

## HERITAGE IMPACT ASSESSMENT

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Property address:

54 Hillway, Highgate

London N6 6EP

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**Project Address:** 54 Hillway, London N6 6EP

No.54 is a single-family house located within the Holly Lodge Estate Conservation area. The House is neither statutory nor locally listed.

We have reviewed the following policy documents regarding the proposed works:

1. Camden Planning Guidance
2. Holly Lodge Conservation area appraisal and management strategy.

**Project Details:** Replacement of dated UPVC conservatory with a new triple glazed, airtight insulated aluminium framed conservatory on the ground floor at back of the house with interior refurbishment that includes kitchen, lounge and conservatory.

### **Project Description:**

The house is part of the Holly Lodge Estate built in the 1920's. Designed in an English vernacular style borrowing from the Arts and Crafts movement.

The building typology is of both detached & semi-detached variants. The material palette consisting of hipped roofs finished with plain terracotta tiles, rendered/ stucco masonry painted white with Tudorbethan embellishment to the front facades. The house is also part of the Holly Lodge conservation area.

Hillway rises to the north on a south-facing slope. Number 54 Hillway sits on the eastern side of the road with about two thirds of the way up the hill.

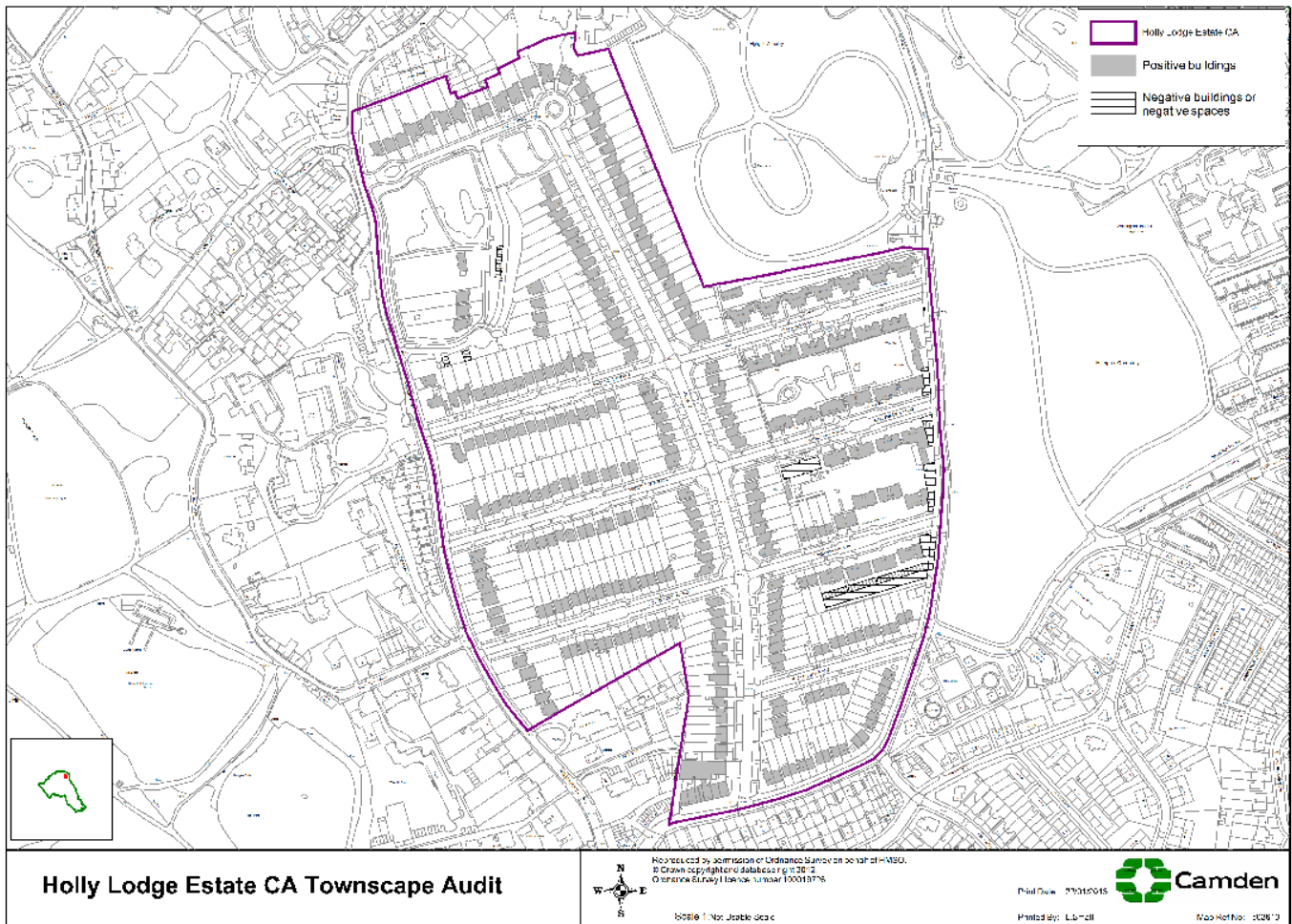
The properties on Hillway are almost entirely detached although incrementally over time the spaces between the properties have been filled in with side extensions and garages, almost all properties have infilled at ground floor level and in numerous cases at first floor level.

The building lines along both the front and rear of the properties on this stretch of Hillway exhibit a lack of consistency. To enhance the character of the period building, it is essential to replace the current energy inefficient and aesthetically unpleasing UPVC conservatory that was added in the 1990s. The new conservatory will be designed to fit seamlessly within the scale of the existing structure, maintaining the same footprint.

This new addition will be more in harmony with the house's appearance, embracing the principles of the Arts & Crafts movement, which emphasizes simplicity, the introduction of natural light through larger glazed areas, and high-quality craftsmanship with minimal framing.

The limited solid elements of the side walls and the garden side will be rendered to match the existing house, while the new glazed roof will align with the current design, creating a more cohesive overall look.

Additionally, the bespoke side glass sliding doors will not only complement the existing building but also elevate the contemporary aesthetic of the conservatory's rear elevation. They will provide wider access to the back garden.

CHARACTER:

Nestled within the enchanting Holly Lodge Conservation Area, Hillway is a charming enclave that embodies the rich history and character of its surroundings. Originally part of the expansive grounds of Highgate Rise, established in 1798, this picturesque area remained a verdant oasis until the house was sold and transformed into a delightful garden suburb in the 1920s.

The homes along Hillway are crafted in the distinctive Arts & Crafts style, each set back gracefully from the road, allowing for a sense of privacy and tranquility. Many of these residences have preserved their lush front gardens, which not only enhance the aesthetic appeal but also contribute significantly to the overall charm of the conservation area. This harmonious blend of history and nature makes Hillway a truly special place to call home.



## LOCATION:



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

Hillway is situated between Hampstead Heath and Highgate, within the Holly Lodge conservation area, serving as a central thoroughfare that runs north and south through the historic Holly Lodge Estate. The road terminates at the southern end at Swains Lane and transitions into Holly Lodge Gardens to the north, ultimately leading to Highgate West Hill.

The location offers convenient access to public transportation, with bus stops available on Swains Lane and Hampstead West Hill. Additionally, Hampstead Heath's expansive green space is a short walk to the west, while Waterlow Park lies to the northeast. Gospel Oak Overground Station is also within a short walking distance to the south, approximately 1 km away, and several Underground stations are located within 1.5 km.