

# 26 Willes Road London, NW5 3DS

Design and Access Statement rev.E 18th December 2023



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# 01. Introduction

## Executive Summary

This document has been prepared by Bere Architects on behalf of our clients Fred Sorrell and Ondine Gillies. It outlines the design development work carried out to date for the site at 26 Willes Road, London, NW5 3DS. It lays out how the constraints and opportunities presented by the site have been identified and maximised to produce a high quality, site-specific design response, which will respect the character of the surrounding context whilst the ultimate aim is to create a high-quality deep retrofit resulting in a highly energy-efficient and ecological building.

A pre-application was submitted on 23rd January 2023 and the Council replied on 18th July 2023. The Council's reply to the pre-application contained comments from the Council's conservation officer, dated 17th July 2023. These comments were critical of several aspects of the proposals, including:

- The form of the proposed rooftop extension which has now been altered to match the approved roof top extension of the neighbour at no.28 Willes Road as requested by the conservation officer.
- The proposed triple-glazed mock sash windows on the front elevation and the external insulation on the side return of the house which are now omitted from this application as requested by the conservation officer.
- The proposed artists window on the rear extension which is now replaced by conservation rooflights as requested by the conservation officer.
- There were also various other comments including the extent, height, shape and fenestration of the rear extensions. All of these comments have been addressed in this revised document.

## Outline Proposal

26 Willes Road is a modestly sized two storey dwelling with a half-split level above the first floor used for storage. Located west of Kentish Town in North London, the proposal includes increasing the size of the rear and roof accommodation to meet the needs of a growing family. But we are also required to create alterations designed for longevity and resilience. ie this is a once in a generation opportunity to carry out a deep retrofit, for energy-efficiency, to minimise the impact of the occupants on the natural environment and to provide a healthy and resilient home for the foreseeable future of the family. Where appropriate, we will prioritise the use of natural materials for any new elements.

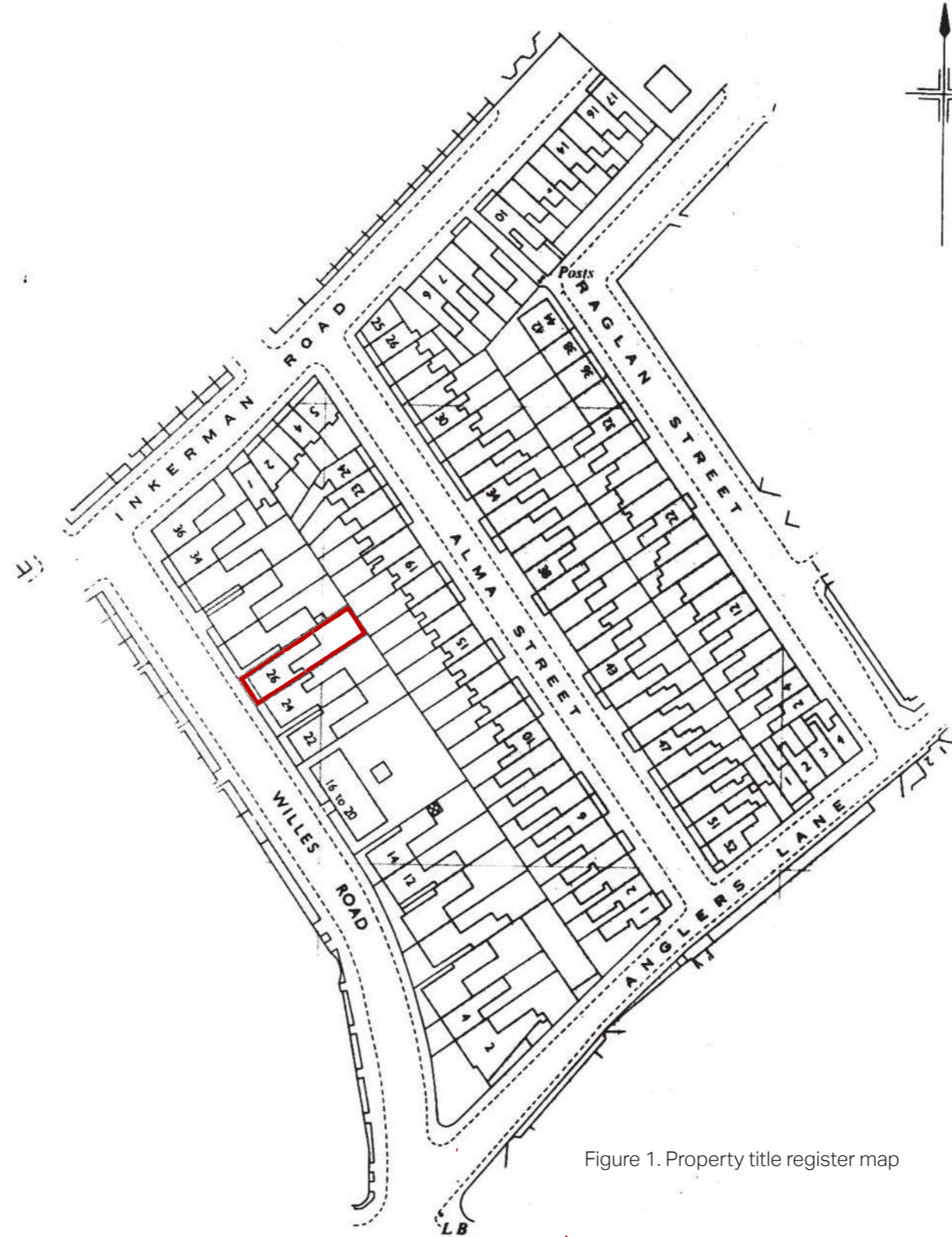


Figure 1. Property title register map

## 02. Site Location & History

### Site Location

The site is located in the London Borough of Camden and within the Inkerman Conservation Area. There are plenty of connections to outdoor spaces such as Hampstead Heath and Regents Park. This area of Kentish Town contains a lively and dynamic atmosphere with a variety of nearby shops, restaurants and other community spaces along Prince of Wales Road and Kentish Town Road.

### Site History

26 Willes Road was the home of the painter Norman Miller until his death in 2013. It's a beautiful, sun-filled house in a lovely, characterful location.

The house was built during the 1850s- 1860s as part of the development of a street of similar houses. The house shares many characteristic features with its neighbours, including some white stucco ornamentation and a butterfly roof. There is damage to the upper part of the front facade including missing stucco embellishment.

Now the house has passed on to the next generation of artists and the intention is to create an adaptable, long-term family home.

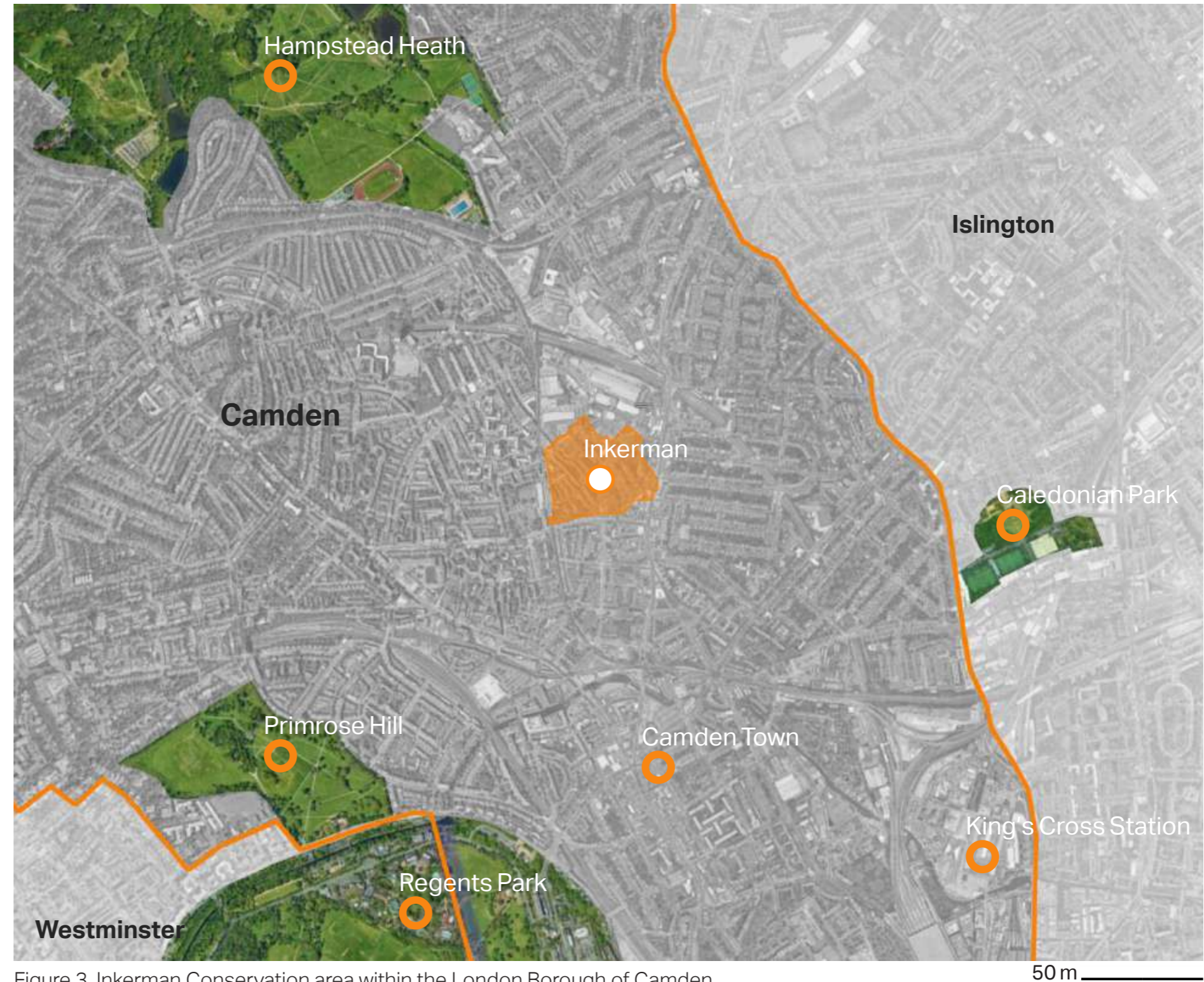


Figure 3. Inkerman Conservation area within the London Borough of Camden

# 03. Existing Site

## Site Plan

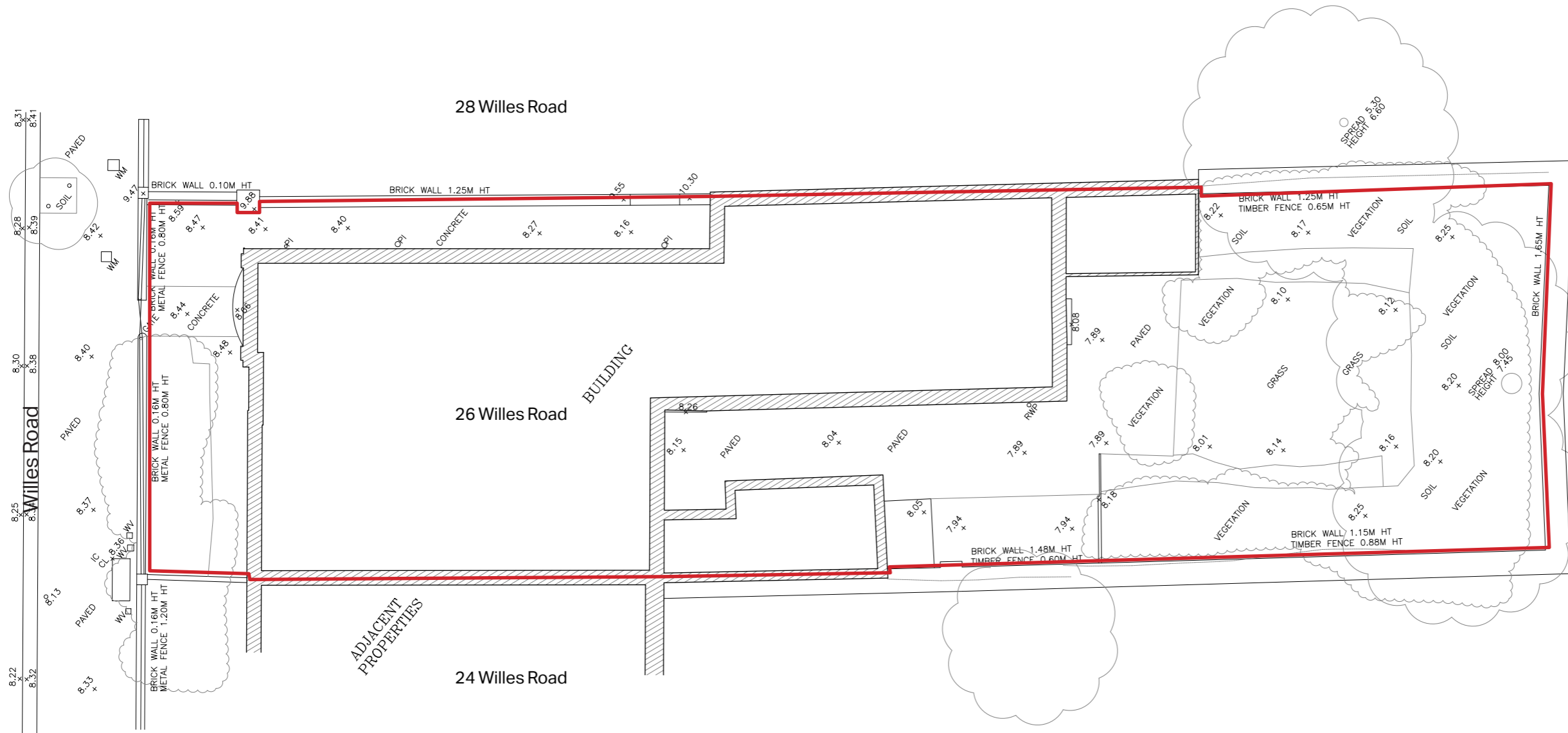
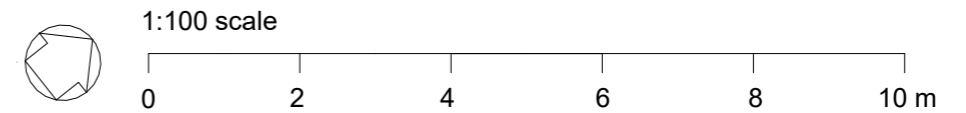


Figure 4. Survey Site Plan, 1:100 @A3



Existing Plans

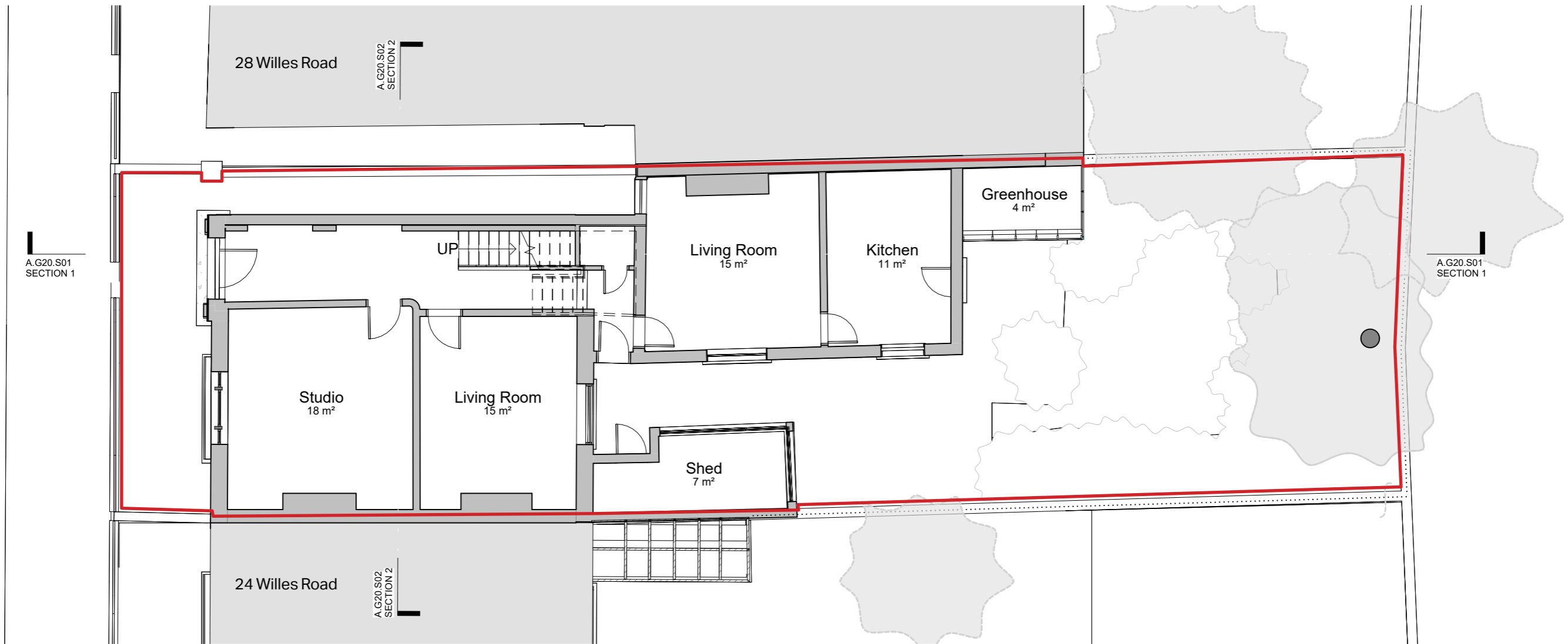
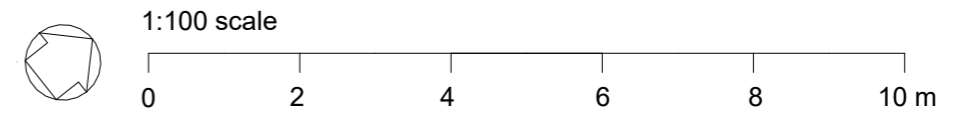


Figure 5. Existing Ground Floor Plan, 1:100 @A3

GIA: 74 sqm



Existing Plans

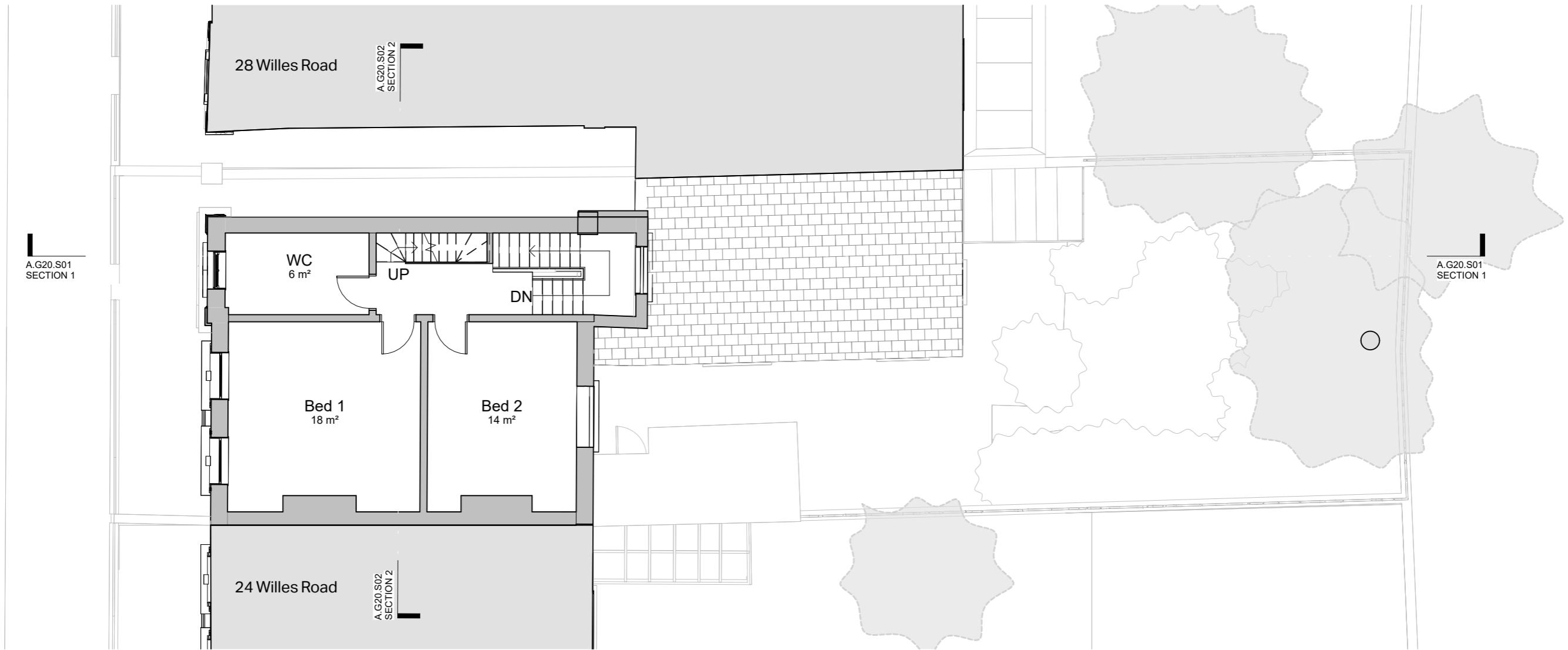
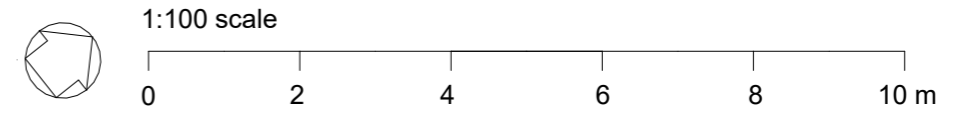


Figure 6. Existing First Floor Plan, 1:100 @A3

GIA: 51 sqm





Existing Plans

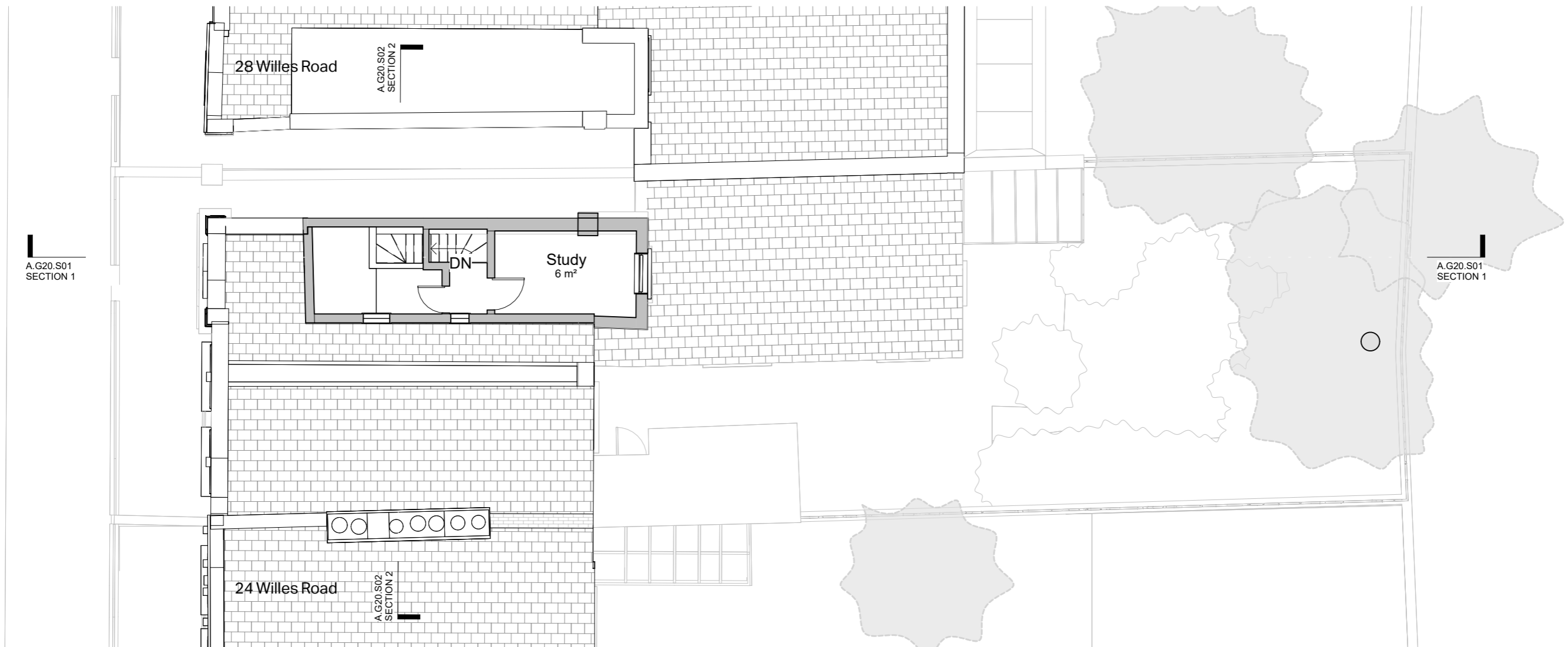
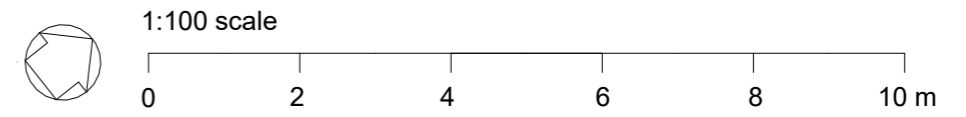


Figure 7. Existing Second Floor Plan, 1:100 @A3

GIA: 14 sqm



Existing Plans

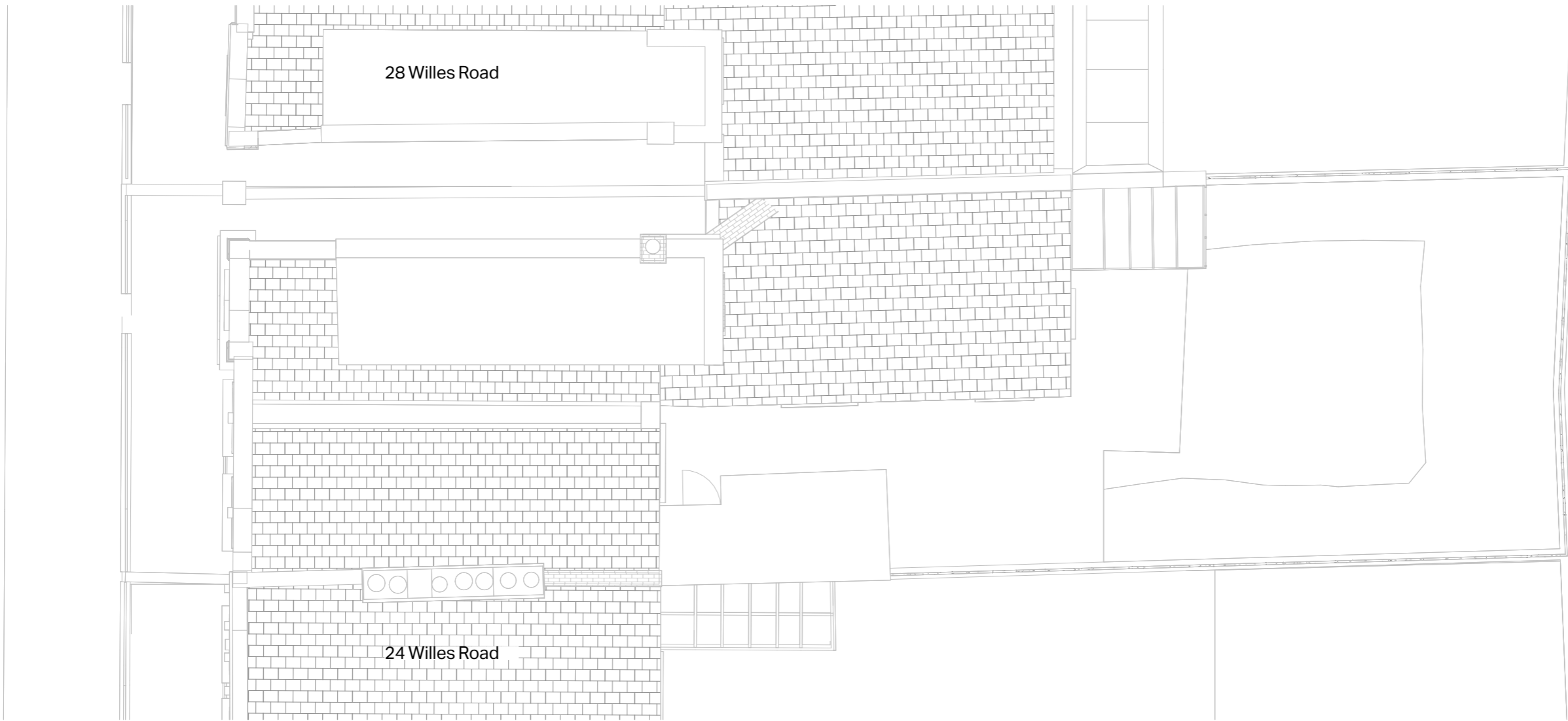
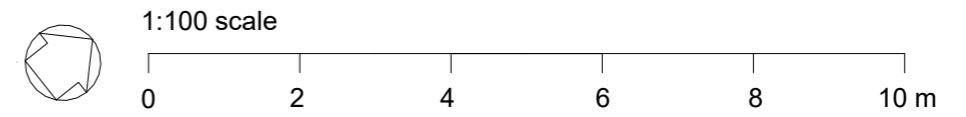


Figure 8. Existing Roof Plan, 1:100 @A3



Existing Elevations



Figure 9. Existing South West (Front) Elevation 1:100 @ A3

South West Elevation



Figure 12. Panoramic view taken from 23 Willes Road

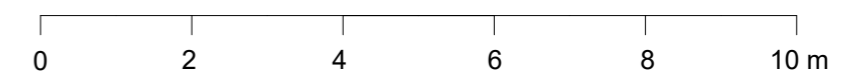


Figure 10. Street view, South-East towards 26 Willes Road



Figure 11. Corner view of 26

1:100 scale



Existing Elevations



Figure 13. Existing North East (Rear) Elevation 1:100 @ A3



Figure 16. Panoramic view of the rear garden



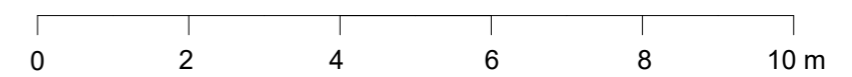
Figure 14. Garden view from back wall



Figure 15. View of back wall from garden



1:100 scale



Existing Sections

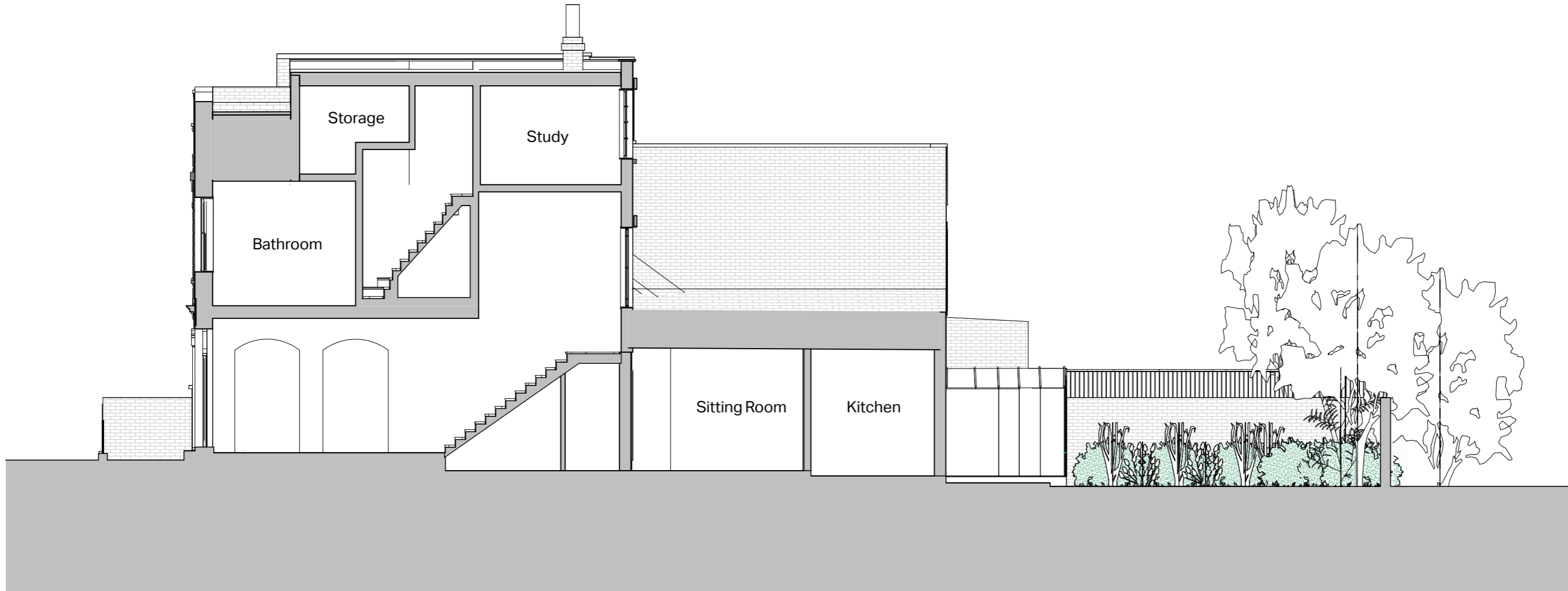
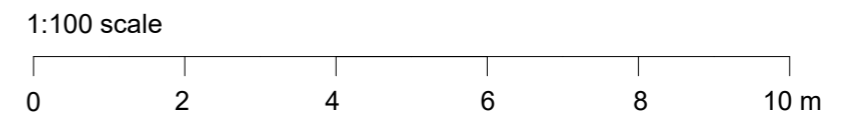
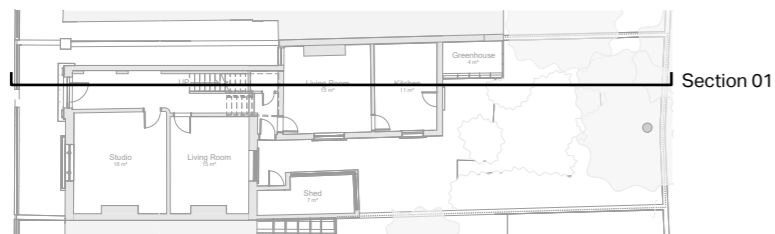


Figure 17. Existing Section 01, 1:100 @A3



Existing Sections

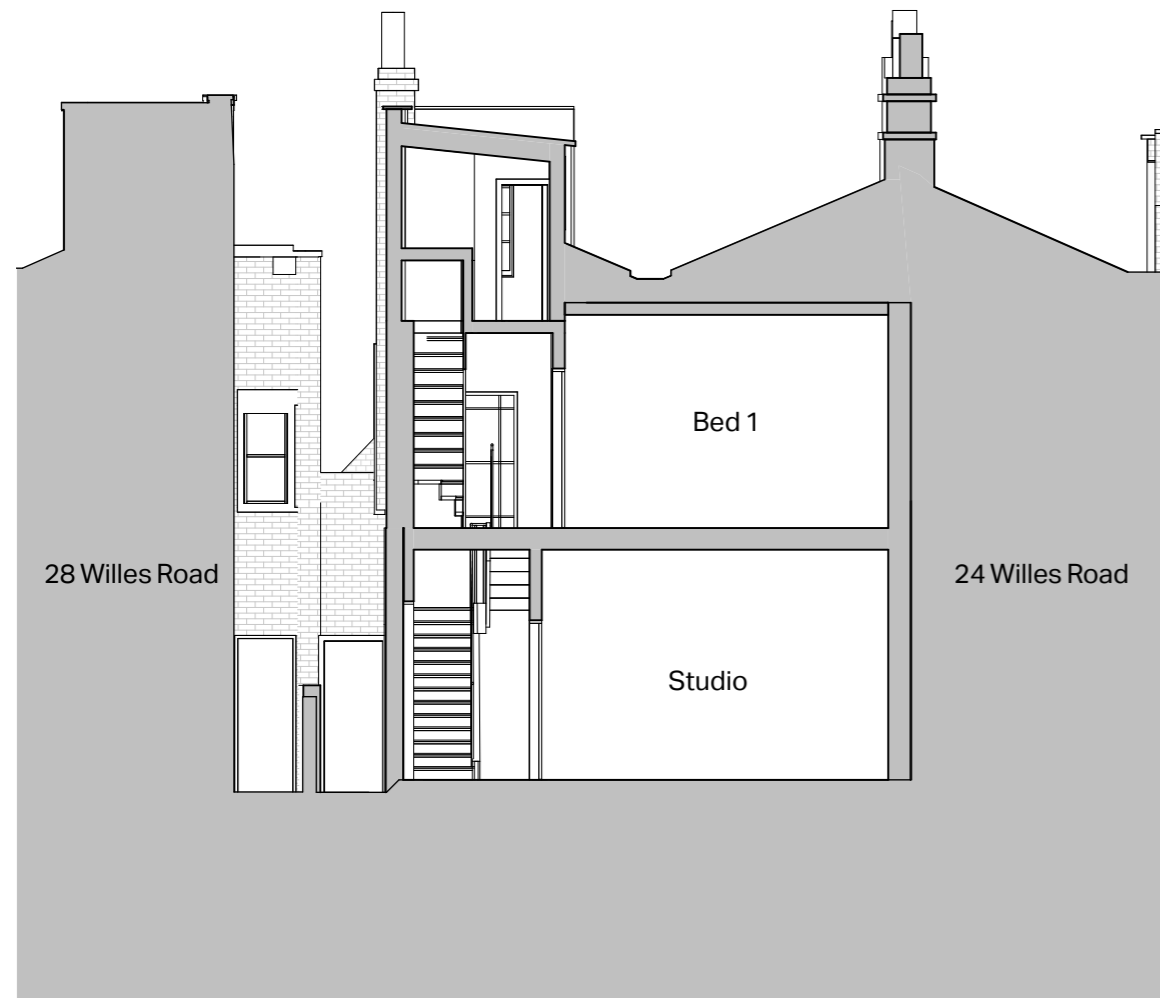


Figure 18. Existing Section 02, 1:100 @A3

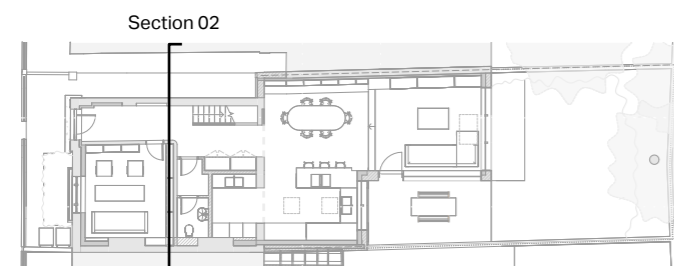


Figure 19. Photos taken from split-floor attic level

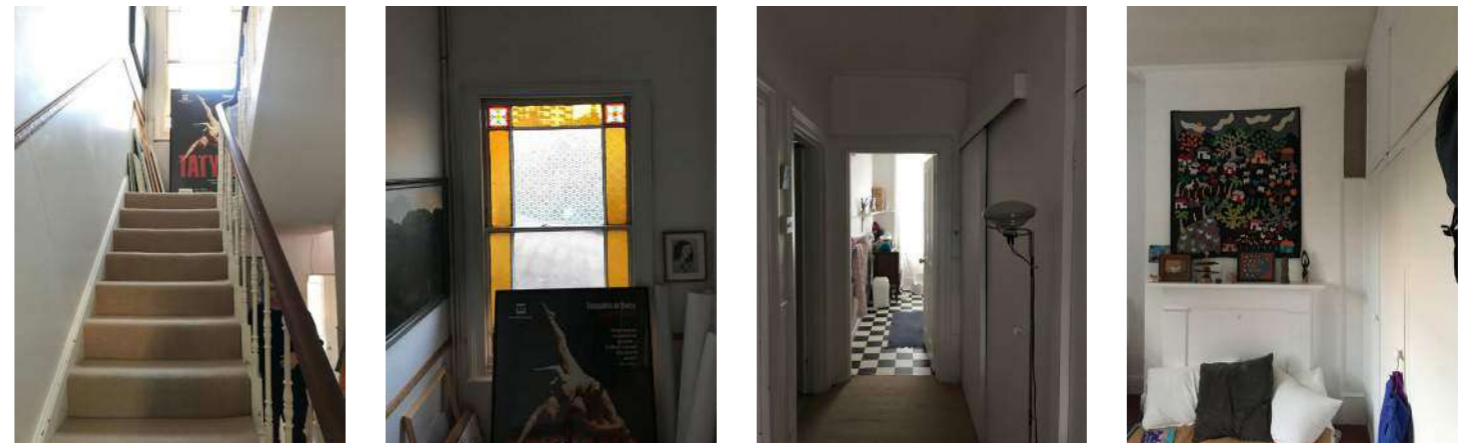
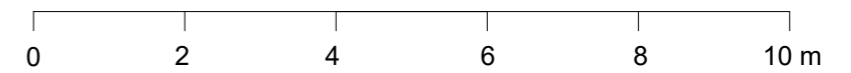


Figure 20. Processional photos through from the ground floor stair-case to Bed 2

1:100 scale



## 04. Area Characteristics

### Immediate Neighbourhood

The site lies within Inkerman Conservation area, one of thirty-six conservation areas in Camden. Inkerman is bounded to the south by Prince of Wales Road and Anglers Lane, to the north by Holmes Road, to the east by Raglan Street and to the west by the railway viaduct. The Inkerman Road Conservation Area forms a dense and homogenous environment in the heart of Kentish Town. (Inkerman Conservation Statement).

The area is mainly residential, and the streets are relatively narrow forming a north-south grid pattern. The majority of the buildings along Wiles Road were constructed in the 1850s and 1860s in a mid-Victorian style and are generally between two to three storeys in height. Most of the houses have intact stucco embellishments on their front facades, windows and doors. Butterfly roof lines are concealed behind linear stuccoed parapets of the front facades.

### Listed Buildings

There are no listed buildings on Wiles Road. There are three listed buildings in Inkerman Conservation Area: St Pancras Public Baths, Kingsway College and St Richard of Chichester Secondary School.



Figure 21. Conservation Area - Inkerman

## Street Context

- A** In Willes Road specifically, the housing is generally two storeys high and more richly ornamented than those on the adjacent streets. There are some three storey dwellings present including some second floor roof extensions concealed by the front parapet walls.
- B** Neighbours either side at No. 24 and No. 28 Willes Road have stucco embellishments along their parapet walls, while at No. 26 the decoration has been lost.
- C** Brick colours vary across the street, but there is extensive use of a pale yellow London Stock brick, which responds well to cleaning and careful repointing in a traditional lime mortar. The side and rear facades however are made from a darker brick, which was built to a poorer quality.
- D** Side returns are cluttered with external drainage pipework in a mix of materials from black painted cast iron to white plastic.

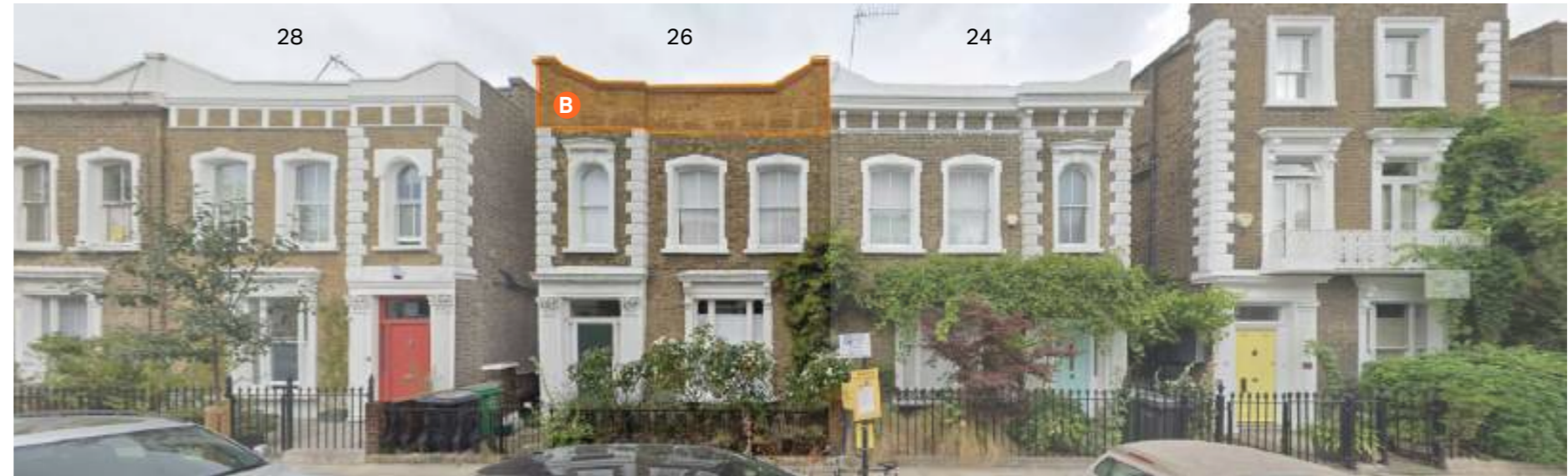


Figure 22. Street View highlighting lost plasterwork at roof level of no.26



Figure 23. Aerial Street Context



Figure 24. Brick Front/Side elevation

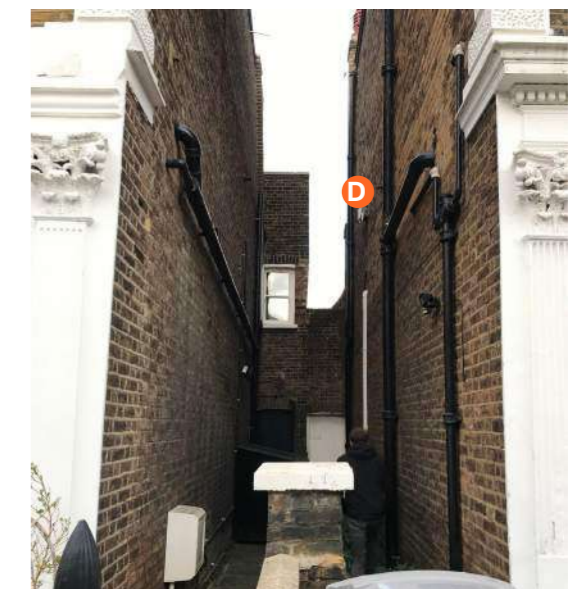


Figure 25. Brick Side passageway



# 05. Planning Overview

## Transport Links

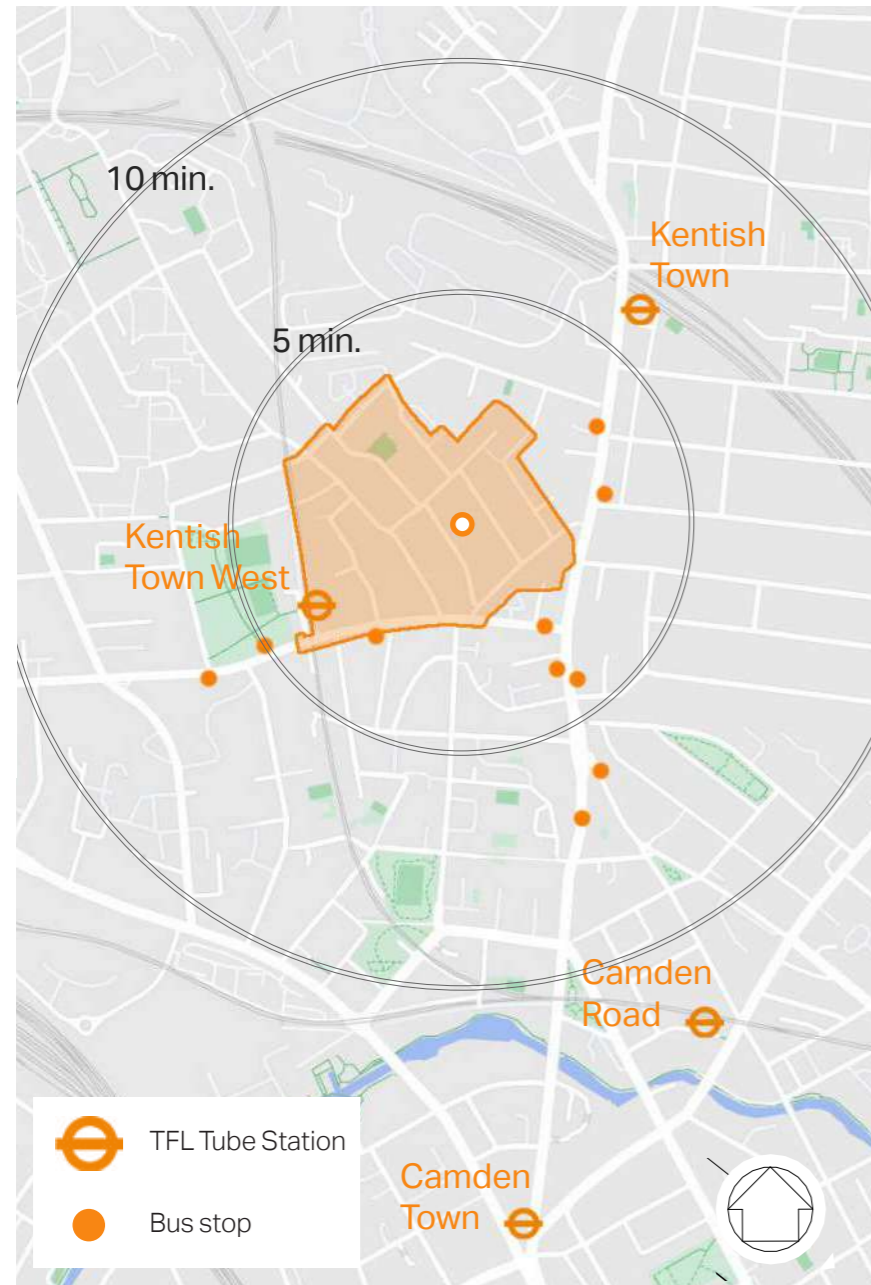


Figure 27. The location of 26 Willes Road within Inkerman Conservation Area.

The site has very good transport links into and around the city with a public transport access level (PTAL) rating of 5. There are two stations within a ten minute walk of the house – Kentish Town West being an overground link and Kentish Town Station housing platforms for trains (Thameslink) and the Northern Line tube service. Indicated in figure 5, there are also plenty of bus stops in the vicinity along Prince of Wales Road and Kentish Town Road.

## Flood Risk



Figure 28. Surface water flood risk map

The site is surrounded by Low Flood Risk Areas for surface water flooding which occurs when heavy rain cannot drain away. As no below ground spaces are proposed in the scheme, this is not a concern, and in some areas we are in fact increasing the level of the ground floor.

## Site Access



Figure 29. OS Map illustrating site access

Access to the site is north-east along Willes Road, and along the road it is permit holder parking only. There is no exterior cycle storage, although it is worth noting that 28 has a small container in the side alley, adjoining the site. Access to the existing building itself is upon a step change of 185mm at the front door, and there is no accessible WC at ground floor level. There is currently a 405mm level change from the entrance hallway down to the rear living room and a further 120mm change down to the rear kitchen.

## Planning History - 26 Willes Road

There are no planning applications relating to building / extension at No. 26 Willes Road. None were found in the Camden online planning search tool.

There are precedents for rear and roof extension nearby.

- No. 28 Willes Road has a rear extension built following permission granted in 2018
- No. 28 Willes Road has construction underway for a roof extension with permission granted in 2023
- No. 32 Willes Road has a roof extension built following permission granted in 2006

## Planning History - Neighbours

### Completed alterations to neighbouring 28 Willes Road

- Application No.: 2017/6144/P
- Application registered 13-11-2017
- Granted 22-01-2018
- Full planning permission
- Residential extension: Residential Minor Alterations
- Architect: RYE Design
- Erection of single storey side infill and rear extensions at ground floor level including alterations to rear fenestration at first and second floor level and installation of 1 x first floor roof light.'

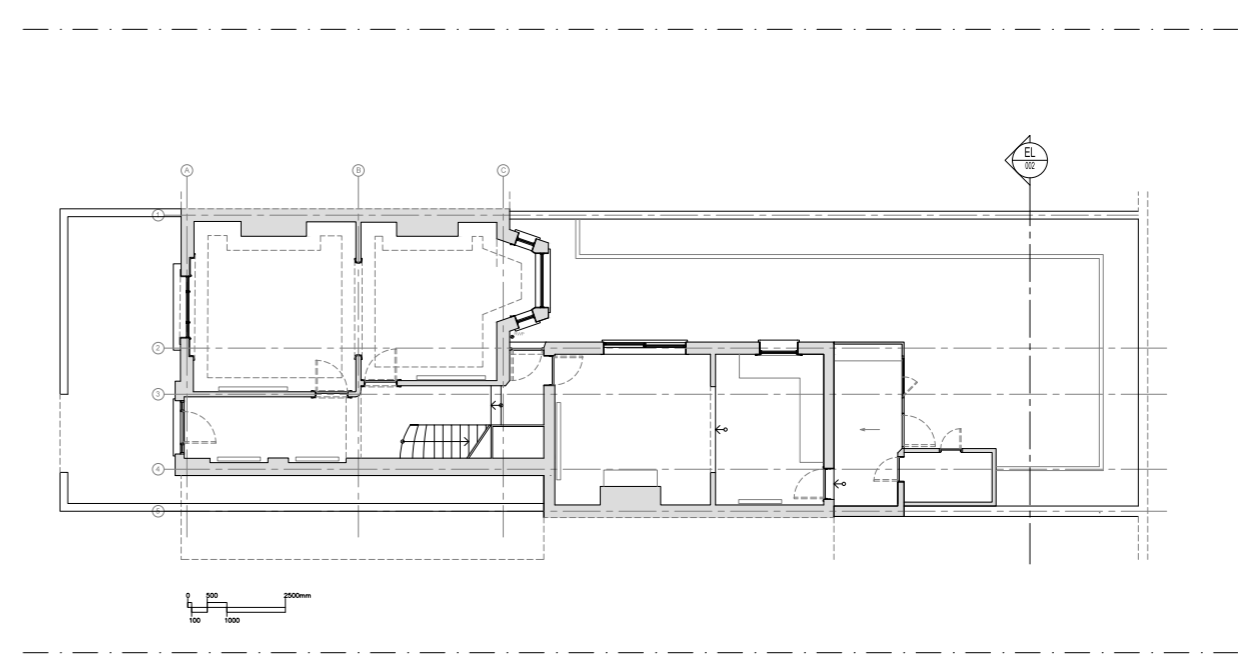


Figure 31. Finished construction by RYE Design



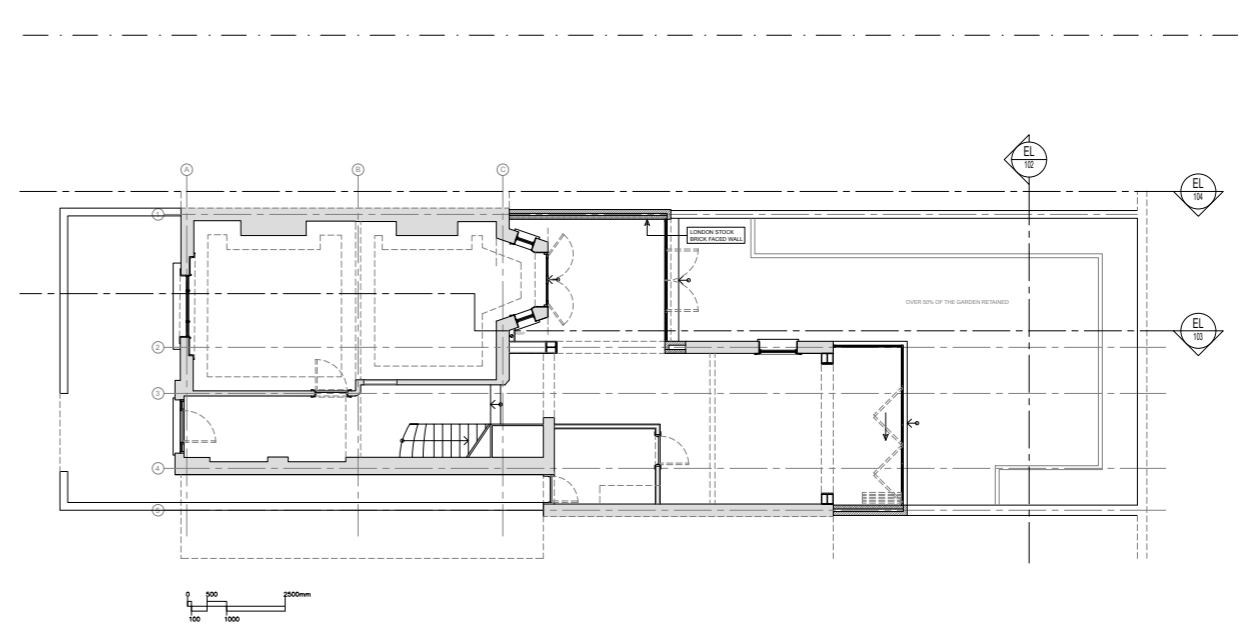
© bere:architects

Figure 30. Existing Rear Elevation and Ground Floor Plan (not to scale)



© bere:architects

Figure 32. Proposed Rear Elevation and Ground Floor Plan (not to scale)



## Planning History - Neighbours

### Permission granted to neighbouring 28 Willes Road

- Application No.: 2022/2956/P
- Application registered 29-07-2022
- Granted 27-02-2023
- Householder Application
- Residential Extension
- Architect: RYE Design
- The proposed works comprise the extension of the existing second floor to form a full width roof extension. The new second floor roof extension will be set back from the front parapet wall and rear elevation to maintain it subservience to the original architectural form and preserve the legibility of the original butterfly roof shape, particularly to the rear elevation.



Figure 33. Proposed Front Elevation (not to scale)

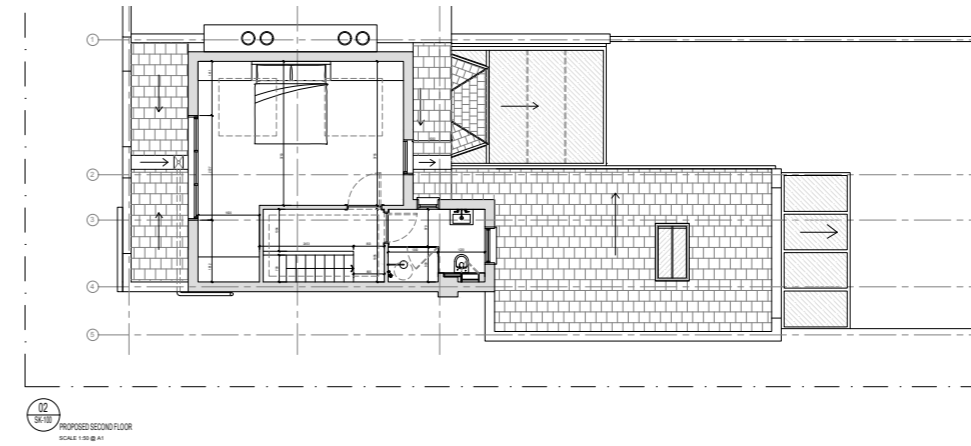


Figure 34. Proposed Second Floor Plan (not to scale)



Figure 35. Proposed Rear Elevation (not to scale)

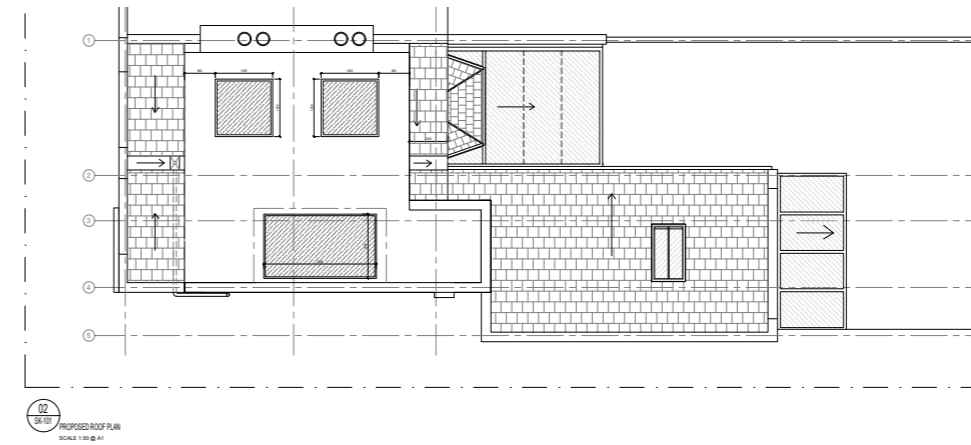


Figure 36. Proposed Roof Plan (not to scale)

## Planning History - Neighbours

### Completed alterations to neighbouring 32 Willes Road

- Application No.: 2006/0402/P
- Application registered 26-01-2006
- Granted 20-03-2006
- Full Planning Permission
- Residential Extension
- Architect: Lisa Shell Architects
- 'Replacement of existing single storey rear extension with part-one part-two storey rear extension; erection of full width rear roof extension and reconstruction of flank wall, to dwelling house (class C3).'

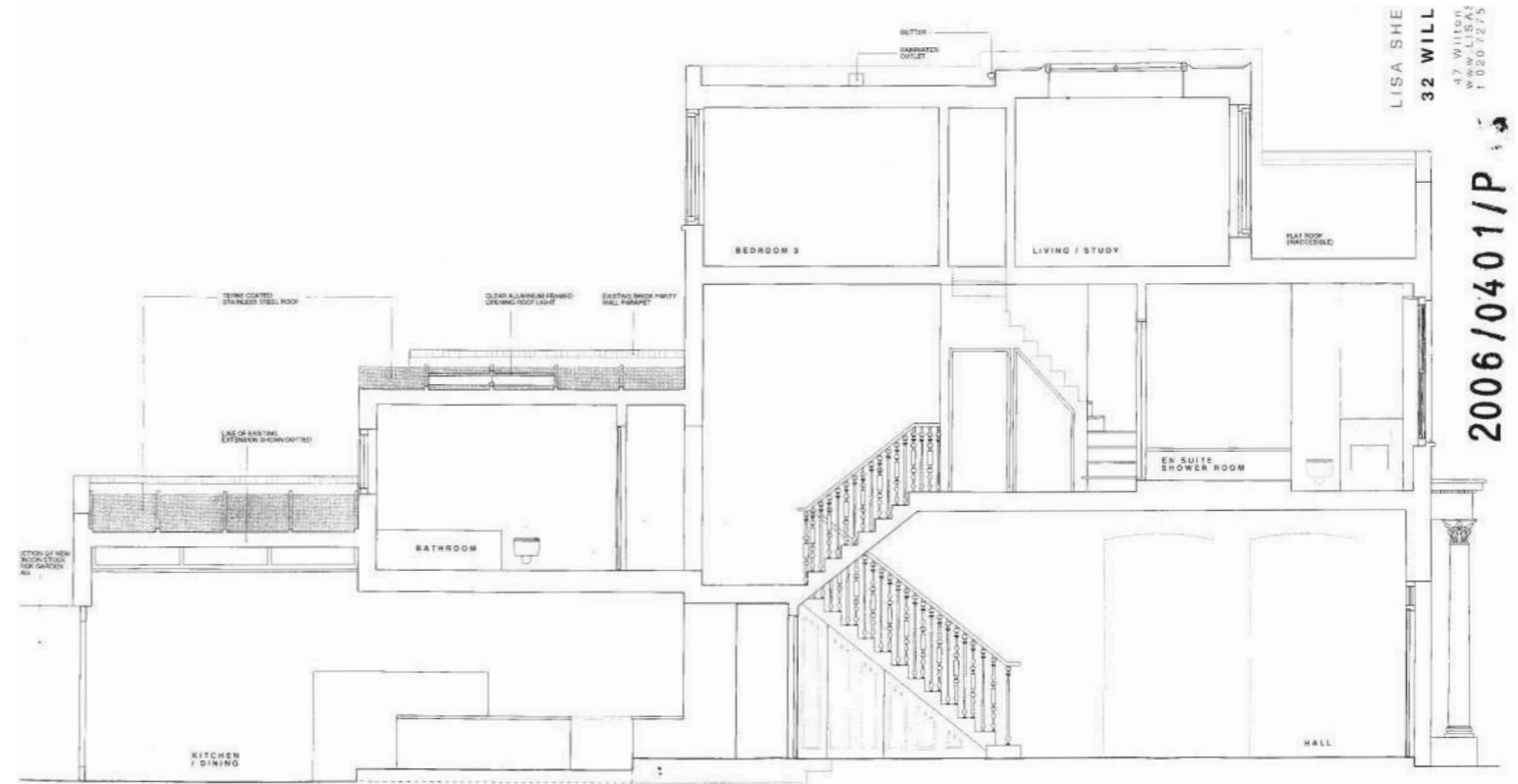


Figure 37. No. 32 Willes Road Long Section

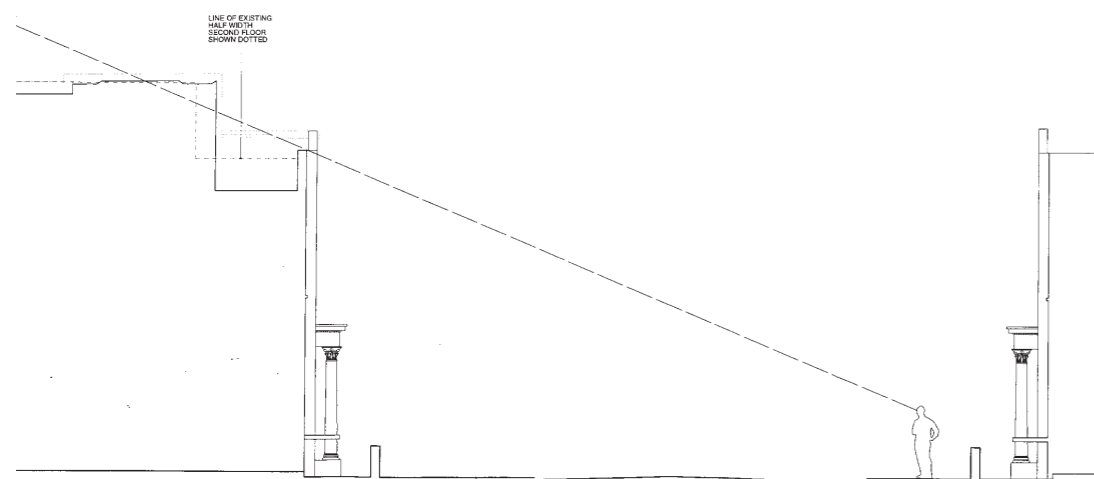


Figure 38. No. 32 Willes Road sight line diagram

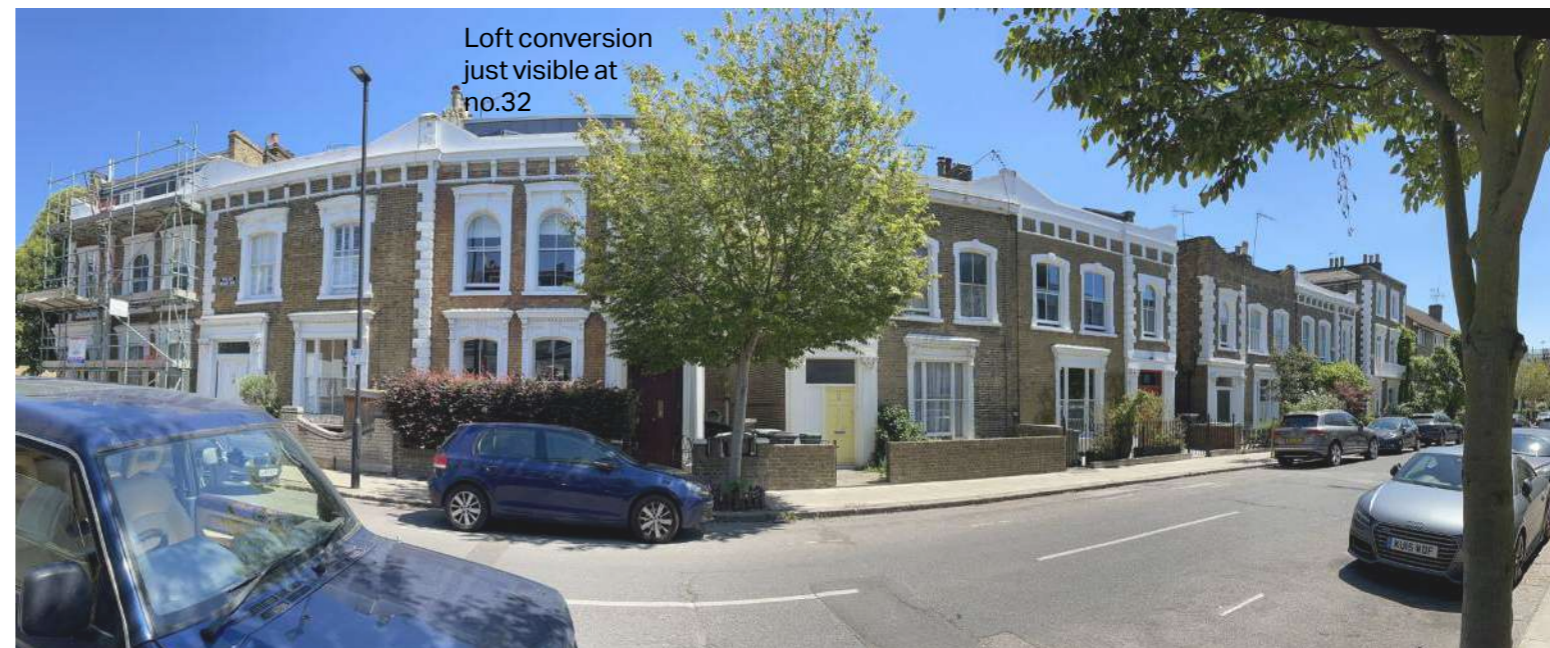


Figure 39. Panoramic photograph of No. 32 Willes Road

Planning History - Roof Extension Comparison

Completed loft conversion at no.32



Figure 40. Existing front elevation at 32 Willes Road

Proposed loft conversion at no.28



Figure 41. Proposed front elevation at 28 Willes Road

Potential for similar loft conversion at no.26



Figure 42. Existing front elevation at 26 Willes Road

## 06. Design Development

### Massing & Boundary Alignment

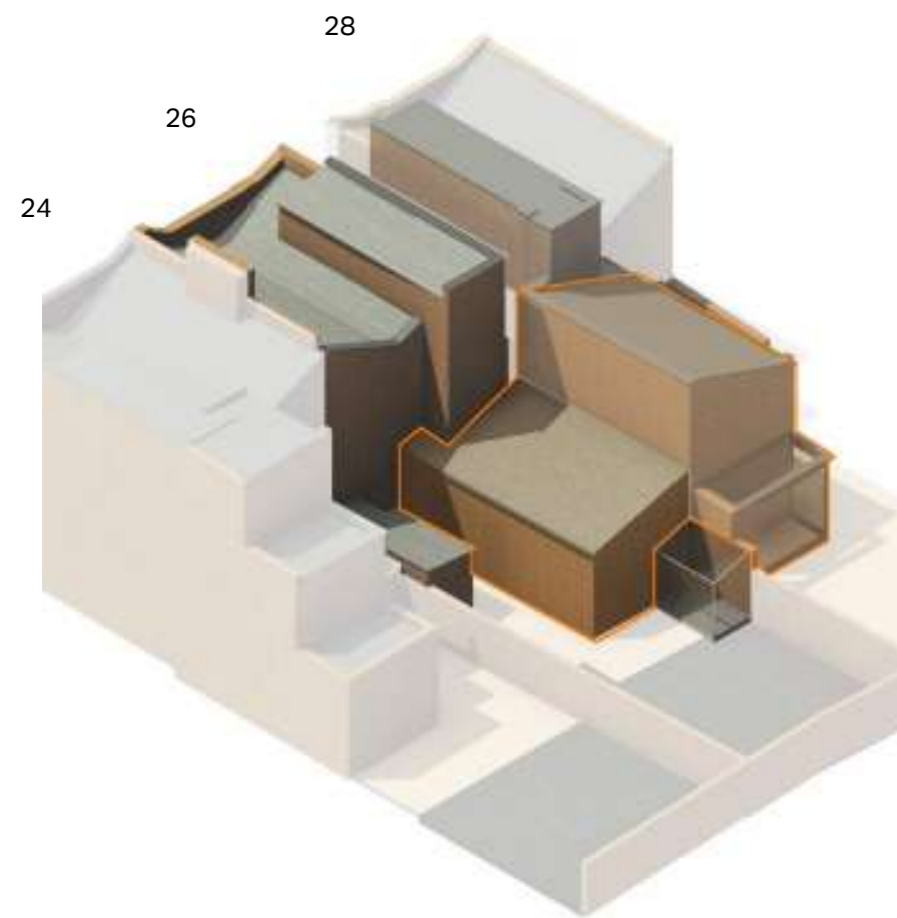


Figure 43. Existing massing

There are three main masses at the rear of the house: a shed, a greenhouse and a single storey rear extension. The neighbour at No. 28 Willes Road has added a first floor level to their rear extension and further extended at the ground level to the rear and side.

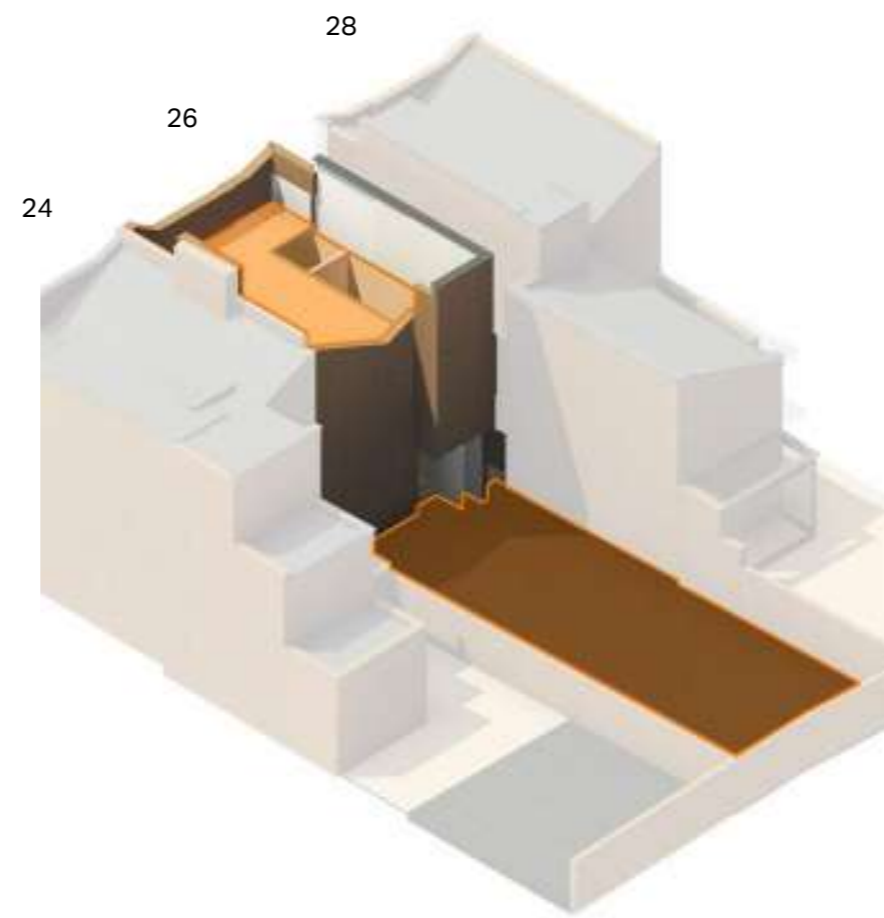


Figure 44. Proposed Demolitions

Considering precedents at No. 28 and No. 32 Willes Road, we propose a two-storey rear extension as well as a loft conversion. This will involve demolitions to the existing ground floor and loft extensions.

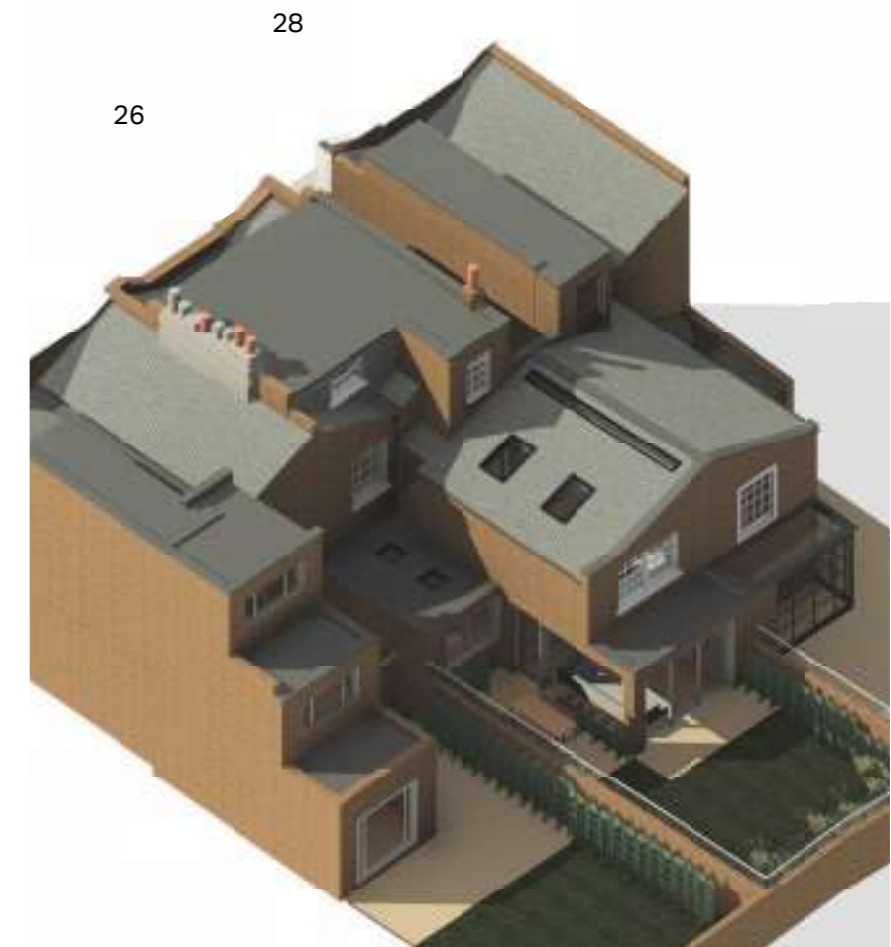


Figure 45. Proposed massing

The proposed massing of No. 26 roughly mirrors the massing of No. 28 to create a sense of continuity and reduce heat losses from both houses. A second-floor loft conversion will provide two extra bedrooms without being imposing externally.

### Rear Demolitions

The proposal will involve demolitions of existing elements as outlined below. It is proposed to replace the single storey extension, currently housing a small un-insulated kitchen and eating area, with a new two storey extension with single storey side infill covering the area of the existing shed and a single storey extension matching the rear of No.28.

The new rear extension ground floor will have a much stronger connection to the garden, greatly improving the latter's amenity value.



Figure 47. Photo of existing site conditions

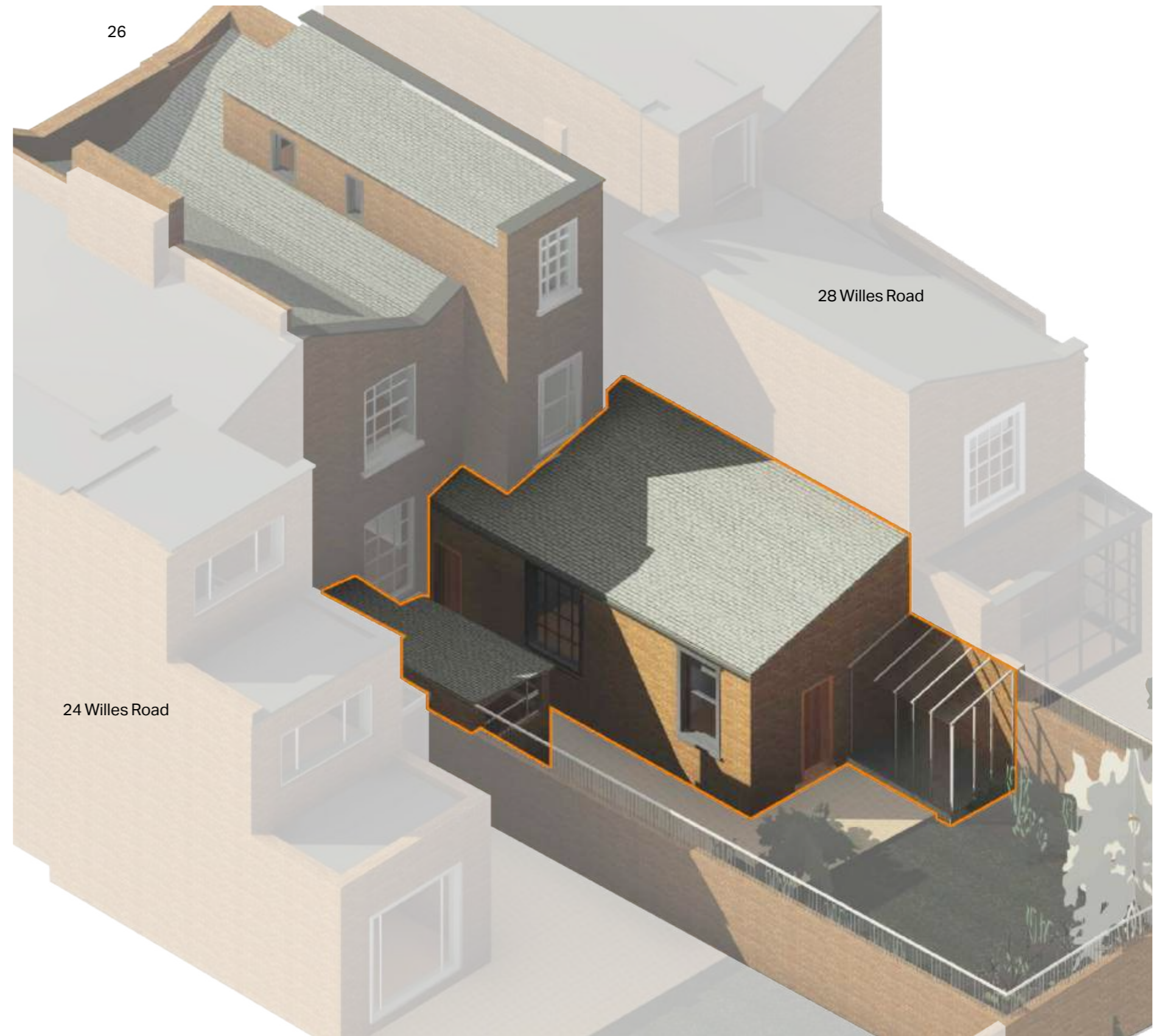


Figure 46. Axonometric model of garden frontage of existing house, viewed from east



## High Environmental Standards

Thermal imaging reveals how poorly the existing building fabric performs. It is a fundamental objective that our houses prioritise healthy living, with perfect indoor humidity levels, hygienic heat recovery ventilation and superb comfort, often with extremely low energy requirements. This retrofit will aim for the Passive House Enerphit Standard by using internal insulation.



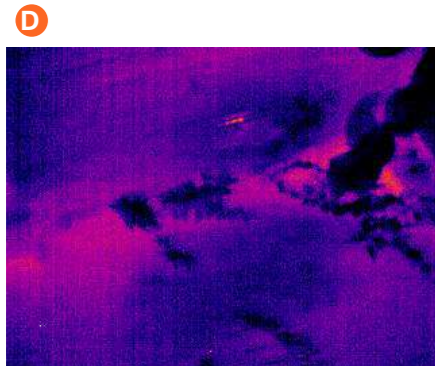
**A** Heat loss from uninsulated walls at rear of house



**B** Heat from internal radiators beneath the windows. The proposed retrofit includes for all existing walls be internally insulated.



**C** The heat loss that is visible through the party wall indicates that 28 Willes Road is also experiencing severe heat loss. By building against this party wall, we will reduce heat losses from no. 28.



**D** Heat is leaking from the uninsulated floor of the existing extension into the ground surrounding the rear extension. The retrofit will be insulated to avoid heat loss in this way.



**E** Heat leaking through the back door is so severe that the thermal camera reveals the timber stud door structure. Note also the severe heat loss from a leaky cat flap. A Passive House cat flap will eliminate this problem.

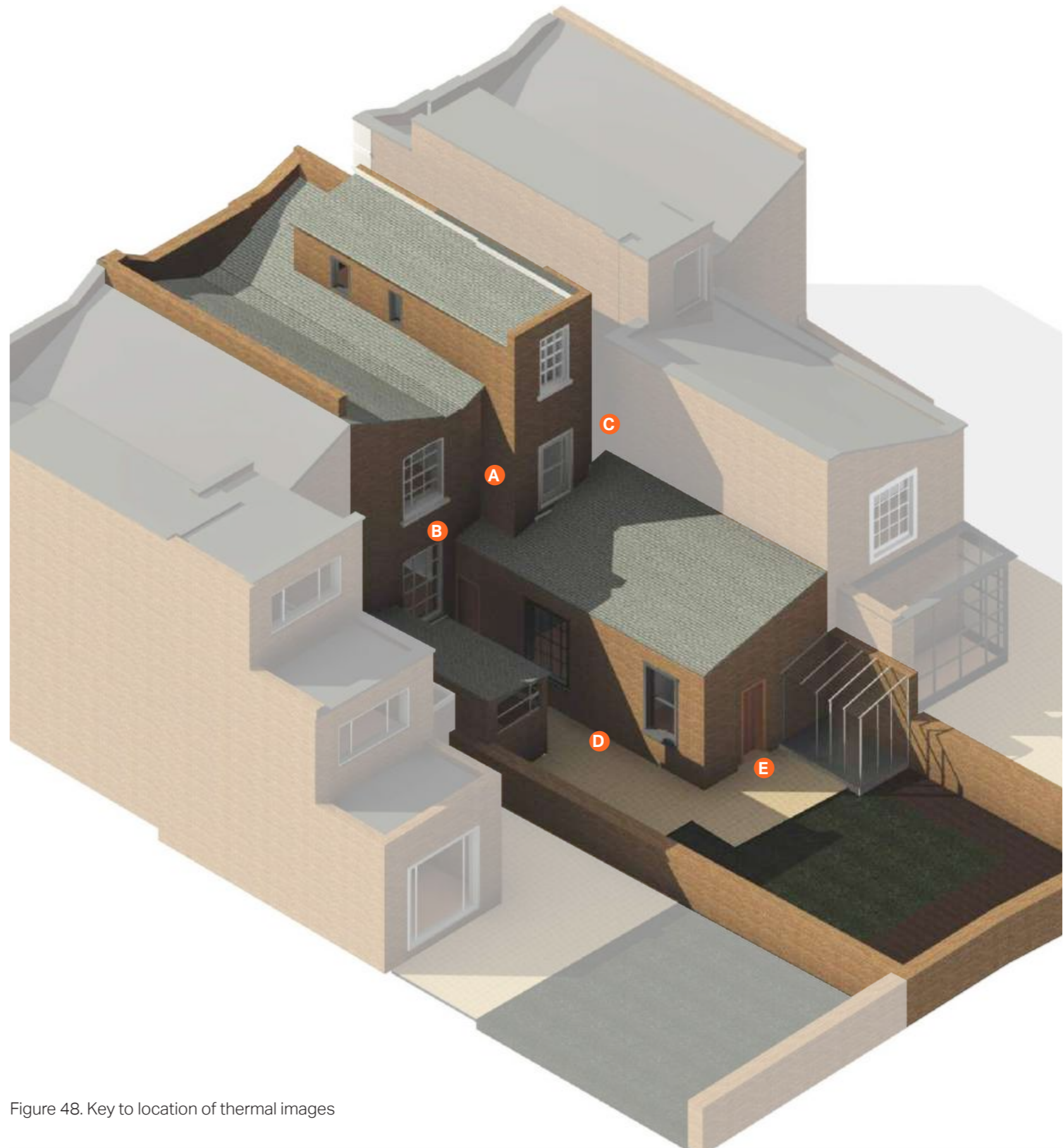


Figure 48. Key to location of thermal images

## 07. Proposed Design

26 Willes Road is a two-bedroom, two-storey dwelling located west of Kentish Town in North London. It has a half-split attic storage area above the first floor staircase.

Additional space is needed to accommodate a family of young children, so the owners would like to increase the size of the rear extension to match the volume of the rear extension of 28 Willes Road, and to add a loft extension similar to others in the street and like the roof extension under construction at 28 Willes Road.

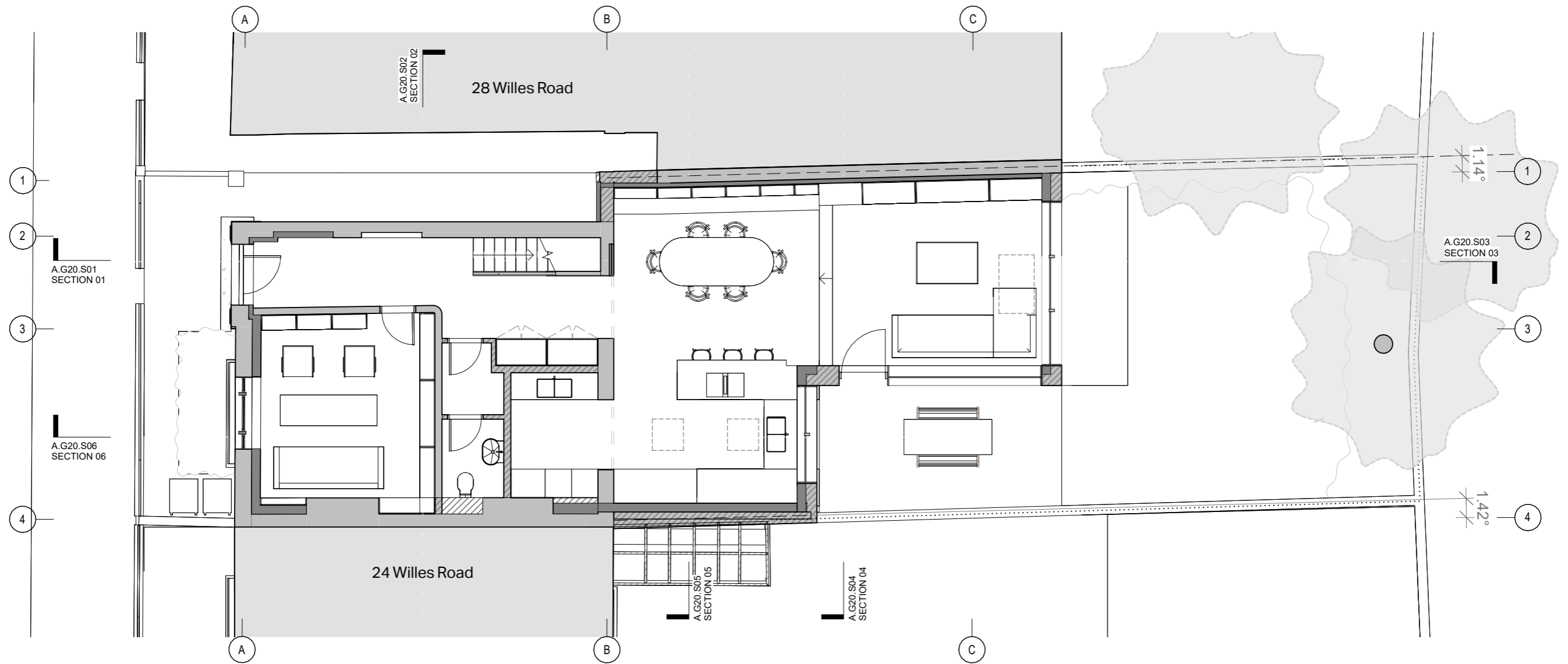
The main objectives are:

- To increase the space, comfort and energy efficiency of the house.
- To carry out a deep, energy-saving retrofit by adding natural wood fibre insulation internally to all existing outside-facing walls
- To create a comfortable family kitchen and playroom on the ground floor; extending the rear accommodation and opening it up to make an open-plan kitchen, dining and family space. This space will be strongly connected to outdoor dining and the garden.
- To make the ground floor more accessible by levelling out most of it from the front door, and adding an accessible ground floor bathroom.
- To follow the precedent of the neighbouring house, No. 28 Willes Road, in size and form of the rear and roof extension.
- The first floor rear extension will consist of a bright, open-plan space with windows arranged to maximise day lighting from early morning until the sun passes over to the front elevation in the afternoon.
- The internal wall layout of the main house will be mostly untouched. The plan is to respect the historic character of the ground floor sitting room, first floor bedrooms and bathroom with minimal interventions, so reserving expenditure on space and environmental improvements.
- Bedroom accommodation will consist of a principal bedroom, two bedrooms for children and a guest bedroom.
- Following existing street examples (No. 32 Willes Road), the owners would like to turn the existing second floor into two bedrooms and a bathroom set back from the street.
- Enhancing the front elevation by restoring the historic fabric loss in the white stuccoed ornamentation above the first floor.



Figure 49. Axonometric model of garden frontage of existing house, viewed from east

Proposed Ground Floor Plan



GIA: 104 sqm

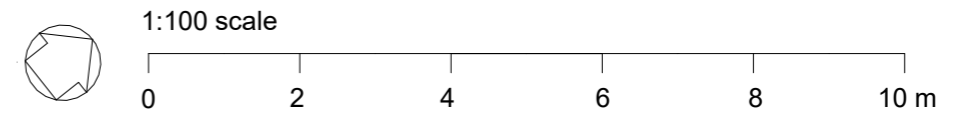
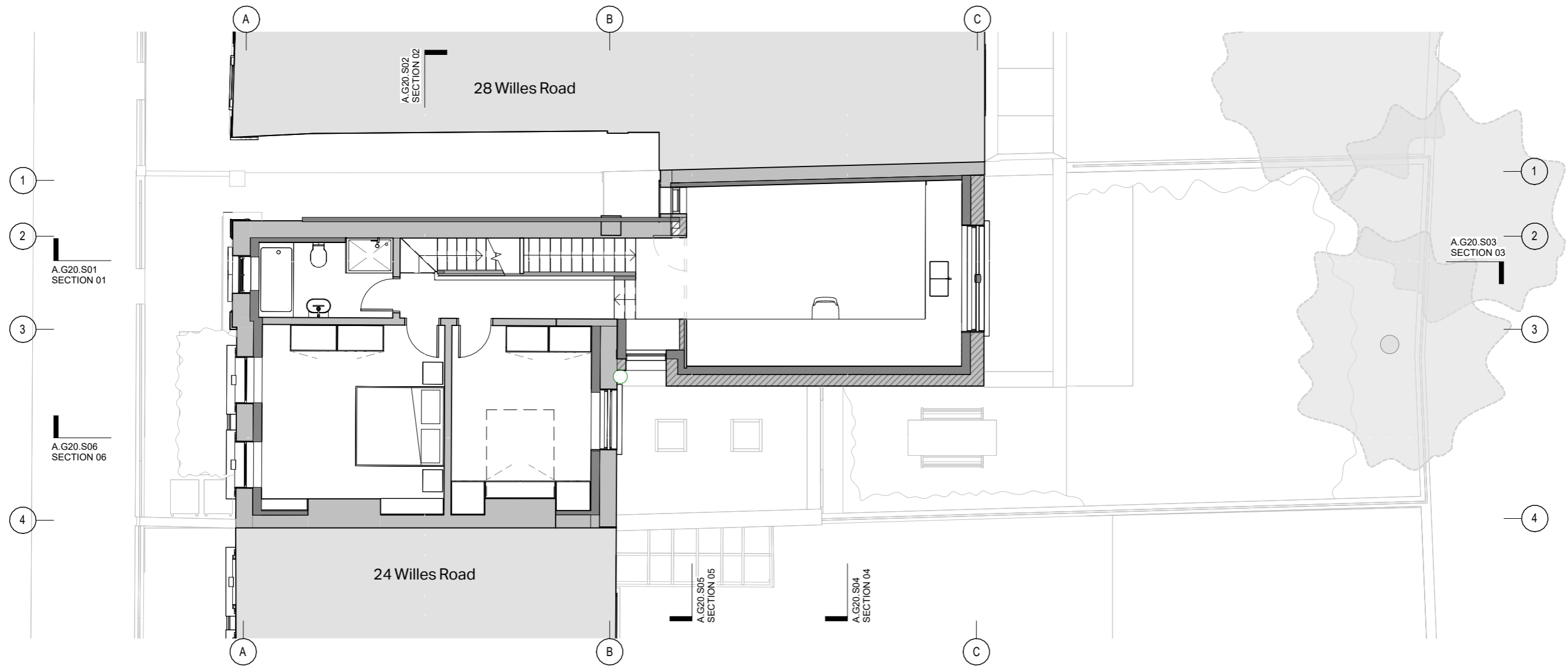


Figure 50. Proposed Ground Floor Plan, 1:100 @A3

Proposed First Floor Plan



GIA: 76 sqm

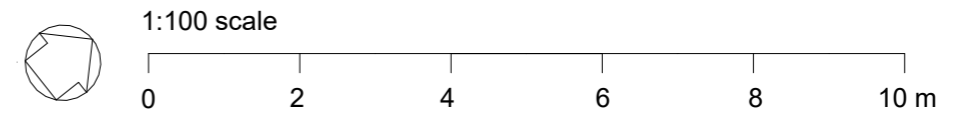
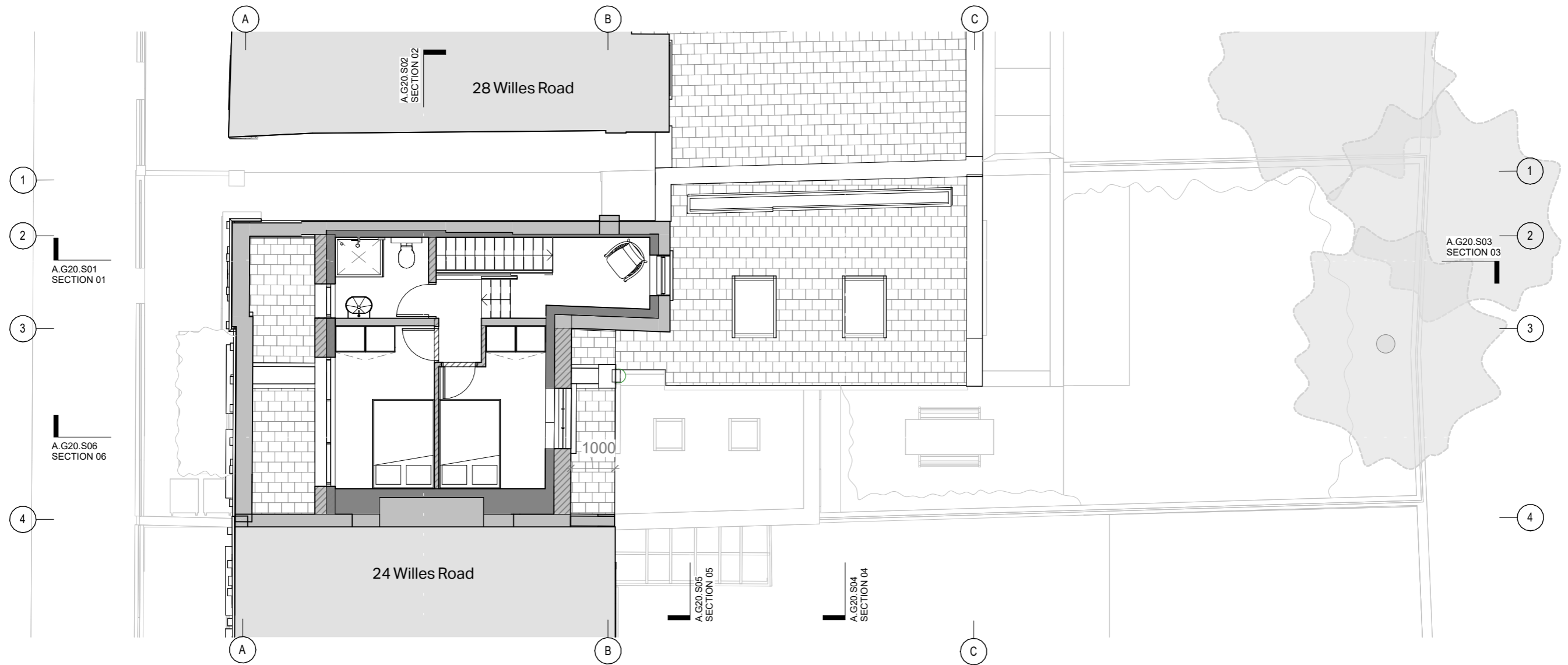


Figure 51. Proposed First Floor Plan, 1:100 @A3

Proposed Second Floor Plan



GIA: 31 sqm

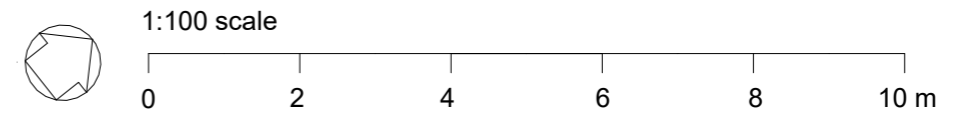


Figure 52. Proposed Second Floor Plan, 1:100 @A3

Proposed Roof Plan

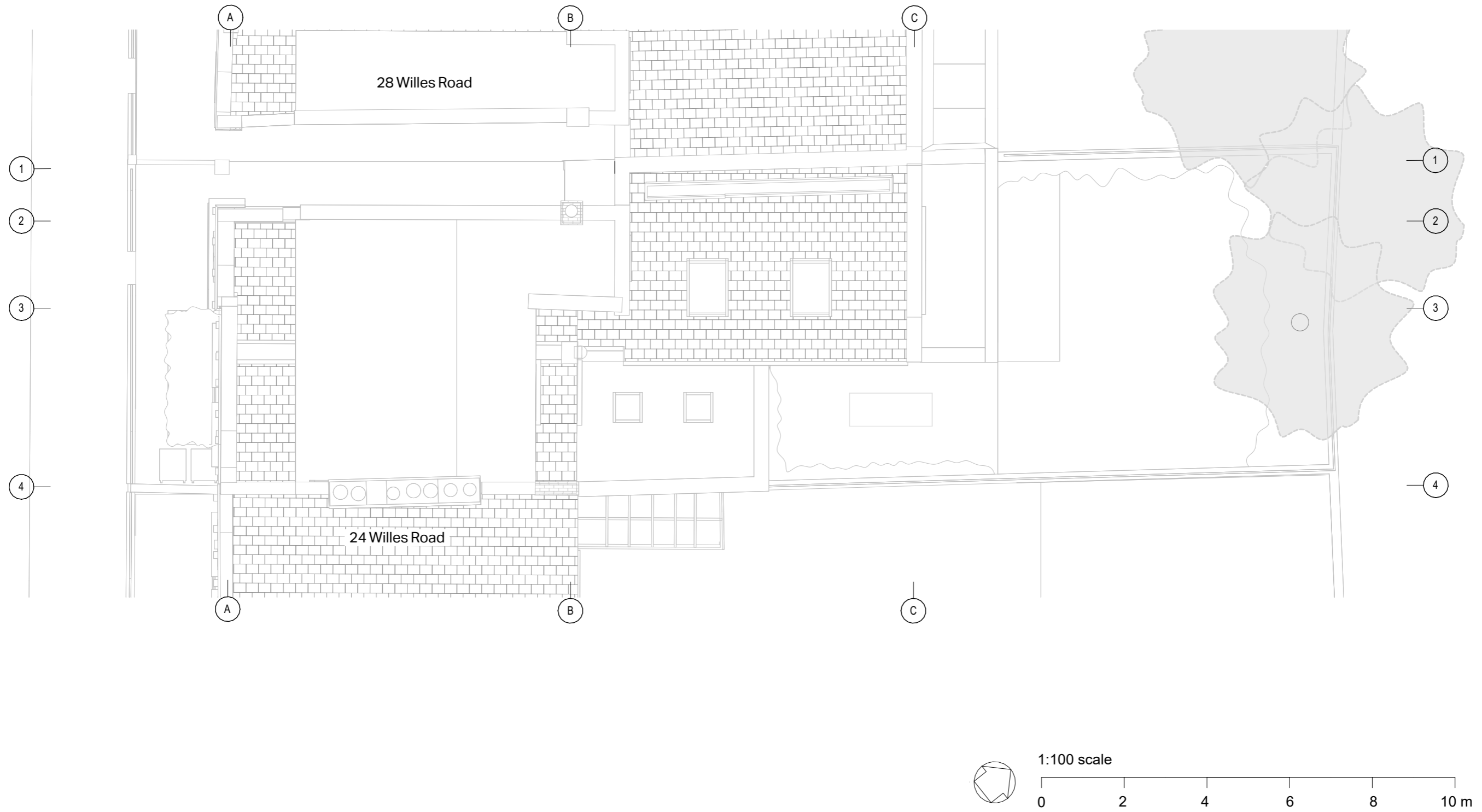


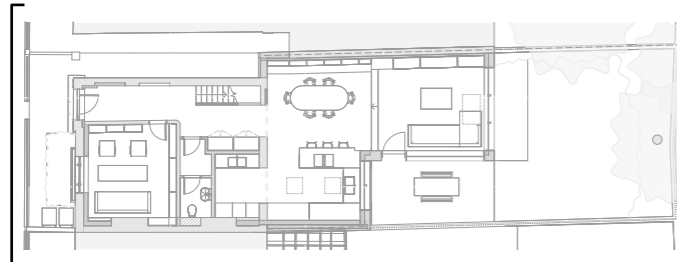
Figure 53. Proposed Roof Plan, 1:100 @A3

Proposed South West Elevation

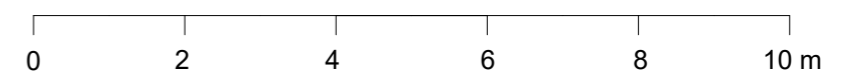


Figure 54. Proposed South West (Front) Elevation, including reinstatement of missing stucco detailing

South West Elevation



1:100 scale



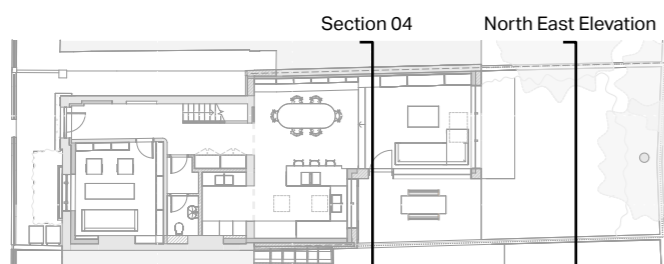
Proposed North East Elevation / Section 04



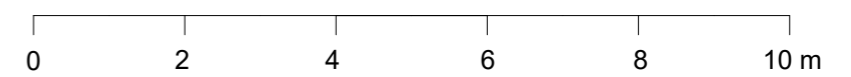
Figure 55. Proposed North East (Rear) Elevation 1:100 @A3



Figure 56. Proposed Section 04, 1:100 @A3



1:100 scale





Proposed Section 02 / Section 05

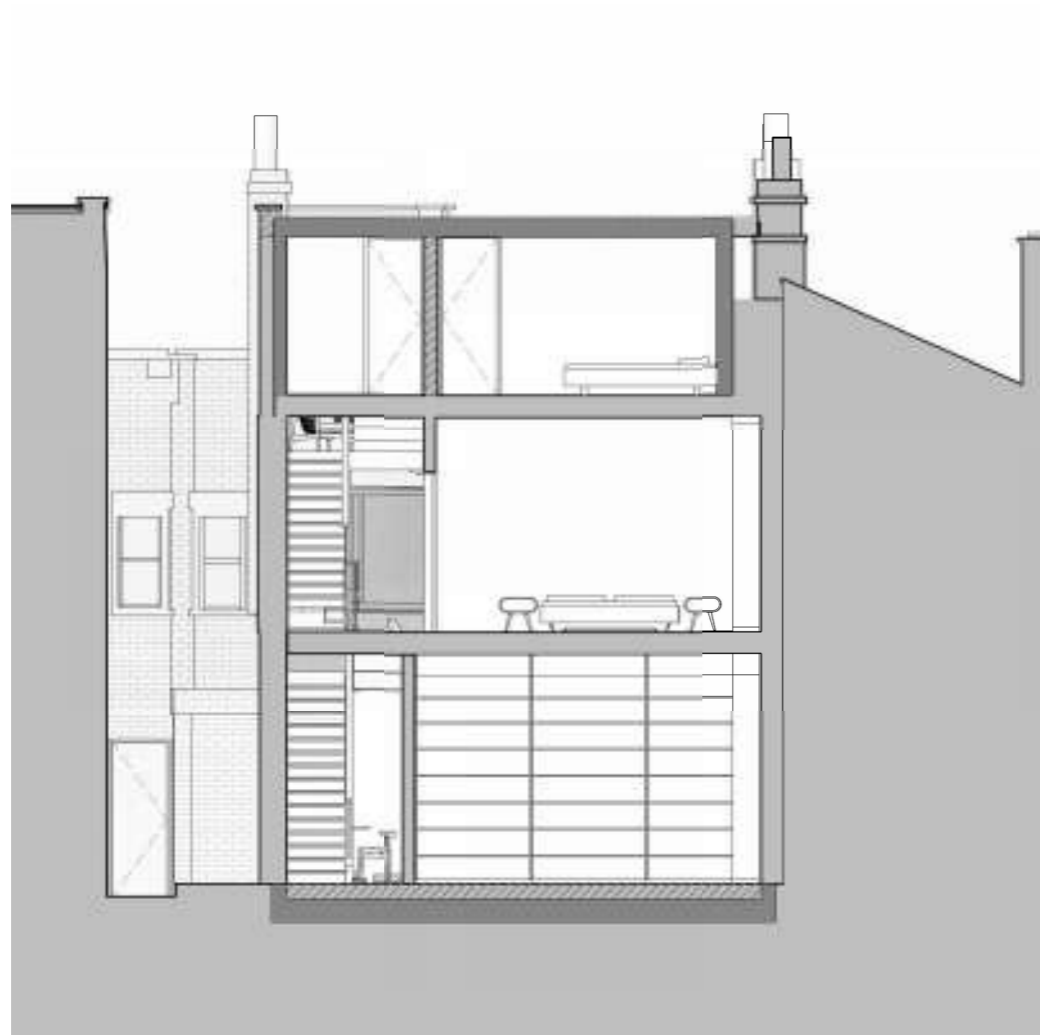
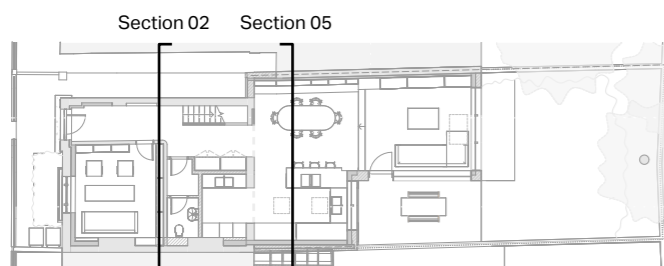


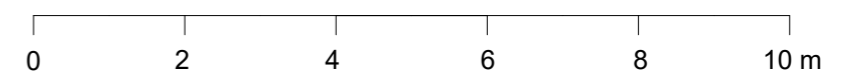
Figure 57. Proposed Section 02, 1:100 @A3



Figure 58. Proposed Section 05, 1:100 @A3



1:100 scale



Proposed Section 01

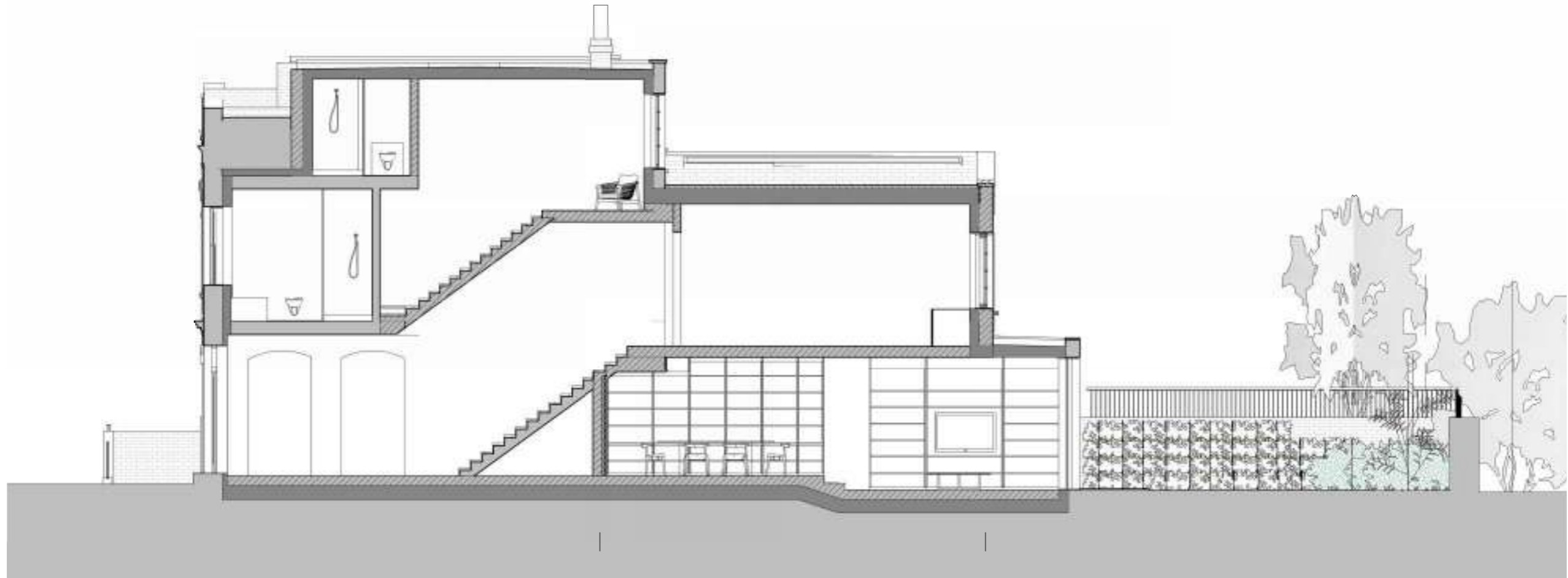
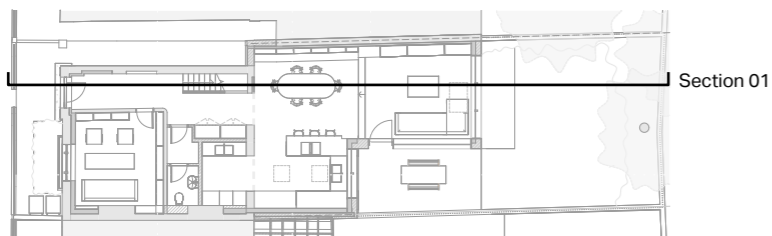


Figure 59. Proposed Section 01, 1:100 @A3



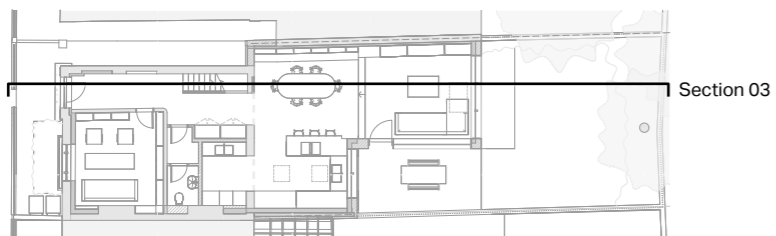
1:100 scale



Proposed Section 03



Figure 60. Proposed Section 03 showing circulation, 1:100 @A3



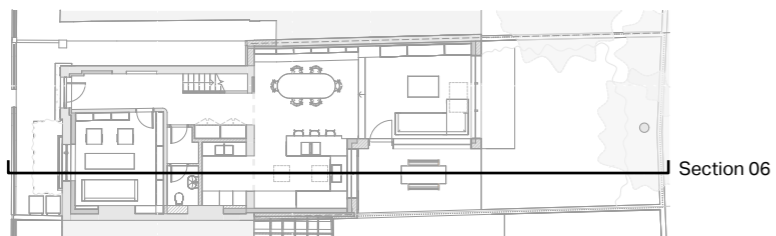
1:100 scale



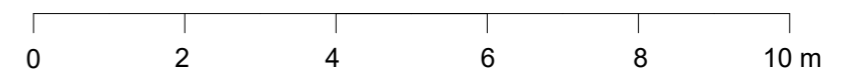
Proposed Section 06



Figure 61. Proposed Section 06, 1:100 @A3



1:100 scale



Proposed 3D Section



Figure 62. 3D section illustrating circulation core and relationship to adjacent rooms

Proposed Ground Floor 3D

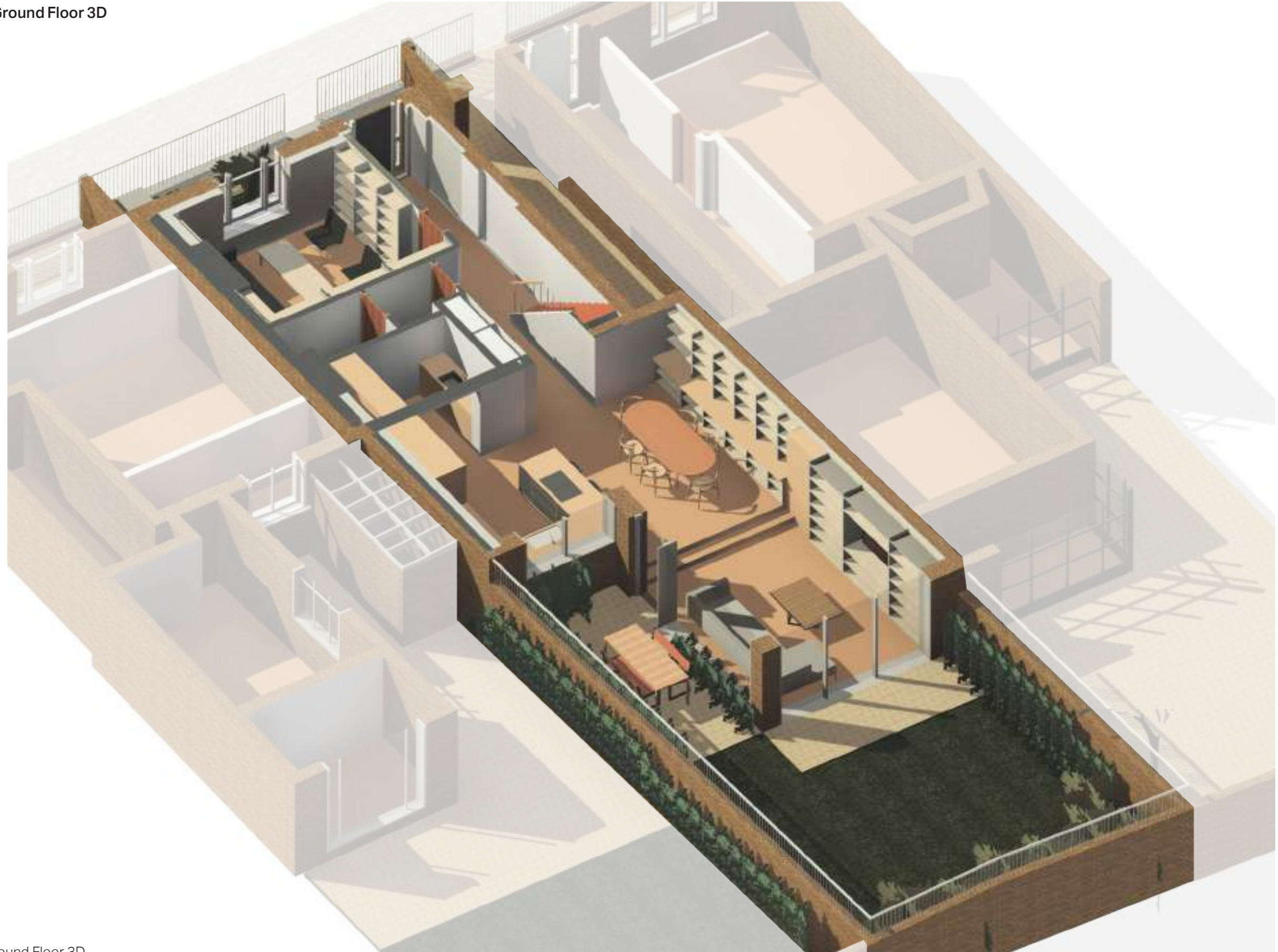


Figure 63. Ground Floor 3D

Proposed First Floor 3D

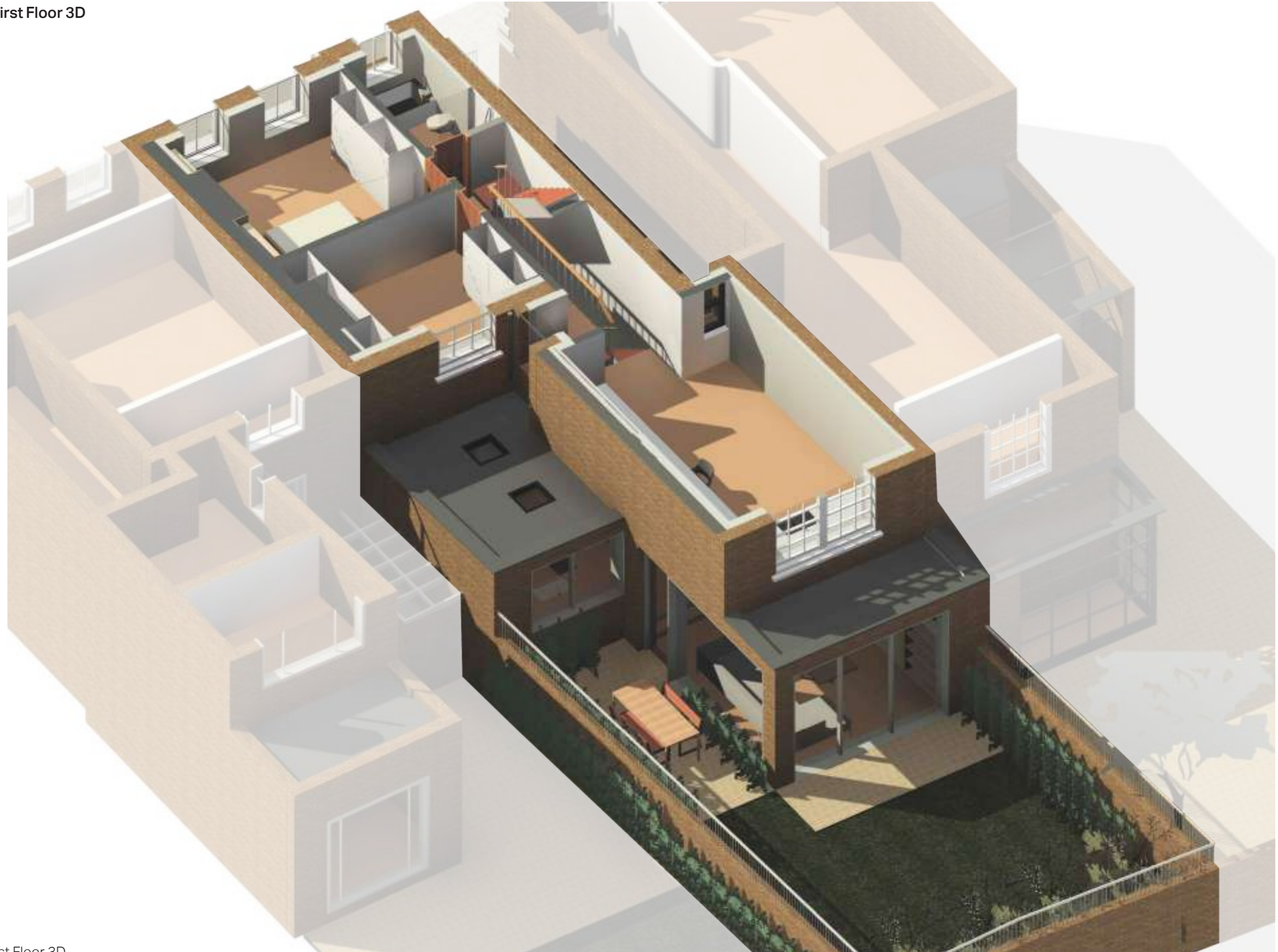


Figure 64. First Floor 3D

Proposed Second Floor 3D

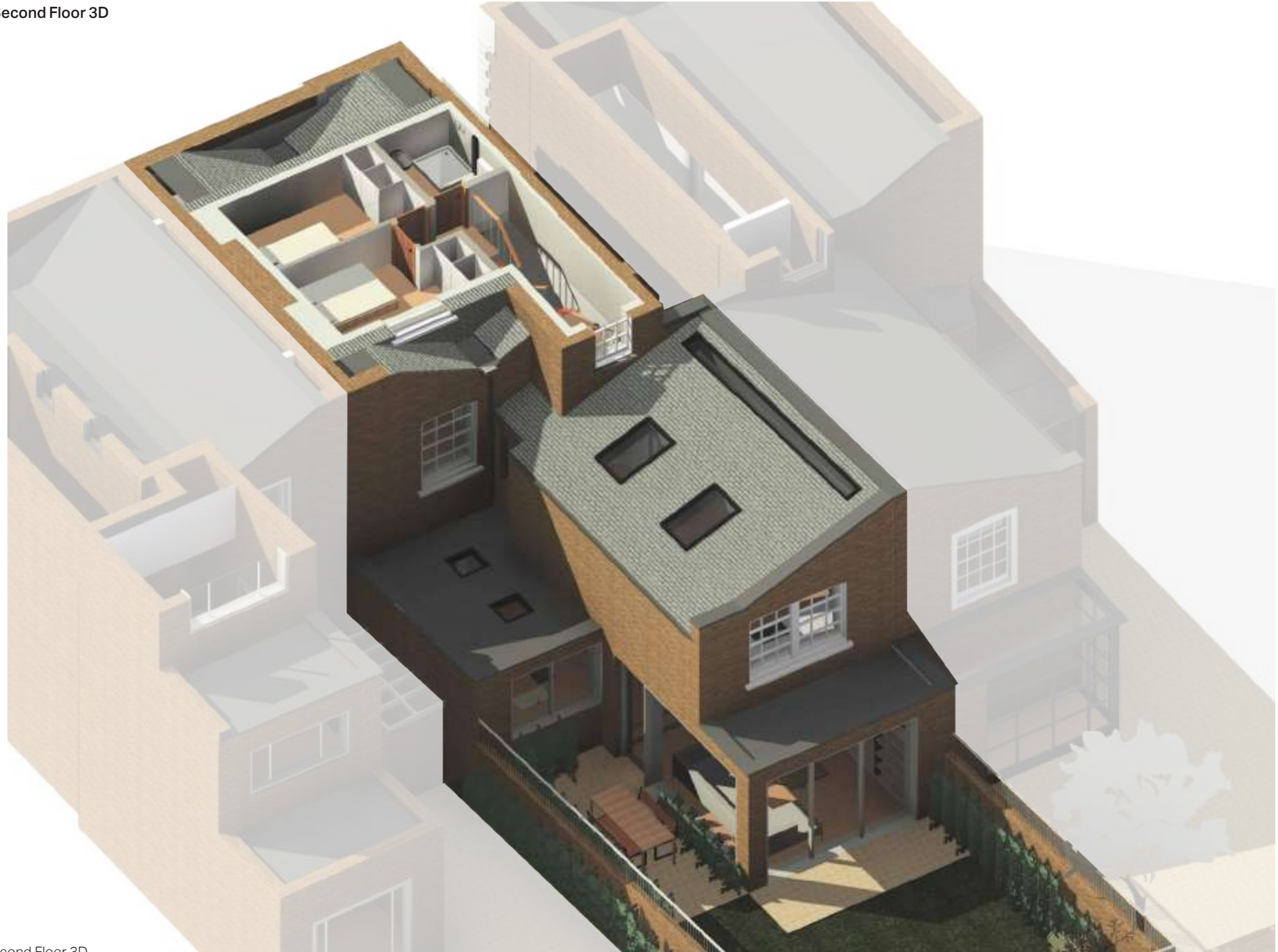


Figure 65. Second Floor 3D



Townscape Views



Figure 66. Panoramic street view with proposed facade repairs to reinstate historic plasterwork and to add a top floor addition.

The street-facing aspect of our proposed design includes two main elements that either (a) enhance historic value and strengthen the cohesion of the streetscape by replacing missing historic fabric or (b) in the case of the top floor addition which cannot be seen in the general streetscape, does not affect the historic value and significance of the area.

The proposed loft addition at no.26 follows an existing example set by No. 32 Willes Road and the more recently approved example at No. 28 Willes Road.

Proposed loft addition hardly visible from street

Reinstatement of historic plaster detailing to be accurately cast from adjoining house to perfectly replicate the fabric that has been lost



Figure 67. Panoramic street view of existing house, showing the plaster detailing that has been lost along the top of the front elevation

Townscape Views



Figure 68. Perspective view illustrating visual changes made by loft addition designed to match other loft additions in the street.

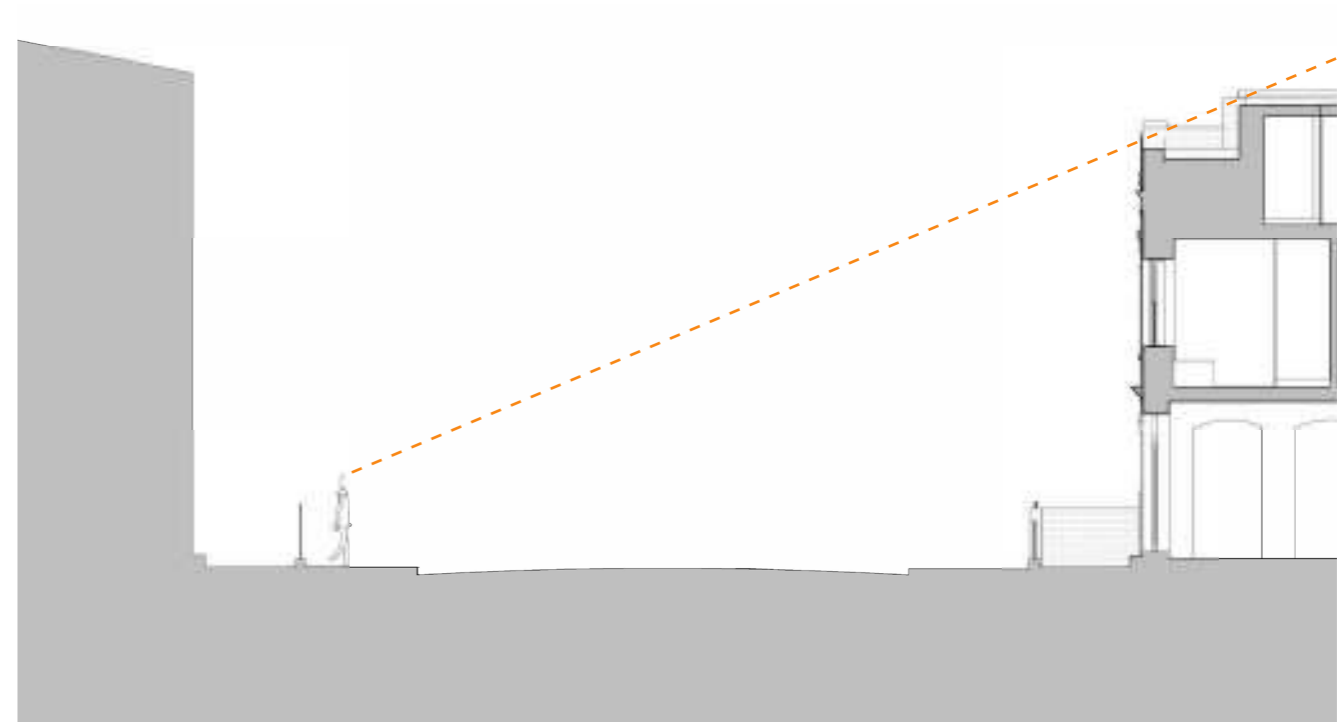


Figure 69. Diagram illustrating sight line from street level

## 08. Access and Site Layout

### Access

The existing building has a 185mm step at the entrance threshold and there is currently a 405mm level change from the entrance hallway down to the rear living room and a further 120mm change down to the rear kitchen.

The proposal improves accessibility by creating completely level access between the key living spaces of the ground floor and introduces an accessible ground floor WC. This layout can accommodate for elderly relatives and those who may not be able to reach the upper floors so easily. There is a significant drop in level from the front to the rear of the site which has been mitigated by a small increase in level at the rear garden. The rear living room is now 300mm below the main ground floor level accommodated by two gentle steps.

The use of each floor is unchanged. However, the ground floor kitchen will move to the side infill to create an open plan kitchen / dining / living area. The first floor will continue to be primarily bedrooms and an additional two bedrooms will be created in the second floor loft conversion.

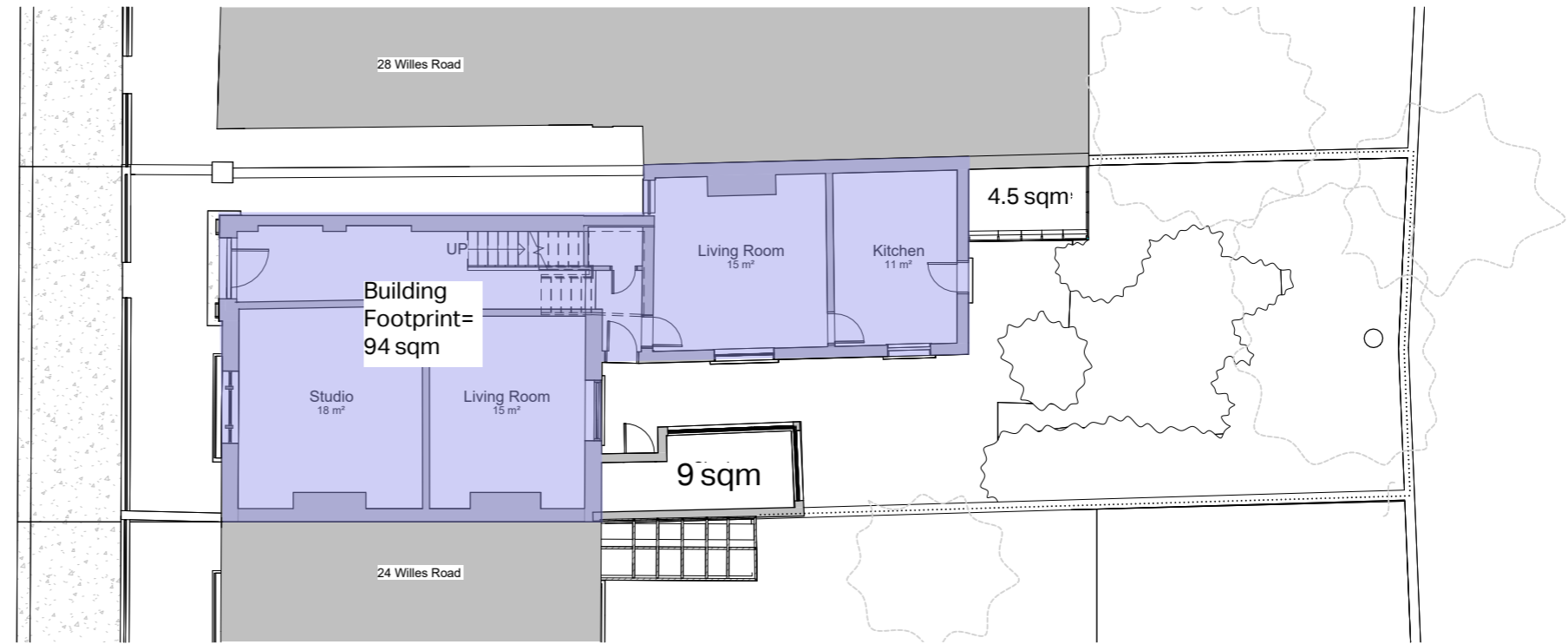


Figure 70. Existing Site Plan

Not to Scale

### Site Layout

The existing building footprint stands at 94 sqm, plus a 9 sqm shed and 4.5 sqm greenhouse. The proposed building footprint is 122.3 sqm. Taking the shed and green house into account on the existing site, the overall footprint has increased by a total of 15 sqm. The existing building has a gross internal area of 139 sqm. The proposal's gross internal area is 210 sqm. The proposal mirrors the massing of the neighbouring extension at no.28.

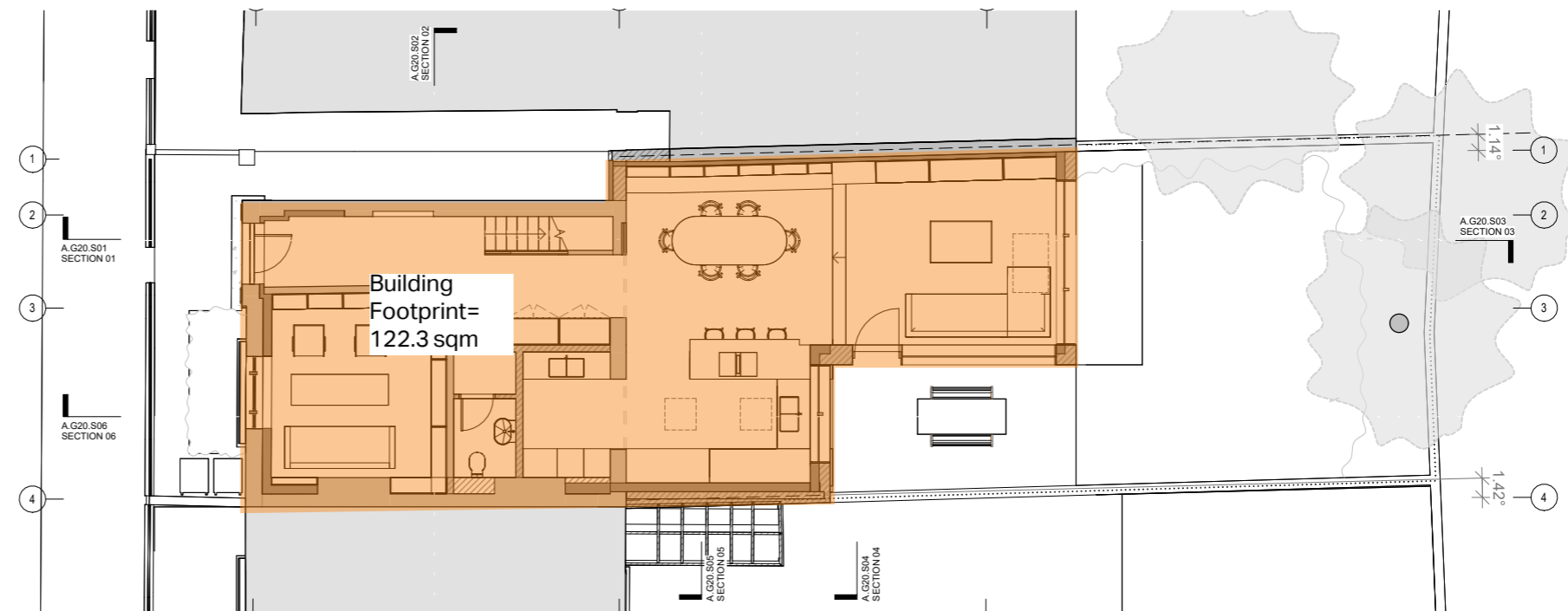


Figure 71. Proposed Site Plan

Not to Scale

### Sun lighting Opportunities

Currently there is very little access to sunlight in the existing rear of the old house and the single storey rear additions. For much of the year, the existing rear of the house is overshadowed by the rear extension of the neighbouring 24 Willes Road and the rear elevation of the house faces North-East.

Our proposal uses roof lights to bring more light into the building than the existing extension allows. Sunlight to the ground floor is partially blocked by the rear extension to 24 Willes Road, but the first floor is less overshadowed, so will have good access to sunlight into the early afternoon. At the ground floor the proposed extension utilises floor to ceiling windows, doors and roof lights to flood the main living spaces with morning light.



Figure 72. Proposed Section 04, 1:100 @A3

## 09. Materiality



Figure 73. Proposed Front Elevation

No major alterations are being made to the front elevation, although the loft conversion has a subtle appearance above the parapet wall matching the others in the street. The original white stucco is to be restored, matching with that present on 24 and 28 Willes Road, adding positive value to the area in restoring historic fabric and enhancing visual cohesion.

The roof extension walls will be tiled to match the finish which was granted permission at No. 28 Willes Road in 2023.



Figure 74. Proposed Rear Elevation

By mirroring the massing of No. 28 (including the approved roof extension), the proposed extensions at No. 26 will restore a balance and visual continuity along the terrace.

It is proposed that all new walls are constructed out of the same brick and lime mortar to match the existing buildings, and new sloped roofs out of the same slate that is currently on the existing roofs. The materiality of the proposal has remained consistent with its surroundings as far as possible.

# 10. Internal Views

## Proposed Ground Floor Views



Figure 75. View A - Kitchen / Living



Figure 76. View B - Kitchen / Living

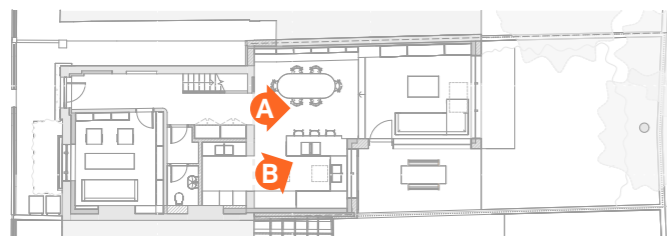


Figure 77. Ground floor key plan

Proposed First Floor Views



Figure 78. View C - Studio



Figure 79. View D - Studio / Landing

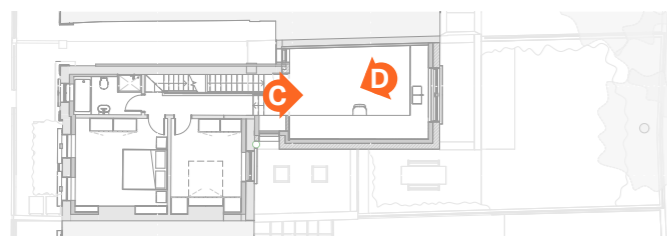


Figure 80. First floor key plan

# 11. Appendix

## Introduction to Passive House & Plus Standard

Bere:architects is one of the UK's leading Passive House specialists, having designed England's first Passive House dwelling and then the UK's first all-electric, energy-exporting Passive House Plus dwelling.

The term 'Passive House' refers to an advanced low energy construction standard for buildings providing excellent health and comfort - both cool in summer and warm in winter - with minimal heating and minimal cooling requirements.

A Passive House Plus building is the world's most effective way to achieve the zero-carbon imperative that is required to limit global warming to 1.5 degrees C (IPCC, Sept 2021).

For the occupants, Passive House buildings provide - for less than 10% of the energy consumption of a conventional building - comfortable internal temperatures in summer and winter; a plentiful supply of 100% fresh air with low CO2 and pollen levels, even when windows are closed; no cold draughts; no condensation, and perfect air humidity for healthy indoor conditions all year round.

Passive House buildings use a combination of thermal bridge free construction, super-insulation, draft-free construction, solar shading, natural and high-efficiency mechanical ventilation, and renewable energy systems.

This strategy is so effective, that standard Passive House buildings can achieve 90% annual cost savings, compared to ordinary buildings.

Passive House Plus buildings go even further being net producers of energy. Taking all energy uses into account, including heating, our all-electric Brambles project exports more energy to the National Grid each year than it imports from the Grid. Even in winter, it imports hardly any energy and has minimal peak load impact on the grid when compared to ordinary buildings.

The very high standard of construction needed to build a certified Passive House means that common building faults are avoided, resulting in much longer life and less maintenance.

## Key Elements of Passive House Standard

**Super-insulation** - Super-insulated walls, floors and roofs keep winter warmth inside and summer heat out, creating an affordable, comfortable, healthy interior.

**Thermal bridge free** - Thermal bridging is designed out to prevent heat loss and condensation (common in conventional buildings).

**Draught free construction** - We assist contractors to rigorously apply advanced construction techniques including draught-free construction and a high performance vapour control layer. This improves comfort and eliminates condensation and air leakage within the walls, which avoids structural damage, increases building life, and saves money and energy.

**Heat recovery ventilation** - Fully openable windows provide natural ventilation during summer months, while a high-efficiency heat recovery ventilation system ensures hygienic ventilation is provided all year round. This is particularly useful at the coldest times of year - when windows would normally be closed. The system supplies fresh air that is warmed by recovering ~90% of the heat from the air that is exhaled from the building - while running on only 15 watts of power on supply, and 15 watts of power on extract. Typically each year a high quality heat recovery ventilation unit saves 10 times more energy than it uses.

**Internal air quality** - On top of healthy ventilation year-round, our buildings improve air quality by using very high quality filtration that will remove pollen, particulates and even nitrogen dioxide pollution. We also use non-polluting, natural materials and finishes, and water filtration.

**Renewable energy** - A Passive House building first and foremost derives a large proportion of its energy requirements passively - obtaining heat from both solar gains and internal heat gains in winter. In addition, because the energy requirements are so small a significant proportion can be derived from on-site renewable energy systems, like solar panels.

**Summer comfort** - In addition to insulating the interiors of the building, fixed and automated solar shading help avoid overheating in the summer. Night-time natural fresh air circulation to purge-cool a little thermal mass further improves comfort in summer.

**Reduced water usage** - Our buildings save water and often reduce the risk of storm water flooding and pollution of public watercourses by incorporating attenuation, rain-water harvesting and groundwater soakaways. Where possible, we also incorporate on-site potable water collection (eg: a borehole) and waste water treatment (eg: a reed bed) to further reduce environmental impacts.



Figure 81. Examples of our work on sustainable building fabric and systems



Figure 82. Examples of our work on sustainable building fabric and systems

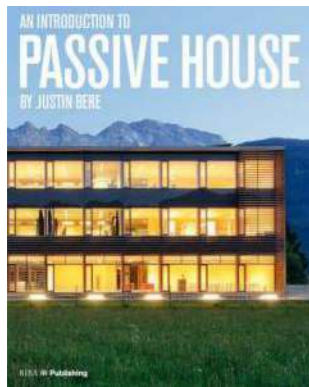


## Introduction to Justin Bere

Justin decided to study architecture because of an ambition to find a way for mankind to live with care for the natural environment.

He now has over 30 years post-qualification experience as an architect and has been influential in the widespread uptake of the Passive House standard in the UK. He built England's first certified Passive House in the London Borough of Camden, and organised the UK's first Passivhaus Conference, also in Camden, and is a founding member of the UK's Passivhaus Trust.

It was a German student who told Justin about the work of the German physicist Wolfgang Feist after noticing similarities in approach. Feist founded the Passive House Institute in Darmstadt, and when Justin travelled to the annual International Passive House conference in 2007, the two immediately became friends. After Justin obtained funding for academic monitoring studies of some of his practice's first Passive House certified buildings, a dialogue developed with Feist about the results of the monitoring and then about Justin's book 'An Introduction to Passive House' (2014) which became, and remains, a steady best-seller for RIBA Publications.



The Muse is Justin's self-build experimental home at Newington Green in London, started in 1997, and still a 'work in progress.' Started years before the emerging Passive House standard was known about in the UK, the fundamental design approach and detailing mirrors the technical requirements of the Passive House standard.



Figure 83. Detail at The Muse, Newington Green



Figure 84. First floor roof garden at The Muse, with hazel copice and hawthorn thicket



Figure 85. Second floor wild flower meadow and bee hives at Justin Bere's experimental house, The Muse, Newington Green

## Awards

Bere:architects' work has won numerous design and sustainability awards over many years, as well as repeatedly setting industry benchmarks for sustainable design and operational performance including most recently:

**Camden Design Awards - current shortlisting (May 2022) for our second Camden Design Award** Max Fordham House

**Passive House Institute's 25th Anniversary Awards single family house of the year 2021** Lark Rise

**CIBSE Awards 2021 project of the year (residential)** Max Fordham House

**Royal Institute of British Architects Design Awards 2019** Lark Rise

**Royal Institute of British Architects Design Awards 2019** Max Fordham House

**Royal Institute of British Architects Sustainability Award 2019** Max Fordham House

**Royal Institute of British Architects / Grand Designs House of the Year 2019** Filmed and shortlisted - Lark Rise

**Royal Institute of British Architects / Grand Designs House of the Year 2019** Filmed and shortlisted - Max Fordham House

**CIBSE Awards 2021 project of the year (residential)** Lark Rise

**Canal & River Trust; Living Waterways Award 2019** London Bridge Staircase

**Constructing Excellence Awards 2019** Sustainability commendation - Lark Rise

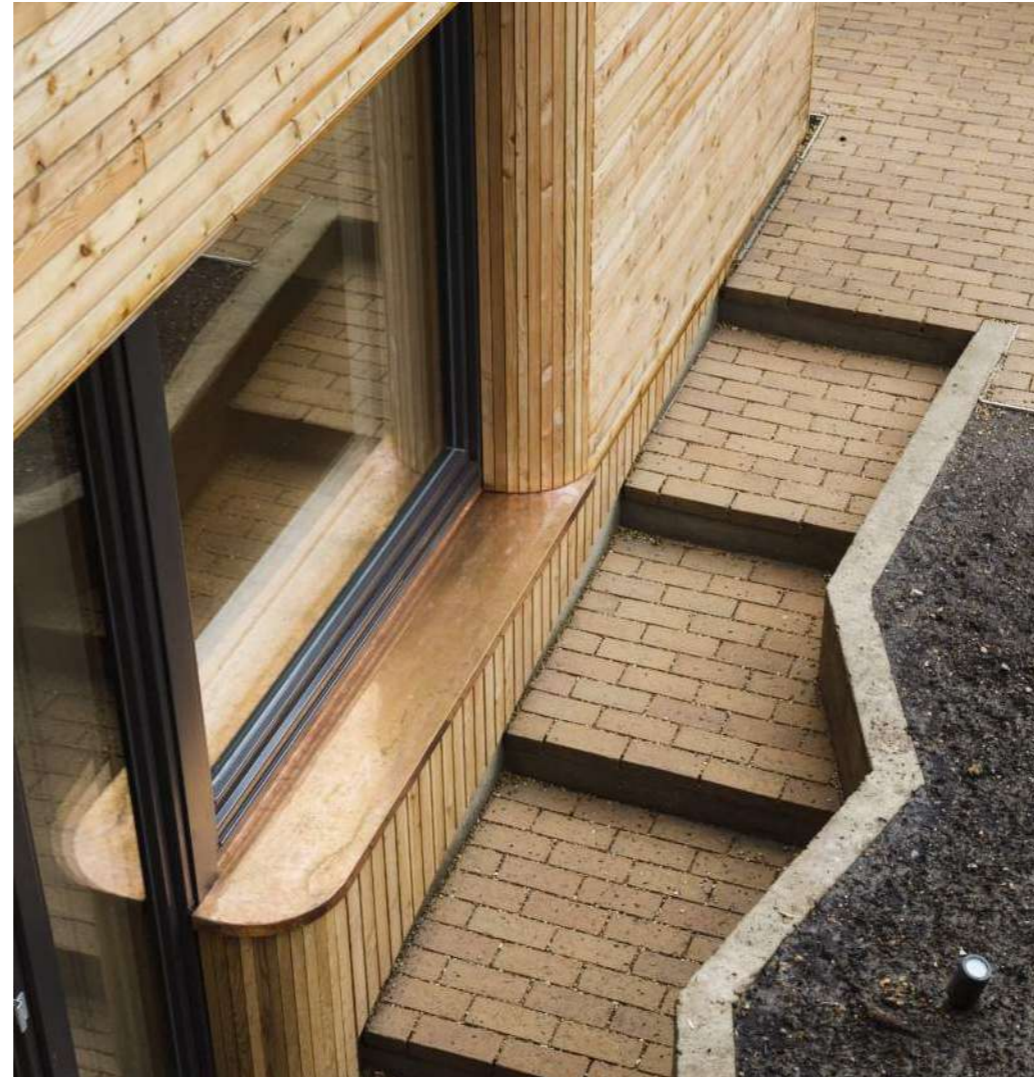


Figure 86. Max Fordham House



Figure 89. Max Fordham House



Figure 87. Lark Rise social housing prototype



Figure 88. Lark Rise



Figure 90. Lark Rise

## Introduction to bere:architects - the practice

Founded by Justin Bere in 1994, bere:architects is widely recognised to be the UK's leading design-led Passive House architectural practice.

Bere:architects leads a quality-driven team of consultants. The design process includes, at each design stage, an unusually rigorous analysis of cost, energy consumption and on-site power generation, structure, comfort, health and fire safety performance. At the same time, the practice is thoroughly design-led: using Passive House techniques to deliver buildings that win top design awards.

The all-electric 'zero-carbon' imperative is achieved in all our current and recent buildings using key methodologies of PHPP analysis, thermal bridging analysis and fabric moisture analysis.

Our most recent new-build houses are the first in the UK to be **zero-bills** houses with the evidence of two years' energy bills and two years of monitoring with a massive dataset of recorded information at 5 minute intervals.

From the beginning, nearly 30 years ago, the practice advocated the principles of sustainable development, applying strict ecological, environmental, and sociological criteria to the projects that we undertake.

Bere:architects is sincere in its ecological objectives and unlike most architects, works only with clients who share this sincerity.



Figure 91. Camden Passivhaus, England's first Passive House



Figure 92. Lark Rise, UK's first Passive House Plus



Figure 93. Wolfgang Feist visits bere:architects at The Muse, 2008



Figure 94. Brambles Passive House Plus, probably the UK's best-performing house

bere:architects

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