

Job Ref: 800  
November 2020

**London N6 6AA**



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**1.0 Introduction**

This report has been produced by Paul Archer Design on behalf of our clients. This report describes the proposed design scheme to 15 Holly Lodge Gardens as an improvement to the lawful development certified on 8<sup>th</sup> October 2020, app. ref 2020/4337/P.

Site:  
15 Holly Lodge Gardens  
London  
N6 6AA

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## 2.0 Practice Profile

Paul Archer Design is an architectural firm formed in 1999, specialising in bespoke architectural and interior design. Our focus is on high quality work with a commitment to innovative modern design and the highest level of professionalism and management. About 90% of our projects are refurbishments, alterations and extensions to historic, often listed buildings. Therefore we have been able to establish a good reputation in recognising historic fabric and integrating elegant contemporary design within this context.

Throughout the years we have been shortlisted for various awards. Cross Street was the winner of Most Sustainable Award, Best Use of Glass Award, and second place overall in the NLA Don't Move Improve Awards (2009). The following year Cross Street further achieved 'Excellence in Architecture Award' at the Self Build Product Innovation Awards. In 2012 the practice were finalists in the Building Design (BD), Architect of the Year Award (small projects). Green Orchard, our first new build carbon neutral house was shortlisted for Best Contemporary Home in the Daily Telegraph's Home Building & Renovating Awards (2013). In 2014 Power House won the Blue Ribbon Award at the Ideal Home Show for Best Ideal Conversation/refurbishment of the Year – Solo, and Green Orchard received 2nd prize for Residential Build at the Green Dot Awards.

A great deal of our work has been published in various leading publications, these include: Elle Decoration, Guardian Weekend, Dwell (US), The Sunday Times, The New York Times, Architectural Review and the Architects Journal. In 2012 Grand Designs magazine listed Paul Archer Design among its, 'Top 10 Architects' for residential design. Early 2012, a monograph entitled Old to New: Houses by Paul Archer Design, was published which chronicles the first twelve years of the practice in twenty – six projects that illustrate Paul Archer's clear vision of forward – thinking strategies. Sept 2013, North London House, a new built home in Camden was featured as a case study on Channel 4's Grand Designs.

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### 3.0 Examples of Work

(Top left, counter clockwise)

Streathbourne House- Ground floor extension, glass box  
Willowbrook- Full house rebuild and refurbishment  
Aynhoe House- LGF extension and glass box



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#### 4.0 Building Analysis and context

The site is located on Holly Lodge Gardens, within the Holly Lodge Conservation Area in the Highgate district. The property dates back to the 1920s, assumed to be built as part of the Holly Lodge Estate development.

The two-storey detached house sits at the top of the hill on the corner of the mini roundabout with views overlooking Holly Lodge Gardens and the famous Highgate Cemetery situated at the back of the garden at no.15. The corner site location causes the site boundaries to splay out towards the road in the front garden and in towards the rear garden. The existing site slopes West towards Holly Lodge Gardens at the front and South towards Hillway. The slope is noticeable in the garden of no.15 where the garden level of no.14 sits significantly higher.

The neighbouring buildings are built in a traditional vernacular style with references to the Arts and Crafts period. The houses are largely detached or semi-detached houses with gaps between the houses offering views of the greenery. Most of the houses on the street have generously sized gardens and the street has a strong suburban and community feel, occupied by growing families. There is some visual coherence to the frontage of the immediate neighbours on the roundabout however beyond this, there is an irregularity to the roof sizes and pitches of the houses, given the varied history of the estate. The houses neighbouring no.15 follow a similar rhythm of two-storey side returns housing garages which are set back from the front line of the house but project further out into the garden at the rear. This rhythm is consistent across most of the houses on Hillway and Holly Lodge Gardens as can be seen in the map from 1935.

The rear elevation of the house displays an uninviting aesthetic through inconsistent fenestration and an unattractive conservatory. The two storey at roof rear part of the house also sits higher than the eaves of the main roof and appears dominant, as can be seen on the existing section and rear elevation. The existing two-storey side return from the garage projects out proud on the rear line with the remaining house stepped back. Due to the splayed site boundaries, a sufficient gap can still be seen between no.14 and no.15 Holly Lodge Gardens. On the other side of the house, there is an existing side shed leading up to the rear side conservatory. The rear line of no.16 projects out in front of the rear conservatory at no.15. From the 1935 historical map, the rear massing of no.16 appears consistent with what is currently built.



Bird's eye view of site



Rear aerial view of site



Historical map of context - 1935

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#### 4.0 Building Analysis and context (continued)

The front elevation of no.15 is masked by the grand Maidenhair tree (Ginkgo Biloba) located on the roundabout which is more than twice the height of the house. The Maidenhair species have particular botanical significance and the Holly Lodge specimen is meant to be the third best of this tree in the country. The front of the house features uPVC casement windows, front gable roofs, a balcony between the bay windows and clay tiles on the roof.

The house is accessed from the front main entrance and also from both side gates of the house. The interior ground floor layout is divided between the main front bay lounges in addition to a series of smaller subdivided spaces forming cupboards and bathrooms. The current kitchen/dining room is situated at the back of the house. The existing first floor layout follows a similar pattern of excessively divided smaller spaces for storage and bathrooms with the rear study leading out onto a roof terrace. The existing loft space is currently inhabitable. The current interior layout is not cohesive with the current occupiers' needs.



Existing front elevation



Existing rear elevation

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## 5.0 Proposed Development

Further to the permitted development scheme certified as lawful on 8<sup>th</sup> October 2020,(ref: 2020/4337/P) for three rear extensions at ground floor level, this application largely replicates the same scheme with some minor adjustments and additions (comparison shown on 800.251B) . In order to provide a consistent rear elevation, this application proposes to close the gaps between the 3 rear extensions. In addition, a new boot room/store is to largely replace the existing conservatory along the with no.16 Holly Lodge Gardens. At the boundary with no.14, we also propose to extend the snug up to to the boundary line to fill the triangular footprint resulting from the splay of the site. Some further alterations to the fenestration and elevations include:

- replacement of the existing front garage doors in the side courtyard
- new double casement timber window to the front wall of kitchen in the side courtyard, within the existing garage door opening
- new obscure glazed timber casement windows on each flank elevation for the first floor ensembles
- new rooflights proposed at ground floor level including a box rooflight
- new rooflights proposed to the existing first floor rear flat roof and existing garage roof
- the rear fenestration has been reconfigured including first floor windows to ensure a consistency of slim framed, sliding doors/windows
- green roofs proposed to existing and new flat roofs
- existing rear terrace balustrade railings to be replaced with a glass balustrade

These alterations result in a neater and aesthetically consistent rear elevation, improving the visual amenity of the area. Set back sliding doors that open at the corners will add dynamic rhythm to the ground floor rear elevation, adding a sense of shadow and movement.

Due to the sloped levels of the garden and the splay of the site, the boot room extension and extension to the garage at the boundaries are concealed and minimised in impact.

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## 5.0 Proposed Development (continued)

Overall, the new design meets the requirements of the new homeowner family and enhances the existing house to maximise naturally lit, spacious layouts, restoring function and attractive external aesthetics. The proposal emphasises the connection between the interior spaces and the vast garden. Due to the splayed site boundaries and sloped levels, the scheme preserves the homeowner's privacy and doesn't harm the amenities of the neighbouring properties. The proposal respects the character of the conservation area and the scale of the neighbouring context.

## 6.0 Planning Considerations

The single storey boot room extension would replace the existing conservatory in footprint. The boot room will be visually subordinate to the main rear extension by sitting set back from and lower in height to the main rear extension. As the boot room and store will be single storey and not protrude beyond the rear wall of no.16, the scheme presents no impact on light, outlook or any overlooking issues to the neighbour at no.16.

The snug extension at the boundary of no.14 was certified as lawful in October 2020. In this application, we seek to extend the snug up to the boundary to fill the awkward gap left by the splayed site boundaries. The closure of this gap at the rear elevation of no.15 is also not distinctly visible as the site splays inwards towards the garden. This is also a practical solution to avoid a build up of debris and animal nesting in a space that isn't big enough to be accessed and maintained. Due to the height of the existing boundary wall with no.14 concealing the snug extension, there will be no visual impact on the neighbour's amenities at no.14.

All proposed extensions are not visible from public street view and are concealed behind the existing front gates.

On both side elevations, single obscure glazed side casements windows have been added to increase natural light in the ensuite bathrooms. This will not cause any overlooking onto the neighbours' properties.

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## 6.0 Planning Considerations (continued)

On the front elevation in the side courtyard, the existing bi-fold garage doors are to be replaced with contemporary double timber swing doors. To match the aesthetic of the garage doors, the adjacent alcove is to be clad in timber doors and a new double casement window is proposed for the kitchen.

The rear first floor fenestration is to be reconfigured to modern slim framed sliding windows to match the aesthetic of the ground floor sliding doors, creating a cohesive rear elevation.

The new rooflights proposed on the ground floor extensions maximise light penetration, natural ventilation and enhance the quality of living at the rear of the house. The box rooflight provides an elegant modern solution to natural daylight, a feeling of spaciousness and a heightened connection to the outdoors. On the existing garage flat roof and first floor rear flat roof, openable rooflights are proposed to provide natural ventilation to the interior spaces. The existing parapet walls conceal the rooflights from front and rear view.

On the existing terrace, the current metal balustrade does not meet safety regulations. A new glass balustrade would be visually appropriate to the aesthetic of the rear elevation.

### Materials

The rear extensions will feature rendered walls to match the existing main house, complemented neutrally with modern glass additions in slim aluminium frames. Doors to the garage, storage and boot room will be timber doors. Windows on the front and flank walls are to be timber casement windows.

### Access

The main entrance to the house is from street level on the ground floor. There are two existing additional side access routes either side of the property which will be retained, serving as storage and garage function.

### Sustainability

This proposal aims to be sympathetic and as sustainable as possible in design. The use of low U-value construction build- ups and efficient insulation aim to meet a high standard of sustainable design.

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## 6.0 Planning Considerations (continued)

### Landscaping

Soft landscaping is to be prioritized in the rear garden with planting and new birch trees proposed to maintain an attractive garden. The new patio hard landscaping directly outside the rear of the house is proposed to be permeable surfacing and is modestly sized to suit the function of the homeowner family. There will be some excavation, leveling and paving required to these patio spaces. The rear garden will still be maintaining more than 350sqm of soft landscaping, mature vegetation, trees and lawn - see diagram on 800.251A. A gravel path is proposed leading to the end of the garden. The front garden is to remain as existing.

This application also proposes green roofs to the existing garage flat roof, the new boot room flat roof and new flat roof above the snug at each boundary. This helps to maintain glimpsed views of greenery either side of the main house, whilst also contributing to the green infrastructure and biodiversity of the local area.

### Boundary Treatment

There is no change to the existing brick boundary walls with both nos. 14 and 16. There may be some underpinning required to the boundary walls for the extended patio.

### Parking

There is no change to the existing car parking arrangements.

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