



DESIGN AND ACCESS STATEMENT

108-110 Colney Hatch Lane,
London,
N10 1EA

"Section 73 planning application for change of roof's pitch, removal of the front chimney stacks, expansion of the front light-well and rear private amenities, addition of a internal passenger lift, internal layout change and side windows relocation to adapt to the new amendments"

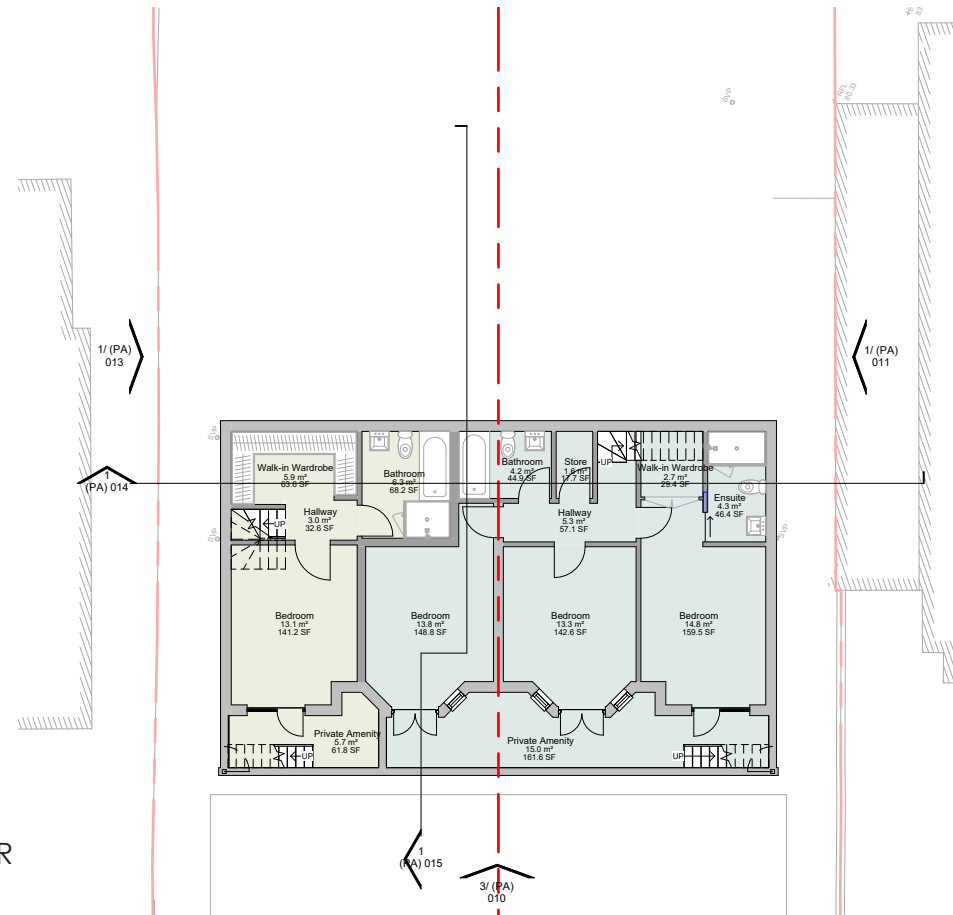
Previous Application

Previous application (Ref HGY/2022/4184) was granted on 12 June 2023 with the approved plans shown below.

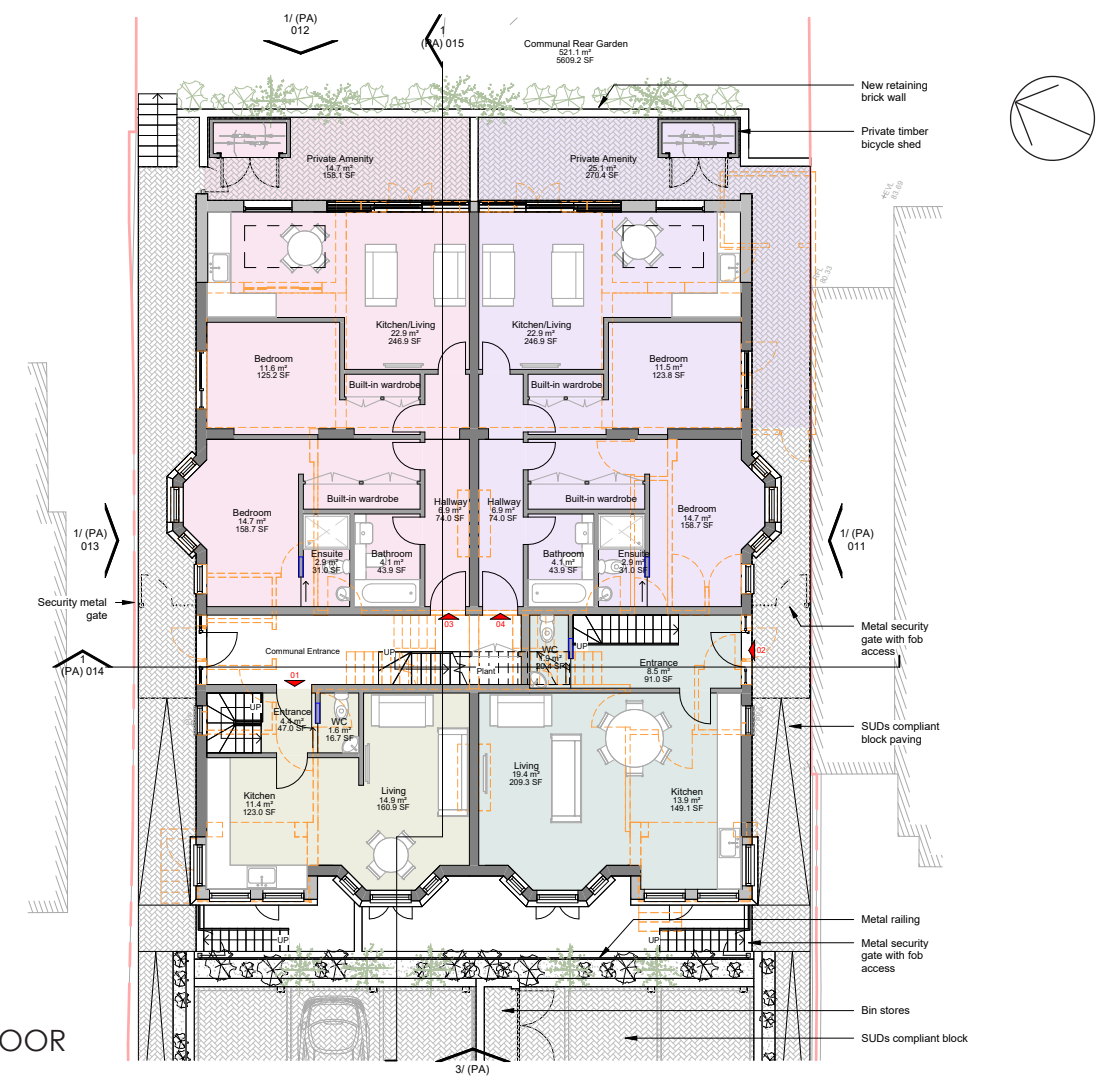
The submitted drawings had an inaccuracy in the existing roof pitch (shown on the elevations at the end of the document), therefore we are also taking the chance of this application to update those accordingly.

EXISTING SITE

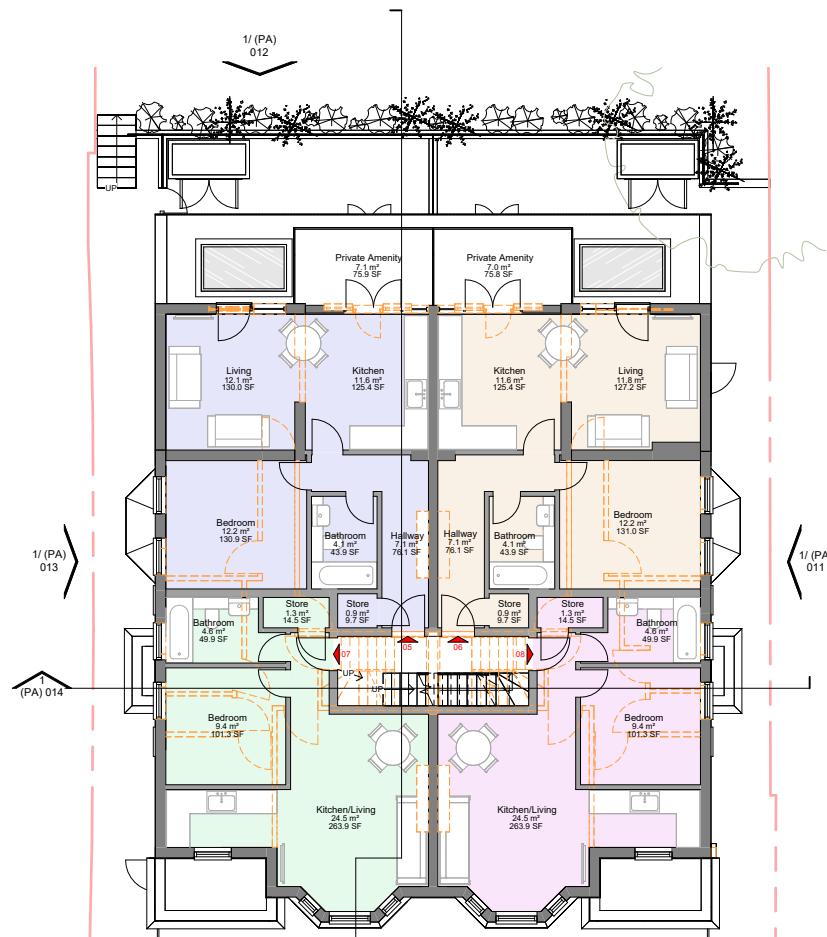




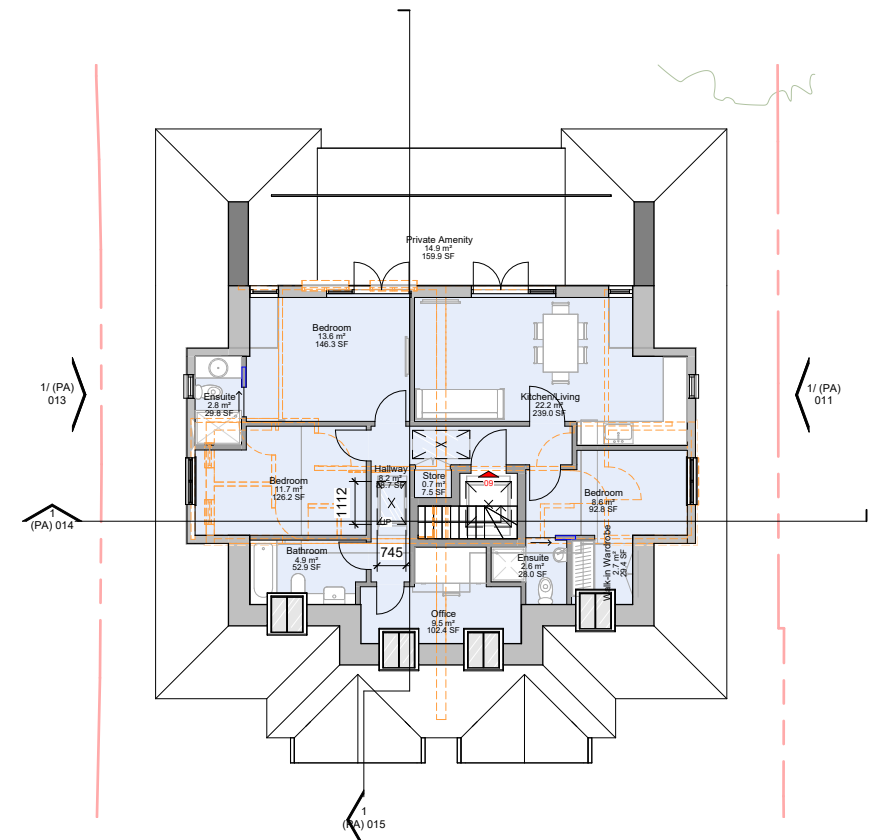
APPROVED LOWER GROUND FLOOR



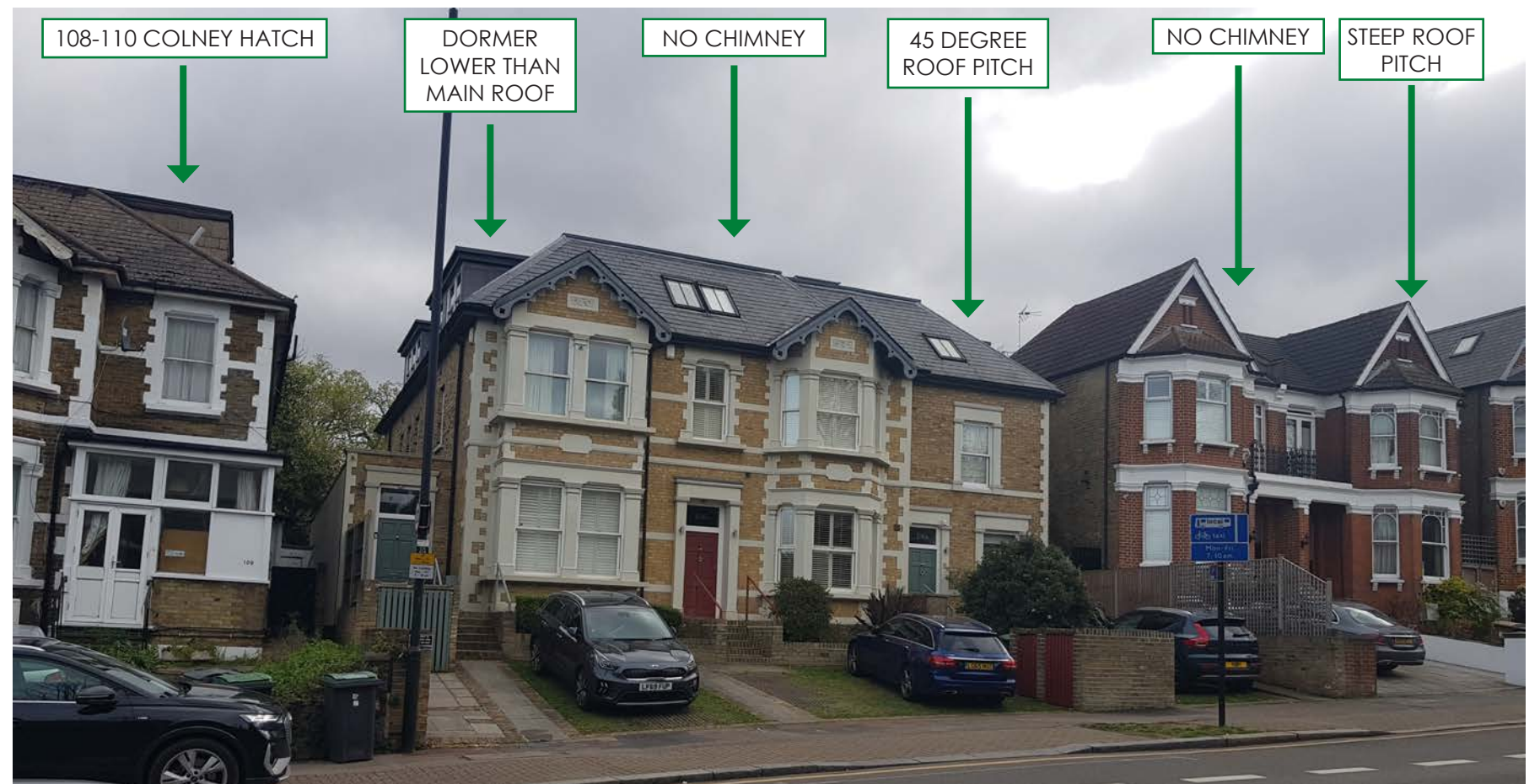
APPROVED GROUND FLOOR



APPROVED FIRST FLOOR



APPROVED LOFT FLOOR



106 and 104 Conley Hatch Lane



112 and 114 Conley Hatch Lane

Close proximity buildings

From a further analysis of the same architectural style houses in the close proximity, emerged that some repeated characteristics of the area, are actually discussed in this application.

We think it is worth highlighting them now in the photos to the side, in order to demonstrate the fitting of our proposal in the architectural context.

Proposed amendments

External Improvements

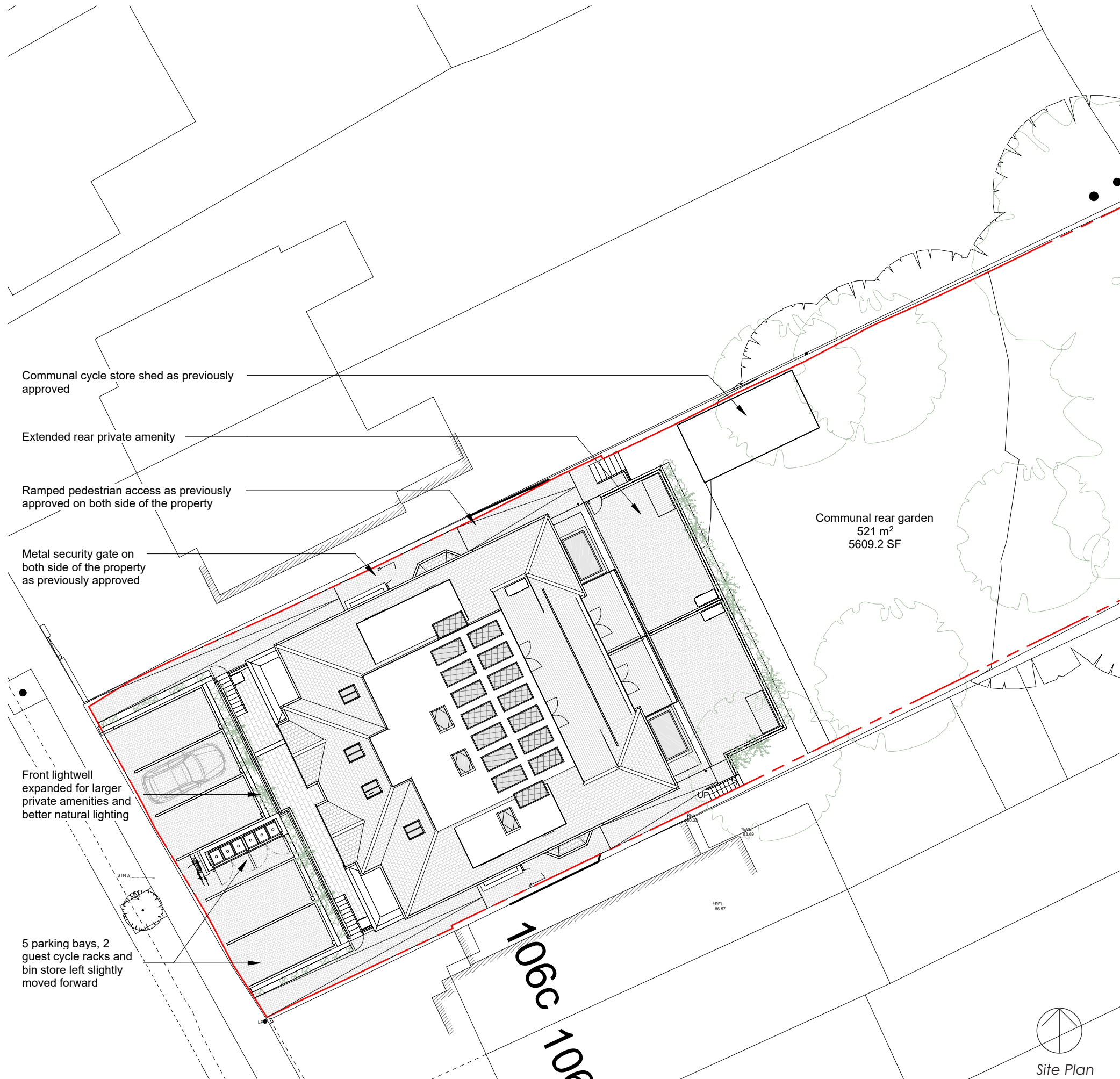
Careful consideration has been given to the external areas, which includes the front and rear private amenities. We think that every single upgrade should be made to improve the quality of living, therefore we are proposing to:

1. Extend the front light-well as much as possible for a better natural light and ventilation to the lower ground floor rooms, without compromising the street elevation (refer to last page)
2. Extend the rear private amenities to 4m width for a better privacy, without compromising on the communal rear garden area
3. Remove the front chimney stack in order to simplify and rationalize the front facade; also this is currently a prominent characteristic of the area.
4. Lower dormer's roof level to match the neighbours and in order to create a better facade hierarchy

Internal Improvements

The same consideration was given to the internal spaces as well in order to improve the quality of architecture and interior design:

1. Introduction of a passenger lift to serve all floors with a more comfortable access; this was specifically designed in order not to impact the external elevation with any overrun sticking out of the roof's top
2. Optimized internal layout to achieve larger living areas and entrance halls in place of long and twisted hallways
3. Side elevation windows relocated to follow up with the internal layout optimization; this proposal is not impacting on what was previously approved or subjected to conditions
4. New 45 degree pitch roof will give the loft unit much airy and spacious rooms while at the same time matching No 106 roof pitch; roof top level was left unchanged as it is considered to be the correct level between the two neighbouring properties (refer to last page elevation).



KEY

Existing walls

New walls

Previously approved

Lowered side dormer's roof for improved front and rear aesthetic

Changed the roof pitch to 45 degree to match neighbour on the right

Removed chimney stack

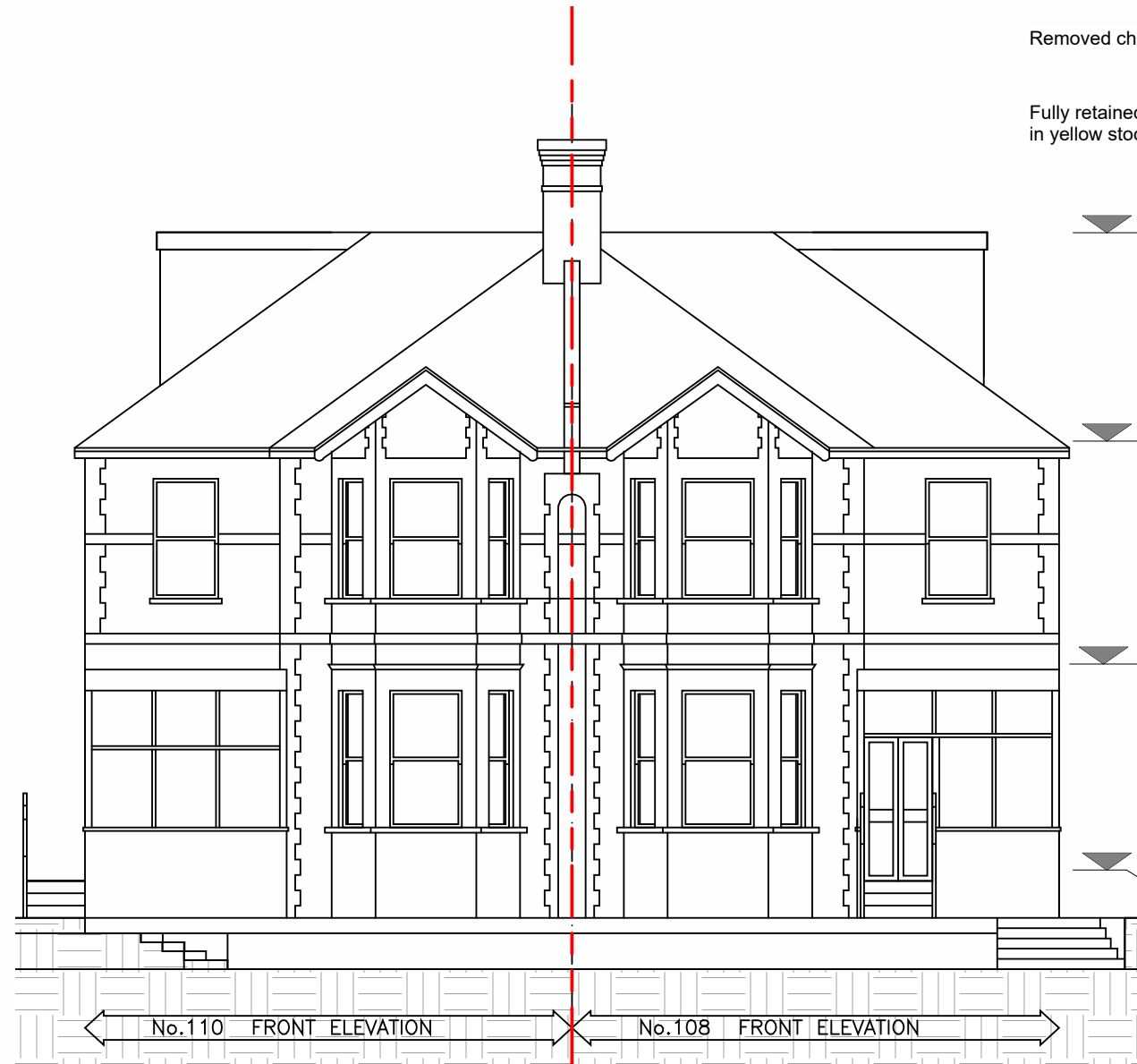
Fully retained front elevation in yellow stock brick

Roof
9718

Level 2
6638

Level 1
3344

Level 0
0



2 EXISTING FRONT ELEVATION

1 : 100



1 PROPOSED FRONT ELEVATION

1 : 100

Level 0
0

Level -1
-2860

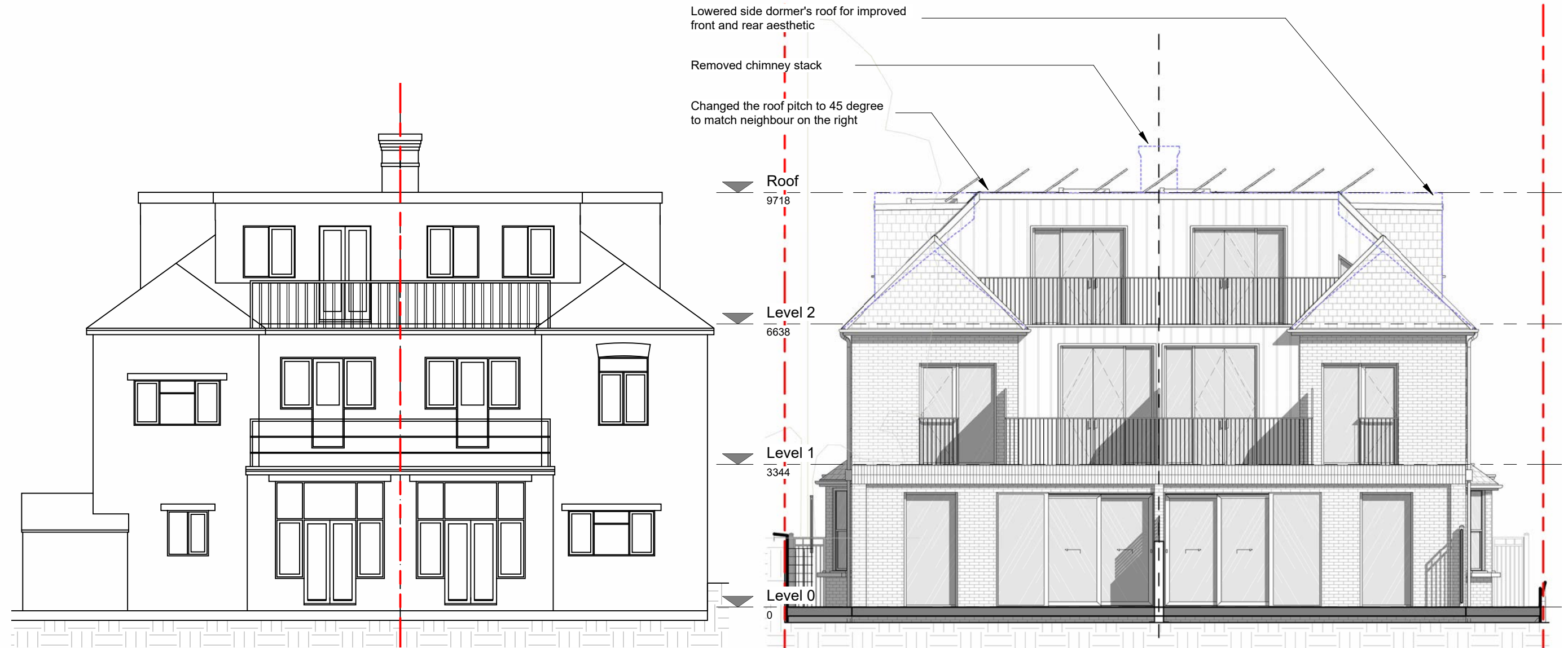


3 PROPOSED BELOW GROUND FRONT ELEVATION

1 : 100

KEY

- Existing walls
- New walls
- Previously approved



2 | EXISTING REAR ELEVATION

1 : 100

1 | PROPOSED REAR ELEVATION

1 : 100

KEY

-  Existing walls
-  New walls
-  Previously approved



3 | EXISTING SOUTH-EAST (SIDE ELEVATION)

1 : 100



1 | PROPOSED SOUTH-EAST (SIDE ELEVATION)

1 : 100



KEY	
	Existing walls
	New walls
	Previously approved

1 EXISTING NORTH-WEST (SIDE ELEVATION)

1 : 100



2 PROPOSED NORTH-WEST (SIDE ELEVATION)

1 : 100

Conclusions

Because of the consideration given to the Conservation Area and the neighbouring properties demonstrated by the careful design solutions adopted, the proposed amendments would enhance and complete the mentioned planning permission.

We therefore consider that the proposed development is acceptable in planning terms.

