

# HERITAGE, DESIGN AND ACCESS STATEMENT FOR PROPOSED ALTERATIONS TO THE INTERIOR OF 7 HOLLY VILLAGE, SWAINS LANE, LONDON N6 6QJ

## INTRODUCTION

This heritage, design and access statement has been prepared in support of an application for permission to change interior parts of 7 Holly Village. The property is a Grade II\* listed building that lies towards the northern end of the Dartmouth Park Conservation Area.

## HERITAGE

The heritage statement has been prepared and supplied by The Architectural History Practice Ltd. This is abridged to reflect the current proposal.

## PROPOSAL

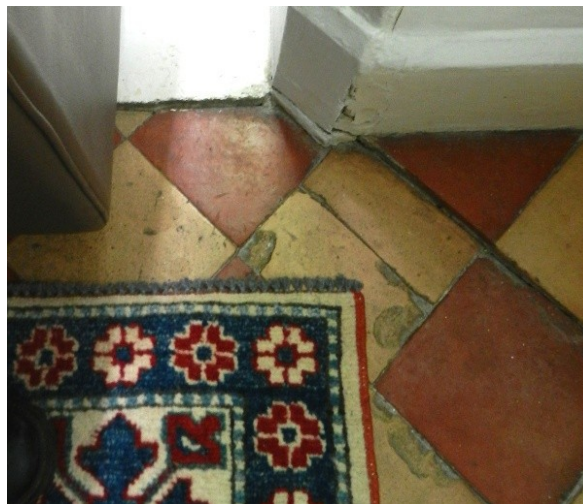
The aim of the proposed work for which permission is sought is to develop the property with an underfloor heating system which will assist the owners in maintaining the property through the long term while enjoying the full aspects of living in an historic property.

## THERMAL PERFORMANCE AND CARBON FOOTPRINT

Underfloor heating throughout the ground floor is proposed to improve the thermal performance and reduce the carbon footprint of the property. The heating arrangement on the first floor will remain untouched.

## HISTORICAL FEATURES

An important feature of the interior in this heritage home is the diagonal tiling. Increasing the presence of the alternating pattern across more floor area is perceived as an enhancement to the property while removing the need for exposed modern large radiators and unsightly pipework. The current tiles have ingrained dirt, show chips and a few are broken.



## EXPLORATORY WORKS & FINDINGS

Explorations were carried out in November 2018 to establish the nature and scope of various aspects of the hidden historic fabric. This was done in consultation with Andrew Derrick of The Architectural History Practice Ltd and Michael Almond of Hutton & Rostron.

The exploratory work consisted of two strategic inspection holes, made by removing tiles and cutting through the substrate. These have been viewed by the listed building case officer.

The heritage tiled areas have six-inch terracotta tiles in two colours, red and yellow-ochre set on approximately 2 inches of poor condition limecrete over a sand base. The lack of structural integrity of this construction is the reason why the floor has sunk several inches in the dining room. The tiles lifted easily. Some removal of the limecrete from the underside of the tiles is needed to prepare for re-laying.

The modern slate tiles in the kitchen are set over approximately 150mm of concrete. No heritage tiles were found hidden under.

A portion of the boarded suspended floor in the lounge room was raised to ascertain the construction. This revealed a large cavity under the entire boarded area. There is a rubble floor lying 475 mm under the boards.



Research into the history of Holy Village has uncovered the typical building cross sections as originally designed. From the illustrated book 'Villa & Cottage Architecture' published by Blackie & Son 1880, the Holy Village building foundations are of particular note. [pic]  
Cottage at Holy Village, Highgate, near London, H.A.Darbishire, Architect.



The proposed approach is to safeguard the existing fabric of tiles and boards, to enhance the sense of age, and history of the original building with minimal intervention.

## CONSULTANTS

Two specialist contractors have made assessments for the installation of underfloor heating; Jupiter Heating Systems Limited for their long track record in dry-installation systems in churches and numerous listed buildings. Heritage Tiling & Restoration Company for their expertise in heritage tiling. Contracts for work will only be provided after the acceptance of the planning application and there are no working obligations.

Replacement tiles for existing breakages and new extended areas of tiling need sourcing. The Vintage Floor Tile Company can assist with supplying reclaimed original matching tiles. Craven Dunhill Jackfield are well known for their expertise in reproducing Victorian tiling. The Victorian Emporium supplies reproductions. Samples can be compared for assessment. The Victorian Tile Company offer a full range of services.

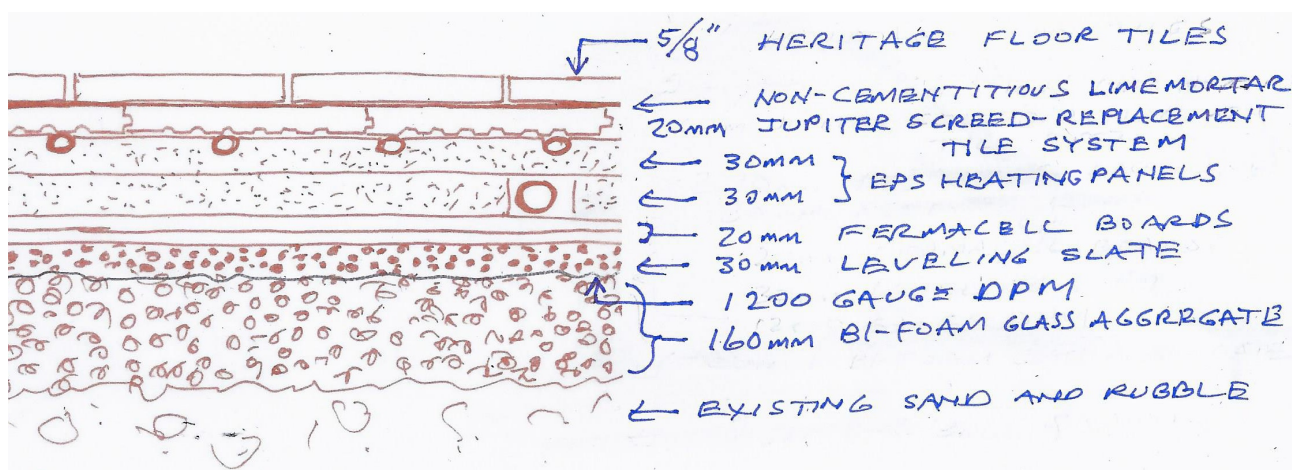
An accredited heating engineer is to upgrade the heating system. The current gas boiler is at least 10 years old and will be replaced with a more efficient boiler in a similar location in the kitchen. Heating controls will be provided to allow the property to be heated in a set of thermal zones. The manifolds will be divided into two circuits, one for under tile and the other for under board, to optimise the heating settings. The flow temperature for the timber floor can be set lower than that for the tiled floor finish, safeguarding the timber against failure while maximising the heat output available from the more conductive tiled finish. These manifolds will be placed along side each other at the back of the dining room fireplace, hidden by a removable panel.

## WORKS

It is proposed to extend the heritage tiled area over three additional spaces;

1. the kitchen, to replace modern tiles
2. the bay area in the dining room, to remove concrete floor with its small step
3. the dining fireplace which currently has infill with modern bricks.

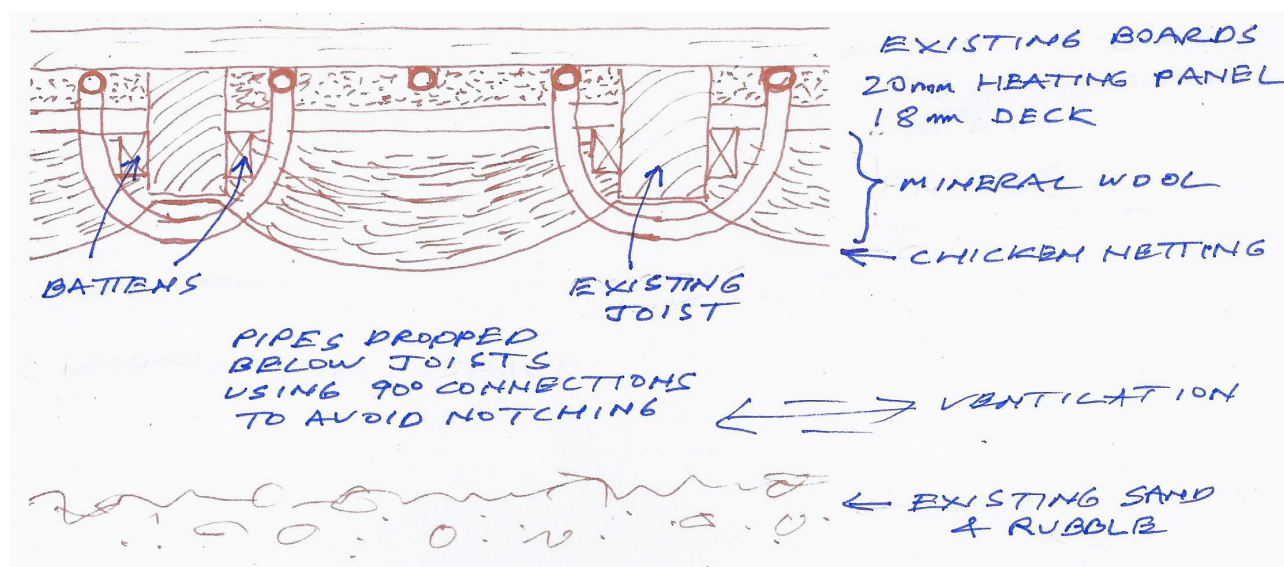
The existing tiles have become de-laminated over two-thirds of the area according to the specialist tile contractor. The tiles are to be removed and then replaced with a dry-installed underfloor heating system comprising of insulation, pipes, screed replacement tiles and original tiles. This will thermally balance the entire area with a uniform heat with some advantages of preserving the building fabric from variations of moisture and heat.



Investigation by drilling a hole down through the bay area in the dining room has shown approximately 150mm of limecrete and is painted over at surface level. The proposal is to remove this and to replace this with insulation, screed replacement tiling and finally diagonal tiles. The same approach is to be used in the dining room fireplace.

The modern tiled kitchen has approximately 150mm of modern concrete. The proposal here is to fully excavate in the useable area and install underfloor heating as specified while retaining some existing peripheral concrete below floor level.

The wooden boarded suspended floor in the lounge is to be retained. The boards will be carefully lifted, marked in sequence, to allow for under-board heating to be installed without the need to holes for pipes through any existing joists. The void will remain vented using the existing wall vent to the exterior. Existing power lines will be retained suspended beneath the floor. Any shrinkage of boards after first installation will be monitored.



The existing tiled area is level with the boarded area. This will be preserved and precisely levelled. The plaster skirting and architraves will be preserved by undercutting to the existing level. Tile cleaning will be undertaken right across the tiled area. Minimal surface removal by diamond abrasives will integrate new with old. Some periphery tiles retained in position can act as geometric anchors.

Contractors have supplied supplementary information attached with the application.

## ENVIRONMENT

The owners will alert all Holly Village occupants as to the start dates of works and details through the village community news sheet. Working hours will respect normal practices. The contractors are aware that material excavated needs to be hand carted away along the rear passageway with any spills cleared up on a daily basis. Similarly all equipment and material are to be kept out of view from the main lawn and only stowed in the rear terrace area of the premises. Contractors vehicles will make use of the garage parking area.

## TIMING OF THE WORKS

It is proposed that the project will be carried out in a single period scheduled to start in August 2019.