No80 South Hill Park

NW3 2SN

Design, Access & Heritage Impact Statement

Rev A, 31.05.24

Following a site visit with the planning officer Sophie Bowden and the conservation officer Catherine Bond on 24th April '24 and comments received on 8th May '24, the proposal for the relaying out and refurbishment of no80 South Hill Park has been amended as follows:

- the new rooflight previously proposed in an advanced location at front in no80 SHP's roof extension has been set back to align with the adjacent existing rooflight at no80 SHP;

- the external insulation previously proposed to no80 SHP's flank wall has been omitted and new internal insulation allowed for to the same flank wall. In relation to this, it is to note that a recent application for the relaying out and refurbishment of 93 South Hill Park London NW3 2SP ref. 2022/0218/P has seen planning permission being granted for upgrading the existing thermal building envelope with new internal insulation, similarly to what now proposed to the flank wall of no80 SHP.

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Design and Access, Heritage Statement : South Hill Park Terrace

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Introduction and site context

Current aerial view of South Hill Park and Hampstead Heath ponds

Birds Eye view of No80 South Hill Park in the context of the terrace building, South Hill Park and the ponds - clearly showing the lower height of the terrace in comparison to neighbouring buildings

This statement has been prepared by Citizens Design Bureau Architects on behalf of the residents of no80 South Hill Park (SHP), which is the site of the proposed works. No80 SHP forms the end-of-terrace unit of the Grade II Listed terrace formed by nos80-90 South Hill Park.

Built built by Bill and Gill Howell and Stan Amis in 1954-56, the Grade II Listed terrace occupies a post-war, bomb damaged infill site within the Victorian terraces of the South Hill Park Estate Conservation Area, first designated as a conservation area on 11th August 1988.

The rear of the site offers spectacular views over the ponds of Hampstead Heath and London beyond.

This document describes in detail the proposal for the internal re-laying out of no80 SHP and the external works proposed to its side extension (initially built as a garage at the end of the terrace), also designed by Gill Howell while living with Bill Howell at 82 SHP, as well as analysing the heritage significance and impact of the proposals on the building and building setting.

The Grade II Listed Terrace was an influential tour de force that characterised a new, mid-century approach to the terrace house typology, fit for a new generation of families, who wanted to have their own space, but live as a community. It is with this spirit that this proposal is submitted. Over the past 70 years, since the terrace was built, there has been an accretion of additions and changes, some by the original architects, as for the Howell extension to the side of no80SHP, but also many more undertaken by the residents on an individual basis.

In this sense, the residents of no.80 - the Waldmans - who were the original residents of the terrace as children, are keen to de-clutter and re-establish the quality of the original design, both internally and externally, whilst improving thermal performance and remodelling the second floor to the no.80 side extension.

A separate Planning and Listed Building Consent application is being submitted in parallel with the intent of reinstating the coherent, simple rigour and elegance of the original architecture across the whole terrace - please see application ref. 2024/1000/P & 2024/1214/L.

Introduction Internal re-laying out of no80 SHP and external works to Howell side extension

The below represent a **summary of the key elements of the proposal**:

No80 Howell extension (built 60s - 90s) - Proposed front elevation

1/ Reinstatement of the original fenestration configuration in hardwood timber joinery.
2/ Re-model of the first and second floor of Howell extension (built 60s - 90s) at no80SHP.
3/ Carry out repairs to the exposed concrete slabs and masonry to Howell extension at no80SHP.

No80 Howell extension (built 60s - 90s) - Proposed rear elevation

4/ Replacement of unsympathetic second floor additions (conservatory and existing second floor extension) to Howell extension at no80, with new full width second floor extension in keeping with the existing.
5/ Replacement of timber brise soleil in instances where existing is in bad condition.
6/ Re-model rear facade of no.80 extension including window replacement to match original timber fenestration layout design.

Proposed side elevation of no80SHP

7/ Replacement of the existing external dilapidated timber staircase flights to the side of no80SHP Howell extension with new external metal stairs. The existing concrete landings will be retained, strengthened with new metal supporting structure and repaired.
8/ New second floor extension to no.80 in lieu of existing rooftop greenhouse.

No80 SHP - Proposed internal layouts

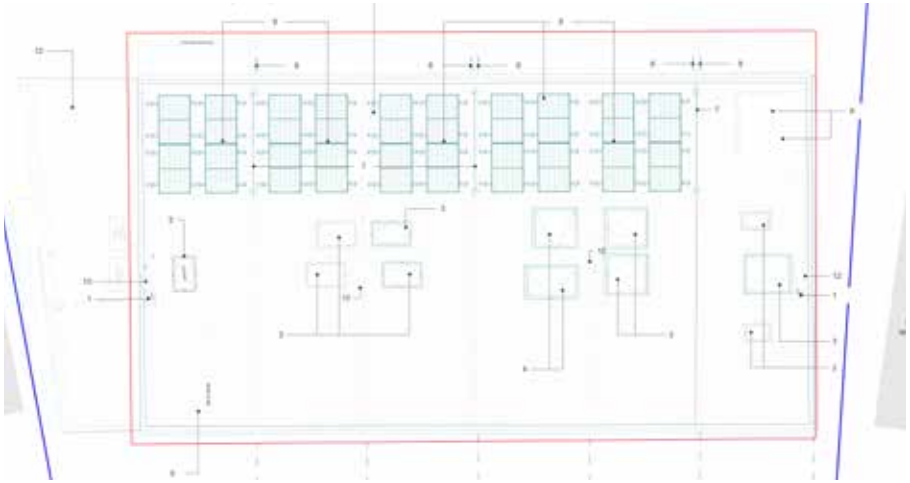
9/ Internal re-modelling of no.80, reinstating, repairing and enhancing many original features such as the double height void between ground and lower ground floors, currently blocked up, exposing the original quarry tile flooring on LGF and original joinery.
10/ Internal insulation in place of the external insulation previously proposed to no80 SHP's flank wall
11/ Upgrading heating, electrics and other services in line with current building regulations within no.80.

Introduction Separate terrace application, ref. 2024/1000/P & 2024/1214/L

A separate application is being prepared in parallel to cover proposed external works to the man terrace elevations and roof as follows:

Proposed terrace front elevation

1/ Re-instatement of the original fenestration configuration in hardwood timber joinery.
2/ Carry out repairs to the external brickwork and concrete ring beams and slabs, including stripping the paint and making good of the concrete finish. Methodology to be control tested first.
3/ External insulation to flank wall at no90SHP omitted from the current proposal, with the lighter brickwork at both terrace ends left exposed.



Proposed roof layout

7/ Re-surfacing and insulation of whole terrace roof
8/ Air Source Heat Pumps and associated louvred enclosures omitted from the current proposal.
9/ Installation of PVs across the rear of the terrace roof.

Proposed terrace rear elevation

5/ Replacement of timber balustrades and brise soleil in instances where the existing are in bad condition and/or where the current balustrades are a more recent, unsympathetic addition.
6/ As for the front terrace elevation, carry out repairs to the external brickwork and concrete ring beams and slabs, including stripping the paint and making good of the concrete finish.

Heritage Assets South Hill Park Conservation Area

1746 John Rocque map of London showing Heath and ponds
Site location marked in red

1880s Ordnance survey map

1890s Ordnance survey map

No80 South Hill Park, site location marked in red

Historic map progression showing the visionary nature of South Hill Park's Victorian layout developed by Thomas Rhodes from 1871 onwards as housing for the growing middle classes.
The building of Hampstead Heath station was the catalyst for the development of this residential suburb.

Heritage Assets South Hill Park Conservation Area

World War II bomb damage sites

Top: 1950s Ordnance survey map showing gap in terrace following bombing.

Bottom: 1970s Ordnance Survey showing the new narrow-gauge terrace

South Hill Park Estate first designated as a conservation area on 11th August 1988

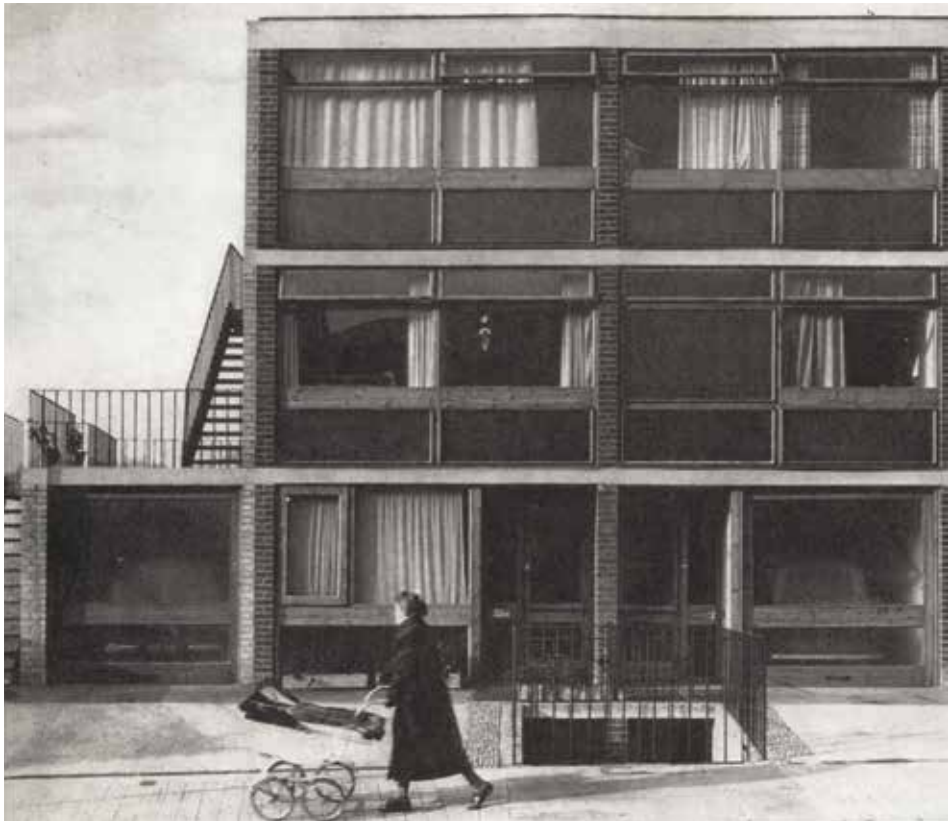
No80 South Hill Park, site location marked in red

Following World War II, the evidence of bombing was widespread in London and in a similar way that the railway station had stimulated new and visionary growth in Victorian housing in the area, the sudden abundance of bomb-damaged infill sites created an opportunity for similarly visionary approaches to new housing, borne of their time.

Post-war, straitened times led to a terrace of 6 houses built on a plot that previously had 4 houses on it, changing the urban grain in response to the economic realities of the time. Each house in the terrace is only 12ft wide but is deceptively spacious and flexible.

The terrace and site are therefore highly significant to London's urban and housing history.

Heritage Assets No80 South Hill Park and the terrace



No80 South Hill Park in the 50s, showing the original garage, a first floor terrace and external stairs to its end gable wall

South Hill Park 2023

The Grade II Listed Terrace of 6 houses was designed by Bill and Gill Howell and Stan Amis and built in 1953 for their growing families and four other couples with young children, with no80 South Hill Park located to the southern end of the terrace. The design ethos of low cost materials, narrow front, deep plan spaces to maximise use of the site with limited resources as well as a spirit of conviviality, shared space and designing for community inspired many future architects.

An architectural practice Howell, Killick, Partridge and Amis was formed that became renowned for innovative and low cost approaches to housing, arts and education buildings. Howell was frustrated by the fixation on the Victorian terrace. "Surely", Howell reasoned, "we ought to be able to devise systems of support, fire division, access, ductways and exterior skin which could offer something as good as a rowhouse dreamed up two and a half centuries ago".

This model of development and the architectural form it took was studied by Neave Brown among others when he embarked on his Winscombe Street houses in nearby Dartmouth Park (1963-65)

The terrace therefore has high significance within the architectural canon of mid-century buildings as one of the first of its type and subsequently much emulated.

Heritage Assets No80-90 South Hill Park Terrace

South Hill Park terrace 1950s, during construction

No.82 South Hill Park internal view, at completion, 1950s

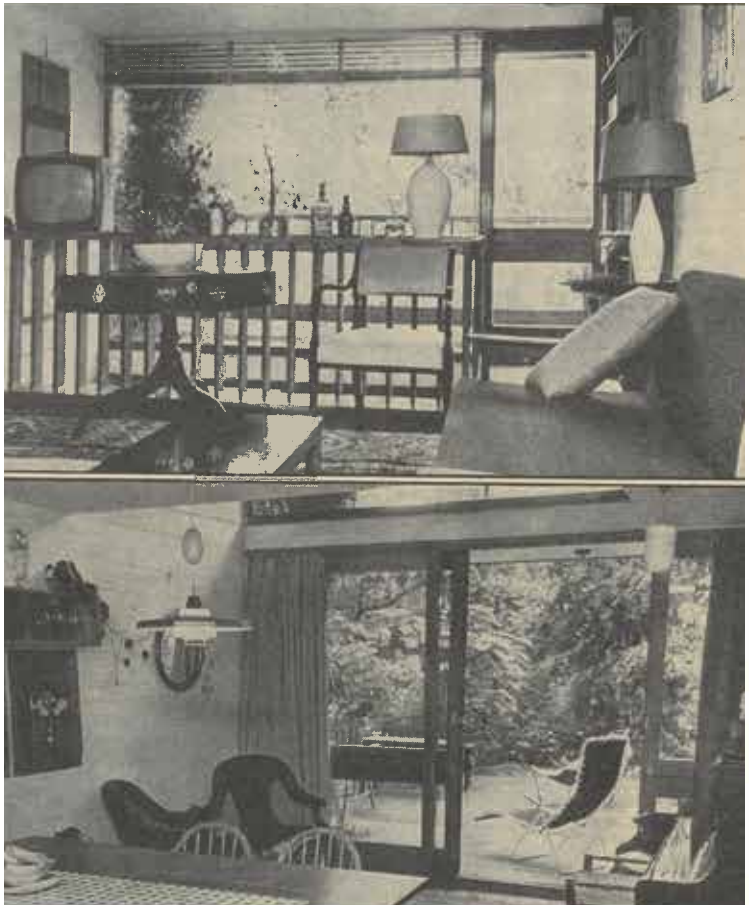
South Hill Park terrace, 1962-'63

The Howells were reportedly inspired by the sociological insights of Jane Jacobs - an influential urbanist who railed against wholesale slum clearance and urban renewal that didn't respect the rights and needs of existing city dwellers and did not respect or harness the agency of communities to be part of regeneration processes. In 1967 when Howell was vice president of the RIBA, she was given a tour of London terraces and South Hill Park.

The ethos of the development was one of a group of friends, pooling money to build houses for their young families, with a shared garden on the banks of the Hampstead Heath ponds. Each family was invited to customise their layout within clear parameters.

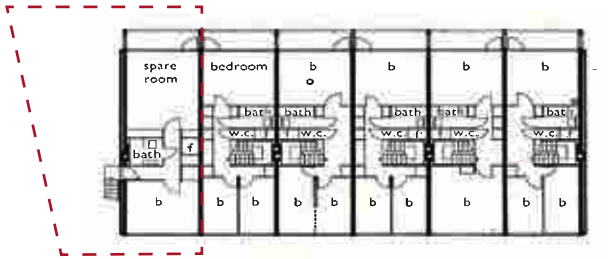
It is testament to the value and significance of that approach that one of the original families, the Waldmans, still own no. 80 and that the terrace still operates as a community with a shared garden and is undertaking this project as a collective. The fact that Gill Howell designed the extension at no80 while still living at no82 SHP with Bill Howell, emphasize even more how the extension has been developed as an extension of the terrace from the beginning.

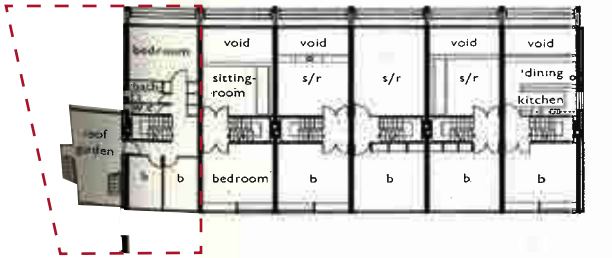
Heritage Significance Architectural layout, scale and proportion principles

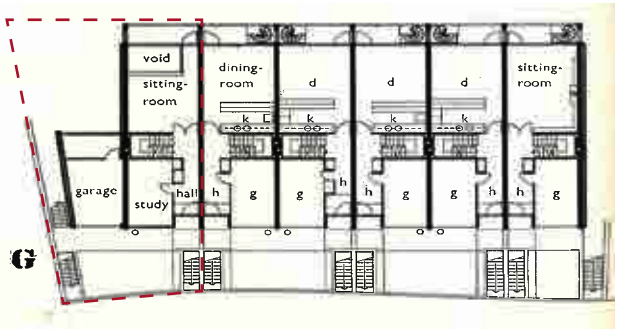


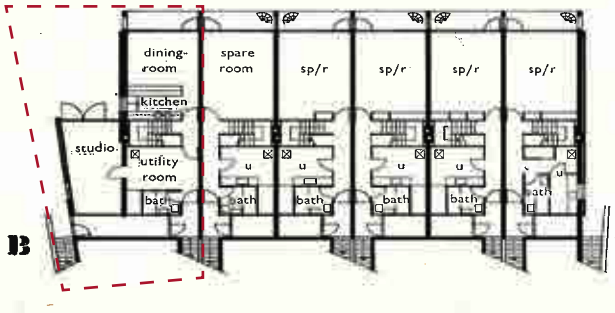
Front and internal view showing the original double height between the lower ground and ground floor at no80 South Hill Park

The sociable, equitable ethos is reflected in the physical architecture. With a low budget, readily available materials and techniques were used: painted Fletton brick cross walls, shuttered concrete and distinctively robust timber joinery. The design of these narrow 12' front, deep plan dwellings was inspired by Le Corbusier's Unite d'habitation and his Modulor dimensional scheme based on the Golden Mean. In developing proposals for conservation and renovation of the glazing in particular, this is highly significant and new fenestration should be designed on the same principles. Internally, the distinctive staircases give structural cross-stability as well as setting out the proportions of the key internal spaces. Big windows and a double height space between LGF and GF open up the rooms in beautiful views towards the rear gardens and the ponds.









No80 South Hill Park

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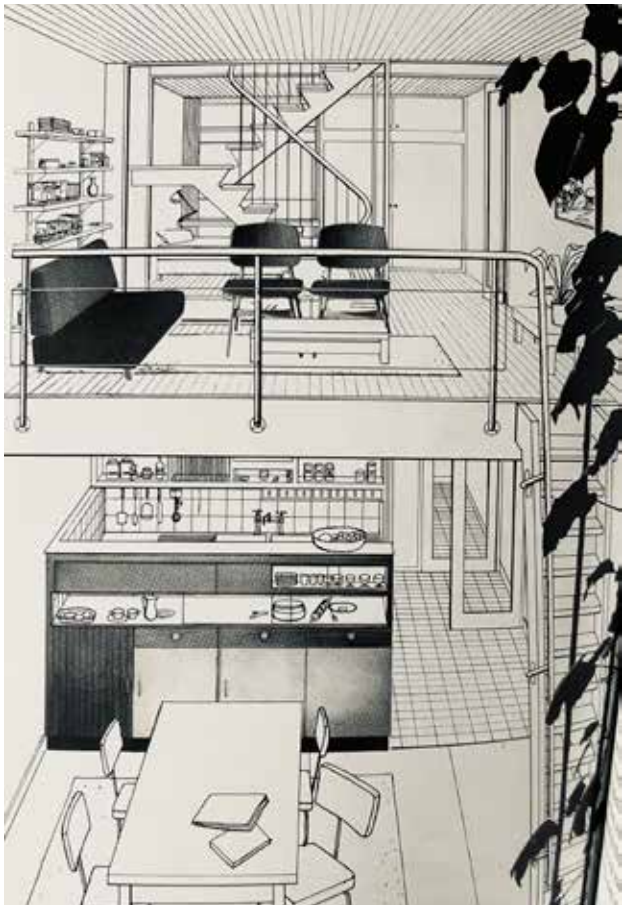
Heritage Significance Material language and spatial quality



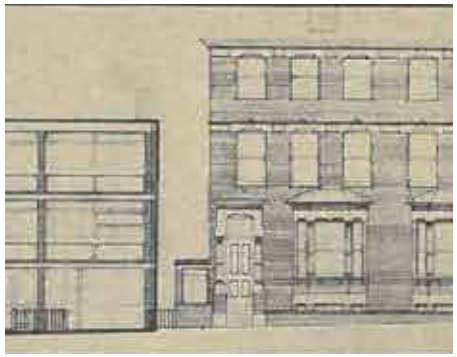
Internally, the interiors were robustly flexible enough to reflect the personalities and tastes of the inhabitants, with some more classic mid-century chic, others more bohemian and others a whimsical mix.
The double-height spaces with wall to wall glazing and views onto the Heath are quite incredible although, in the case of no.80, this double height space was blocked in a number of years ago when the house was split into smaller units to accommodate carers and lodgers.
The interior palette is simple and pared back: white painted exposed brick, terracotta quarry tiles and honey-coloured large section timber joinery with flashes of rich colour in many of the interiors through art and furnishings.
The preservation of wall to wall glazing, painted brick walls and quarry tiles is considered significant to the value of the heritage asset.

Internal views of the terrace houses from 'House and Garden' in Each Only Twelve Feet Wide, Vol. vol. 12, (February 1957), pp. 48-53

Heritage Significance The setting

Historic rear view of the terrace from Hampstead Heath ponds

Housden House adj. to no.80 front & rear view



The terrace does not fill the 'gap' in height

The views from Hampstead Heath towards the terrace backs is beautiful and highly significant, however in some ways its quality lies in seeing the idiosyncratic 'backs' of the houses.

To the front, the Housden house adjacent to number 80, confidently deals with juxtaposition of new and old in a way that is distinctive of these post-war infill sites.

Interestingly, the terrace is significantly lower in height (1 whole storey) than the surrounding houses and in some ways the site still appears to be a 'gap' because of that height differential.

Heritage Assets Risks to Significance

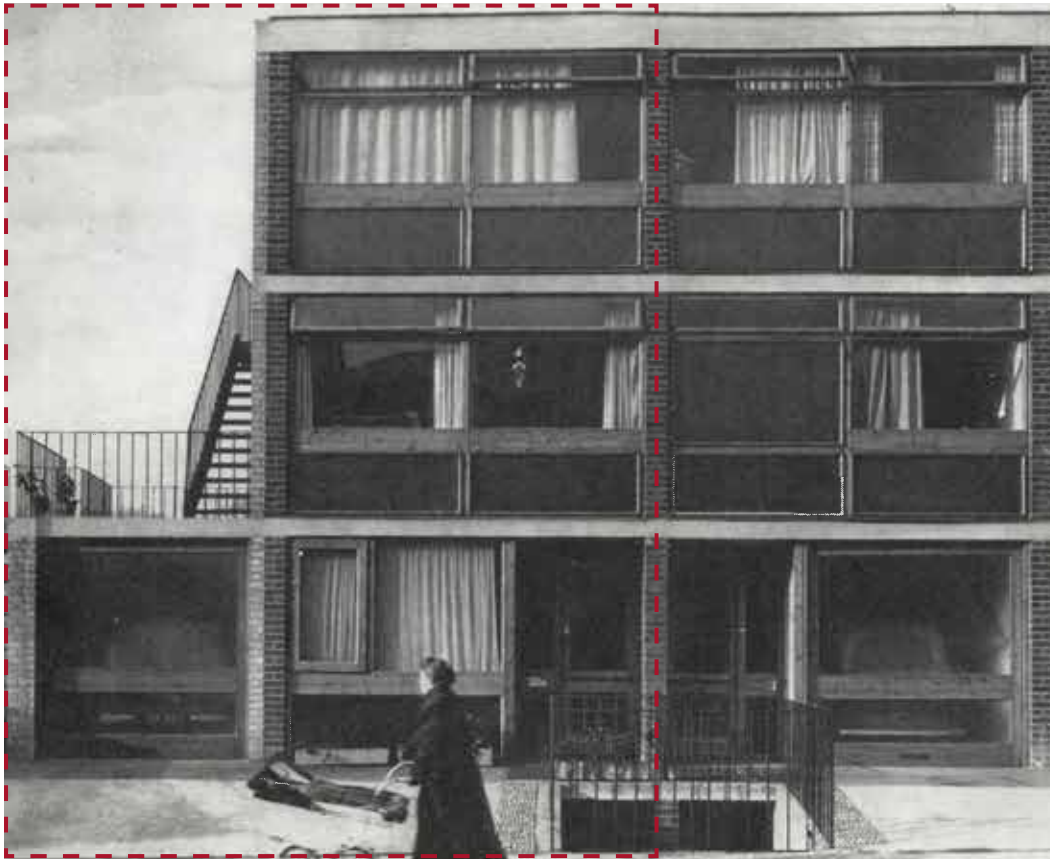
Rear view of the terrace from Hampstead Heath ponds

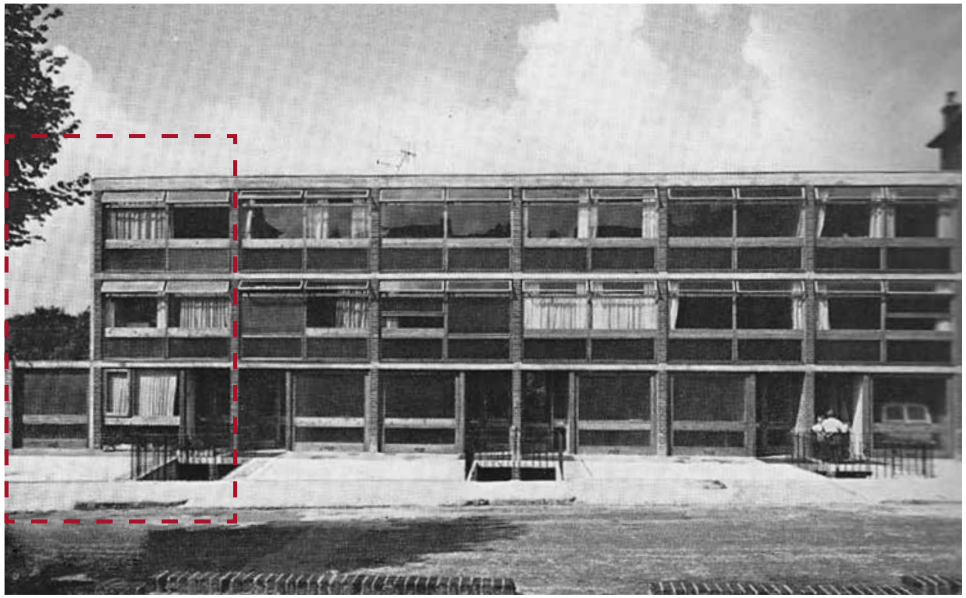
Rear view of no. 80SHP

Front view of no. 80SHP

In an assessment of significance, it is important to highlight the current conditions which actually pose a risk to the heritage asset and which the proposed works will seek to remedy/mitigate.
For example:
The second floor greenhouse extension to no. 80 is of low quality and very much out of character with the architecture of the terrace. There are other, smaller unsympathetic additions such as modern balustrades that also detract from the heritage asset.
The concrete requires extensive maintenance and repairs and is spalling quite badly in places, so wholesale conservation work is needed and this needs to be done with consistent methodology across the terrace rather than in piecemeal ways.
To the front facade, the concrete ring beams are painted to match the modern aluminium glazing, which in turn is a similar shade to the vertical brick piers. The overall effect being to muddy the clarity of the original design, whilst the white fixed panels become the most visually prominent element.
On the roof and flank walls, the lack of insulation is the cause of condensation in a number of the houses and significant heat loss, especially to the two terrace end homes one of which is constituted by no80 SHP extension. This needs to be urgently addressed.

Heritage Significance Front facade evolution



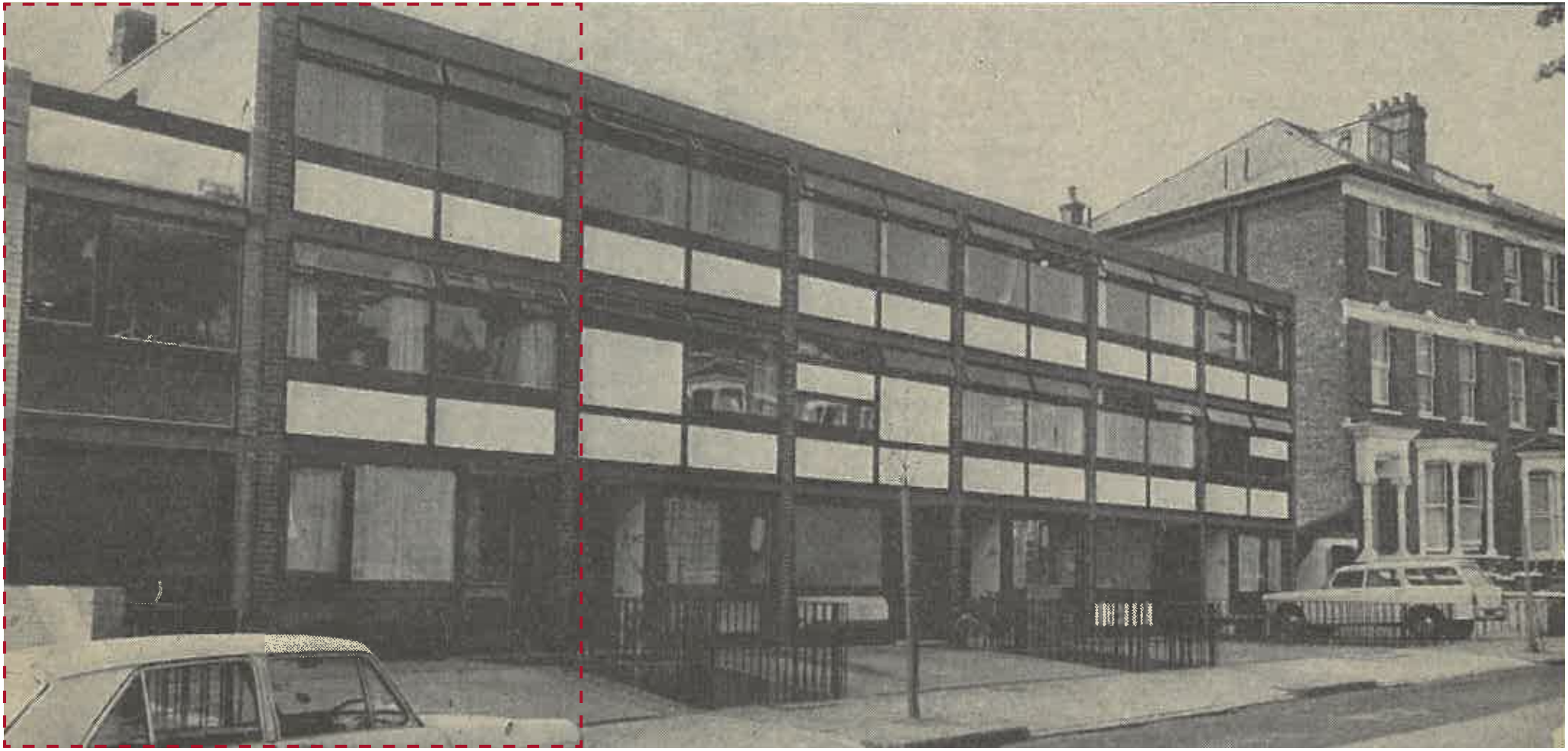


No80 South Hill Park, 1953
Lower solid panels are back-painted Georgian wired glass, note the uniform fenestration across the terrace
Concrete ring beams are left self-finished
There is a single storey garage extension adjacent to no.80 with external stairs connecting to a First Floor terrace to the side of no.80 and to the Second Floor flat.
A small timber hatch formed in the second floor concrete slab now locked up, allowed for sporadic access from below via a ladder, although the top floor at no80SHP always operated as a separate residential unit accessed separately from the rest of no80 SHP via the external stairs.

Heritage Significance Front facade evolution

South Hill Park Terrace 1960s
Note the variations in fenestration. The solid panels, previously in back-painted glass, have been replaced or refinished in white, which draws attention to the ad hoc arrangement of solid panels in three of the houses, which correspond to fitted furniture internally . Concrete ring beams appear to still be exposed and self-finished.
Some of the Ground Floor garages have been converted to habitable rooms.
A single storey garage extension is still visible to the side of no.80.

Heritage Significance Front facade evolution



South Hill Park Terrace 1970-80s
Concrete ring beams appear to have been painted and some glazing has been replaced
A First Floor extension with a second floor terrace has been introduced to no.80 designed by Gill Howell while still living at no82 SHP with Bill Howell, where the extension has been developed as an appendix of the terrace with communal architectural elements in the fenestrations, balustrades and horizontal alignments of the slabs.

Heritage Significance Facade evolution

South Hill Park Terrace Present Day
All of the original timber framed frontages have by now been replaced by a dark brown aluminium-framed system.
Concrete ring beams are painted
Additions to the no.80 extension have been made on the second floor with a lean-to bedroom, greenhouse and terrace added at the rear, compromising the overall design consistency at no80 SHP end of the terrace.

Heritage Significance Summary assessment

Heritage Significance is assessed by looking at the building within its setting. Elements of a setting may make a positive or negative contribution to the significance of an asset and may affect the ability to appreciate that significance or be neutral
(National Planning Policy Framework, Annex 2 Glossary)

Significance is assessed in line with Historic England's 2019 guidance advice note 12, which sets out the following criteria by which significance should be assessed:

Archaeological interest:
Assessing the potential of a place to yield evidence about past human activity that is worthy of expert investigation

Historic and cultural Interest:
Assessing the potential of a place to provide a material, illustrative or cultural record of the past and current lives of individuals and/or communities. An asset can also provide significance derived from the collective experience of the communities that have used and lived within and around it, as well as symbolising faith, cultural identity or political movements and ideologies.

Architectural and artistic interest:
Assessing the design and aesthetics of a place relating to the construction methodologies and technology, craftsmanship, decoration, design ethos and spatial quality and its interaction with historic and cultural interest above.

Assessment of setting:
This includes identifying the setting and assessing whether, how and to what degree elements of the setting contribute and/or detract from the significance of the heritage asset. This includes consideration of the physical surroundings and relationship with other nearby heritage assets. It also includes the way the asset is appreciated and perceived such as key viewpoints towards and from the site as well as patterns of use associated with the site itself and neighbouring buildings and landscapes.
Within that context, we have assessed the building as follows:

Highly significant:
Rhythm, geometry and proportion of the facade composition and fenestration
Material choice and quality i.e. simple robust, pared back - externally (front and rear) Vertical brick piers, legibility of concrete ring beams, timber windows.
Internal materials i.e. exposed brick, quarry tiles, timber glazed screens
Primacy of the main 6 houses within the terrace, reading the no.80 extension as an addition, in a complementary but distinct language.
Protecting and enhancing views from the surrounding area and in particular form the Heath.

Significant:
The exact finish of the concrete appears to have been fairly low quality in line with the cost constraints of the project and now the number of repairs needed being evident. It is therefore our assessment that it is the legibility of the concrete ring beams in the original designs that is significant beyond its material quality.
Finish of the glazing.

Low significance:
Flank walls - mostly largely unseen from the street. The significance they do have is in colour. The vertical brick party wall piers are dark brick whereas the flank walls are in a lighter brick.
Roof - the terrace has always been significantly lower than the adjacent terraced houses and therefore significantly different in scale - it could easily take another storey/greater articulation of the roof. Roof coverings and details such as rooflights are largely unseen from the street.
Present day fenestration materials and details.
Present day top floor no.80 extension i.e. the greenhouse and lean-to not in keeping with original material design intent.

Planning context Planning history

Planning history 80-90 South Hill Park

Planning reference	Description	Decision	Date
2023/3623/P	86B Upper Maisonette Various alterations including replacement of rear windows and doors, replacement of rear balcony guards and finishes and replacement of rooflights.	GRANTED	21/12/2023
2023/3234/P	80-90 South Hill Park Demolition of existing boundary fence and erection of new brick wall	UNDETERMINED	14/11/2023
2018/0367/L	80-90 South Hill Park Demolition of fence, replacement with railings	GRANTED	16/08/2023
2021/5381/P	90 South Hill Park Replacement of double glazed aluminium sliding doors and windows with new thermally broken aluminium sliding doors and windows to lower ground, ground and second floors. Retrofitting of existing timber single-glazed window at first floor	GRANTED	04/11/2022
2014/6992/P	90 South Hill Park Replacement of side extension, erection of cycle store. Creation of lower ground floor shower room.	GRANTED	13/03/2015
9401168	80 South Hill Park Retention of a lean to glass house at rear second floor level as shown on photogrphas. No drawings submitted	GRANTED	04/08/1994
8905477	80 South Hill Park. Erection of a conservatory at second floor level at front side of the building as shown on two un-numbered drawings	GRANTED	16/06/1989
4052	80 South Hill Park Erection of a two storey addition to the building at 80 South Hill Park for residential use	GRANTED with conditions	31/07/1969

In addition to the relevant planning history for the South Hill Park terrace, it is to note that a recent application for the relaying out and refurbishment of **93 South Hill Park London NW3 2SP ref. 2022/0218/P** has seen planning permission being granted for upgrading the existing thermal building envelope with new internal insulation, similarly to what now proposed to the flank wall of no80 SHP.

Relevant planning history within the setting of 80-90 South Hill Park

Planning context Planning policy

The Planning (Listed Buildings and Conservation Areas) Act 1990 is the legislation relevant to determining applications for planning, Listed building and Conservation Area consent.

The National Planning Policy Framework 2021 section 16 'Conserving and enhancing the Historic Environment' asserts that heritage assets should be conserved in a manner appropriate to their significance.

More specific and particularly relevant passages of London and Camden policies are quoted below:

London Plan 2021:
From Policy HC1 Heritage
"Development Proposals affecting heritage assets, and their settings, should conserve their significance by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process."

Camden Council's South Hill Park Estate Conservation Area Management is particularly relevant in considering the impact on the setting of any proposals. In particular:
"Public interest and concern has been particularly raised in respect of this area over the past few months due to excessive works of excavation at the rear of no.64 South Hill Park, which backs onto the pond and which were considered to detrimentally affect views from the Heath and the visual character of the area..."It is considered logical to designate this group of properties together since they comprise a fairly large homogeneous area.

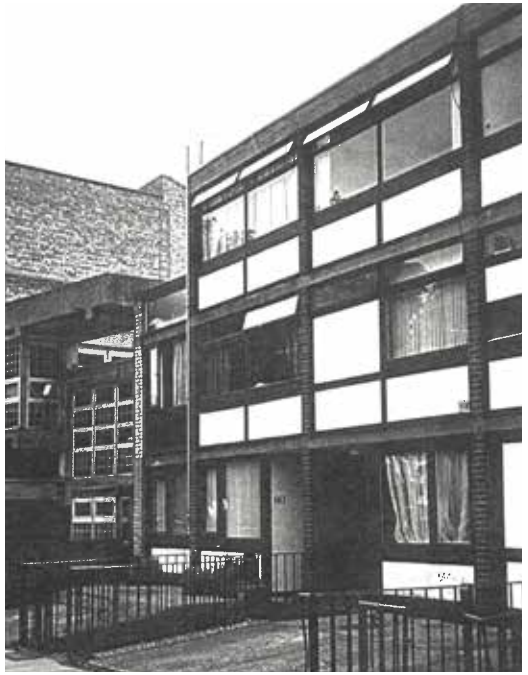
and

Policy D1
"London's form, character and capacity for growth includes reference to the requirements to consider the urban form and structure e.g. block pattern, building heights etc and their historic evolution in the context of the proposals"

Camden Local Plan 2017
Policy D1
b Preserves or enhances the historic environment and heritage assets
c is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation.
e comprises details and materials that are of high quality
j responds to nature's features and preserves gardens and other open space
l incorporates outdoor amenity space
m preserves strategic and local views
n for housing provides high standard of accommodation and carefully integrates building services equipment.

Proposals No. 80 extension front facade evolution

Original arrangement of 6 houses with a garage at no.80 end



First floor extension by Gill Howell in 1969

Subsequent second floor extension at no80 SHP in the 90s, built over the Gill Howell's extension built in 1969

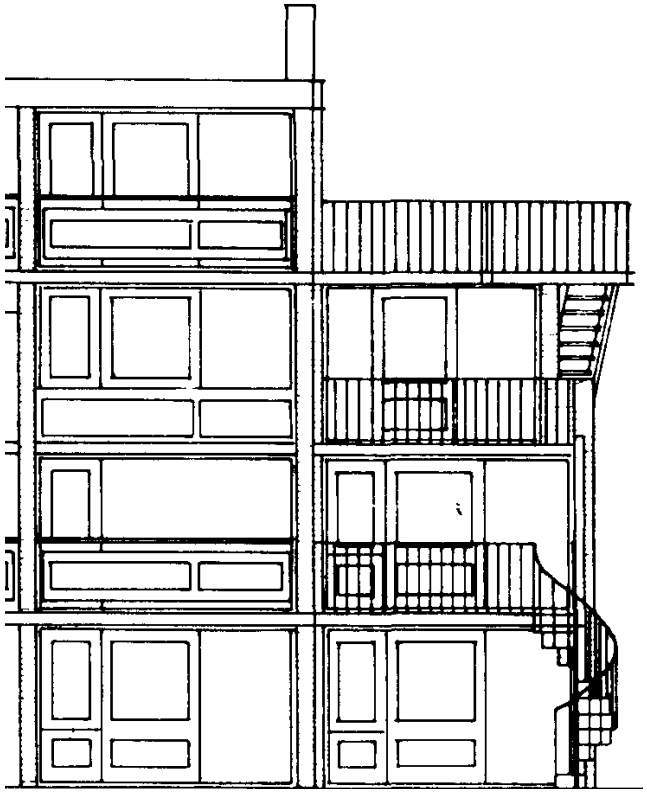
In addition to works across the whole terrace, the Waldmans at no.80 who grew up in the house and were family friends of the Howells, are keen to renovate the house following a period when it was subdivided into smaller units to accommodate a live in carer and lodger.

In particular they are keen to rationalise and remodel the extension, to improve the quality, appearance and thermal efficiency.

Gill Howell herself had designed the first floor extension, while still living at 82 SHP with Bill Howell, extending the front elevation language of the terrace facade to its side extension, but with a minimal but important set back in the facade to distinguish it as an addition.

The subsequent second storey extension is a more ad hoc arrangement and it is this in particular that the proposed works seek to improve upon.

Proposals Existing vs proposed No.80 extension rear facade



Rear elevation showing the first floor extension and second floor terrace at no. 80

Rear elevation at no.80 as currently

Proposed rear elevation at no.80

To the rear, the various iterations of extension have caused a mess of de-tailing and problems with leaks and condensation at key junctions.
The proposal is to simplify by installing a concrete ring beam around the top and to extend the lighter brickwork of the flank wall onto the second floor extension to create a sympathetic addition at second floor level.
The existing set back of no80 SHP extension from the terrace main front elevation, both at front and rear, is preserved by the proposal.
This will be installed with new, thermally broken, hardwood timber framed windows.

Existing No.80 extension flank wall

The existing, uninsulated flank wall is currently a significant problem in terms of internal comfort, energy and cost efficiency as well as risk to fabric because of condensation.

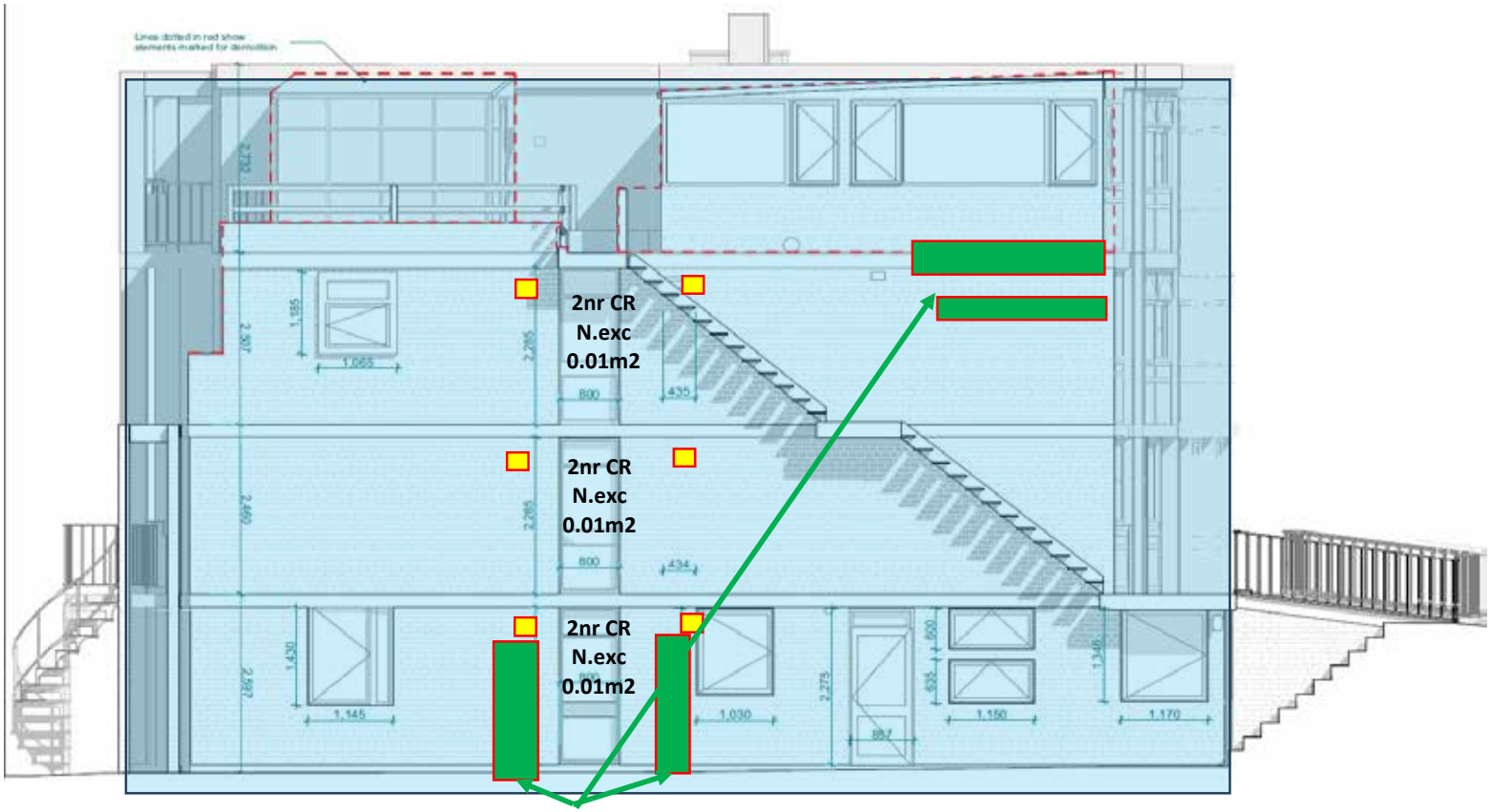
Existing No.80 extension flank wall

Existing view of the dilapidated timber external stairs and landings along the flank wall of no.80

Existing view of the 90s additions made to the second floor of no.80 with a lean-to bedroom and greenhouse added, compromising the overall design consistency

Existing view of the 90s addition made to the second floor of no.80 with a lean-to bedroom and green-house, compromising the overall design identity of the terrace at this floor level

Proposals No.80 extension flank wall, masonry repair scope



= Paint removal area

= Pointing Area (PA)

BR = Brick replacement

FL = Chimney Flaunching

= Concrete repairs Depth N.exc 50mm (CR)

= Doff clean Area

Paint removal to lower beams =2nr @ 28lin m x 0.3m
Paint removal to top beam = 1r @ 24.5 lin m x 500mm

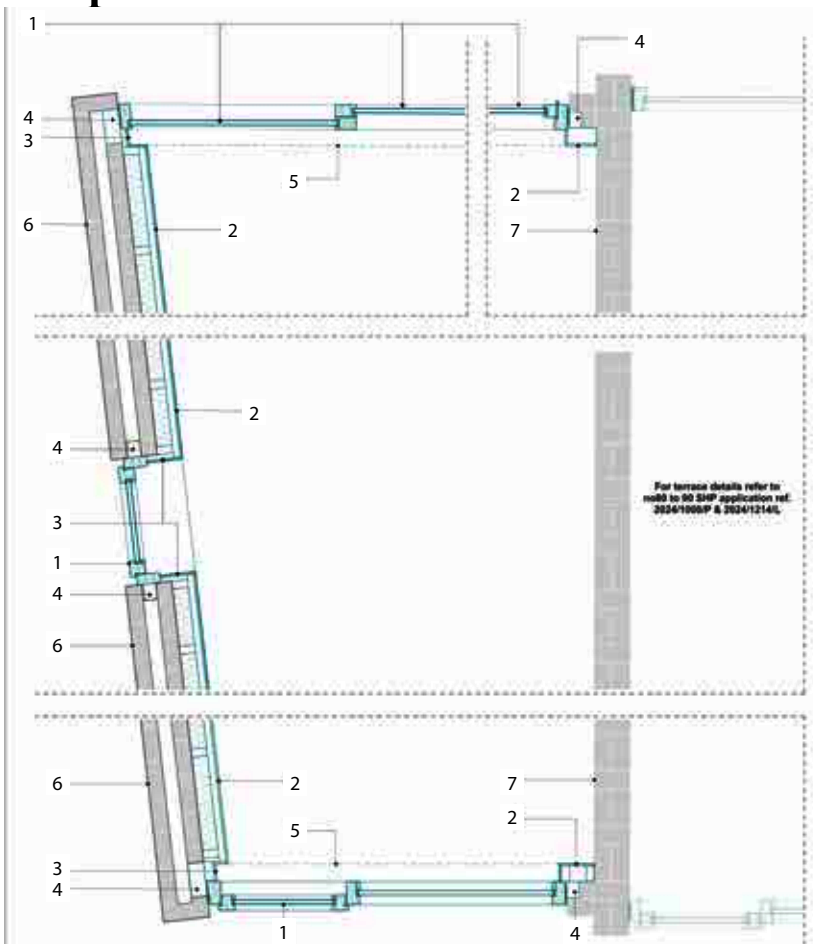
The proposed repairs are in keeping with the existing in terms of materials and finishes identified and with the aim to increase the longevity of the building fabric. Brick re-pointing and specialist concrete repairs have been identified as the main elements of the repairs. Localised brick replacement with matching brick and pointing mortar is also required where bricks are missing or no longer structurally sound to prevent i.e. water ingress or further damage to the masonry walls.

Proposal No.80 extension flank wall proposal

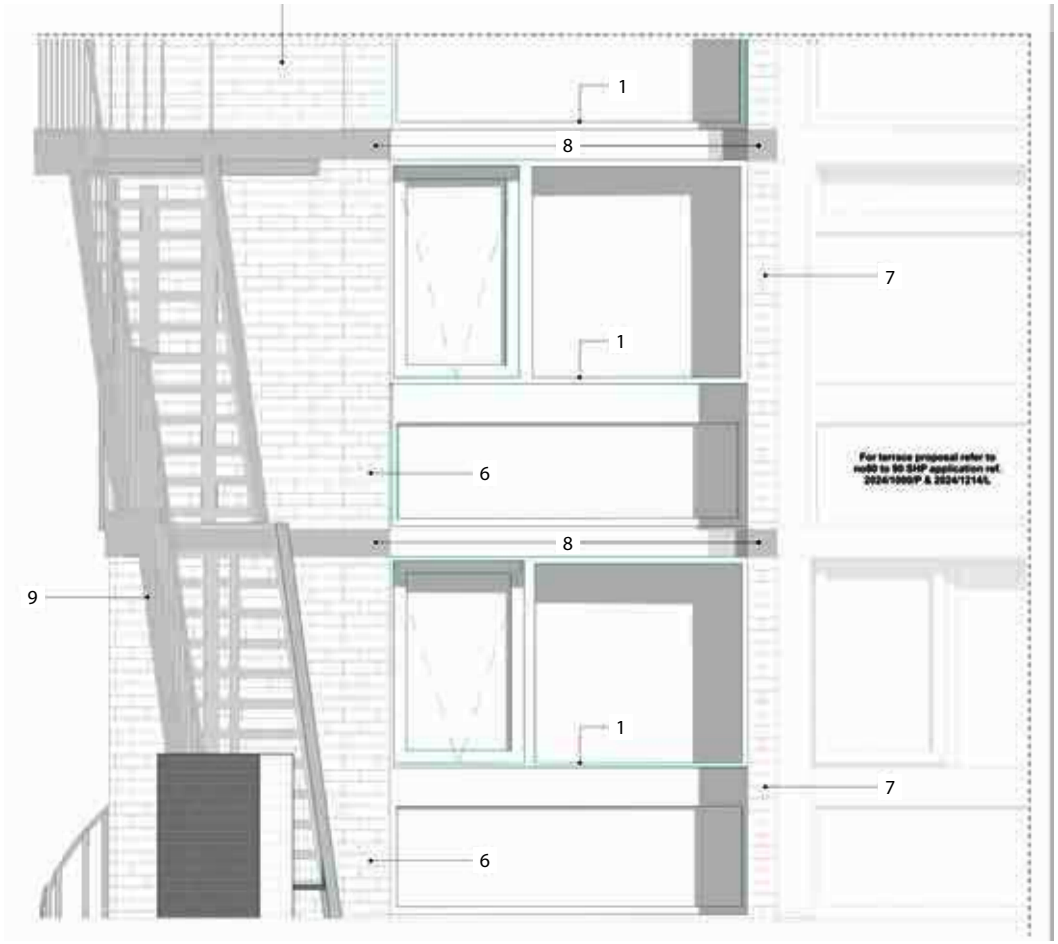
Following a site visit with the planning officer Sophie Bowden and the conservation officer Catherine Bond on 24th April '24 and comments received on 8th May '24, the proposal for the relaying out and refurbishment of no80 South Hill Park has been amended taking on board the planner comments and omitting the external insulation previously proposed to no80 SHP's flank wall in favour of new internal insulation to the same flank wall.
This is to mitigate the impact caused by the existing, uninsulated flank wall to the internal comfort, energy, cost efficiency and risk of condensation problems internally.

In summary it is proposed to:
1/ Repair the exposed concrete slabs and brickworks as described above; 2/ Install a second floor in keeping with the existing by matching the flank wall brickwork materials; 3/ New hardwood double glazed timber windows to match front and rear timber glazing finish; 4/ Replace the existing dilapidated external timber stairs with new metal stairs and the existing dilapidated concrete landings strengthened up - see Structural Engineer information attached in appendix; 5/ New concrete roof edge beam to match existing; 6/ Replace the existing rotten timber brise soleils with new to match.

Proposals No.80 extension flank wall & internal insulation details



No80 South Hill Park, Ground Floor Plan, gable end wall internal insulation detail, 1:20 Scale



No80 South Hill Park, Front Elevation, gable end wall detail 1:20 Scale

1. New timber framed double glazed windows to improve the existing thermal building performances, to match original design from 1950s
2. Internal permeable insulation to un-insulated flank cavity wall to improve the existing thermal building performances, with permeable internal plaster finish
3. Internal insulation set back/ thickness reduced at interface with new timber window frame
4. Thermal break insulation installed into existing brickwork along perimeter of new double glazed windows
5. Insulated curtain head-box detail to align with the proposed insulation set back, to help removing cold bridging at high level at the interface between the new timber window frame and the existing concrete slab
6. Existing uninsulated cavity flank wall, repaired as required
7. Existing brick wall
8. Existing exposed concrete slab
9. New stair flights to side of no80 SHP

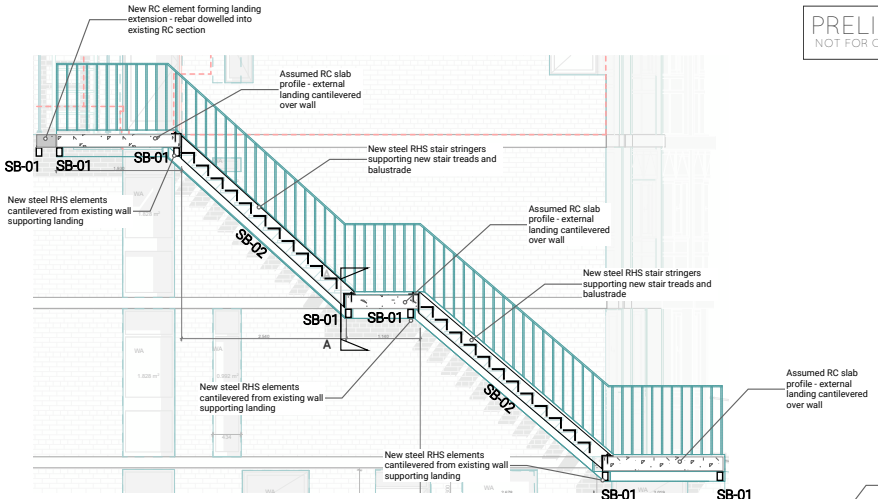
See drawing 2203-3-303 for proposed side elevation

Note: Thermally, the existing uninsulated flank wall is a significant problem in terms of internal comfort, energy and cost efficiency as well as risk to the existing fabric because of current condensation

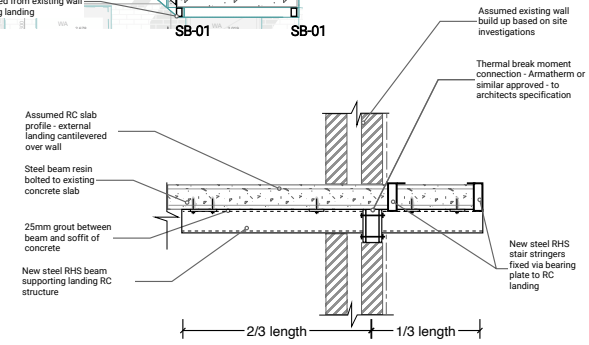
0 0.2 0.5m

These drawings show the detail of how the internal insulation is applied to the extension flank wall and how it sets back to meet the window frames. Thermal break insulation is proposed at the interface between the new double glazed timber windows and the brickwork to mitigate cold bridgin across the uninsulated cavity wall. An insulated curtain box detail is also allowed for at the window heads to both conceal the curtain tracks and further mitigate cold bridging across the exposed concrete slabs.

Proposals Structural strategy



Roof plan - plant enclosure structure



Section A-A

PRELIMINARY
NOT FOR CONSTRUCTION

NOTES

1. NO DIMENSIONS TO BE SCALED FROM THIS DRAWING
2.THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, SERVICES AND ENGINEERS DRAWINGS TOGETHER WITH THE RELEVANT SPECIFICATION AND GENERAL NOTES
3. ANY NON STRUCTURAL ITEMS SUCH AS WATERPROOFING, CLADDING, FINISHES, FIRE STOPPING ARE TO BE THE ARCHITECTS SPECIFICATIONS.
4. ALL PROPRIETARY PRODUCTS ARE TO BE USED AND INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS DETAILS AND REQUIREMENTS.
5. THE STRUCTURE IS DESIGNED AND DETAILED FOR THE PERMANANT CONDITION ONLY THE CONTRACTOR IS RESPONSIBLE FOR THE STRUCTURE IN ITS TEMPORARY CONDITION, ANY TEMPORARY WORKS REQUIRED DURING CONSTRUCTION AND ANY TEMPORARY LOADS ONTO THE EXISTING AND NEW STRUCTURE WHICH SHALL BE LESS THAN THOSE FOR WHICH IT HAS BEEN CONFIRMED OR DESIGNED RESPECTIVELY
6. ALL WORKS UNDERTAKEN BY CONTRACTOR TO BE COMPLIANT WITH RELEVANT AND CURRENT BUILDING CODES, REGULATIONS AND GOOD PRACTICES.

Assumed loading

- SIDL of treads (8mm folded steel) = 0.8kN/m2
- SIDL of balustrade = 0.5kN/m2
- LL on stairs (A5) = 2.5kN/m2

All build ups to be confirmed as design develops, size and arrangement of structure subject to these

Steel schedule

SB-01 = RHS 120x80x6.3 (S235H)
SB-02 = RHS 100x60x6.3 (S235H)

All exposed steelwork to have painted or galvanised protection system suitable to an external environment

PROJECT: SOUTH HILL PARK **REV:** 00 **TITLE:** PROPOSED STRUCTURE FOR NEW STAIRS
SKETCH No: 1965-XX-SK-002 **DATE:** 14/12/23 **DRAWN BY (CHECK):** JH (PI)

SIMPLE WORKS, UNIT 301, 203/213
MARE ST STUDIOS, LONDON, E8 3JS

The existing timber stairs at no.80 are in a dilapidated state and deemed unsafe with the existing concrete landings in need of strengthening.
It is proposed to replace the existing timber stairs with a new steel structure connecting with the new steels supporting the existing landings.
The new stair handrails will match the existing ones also corroded in parts and requiring to be replaced.

Please refer to Structural Engineer drawing 1965-SK- 002 attached in appendix.

Proposals Heritage Impact of no.80 extension remodel and external flank insulation

Existing view of no. 80 extension and flank wall

Rendered view of no. 80 extension

Existing view of flank wall at no90 end of terrace

Our assessment is that the remodelling of the extension at no. 80 SHP is key to the overall success of the wider terrace refurbishment, whose twin aims are to restore the building to be more aligned to the architect's original design intent, and to ensure the durability of the building envelope through essential repairs.

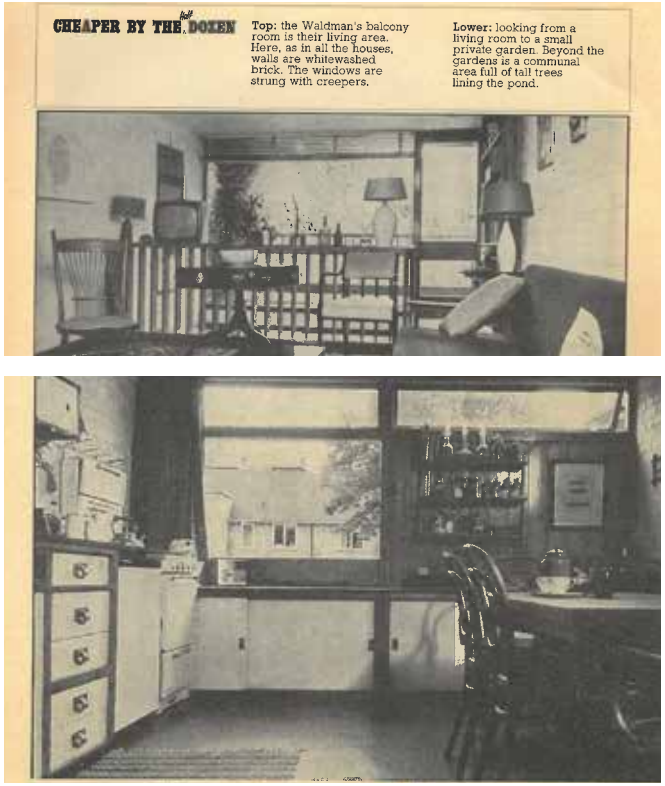
The terrace external works are covered in a separate application.

We believe that the simple remodelling of the second floor extensions, which is broadly within the existing massing, and the reinstatement of the timber framed windows, are both essential components in the restoration of the overall terrace.

The new internal insulation to no80 SHP flank wall will positively mitigate the impact caused by the existing, uninsulated flank wall to the internal comfort, energy, cost efficiency and risk of condensation problems that the building is currently experiencing, taking on board the planners comments on the preservation of the external identity offered by the terrace materials when viewed by the surrounds.

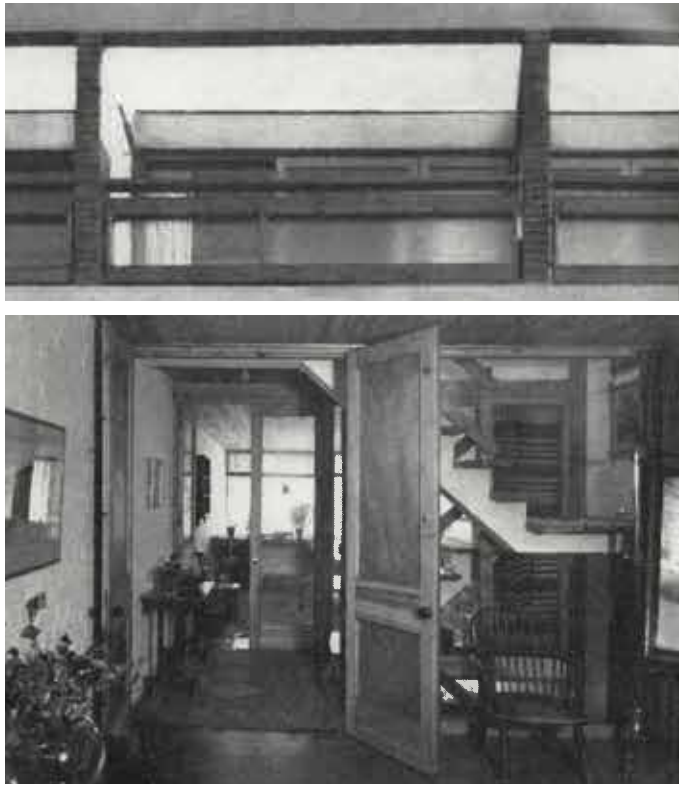
Based on our analysis, therefore, we believe that internal insulation option is the only other viable solution to the refused external insulation to improve the environmental performance of the building.

Proposals No. 80 interior remodelling : original interiors



Interior photos of the Waldmans house (no.80)
Top photo shows the original void between ground and lower ground floors which is now filled in.

Design intent is to re-open the original double height void to create a space much like the Howells' living room at 82 pictured here



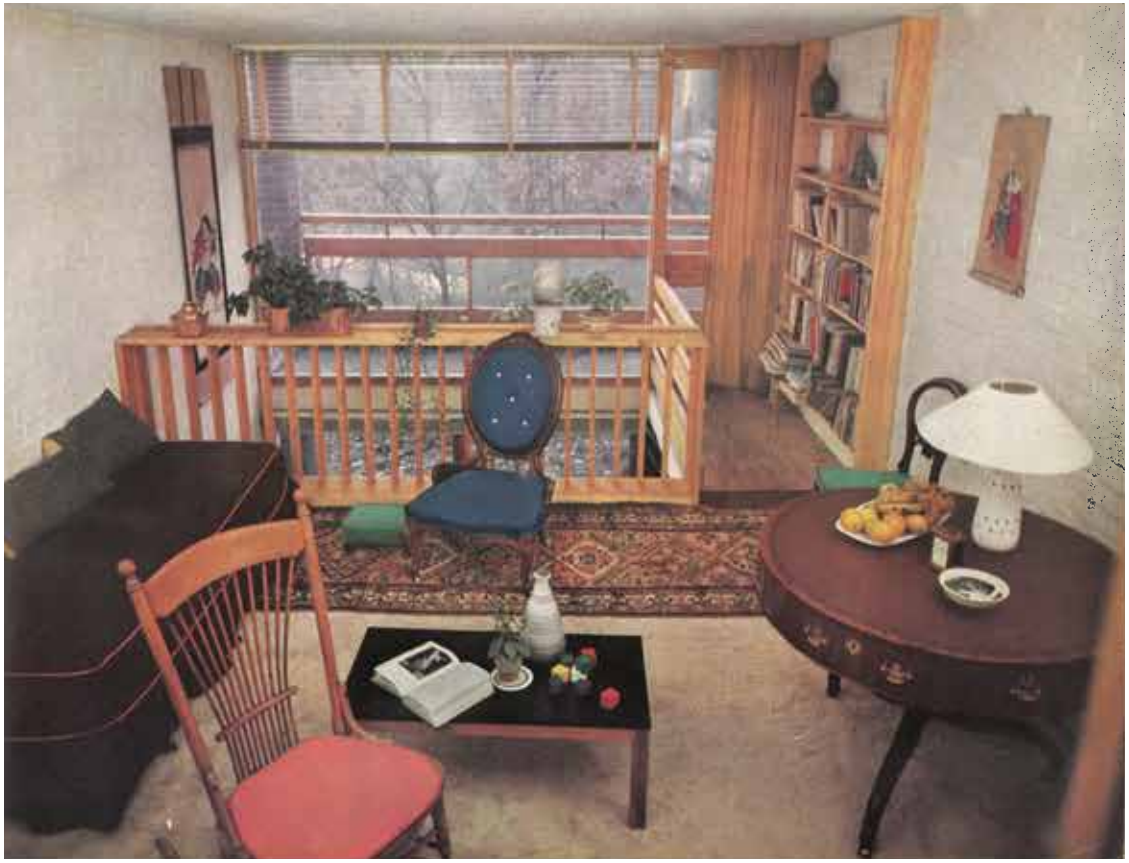
De-cluttering the staircase and joinery of the original timber screens is a priority as well as enhancing windows, balconies and views out to the Heath from the upper floors.

Fortunately the Waldmans have extensive personal and archive documentation of the original interiors of their own and other houses within the terrace.

The aim is to de-clutter and reinstate some of the key spatial moves such as the double height void between the ground and lower ground, as well as bringing back a clear material palette that has been obscured and covered over in various iterations of internal remodelling of the house.

Following the comments received by the planners during a site visit and following up correspondence the design proposal will aim at preserving and reuse the existing internal original doors and associated ironmongery on site.

Proposals No. 80 interior remodelling : original interiors



Double height void at no80 currently blocked up

Typical double height void at no82 to 88

Photos of the lower ground floor to ground floor double height void at no80 currently blocked up and that is proposed to be reinstated, with the original joinery details reinstated.

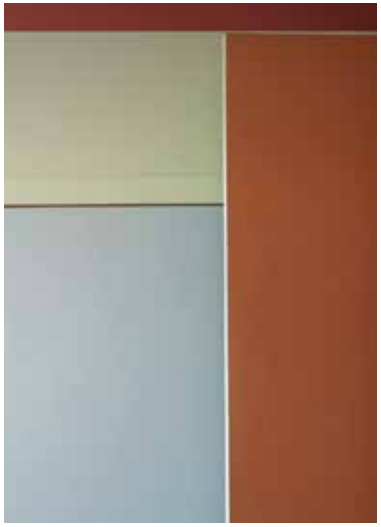
Proposals No. 80 interior remodelling : current interiors

Existing photos show the extent of visual and physical clutter added over time, to be removed by opening up the some of the existing key areas

Proposals No. 80 interior remodelling : current interiors

Existing photos show the extent of visual and physical clutter, to be removed by opening up the some of the existing key areas

Proposals No. 80 interior remodelling : proposed interior palette



Proposals Overall assessment of impact

Assessing the impact of the proposals, we review:
- The form and appearance of the proposals in relation to the heritage asset itself and the wider setting, also considering authenticity and design ethos.
- Visual impact
- Robustness, quality and longevity of materials and detailing
- Sustainability and the ability of the proposals to respond sensitively to the climate emergency without unduly harming its heritage significance.
- Balancing protection of significance with accessibility for general use and safe maintenance.

The heritage impact assessment also highlights where the heritage significance can be enhanced and where harm should explicitly be minimised and monitored.

Overall we believe the premise of the proposals is to strip away layers of accumulated harm to the Listed Building.

In doing so, the proposals are designed to enhance and celebrate the significance of the terrace, carried out cooperatively in the spirit of the original community.

Specifically we believe that the following provide a clear benefit and enhancement of the terrace and its significance:

- Reinstating the timber joinery and glazing
- Masonry and external timber repairs
- Remodelling the no80 extension
- Remodelling and de-cluttering no80 interior
- Providing an accessible ground floor bedroom and bathroom at no 80

We believe the installation of the internal insulation to no80 flank wall can cause some harm by loosing the view of the exposed brickwork internally, but also that the overriding benefits and design mitigations outweigh the harm. In addition to this consideration, the internal insulation is proposed to be installed to a largely non-original element of the terrace (apart from the flank wall corresponding to the original garage flank wall, the rest of the existing flank wall is the result of a number of extensions installed over the years).

In arriving at this conclusion, we refer to Policy D1 from Camden's Local Plan, in particular the following points:
Policy D1
"London's form, character and capacity for growth includes reference to the requirements to consider the urban form and structure e.g. block pattern, building heights etc. and their historic evolution in the context of the proposals"

Camden Local Plan 2017
Policy D1
b. Preserves or enhances the historic environment and heritage assets
c. is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation.
e. comprises details and materials that are of high quality
j. responds to nature's features and preserves gardens and other open space
l. incorporates outdoor amenity space
m. preserves strategic and local views
n. for housing provides high standard of accommodation and carefully integrates building services equipment.

In summary we believe this project presents a very significant net benefit to no80 SHP and the rest of the Terrace and a rare opportunity to enhance a Listed Building overall under multiple ownership in a considered and coherent way.

Appendix 1 Site photos
Appendix 2 Existing and proposed drawing set
Appendix 3 Statutory Listing