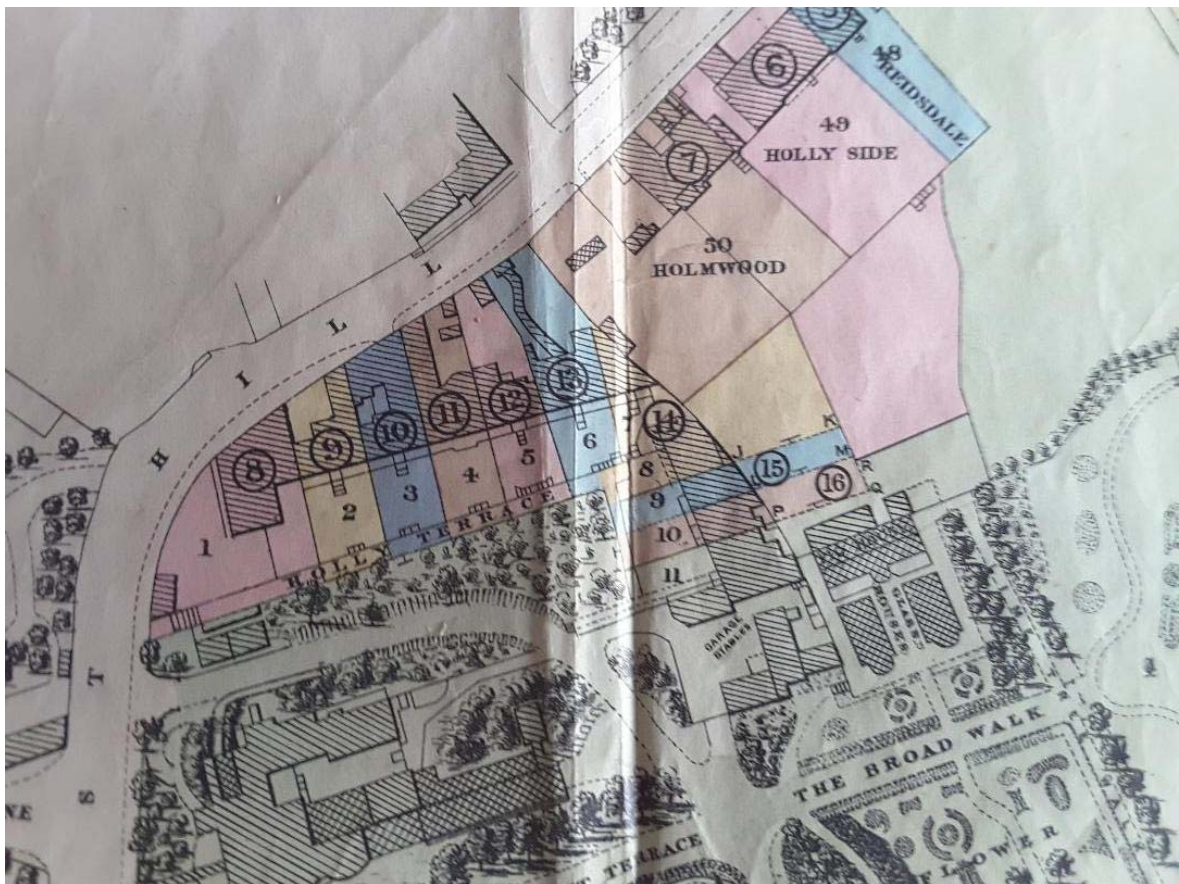


DESIGN & ACCESS STATEMENT FOR  
PROPOSED ALTERATIONS

9 HOLLY TERRACE, HIGHGATE, N6 6LX



## 1.0 HISTORY

- 1.1 No. 9 Holly Terrace is part of Holly Terrace which comprises two short terraces of properties orientated at 90 degrees to each other towards the top of Highgate West Hill. Built on the site of the demolished house and grounds of the Holly House Academy, they are all listed Grade II and the following is a description of them from the London Borough of Camden website:

Terraced houses, Nos 1, 1A and 2-7 facing south and Nos 8-10 west; approached by a gated path leading off Highgate West Hill. No.11 is known as No.9A Holly Lodge Gardens. The rear portion of No.4 forms No.89 Highgate West Hill; the rear portion of No.6 forms 87 Highgate West Hill. Nos 1, 1A and 2-7, c1806-13; Nos 8-11, c1817. All built by George Smart for the Cooke family. Nos 1, 1A and 2-7: stucco. Slate mansard roofs with dormers. 2 storeys attics and semi-basements. No.4, with extra storey replacing roof attic. 3 windows each. Mostly round-arched doorways with reeded surrounds, radial fanlights and half glazed doors. Nos 3, 4 & 6 with hooded verandahs; No.6, Gothic arched with quatrefoils. No.5 with good delicate and intricate cast-iron porch with canopy, approached by steps with similar cast-iron handrails. Recessed sashes with good cast-iron balconies to 1st floor windows. Cornice and blocking course with panels of blind balustrading. Nos 8-11: similar to above but 3 storeys and basements. 2 windows except No.8 with 3. No.8 with cast-iron trellis verandah with tented canopy to 1st floor, supported on slender cast-iron columns. No.9 with blind boxes. INTERIORS: not inspected. (Survey of London: Vol. XVII, The Village of Highgate (Parish of St Pancras part I): London: -1936: 71).

The Buildings of England, London 4 : North by Bridget Cherry and Nikolaus Pevsner states .....*HOLLY TERRACE, eleven houses, mostly built in 1807 on the site of a larger house, with some delightful verandas, balconies and gates facing S towards London over the former grounds of the Holly Lodge Estate.....*

In 1903 the houses were part of the Burdett-Coutts estate and an annual lease for No. 9 was taken by the artist and interior designer Hubert van Hooydonk. At this time the rear lightwell had been enclosed to provide sanitary accommodation at basement and ground floor levels, accessed from the half landings of the staircase. The extension is unusual in that it is trapezoidal in plan, being deeper on the Southern side and this probably reflected a site boundary relevant at that time and visible on the 1922 sale plan on the front cover of this document. This extension compromised the daylight received by the rear rooms of the original house at ground and basement levels as the windows to the new rear wall were considerably smaller than the existing windows on the rear elevation.

In 1922 the Burdett-Coutts Estate was sold, and no. 9, with the addition of a back garden carved out of the grounds of the Estate, was bought by van Hooydonk. In the following years glazed French doors were inserted into the rear wall of the extension to provide access to the newly acquired garden and additional light to the rear room at ground level. The photograph below, taken in 1929, shows the French doors and a semi-mature garden.



In 1951-52 van Hooydonk's widow constructed an additional rear extension, behind the main staircase, to provide bathrooms at basement and ground floor levels to offer better facilities to the lodgers whom she and her husband had always taken in to help with the running costs of the house.

The property was listed on 10<sup>th</sup> June 1954.

Nan van Hooydonk died in 1982 and the house became the property of the late Robert Anderson, and subsequently of his Charitable Trust. The door between the ground floor and the basement was closed off after Nan van Hooydonk died in 1982 so that the basement became a separate unit of accommodation held on a Protected (monthly) Tenancy which continues to this date. A kitchenette was formed in the rear extension at ground level at this time to serve the ground and upper floors. No alteration works have been carried out to the property since then.

## 2.0 PROPOSALS

### 2.1 Justification for alterations

The French windows leading out to the rear garden do not conform to current building standards and the difficulty of opening and closing them has resulted in the rear garden being under utilised.

The patent glazed roof to the central section of the rear extension has been extensively repaired over the years to prevent water ingress: it is a constant maintenance issue and no longer allows much daylight through.

The kitchenette is not adequate for the needs of the current resident trust administrator and the visiting scholars who come to the house to study under the founder's Research Trust.

## 2.2 Intentions

The extensions to the rear of the original building provide essential sanitary accommodation but also partially obscure the view of the building from the rear and restrict light into the rear rooms at ground and basement levels. It is proposed to remove the existing glazed roof and French windows from the central section of the rear extension and extend the opening in the rear wall. The doors and roof will then be replaced with a modern double glazed timber/aluminium glazed roof and sliding doors. The sight lines will be increased relative to the existing such that the original building fabric will be more visible from the garden and at the same time more daylight will be allowed in to the rear room.

The current French doors prevent a handrail being fitted to the steps down into the garden. Sliding doors will allow a handrail to be fitted and current locking systems will ensure that it is more secure and far easier to access the garden.

The current kitchenette is very small and kitchen items are inevitably placed in the lobby area which further restricts the use of the doors to the garden. It is proposed to move the kitchen to the rear room at 1<sup>st</sup> floor level which is currently used for storage. This room has extended window reveals which incorporate working window shutters with a built in cupboard on the left hand side of the window, a small cornice and a fireplace. These items will be left undisturbed although the fireplace will be enclosed and concealed from view.

The new kitchen allows the existing kitchenette to be removed and a small shower room created to supplement the existing bathroom at ground floor level. All new drainage to the kitchen and showerroom will be run internally.

The bathroom extension built in 1951-52 has single glazed crittall windows at both levels. It is hoped to replace these with new double glazed crittall windows and also install a new double glazed crittall window to provide light to the newly formed shower room.

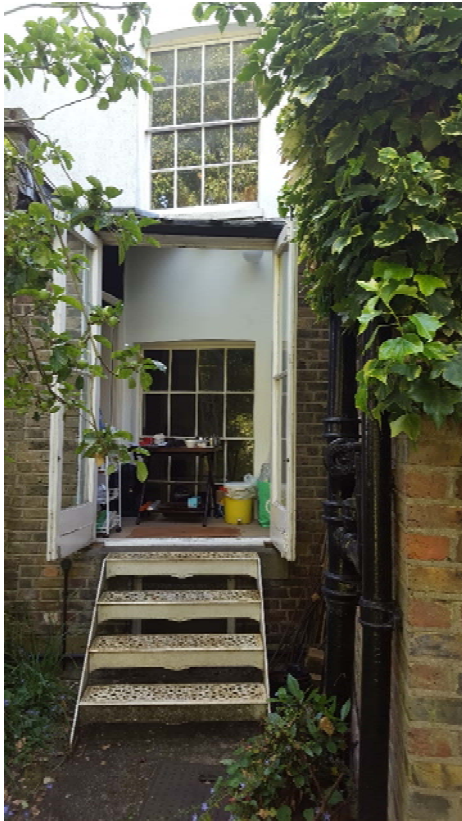
## 3.0 ACCESS

- 3.1 No. 9 is not very accessible for disabled users. The house itself is a typical regency property with only 2 rooms on each floor and four floors in total. The rear extensions that have been built provide sanitary accommodation but these are accessed from half landing levels on the staircase. The stairs are, however, relatively wide and shallow which makes them accessible for ambulant disabled persons.

The proposals will result in access to the garden being improved with the addition of a handrail to the steps down to the garden.



#### 4.0 PHOTOGRAPHS



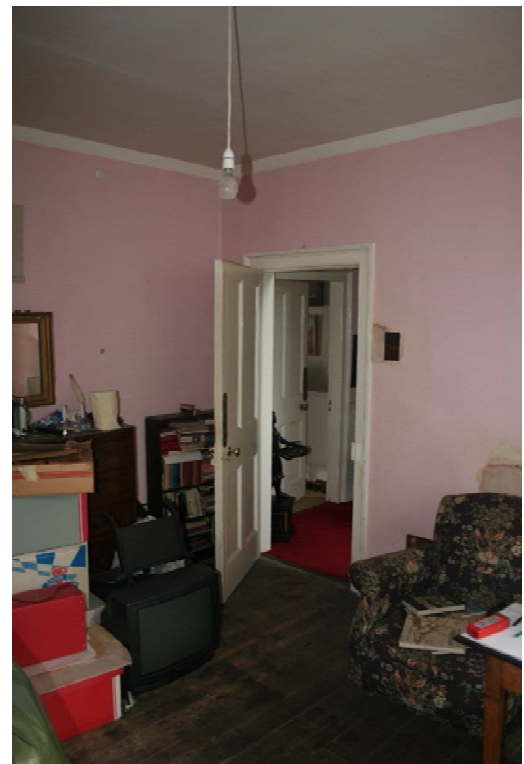
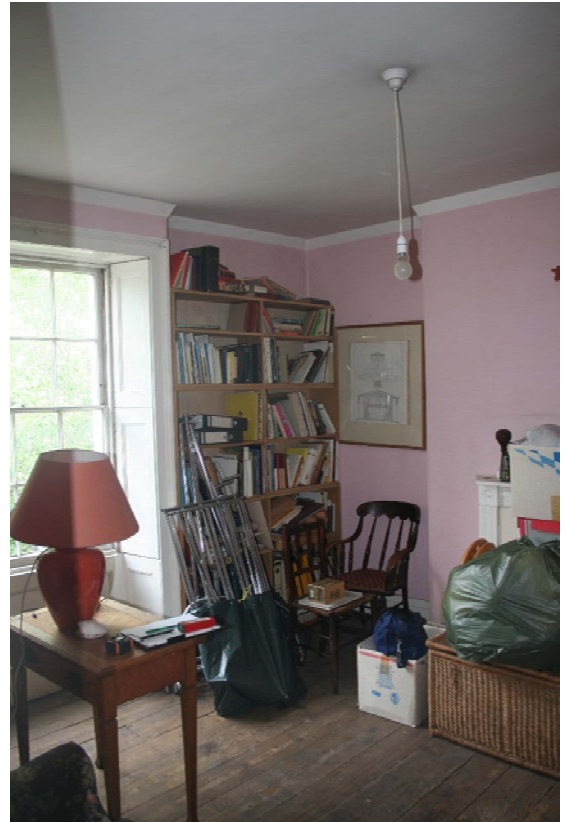
Rear Elevation



View out from Ground Floor rear room



Rear lobby, Ground Floor



Rear room at 1<sup>st</sup> floor level (proposed kitchen)