

# 84 Highgate West Hill

## Design, Access & Heritage Statement

Garden Pergola  
May 2019

# ZMMA

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Design, Access & Heritage Statement for Listed Building Consent

Prepared by **ZMMA**

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## I. Project Overview

This document forms part of a Planning Permission & Listed Building Consent for no. 84 Highgate West Hill.

The proposed works include erection of a garden pergola to the rear garden.



no. 84 from Highgate West Hill

## 2. Heritage Statement

### 2.1 Conservation Area



Aerial view of no.84 Highgate West Hill

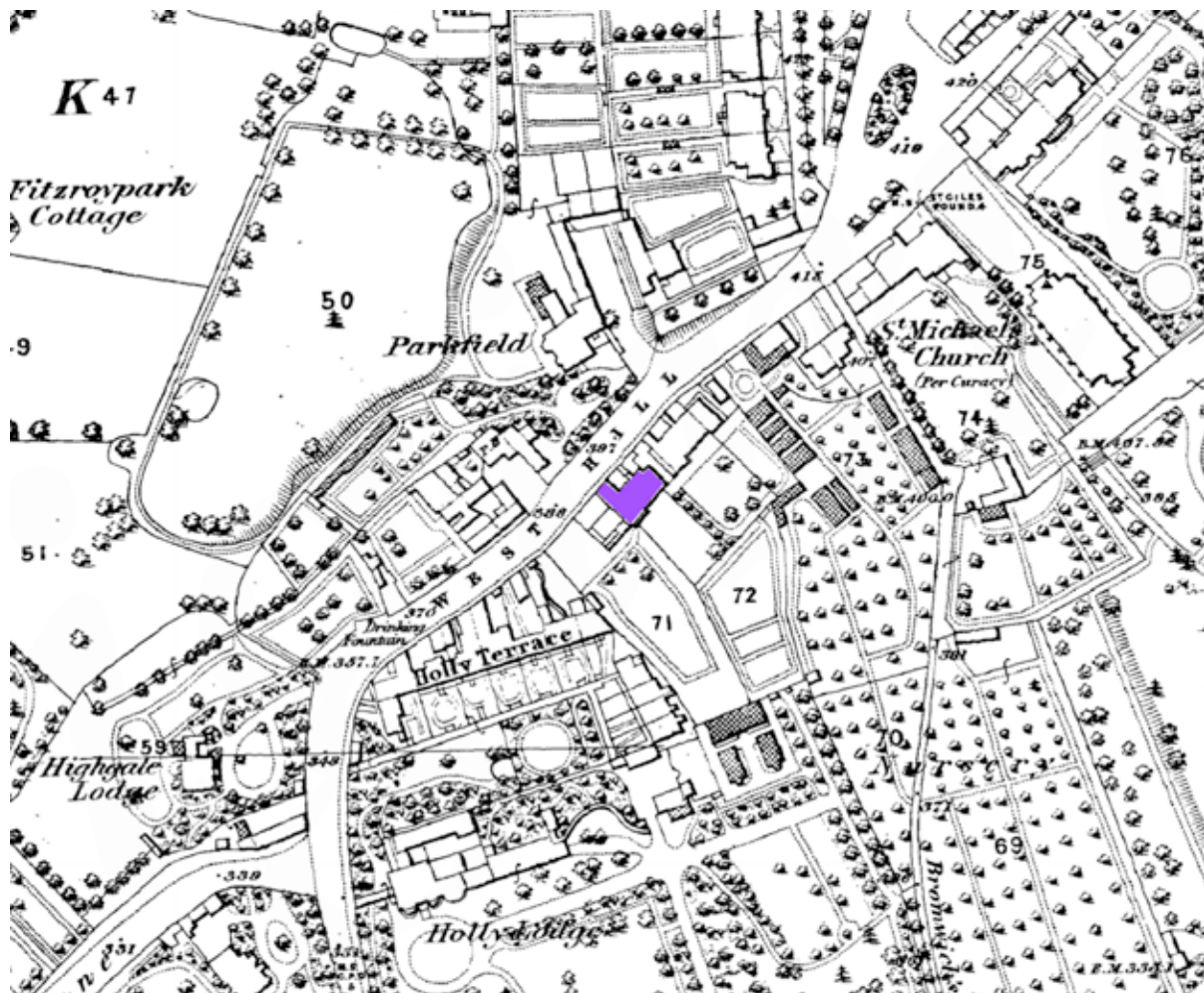
The property sits within the Highgate Village, a sub-area of the larger Highgate Conservation Area. Highgate has a unique village character dating back to the 14th century. Most of the existing structures were built in the 18th & 19th centuries and are set among the varied topography of the two hills of north London. Highgate Village forms the historic core of Highgate with a complex mix of structures from the shops on the high street to the grand houses down Highgate West Hill. The grand houses illustrate how Highgate has been a desirable residential area since the late 17th Century.

No. 84 Highgate West Hill is mentioned in the ‘Highgate Conservation Area Appraisal and Management Strategy’ – Adopted 4 October 2007;

*“No 84 (listed grade II) started life as two houses built on the site in the late 18th century, and has had many subsequent alterations. It is built of London stock brick, with gauged brick flat arches to the window heads.”*

### 2.2 Listing & Property History

84 Highgate West Hill forms part of a mid 18th C. group of buildings at 81-84 Highgate West Hill that have an interlinked history. The property is Grade II listed and has been since 1974. The listing was last updated in 1999 and is now out of date, as the property has since



Map of Highgate Village from the 1870's

been converted from a youth hostel to a large family house. The listing, from English Heritage website, reads:

*“House, now a YHA Hostel. Late C18 on site of 2 earlier houses, converted to a single residence 1824 and later alterations. Multi-coloured stock brick. 3 storeys 5 windows (central windows blind). Projecting ground floor with round-arched entrance and paneled door. Gauged reddened brick flat arches to mostly recessed sashes; some altered. Parapet. INTERIORS not inspected.”*

Since this listing the property has gone through a number of external and internal changes. In 1998 Planning Permission & Listed Building Consent was given to convert the youth hostel into a family home. These works were completed in the early 2000's and since then the current occupier has used the property as a single family home.

### 3. Previous Permissions

This is a summary of the previously granted Planning Permissions and Listed Building Consents.

Application Reference	Date	Description
8701294 & 8770212	25/8/1987	Rebuilding of 2/3 storey rear extension and erection of 4 storey side extension
LE9700707R2 & PE9700701R2	19/2/1998	Change of use from youth hostel to single family home, replacement of side extensions, alteration to front & rear elevation, addition of conservatory to rear elevation
LE98000457R1 & LE9800642	26/8/1998	Details to discharge conditions for granted permissions for LE9700707R2 & PE9700701R2
LE9800833	6/11/1998	Details to discharge conditions for granted permissions for LE9700707R2 & PE9700701R2
LE9800847R1	24/11/1998	Details to discharge conditions for granted permissions for LE9700707R2 & PE9700701R2
LE9900023	12/1/1999	Details of rear conservatory to discharge conditions for granted permissions for LE9700707R2 & PE9700701R2
LE9900047	19/2/1999	Details to discharge conditions for granted permissions for LE9700707R2 & PE9700701R2
PE9800454R1	21/4/1999	Details to discharge conditions for granted permissions for LE9700707R2 & PE9700701R2
LE9900255R1	28/5/1999	Details to discharge conditions for granted permissions for LE9700707R2 & PE9700701R2
2013/6351/P	24/12/2013	Erection of a single storey rear conservatory at basement level to replace existing in connection with dwelling house.
2013/6460/L	24/12/2013	Erection of a single storey rear conservatory at basement level to replace existing one, plus associated internal alterations, in connection with dwelling house
2014/0046/L	11/03/2014	Replacement of an existing bay window with full height glazed doors on the rear elevation
2014/1830/L	28/04/2014	Installation of a fixed window on the rear elevation at lower ground level of house.

## 4. Previous Completed Works

The existing house has been through many alterations since it was built in the mid 18th C, originally as two properties. The major and recent change was its conversion from a youth hostel to a single family home in 1999. The original structure went through substantial rebuilding, including a new conservatory and a two storey side extension.

The existing extension has been built in 2015.

The proposed garden pergola is located in the rear garden of the property at no. 84 Highgate Hill West and in front of this modern rear elevation.



Rear Elevation, Pre-1998 (as youth hostel)



Rear Elevation, Post-1998 (as single family home)



Existing Rear Elevation, Post-2015 (as single family home) within garden context.



Existing rear garden.



Existing rear patio.

## 5. Proposed Works

### 5.1 Design

The no. 84 Highgate Hill West property benefits from a lush rear garden and an existing paved rear patio offers frequently used outdoor space. However, the south facing orientation of the garden makes it very difficult for the patio to be fully utilised during sunny days and a shading solution is required. Therefore a slim-profile metal frame pergola is proposed. The frame will house a retractable textile canopy which can be removed during winter months.

The new pergola frame will be in a powder-coated, galvanised steel. This will match the profile, material and finish of the existing metal columns to the existing rear house extension.

### 5.2 Access

The proposal does not alter any access to or in the house.



## 6. Summary

The pergola is proposed to be erected in the rear garden and will not be seen from the street or neighbouring properties. It will be offset from the main building by two meters and will be placed within the context of the non-historic, contemporary rear elevation.