



trace

ARCHITECTS

DESIGN, HERITAGE & ACCESS STATEMENT

27 HILLWAY, HIGHGATE, LONDON. N6 6QB

Trace Architects have been appointed to design and submit a planning application for the internal refurbishment, conversion of car port into habitable room, side dormer extension and ground floor rear extension of an existing three storey (inc loft) property located at 27 Hillway, with the replacement of glazing, replacement and addition of side roof lights and inclusion of a lantern rooflight over the converted car port.

This design & heritage statement forms part of that application and is to be read in conjunction with all submitted details and drawings.

Other items to be read as part of this submission include:

Site Plan

Existing Drawings

Proposed Drawings

Fire Strategy

CIL form

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01 LOCATION

1.1 HILLWAY



Figure 1 – Aerial View of the Hampstead/Highgate area with the site noted and highlighted in red.

Hillway is located between Hampstead Heath and Highgate, within the Holly Lodge conservation area, and forms a central link running north and south through the historic Holly Lodge Estate. Terminating at the south end with Swains Lane and turning into Holly Lodge Gardens at the North which then terminates at Highgate West Hill.

No. 27 is located on the western side of the road, towards the southern end, just below Langbourne Avenue. It is a detached property and sits between its neighbours Nos. 25 & 29 which are of a similar design.

The property is located within walking distance of Bus stops on Swains Lane and Hampstead West Hill, with Hampstead Heath open green space a short walk to the west and Waterlow Park to the northeast. Gospel Oak Overground Station is located a short walk to the south, just within 1km and there are a number of Underground stations within 1.5km.

1.2 HOLLY LODGE CONSERVATION AREA

Hillway is located within the Holly Lodge Conservation Area and is further located in the character area No.2, known as Hillway. The area was originally formed as part of the grounds of Highgate Rise when the House was built in 1798. It remained as green space until the House was sold off and the area was developed as a garden suburb in the 1920s. The dwellings have been built in an Arts & Crafts style, set back from the road and many have retained their front gardens, forming an important feature throughout the conservation area.



Figure 2- Map of the Holly Lodge Conservation Area, with outlines showing the 6no.identified character areas. The proposal site is outlined in red.

"The rendered elevations and sweeping tiled roofs, stained glass windows and cottage gardens seen at Holly Lodge are expressions of the English vernacular style that the Arts and Crafts movement developed. The regularity of the grid layout here may have been in response to the views that the southern slope provided".

"As the scheme progressed up Hillway, so the architectural forms shifted, away from the Arts & Crafts inspired style to so-called mock-tudor, with black and white details. At the top of Hillway the largest houses with widest plot widths, and most elaborate 'olde English' details look out over the lawns and cedar of the former Holly Lodge landscape".

"Hillway is wider and has a continuous rhythm, with the houses linked originally by single storey garages set back from the frontage. The views across these single storey structures give a connection to the gardens at the rear; there is a significantly detrimental effect when this view is reduced".

"Large gardens, front and rear, are typical of properties within the Holly Lodge Estate, particularly with these houses in Sub-Areas 2 and 3. The front gardens help to separate individual properties from the road; they are often screened with mature shrubs or planted formally. This both underscores the garden suburb character and contributes to individual privacy. No complete examples of the post and chain front garden boundaries of the 1920s survive, but the original oak posts have been integrated into newer boundary walls in a number of gardens and others have been retained as gateposts".

- Extracts taken from the Holly Lodge Conservation Area Statement.

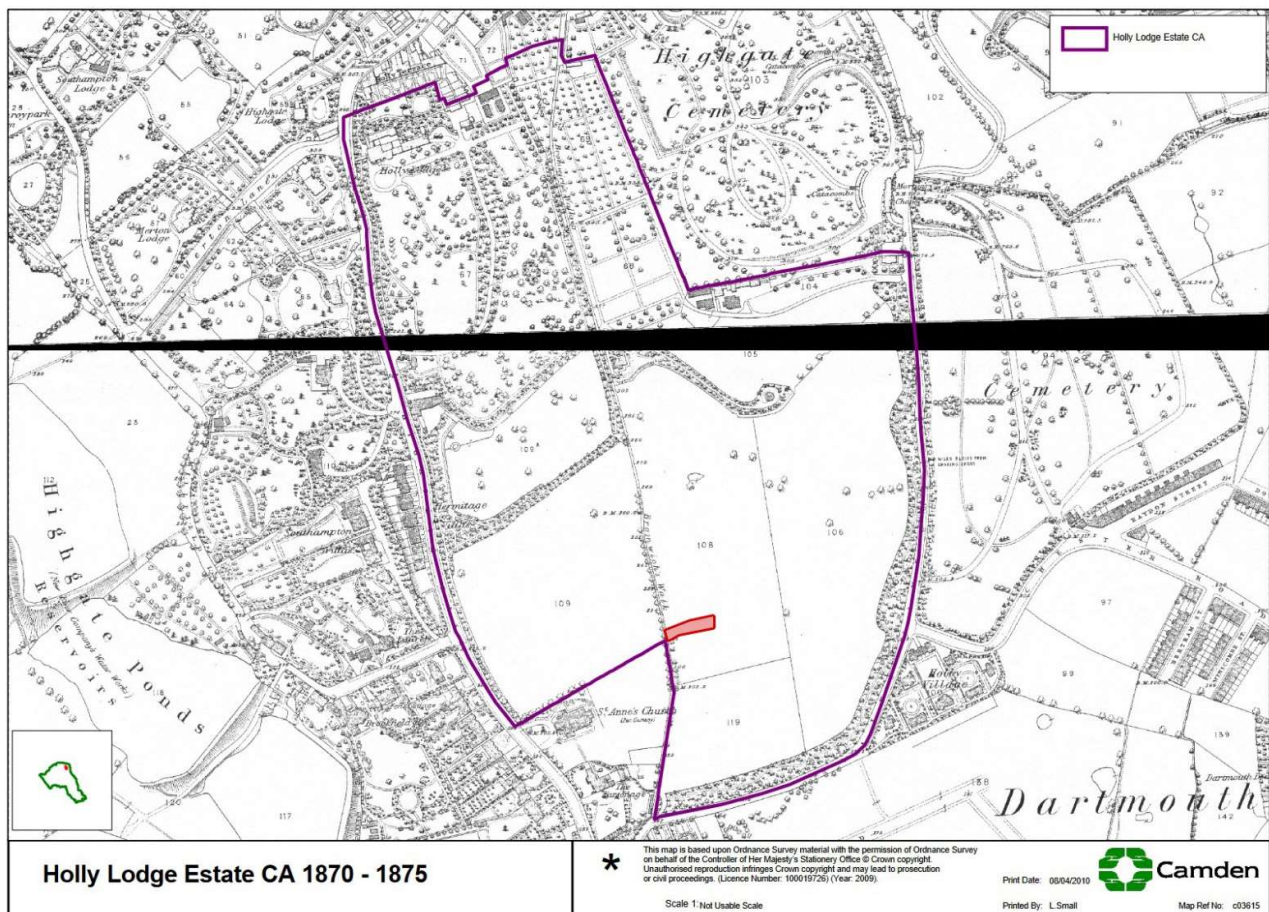


Figure 3- Plan of the area now known as the Holly Lodge estate, circa 1870. The approximate site of No.27 Hillway can be seen highlighted in red

02 THE PROPERTY

2.1 THE EXISTING PROPERTY

The existing property is a two-storey detached house on the western side of Hillway. It is one of several houses along Hillway that share a similar footprint and layout, all built between 1925 and 1935. The closest neighbours, nos. 17-29 are all matching in character and can be differentiated through small differences in details which are shown in the bay windows, secondary pitched roofs, and gable ends.

As the road slopes the properties are stepped in level down the street. The neighbouring property at No.25 is set lower, whereas the property at No. 29 to the north is raised above No.27 by approx. 50cm. This can be seen in the tiered gardens which are stepped from each other by low level walls running parallel to the driveways.

The Properties are set back from the street by a green border, each with a single well-established tree. The main entrance to no.27 is on the ground floor accessed through a front garden, closed off by a low-level wall from the pavement.



Figure 4 – Aerial view looking at the front of the site and street taken from Google Earth.

FRONT FAÇADE AND STREET SCENE

The front façade of the property is predominantly brick and red clay tile, however, as many of the properties on the row, and opposite side of the street, no. 27 has had the brickwork painted. The colours of the other properties vary between white and off-white with variations of cream and pale grey.

The property features a large round bay window to the ground and first floors, the front door is recessed into a small porch that sits under an elongated pitched roof that covers the first-floor window above. The first-floor window being

housed in a small dormer. The front elevation is predominantly white painted brickwork with red brick details to the eaves and gable roof over the bay. Separating the front garden and ground floor from the pavement, the front boundary has low level hedging which terminates to allow a narrow footpath and driveway to lead up to the house.



Figure 5 - Photograph of the existing front façade.

On the original properties and many of the current neighbours, the garage was situated to the right of the house and set to the back of the footprint. This garage formed a link with the neighbour. No.27 along with other properties on the street has brought the front wall of the garage forward in line with the front door. However, this space has not been made internal, rather it is an external car port beyond the wall with a covered roof, accessed via a large garage style door. Beyond the front elevation, above where the original garage was placed, the property has been extended at first floor level with a window looking out to the street.

The front and side roofs, unlike many of the neighbours have been retained in their original form, with only rooflights being placed to allow the loft to be used as habitable space. On the neighbouring row, there are multiple side dormers erected with the largest being at no. 23, where a large mansard style dormer has been erected on both sides of the main roof. Nos. 19, 23 & 25 also have rear dormers.



Figure 6 – Aerial photograph of the rear of the site and street row taken from Google Earth.

THE REAR

The rear of the property is again predominantly white painted brickwork which is carried across much of the street row. There is an original pitched roof outrigger to the rear which includes a first floor bedroom and the kitchen on the ground floor. To the side and against the boundary, the original garage has been converted at ground floor level and a large ungainly first floor extension has been erected above with red tile cladding and a flat roof. On the opposite side of the ground floor the rear has also been extended with a side infill to create an additional room. This leaves a small patio “courtyard” space in between that allows views from the kitchen inside out to the garden.

All pitched roofs on No.27 and the terrace row are in a matching red clay tile with the extension over the garage also being clad in a similar red tile. The rear main roof of no.27 differs from its immediate neighbours with a small extension to the ridge creating a half gable. The neighbouring properties at Nos. 19, 23 & 25 feature rear dormers. Many of the properties have also removed chimneys to the rear, with some removing them at the front also. No.27 has had the rear chimney removed and the front chimney has been reduced to a small upstand above the roof.

Nearly all properties on the street have some form of additional ground floor rear and side extension. These all differ in size, form and materials with some also extending the first floor. As you travel north, up the street towards Holly Lodge Gardens the extensions grow in size, with some nearly doubling the footprint of the house.



Figure 7 - Existing photograph of the rear façade

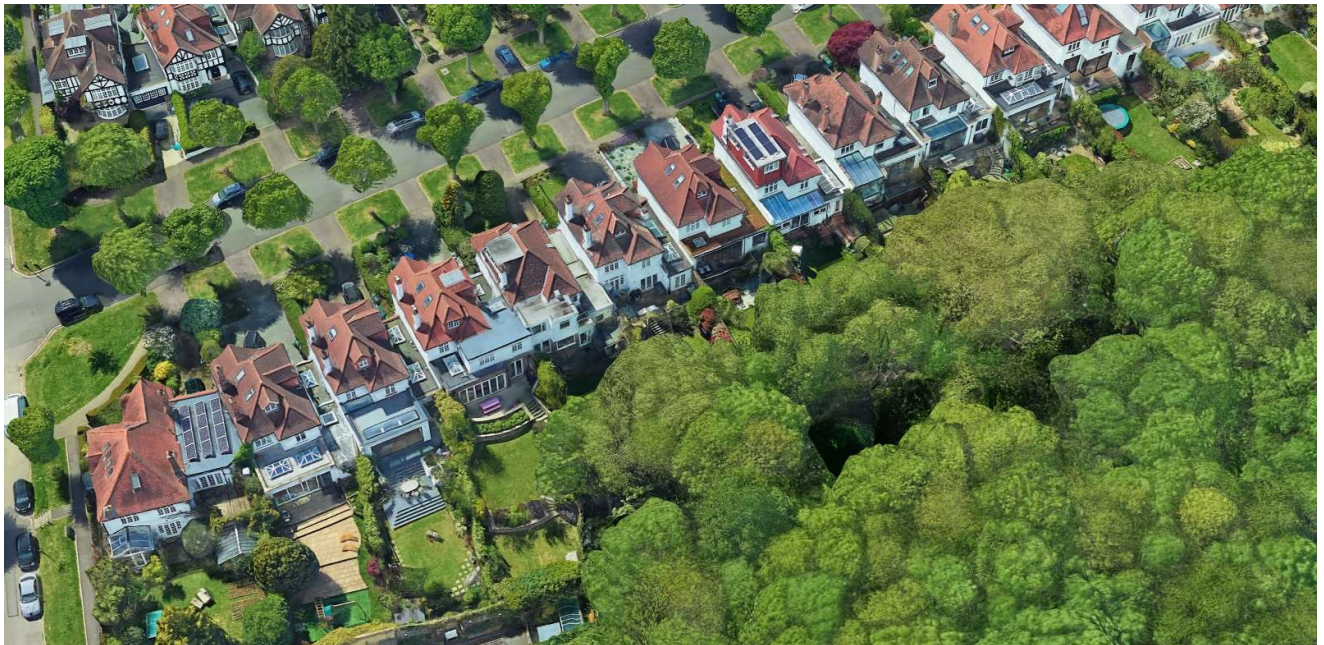


Figure 8 - Aerial photograph of the rear of properties on the Eastern side of Hillway, showing the various large rear ground and first floor extensions. Many various forms of dormer roof extensions can also be seen.

INTERNAL ARRANGEMENT

Please refer to the existing floorplans.

Access through the main entrance on the ground floor leads you into the main hallway and corridor serving two sitting rooms, front & rear and the main staircase serving the first floor. To the rear of the ground floor is the kitchen and under the stair area is small cupboard and a WC. The kitchen has a large window looking out to the rear garden. Off from the kitchen to the left of the plan is the small extension and on the other side the garage has been converted into an office and utility lobby. In the lobby there is a small secondary stair that leads up to the first floor extension above.

There is also access to the car port courtyard from the utility lobby.

Travelling up the main stair to the first floor, there are two large bedrooms a bathroom and two small bedrooms in the main house with an additional bedroom and bathroom in the rear extension above the garage.

The staircase to the loft can be found opposite the main stair where it squeezes in between the front and rear large bedrooms. Going up again, from the first floor, leads you to a large open loft bedroom with a small ensuite squeezed under the front roof pitch.

03 THE PROPOSAL

3.1 DESIGN BRIEF

The client approached us with the need to rearrange the internal spaces to create more modern open plan living areas on the ground floor, addressing the broken rear elevation and creating better spaces for an open plan kitchen and dining room, increased storage, and a better utility. With the carport being somewhat narrow and almost too small for modern day vehicles it's not really in use by the owners and therefore they wanted to see if they could make better use of the space if it became internal to the property. They also wanted a better layout to the first floor that repositioned the stair to the loft and created a better bedroom and more storage under the pitched roof. The design approach was to modernise the house without changing the existing traditional fabric and reducing the impact that any additional massing may make to the appearance of the building.

3.2 THE PROPOSAL

GROUND & FIRST FLOOR

Our proposal seeks to maintain the visual fabric of the building whilst increasing floorspace. On the Ground Floor we are proposing to open up the rear rooms of the property, in filling the gap between the two rear extensions at ground floor level and creating a flush back line across the rear elevation, therefore regularising the façade at ground floor level. Large sliding doors will allow access to the garden and light to penetrate the ground floor plan. This allows us to internally join the rooms across the back into a large open plan space which houses the new kitchen and dining areas, also allowing for a better WC and storage to be added without taking up more space within the middle of the plan. There will also be a new flat rooflight over the dining area to allow greater amounts of natural light into the floorplan. The utility room will remain in place however we will remove the secondary stair, allowing better use of the space.

At the front of the Ground Floor, in the current car port, we are seeking to make this an internal room of the property which will be a bike store access using the existing garage doors and behind that, a small study. Light to this study space will come from a new lantern rooflight.

Travelling up the existing staircase the rooms will be partly reconfigured around the landing on the first floor. On the first floor, the rooms will remain in a similar layout to existing with a regularised master bedroom suite occupying the rear floorplan in the original outrigger and existing first floor extension. The small front bedroom will become a family

bathroom and the loft stair will be removed which allows a better layout for the large rear bedroom. A new staircase to the loft is planned to be formed travelling over the existing ground to first floor stair.

NEW SIDE DORMER AND LOFT FLOOR

Above, on the second floor the layout will remain similar to its original form, but with a few minor adaptations. The largest change being to the position of the stair. In order to extend the main staircase up to loft level, we are proposing a side dormer to the main roof, much like many other properties on the street. This dormer will allow the head height to be achieved above the stair and have a new window to let in natural light. The loft ensuite will be enlarged and rearranged and the bedroom will feature new storage under the pitched roof. On the South facing side we are proposing to replace the two existing rooflights with two new larger ones to again maximise natural light.

3.3 FORM & MASSING

We have chosen to create a more modern layout for the house with better flow and access between floor whilst trying to minimise the impact of additional massing. On the ground floor at the rear the extension is simply an infill between the two existing spaces and therefore does not protrude into the garden any more than the current footprint. If anything, the regularisation of the rear façade reduces its visual impact.

At the front of the ground floor the new study and bike store takes advantage of the existing wall and garage doors so adds no visual change. The only suggestion being the possible view of the top of the lantern roof light beyond the existing parapet wall.

The new mansard dormer extension to the side roof has been designed to be as small as possible to allow access to the loft only. Unlike several properties on the street, the new dormer is set back from the main roof edge so as to remain subservient to the front roof pitch. It is lower in height than the main roof and only as wide as needed. Creating a dormer that remains smaller than many others existing on the street and therefore lessening its visual impact on the street scene than those other properties.



Figure 9 - Illustrated render of the front elevation showing the new side dormer allowing the main stairwell to be extended to the loft floor.



Figure 10 - Illustrated render of the new rear ground floor infill extension.

3.4 MATERIALS

FRONT FAÇADE

We are proposing no additional massing or changes to the front facade of the building other than replacement glazing. Apart from the addition of a new side dormer, the view of the front façade will remain unchanged from its existing look and massing.

The new glazing will seek to replace the existing tired uPVC framing with new timber framed glazing. Frames will be kept white and the frame layouts and opening windows will match the existing windows.

The new roof over the proposed study will be a flat roof, kept below the existing parapet, out of sight. It will be a single ply roofing membrane in dark grey. The lantern rooflight will be traditional in appearance with black frames and a single opening section for ventilation to the room below.

The new dormer will be clad in matching red clay tiles to the sides and roof. Fascia boards will be painted white to match existing and the guttering will be black to also match what is currently on the property.



Figure 11 – Illustrated aerial view of the front of the property showing the massing of the mansard dormer and the lantern rooflight over the study.

REAR FAÇADE

At the rear all solid massing will remain as existing with the infill being made in brickwork, painted white to match the existing. The only changes being to fenestration in the form of new replacement windows to all openings, replacing the uPVC with white timber framing to match existing and new ground floor sliding doors across the back of the ground floor. A new flat rooflight will also replace the existing lantern. The new sliding doors will be in a minimal metal frame powder coated dark grey.



Figure 12 – Illustrated aerial view of the rear of the property showing the mansard dormer to the front, new infill to the ground floor and flat rooflight.

3.5 ACCESS & PARKING

Access into the site from the street remains as existing. The removal of the car port will take away 1 space for a car, but given its not currently used for that purpose due to its size the impact is minimal. There is still parking within the property boundary on the driveway, and parking along the street is also provided for visitors and residents.

Internally all doors will comply with building regulations standards and the new staircases will also be building control compliant.

Doors out onto the rear patio will also retain flush thresholds for easy access to the rear garden.

4.0 CONCLUSION

Trace Architects are experienced, award-winning architects who have completed numerous high-quality residential buildings in the UK, West London, and the closer Hampstead Area.

This application has been carefully designed, with consideration for the existing materials and with reference to the conservation area, the existing building, both its immediate neighbours on the street and the properties further along and the local history.

As such we feel this proposal makes a positive contribution to Hillway and the Holly Lodge Conservation Area.

We believe the proposal will provide an example of high-quality, energy efficient residential architecture that suits the needs of its inhabitants whilst adding to the character and diversity of the area.



Figure 13 – Illustrated rendering of the rear proposal seen from the garden.