

107 HIGHGATE WEST HILL

DESIGN AND ACCESS STATEMENT September 2018

107 and 108 Highgate West Hill were constructed in 1853 as the Vicarage of St Anne's Church. The original building was subsequently divided to form two attached houses. 108 is the main house and 107 the lodge to the rear accessed from St Anne's Close. The buildings are listed Grade 2.

A later single storey extension to 107, on the north side, faces St Anne's Close. The extension has been subject to structural movement and is in poor condition. Internally 107 has been altered and generally the maintenance of the building has been poor. A recent survey has identified the need to improve the damp proofing. The slate roof is probably original. The nail fixings are failing and as a result slates have slipped and are broken. It is proposed that the roof finishes are replaced with natural slate to match the original material and details.

It is proposed to replace the single storey extension on the north side of the house and the new front door will be accessed directly from St Anne's Close. The internal circulation of the house will be improved with a clearly defined entrance hall giving access to the reception rooms. The existing stair is probably not original and is difficult to navigate. It is proposed to replace the stair. The side entrance door will be removed and replaced with a new window to provide natural light and ventilation to the stair and ground floor shower room. Internally the Victorian details of the original building will be retained or restored. The details of the new extension will be more contemporary. The ground floor and roof will be insulated. Heating, lighting and other services will be replaced.

LOCATION PLAN & DESIGN AND ACCESS STATEMENT
107 HIGHGATE WEST HILL LONDON N6 6AP
FOR KATE POCOCK SCALE AS SHOWN DATE: 2018
DRAWING No: 107 HWH/LP-01