

Job Ref: 785  
December 2018  
Rev: /

1. Introduction

**This report has been produced by Paul Archer Design on behalf of our client Fiamma Truvert.**

**This report aims to describe the amendment of design for the proposed alterations to 81 Hillway Road, London, N6 6AB in support of the planning permission granted by the local planning authority under ref. number 2017/3800/P.**



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**81 Hillway**

**London  
N6 6AB, London**

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81 Hillway,  
London  
N6 6AB

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## 2.0 Analysis of building and context

81 Hillway is one of the properties in the Holy Lodge Estate area, which was completed between 1920 and 1935. The extraordinary site has a lot of intricate views of the London skyline, adding to the feeling of being removed from the city centre.

The property sits on the western side of Highgate, where the semi-detached houses form various forms of connections and permutations.

The design of the existing building follows the overall theme of the HLE area. In the front, the façade is complete with square bay windows, extended roof pitches and extruded decorative façade elements. To the rear, the façade is more reserved but offers plenty of opportunity for connection to the garden. The property has a first floor extension over a side infill of the garage – something that is a specialty in the area, as no other property has the same.

The property has a very generous garden space in the rear and also a significant strip of greenery to the front.



Front elevation



Rear elevation

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### 3.0 Design Proposal and Amendments

Proposal (previously approved under planning permission ref.: 2017/3800/P):

The previously approved proposal replaces an outdated rear extension with a new extension to the rear of the property.

The aim is to improve the quality of the living space of the lower ground floor, let more light into the property, better connect the house to the garden, as well as improve construction and thermal performance. The proposal accomplishes that with expanding the house towards the garden and proposing a new garden patio, adding full height glass doors and a rooflight connection element to the existing structure. This significantly improves the quality of the space.

To the front, the proposal extends the side infill by adding a mud room in the ground floor with extra space for appliances. This revitalizes the access to the house and overall use of the ground floor space.

In the upper floors, the proposals redesigns the fabric of bedroom space for better use and makes room for an extra bedroom in the loft space.

The concept envisages the use of traditional materials combined with carefully introduced modern elements, as noted on the drawings.

#### Amendments:

Amendments to the existing proposal widen the flank dormer on the northern side to follow the contour of the staircase from the lower floors and improve access to the proposed bedroom in the loft.

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