

1 BROMWICH AVENUE
HOLLY LODGE ESTATE
LONDON
N6 6QH



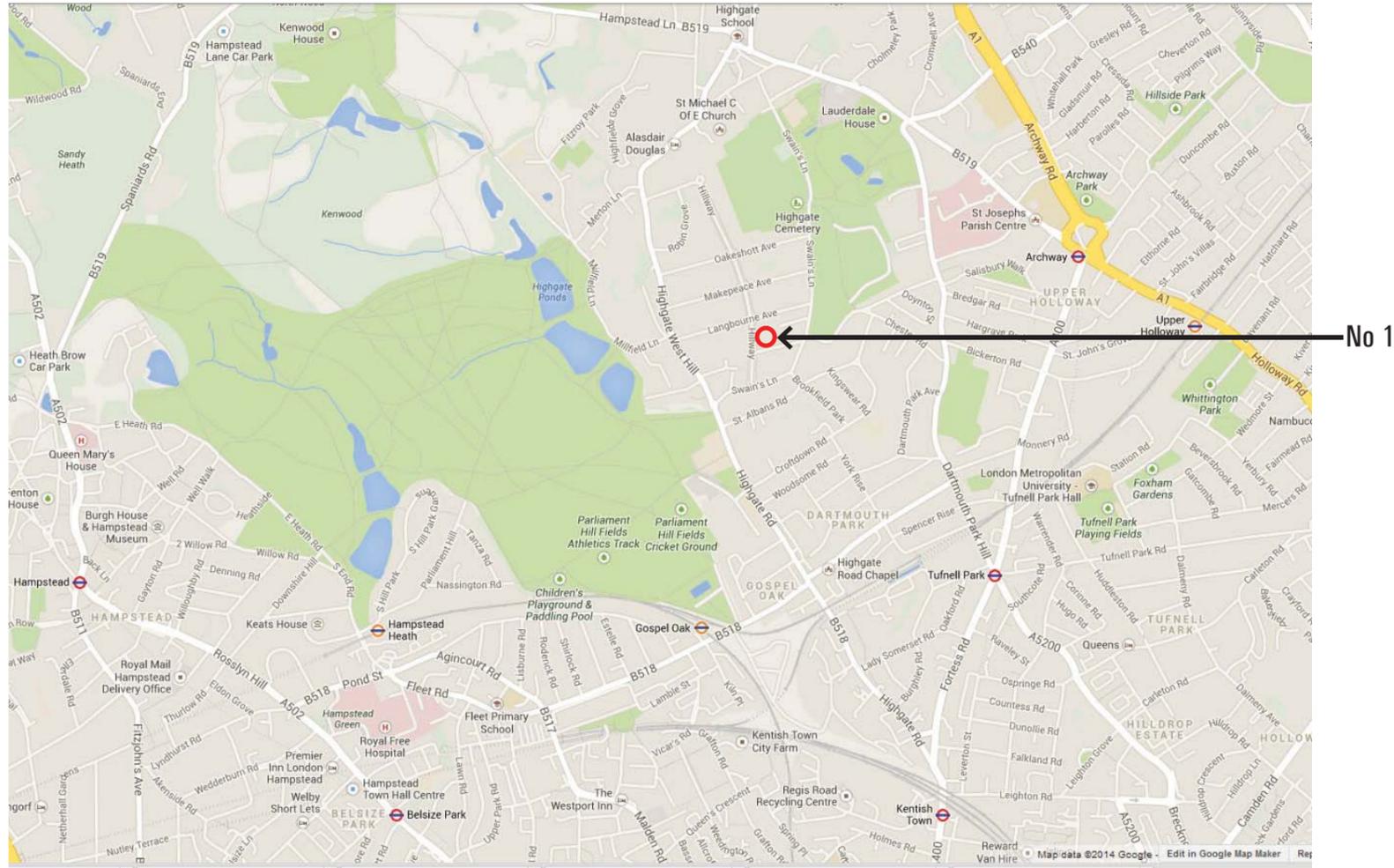
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This Design and Access Statement provides a description of the proposed extension and enhancement works at 1 Bromwich Avenue, London N6 6QH.

The proposed development comprises of a rear extension to the existing property, loft conversion with dormer additions, improvement of external elevations and internal refurbishment.

The project provides a significant opportunity to create beneficial additions to the quality of accommodation and amenity space of the house, increasing floor area in such a way that it better suits the changing requirements of a growing family who have made this their family home.

This proposal further seeks to rationalise the internal layout of the house to cope better with modern living demands and to improve the quality of daylight to all living spaces, whilst maintaining the amenity of neighbouring properties and supporting the character of the area.

Advantage will also be taken with the refurbishment to upgrade the property's environmental performance and better the energy ratings.

The site has good access to the transport network and is well served by local bus routes and a choice of a number of nearby train stations.

Equally the site is well located with convenient access to recreational spaces, parks, cultural & educational facilities, shops and a hospital.



Location:

1 Bromwich Avenue is a small semi-detached house, located towards the western end of a row of houses dating back to 1923 when construction started in this architectural enclosure. The property has no listed status and falls within a gated community which is a conservation area and forms part of the Holly Lodge Estate.

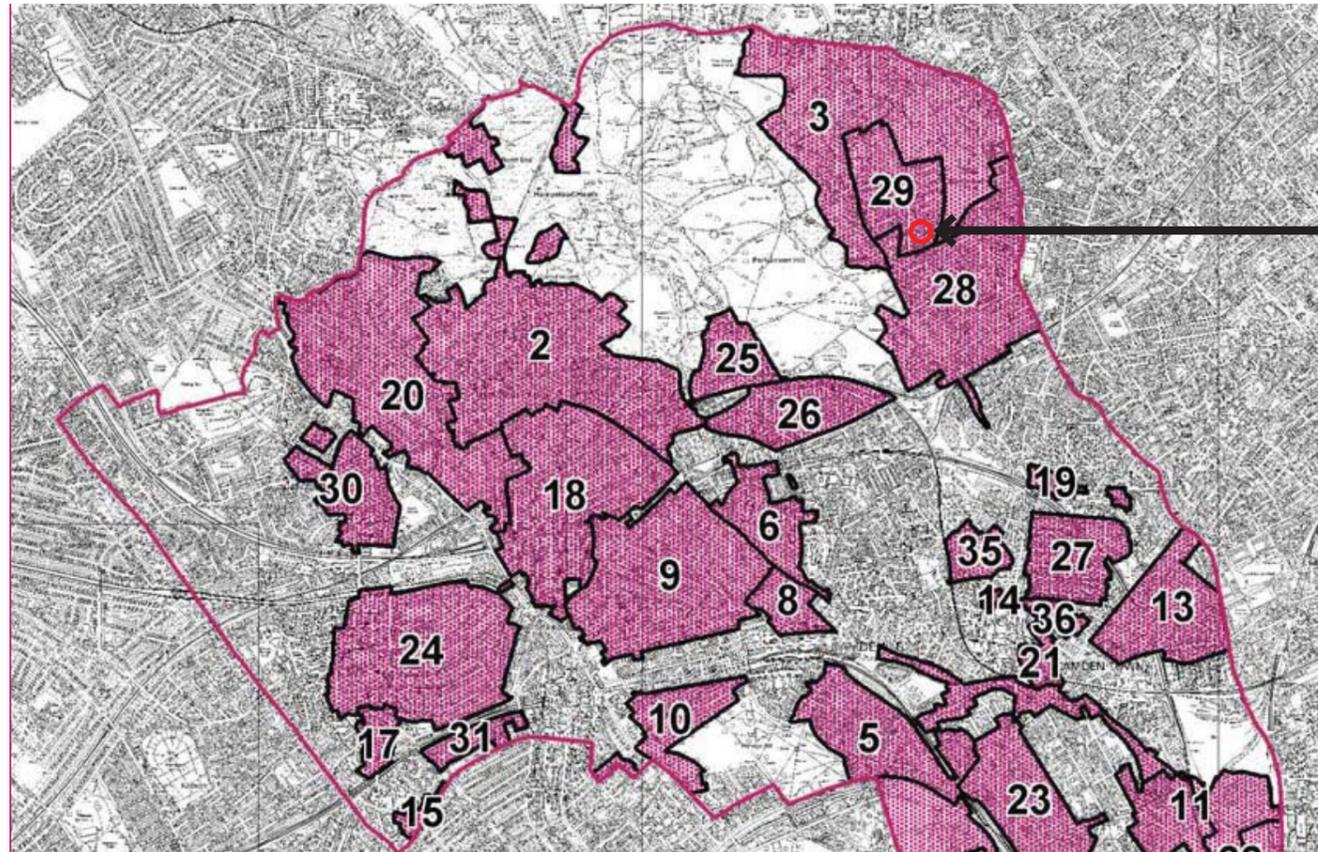
The property is used as a single dwelling house and the surrounding area is predominantly residential in character. The site is a small two-storey terrace house with most of its original features still intact although it has a small single storey rear extension in face brick. The boundaries of the site are marked by a mixture of walls and fences.

Many of the terrace houses on the street have benefited from loft conversions and substantial rear extensions in varying scale and height with some being unsympathetic in size, bulk and material use.

Location Plan - The term "original house" means the house as it was first built or as it stood on 1 July 1948.

Source: Ordnance Survey Maps and

<http://www.planningportal.gov.uk/permission/commonprojects/extensions/>



No 1 sits within the Holly Lodge Estate

Surrounding Area:

The Holly Lodge Estate is located to the south of Highgate Village and is partly bounded by the 14.5ha Highgate Cemetery on the north & east sides which has a grade 1 listed status.

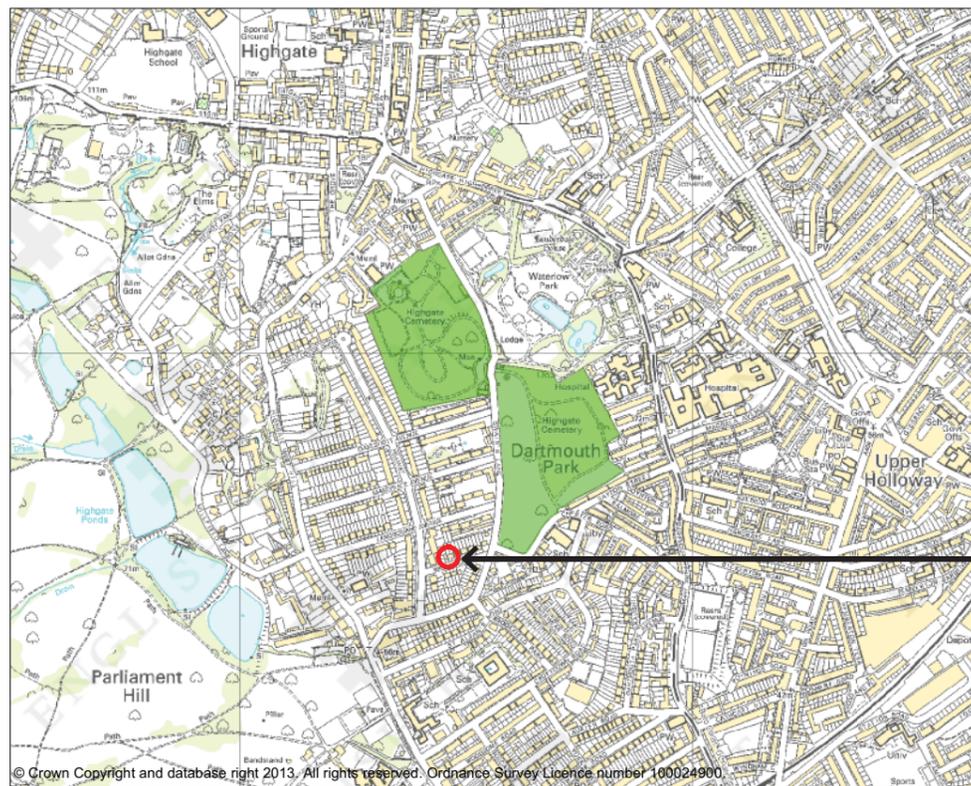
The site is accessed from Swain's Lane to the south through a controlled vehicle gate and by a pedestrian gate on the east perimeter fence. It is on gently sloping ground, falling from north-west to south-east. There are some views from the higher ground southwards towards central London but the views are generally restricted by trees and planting.

Houses within the immediate surroundings have a very similar architectural character and vernacular features typical of the Edwardian period it was constructed in. This all lends a strong architectural character to the area with a play on the red roof tiles, black painted gutters and white simplistic front facade treatment.

The Holly Lodge Estate Conservation Area was first designated on 1 June 1992.

Properties within this architectural enclosure is subject to the Holly Lodge Estate conservation area appraisal and management strategy. This proposal acknowledges this strategy and seeks to strengthen the architectural character in design and material use.

Conservation areas in Camden Source: Camden's Camden Local Character Guide



Heritage Category:	Park and Garden
List Entry No :	1000810
Grade:	I
County:	Greater London Authority
District:	Camden
Parish:	Non Civil Parish

Each official record of a registered garden or other land contains a map. The map here has been translated from the official map and that process may have introduced inaccuracies. Copies of maps that form part of the official record can be obtained from English Heritage.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions. The map and grid references are for identification purposes only and must be read in conjunction with other information in the record.

List Entry NGR:	TQ 28704 86796
Map Scale:	1:10000
Print Date:	26 January 2014

ENGLISH HERITAGE
 1 Waterhouse Square, 138 -142 Holborn, EC1N 2ST
 Tel: 020 7973 3000 www.english-heritage.co.uk

No 1

Name: HIGHGATE CEMETERY

This is an A4 sized map and should be printed full size at A4 with no page scaling set.

Surrounding Area of Highgate and Cemetery Source: English Heritage map

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No 1: The SITE



The SITE: South facing aerial view showing context.

Source: Bing Maps www.bing.com

Projection: Extent of rear extensions to neighbouring properties.



The SITE: West facing aerial view showing context.

Source: Bing Maps www.bing.com

No 1: The SITE

Group of house along Bromwich Avenue:

No.23 Erection of side and rear dormers. 2012/3709/P granted 30-07-2012

No.21 Erection of side and rear dormers. 2012/3634/P granted 30-07-2012

No. 17 Existing side and rear dormers constructed.

No's. 15&13 Existing side and rear dormers constructed with single storey rear extensions.

No. 9 Existing side and rear dormers constructed.

No. 8 Erection of side and rear dormers. 2011/4494/P granted 09-09-2011

No.6 Erection of side and rear dormers. 2012/5200/P granted 08-10-2012

No. 5 Existing side and rear dormers constructed with single storey extension.

No's. 2&4 Existing side and rear dormers constructed.

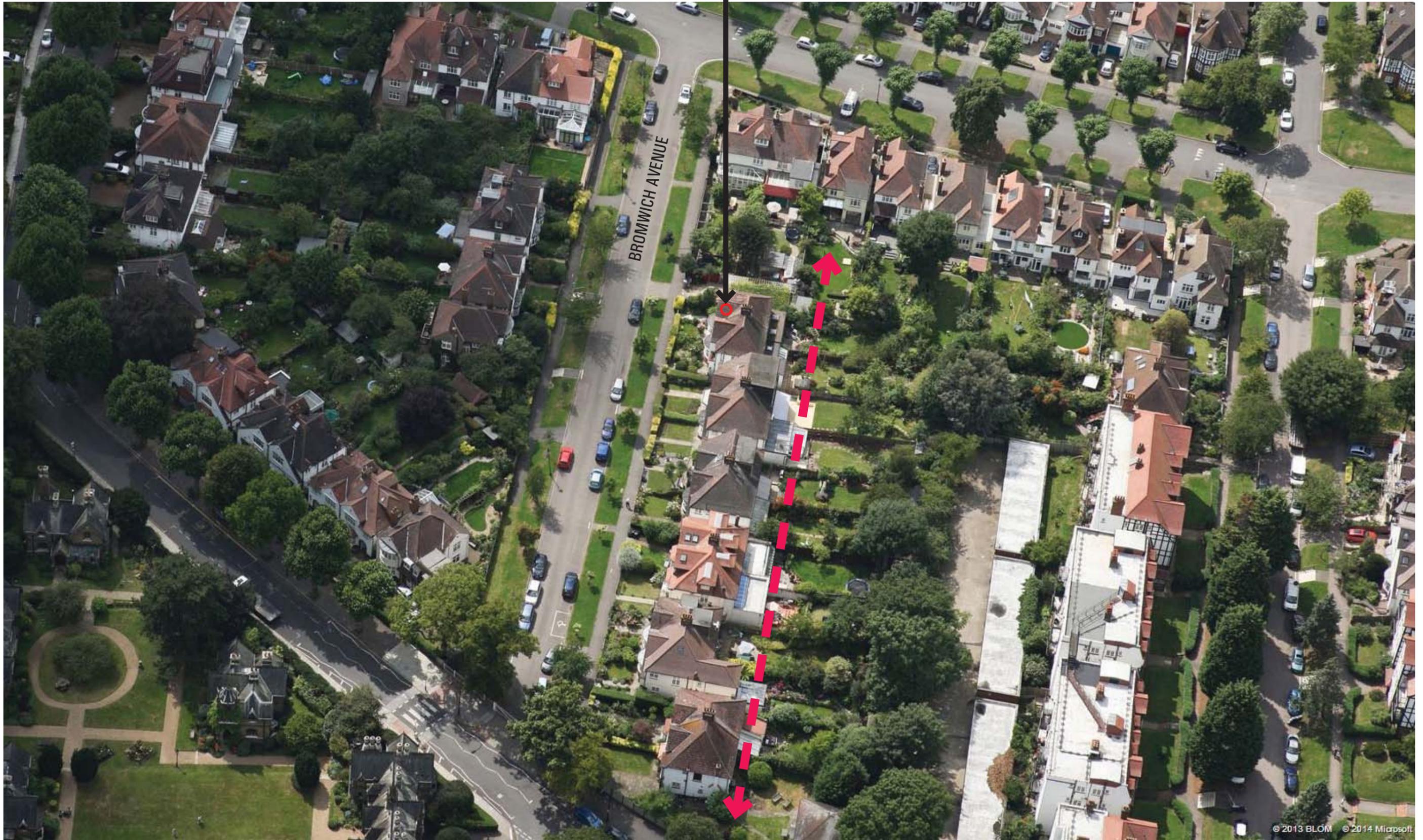


The SITE: North facing aerial view showing context.

Source: Bing Maps www.bing.com

No 1: The SITE

No 1: The SITE



The SITE: East facing aerial view showing context.

Source: Bing Maps www.bing.com

Historic Context:

The original Holly Lodge Estate dates back to the late 18th century under the ownership of Sir Henry Tempest and over the years a gated community was formed out of the original estate. The distinctive planned development of the Estate was in the 'garden city movement' tradition which was typical of its time and similar to popular town planning ideas and developments in parts of London with Hampstead Garden Suburbs being an early example of this philosophy.

The construction work commenced under the company ownership of the London Garden Suburbs Limited in the early part of the 1920's and the building work was carried out by the Central London Building Company Limited. The buildings were designed in an English vernacular style influenced by the Arts and Crafts tradition with a cottage feel with multi-paned casement windows, cat-slide roofs, tile decoration and rendered elevations, tall chimneys and recessed arched porch details.

The buildings and the layout are substantially intact, with a progression of architectural style and variety in size ranging from rendered cottage, to half-timbered small semi-detached houses and then substantial detached houses.

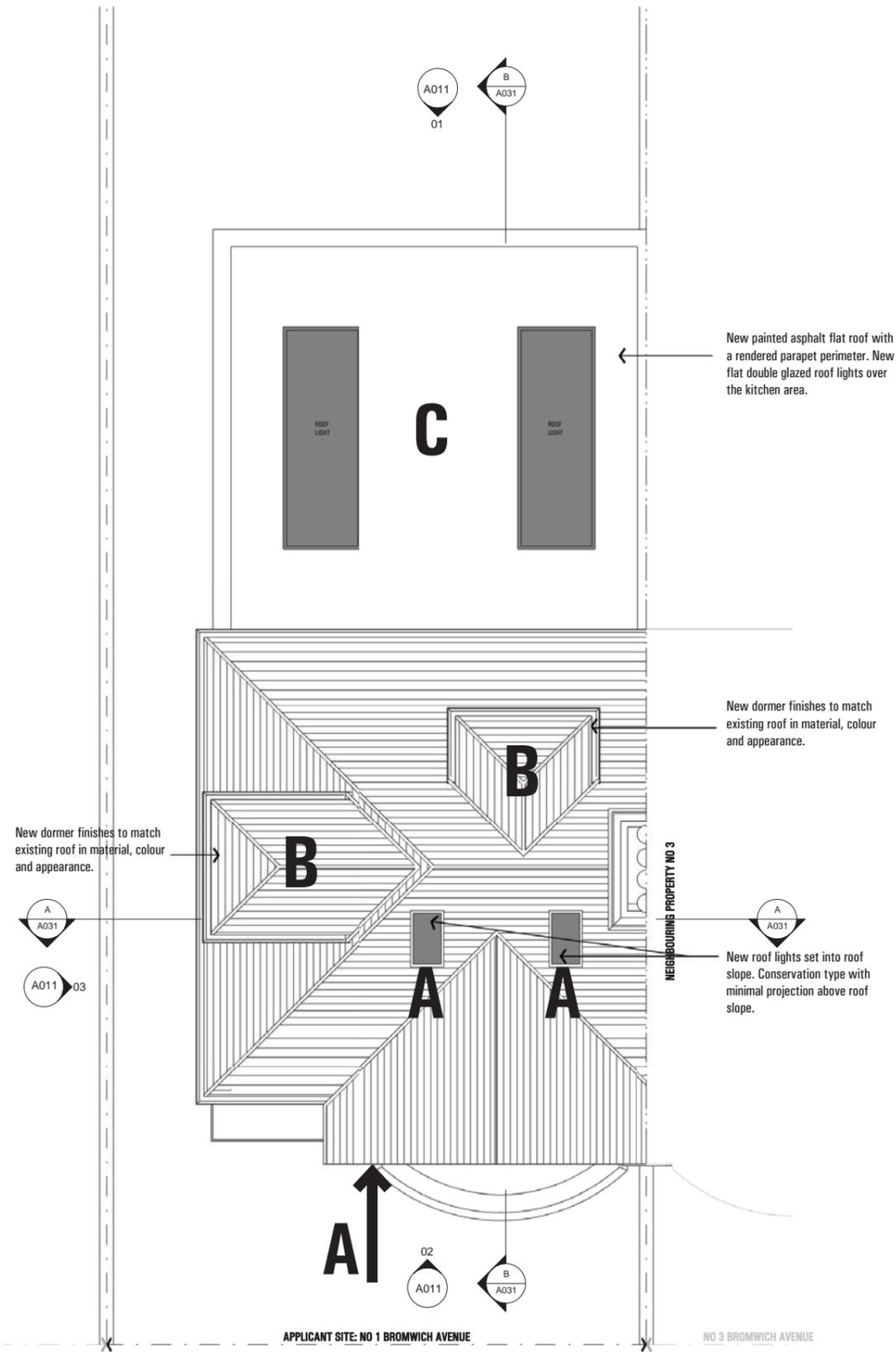


Historic Map of Holly Lodge Estate, 1935. Source: Camden Map Ref No: c08676 dated 22/01/2013



Aerial photograph of Homes Ltd flats at the Holly Lodge Estate and Highgate Cemetery, Highgate, 1939

Source: - Britain from Above" <http://www.britainfromabove.org.uk/download/EPW061147>
REVISION P00 Dated 21/01/2014



This proposal seeks to resolve the quality of accommodation with increased daylight, reconfigure the internal layout and providing additional living space.

02-01 SCOPE OF WORKS

The proposed external alterations consist of:

A - insertion of two roof lights, redecorating stucco in white and guttering in black to match houses in surrounding context. Replacing existing single glazed fenestration to the front elevation with sympathetic double glazed casement units (painted timber framed units) that replicates the original casement windows as shown on the Proposed Drawings.

B - a loft extension at roof level with a small side dormer clad in red clay tiles accommodating an access stair and a rear dormer extension to the back that provides additional living space.

C - altering the rear elevation and openings with an extended single storey space to the back garden to create a facade with high quality materials and design; enhancing the overall appearance of the back elevation.

Site Plan

No 1: The SITE



The SITE: Aerial view.

Source: Bing Maps www.bing.com

02-02 CHARACTER OF THE AREA:

The design of the Avenues in Holly Lodge Estate is similar in character but front façades display an architectural play on: bow windows, both square and semi-circular, gables, extended pitches and tiled skirts to windows in various combinations on most of the houses.

The scale of the buildings within the Holly Lodge Estate is a key factor in defining the character of the conservation area. The overall scale of the houses lining the avenues, the rhythm created by the spacing of the houses and the repetitive configuration on elevations contribute to the overall harmony of Bromwich Avenue.

The preservation of the character of the conservation area has been a priority throughout the design development. The limited nature of the proposal, relative to scale and size to the existing building, means that the actual impact on the view of the rear facade would be minimal.

In addition we consider that the choice of materials and general design will compliment and enhance the existing building. The proposed dormers are to replicate existing complimentary features and combined with a sympathetic choice of materials will reinforced the local character.

02-03 NEIGHBOUR'S AMENITY:

The proposal has been carefully designed to ensure there is no adverse impact on the amenities of the neighbours.

Daylight - There would be no impact on daylight to neighbouring properties.

Sunlight - There would be no impact on sunlight to neighbouring properties.

Privacy - The issue of privacy has been carefully considered during the design development to ensure that there is no adverse impact to the neighbouring properties.
- There is no increase of 'field of view' or no issue of adverse impact relating to overlooking and the neighbour's privacy with respect to the use of their garden is preserved.

No 1

No 3: Note see planning application of adjacent neighbour and should be cross referenced.



Street Elevation

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DESIGN & ACCESS STATEMENT

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REVISION P00 Dated 21/01/2014

1 BROMWICH AVENUE, N6 6QH

02-04 FRONT FACADE

No 1 is a semi-detached unit that forms part of series of houses that create a uniform street elevation treatment along Bromwich Avenue with alternating mirrored layouts to adjacent properties. Although it is noticeable that the two end units sits slight forward and protruding of the inner group being unit pairs 1&3 and 17&19.

This proposal does not deal with any significant alterations to the front facade and rather seeks the improvement of original features in order to strengthen the local architectural character of the area.

In terms of the front elevation treatment it is worth noting that the white painted guttering is in contrast with the local Holly Lodge conservation plan and character. The proposal includes the repair and redecorating the guttering in black to strengthen the external appearance of the elevation within its conservation area setting.

Although the proposed side dormer extension would be noticeable from the street it would be a mirrored image of it's 'book-end' equivalent No 19 and also would be balanced with the proposal of neighbouring No 3. The small dormer is set down from the ridge line to emphasise the subordinate size of the side addition which provides access to the proposed loft space. The new hip-end roof and cheeks will be clad in red clay tiles with black guttering as seen on elevations and described below.

The replacement of windows are part of the Scope of Works and new double glazed timber casement windows are proposed to replicate the existing units in material, quality and detail.

Part of the proposal is to carry out general maintenance and repair-work to the external and features such as general brickwork and chimney will be repaired and re-pointed where necessary.

No 3: Note see planning application of adjacent neighbour and should be cross referenced.

No 1



Existing extension extended out to align with neighbouring properties no's 7, 13 & 15.

Back Elevation

02-05 REAR FACADE

The overall rear facade treatment to this row of houses is less uniform than the front facade with a variety of rear extensions which are different in size, style and material treatment from one property to the next in terms of mass, scale and bulk.

The north facing rear elevation to No 1 has a simple geometric layout and the property has a good size rear garden space which is long and deep. Existing external windows and doors to the rear are made from timber framed units but with no consistent pane size configuration and the single storey extension is not original to the parent building in an unsympathetic red brick that doesn't match the materials to the parent building.

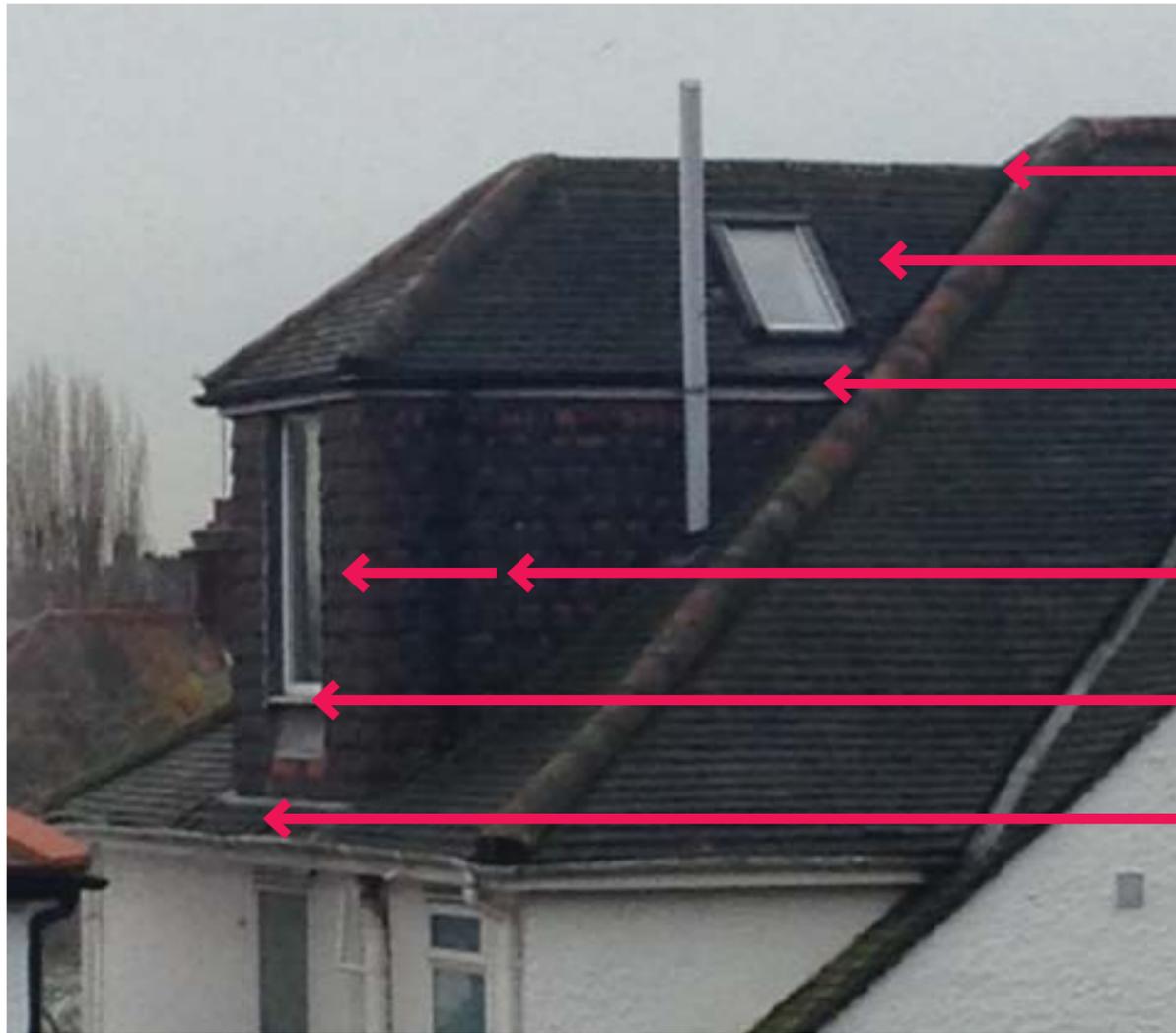
The rear facade has a stepped single storey extension and it is proposed to extend this outwards and align it with an existing 'building line' of neighbouring properties no's 7, 13 & 15. The existing single storey has two roof lights and two new double glazed replacements are proposed but below the parapet level to conceal them from view as shown on the drawings.

In addition the rear elevation will also have a further alteration at roof level in the form of a loft conversion with two dormer extensions: one to the rear and the other on the west side to create access and additional habitable space from the attic space. The modest rear dormer extension is aiming to echo its bookend pair no's 21&23 and similar consented rear dormer extensions to create a unifying rear elevation group.

The rear extension will be a single storey with a matching painted stucco/render finish with fenestration to the side matching existing timber casement windows in appearance and detail. The rear face will have a opening sliding or bi-folding door system in timber or aluminium in a white paint finish.

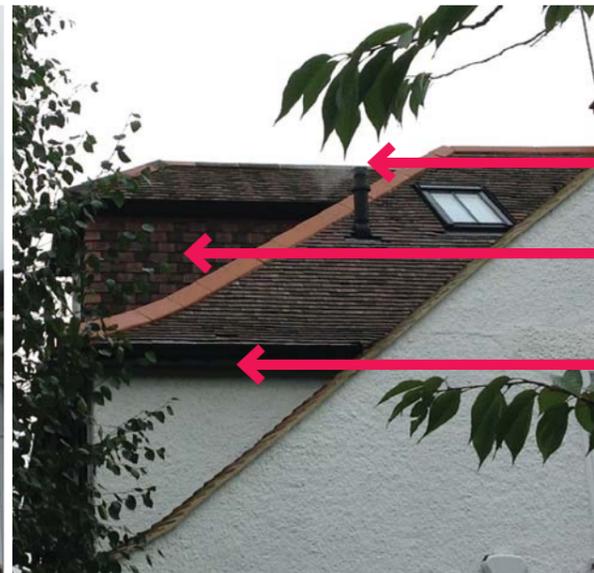
The proposed works will replicate existing material treatment and the dormers will reinstate traditional used materials such as red clay tiles with matching eaves detailing and black painted guttering.

The main purpose for this proposal is to provide additional space and to improve the quality of accommodation. The proposal also seeks to enhance and improve the architectural quality of the side and back elevations while creating an improved layout with sufficient daylight.



- ← Dormer set down from ridge line.
- ← New red clay tiles
- ← Black painted guttering
- ← New red clay tiles to front and cheek faces of dormer
- ← New dormer small and narrow over new stairs.
- ← Set back from eaves and gutter line.

No 4 Bromwich Avenue: Example of side dormer extension with elements to match.



- ← Dormer set down from ridge line.
- ← New red clay tiles
- ← Black painted guttering

No 6 Bromwich Avenue
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No 8 Bromwich Avenue
DESIGN & ACCESS STATEMENT

O2-06 DESIGN, SCALE & MATERIALS

The proposal is a well considered scheme that aims to contribute to the sensitive architectural character and sympathetically reintroduces traditional features and materials to the existing building.

Full width extensions have been build along the back of the houses with a variety in scale and material use. The proposed rear extension is a low single storey structure that will hide any of the flat roof roof-lights and the new stucco rendered walls will match the parent building with a white painted finish.

New guttering will match existing and painted in black.

All new windows will be double glazed timber framed casement units replicating the existing windows in detail and appearance in white painted finish.

All roof-lights set into the sloping tile roofs will be set into the roof space minimising any protrusion above the roof line and to be conservation type roof lights.

Side dormer over stairs: As small and narrow as possible to serve as an access space from first floor to the new proposed loft space. In terms of design see key elements that will be included in the construction of a hip roof dormer as illustrated on images of No's 4, 6 and 8.

Rear dormer extension: It is proposed that the hip roof detail is repeated at the rear dormer to uniform the group of houses in the rear and as illustrated on images of No's 4, 6 and 8.

Red clay tiles to be used on both new dormers: roof and roof cheeks to match each other in appearance and design.

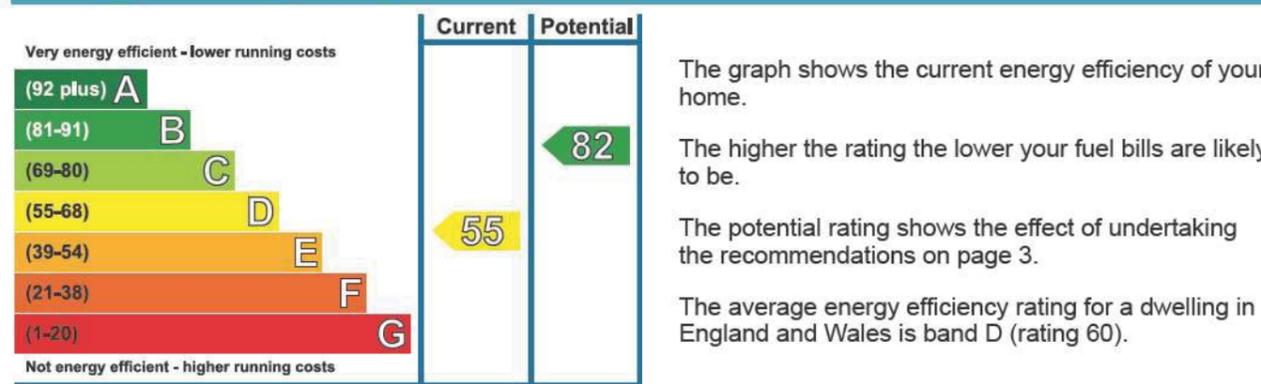
1, Bromwich Avenue, LONDON, N6 6QH
 23 May 2012 RRN: 8992-6625-9780-6856-7992 **Energy Performance Certificate**

Summary of this home's energy performance related features

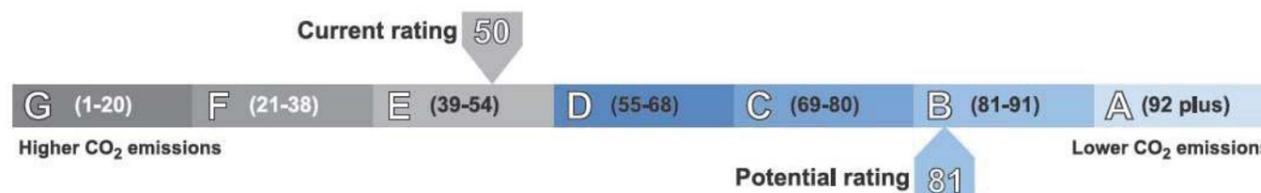
Element	Description	Energy Efficiency
Walls	Solid brick, as built, no insulation (assumed)	★☆☆☆☆
Roof	Pitched, 100 mm loft insulation	★★★★☆
Floor	Suspended, no insulation (assumed)	—
Windows	Partial double glazing	★★☆☆☆
Main heating	Boiler and radiators, mains gas	★★★★☆
Main heating controls	Programmer and room thermostat	★★★★☆
Secondary heating	None	—
Hot water	From main system	★★★★☆
Lighting	No low energy lighting	★☆☆☆☆

Current primary energy use per square metre of floor area: 271 kWh/m² per year

Energy Efficiency Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



Current Energy & Environmental Ratings

02-04 ACCESSIBILITY:

The limited nature of the proposals means that the status on access remains unchanged to the property.

02-05 SUSTAINABILITY:

As part of the proposed building works, improvements will be made to the thermal performance of the existing building fabric. The existing rear extension and roof has poor insulation qualities and new, high performance insulation would be installed and measures will be taken to improve the 'air-tightness' of the building. The existing windows and double doors leading onto the rear garden are single glazed and of poor quality, leading to a loss of heat and a source of cold air draughts; these units will be replaced with high quality double glazed units. The u-value/thermal performance of the new house would be significantly better than the existing fabric.

Good design combined with high quality and durable materials would be employed to create an enhanced end result.

CONCLUSION:

The development will significantly improve the standard of residential accommodation at the site. It will enhance the fabric, integrity and appearance of No. 1 Bromwich Avenue and can be seen as positive contributor to the conservation area and the Holly Lodge Estate.