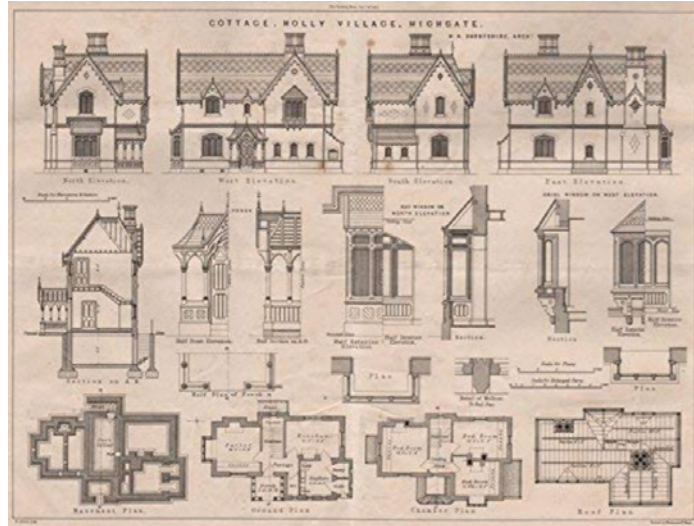


6 HOLLY VILLAGE, LONDON N6
Floor insulation works

DESIGN AND ACCESS STATEMENT



Listed building consent application, April 2023



Early design by HA Darbishire for a Holly Village cottage



Entrance gates to Holly Village, 1870



Gatehouse gable today: nos. 1 and 2 Holly Village

EXISTING BUILDING

6 Holly Village is one of twelve houses built in 1865 by Baroness Angela Burdett-Coutts on part of her estate, as a small housing development.

HOLLY VILLAGE

Holly Village was designed by Henry Darbishire, who was also responsible for a number of designs for another Victorian philanthropist, George Peabody. It was conceived as an enclave of 'cottage ornées', possibly influenced by Nash's Blaise Hamlet in Bristol, constructed in 1811 in the Picturesque tradition of architecture. Another possible inspiration is the Swains Lane Lodge further up the hill, which was built around 1840. Holly Village was built in the Gothic revival style, which was at this time was connected with the resurgence of the Anglo Catholicism and gaining prominence as the preferred architectural style in Britain.

Each home within Holly Village may look similar but they all have distinct features, including variations of ornate wooden turrets and stone gargoyles. Italian craftsmen were hired specifically for the wood carving. The entrance gate features a gabled archway with two stone female statues, thought to be modelled on Burdett Coutts and her companion, one holding a lamb and the other a dove.

No. 6 is one of the six semi-detached houses located at the rear of the site (they are less ornate than those that front Swains Lane). They are smaller than the other houses and are referred to as cottages in the conservation area statement.

PREVIOUS APPLICATIONS

2020/4084/L

Listed building consent was granted in 2020 for minor alterations to the ground floor, and for works to restore the appearance of the exterior, including replacement of the existing porch. This work has now been completed.

2021/1214/L

Listed building consent was granted in 2021 for minor alterations to strengthen the first floor ceiling for storage in the roof, including new access to the roof space and two conservation rooflights.

CURRENT PROPOSALS

This application is for permission to insulate the suspended timber floor in the living room. This will improve the thermal performance of the building and the owners comfort.

Permission is also sought for recessed downlighters to improve the lighting in the stair way.

Proposals



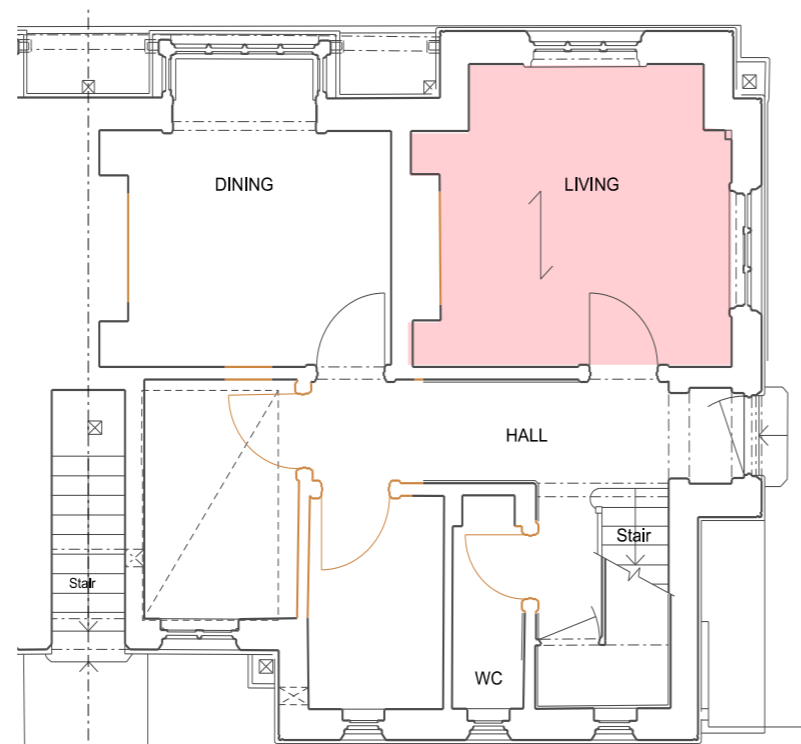
Floorboards to living room



Non-original tiles internally



Original quarry tiles externally



Original layout showing suspended floor area with building fabric removed shown in brown

FLOOR CONSTRUCTION

The ground floors of 6 Holly Village are of solid construction, with the original quarry tiles having previously been replaced with modern tiles of a similar colour. However, the living room has a suspended timber floor, with original pine floorboards. In an effort to improve the owner's comfort with as minimal intervention as possible to the property, it is proposed to insulate between the joists in the living room, whilst retaining the wooden boards.

This will involve carefully lifting each floorboard and marking them in sequence to allow for the insulation to be installed between the joists. Chicken wire will be laid between the joists to provide support for the insulation. To create an airtight barrier, a breather membrane will be laid above the joists before the boards are relaid. The void will continue to be ventilated through the existing vents in the external wall.

It might prove necessary to remove the skirtings along one wall to be able to manouvre the boards out, but largely the skirtings and architraves will not be affected. Any that are will be carefully removed and reinstalled at the end.

PRECEDENT

Permission was granted in 2019 (2019/3075/L) for similar albeit more intrusive works at no. 7 Holly Village. This listed building consent was for underfloor heating throughout which involved removing both the tiles and floorboards to enable the underfloor heating system to be installed.

ENVIRONMENT

This work will be undertaken as part of the wider scope of works for which there are already permissions granted. The neighbours will be notified prior to the start of construction of timings and details. All equipment and material will be kept off the main lawn, and instead stowed to the rear of the property.

HERITAGE

Please see prior applications 2020/4084/L and 2021/1214/L for the full Heritage Statement.

Exterior:

This proposal will not affect the external appearance of the building.

Interior building fabric:

The proposed alterations to the existing building fabric have been considered as follows: The proposed mineral wool insulation to be installed between the joists in the living room will provide significant reductions in heat loss through the floor. Together with the replacement of the existing radiators, this will improve the owner's enjoyment of the property, whilst also reducing the carbon footprint of the property. As the existing floorboards and any skirtings removed will be relaid following the installation of the insulation, there will be no change to the appearance of the flooring in the living room once complete.



Estate agent listing photo showing stairwell. Previous permissions granted to remove dado rail, picture rail, and strip paint from window to revert back to original form.



Existing chandelier to be removed

STAIRWELL LIGHTING

The stairwell is a difficult place to light, and is currently lit by a large chandelier left by the previous owners. This detracts from the original features of the property and does not adequately light the stairs. The owner would like this chandelier to be removed, and the ceiling will need to be made good following this.

To replace this, 4 recessed downlighters are proposed to provide more discrete lighting to the stairs. The ceiling is made from lathe and plaster and the works will be carried out carefully to ensure that little disturbance is made to the rest of the ceiling.

PRECEDENT

There are already recessed downlighters in the kitchen which are subtle and inoffensive.