

DESIGN AND ACCESS STATEMENT

for

9 Willowdene

View Road London N6 4DE



TO SUPPORT PLANNING APPLICATION

for

‘Alteration to front entrance and rear door to patio’

on behalf of Laetitia and Olof Thornell

July 2024

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1.0 INTRODUCTION

EKOARCHITECTURE LTD has been instructed by Laetitia and Olof Thornell, the freeholder of 9 Willowdene View Road London N6 4DE, to submit a planning application to support the 'Alteration to front entrance and rear door to patio'.

2.0 SITE LOCATION

The site is located within the Highgate conservation area and does not fall within the curtilage of a listed building.

3.0 EXISTING BUILDING

The site is a 2-storey house. It sits within a group of houses that face Denewood Road and View Road and internally into a communal garden. The development of 10 houses is built in early 1970s. No. 9 main pedestrian entrance is via View Road and communal gardens side and vehicular access via View Road. The first floor of its rear elevation is visible from the public realm on Denewood Road and semi-private views via the communal gardens.



Existing view of entrance from communal garden.

4.0. PROPOSAL

The application seeks approval for two alterations:

1. In the communal garden side, the applicant asks for the position of the door to come forward as shown in the drawings pack. This relocated door remains set back from the main façade. Consent to extend has already been provided through Planning Application HGY 2020/2975. This consent which has now expired allowed to extend the door while remaining 450mm recessed from the façade. In this new application the request is to recess further to 600mm from the façade.



Existing North East Elevation (from communal garden)



Proposed North East Elevation (from communal garden)

2. An internal remodeling of the ground floor layout requires for an extension of the utility room. The new location of the utility door will be on the same line as the rear façade. The ground floor of this façade is only visible from inside the patio of No.9.



Existing view from patio

As shown in the image below this alteration is not visible from Denewood Road.



View from No. 9 façade from Denewood Road

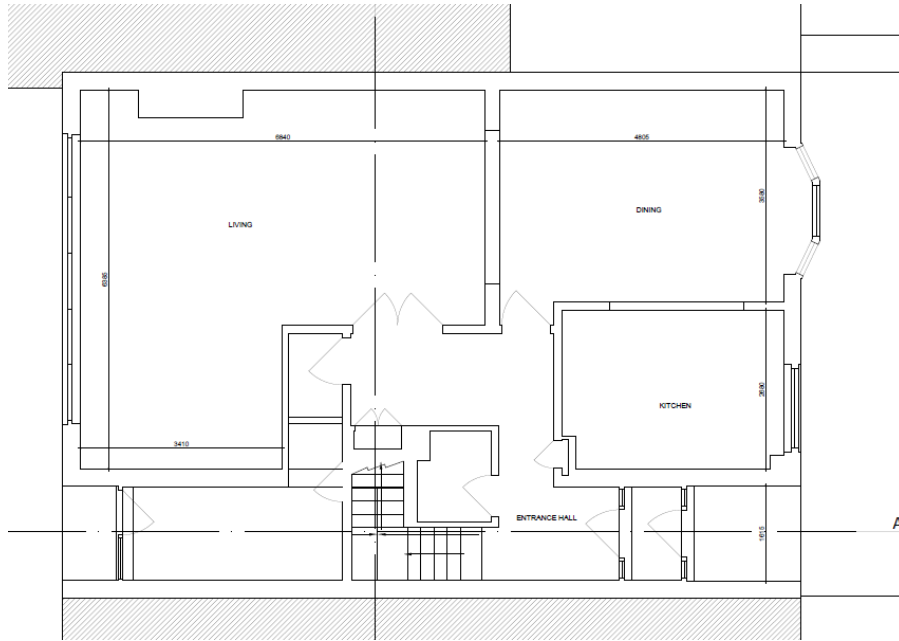
The relocated door will appear in the façade as a wider glazed door similar to the existing patio door which is now made narrower. Whilst this change is not visible from the street level, the change to the façade is made in a way that the architectural attributes of the existing building are maintained. Consent for the rear façade alteration has already been provided through Planning Application HGY 2020/2975.



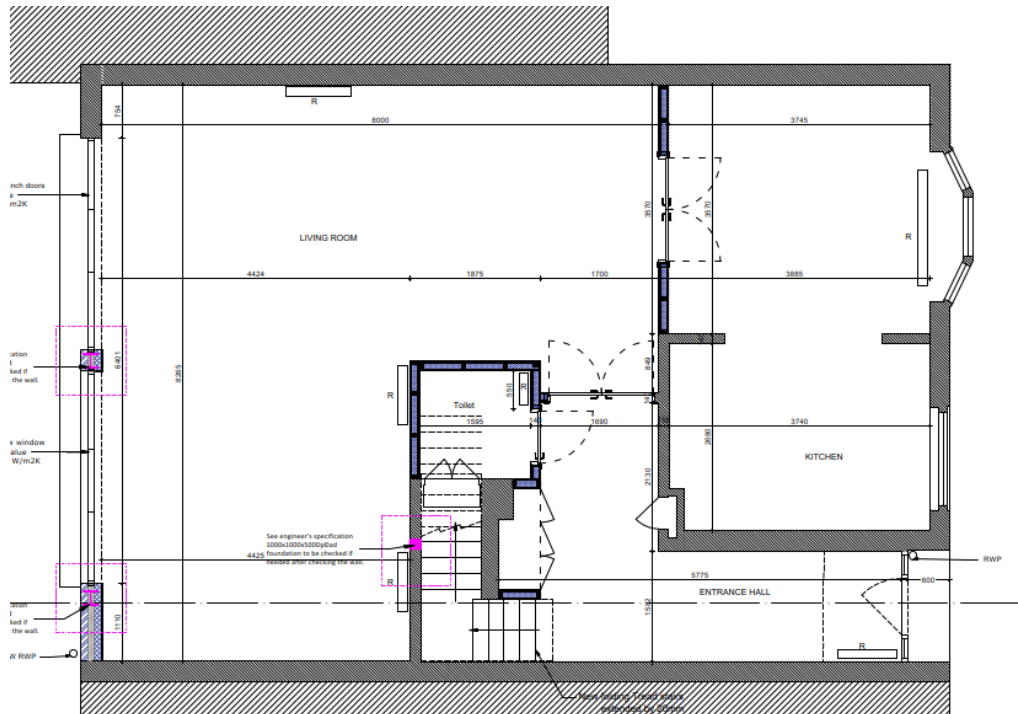
Existing South West Elevation (from patio, not visible from Denewood Road)



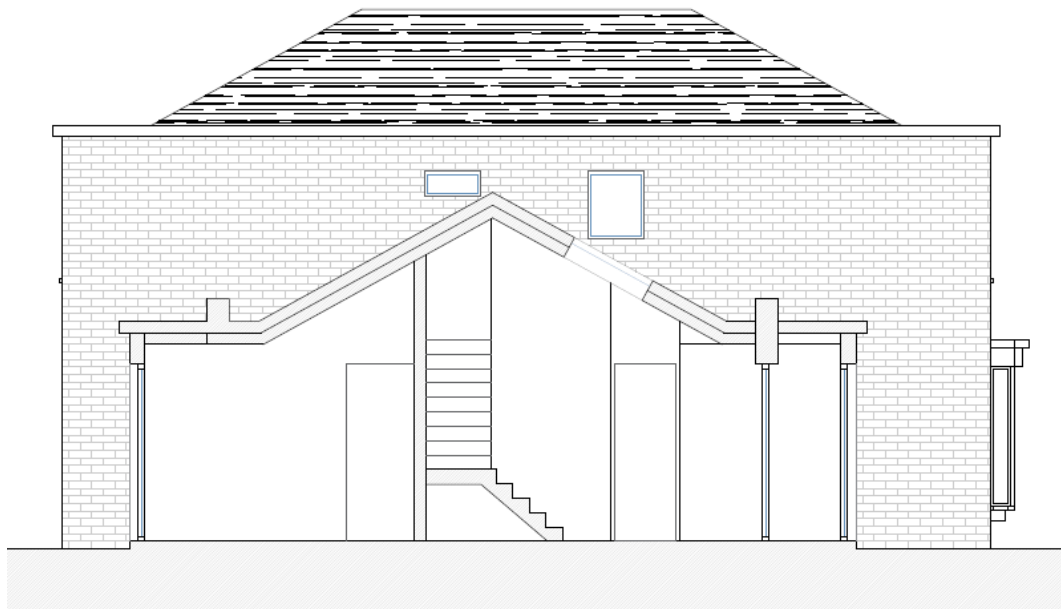
Proposed South West Elevation (from patio, not visible from Denewood Road)



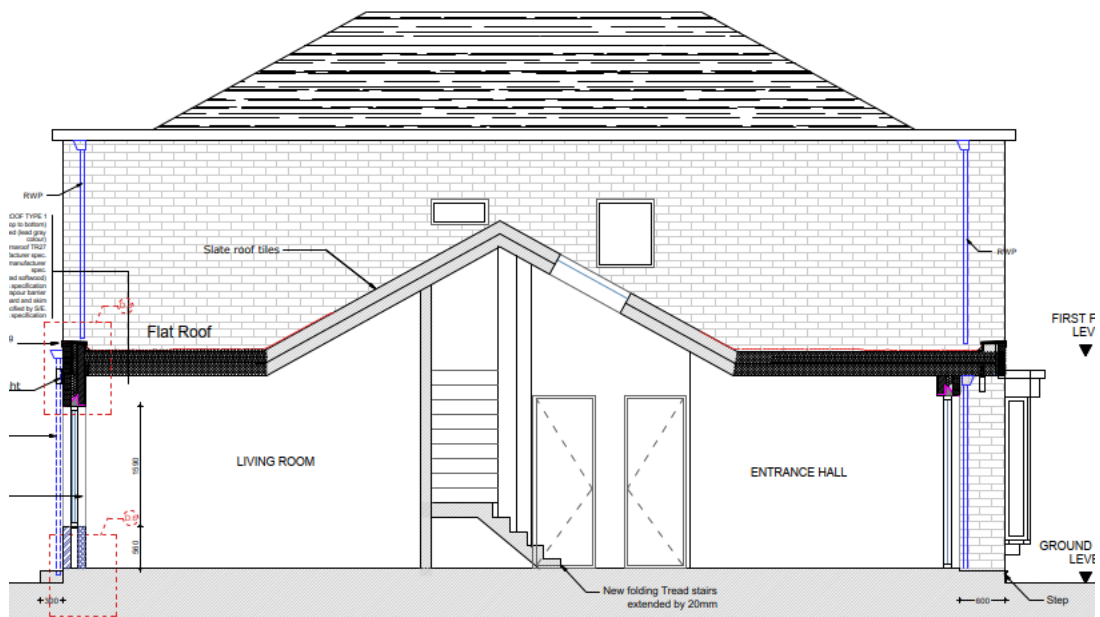
Existing Ground Floor Plan



Proposed Ground Floor Plan



Existing Section



Proposed Section

5.0 PLANNING HISTORY

HGY 2020/2975 - Single storey ground floor rear and front infill extensions, alterations to rear fenestration.

6.0 ACCESS

- No changes to existing arrangements.

7.0 PLANNING CONSIDERATIONS

- Design for this development aims to be of a high standard and to preserve the character and appearance of the existing building.
- The proposal remains subservient to the principal building. It is intended to provide an attractive addition to this house, and will allow the internal layout to better suit the requirements the family.
- It is the intention of this development not to harm the external appearance of the building.

8.0. SUMMARY

- This proposal seeks planning permission for a minor alteration of the main entrance, visible from the communal garden and for a minor alteration of the utility door to the private patio, not visible from the road.
- The proposal would not have a significant impact on the visual amenity of the area or the amenities of neighboring properties.