

Flat N°s 1a & 5, 1 Holly Terrace, Highgate West Hill, Highgate London N6 6LX

DESIGN AND ACCESS STATEMENT

1 Holly Terrace is a prominent Grade II listed building on the crown of bend, Highgate West Hill; in the Highgate Village conservation area on the boundary with the Holly Lodge Estate conservation area. It is walking distance from Hampstead Heath.

Transport links are somewhat limited, the 214 bus runs along Highgate West Hill and there is a bus stop immediately outside the property. Other bus routes are available at the junction of Hampstead Lane and Highgate High Street, a quarter of a mile away. Archway is the nearest tube station, 1.3 miles away by best route. Pedestrian and vehicular access is unchanged. There is parking and garaging on site.

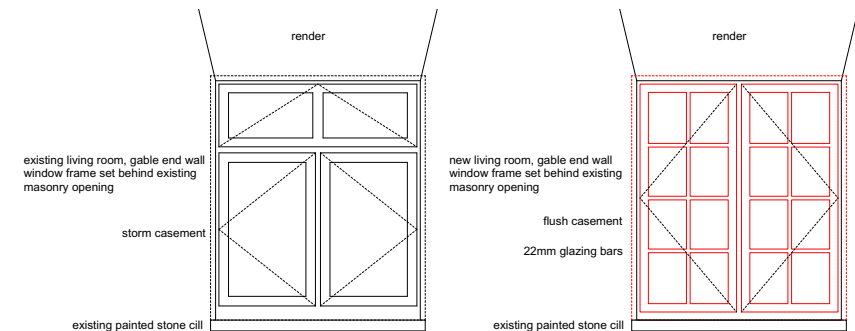
Living Architects were instructed by the Client, Ms Bernadita Hudson to prepare drawings for submission to Camden Council. The drawings were to show both historic and proposed alterations to two of the five apartments within the block: flat 1a on the Ground floor and flat 5 on the Third floor.

Modifications to Flat 1a were carried out by a previous occupant. Most of the alterations are to internal walls, but a cloaks window has been removed and the opening blocked up. This window is on the blind side of the building and not visible from the street.

The changes are illustrated and scheduled on Living Architects drawing 966 /OD03 (extracted schedule from the drawing below) :-

- A) New 780 x 1170mm serving hatch formed between kitchen and lounge.
- B) Remodelling of kitchen including removal of boxing in room corner.
- C) Removal of kitchen door leaf.
- D) Blocking up of WC window.
- E) Remodelling of WC space to accommodate new shower cubicle.
- F) New hallway cupboard including chamfering of the corner of the wall bounding the WC/cloaks.
- G) Blocking up of bedroom doorway.
- H) New fitted wardrobes.
- J) New opening formed between two bedrooms to make one larger bedroom with dressing area.
- K) Bathroom remodelled, new bathroom suite.

Flat 5, is the loft flat on the Third floor, its fenestration is relatively modern and in need of replacement. The proposed, white painted, 6 or 8 pane, flush casement windows are more in keeping with the immediate environs.



There replacement windows are shown on Living Architects drawings 966 /OD05, 966 /OD06, 966 /OD07, 966 /OD08 & 966 /WS01. There are no other alterations proposed for this Flat.

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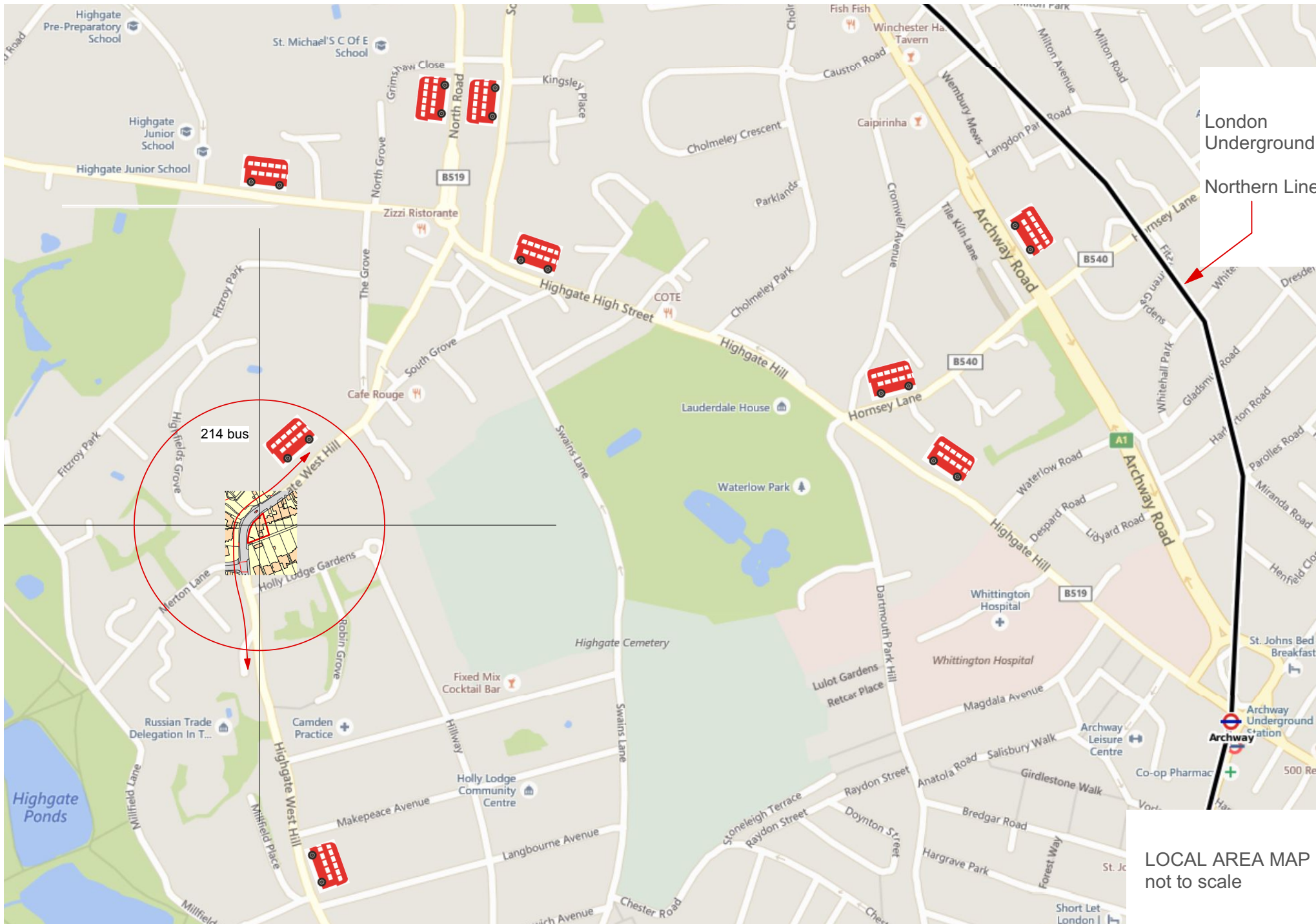
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London Underground
Northern Line

LOCAL AREA MAP
not to scale