

2 HOLLY TERRACE: Applications covering changes on Highgate West Hill side - 2023/1725/L and 2023/1505/P

Highgate CAAC would like to make some further comments on these applications.

The drawings and intervention schedule ("[Detailed works schedule.pdf](#)") state that some existing windows are to be refurbished while others are to be replaced. Drawings are provided of replacement windows in "[Window schedule.pdf](#)". However, "Accoya" is a treatment method not a variety of tree. We hope that sustainably sourced timber will be used.

No information is given about the glazing to be used for the refurbished windows, and hence no indication of how much energy performance will be improved.

The flat roof membrane and external cladding on the side of the roof are to be replaced. New wood cladding may look quite different and more substantial than the existing given what a poor state it is in now:



Dimensions of the build up of the new roof finish to the Coach House are not provided but HCAAC presumes the depth of the roof will be greater than the existing. However the section drawings, as proposed, show the depth of the roof as unaltered from the "as existing" drawings. This seems implausible.

The drawings and document "[Proposed roof construction details.pdf](#)" do not provide sufficient information to indicate how much lower the internal ceiling height of the room might be once the works have been completed.

The relevant section of "[Detailed works schedule.pdf](#)" only provides "indicative" proposals for insulation and does not state how the insulation will be attached:

*“- Internal wall to be insulated using Kingspan 57.5mm insulated plasterboard or equivalent (indicative), installed over existing wall substrate  
- Internal floor to be insulated using Rockwool stone wool boards or equivalent (indicative), installed underneath existing floor”*

We note that the parapet to the street curtilage wall enclosing the courtyard and Coach House of no. 2 Holly Terrace is contiguous with and the same height as that to no. 3 Holly Terrace. This strong visual line should be maintained amongst the rather higgledy-piggledy appearance at the rear of the remainder of the Terrace. The parapet to the other wall of the Coach House would also be affected. Fully detailed drawings are therefore required.

The information provided on garage doors shows a number of patterns none of which relates to what is shown on the elevation from Highgate West Hill. HCAAC wish to receive full information on the actual proposed garage doors and be invited to comment.

HCAAC objects to these applications.