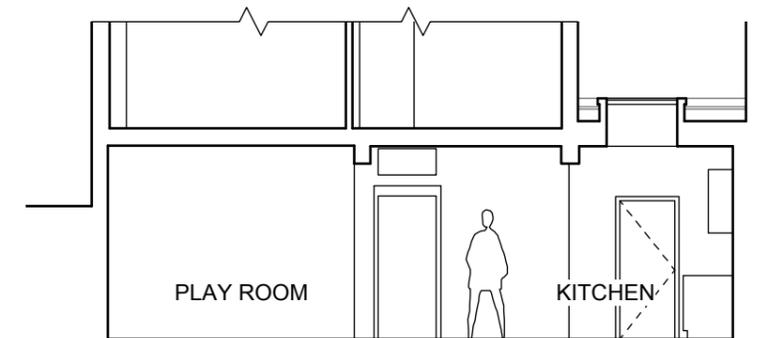
- Front elevation windows / garage doors in painted timber.
- Rear elevation fenestration painted to compliment existing.

Roof

- New flat roof as existing.
- New flat roof skylight with painted frame.

Rainwater Pipes / Guttering

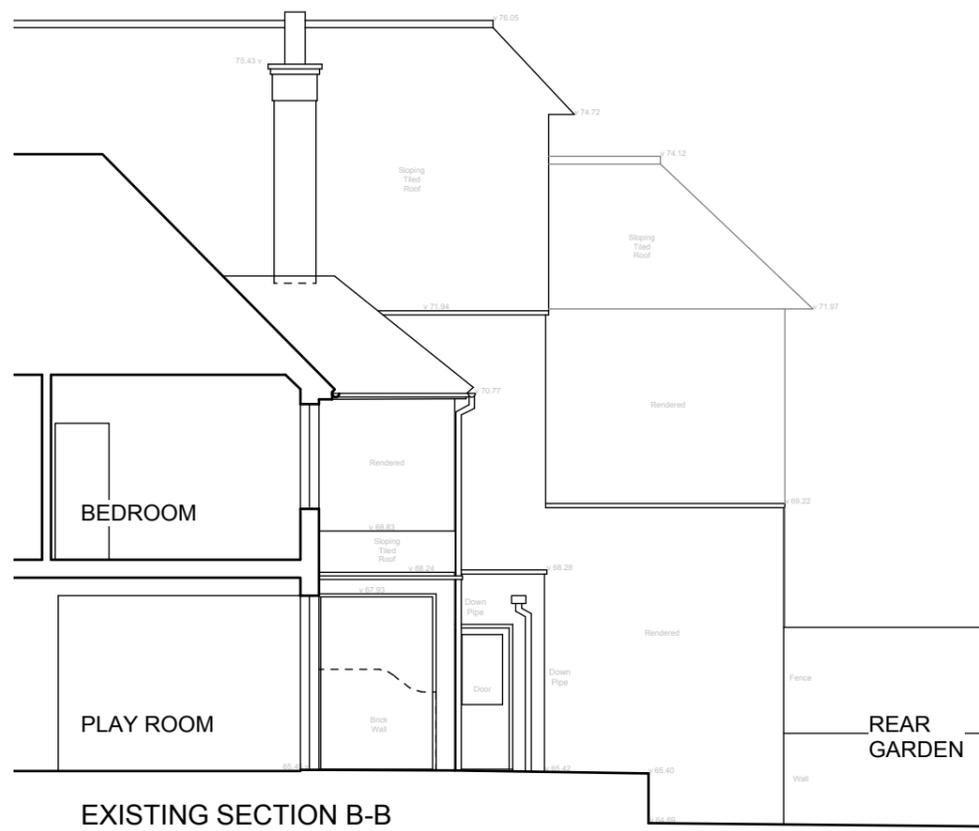
- To match existing in type and colour.



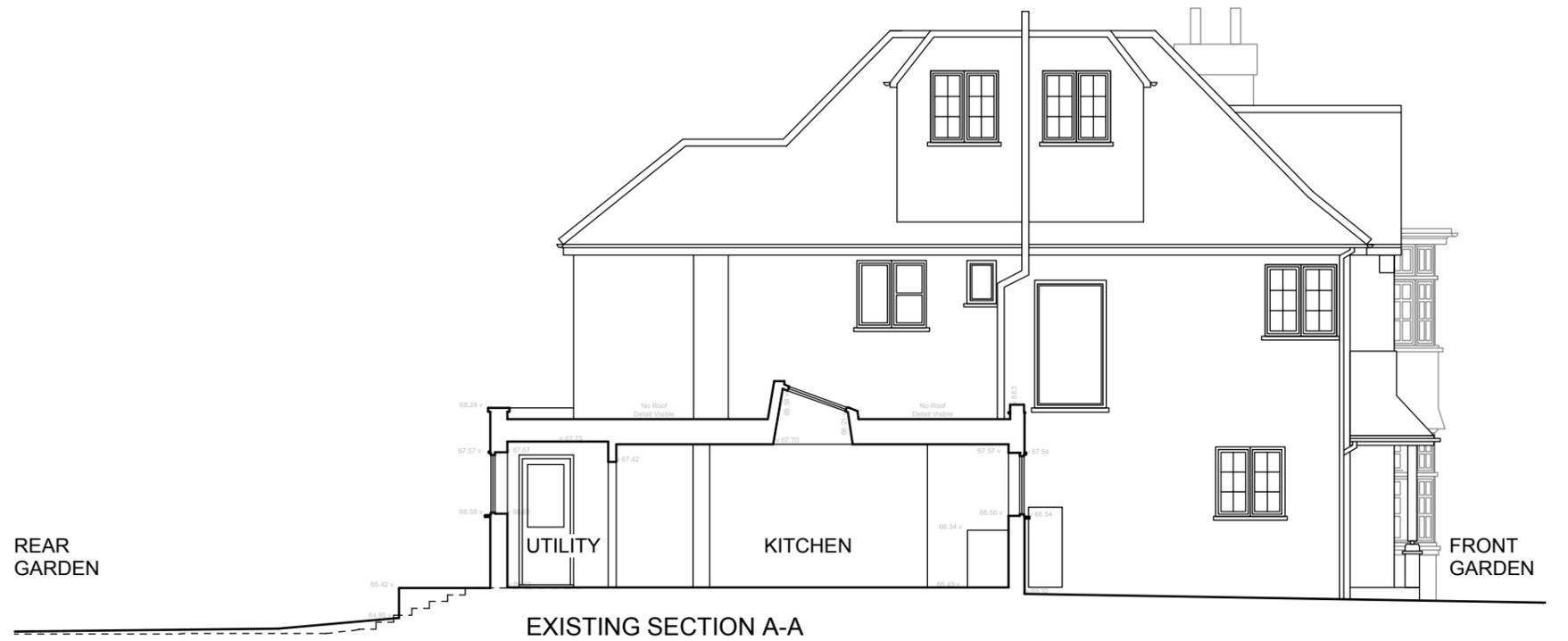
PROPOSED SECTION C-C

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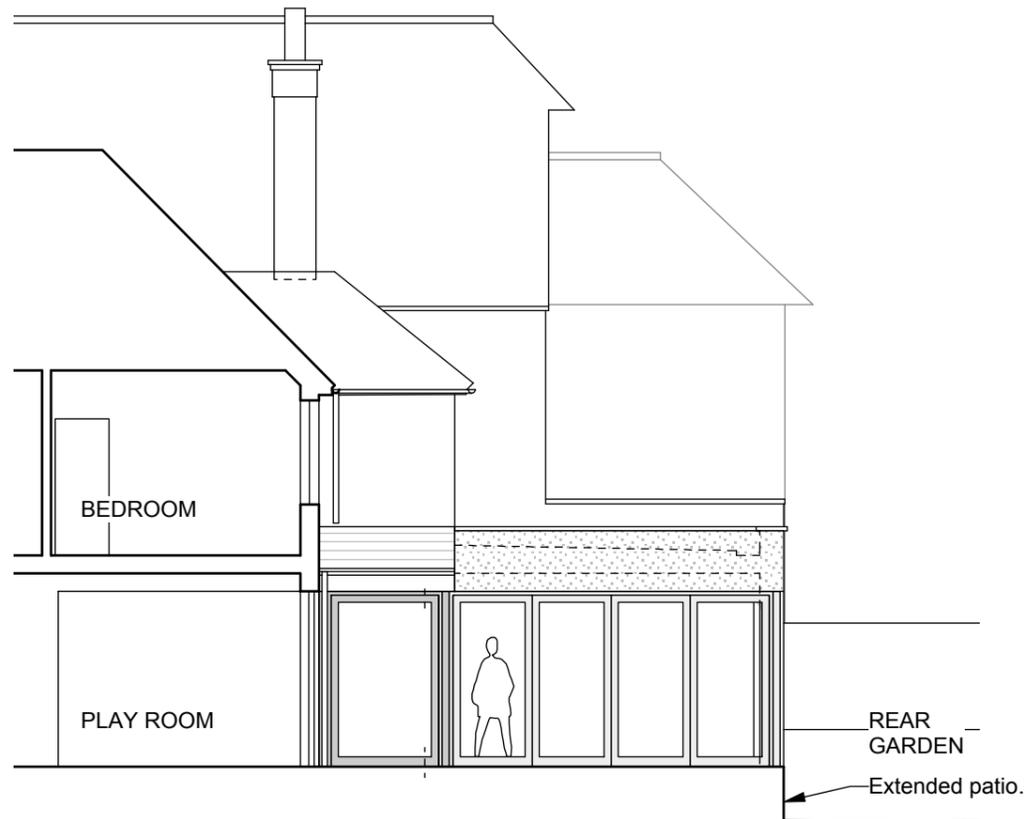
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Project: 24 Hillway	PLANNING DRAWING		
Drg. Title: Existing & Proposed Elevations	No. HILL24 -P- 200	Rev.	-



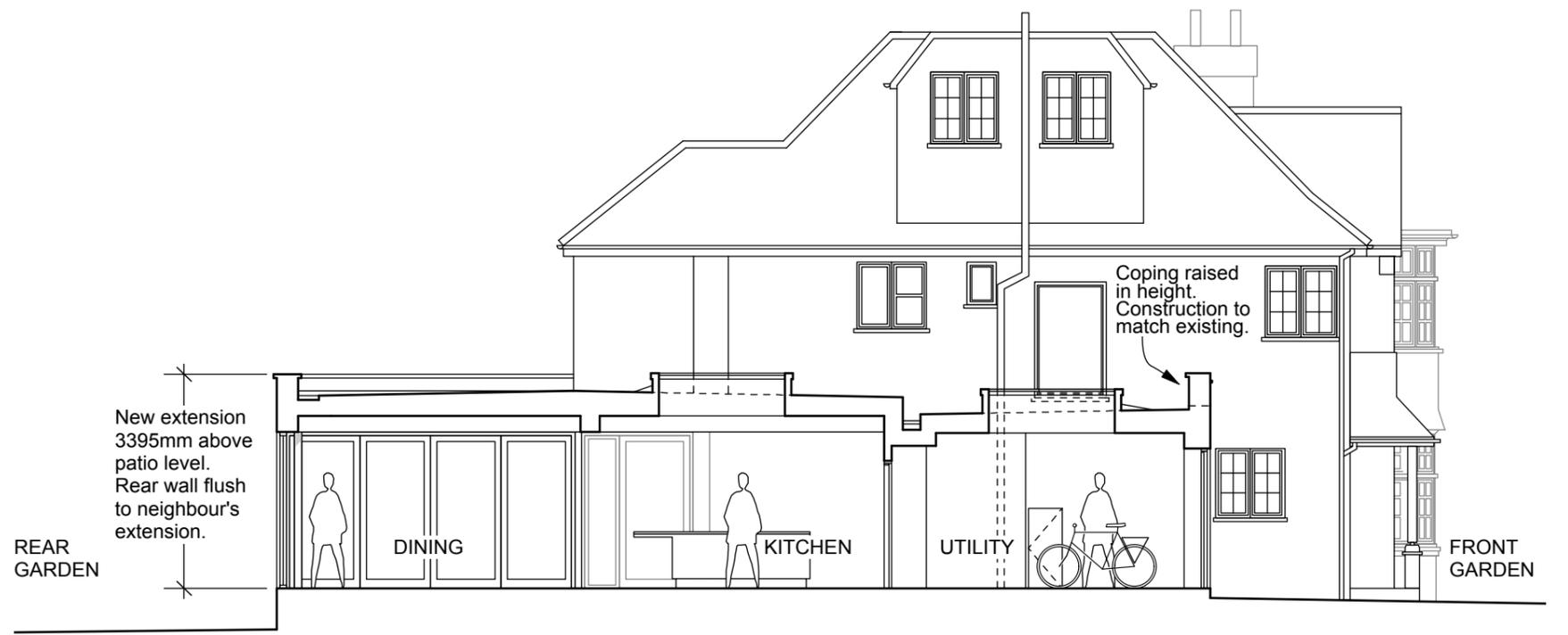
EXISTING SECTION B-B



EXISTING SECTION A-A



PROPOSED SECTION B-B



PROPOSED SECTION A-A

Revision:	_____
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scales gunn design LTD	6 North Grove London N6 4SL	Date: 17th July 20	Drawn/checked: dg / ___
	t: 020 8341 9605 m: 07900 491 428	Client: L. McNamara	Scale: 1:50@A1 / 1:100@A3
Project: 24 Hillway		PLANNING DRAWING	
Drg. Title: Existing & Proposed Sections		No. HILL24 -P- 201	Rev. -