

# Flat N° 1a, 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.

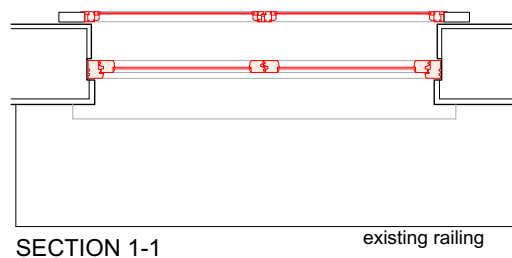
Transport links are somewhat limited, the 214 bus runs along Highgate West Hill and there is a bus stop immediately outside the property. Other bus routes are available at the junction of Hampstead Lane and Highgate High Street, a quarter of a mile away. Archway is the nearest tube station, 1.3 miles 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 the existing and proposed replacement windows to flat 1a on the Ground floor.

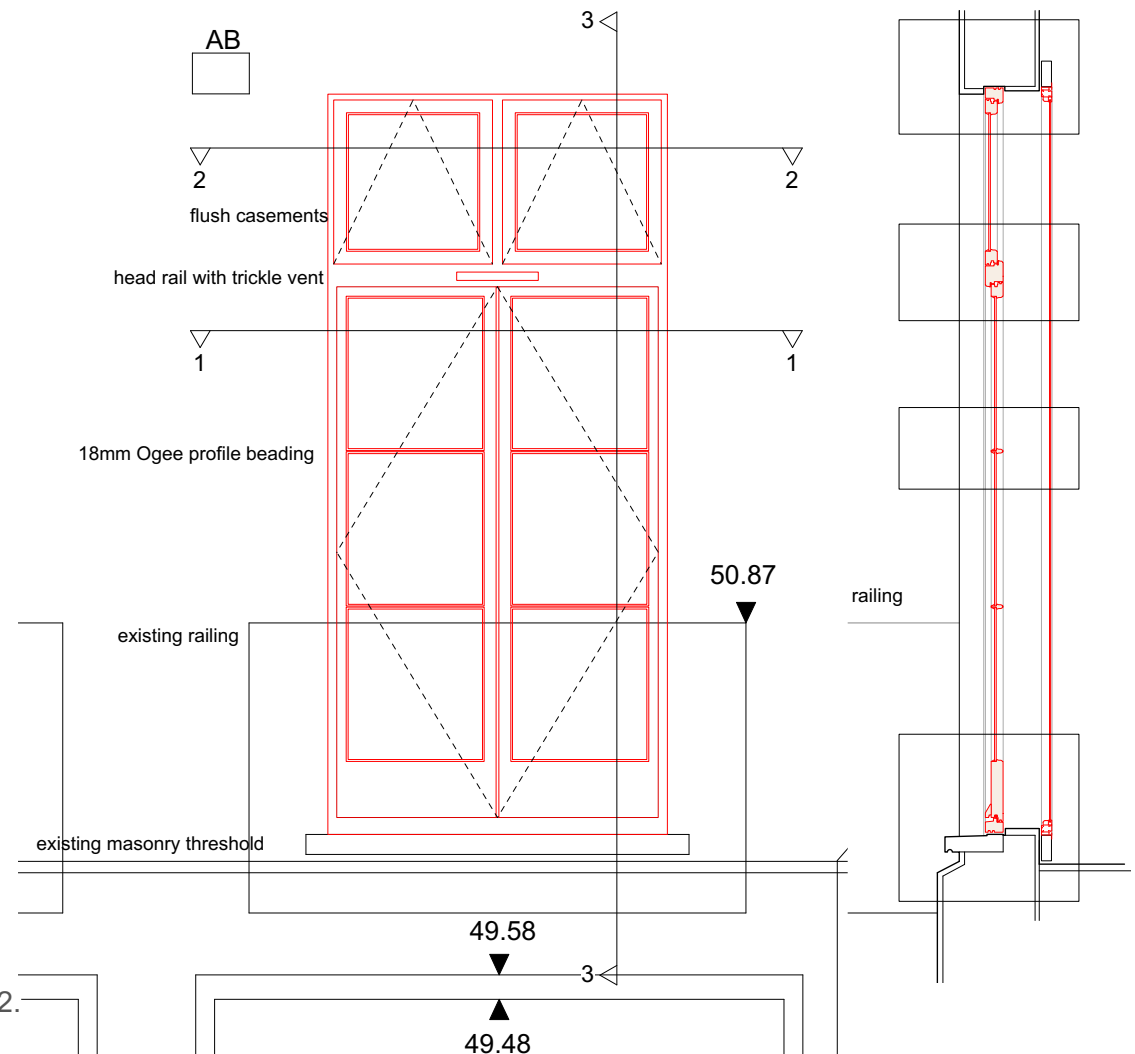
Historic modifications to Flat 1a were the subject of an earlier approval reference 2016/1631/P - issued 5th August 2016.

The fenestration is in a relatively poor state and in need of replacement. The proposed, white painted French windows and flush casement windows mimic the existing. New secondary glazing is also proposed.

The replacement windows are shown on Living Architects drawings 966 /OD13, 966 /OD16, 966 /OD17, 966 /OD18, 966 /OD18 & 966 /WS02. There are no other alterations proposed.



Extract taken from drawing WS01 showing one of the replacement French windows in Plan



Extract taken from drawing WS01 showing one of the replacement French windows in Elevation & Section

**living-architects**

14 Linen House, 253 Kilburn Lane  
London W10 4BQ

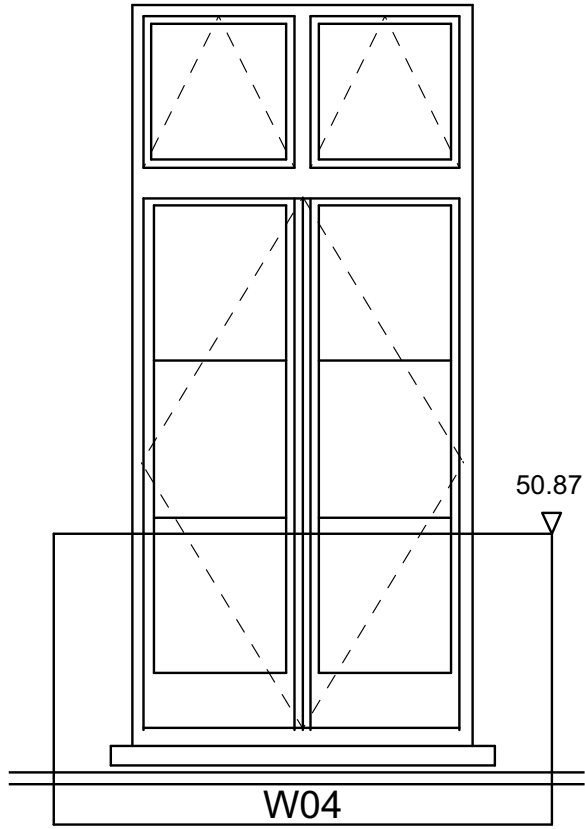
Tel. 020 8962 6660

Fax. 020 8962 6661

alda@living-architects.com

revision A 19<sup>th</sup> June 2017

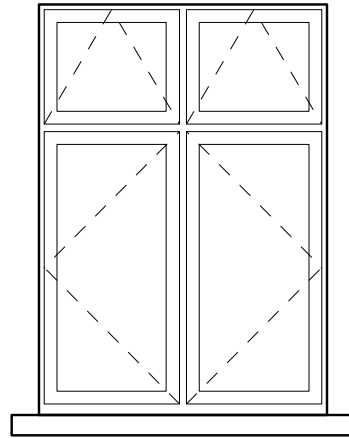
first issue 10<sup>th</sup> May 2017



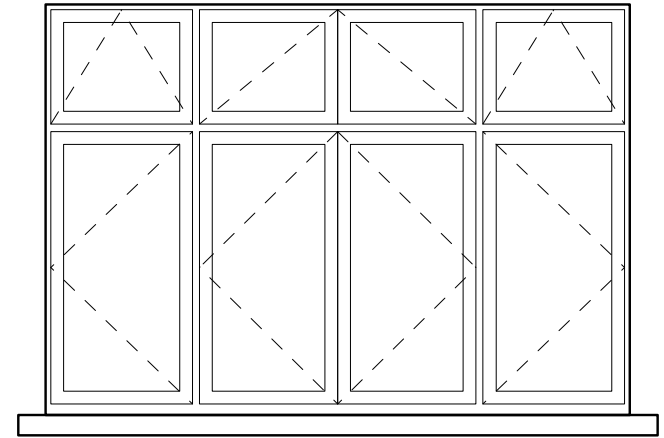
Extract taken from drawings X17 showing one of the existing French windows in Elevation



Photo of one of the existing French windows.



W06

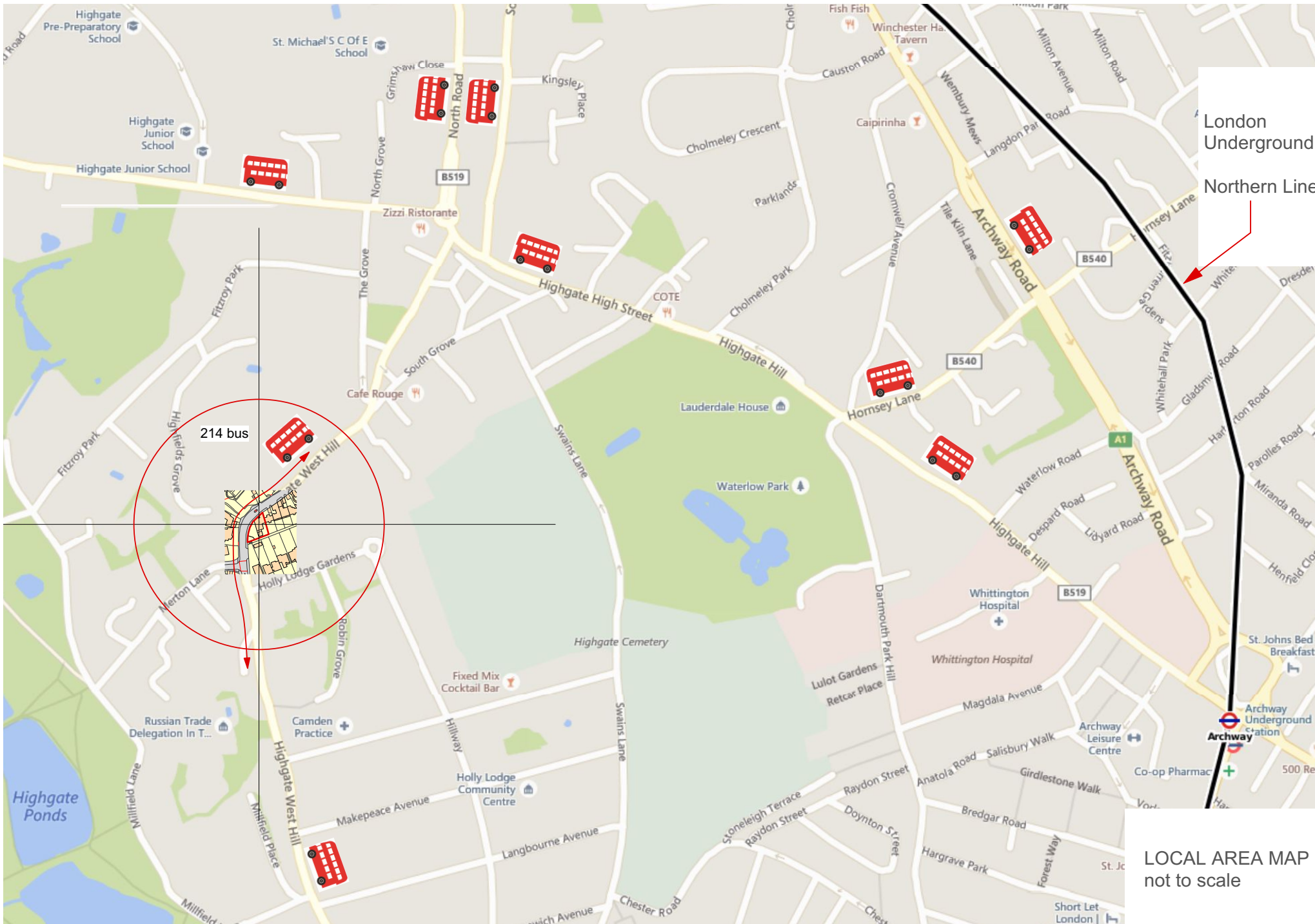


W07

Extract taken from drawings X19 showing the existing bathroom and corridor windows at the rear in Elevation



Photos of the existing bathroom and corridor windows at the rear.



London Underground Northern Line

214 bus

LOCAL AREA MAP not to scale