



Chilcroft
traditional excellence

Design and Access Statement

67 Hillway, Highgate, London, N6 6AB

Statement prepared by Chilcroft Heritage Planning
October 2022



Corporate members of:
The Society for the Protection of Ancient Buildings
Historic Houses Association
The Georgian Group



**THE
GEORGIAN
GROUP**

Front Cover: Image © BUILDTECH 2022

CONTENTS

1.	INTRODUCTION	4
2.	LOCATION AND SITE	6
3.	DESIGN AND ACCESS	8
4.	SUMMARY AND CONCLUSIONS	15

1) INTRODUCTION

- 1.1) I am Haig Dalton, founder of Chilcroft Heritage Planning, an established independent planning heritage consultancy since 2006. Previously I was a local planning authority Planning Officer and latterly a Design and Conservation Officer, within development control departments. I have worked on a wide range of projects throughout the United Kingdom, predominantly (but not exclusively) for private sector clients.
- 1.2) I hold a masters degree in Historic Building Conservation (MSc); a postgraduate qualification in Architectural History from the University of Oxford (Oxon); I am an Affiliate member of the Royal Institute of British Architects (RIBA) and of the Institute of Historic Building Conservation (IHBC).
- 1.3) I have undertaken numerous impact assessments where I have considered the impacts of new development on the historic environment (dealing with physical impacts, setting, townscape, views and inter-visibility), including dealing with the effects of development on heritage assets in urban contexts.
- 1.4) I have provided expert evidence at appeals, including public inquiries, on behalf of both appellants and local planning authorities.
- 1.5) I was first approached in relation to the proposal, when I was asked to provide a Design & Access Statement on behalf the applicant. My quote was based on several stages/elements, the first of which was an initial case review. I confirm that I am able to act on behalf of the applicant following this initial work.
- 1.6) This report will describe the design and access requirements of the proposed design, evaluate and set out the design itself and the context of that perceived design, in relation to the urban setting, including an impact upon the Conservation Area.

2) LOCATION AND SITE



Fig 1: The proposed site is located within Hillway, a development that was constructed in the inter-war period of the 1920's and 1930's. It consists of detached dwellings in a Tudor Revival architectural style.

© BUILDTECH 2022

Camden Conservation Area Map showing
Holly Lodge Conservation Area in Red

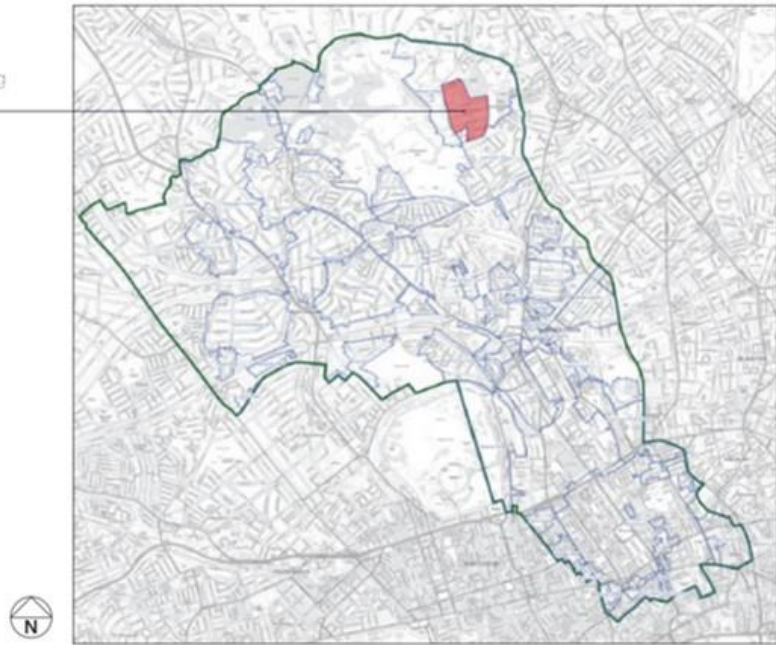


Fig 2: 67 Hillway is not a listed building but is located within the Holly Lodge Conservation Area. Its distinct Tutor Revival architectural style so successfully projected its principal elevation, contributes to this.
© Camden London Borough Council 2022

Holly Lodge Conservation Area with
Character Area 1 in Red

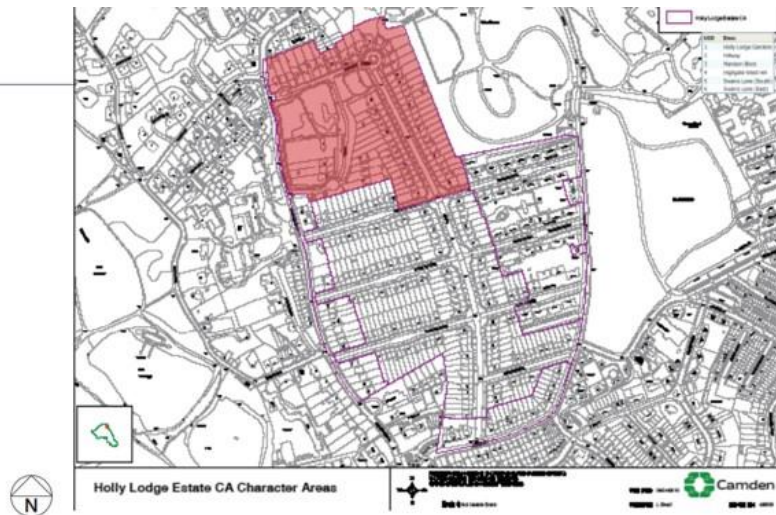


Fig 3: The proposed site is situated within Character Area 1 of the Holly Lodge Conservation Area.
© Camden London Borough Council 2022



Fig 4: 67 Hillway is situated to the south side of the Character Area 1 of the Holly Lodge Conservation Area.
© Camden London Borough Council 2022



Fig 5: The dwelling of 67 Hillway sits close to the highway junction with Oakeshott Avenue and Hillway.
© Camden London Borough Council 2022

3) DESIGN AND ACCESS

- 3.1) The proposed site is located in Hillway, to the western side of the highway. It is a residential road made up of detached dwellings set back from the highway with front gardens and driveways forward of their principal elevations. The dwellings are situated in rectangular sized plots with the majority of their respective curtilage made up at the rear of the buildings.
- 3.2) The dwellings within the immediate setting of the proposed site are not designated heritage assets. The dwelling of 67 Hillway and the area around it are situated within the protected area of the Holly Lodge Conservation Area. It is a well established area, created in the inter-war period of the 1920's and 1930's, with dwellings adopting a Tutor Revival architectural style. Although the streets and suburbs around it have evolved with more modern buildings, the setting of Hillway maintains a quieter, more insular environment, away from the busier roads nearby.
- 3.3) Hillway maintains a high degree of vegetation which adds to its idyllic feel and unique character and identity (see **Fig Page 12 – 14**). The most prominent heritage asset within the broader setting is that of Highgate Cemetery, a Grade I listed building (**List No. 1000810**) from 1839 far to the east of the proposed site. There is no awareness of 67 Hillway from the setting of the heritage asset.
- 3.4) 67 Hillway is located within the Holly Lodge Conservation Area and it situated within a development constructed between the 1920's – 1930's, during the inter-war period. These detached dwellings are set over two storeys and of differing styles. Like other dwellings constructed throughout Hillway, it is of a Tutor Revival architectural style, whitewashed with a pebble dash exterior, a hipped tiled roof, timber framing detailing and two storey bay windows with gable ends. This overall design composition clearly remains the focal point of the streetscene, despite subsequent extensions, the most notable of which are side dormer extensions within the attic space. These side dormer extensions are now found throughout parts of Hillway, including the dwellings of 51, 64, 67, 68, 70, 77, 80 and 87 Hillway, making them an established feature.

- 3.5) The proposed side dormer extension would be a mirror image of the existing dormer extension found on the other side of the roof of 67 Hillway. Both of the neighbouring dwellings also have the same side dormer extensions inwards towards 67 Hillway and the proposed design would not represent anything out of context with these existing designs. The proposed extension would be clad in like-for-like materials to match existing, which is considered to be the most suitable design approach within the context of the Conservation Area and on balance, would maintain the character and appearance of the protected area.
- 3.6) The existing access approach to 67 Hillway would remain unchanged and the proposed extension would not involve any increase in footprint, but rather better utilise the existing space it has, for the same residential purpose. There would be no loss of trees or changes to boundaries as a result of the proposals. The proposals would not result in any increase of traffic flow, additional usage or changes to the driveway and frontage of the dwelling, which also contributes to the character and appearance of the Conservation Area. Access to the extension would solely be via the existing attic space of the dwelling, with no loss of amenity.
- 3.7) Whilst the building of 67 Hillway is undoubtedly of merit to the Conservation Area, that merit is currently largely derived by the appreciation of its principal elevation as seen from the public aspect of Hillway. The Conservation Area also benefits from the frontage of the building, including the set back of its building line, the driveway approach and existing landscaping, which all contribute to its character and appearance. The proposed side dormer extension would leave this unchanged.
- 3.8) Overall, the proposed site and curtilage of 67 Hillway plays a peripheral, albeit positive, role in the character and appreciation of the Holly Lodge Conservation Area and as part of the setting of the early 20th Century inter-war buildings that comprise this part of the area, with a degree of associative interest. In terms of how the curtilage contributes to the character and appearance of the Conservation Area of the building, it plays an important role as part of a collective appearance.

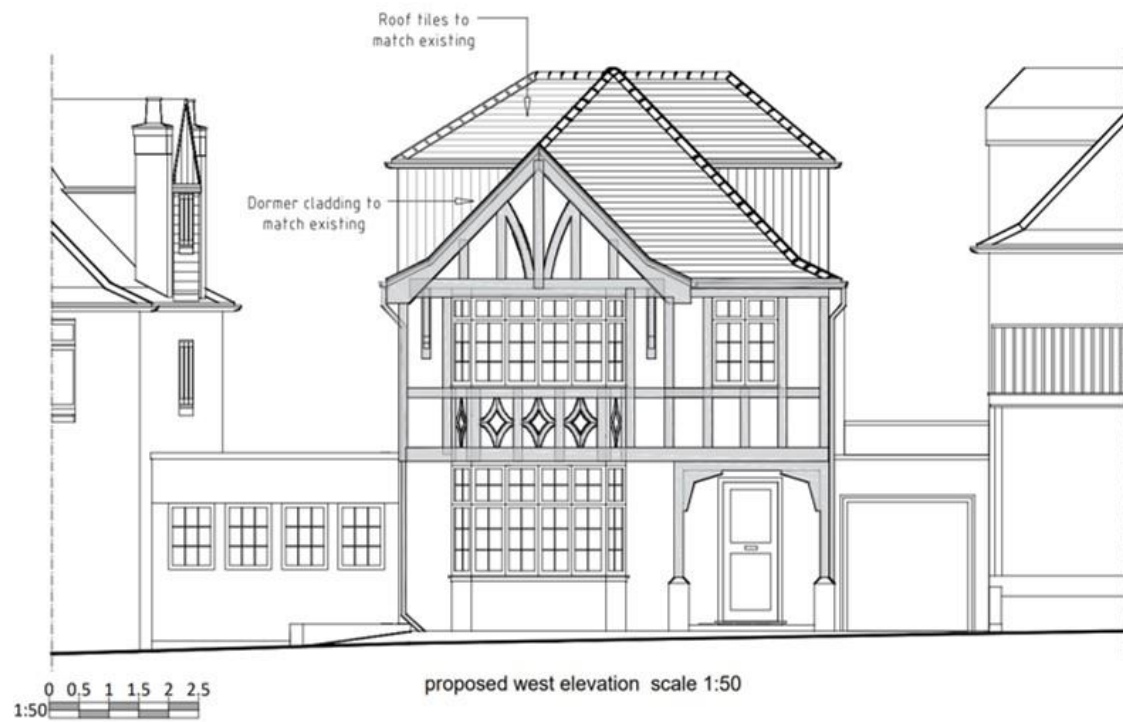


Fig 6: The proposed dormer extension would mirror the existing dormer extension to the opposite side of the roof. The neighbouring properties to each side have also had similar extensions permitted.

© BUILDTECH 2022

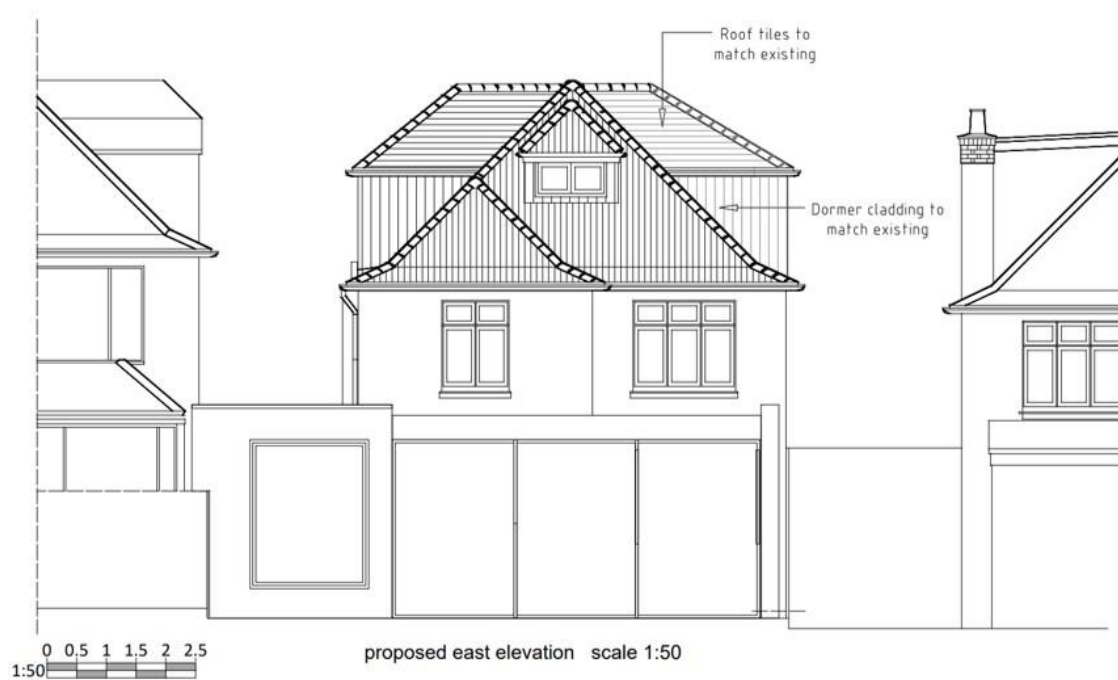


Fig 7: The proposed dormer side extension would mirror an existing extension on the opposite side of the roof and would be clad in matching materials, to remain consistent with existing.

© BUILDTECH 2022

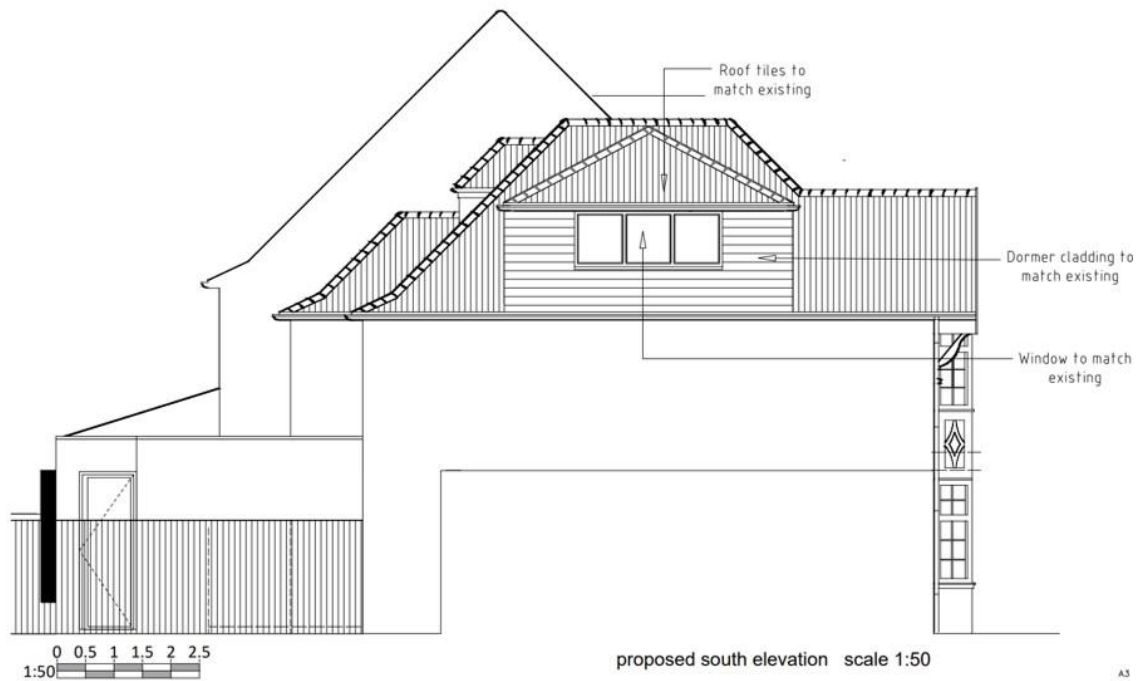


Fig 8: Side dormer windows are a common fixture in Hillway, with many neighbouring dwellings having them. The proposal is minor in nature and would not adversely impact the wider area.

© BUILDTECH 2022

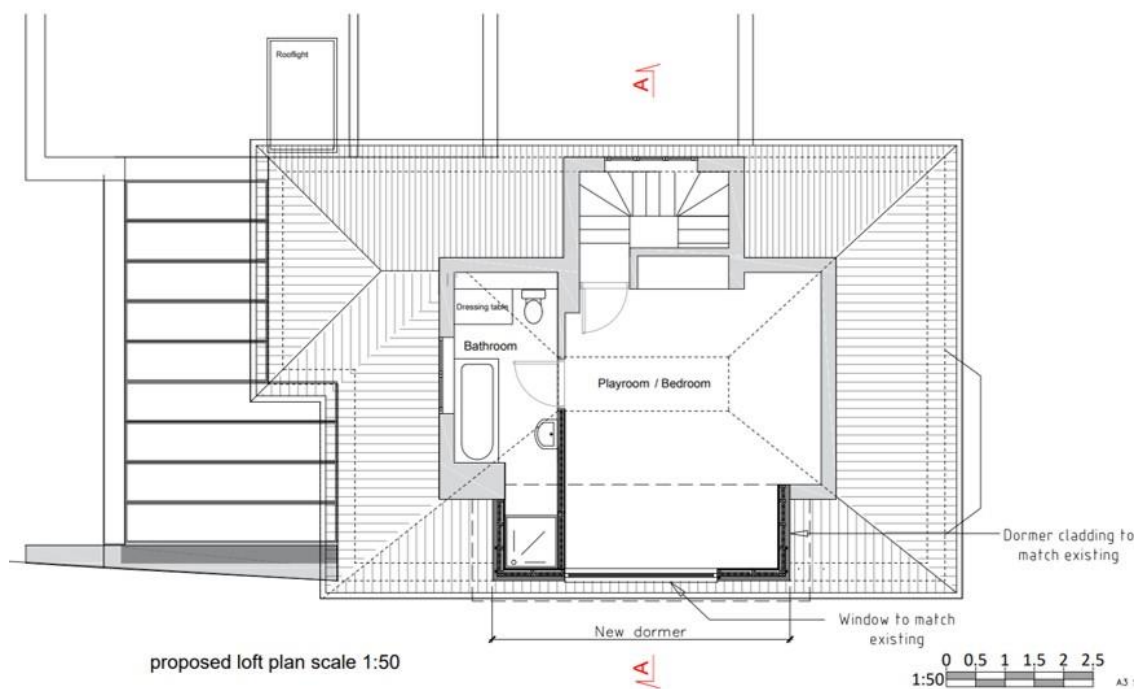


Fig 9: The proposals will be contained to the second floor of the dwelling and provide for additional residential living space, within the existing footprint of the building.

© BUILDTECH 2022

Design Precedent in Hillway: a Photographic Study







4) SUMMARY AND CONCLUSIONS

Legislation, Policy and Guidance

- 4.1) The Planning (Listed Buildings and Conservation Areas) Act 1990 contains a statutory duty to give considerable importance and great weight to the desirability of preserving the setting of a listed building in the planning balance. Preserving means to do no harm.
- 4.2) The NPPF lays down an approach that corresponds with the statutory duty of the 1990 Act. In cases where harm occurs, the NPPF requires balancing the benefits of a proposal against harm resulting from it.
- 4.3) The Camden London Borough Council's adopted Development Plan policies require development proposals to conserve heritage assets (such as listed buildings), and their settings, of which no such buildings apply in this case.
- 4.4) The guidance in Historic England's Conservation Area Appraisal, Designation and Management provides a framework for identifying and managing change.

Conclusions

- 4.5) The proposal is of an architectural and material quality that would maintain the character and appearance of the Holly Lodge Conservation Area. The proposal is proportionate in its scale and would remain subservient to existing.
- 4.6) The proposal would maintain the overall appreciation of the principal elevation and frontage of 67 Hillway, which makes the greatest contribution to the Holly Lodge Conservation Area, with no adverse effect.
- 4.7) The proposed development would not have any wider implications upon the settings of listed buildings or heritage assets, that could be deemed harmful.
- 4.8) The proposal respects the neighbouring dwellings and will maintain the early 20th Century character of the ribbon of development found in Hillway.

© Chilcroft Limited 2022

Registered in England and Wales No. 5951378

All rights reserved. Permission is given to reproduce this document for personal and non-commercial purposes, subject to appropriate acknowledgement. For all other purposes please contact Chilcroft Heritage Planning.

Chilcroft, A5 New Barn Office, Chichester, West Sussex PO18 9DA

Tel: 01243 631243 | Email: haig.dalton@chilcroft.co.uk