

Design & Access Statement – 11 Holly Mount

11 Holly Mount was built in the mid-19th Century. It forms one end of a terrace of three houses which was listed as a Grade II building in 1974. It is situated at the end of Holly Mount and is within the Hampstead Conservation Area.

Construction is of yellow stock brick with slated hipped roof having projecting bracketed eaves and a dormer.

The house is double-fronted with a stucco doorcase having pilasters supporting an emblature. There is a panelled front door with two small lights to the top. The windows have red brick cambered arches to sashes with margin lights.

There are two main stories with a semi basement and an additional attic floor which was probably added pre-1939. This attic comprises a living space and a small bathroom. There is a front-facing dormer and four skylights in the slated main roof.

The windows at the two main stories are arranged in the following way: two on the ground floor facing Holly Mount, three on the first floor facing Holly Mount, one on the first floor facing south west and a pair of French doors on the ground floor facing south west.

There is a single-story rear addition under a lean to timber-framed roof with opening vents.

Outside there is a small patio accessed from a door in the rear addition.

The proposal is to replace the rotting French doors with identical doors glazed in slimline toughened glass.

The double-glazing will increase the house's energy performance without detracting from its appearance/