DESIGN AND ACCESS STATEMENT

CLIENT
…

PROJECT
2 Villas on the Heath
London
NW3 1BA

JOB NO.
952

ISSUE DATE 28/02/24

Index

1. Context

The planning application concerns 2 Villas on the Heath which is a three-storey terraced house. The property is located in Hampstead Heath Conservation Area. The property is a Grade II listed first designated in 1974. It's list description, one of the older types for identification purposes only, reads:

Pair of semi-detached villas. c1863. Stucco. Tiled roofs with projecting eaves having carved bargeboards to gabled front elevations. Gothic style. 3 storeys and attics. 1 window each. Recessed pointed arch doorways with hoodmoulds; fanlights and panelled doors, No.1 part glazed. Recessed casements with hoodmoulds; ground floor and 2nd floor, 2 lights; 1st floor 3 lights; attics, single light paired to the neighbouring house by the hoodmould.

1.1 Context – Locality

The property is bounded by residential properties on either side.

The neighbouring properties are of similar heights and share similar design features.

The street frontage of these terraces is mostly untouched and have retained a uniformity.

1.2 Context – surrounding streets

The property is located in the Vale of Heath There are other buildings in close proximity to the site, but these shall not be affected by the proposal.

2. Planning history

2020/1026/P
Proposal: conversion of attic to habitable space and installation of 3 roof lights

Granted (Jul 14 2021) – Householder application

2020/1595/L
Proposal: Internal and external alterations in association with conversion of attic to habitable space and installation of 3 new roof lights

Granted (Jul 14 2021)- Listed Building Consent

2021/3792/L
Proposal: Discharge of condition 4 of listed building consent application 2020/1595/L regarding windows and staircase.

Granted (Sept 6 2021)- Approval of Details (Listed Building)

2.1 Adjacent property 1 Villas on the Heath recent planning history

2022/0176/L and 2021/5247/P
Proposal: Replacement of all windows on the front elevation with single glazed units to match the original glazing pattern and replacement of all windows on the rear and outrigger elevations with slim lite double-glazed units to match the original pattern.

Granted 18 01 2022

Consent was previously granted for the conversion of the attic and various other minor works to the listed building, including the introduction of rooflights, replacement of the attic front elevation window, overhauling the front first floor window, new stone flooring in the hallway and kitchen, refinishing existing floors in the dining room and study, various replacement floor finishes, and replacement of existing bathroom fittings.

3. Conservation Area- History

Hampstead stands on London's 'Northern Heights' which were formed in the last Ice Age. The Heights, sand and pebble-capped hills, stretch from West Hampstead to beyond Highgate. The hill at Hampstead offered natural advantages to early settlers and the subsequent history of Hampstead's development is permeated throughout by three recurring factors - its topography, the Heath and the attraction of its clean air and water. Palaeolithic remains have been found in the southern part of the area and West Heath has been identified as an important Mesolithic site. The Romans may have built a road across the Heath to St Albans, but there is no firm evidence for this despite the discovery in 1774 of Roman pottery in Well Walk.

From the beginning of the 17th century Hampstead began to attract wealthy people from London, especially lawyers, merchants and bankers, who were drawn by the advantages of its elevated position, and the absence of resident landed aristocracy.

In 1698 the Gainsborough family gave six swampy acres east of the High Street to 'the poor of Hampstead' and The Wells Trust was established to develop the chalybeate springs as a spa. The spa enjoyed a brief revival in the 1730s, with a new Long Room and Ball Room built beside Burgh House. But the spa's proximity to London attracted too many 8 Conservation area statement 1746 Roques map Hampstead 9 lower-class visitors and Hampstead Wells did not remain fashionable for long.

By the early 19th century, a number of large houses had been built in and adjacent to the centre of the village and on either side of the High Street there were also dense areas of working-class cottages.

The area developed gradually first as a village around the first roman catholic church in Hampstead, then the congregation grew steadily and moved to the present Gothic chapel in Heath Street in 1861.

The development of the village created a warren of alleyways, tenements and cottages that lay between Church Row and the High Street. After several years argument it was decided to demolish these slums, extend Heath Street to meet Fitzjohns Avenue, and widen the northern part of the High Street.

Around New End a number of Victorian municipal buildings were constructed.

The parade of shops along South End Road was built in the 1880s and 1890s.

More prestigious houses continued to be built on the western slopes around Frognal and Fitzjohns Avenue in a variety of inventive arts-and crafts styles, gradually becoming more conventionally neo-Georgian as the 20th century progressed.

After the Second World War both private and public housing attempted to fit sensitively into Hampstead. During the 1960's the Borough of Camden's housing programme affected the periphery, at Dunboyne Road, Alexandra Road and Branch Hill. In the 1970's the south of the village became a favoured location for famous architect's houses, and on a smaller scale in-fill development occurred within the village. Finally West Heath saw the encroachment of a number of large houses during the 1980's and 1990's.

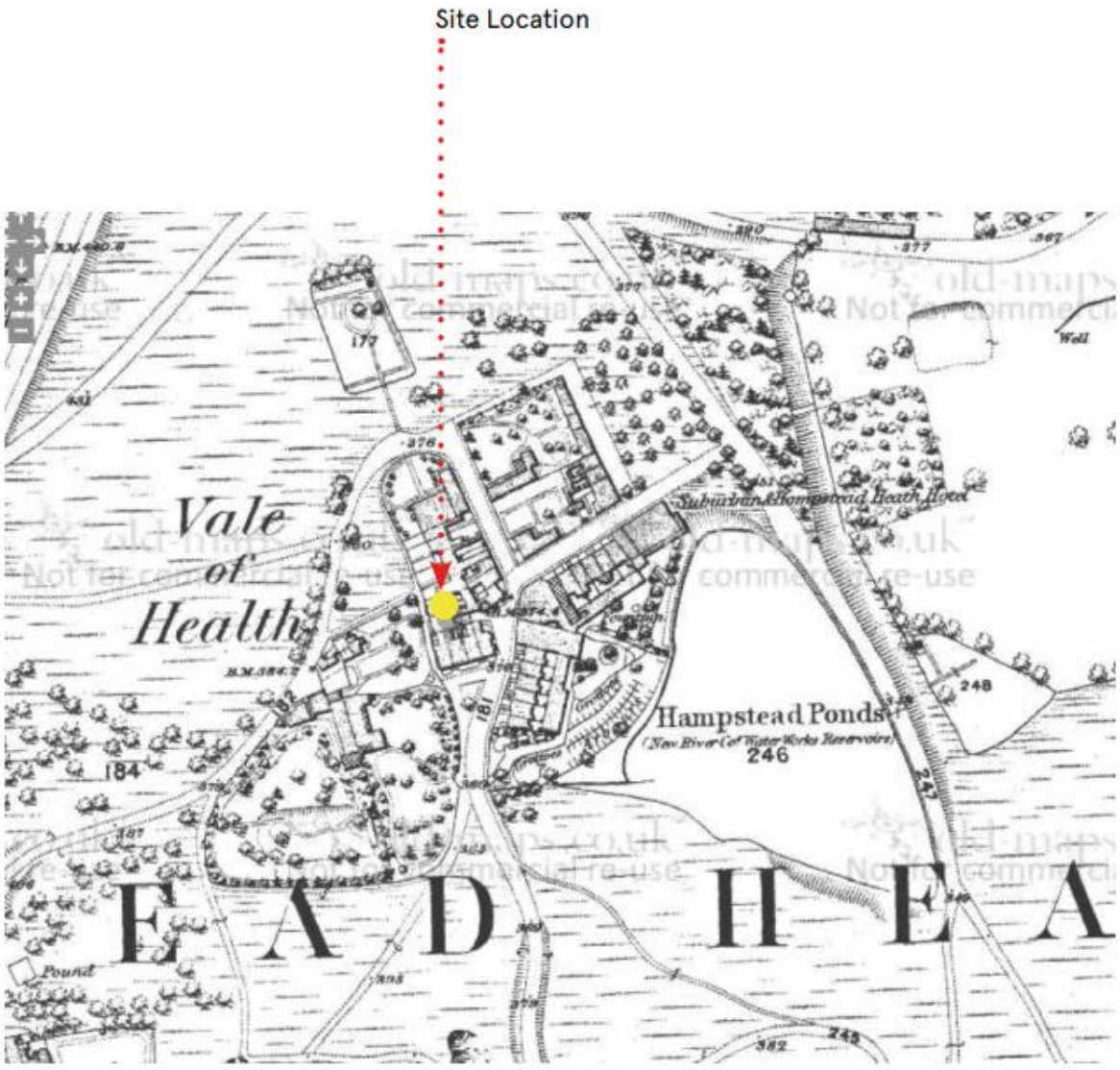
No. 2 Villas on the Heath is a Grade II listed, Gothic style, three-storey, semidetached property off the Vale of Health in Hampstead Heath, in the London borough of Camden. It is dated back to c1863.

The Vale of Health is part of the Hampstead Conservation Area, so designated in 1968.

This part of Hampstead Heath was originally known as Gangmoor.

The transformation of Gangmoor into Hatches Bottom, thanks to the efforts of the Hampstead Water Company in creating a pond in 1777, exemplifies the shift from marshland to habitable space. Initially viewed as an unwelcome intrusion on Hampstead Heath, the development of the houses in this area marked a significant change in its perception and utility, reflecting the evolving relationship between nature and settlement in the region.

The rebranding of the area as the 'Vale of Heath' in 1801, as a strategy to draw in visitors and residents, showcases the power of marketing and perception in shaping a place's identity. Over time, this new name gradually replaced the older designations, eventually becoming the predominant moniker by the mid-20th century. This shift highlights the importance of storytelling and image building in moulding the narrative and appeal of a locality.



1870

1976

4. Existing Building Conditions
4.1 Exterior conditions

2 Villas on the Heath is one of 6 three-storey grade II listed semi-detached villa built in the 19th century in the Vale of Health.
The pair of semi's meets on the party wall with a raised parapet with a single pitch roof either side. To the rear a two-storey outrigger exists with non-original hipped roof. No 2 Villas has a mansard roof extension on the outrigger.

The house is accessed from a small footpath. The front elevation is not visible from any neighbouring streets.

Originally, the property had a small courtyard at the rear of the property which has been converted at a later stage into a habitable part of the house on the ground floor. Most of the roof space above the previous courtyard is taken by a skylight which is obviously a modern feature and not of any particular architectural quality.

The exterior of the property is generally intact, the symmetry at the front is important to maintain. The rear is not symmetrical anymore and was not originally designed to be as strictly symmetrical as the front.

Generally, the exterior of the house is in an acceptable condition. Notable additions made to the house are the extension on the ground floor including the previous courtyard into habitable space, replacement of fascias (likely ply or OSB).

FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION

4. Existing Building Conditions
4.2 Existing windows condition

2 Villas on the Heath seems to have been through many alterations, mostly on interiors and windows. Like many houses in the area the property has seen various alterations including widespread window replacement.

There are only a few windows believed to have partially original frames, the glass appears to have been replaces throughout the house.

W 01

Original frame, non original glass painted shut.

W 01

W 02

Original main frame,non original casement frames non original glass.

W 03

Non original frame, non original glass
sash cord broken

W 04

Non original frame, non original glass
rotten frame

W 05

Original main frame,non original
casement frames, non original glass.

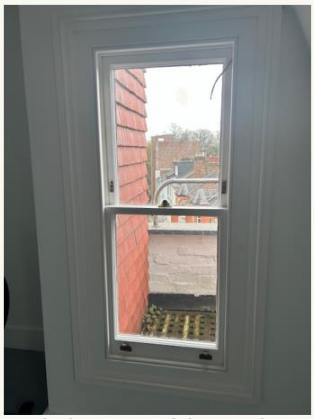
W 06

Non original frame, non original glass
sash cord broken & rotten frames

W 07

Non original frame, non original glass
sash cord broken

W 08



New window part of the outrigger
loft conversion (existing)

W 09

New window part of the outrigger
loft conversion (existing)

W 10

Original frame, non original glass
window fixed shut

W 01

W 01

W 02

W 05

W 04

W 04

W 04

W 05

W 08

W 07

W 07

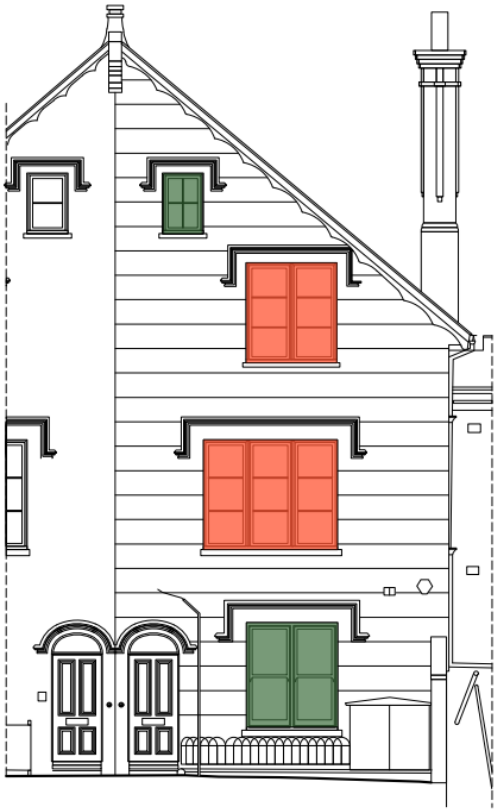
W 05

4. Existing Building Conditions
4.3 Existing elevations showing existing windows condition

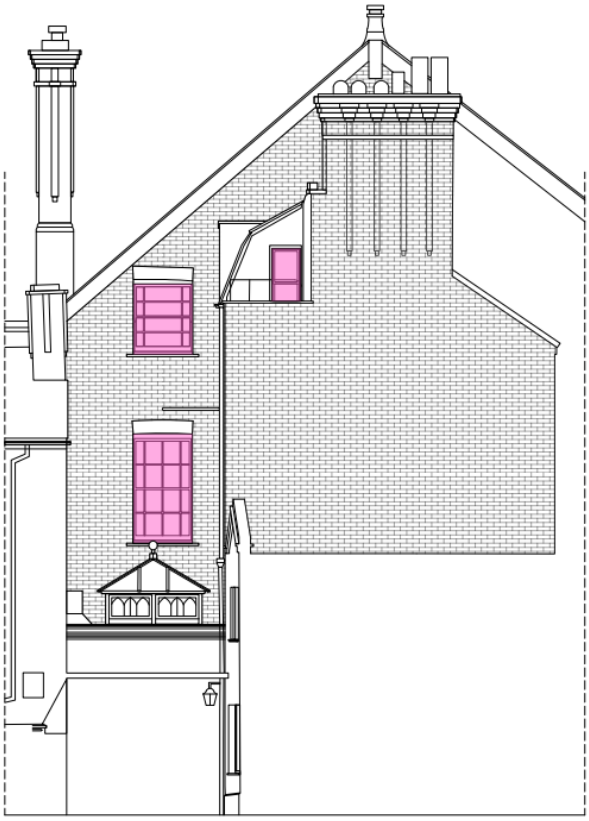
Original frames and new glass

Original frames, new casement and new glass

New frames and new glass



FRONT ELEVATION
EXISTING

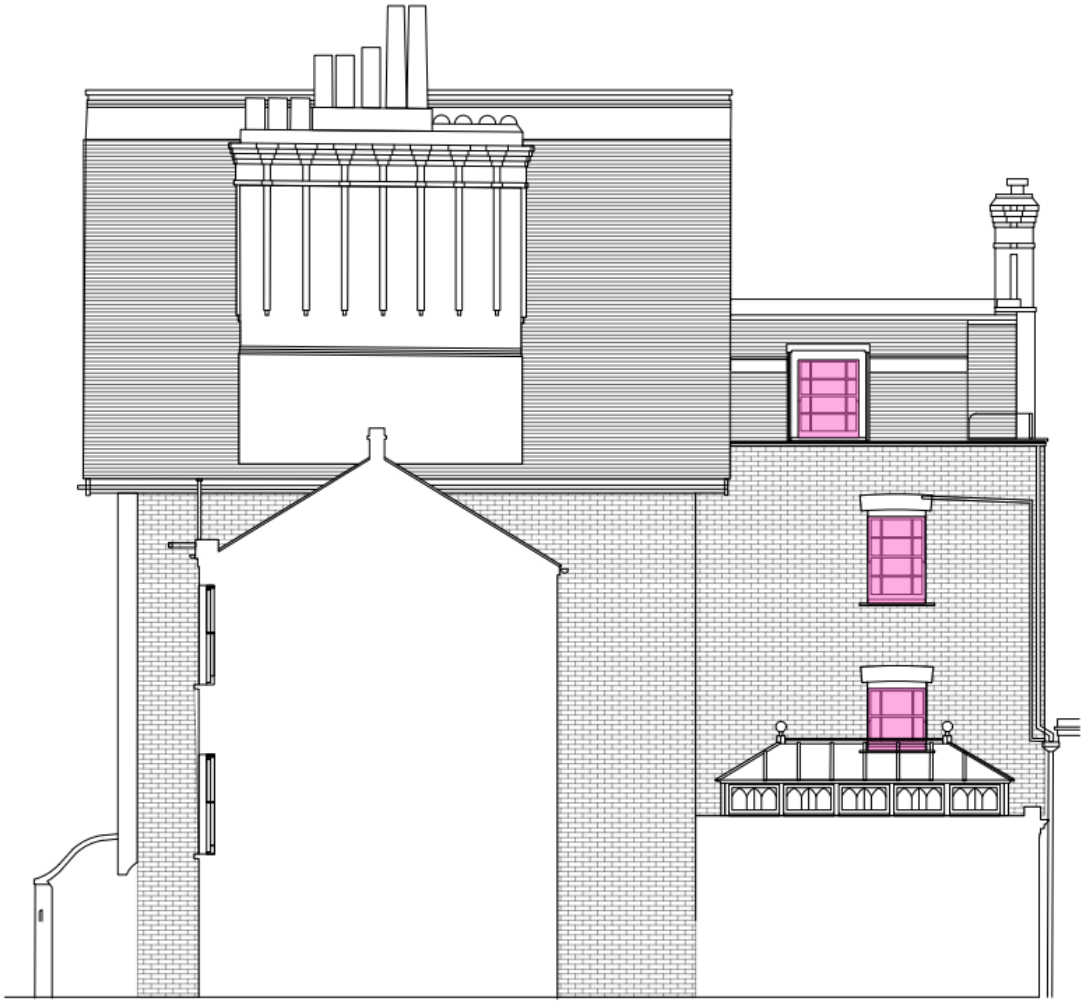


REAR ELEVATION
EXISTING

Original frames and new glass

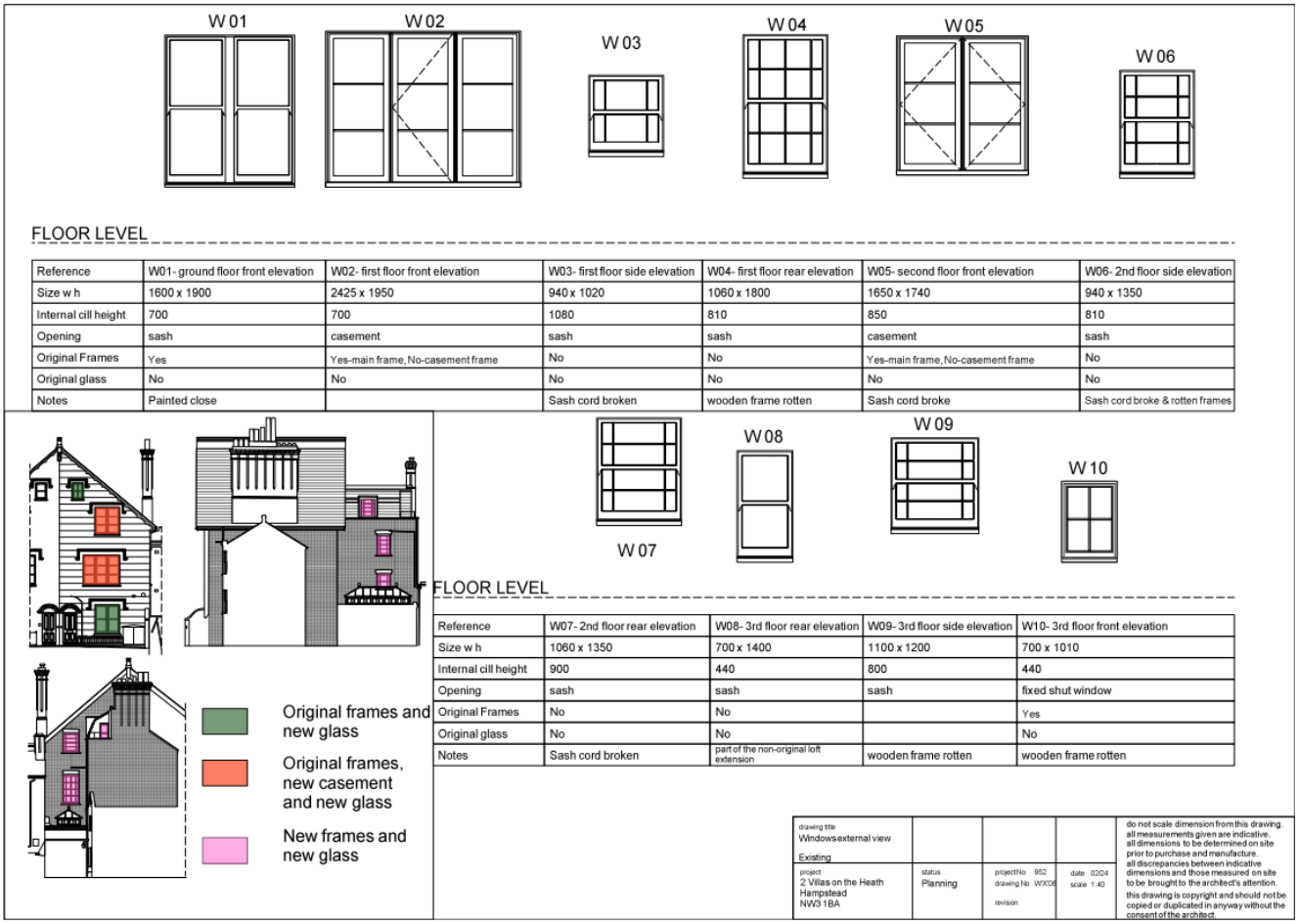
Original frames, new casement and new glass

New frames and new glass



SIDE ELEVATION
EXISTING

Existing building conditions
4.4 Existing windows schedule



Reference	W01- ground floor front elevation	W02- first floor front elevation	W03- first floor side elevation	W04- first floor rear elevation	W05- second floor front elevation	W06- 2nd floor side elevation
Size w h	1600 x 1900	2425 x 1950	940 x 1020	1060 x 1800	1650 x 1740	940 x 1350
Internal cill height	700	700	1080	810	850	810
Opening	sash	casement	sash	sash	casement	sash
Original Frames	Yes	Yes-main frame, No-casement frame	No	No	Yes-main frame, No-casement frame	No
Original glass	No	No	No	No	No	No
Notes	Painted close		Sash cord broken	wooden frame rotten	Sash cord broke	Sash cord broke & rotten frames

Reference	W07- 2nd floor rear elevation	W08- 3rd floor rear elevation	W09- 3rd floor side elevation	W10- 3rd floor front elevation
Size w h	1060 x 1350	700 x 1400	1100 x 1200	700 x 1010
Internal cill height	900	440	800	440
Opening	sash	sash	sash	fixed shut window
Original Frames	No	No		Yes
Original glass	No	No		No
Notes	Sash cord broken	part of the non-original loft extension	wooden frame rotten	wooden frame rotten

5. Background

2 Villas on the Heath is a historically significant property along the southern fringe of Hampstead Heath, featuring Gothic- Revival architecture dating back to 1863. The property, part of a group of six, was granted Grade II status in 1974, highlighting its cultural and architectural importance.

It seems that the property has been updated and renovated in some areas, but not all changes may align with the original character of the dwelling. However, overall, the condition of the property is deemed acceptable in terms of repair.

6. Schedule of proposed works:
Glazing design

This application is seeking to replace the glazing to all units by using Histoglass Mono to the front elevation windows and new slimlite Histoglass to the rear and side elevations windows.

Histoglass's reputation as the market leader in replacement glazing for period properties is well deserved due to their focus on quality, efficacy and reability. The fact that their products have been installed on numerous Grade I and II listed buildings in London speaks to the trust and recognition they have within the industry for providing high-quality solutions for historical structures.

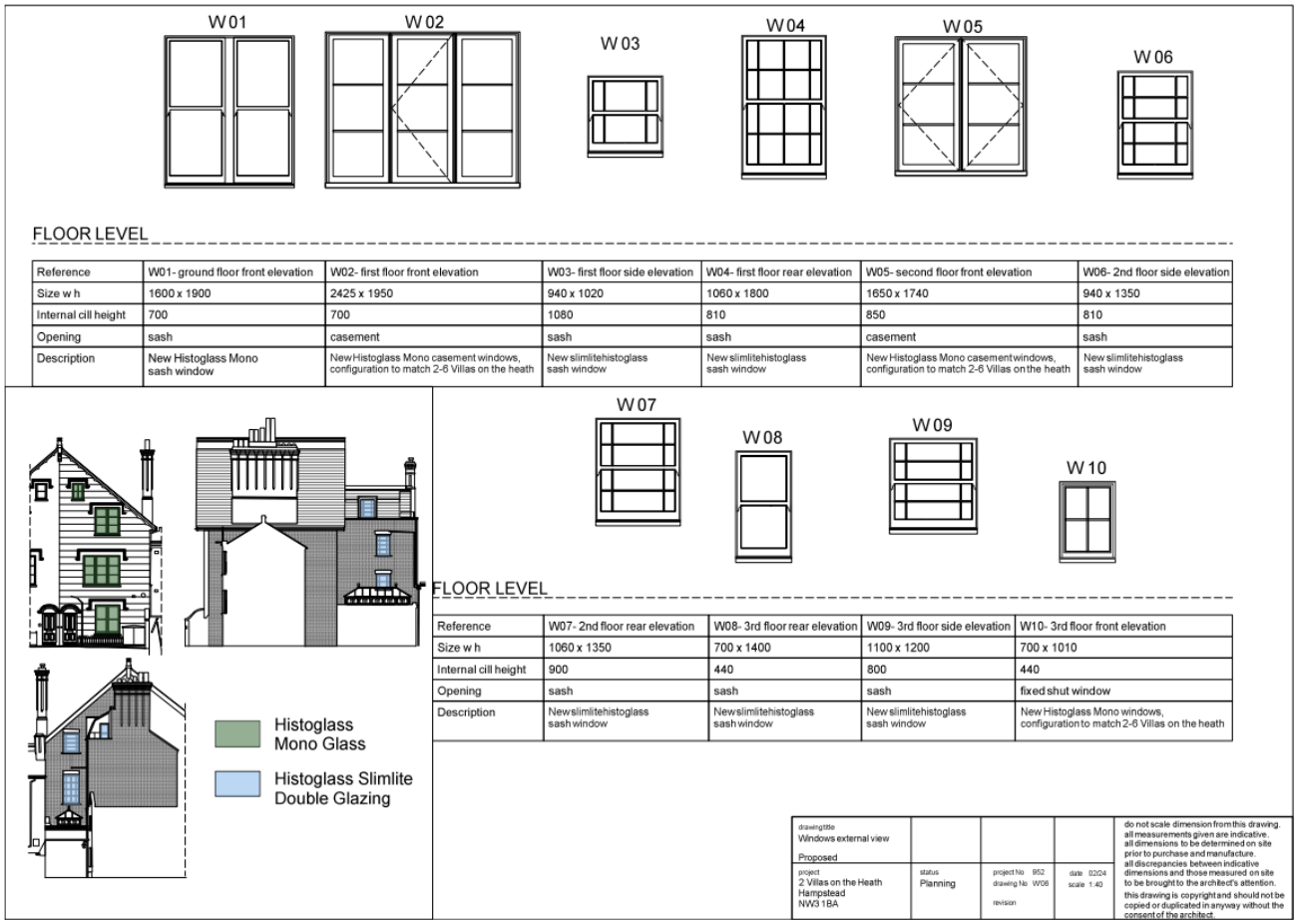
Histoglass utilizes a specific type of hand-drawn glass in its double glazed units reminiscent of the period between 1860 and 1920. This glass-making technique, while producing fewer imperfections

compared to older methods like cylinder glass, gives the glass a distinct wavy appearance, which is evident in structures like the Villas on the Heath.

The glass units are from 2x 3mm sheets with a 4mm spacer. This gives a u-value of 1.9 W/m2K, versus 5.8 W/ m2K for single glazing, representing a huge improvement.

Examples of Histoglass in Westminster:

7. Proposals design approach
Proposed windows schedule



Reference	W01- ground floor front elevation	W02- first floor front elevation	W03- first floor side elevation	W04- first floor rear elevation	W05- second floor front elevation	W06- 2nd floor side elevation
Size w h	1600 x 1900	2425 x 1950	940 x 1020	1060 x 1800	1650 x 1740	940 x 1350
Internal cill height	700	700	1080	810	850	810
Opening	sash	casement	sash	sash	casement	sash
Description	New Histoglass Mono sash window	New Histoglass Mono casement windows, configuration to match 2-6 Villas on the heath	New slimlitehistoglass sash window	New slimlitehistoglass sash window	New Histoglass Mono casement windows, configuration to match 2-6 Villas on the heath	New slimlitehistoglass sash window

Reference	W07- 2nd floor rear elevation	W08- 3rd floor rear elevation	W09- 3rd floor side elevation	W10- 3rd floor front elevation
Size w h	1060 x 1350	700 x 1400	1100 x 1200	700 x 1010
Internal cill height	900	440	800	440
Opening	sash	sash	sash	fixed shut window
Description	New slimlitehistoglass sash window	New slimlitehistoglass sash window	New slimlitehistoglass sash window	New Histoglass Mono windows, configuration to match 2-6 Villas on the heath

drawing title: Windows external view
Proposed

project: 2 Villas on the Heath Hampstead NW3 1BA

status: Planning

project no 852
drawing no W08
revision

date 02/24
scale 1:40

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8. Design intent and justification

The proposed works encompass a range of enhancements across cosmetic, building, and environmental aspects. These improvements aim to revitalise the space by addressing both aesthetic and functional elements, ultimately enhancing the overall quality and sustainability of the property.

It is important to prioritize restoring and enhancing the original period features of a historic building rather than removing them or making drastic changes. By carefully considering the historic fabric and adding back these features, the significance of the building can be preserved and even enhanced. The proposed cosmetic works seem to have minimal impact in comparison to previous alterations and are intended to contribute positively to the listed and historic nature of the house.

9. System improvements

The building currently performs as one would expect a listed building to; that it to say it is draughty, cold and expensive to heat. The new windows will significantly add to improving the thermal performance of the house.

Heritage benefits of the proposed scheme include the conservation and repair of the existing building, and the reinstatement of lost period windows.

These are balanced by the intention to improve the environmental performance of the house, securing the longevity of the house for future generations.

Overall the proposals are clearly beneficial to the architectural and historic significance of the listed building, and would allow it to serve as an exemplar project of how new glazing can be integrated sympathetically into a listed building.

10. Sustainability assessment (environmental aspects)

10.1 Goals

Our goal is to renovate the house to as close to EnerPHIT standards as possible, by aiming to improve the thermal performance and energy efficiency as far as possible without compromising the listed status of the house.

It is not always possible to achieve the Passive House Standard (new constructions) for refurbishments of existing buildings, even with adequate funds. For this reason, the PHI has developed the “EnerPHit – Quality-Approved Energy Retrofit with Passive House Components” Certificate.

Significant energy savings of between 75 and 90 % can be achieved even in existing buildings, for which the following measures have proved to be particularly effective;

- improved thermal insulation (based on the principle: if it has to be done, do it right)
- reduction of thermal bridges
- considerably improved airtightness
- use of high quality windows (there is no reason why Passive-House-suitable windows should not be used whenever the opportunity arises)
- ventilation with highly efficient heat recovery (again, Passive-House-suitable systems are very recommendable)
- efficient heat generation
- use of renewable energy sources

The EnerPHit standard (Passive House Institute, 2017) was developed in order to provide planning and quality assurance guidelines also for the modernisation of existing buildings, with an efficiency standard that is cost-optimal for the respective building.

Table 5 Requirements for the building envelope and ventilation in the EnerPHit component method for all seven climate zones. Source and further details: Passive House Institute (2017)

Climate zone according to PHPP	Opaque envelope against...				Windows (including exterior doors)					Ventilation	
	ground	...ambient air			Overall			Glazing			
	Insulation	Exterior insulation	Interior insulation	Exterior paint	Max. heat transfer coefficient ($U_{DW,installed}$)			Solar heat gain coefficient (g-value)	Max. specific solar load	Min. heat recovery rate	Min. humidity recovery rate
	Max. heat transfer coefficient (U-value)			Cool colours							
	[W/(m²K)]			-	[W/(m²K)]			-		%	
Arctic	Determined in PHPP from project specific heating and cooling degree days against ground.	0.09	0.25	-	0.45	0.50	0.60	$U_g - g*0.7 \leq 0$	Specific solar laod during cooling period ≤ 100 kWh/(m²a)	80%	-
Cold		0.12	0.30	-	0.65	0.70	0.80	$U_g - g*1.0 \leq 0$		80%	-
Cool-temperate		0.15	0.35	-	0.85	1.00	1.10	$U_g - g*1.6 \leq 0$		75%	-
Warm-temperate		0.30	0.50	-	1.05	1.10	1.20	$U_g - g*2.8 \leq -1$		75%	-
Warm		0.50	0.75	-	1.25	1.30	1.40	-		-	-
Hot		0.50	0.75	Yes	1.25	1.30	1.40	-		-	60 % (humid climate)
Very hot		0.25	0.45	Yes	1.05	1.10	1.20	-			

10.2 Approach

We have approached Villas on the Heath through looking at Historic England Guidance alongside EnerPHit standards. By breaking down the adjacent strategy into four areas of cost/intrusive and system improvements as per historic England guidance, so that we are able to address crucial factors and ensure that the project aligns with the necessary standards for preservation and sustainability. This approach demonstrates a thorough and thoughtful consideration of the complex requirements involved in such a project.

The suggested approach also takes into account the UK Governments forthcoming Heat and Buildings Strategy. which will phase out gas boilers, promote heat pumps and encourage more reliance on clean electricity.

Low cost/ non-intrusive

Draught proofing, Low energy lighting, Heavy curtains and blinds, Rugs on upper floors, Roof insulation, Re-pointing brickwork, Re-rendering house.

More costly/ low intrusive

Replastering, Smart thermostats and heating zones, Upgrade to heating system, New radiators, Insulating internal floors Ground floor insulation

High cost/ more intrusive

Internal insulation to outrigger walls, Internal insulation to attic walls

10.3 Camden Energy Efficiency and Adaption SPD

CPG have released detailed information and suggestions on ways in which buildings can improve their energy efficiency and reduce their carbon footprint, with an emphasis on Passive design.

It is noted that the installation of renewable energy technologies or improvements to the fabric of Listed Buildings and buildings in Conservation Areas are not automatically prohibited. There are many examples in the borough where such improvements have been undertaken to these buildings. The

applicant will be expected to work with Heritage and Conservation Officers to determine what would be an acceptable strategy.

It is encouraging to see CPG providing guidance and support for improving energy efficiency in buildings through passive design. The flexibility shown in allowing installations in listed buildings and conservation areas is commendable, emphasizing the importance of collaboration with heritage and conservation officers to find appropriate solutions. This approach recognizes the significance of sustainability while respecting the historical and architectural value.

10.4 Sustainability

Our application requests permission to replace all windows with new slimlite histo glass glazing. We are seeking further permissions under a separate application.

These are balanced by the intention to improve the environmental performance of the house, securing the longevity of the house for future generations.

10.5 Proposed solutions to maximize the energy efficiency in a separate application

Reinstatement of fireplace to existing living room ground floor and guest bedroom first floor
Internal insulation to the walls that haven't been upgraded yet
Insulating internal floors
Installing underfloor heating and smart thermostats
Installing air source heat pump to replace the existing gas fired boiler
Draught proofing Low energy lighting Heavy curtains and blinds Rugs on upper floors Roof insulation
Re-pointing brickwork Repairing the rendering of the house

11. Access

Access requirements and provisions to the property are not affected by this application.