



SQUARE FEET ARCHITECTS

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Design Statement

87 Highgate West Hill / 6 Holly Terrace
London
N6 6LU

Context

Existing Site

The property, a single family dwelling, is second to the end of a listed terrace row within Highgate Village Conservation Area. The row which forms Holly Terrace was built in the early 19th Century, with the garages to the rear built at the beginning of the 20th Century. The main houses and original entrance to the terrace are listed - grade II.

The houses were originally accessed from the south, with the main access and garages to the rear coming into play with the advent of the car.

No. 87 is a 2 storey building with mansard roof, attic and semi basement. The main house has been added to over the years with a number of rear extensions. The two storey garage and covered canopy walkway (from Highgate West Hill entrance to rear house entrance) were added in the 1920's.

As the garage was built before 1949 it is automatically included in the listing of the main house (as advised by the duty planner 23.02.12).

Proposal

The proposals here relate to the entrance portico fronting onto Highgate West Hill. Permission was granted in 2012 for the rebuild of the adjacent garage and façade retention.

The double doors providing the main access from Highgate West Hill into the house are very narrow and are heavy and difficult to use for the applicant's elderly father who lives at the property.

Due to rot and security issues bonding the two doors together to form a single opening has not proved possible. Instead it is proposed to replace the doors like for like. The portico structure will be untouched as part of the proposal.