

# 106

## Design and Access Statement

106 Highgate Road  
Fitzroy Terrace  
NW5 1PB

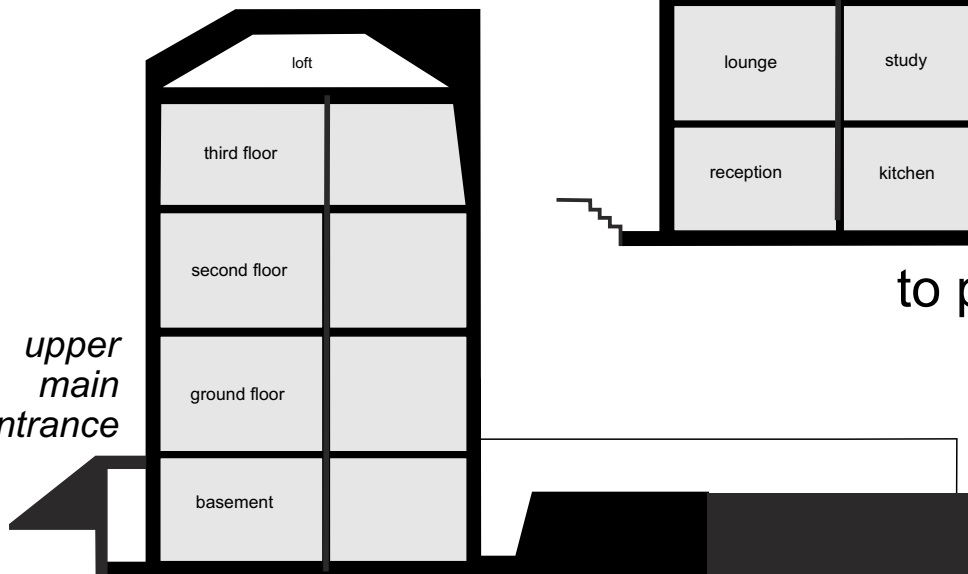


Snelling & Sherriff April 2016

# 106

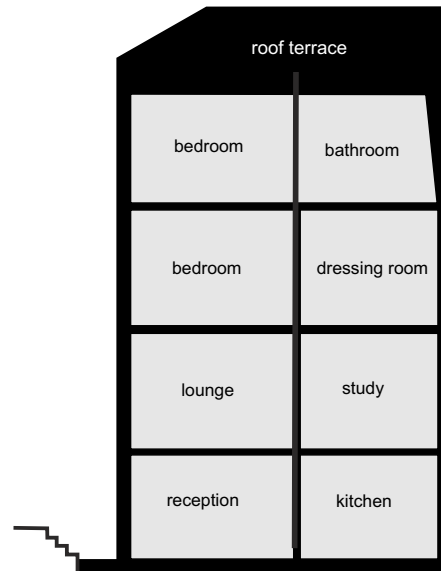
## History

*upper  
main  
entrance*

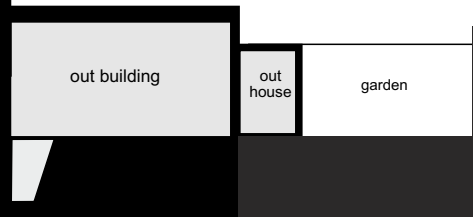


first build 1790 ~ 1810

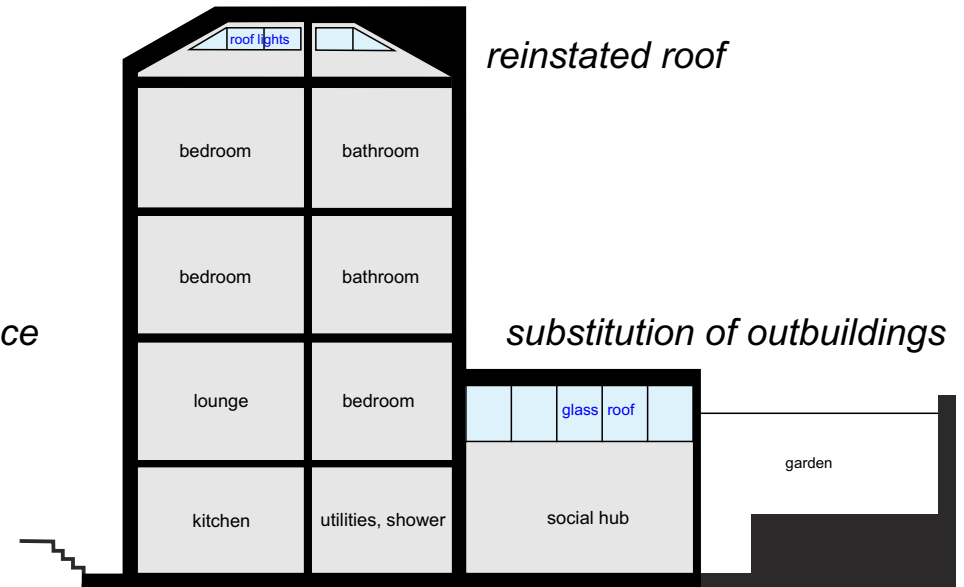
*roof replaced by flat roof terrace*



*outbuildings added*



to present



*substitution of outbuildings*

proposed

# 106

## Context

106 Highgate Road is located within a terrace of six Grade II listed Georgian properties known as Fitzroy Terrace. 106 is mid-terrace and has lots of historic fabric.

## Design Proposal

The approach taken to enhance this London terrace home with contemporary comforts is to look at the property from its original layout. The original front entrance was at second storey level accessed up steps from ground level. The second storey level along with the third storey are well preserved having the most noteworthy assets. The first storey and the top story would always have been simpler. The current ground floor, the first storey, has apparently had some later additional decorations to enhance the change of entrance into the building.

The design approach is to preserve the now first and second floors with their embellishments, bigger windows and higher ceilings. The scope for change is for the ground floor and top floor which are more utility in function having simple features and low ceilings. The top floor can be opened up in height to let light through by replacing the flat roof, being a more recent conversion, with a roof conforming to its terrace neighbours. The ground floor can continue in its functions of store and kitchen while expanding out into the garden, and maximising on light and space with a glass roofed extension.

## Heritage

The historic Georgian features have been itemised, (see appendix) with the help of a heritage professional, Andrew Derrick of the Architectural History Practice. All original features of interest will be retained or reinstated to match the original detail.

The rear previous basement door will be modestly enlarged on what is now the ground floor. This alteration does not touch on any existing historic details. See preliminary structural drawings produced by Michael Chester and Partners.

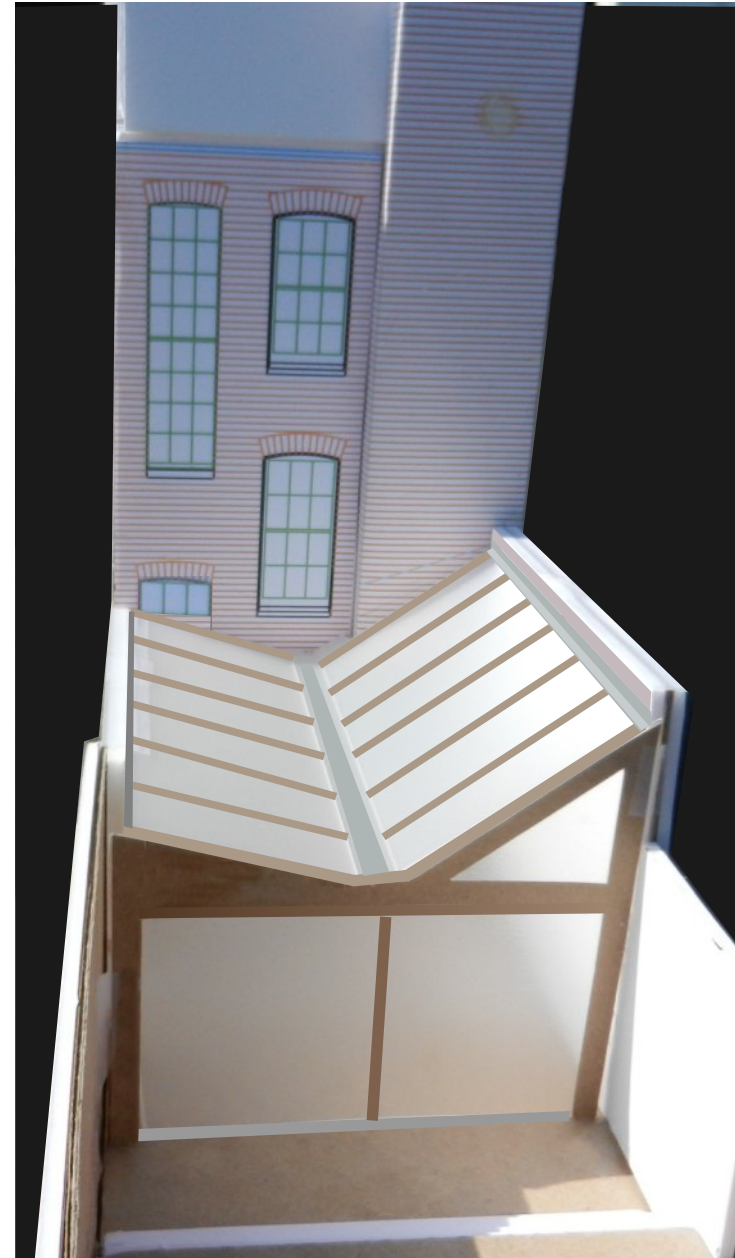
The first and second floors plus the stair well contain most of the details of interest and the approach is for minimal intervention. Significantly the cornice on the first floor is later and would benefit from matching the elegant profile on the second floor using 'run' template.

Surface finishes were originally painted. Some doors and panels have been stripped of their paint. It is envisaged to keep them in this state with a plan to insert slivers of matching wood to repair cracks, with the idea to keep them un-painted for now.

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## Ground floor scope

The ceiling height is already low by modern standards and a past owner has raised it by exposing the joists in cottage style. This will need restoring and thus returning the low ceiling height to 2100mm (6' 11") noting that the requirement for a modern home is 2300mm. With the plan to add underfloor insulation and heating there is an opportunity to lower the floor to match the ground level outside the front door.

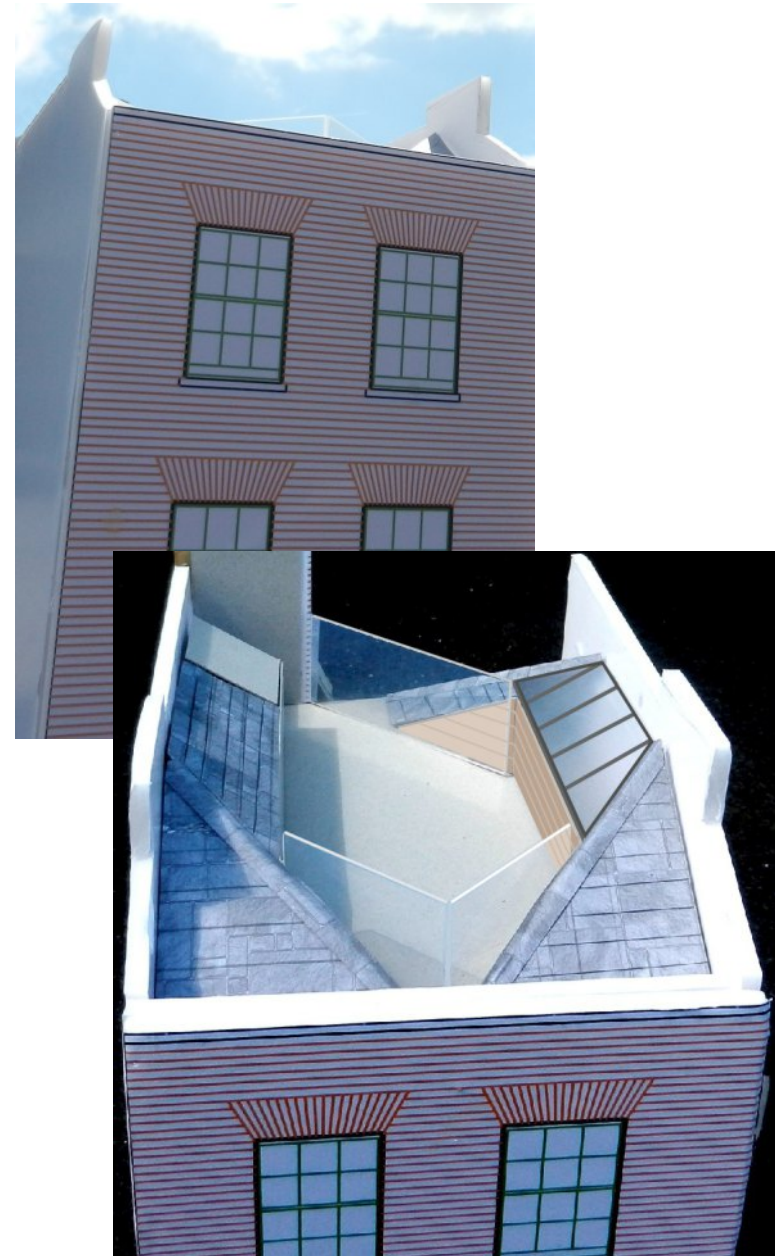


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## Third floor scope

The proposal is to restore the pitched roof and discard the flat roof conversion. A portion of roof terrace is retained in the centre of the roof space by sinking a concealed flat area into the roof shape. This central location mainly eliminates sight lines from neighbouring properties. The balustrades are glass sheets to retain visibility to the restored roof. The access on to the roof terrace is hidden behind the rear chimney stack.

The third floor interior ceilings can rise in parts to the underside of the new roof thus liberating some of the low headroom condition. The addition of hidden roof lights will provide light.



## Insulation - sound and heat

The house has a cold feel which is unacceptable by today's standards. This also reflects on the buildings poor heat retention. Discrete use of insulation is proposed. Attendance of Retrofitting Domestic Properties Seminar at the SPAB was most helpful in creating a specification.

On the inner face of the outside walls the current plaster can be removed and replaced with a sandwich of 5mm Aerogel and 9.5mm of breathable plasterboard. This will require the removal and replacement of skirting over the thermal sandwich while keeping the original cornice in place.

Under floor heating under the suspended floors can be provided by under floor aluminium spreader with heating tubes indented and Thermafleece insulation under. Where existing historical fabric is removed a part numbering system will be employed to aid reinstallation.

For the ground floor there is an opportunity for underfloor heating within a limecrete floor that of tiles over lime screed with heating tubes on a limecrete substrate, over a loose pile of foamed glass fill such as Glapor.

An option for sound insulation is being discussed using high performance 3mm or 6mm Acoustiblok with acoustic plaster board for bedroom party walls. The application method would be the same as for the thermal insulation.

Wood framed secondary glazing is proposed for all windows. Accoya soft wood and the like are being investigated.

## Extension

The proposed extension matches the extent of the existing out building (4660mm) and rests on the same party wall without change in height. This party wall will need to be re-built matching in height but with more depth with associated foundations. The volume of the new extension is substantially increased by lowering the floor height to match the existing ground floor of the main building. Hence the adjacent neighbours viewpoint will not be substantially changed as the addition is downwards. The difference between the existing outbuilding and the proposal is that it extends across to the opposite party wall.

Sight lines into the extension from its glass roof will be minimised and partly obscured PV glass panels.

The rear of the building is not visible from the public realm, so private views have been a primary concern.

To retain the integrity of the main historical construction the proposed extension would be stand alone resting wholly on the concrete slab. Other than the frame work of steel the construction will be visually of wood and glass.

The connection between the new build extension and the existing would be with non-loading bearing sealing material such as lead flashing. The extension will be designed as an assembly which would be made and proven off-site, then transported and re-assembled on-site.



## Bathrooms

The existing bathroom on the third floor will be remodelled keeping the bathroom furniture unattached to the walls where possible.

A new on-suite bathroom is proposed on the 1st floor which is designed to float on a sub-frame with stud walls and resemble a 'cabin'. This implanted internal box will house a modern bathroom with the original fabric maintained surrounding it.

## Stairs

The existing staircases are original but with time they have lost some of their strength and now creak in use and have become unsafe. Internal hidden strengthening can be done to an extent by accessing from underneath. This is still deemed as insufficient and the proposal is to apply a welded steel 'carpet' 3-5mm thick imitating the shape of the risers across the centre section of the staircase. A suitable non-slip finish or carpet runner to the metal needs to be considered.

## Fireplaces

There are two fireplaces neither of which are original to the period and both have a combination of styles. The recommendation is that the first floor fireplace is returned to period style as seen at the while the Geffrye Museum's parlour room of 1790.

The ground floor fireplace is proposed to be replaced by a simple cooking hearth and arrangement in keeping with early Georgian as can be seen at the Geffrye Museum's restored armshouse of the 1780s.



*existing ground floor*



*proposed ground floor*

## Garden

The front garden's features of walls, steps and flagstones are to be retained including the palm tree which offers greenery while giving light to the lower windows. Some of the paving stone removed from the rear garden can provide a waste and recycling area near the front gate. The steps down to the front door can be reset to current standard dimensions for risers and goings.

The rear garden has planters around three sides of an open area of flagstone. Lots of greenery is envisaged with shrubs and flowers.

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## Energy saving and production

The extension design has integrated photovoltaic glass allowing some light to pass through, the percentage opacity to be determined. The potential photovoltaic area is between 10 and 20 square metres providing a significant contribution to the energy needs. Access is via the rear first floor window and a suitably wide centre gutter is provided as an occasional walkway for cleaning.

## Construction access

There is no rear access. The front wall to the street would be temporarily removed to provide space for a skip and store for equipment and materials. If deemed necessary a boarded and painted enclosure would be built to screen off. Excavated material would be taken through the house.

The extension would be an assembly of parts that are able to go through the front door. This will minimise construction noise and inconvenience.

## Appendix

1. floor by floor list of existing features
2. drawing list



## List of existing features

### Ground Floor

	status	work
Window sash	retain	add secondary glazing
Window, rear c.20	remove	open up original door location
Front door	replace	c.20 door and replace with period style
Lobby	remove	c.19 / c.20
Doors with door furniture	retain	tidy
Architraves	remove	c.20, replace to local authority approval
Architrave surround with rosettes	remove	c.20, replace to local authority approval
Stairs, newels, handrail and railing	retain	add hidden strengthening under risers and goings, tidy
Partition with stairwell with toilet	redesign	c.20 additions and redesign
Wall plastering on party walls	retain	tidy
Skirting on inner and party walls	retain	tidy
Wall plastering on outside walls	replace	remove existing and replace with insulated breathable aerogel plasterboard 15/20mm thickness
Skirting on outside walls	retain	remove and reinstate over insulated plasterboard
Cornice	none	not reinstated as original basement would not have had cornice
Ceiling	reinstate	fit plasterboards with skim over current cottage style exposed joists and add LED spot lighting
Floor	rebuild	remove c.20 surface and excavate, build layered technopor/limecrete/lime screed with underfloor heating
Radiators	remove	replaced with underfloor heating
Fireplace	optional	c.19 and c.20 mix, t.b.a.
Painted surfaces	retain	new paint will be in modern colours
Wood striped of paint	retain	some wood panels and doors have been stripped of paint and optionally might remain so

## List of existing features

### First floor

	status	work
Windows arched with tracery	retain	add secondary glazing
Window sash	retain	add secondary glazing
Doors with door furniture	retain	tidy
Architraves	retain	tidy
Architrave surround with rosettes	retain	tidy
Stairs, newels, handrail and railing	retain	add hidden strengthening under risers and goings, tidy
Partition with stairwell	retain	close apertures with matching wood splints
Wall plastering on party walls	retain	tidy
Skirting, not on outside walls	retain	tidy
Wall plastering on outside walls	replace	remove and replace with insulated aerogel plasterboard 15/20mm thickness
Skirting on outside walls	retain	remove and reinstate over insulated plasterboard
Cornice	replace	remove c.20 cornice and replace with original moulding shape as on 2nd floor
Ceiling plastering	retain	tidy
Ceiling rose	remove	remove c.20, find period part
Floors	retain	lift for underfloor heating work and replace in identical arrangement and make good
Radiators	remove	heating replaced to underfloor type using plate reflectors with insulation under
Fireplace	optional	c.19 and c.20 mix, t.b.a.
Painted surfaces	retain	new paint will be in modern colours
Wood striped of paint	retain	some wood panels and doors have been stripped of paint and optionally might remain so

## List of Existing Features

### Second Floor

	status	work
Windows sash with wood surrounds	retain	add secondary glazing
Window rear with sash	retain	add secondary glazing
Doors with door furniture	retain	tidy
Architraves	retain	tidy
Architrave surround with rosettes	retain	tidy
Double door pilasters, capital	retain	tidy
Stairs, newels, handrail and railing	retain	add hidden strengthening under risers and goings, tidy
Partition with stairwell	retain	close apertures with matching wood splints
Wall plastering on party walls	retain	tidy
Skirting, not on outside walls	retain	tidy
Wall plastering on outside walls	replace	remove and replace up to cornice with insulated aerogel plasterboard 15/20mm thickness
Skirting on outside walls	retain	remove and reinstate over insulated plasterboard
Cornice	retain	tidy
Ceiling plastering	retain	tidy
Ceiling rose	remove	existing c.20 rose
Floors	retain	lift for underfloor heating work and replace in identical arrangement and make good
Radiators	remove	heating replaced to underfloor type using plate reflectors with insulation under
Painted surfaces	retain	new paint will be in modern colours
Wood striped of paint	retain	some wood panels and doors have been stripped of paint and optionally might remain so

## List of Existing Features

### Third Floor

	status	work
Windows sash	retain	add secondary glazing
Window rear with sash	retain	add secondary glazing
Doors with door furniture	retain	tidy
Architrave around doors	retain	tidy
Stairs, newels, handrail and railing	retain	add hidden strengthening under risers and goings, tidy
Partition with stairwell	retain	close apertures with matching wood splints
Wall plastering on party walls	retain	tidy
Skirting, not on outside walls	retain	tidy
Wall plastering on outside walls	replace	remove and replace with insulated aerogel plasterboard 15/20mm thickness
Skirting on outside walls	retain	remove and reinstate over insulated plasterboard
Cornice	retain	remove c.20 cornice with option of replacing with original moulding shape as on 2nd floor
Ceiling plastering	retain	c.20, add LED spot lighting
Ceiling rose	remove	existing c.20 rose
Floors	retain	lift for underfloor heating work and replace in identical arrangement and make good
Radiators	remove	heating replaced to underfloor type using plate reflectors with insulation under
Bathroom furniture	redesign	existing c.20
Bathroom walls	redesign	existing c.20 boxing and finishes
Painted surfaces	retain	new paint will be in modern colours
Wood striped of paint	retain	some wood panels and doors have been stripped of paint and optionally might remain so

## Drawing list

### Existing interiors:

Ground Floor	106 Highgate Rd existing internals.10
First Floor	106 Highgate Rd existing internals.11
Second Floor	106 Highgate Rd existing internals.12
Third Floor	106 Highgate Rd existing internals.13

### Existing Plans:

Ground Floor and rear garden plan	106 Highgate Rd existing plans.20
Front and rear garden plan and sections	106 Highgate Rd existing plans.21
Longitudinal section	106 Highgate Rd existing plans.22
Front and rear elevations	106 Highgate Rd existing plans.23
Roof with sections	106 Highgate Rd existing plans.24

### Proposed interior plans:

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### Proposed detail interiors plans:

Ground Floor	106 Highgate Rd proposed wall & floor works.50
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Second Floor	106 Highgate Rd proposed wall & floor works.52
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### Proposed Plans:

Front and rear garden plan and sections	106 Highgate Rd proposed plans.40
Extension	106 Highgate Rd proposed plans.41
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