



Design & Access Statement

89 Hillway, London,
N6 6AB



fig 1. 89 Hillway - existing front elevation

INTRODUCTION

89 Hillway is a two-storey house, built in a variant of the 'Arts & Crafts' style on the Holly Lodge Estate, North London. The house is a single structure, occupying a large plot with a long, slender garden.

This proposal seeks to extend the property through the addition of two small dormers to the roof, a side and rear extension – replacing the existing garage – and a basement, so as to better accommodate the needs of a growing family.

The proposal takes into account the guidance set out in the Holly Lodge Estate management strategy, along with all relevant LB Camden planning stipulations.



fig 2. 89 Hillway - rear elevation



fig 3 & 4. Internal damp & disrepair

SITE CONTEXT

The Holly Lodge Estate is a privately-managed suburban housing estate in Highgate, North London. Built in the 1920's, the estate is composed in an English vernacular style closely inspired by the Arts & Crafts movement. Typified by generous allowances of green space and mature trees, houses are set back from streets to create an open, village feel which has remained intact despite additional development.

89 Hillway is unlisted and currently in a state of dilapidation, with extensive damp and decomposition of elements such as the windows. The property is comprised of white-painted pebbledash with timber trims and windows, with

roofing in red clay tiles. To the rear, a long back garden extends from the house to Robin Grove - an unpaved access track.

The neighbouring properties are built in a similar style to No. 89, however have significant differences in mass and form, accentuated by additional development. No. 87 has two large dormers on its roof, alongside a large rear extension with glazed balustrades forming a first-floor terrace. No. 91 has a small dormer added to the rear, along with a large rear extension projecting out into the garden, leading to a sheer blank façade to dominate the immediate rear of No. 89.



fig 5. 89 Hillway - proposed front elevation

DESIGN PROPOSAL

Our aim is to retain the existing historic fabric of the original and restore features where necessary, to keep visible and embrace the original extent of the building. Overall the proposal aims to create a more coherent design, improve the internal circulation and maximise the internal space to improve the usability and liveability of the house.

The proposal will add two small dormers to the roof scape, enabling reception of a new staircase to activate the currently unused loft space as an additional bedroom, bathroom and storage area.

The first floor will be subject to minor internal alterations to better utilise the existing space, with the WC and Bathroom integrated into a single Bathroom. The small bedroom to the rear will be joined to the adjacent bedroom to create a bedroom and nursery for a young child.

The ground floor will be extended to create a series of new and enhanced spaces. The existing garage, currently insecure and dilapidated, will be demolished and replaced with an extension of equivalent mass and footprint. To the rear,

this extension will push outwards and step back along it's centre to align with the neighbouring extensions on either side and form a cohesive rear elevation.

Internally the extensions enable reorganisation of the plan, creating a new utility space in the former garage whilst relinking the front and rear of the property with double doors. A garden room affording views across the landscaping is formed at the Northwest quadrant of the extension, employing the step in the façade to create a degree of separation in the open plan from the enlarged kitchen and dining area. The former boiler cupboard under the stair will be integrated into an enlarge WC, with the side door closed and replaced with a window to match the existing.

The property will be comprehensively refurbished and restored throughout.



fig 5 & 6. Internal damage caused by damp, ground floor



fig 7 & 8. Asbestos containing boiler + kitchen in need of modernisation



fig 9 & 10. Parapets + windows in need of repair



fig 11. Holly Lodge Estate

MATERIALS

Throughout the extension, a limited palette of high quality materials will be used, selected for their robustness and ability to compliment the character and appearance of the existing building and surrounding structures.

The dormers will be clad in clay tiles to match the existing roofscape, with windows formed in timber to match the arrangement and detailing of those below.

The extensions will be rendered in white pebbledash to match the existing facades. Windows and doors will be formed in hardwood, stained black to create a contrast evocative of the Arts & Craft style. Roofing membranes and gutters will be detailed so as to be concealed behind parapets, with hardwood fascia's delineating the edge of the parapet.

SUSTAINABILITY

It is our aim to use the renovation and extension of the building as an opportunity to minimise the energy requirements of the house. We aim to employ the following sustainable elements:

- Super insulation of the new extension wherever possible.
- Use glazing with high thermal performance whilst maximising daylight within the ground and lower ground
- Utilise rainwater collection to water the garden
- Use low energy lighting solutions

ACCESS

Access to the property is unchanged from the street, though will be enhanced by resurfacing of the currently uneven approach. Internally, the access is enhanced through the opening up of spaces and enlargement of the ground plan. Circulation is enhanced by new internal links to the front and rear of the property. Thresholds are level wherever possible and staircases have been designed to have a gentle rise suitable for less able users.