

# 84 Highgate West Hill Design, Access & Heritage Statement

3rd January 2014

# ZMMA

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Design, Access & Heritage Statement for Listed Building Consent

Prepared by **ZMMA**

3rd January 2014

## I. Project Overview

This document forms part of a listed building application for no.84 Highgate West Hill. The proposed works replace an existing non-historic bay window/door at lower ground level with new full height glazed doors.



no.84 from Highgate West Hill

## 2. Heritage Statement

### 2.1 Conservation Area



Aerial view of no.84 Highgate West Hill

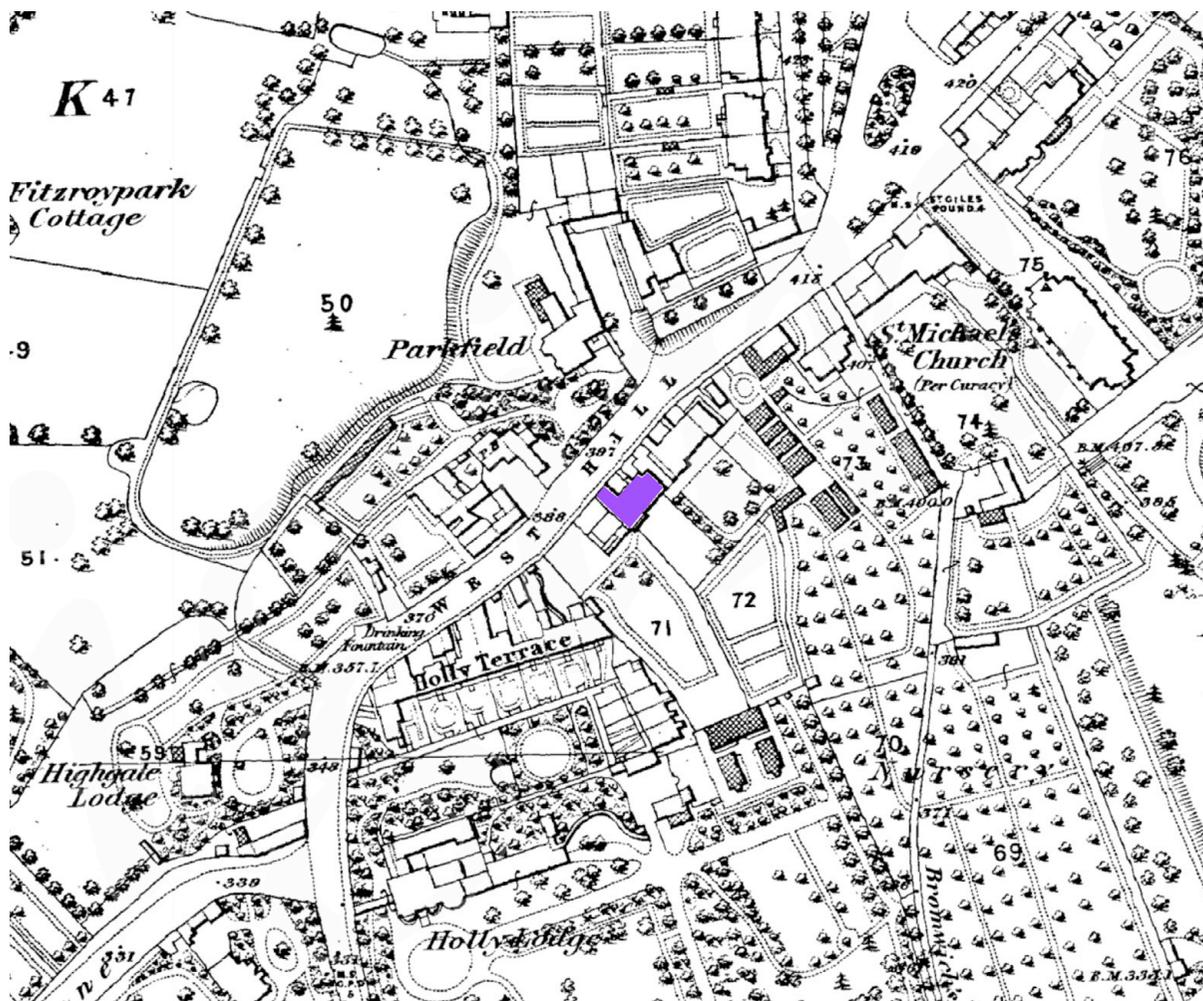
The property sits within the Highgate Village, a sub-area of the larger Highgate Conservation Area. Highgate has a unique village character dating back to the 14th century. Most of the existing structures were built in the 18th & 19th centuries and are set among the varied topography of the two hills of north London. Highgate Village forms the historic core of Highgate with a complex mix of structures from the shops on the high street to the grand houses down Highgate West Hill. The grand houses illustrate how Highgate has been a desirable residential area since the late 17th Century.

No. 84 Highgate West Hill is mentioned in the ‘Highgate Conservation Area Appraisal and Management Strategy’ – Adopted 4 October 2007;

*“No 84 (listed grade II) started life as two houses built on the site in the late 18th century, and has had many subsequent alterations. It is built of London stock brick, with gauged brick flat arches to the window heads.”*

### 2.2 Listing & Property History

84 Highgate West Hill forms part of a mid 18th C. group of buildings at 81-84 Highgate West Hill that have an interlinked history. The property is Grade II listed and has been since 1974. The listing was last updated in 1999 and is now out of date, as the property has since



Map of Highgate Village from the 1870's

been converted from a youth hostel to a large family house. The listing, from English Heritage website, reads:

*“House, now a YHA Hostel. Late C18 on site of 2 earlier houses, converted to a single residence 1824 and later alterations. Multi-coloured stock brick. 3 storeys 5 windows (central windows blind). Projecting ground floor with round-arched entrance and paneled door. Gauged reddened brick flat arches to mostly recessed sashes; some altered. Parapet. INTERIORS not inspected.”*

Since this listing the property has gone through a number of external and internal changes. In 1998 Planning Permission & Listed Building Consent was given to convert the youth hostel into a family home. These works were completed in the early 2000's and since then the current occupier has used the property as a single family home.

### 3. Previous Permissions

This is a summary of the previously granted Planning Permissions and Listed Building Consents.

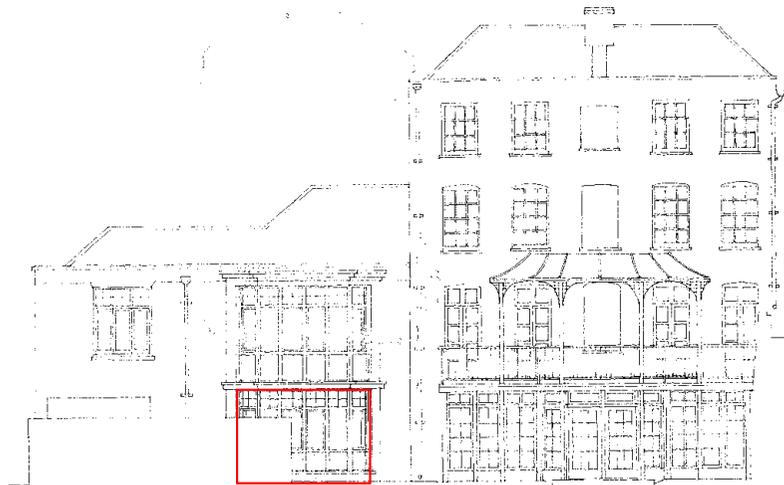
| Application Reference     | Date       | Description   |
|---------------------------|------------|---|
| 8701294 & 8770212         | 25/8/1987  | Rebuilding of 2/3 storey rear extension and erection of 4 storey side extension   |
| LE9700707R2 & PE9700701R2 | 19/2/1998  | Change of use from youth hostel to single family home, replacement of side extensions, alteration to front & rear elevation, addition of conservatory to rear elevation |
| LE98000457R1 & LE9800642  | 26/8/1998  | Details to discharge conditions for granted permissions for LE9700707R2 & PE9700701R2   |
| LE9800833                 | 6/11/1998  | Details to discharge conditions for granted permissions for LE9700707R2 & PE9700701R2   |
| LE9800847R1               | 24/11/1998 | Details to discharge conditions for granted permissions for LE9700707R2 & PE9700701R2   |
| LE9900023                 | 12/1/1999  | Details of rear conservatory to discharge conditions for granted permissions for LE9700707R2 & PE9700701R2  |
| LE9900047                 | 19/2/1999  | Details to discharge conditions for granted permissions for LE9700707R2 & PE9700701R2   |
| PE9800454R1               | 21/4/1999  | Details to discharge conditions for granted permissions for LE9700707R2 & PE9700701R2   |
| LE9900255R1               | 28/5/1999  | Details to discharge conditions for granted permissions for LE9700707R2 & PE9700701R2   |
| 2013/6351/P               | 24/12/2013 | Erection of a single storey rear conservatory at basement level to replace existing in connection with dwelling house.  |
| 2013/6460/L               | 24/12/2013 | Erection of a single storey rear conservatory at basement level to replace existing one, plus associated internal alterations, in connection with dwelling house        |

## 4. Previous Completed Works

The existing house has been through many alterations since it was built in the mid 18th C, originally as two properties. The major and recent change was its conversion from a youth hostel to a single family home in 1999. The original structure went through substantial rebuilding, including many new openings, both internal and external. A new conservatory and a two storey side extension were also added. The bay window, proposed to be replaced, is on the rear elevation of this modern side extension.



Existing Rear Elevation, Pre-1998 (as youth hostel)



Existing Rear Elevation, Post-1998 (as single family home)

The section of bay window proposed to be replaced is outlined in red.

## 5. Proposed Works

### 5.1 Design

The proposal replaces the existing timber windows and doors at lower level of an existing bay. The sill is to be raised to match the raised internal floor level, and new bi-folding full height glazed doors will be installed. The new doors are proportioned to match the existing façade and will be painted to match the rest of the existing joinery at the higher level of the bay. The overall size and shape of the bay will remain as existing, however the new arrangement of bi-folding and single doors will allow the window to be a much more useable feature of the house.

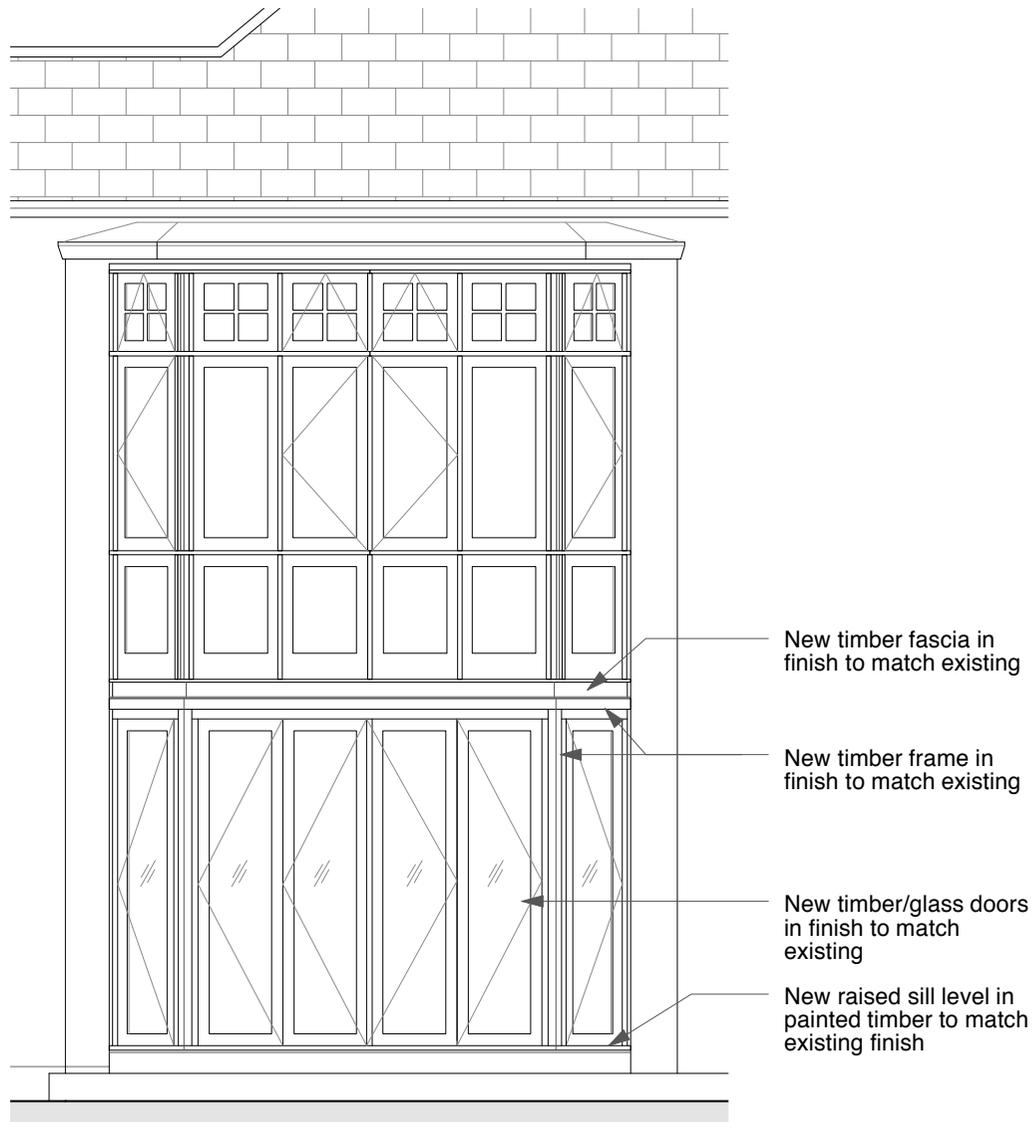
### 5.2 Access

The proposal does not alter any access to or in the house. There is an existing step from the terrace into the kitchen. As the scheme raises the sill height a new external step will be added in front of the bay. The proposal also installs full height doors to all sides of the bay which makes the terrace much more accessible from the kitchen.



Existing bay window

### 5.3 Sustainability



Elevation drawing of proposed bay window

The existing bay window and door is drafty and uses thin double glazed panels. As the window is formed from many small panels, there are a lot of gaps which allow heat to escape from the window. Each new door only has one glass panel, which will be a high performance double glazed unit that is properly sealed to its frame. The doors will all have draft seals around the frame and will vastly improve the thermal performance of the bay and reduce the heating and cooling requirements for the house.

The increased area of glass on the new glazed doors will allow for greater day light penetration into the kitchen and reduce the need for artificial lighting.

All timber will sustainably sourced, FSC certified or equivalent.

All waste materials produced during the building works will be recycled where possible, including the windows and glazed doors.

## 6. Summary

The proposed glass doors will greatly improve the environmental performance of the kitchen, the connection to the terrace and are visually in keeping with the existing non-historic bay window.

The proposal does not increase the area or volume of the house; it does not affect the visual impact of the house on either Highgate West Hill or the neighbouring properties. The proposal does not detract from the local and historically important Highgate Village Conservation Area and ensures the longevity of the house through upgrades whilst maintaining its importance as an historical building on Highgate West Hill.