

HAT

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Planning Statement for a Proposed Loft Conversion of a Dwellinghouse at;

76 Hillway, London, N6 6DP

Introduction and Existing Building

The house is located within in the Holly Lodge Estate Conservation Area, an Arts and Crafts style garden suburb development built in the 1920's. It is a 2 storey detached house but linked to its similar neighbouring houses by a single storey garage side rear infill, which is the typical pattern of this part of the road. The house features a large hipped main roof and half-timbered effect at the 1st floor. The neighbouring houses are all 2 storey and follow a similar design pattern with variations in terms of front gable, bay window and timbering effect.

Over the years most houses in the area have added a loft with dormer and various examples of this show the options employed to accommodate extra living space in the roof along with the access required. Both immediate neighbours have a loft extension and ground floor extensions.

Photos of Existing Building- Front



Photos of 76 and 74 Hillway, Front



Photo of 76 and 74 Hillway, Rear



Aerial View- Rear



Site Plan & Aerial View



The Proposal

The proposal consists of 2 main parts;

1. Loft conversion and new dormer windows and skylights to create access and the new accommodation

2. New fenestration at ground level to allow use of the existing garage and utility space as office and new entrance porch.

1. Loft Conversion

The existing large hipped roof with hipped front gable is currently used for storage only. The design of the roof is such that the eaves are below first floor ceiling level creating quite a tall but narrow space in the current loft. The proposal would add a bedroom to this level and in order to allow this a dormer is required for the stair but also to create sufficient head height for the bedroom itself.

The stair dormer is hipped and starts on the external wall line, typical of many others in the area, creating space for the stair above the existing stair.

The main dormer window serving the new room is a flat roofed design and would be set back significantly from the eaves and clad in tile. This type of dormer can be seen on 67,28 &33 Hillway and is not to be confused with larger full depth dormers also seen in the area. It will sit back from the eaves by approx. 1.2m and allow sufficient remaining roof surface to create a subordinate effect. It is also located behind the large chimney stack on the side elevation so would remain fairly hidden within the roofscape.

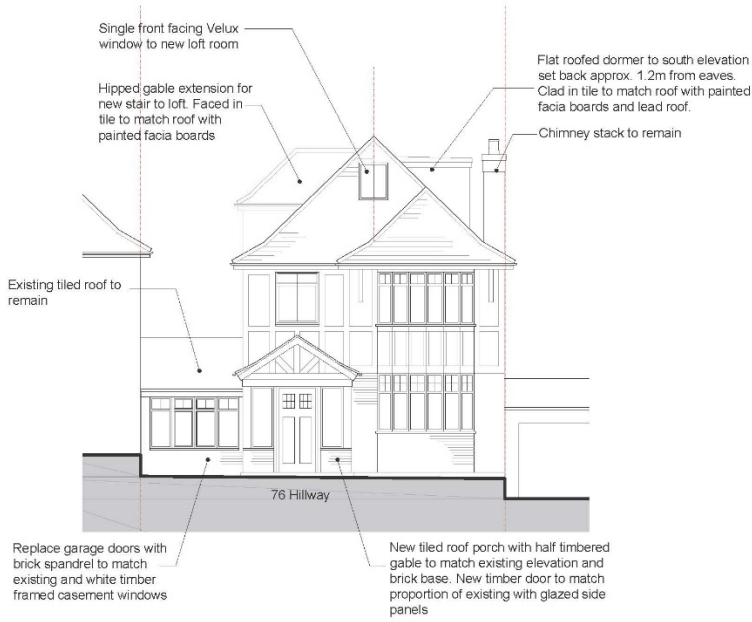
A further modification to the roof is proposed on the rear elevation. The main ridge is extended to form a part gable to the top part of the roof allowing the internal headroom to flow through from the main part of the new room. We believe that this solution is cleaner than an additional rear hipped dormer as it creates fewer changes in the roof levels. From the front of the house this element will remain

2. Ground Floor Additions

The main entrance lobby and garage are a later addition to the house and while practical have created a somewhat dark entrance which sits in front of the original much larger front door. The proposal intends to replace the porch with a gable ended design on the same existing footprint which allows for a more generous door to match the original arts and crafts styled door with glazed side panels. This addition would also create a hierarchy between the entrance and garage building which are currently presented as one element, improving the overall impression of the house. Similar designs can be seen at numbers 78 & 80 adjacent to the property.

The existing garage and storage space adjacent to the front entrance is currently connected to the kitchen and the entrance hall by two separate doors. The proposal is to convert this space to a home office and as such the existing folding garage door would be replaced with casement windows to match others on the house and other properties in the area. The roof would remain unaltered although additional insulation and internal finishes would be added to ensure compliance with building regulations.

Proposed Front and Rear Elevations

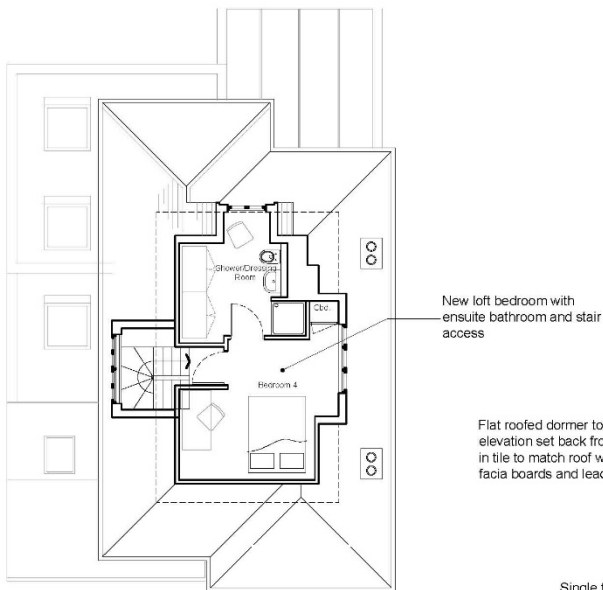


1. PROPOSED FRONT ELEVATION

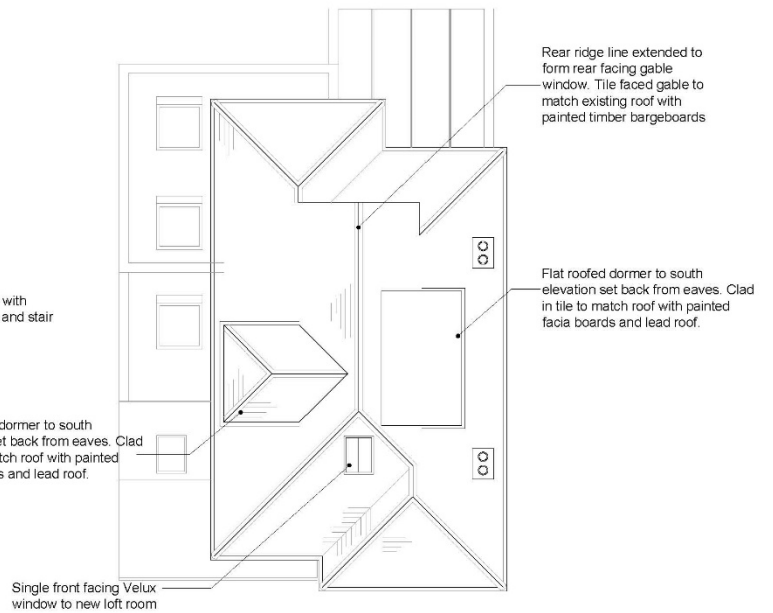


2. PROPOSED REAR ELEVATION

Proposed Roof Plans



1. PROPOSED LOFT PLAN



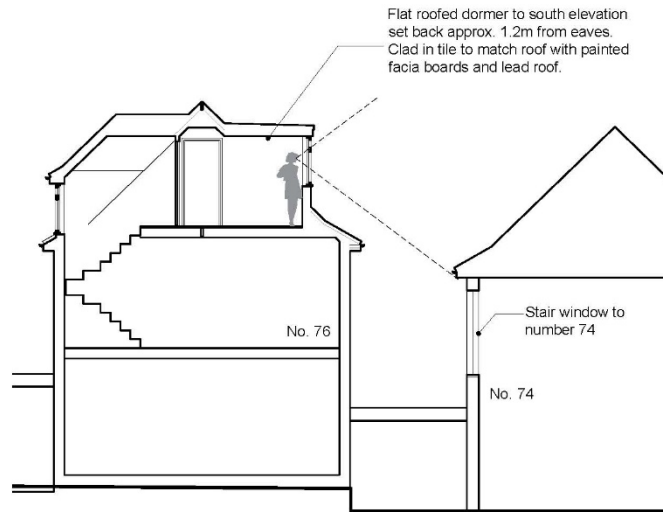
2. PROPOSED ROOF PLAN

Amenity

The rear dormer faces the garden and cemetery beyond so would have only minor impact on the amenity of neighbouring houses. This is a fairly typical addition to the rear of all the houses in this area including all immediate neighbouring houses.

The stair dormer would not look onto any side windows opposite so would present no overlooking or over shadowing issues.

The south facing dormer is set back approx.. 1.2m from the eaves and sits between the existing chimney stacks. Some degree of overlooking of the stair window to number 74 may be possible although due to the setback, height differential and angle of view this is very indirect.



1. CROSS SECTION

Planning Context & Precedent

A. Camden Planning Policy

HOME IMPROVEMENTS Camden Planning Guidance January 2021

2.2 -Roof Extensions

The document describes how a roof extension such as a dormer can transform and improve the space of the house. It also describes that while there are principles of good design to follow a proposal should be considered in its specific context, rather than a hard line approach, and could also consider as precedent other relevant extensions in the area which were subject to different planning regulation, including within conservation areas- see above.

It is also worth noting that the proposal is not visible from the street, and from the rear gardens would form part of pattern of development not untypical of the area, arguably not unduly harming the character of the area.

B. Holly Lodge Estate Conservation Area Appraisal and Management Strategy – 6.12.12

This document identifies some key development policies to consider;

- **DP24 – Securing High Quality Design-**

To consider the character, setting, context and the form and scale of neighbouring buildings

- **DP25 – Conserving Camden's Heritage-**to maintain the character of Camden's conservation areas,

Section 2 describes the key Issues to consider when making additions and alterations to the existing housing stock.

We have considered these carefully;

Dormers and Skylight –

The principle of the rear dormer is well established in the area and while this is not a hipped design proposed it will create a clean and simple addition to the largely hidden elevation.

The stair dormer also follows an established pattern being hipped and no larger than necessary for the access stair to the loft. It will be finished in tile to match the existing roof.

As mentioned the south facing dormer is set back from the eaves by approx.. 1.2m and is similar those seen at numbers 67,28 &33 Hillway as well as 25 Swains lane, so is not uncommon in the area. This format of dormer is common in buildings of this period and its siting between the two existing chimney stacks would, we believe, create a pleasing composition which would remain subordinate to the existing roof form.

The front skylight is modest in size and is again a very common feature in the area including many if not most of the neighbouring properties.

C. National Planning Policy Framework

The proposal would offer a great improvement over the current accommodation while using the existing structure and similar materials in its construction. As such it seems to align with the NPPF presumption in favour of sustainable development.