

St Anne's Close Conservation Management Plan

Updated July 2020

1 Status

This Conservation Management Plan (CMP) has been adopted by the shareholders of St Annes Close Ltd after detailed consultation and discussion. It is updated periodically.

The CMP is intended for use by the existing residents and prospective purchasers, as an explanation of the history and architectural significance of the Close and as an agreed guide to future change. The CMP can also be used as a supplementary document to assist statutory bodies in assessing any future change that requires planning permission and/or conservation area consent.

2 Motivation

At the original time of writing (2010), major changes had occurred in the occupancy of St Annes Close, five of the eight houses in St Annes Close having changed hands over a short period of time. Fortunately, all new residents were enthusiasts for Walter Segal's architecture, but the changes in occupancy highlighted the risk that the original ethos of the Close might be forgotten or changed by future residents in a way that might threaten its architectural significance. Decisions that affect the Close are made collectively and so it is important that every resident or prospective new resident understands the history and spirit of the Close in order to safeguard the things that make it particular. This has been the motivation for preparing the Conservation Management Plan.

3 Consultation and Use

The CMP has been prepared by the residents of St Anne's Close under the guidance of architect and resident Steve Tompkins, whose practice Haworth Tompkins Ltd has worked on the conservation of twentieth century buildings including the National Theatre, the National Theatre Studio, the Chichester Festival Theatre, Bristol Old Vic, the Kensington Estate (which includes the Trellick Tower) and the Hayward Gallery. Each current resident (including architects Julian de Metz and Gemma White) has contributed to and endorsed the CMP, as have all the past residents that we have been able to contact. Historical material has been researched from documentation, through interviews with long standing residents and collective interviews with the children of past residents. The CMP has been developed through a number of previous drafts and ratified by all current residents prior to finalisation. Any subsequent updates will be similarly ratified before being adopted.

The CMP will be used as a guide for prospective purchasers and as a practical working tool when dealing with maintenance and prospective change. It could also be used as supplementary documentation for the Local Authority planning and conservation officers as a viewpoint on the qualities and significance of the Close, should planning permission ever be sought for proposed changes.

4 Significance

St Anne's Close is an excellent early example of architect Walter Segal's spare, elegant and socially purposeful housing, incorporating many of his principles for economical and efficient housing models. It prefigures his later, better known self-build work but nevertheless contains many of the key ingredients that characterise his mature projects: highly intelligent site planning; low-waste use of materials; economy of means in space planning and well-judged moments of delight. It is also something of a manifesto for collective, sustainable urban living and is now regarded as an important 20th century precedent.

The houses were designed and built in the post-war austerity conditions of the late 1940s/ early 50s, when materials were rationed and space per dwelling strictly proscribed. Segal needed to maximise the number of houses on the site and design efficient, tightly planned buildings. The carefully judged relationship of buildings on the site manages to achieve a genuinely communal space whilst allowing individual privacy, taking advantage of the existing topography (formerly a tennis club, resulting in three distinct, flat terraces stepping down the hill from North to South), to create interesting vistas and to minimise excavation and fill.

The eight houses on the site were arranged as three pairs of attached units on the middle level and two detached units on the lower level, one of which (no 8) was his own house with an associated studio building. A central, shared garden and car park area linked all eight houses, each of which had its own dedicated (but initially unenclosed) garden. A block of eight separate lock-up garages was built on the entrance lane leading to Highgate West Hill. The disposition of the houses and arrangement of windows resulted in a high degree of visual privacy between individual units from within and an excellent relationship with the surrounding garden spaces.

Because the site planning and internal arrangement was so efficient, Segal was able to include a number of high specification items within the construction budgets to lift the architecture from the 'well-made but ordinary' to the architecturally delightful: Firstly, the use of delicately textured, mauvish grey-brown handmade brickwork and natural grey slate window cills for the exterior facades - these give the buildings a beautiful subtlety of tone and colour in all weather and at all times of year. Secondly, the inclusion of a large, Crittal steel

framed oriel window over the entrance doors of the attached units and large format picture windows (2400 x 1800 mm on a 600 x 600mm framing grid) with opening French doors to front and rear facades at ground floor level. The detached units had similar, large picture windows on the south facing, more private side only. The large windows allowed the landscape views into the interior spaces, appreciably increasing the perceived size of the houses. Thirdly, the inclusion of carefully detailed tropical hardwood staircases within each entrance hallway, a real luxury at the time. Lastly, each unit had a uniquely designed open fireplace, designed by Segal in consultation with each of the residents. The detached units had particularly interesting fireplaces positioned immediately below the gable window.

Pitched roofs were covered with clay interlocking tiles, with deep eaves shading and protecting the facades and window openings from rain. Oak trellis panels were installed between windows on ground and first floor levels, although curiously there was no connection for climbing plants to cross from one to the other. Rainwater pipes were cast iron, held off the wall from the deep eaves with steel brackets with further oak trellis panels infilling the gaps. Single storey, semi-external link buildings between the three sets of semi-detached houses contained utility spaces and stores. The flat roofs of these link buildings were originally intended to be covered in turf or sedum, as was the studio to Segal's own house. Overall, the exterior facades are deceptively sophisticated in their proportion, materiality and colour.

Landscape was an integral aspect of St Annes Close. The original residents selected and planted trees (from Kew Gardens), most of which survive. A large Weeping Willow outside no 5 was contentious at the time of its planting but is now one of the defining aspects of the external shared space. The Close is reached by an un-metalled private track from Highgate West Hill leading past 8 single storey, flat roofed brick lock-up garages (contemporary with the houses, originally with timber planked up and over doors) to an open parking court adjoining a shared garden. Gravel faced tarmac footpaths lead around the site to each house or pair of houses, where simple concrete slabs and purple/ blue engineering brick paving combine to mark the individual entrance areas and thresholds. Despite the lack of formal security devices, there is a strong sense of protected territory and defensible space, separate from the wider public realm. Rear gardens originally had small, concrete paved eating terraces outside the dining room windows. Some of these remain but most gardens have been altered to more individual designs.

The interiors were cleverly planned to maximise useable space, daylight and views to the surrounding greenery of St Anne's churchyard, the Holly Lodge Estate and Swains Lane. The semi-detached units in particular are innovative in the use of entrance halls on the gable sides, minimising circulation space and enabling a U-shaped arrangement of rooms with maximum daylight to the

external walls. These plans form part of a series of typological designs developed by Segal, many of which remained unbuilt. Single storey annexes connect each semi-detached pair, containing utility space and allowing garden access to the central unit pairs through secondary entrance doors. The detached houses incorporate circulation and staircases on the long walls facing the semi-detached units, thereby maintaining privacy and allowing south facing reception rooms for every house. An interesting innovation of these houses was the fireplace situated directly beneath a ground floor window by means of a steeply cranked, concealed flue.

Details were pared down for economy and due to scarcity of building material but also to create a clean, practical aesthetic. Notable are pressed steel door frames, 6 x 6 mm hardwood architraves to cupboards, 80 x 6mm rectangular skirtings, hollow pot clay blockwork partitions and trussed timber roof purlins (to avoid the use of scarce, large section timbers and free up roof storage space). Internal ironmongery was largely aluminium with innovative lock snibs on some doors. Generally, the interiors were painted white to maximise the abundant daylight and reveal the varied sun patterns from the large windows. In the past, several of the houses used the tall stair walls within the entrance halls as richly coloured accents - bright apple green in no 2 and dark, plumy grey in no 5 for example.

Segal consulted each resident regarding specification of the finishes for their own home. Ground floors were finished in hardwood parquet blocks of various types and colours, fireplaces ranged from simple punched openings through elongated horizontal compositions to curved, decorative, tiled chimney pieces. Fluorescent lighting was concealed behind fin walls on either side of the fireplace in several units. Red or black quarry tiles were used in entrance hallways, kitchens and utility spaces. Upstairs, softwood floorboards on minimally sized timber joists were carpeted in bedrooms and on landings, with tiled WCs and Bathrooms floors onto a concrete floor slab (for water resistance, a typically thoughtful Segal detail).

The social model on which the Close was established is also significant. Run as a collective, limited company from the outset, the Close holds AGMs to discuss any issues that have arisen, decide expenditure on gardens, maintenance etc and to discuss any changes or alterations to individual houses. A legal agreement was eventually drawn up to which original and new residents would subscribe. The sense of collective ownership and consensual change has allowed the buildings of the Close to survive in a remarkably undamaged state, but has also resulted in various conflicts between neighbours over the years, not least of which was the vetoing of Segal's own house extension following his remarriage into a larger family. As a result of this disagreement, he moved out and built the prototypical Segal self-build unit in his new wife's garden. Another past dispute over extensions unfortunately resulted in litigation between

neighbours. Part of the purpose of this document is to avoid any future disputes by enabling the principles for extensions and other important issues to be agreed in advance by all resident shareholders, and to inform any prospective purchasers of the architectural significance of the Close.

5 Issues and Opportunities

This section describes potential threats to the architectural significance of the Close and opportunities to reinforce that significance.

St Anne's Close is protected by a mutual agreement between residents, whereby any external alteration or structurally significant internal alteration needs to be given specific written permission by all residents. Because of this requirement, and despite the lack of any listing or particular statutory protection beyond its conservation area status, the 1950 fabric has remained substantially intact apart from infilling and alteration of the single storey link blocks, which were originally external outhouses. The building fabric has proved physically robust, with a number of exceptions. Soon after completion, there was significant settlement and subsidence in the concrete raft foundations, resulting in cracked brickwork on several units. This was rectified and there has been no apparent recurrence, but the signs of repair and re-pointing are still visible in several units.

The original, post war Crittal window frames were un-galvanised and single glazed, with the result that several have deteriorated and have been replaced, particularly the oriel windows where the structural steel corner posts were exposed and uninsulated. Heat loss and condensation have been a problem throughout the Close. In carrying out renovation and alteration work, a number of significant items have been lost. By agreement, the windows have remained white painted throughout. In 2011 the Close agreed to adopt a standard double-glazing template using 'Slimlite' thin units with soft coat, low emissivity glass. A number of houses have already changed the windows and the remaining houses will use this product when their windows are replaced in due course to maintain a consistent appearance.

No original external brickwork has been disturbed other than around the single storey extensions to no 8 and minor alterations to the rear of the single storey link units, and the roof tiling remains consistent throughout the Close. Velux roof windows have been incorporated by agreement into roof spaces on the private, North facing roof pitches, which are not visible from the shared garden. These have been installed to agreed positions and any future roof lights will follow the same template.

Because there are currently no requirements to agree internal alterations except where structural work is involved, some original staircases have unfortunately

been lost in a number of houses. Minor internal alterations (to floors, kitchens, bathrooms etc) are not seen as threatening to the overall significance of the architecture.

An important issue is energy use. The original buildings were adequately insulated for their time but are woefully inefficient by current standards. Uninsulated wall cavities and floor slabs, single glazing, thermally unbroken steel window frames, uncontrolled window vents and modest levels of roof insulation are all now problematic. Some houses have incorporated cavity insulation (with resulting visible drill holes) and have upgraded roof insulation. Where original windows have been replaced, they have been double glazed. All residents agree the desirability of visual consistency for the publicly visible areas of the Close and so there is an opportunity to restore that consistency as alterations and upgrading become necessary. The design and specification of replacement double glazing has been agreed by all residents and most houses have now installed new glazing. There is a clear opportunity to enlist the collective decision making process to upgrade the sustainability of the Close in ways that will not threaten its architectural significance.

The questions of security and parking have become more pressurised in recent years. Originally unenclosed in any way, the gardens were gradually separated by fences, the last remaining open link between nos 5 and 6 being fenced in 1999. These spaces have now become conventional private gardens. In 2006 a timber gate, left open, was installed at the entrance from the road as a deterrent to unauthorised parking, with a further steel gate added at the entrance of the car park in 2016. The idea of more evident security devices and higher profile signage remains unattractive to the residents, and so alternative measures are being investigated to control parking while maintaining a welcoming ambience.

Bicycle parking is an issue that needs to be resolved and there are opportunities for collective storage within the shared areas. These will be investigated and proposals developed for agreement.

6 Extensions

In 2010, as part of the CMP process, the residents of Close agreed a standard template for extending houses nos 3-6, with guidance for the non-standard houses nos 1,2,7 and 8. Nos 2, 3, 5, 6 and 7 have subsequently completed extensions to agreed designs. Details of each extension were consulted on and agreed by all residents. The two detached houses (nos 1 and 8) had been extended prior to the CMP being written. No 1 added a modest conservatory structure, largely within the footprint of the original single storey outbuilding, and no 8 added a substantial single storey extension linking the main house and the originally detached studio building. While no 8 had been extended to the maximum agreed extent, the idea of extending the remaining houses (nos1-7) had been discussed in the past.

The idea had been contentious for a number of reasons:

Firstly, St Annes Close was conceived, built and subsequently inhabited by a group of individuals who were very happy with the relatively modest but beautifully conceived houses that Walter Segal designed for them. There was a legitimate fear that the founding spirit of the place might be compromised if houses were allowed to become too big and therefore even more expensive to purchase. Since one of the two detached houses had already been extended, however, it was reasonable to consider a similar, proportional enlargement of the remaining houses if an architecturally feasible solution were achievable. What seemed absolutely undesirable was for one or more of the houses to be enlarged in such a disproportionate way that the feeling of broad equality between units, and the visual consistency of the Close, was compromised.

Secondly, because the houses are landlocked, any extension would inevitably cause disruption during construction. Most of the houses have undergone major refurbishments involving similar levels of disturbance, however, and so logically this would not be a legitimate objection in principle.

Thirdly, despite intelligent space planning, the houses were built to a strictly limited footprint (dictated by a shortage of building materials in the late 1940s) and so a lack of space and privacy, particularly for family life with teenage children, had been an issue. The original residents brought up 14 children in the existing houses, but every past resident interviewed commented that the houses would have benefited significantly from more space and privacy. As contemporary expectations increase (the desire for more than one bathroom or reception room, for example) so the pressure for additional space increased, and the issue of whether the houses were extendable (a consistent question from all the recent purchasers) needed to be properly addressed and agreed. Historically there had been no formal consensus, but, if the issue was not addressed and incorporated into binding documentation, it would have been possible that future

residents simply decided that there should be no control on extension whatsoever, with potentially disastrous implications for the architectural significance of the Close. Clearly there are statutory constraints to development in the form of Planning Permission and/or Conservation Area Consent, but it was agreed that it would be far preferable if clear guidelines could be established amongst the existing residents in order to avoid future conflict. There was a legitimate fear that uncontrolled additions would erode and eventually destroy the architectural consistency of the Close. It was agreed that this would certainly have been the case if any extension was visually intrusive from the shared areas, or if disproportionately large extensions were allowed, but the objection was less strong for modest extensions within the privately owned garden areas.

Walter Segal's own house at no 8 incorporated a single storey studio annexe. Most houses have been adapted in various ways over the years, most significantly in the addition of single storey extensions to both detached houses (nos 1 and 8) and the conversion of several attics to bedrooms. Most houses have connected up sitting rooms and dining rooms, and several have opened up kitchens to dining spaces. Finishes, floors, and fittings have all been altered or replaced in most houses. Fireplaces and staircases have also been altered.

Prior to the agreement on an extension template in 2010, nos 1-7 had not been extended other than for the conservatory to no 1, attached single storey storage structures and garden sheds. All of the single storey link blocks between the attached units, originally covered external stores, had been converted to internal accommodation, with a variety of external wall treatments on the private, rear elevations. While it is inconceivable that any extension would be allowed to the exposed public elevations around the communal garden, any proposal to extend the attached houses to the rear was also problematic inasmuch as it could affect the large French door glazing unit in the dining rooms and the kitchen windows. The sense of transparency from front to back through these windows, and the unusually direct relationship of the interior with the landscape outside, is a significant architectural quality of the houses that residents agreed should not be compromised. The two long elevations and eastern gable of house no 1 are visually important to the overall architectural ensemble but the western gable wall facing towards St Anne's church (onto which the new conservatory was built) is much less exposed.

An architectural option was developed to enable the enlargement of the single storey link blocks between units 2-7 into the garden areas, and the extension of the single storey element of no 1. Additionally, the much larger garden plot of no 7 would allow a free-standing garden structure to be considered in the "extended" area of the garden to the east. It was agreed that the single storey links were architecturally separate from the tightly designed, highly efficient two storey volumes of the main houses and could therefore be considered as extendable without harming the significance of the whole. The existing garden elevations of

these links have been altered significantly over the years and are no longer original or consistent. It was agreed that any such extension would need to be carefully considered in terms of height, extent, materials and appearance as a consistent template.

Any extension to no 1 should follow the same principles of fenestration, materials and scale, and take particular care not to compromise the shared garden space onto which it would face. This would enable the houses in the Close to be modestly enlarged in a way that broadly maintained the equality and consistency of the group. Crucially, any extension would need to defer to the existing two-storey houses as the main compositional element when seen from adjoining gardens. This definitely implied only a single storey structure, so that the first floor walls continue to read as a continuous building line. For units 2-7, the natural slope of the land is a significant benefit, since the gardens rise to approximately 1.6m on average above the ground floor slab level over a distance of approximately 7.5m from the rear wall line. This means that any extension would 'dig' into the level change and rise approximately 1m only above the garden on average, within the zone of dividing hedges and shrubs.

The extension of no 1 is different because any extension to the south elevation would rise out of the natural fall of the land, and so a lower floor level for a single storey extension relative to the main house would be desirable, with a shallow transitional element to accommodate the level change. Like the rear extensions of the semi-detached units, the lower level extension to no 1 should appear as part of the garden landscape by using timber trellis and planting as the visible elevation material over dark brickwork to match the other extensions. Like no 8, the south elevation could incorporate a timber brise soliel, which could align with the projection of the upper level part of the extension. Given the sheltered and relatively secluded siting, a small single storey extension to the western end of the north elevation of no 1 could also be considered, but would need to be visually fully concealed by planting and trellis work to prevent overlooking issues from nos 2,3 & 4 and to avoid light spill into the communal garden.

Historically the design and siting of sheds, greenhouses and garden structures has been left to individual residents and does not fall within the legal agreement process of the Close. It is proposed that this informal arrangement should continue.

A design for the agreed typical single storey extension is outlined in more detail in the Conservation Strategy below. This applies to nos 3-6 inclusive, has set the parameters in terms of building line, materials and massing for the current extension to no 2, and will be used to guide the scale, position and footprint of any future extensions to nos 1 or 7.

7 Schedule of elements and significance

The following notes tabulate various aspects of the Close into a schedule of significance, ranging from Very High Significance to No Significance in conservation terms.

The ratings imply the following approach:

Very High Significance

These are the defining aspects of the Close, with a resultant strong presumption against any change. Any of these elements should be altered only for over-riding reasons and with the highest regard for their qualities. The clearest example of this potential conflict would be the search for an acceptable double-glazed alternative to the Crittal windows for energy saving reasons.

High Significance

These are still highly important elements of the Close, not to be altered without very strong justification. The presumption would be against change.

Significant

Characteristic aspects, all of which contribute strongly to the personality and ambience of the Close. They should not be altered or lost without justification.

Some significance

Secondary aspects of the houses, but which still contribute to the overall character of the Close. Change possible with justification.

No Significance in conservation terms

Aspects and elements that may be attractive and valuable but do not in themselves contribute to the architectural significance of the Close.

Schedule of significance

A Very High Significance

- External brickwork and mortar. Handmade mauve /brown /grey bricks. Lime mortar(?)
- Large Crittal steel framed picture windows. 2400 x 1800, 12 no 600 x 600 panes. Central pair outward opening doors each 1800 x 600. Brass espagnolette bolts and latches, cill-mounted peg stays, welded steel parliament hinges. 20mm grey slate cills, halved joints and routed drips.
- Oriel windows over front doors to attached units noose 2-7. Concrete base and top cantilever slabs. Crittal steel frames. Three sided. Tripartite centre panel with outward opening lights, obscure glazed on nos 3-6 . Side panels with outward opening lights, clear glazed on all units. Tubular steel external corner posts. White painted. Mitred 20mm grey slate cills with routed drips. Originally lead flat roof covering.
- Windows visible from communal garden elevations. Crittal steel frames, 600 x 600 bathroom /WC window and 2400 x 1200 bedroom windows. Brass latches and peg stays. Welded parliament hinges. Fixed vents to upper edges. White painted.
- Pitched roofs. Concrete interlocking roof tiles on timber joists and battens on trussed timber purlins Deep eaves. Cast iron rainwater pipes. Brick chimneys

B High Significance

- Remaining windows on non-visible elevations from communal garden. Crittal steel frames, 600 x 600 bathroom /WC window and 2400 x 1200 bedroom windows, 1800 x 1200 kitchen window. Brass latches and peg stays. Welded parliament hinges. Fixed vents to upper edges. White painted.
- Front doors. Hardwood strip faced or solid timber. Softwood framed, clear glazed fixed light panel / solid over panel with fixed vents.

- Staircase. Hardwood strings, open treads. 20mm hardwood balusters at 250mm centres. 40mm diameter turned hardwood handrail with landing and turning wreaths. Carpet /nosing grip detail on some stairs. Hardwood details to quarter landing and oriel cill. Hardwood trimming nosings to landing edges.
- Original single storey brick studio building to no 8. Originally flat turf roofed.

C Significant

- Secondary, external door to communal space. Softwood timber framed, planked, ledged and braced. White painted.
- Road, parking court and footpath surfaces. Road and parking court rolled hardcore, paths gravel on tarmac.

D Some significance

- Steel pressed door frames. 6x6mm hardwood architraves to cupboards. 80 x 6mm softwood skirting boards.
- Original door ironmongery.
- Original timber parquet block floors.
- Original quarry tiled floors.
- Original fixed furniture
- Original light fittings.
- Original fireplace openings.
- Link piece planted roof coverings.
- Lock-up garages. Single storey, eight garage units, flat felt roofs on concrete roof slab, brick gable and back walls, planked black painted softwood timber up and over doors originally.

E Neutral in conservation terms

- Non-matching clay chimney pots.

- External elevations of link pieces on non-communal side (non-consistent materials and details).
- Storage sheds and garden sheds.
- Existing extensions to nos 1 and 8.
- Heating appliances and radiators.
- Non-original light fittings.
- Internal wall coverings / colours.
- Velux roof windows to private garden roof pitches (n.b. window numbers, size, colour and alignment agreed to maintain consistency).
- Private gardens including sheds, greenhouses etc.

F Detrimental in conservation terms

- Non-matching, non-original windows.
- Non matching, non-original staircases.

8 Conservation Strategy

8.1 Maintain and restore the consistency of the exterior elevations

8.1.1 Restore the consistency of windows throughout the Close. Maintain the current appearance and proportion of the windows as far as possible.

Develop an agreed double glazing detail that can be installed to all units consistently. Carry out future double glazing to agreed details to match existing double glazing specification. Maintain the white painted finish on all communally visible elevations.

8.1.2 Maintain external brickwork. Exactly match mortar colour and texture for all re-pointing and repair. Use samples on site to establish this before permanent work is carried out. Agree and record specification of repair mortar for future use. Re-use existing brick wherever possible for any essential repairs or replacement of existing fabric. Otherwise match

existing bricks as closely as possible. Consider specialist paint finish if necessary to achieve close match.

8.1.3 Maintain roof tiles. Exactly match existing concrete tiles for all repairs and alterations.

8.1.4 Keep original front doors or, if upgrading for security reasons, match an original example as far as possible. Do not install vision panels in front doors.

8.2 Maintain consistency of soft and hard landscape

8.2.1 Maintain un-surfaced entrance lane and car park. Repair potholes as necessary with hardcore/ gravel topping.

8.2.2 Maintain footpaths as current surface. Use pink /grey gravel on a sprayed bitumen underlay.

8.2.3 Continue trees and shrubs maintenance regime as currently. Consider replanting next to over-mature trees when required to maintain longevity of planting. Use indigenous species and maintain current broad consistency of planting throughout public areas. Consider reinforcing planting to car park/ garden border.

8.2.4 Maintain drains and inspection covers. Rod out every two years.

8.2.5 Use existing ducts under footpaths for any rewiring works to avoid digging up paths

8.2.6 Ensure any external lighting does not harm the character of the communal garden

8.3 Adhere to the agreed template designs as the guide for any future extensions

8.3.1 No further extension to detached house no 8.

8.3.2 Any extension to the attached house number 4 should be within the private garden and built as an extension of the single storey link block, to match the existing extension of no 6 (existing extensions of nos 3&5 are handed versions of the same design). Subject to statutory consents, a single storey, flat roofed extension only is permissible. The depth of the extension into the garden should be 7.5m from the existing northern elevation line of the original houses in all cases to engage fully with the

level change of the gardens and minimise the apparent mass. House numbers 2 and 7 have bigger garden plots than numbers 3-6. The built extension of house number 2 maintains the same relationship with the original house on the east elevation and is also 7.5m deep, but takes advantage of the wider plot to inhabit a larger footprint to the western edge and has a slightly higher floor to ceiling height as it does not impede any adjoining sightlines. Any extension to house number 7 could follow a similar pattern, maintaining the same relationship with the original house on the western edge but extending further on the eastern edge within the larger garden plot. The floor to ceiling height of a single storey extension to number 7 could match that of number 2.

8.3.3 All fenestration of the extensions to be on the 'internal' garden facades (perpendicular to the houses) and be consistent in scale with the fenestration of existing extensions.

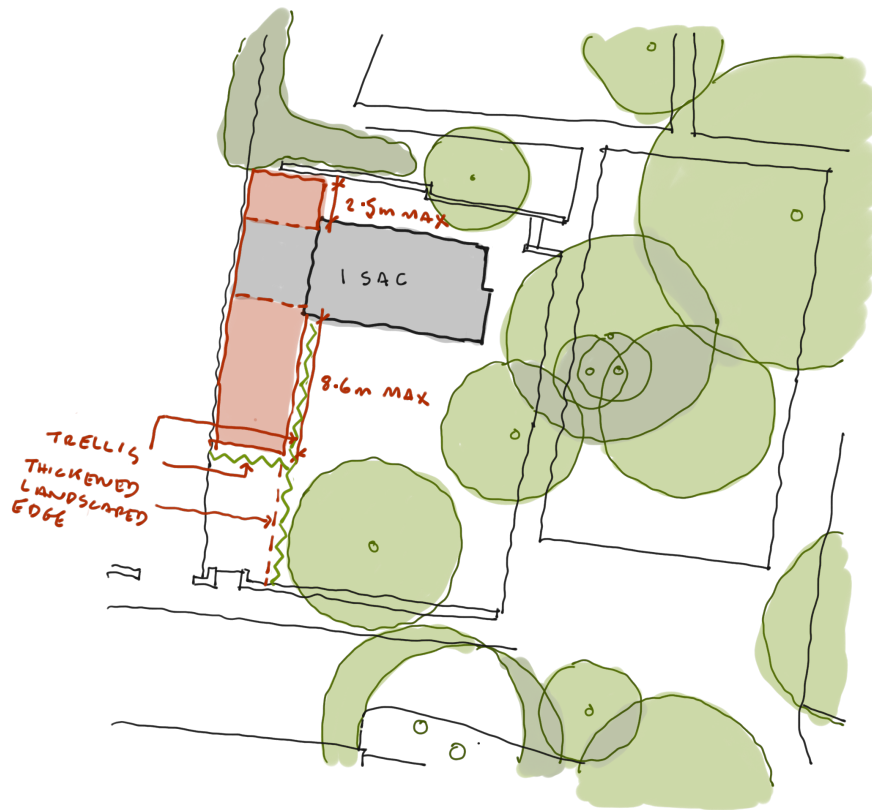
8.3.4 Planting and level changes to be used to merge the form of any extension into the garden and avoid the sense of an abrupt 'gable' wall to the garden.

8.3.5 External materials to be dark aluminium glazing colour RAL 7022 Umbra Grey (Fineline or similar), fully planted natural oak trellis on dark engineering brickwork to match existing extensions, and sedum planted flat roof. Extent of glazing to be consistent for all of units 2-7.

8.3.6 Any extension to detached house no 1 to be consistent with extension template of nos 2-6. Beyond a small transitional extension to accommodate a level change, the floor slab of the extension should be lower than the existing ground floor level to take advantage of the sloping site, create a level threshold to garden and minimise visual bulk when viewed from communal garden. The whole western boundary of the garden could be considered as a 'thick landscape wall' containing a single storey extension, external storage, garden refuse area, bins/bicycle stores etc. This would maintain the rectangular simplicity of the garden and minimise the sense of a protruding architectural addition halfway into the plot. A single storey extension north to the boundary of the no 1 plot could be considered given the sheltered location, subject to full visual screening.

Floor to ceiling height of lower extension maximum 2500mm. Planted oak trellis to engineering brick elevations, timber profiles to match existing extensions of nos 2-6. 'Fineline' or similar aluminium sliding glazed doors to lower garden elevation, colour of sliding doors RAL 7022 Umbra Grey to match existing extension windows. Sedum covered flat roof. Upper

transition extension could incorporate white painted Crittal steel framed windows and doors to match the existing houses.



sketch parameters for extension of house no 1

8.4 Investigate and implement sustainability measures where affordable

8.4.1 Investigate architecturally acceptable installation of solar thermal and/ or photovoltaic collectors to south facing roof planes. NB it is essential that these would be architecturally acceptable in colour and proportion. This would require hot water storage tanks, not instantaneous boilers.

8.4.2 Investigate rainwater collection from existing downpipes for garden irrigation or WC flushing.

8.4.3 Agree consistent cavity /roof insulation specification and installation method. Carry out for all remaining uninsulated units at once if possible for economy and consistency.

8.4.4 Complete agreed double glazing for all houses to existing Crittal frames. Replace non-Critical type frames wherever possible with Critical frames and ironmongery to match originals.

8.4.5 Investigate costs and payback period of shared cargo trike

8.4.6 Investigate purchase of shared electric car and /or ebike(s), powered by photovoltaic battery array in car park.

8.4.7 Investigate bicycle storage options in shared car park and/or planting areas

8.4.8 Investigate shared compost heap in common planting area by gate to Church Walk.

8.4.9 Investigate vegetable growing for Close - possible rotation of planting in garden plots and sharing of produce?

8.4.10 Investigate practicality / cost of renewable electricity powered Air Sourced Heat Pumps as a preferable alternative to gas boilers.

8.4.11 Replace all open fires (if still in use) with London smokeless zone compliant, high efficiency wood burning stoves. Investigate sources and storage of seasoned logs in bulk.

8.4.12 Investigate construction and costs of digging shared bore hole for garden irrigation, subject to permission and safety considerations.

8.4.13 Investigate rainwater/ groundwater storage for seasonal irrigation

8.5 Conserve significant elements of interiors

8.5.1 Maintain and restore original timber staircases and balustrades wherever possible or affordable.

8.5.2 Maintain or match original doors, storage cupboards, built-in furniture, ironmongery, skirting boards and door frames where practical.

8.5.3 Maintain fireplace positions and main flues.

8.5.4 Maintain timber floors

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