

Job Ref: 800
January 2021

15 Holly Lodge Gardens

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 proposal to extend the main roof at the rear, install rooflights on the main roof and alterations to the front and side fenestration.

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)

St Georges- Glass box extension,
internal refurbishment, garden
studio

Boscombe House- Rear two
storey extension

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 remaining side and rear windows are timber hardwood, except for a three pane casement side window on Side Elevation B.

The house is accessed from the front main entrance and also from side gates either side 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

This application proposes extending the main roof to the rear wall of the main house (from Side Elevation B). To meet modern demands of increased living space and functionality, this scheme aims to make the loft habitable and functional for the occupying family.

The current main roof encompasses a hipped roof with front gables that spans just over half the depth of the main wall before a flat roof continues, connecting into the rear 2 storey portion. By extending at the rear towards the rear main wall, the design aims to restore the aesthetic charm of the house by balancing the visible ratio of hipped roof to flat roof. A portion of the extended hipped roof at the top will be flat roof to preserve the roof pitches however this will be concealed from street view. The ridgeline level has been retained as existing to preserve the rhythm and scale of the adjoining roofs. The ridge capping will be adjusted to suit the extension.

In the loft, natural light and ventilation is emphasised through the addition of rooflights. Rooflights are proposed on the flat section of the extended roof, concealed from street view by a ridge capping parapet detail. A conservation rooflight is also proposed on either side hip of the extended roof. The conservation rooflights will be fitted flush with the roof line. Maximising the internal loft space for use and storage meets the needs of the homeowner family.

This application also proposes to alter the fenestration to reinstate the architectural character of the Estate and ensure coherence across the house's elevations. The existing uPVC front bay windows will be replaced with double glazed hardwood frames, painted white. The existing uPVC side window on Side Elevation B will also be reverted to a hardwood, double glazed casement system. All other features, including chimneys, and external cornicing are to be retained.

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6.0 Planning Considerations

- No dormers as part of proposal
- The roof extension is not visible from the prominent street view
- Extended roof at the rear only, roof pitch as existing
- Ridgeline as per existing, ridge capping adjusted for extension
- Architectural roof features are retained as existing including front gable timber detailing, chimneys, external corncicing
- Flat roof rooflights are concealed from street view behind a capping detail
- Conservation rooflight to be installed flush with roof surface on either side hip of the extended roof, also not visible from street view
- The existing rear parapet wall to the main house is to be retained, at its current height
- Historic character of timber casement windows to be reinstated in replacement of existing uPVC windows
- Rear elevation remains as existing

Materials

The new roof extension is to be tiled in matching clay tiles to the existing house. The ridge cappings are to match the tiles. The uPVC front bay windows and flank window are to be replaced as timber hardwood casement windows, painted white to match the existing.

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. No change to access.

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. Hardwood double glazing also ensures less heat loss.

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6.0 Planning Considerations (continued)

Landscaping

There is no change to landscaping.

Boundary Treatment

There is no change to the existing boundary walls.

Parking

There is no change to the existing car parking arrangements.

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