

Colin Taylor A.A.Dip

24th May 2013

RECEIVED
28 MAY 2013

L.B.of Camden
Planning & built environment
For the attention of Victoria Pound

Your ref: 2013/2365/L

Dear Ms. Pound,
Fencing at main entrance to Holly Village

I attach my comments about the above proposal, together with extracts from the web pages available in connection with the application and photographs of the fencing before removal by the contractors, Urban Foresters/Landscape for your consideration.

I had hoped to talk to you about this proposal, as indicated in email and telephone exchanges. I still think that discussion would be wise and that both parties directly concerned (the owners and occupants of the respective houses) should understand well what can be expected of them in connection with the renewal of this frontispiece to Holly Village.

Yours sincerely,

Attachments:

Comments on the application

Photographic survey of posts

Photographs of 'test post', Chester Road views, posts C1 & C5 and Highways encroachment

Camden application web page extracts

RESPONSE TO PLANNING APPLICATION No 2013/2365/L

Registered 01/05/2013 (Notice placed at pedestrian crossing, Swains Lane, 3/05/13)

Planning Officer: Victoria Pound

Comments by Colin Taylor (resident 1967-84 and 2006-13)

References to page numbers below relate to the attached copies of extracts from the application documents and Camden web pages.

The work proposed in the above application entails repair and renovation to one side of the main entrance to Holly Village. It is ill-considered and inappropriate on two counts. It is not about repair and renovation, it is about seeking approval to a permanent, unsympathetic set of changes to the posts and installing a new timber fence (a mess at the junction of the two lines at post S5) which would be foreign to the design of the frontage which was designed to be transparent in nature- to enhance the view of the Village from Swains Lane.

Andrew Wilmott is the applicant. The application contains drawings of post and fence details by the company, Urban Foresters (aka Urban Landscapes). Urban Foresters are not designers- they are contracted to carry out 'renovation' work on the posts. They have already removed posts S1 to S10 from site.

The posts S1 to S5 form a property boundary. They are jointly owned, as indicated by the title deed drawings of nos.1 & 2, lodged with the Land Registry. They are not the sole property of Andrew Wilmott and Alma Whitten.

Architecturally, the fences formed by posts C1 – C11 and S1 - S10 are arranged symmetrically on each respective side of the private footpath leading to the iron gates (this footpath is entirely part of no.1).

In 1865, as part of the overall design, the respective fences were designed as a foil to the main elevation of a semi-detached pair of houses, nos.1&2 (the houses being attached at first floor only by a room accessed from no.1). These two fences are unlike the main fencing surrounding the three sides of Holly Village in that they were designed without any of the criss-cross timber infill between the much taller posts with dwarf brick & stone walls of the main boundary fencing.

The way in which it is proposed to alter the posts to no.2 affects no.1, if the architecture is to be respected. Treatment or alterations to one side of the footpath should be reflected on the other- the proposal should not be considered in isolation since it involves only half of the complete frontage layout. To maintain aesthetic cohesion, the treatment should be consistent for both.

It is proposed (through Urban Foresters) that in order to maintain some sort of consistent finished level for the tops of the posts, that very small pieces of stone are inserted beneath the posts to make up the differences in net post heights. This is a bizarre proposal, making a mockery of the original design and doubtful even of good execution, given the company's flagship project as an example- a cobbled driveway at 9 View Road, Highgate, N6 6DJ. Here Urban Foresters have installed what the company's head tells me is a 'Victorian' driveway. In fact, they have used granite paviors with extraordinarily wide joints- compare this with the real Victorian paving in the archway at Holly Village.

Their installation is not remotely 'Victorian', in layout, or in execution. The width of joint and its flush pointed finish denote neither good workmanship nor design understanding.

In U.F.'s proposal drawing, note the size of joints and the sizing of stone that indicates close association with the steel pole set in the timber post. Now compare this drawing with the photograph of the so-called 'test post'. Note that the pole, set in resin, has not been placed centrally, key to their concept of very small pieces of stone, cut to shape, fitting around poles less than 15x15 cms in plan that would otherwise be exposed between ground level and the modified bottoms of posts.

The timber fencing proposed is reminiscent of the main fencing but inappropriately scaled and has no place in the original design- please see attached etching for an artist's impression of 1 Holly Village that was made before 1956.

The benefit of the consultation with English Heritage referred to in the application has not been shared or discussed with either Diana Brown or myself. It is not quoted or described in the application and therefore of no relevance. This is simply name-dropping until the exchange is described.

"Description of the proposed work."

The twenty one frontage posts vary considerably in the degree of weathering, those at no.2 being in somewhat better condition. The two posts directly abutting nos.1&2 are in the best condition (I have no information on the current whereabouts or condition of the latter) and should be used as the templates for replacement of the posts that have deteriorated to great extent.

Replacement of the posts in worst condition should be related to the way in which the remaining posts are renovated.

"Original design of the posts in the entrance to holly Village."

There is no "fencing style"(as referred to in the application). In 1865 the posts were erected with wrought iron chains hung on iron collars with hooks linking each post – a situation that lasted until 1990.

A low Privet hedge was grown between the posts to deter dogs/rubbish etc adjacent to the public highway at a later date.

The main fence, with its dwarf boundary wall and timber lattice infill, is supplemented by a holly hedge. In the main, the holly hedge has been allowed to grow much higher since 1967. The effect is to obscure the decorative teak posts in favour of a notion of privacy on the part of the freeholders with property touching the two roads. Photographs of the two junctions between the main fence and the frontage posts are attached. I point to this phenomenon because freeholders have adopted a 'high hedge' policy to satisfy an extreme wish for privacy.

"The existing fencing style at the main entrance."

The main fences surrounding Holly Village were designed quite differently from the frontage. This is demonstrated by the lack of any mortice joints to take horizontal members in these deliberately shorter teak posts. The frontage posts are also fitted with iron collars and hooks, quite unlike the main fence.

Diana Brown introduced the timber lattice fence to the frontage in 1990, as a temporary measure to tidy up the general appearance until such time as all the teak posts could be dealt with. All the concrete supports placed behind teak posts pre-date her occupation.

With reference to the application, the so-called 'test post', has been trimmed to remove the rotten timber at the base. It has been steam cleaned, oiled and lacquered. A metal tube has been inserted at the bottom end set in resin.

Establishing the height of a 'test post' without reference to the remaining twenty of varying condition compromises their repair. Some posts are significantly shorter and even appreciably hollow.

For the past four years, Holly Village freeholders have discussed renovation of the entrance and the posts at the bi-annual meetings. No complete agreement has been reached. Recent discussions related to this application did not even include both the owners.

The detailed topography of the Chester Road and Swains Lane sections is different, Swains Lane having the greater fall in the direction of the road and Chester Road being affected by the Highways heightening of the back of pavement. The level difference between Chester Road and the private footpath is quite marked, unlike that of Swains Lane.

"Design and Access Statement": pages 11,12 & 13

Page 11

The approach to Holly Village along the private footpath was designed with posts and chains to show off the entrance and the architecture. (a length of original chain is still in the possession of Diana Brown).

A sufficient number of posts require a comprehensive approach to repair and/or replacement.

The Chestnut sections referred too in the application are neither chestnut nor original and have never been replaced. There has never been "the usual rotation" referred to in the application. The applicant's ownership of no.2 is some three years whereas for no.1 it is forty-six years.

Page 12.

The proposed solution for fixing of the teak posts is sketchy and not comprehensively described. There is no 3D drawing of the proposal and the drawings that are provided are somewhat ambiguous.

Once the rotten timber has been removed from the posts they will be of varying lengths. The proposed stone inserts are intended to allow for differentiation in the height of posts. This is not possible for all the posts on the frontage and some complete replacements will be necessary.

The teak posts fit neatly in the ground between large granite slabs- inserting four tiny stone pieces beneath each post might have suited an otherwise ordinary fence but not for a listed Grade II* building.

The overall change of appearance proposed would be noticeable and out of keeping with the precise aesthetic of Holly Village. The entrance is very visible, a place where many people linger to look at the architecture and the design detail.

Page 13

Figure 2

- The positioning of the granite setts has not allowed for the whole range of the finished heights of the posts.

Page 14

The vote to proceed with this method of restoration for the front area covering No 1 and 2 Holly Village was taken by the Freeholders by a majority vote (WHEN ?).

Diana Brown did not accept the process as it did not take into account all areas that needed addressing and there was no set of drawings to explain the process fully.

The Freeholders promised a discussion between the two freeholders but none has taken place. At the following meeting (6 months later) it was announced as a decision taken by the Honorary Secretary and fence/hedge 'Monitor' that the Holly Village Freeholders would precede with the renovation at no.2 and leave the renovation at no.1 for another time.

It is both practical and aesthetically necessary to renovate all the frontage posts at the same time. Only then can the various detailed problems be resolved in favour of the intention of the original design. While there are many unique features in Holly Village, there is a consistent 'hand on the tiller', that of Henry Derbyshire. The ground levels at Holly Village reflect the fact that is built on a triangular site on the lower slopes of Highgate Hill. This affects the frontage fencing to a significant extent and is another factor in the use of posts and chains.

Figure 4

- The 'renovated' post illustrated is taller than the unrestored post.
- The iron collar is clearly visible on the unrestored post but omitted from the 'renovated' post.

Page 15

In the proposal, the vertical chestnut posts are set very close to the teak posts.

A scaled elevation of posts S1- S5 is needed for a better understanding of this proposal.

C 1

stone slab to top
of main face:
105 cms.approx.



C 5

stone slab to top
of main face:
89 - 91
cms.approx.



C 9

stone slab to top
of main face:
94 cms.approx.



C 2

stone slab to top
of main face:
105 cms.approx.



C 6

stone slab to top
of main face:
98 cms.approx.



C 10

stone slab to top
of main face:
100 cms.approx.



C 3

stone slab to top
of main face:
103 cms.approx.



C 7

stone slab to top
of main face:
94 cms.approx.



C 11

stone slab to top
of main face:
97 cms.approx.



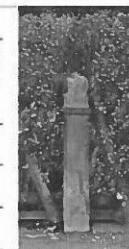
C 4

stone slab to top
of main face:
100 cms.approx.



C 8

stone slab to top
of main face:
90 cms.approx.



C 12

stone slab to top
of main face:
183 cms.approx.



S 1

stone slab to top
of main face:
102 cms.approx.



S 5

stone slab to top
of main face:
94 cms.approx.



S 9

stone slab to top
of main face:
90 cms.approx.



S 2

stone slab to top
of main face:
??? (currently
removed)



S 6

stone slab to top
of main face:
99 cms.approx.



S 10

stone slab to top
of main face:
85 cms.approx.



S 3

stone slab to top
of main face:
104 cms.approx.



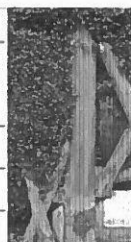
S 7

stone slab to top
of main face:
97 cms.approx.



S 11

stone slab to top
of main face:
170 cms.approx.



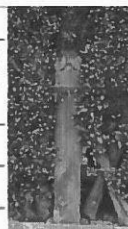
S 4

stone slab to top
of main face:
100 cms.approx.



S 8

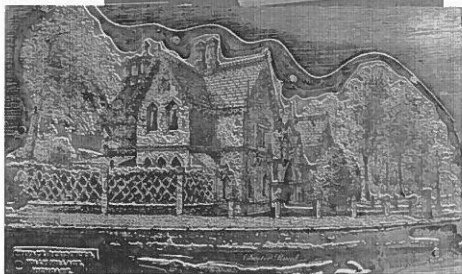
stone slab to top
of main face:
94 cms.approx.



Location of steel pole in 'test post' by U.F.-
eccentricity renders methodology impractical.



Chester Road view 2012 / etching pre-dates 1956: 'transparent' view of main entrance elevation.



pre- 1950 etching of 1 Holly Village



Encroachment by Highways onto private footpath / Post C1 / Post C5



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1					
Application Number	Site Address	Development Description	Status	Date Registered	Decision
2013/2365/L	2 Holly Village London London N6 6QJ	Alterations and repairs to existing fencing to the front ground floor boundary elevation by inserting galvanised tubes, 4 granite setts with concrete foundation all associated with the use as residential dwelling (Class C3).	REGISTERED	01-05-2013	

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Details Page for Planning Application - 2013/2365/L

Site Address 2 Holly Village London London N6 6QJ

Application Progress Summary

Application Registered 01-05-2013

Comments Until 24-05-2013 [Add Comments Here](#)

Date of Committee

Decision

Appeal Lodged

Appeal Decision

Application Details

Application Number 2013/2365/L

Site Address 2 Holly Village London London N6 6QJ

Application Type Listed Building Consent

Development Type Residential Minor Alterations

Proposal Alterations and repairs to existing fencing to the front ground floor boundary elevation by inserting galvanised tubes, 4 granite setts with concrete foundation all associated with the use as residential dwelling (Class C3).

Current Status REGISTERED

Applicant Mr Andrew Willmott

Agent

Proposal Alterations and repairs to existing fencing to the front ground floor boundary elevation by inserting galvanised tubes, 4 granite setts with concrete foundation all associated with the use as residential dwelling (Class C3).

Current Status REGISTERED

Applicant Mr Andrew Willmott

Agent

Wards Highgate

Location Co ordinates Easting 528564 Northing 186545

OS Mapsheet

Appeal Submitted? No

Appeal Decision

Division Validation and Fast Track Team

Planning Officer Victoria Pound

District

Determination Level

Existing Land Use C3 Dwelling House

Proposed Land Use C3 Dwelling House

Location Map

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Site Address 2 Holly Village London London N6 6QJ

Dates

Received	24-04-2013
Registered	01-05-2013
First Site Notice	03-05-2013
Valid	24-04-2013
Consultation Expiry	22-05-2013
Validated	01-05-2013
Target Date	26-06-2013
Consultation Expiry Date	22-05-2013
Decision Expiry	
Date of First Consultation	01-05-2013

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Checks Page for Planning Application - 2013/2365/L

Site Address 2 Holly Village London London N6 6QJ

Checks

Pending? No

Permitted Development?

Site Notice Required?

Encroachment?

Press Advert Required?

Time Extension?

Readvertise?

Constraints?

Env Assessment
Required? No

Site History?

Env Statement Required?

App Owns Adjoining
Land?

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Case file

Summary

Application
No:

2013/2365/L

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Date published	Document Type	View	Description
Apr 24 2013	Application Form	Whole Doc	APPLICATION FORM
Apr 24 2013	Drawing	Whole Doc	BOUNDARY FENCE
Apr 24 2013	OS Extract	Whole Doc	SITE PLAN
Apr 24 2013	Supporting Documents	Whole Doc	DESIGN AND ACCESS STATEMENT

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Consultees details for Planning Application - 2013/2365/L

Site Address 2 Holly Village London London N6 6QJ

Property Address 2 Holly Village, London, N6 6QJ

Consultees Consulted

Name

Company Name English Heritage (email)

Address London Region 1 Waterhouse Square 138-142 Holborn LONDON EC1N

2ST

Name

Company Name Enforcement - Gary Bakall (email)

Address INTERNAL

Other Information Available for Planning Application - 2013/2365/L

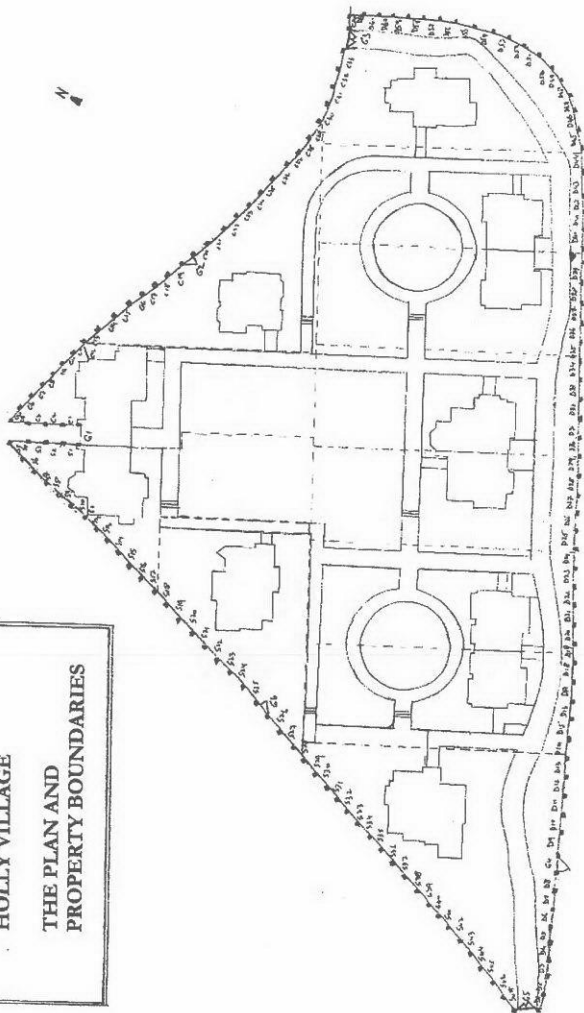
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HOLLY VILLAGE

THE PLAN AND PROPERTY BOUNDARIES



H.M. LAND REGISTRY

TITLE NUMBER

267854

ORDNANCE SURVEY
PLAN REFERENCE

COUNTY
GREATER LONDON

SHEET

NATIONAL GRID

TQ2886

SECTION

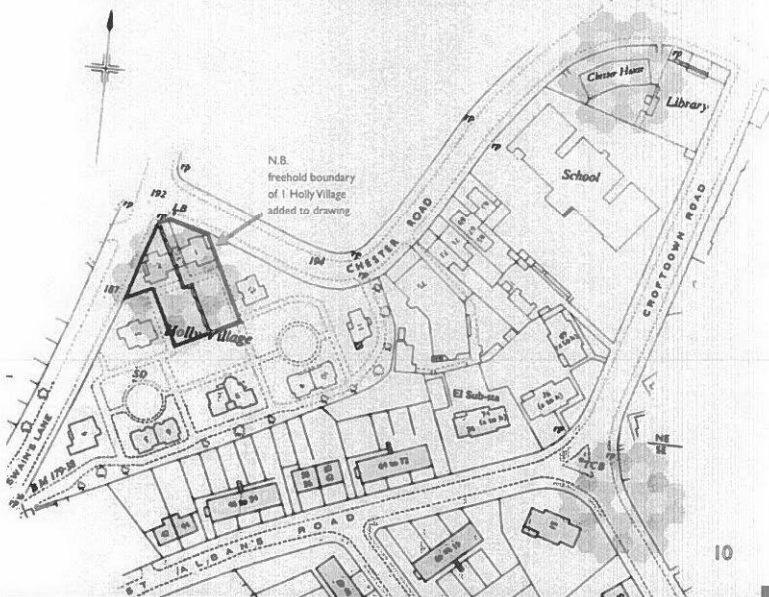
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Scale: 1/1250

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Old Reference LN III B2 N & O

BOROUGH OF CAMDEN



Design and Access

Holly Village is a group of twelve former estate cottages, designed by the architect Henry Astley Darbishire for Angela Burdett-Coutts, and built by William Cubitt in 1865. There are eight buildings consisting of four detached houses, and four pairs of adjoining cottages, one of which forms a gated entrance with stone archway into the village grounds. The village is Grade II* listed.

The village is surrounded by a boundary fence, visible externally on Chester road and Swain's lane. This fence consists of upright teak posts joined by sections of cross-hatched chestnut, backed by tall holly hedges for most of its length. At the entrance to the village, at the corner of Swain's lane and Chester road, the holly hedges change to a more standard privet hedge, which is supposed to be trimmed to a standard height of 1m, and the fencing leads down the access path to the gateway. (The reduced hedge and fence height in this area allows the entrance to feel more open and accessible.) The boundary fencing is an essential part of the visual character of the village.

All twelve freeholders in the village are bound by the Holly Village Deed of Covenant, which lays out various conditions to encourage communal maintenance of the properties, and maintain access to the open nature of the central lawns and paths. Accordingly, the owners have for some time now discussed the renovation of the front fence sections around the village entrance at the required bi-annual meetings.

Whereas the part of the boundary fence backed by holly hedges has at some time in the past been augmented with a raised concrete section, which secures the teak posts directly, this front section instead has posts seated directly in the ground, and unfortunately their condition has been allowed to deteriorate to the extent that many have rotted away at the base, and some are leaning alarmingly, and only held upright by surrounding vegetation. This issue has prevented the usual rotating replacement of the chestnut sections over this area of the fencing, and thus addressing the posts has become a matter of some priority. (Particularly as this has contributed to the generally run-down and tatty nature of the entrance.)

The design intent of this restoration is to preserve the character and materials of the current fencing as much as possible. The main challenge to this is the poor condition of the post bases (**Figure 1**). The posts have a unique material, character and motif (**Figure 2**), which argues against replacing them wholesale. Directly restored posts however would need support once the rotten sections have been removed. The concrete sections that have been used for this purpose elsewhere on the boundary are aesthetically not really in character with the rest of the village, and are to be avoided if possible.



Figure 1. Rotten bases on two of the fence posts

The solution chosen to this problem was secure the posts by means of a hidden galvanised tube inserted into the base, which would then be secured by a concrete foundation hidden underground. This both provides the necessary support, and should greatly alleviate any further issues with rot. The approach is outlined in **Figure 3**. The posts would then rest on granite setts, rather than directly on the ground, which is a small visual change. Previously the posts entered a plain concrete surface, which was presumably added some decades ago, so arguably this would be an improvement.



Figure 2. Post header detail.

Holly Village Fence Restoration

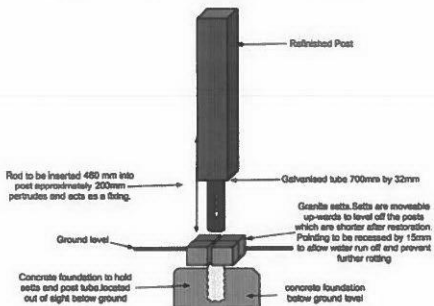


Figure 3. Illustration of how the restored posts are to be resealed.

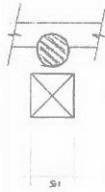
To check the soundness of this approach, the least visible post was removed and used as a pilot. The post was refurbished and refinished using fillers where necessary, and mounted on the intended tubing. The results can be seen in Figure 4. After this test post had been inspected by the village freeholders, a vote was taken to proceed with the restoration using this method.



Figure 4. Right: restored test post, left: unrestored post for comparison.

We do not anticipate any access issues with the fence restoration; the area is well-contained, and the paths on either side are wide enough that they need not be blocked even temporarily.

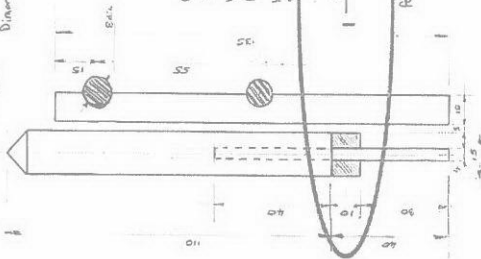
A 1:10 scale drawing of the components of the restoration can be found on the next page.



HOLLY VILLAGE
FENCE OUTSIDE No 1402
Scale = 1:10
Dimensions = centimeters



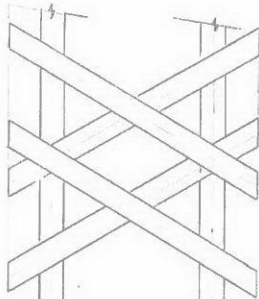
4x granite setts
cut to 7cm x 7cm x 10cm deep
Allies cemented & tamped.
1cm pointing



Reinforced concrete per sample
800 galvanized tube
Vertical fence posts
10cm dia. Chestnut
Horizontal Rails
Bamboo Chestnut.

Average Actual Level

Post set in concrete



Cross Members = Bam Rail-pounds
Set at 60°
Timber-lake ballast junctions