Fraher and Findlay Architects

FF21-005 - 1 Villas on the Heath Planning Application

Reference
FF21-005-8.01-REP-003 Planning Application
Date
23.02.22
Notes
P01 - Issued to Client - 20.10.2021
P02 - Planning Submission - 26.10.2021
P03 - Glazing Revised - 23.02.22

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1.0 Introduction
1.1 Background

Site Address

Villas on the Heath
Vale of Health
London
NW3 1BA

Background

This document provides supporting documentation in the form of a Design & Access Statement for the proposed works to 1 Villas on the Heath, a three-storey grade II listed semi-detached villa built in the 19th century in the Vale of Health .

We consider the architectural context of the site, local planning policy, structural requirements and the design proposal itself

Planning was approved in 2013 for internal alterations and a loft conversion, which have been partially completed. The principle objective of this application is to sensitively refurbish the existing building and covert the loft inline with the previously approved planning permission.

This submission follows a pre-application consultation.

Grade 11 Listed building refurbishments and extensions across London

Extension to a Grade 11 Listed building Roupell Street

2.0 Practice Profile

Practice Profile

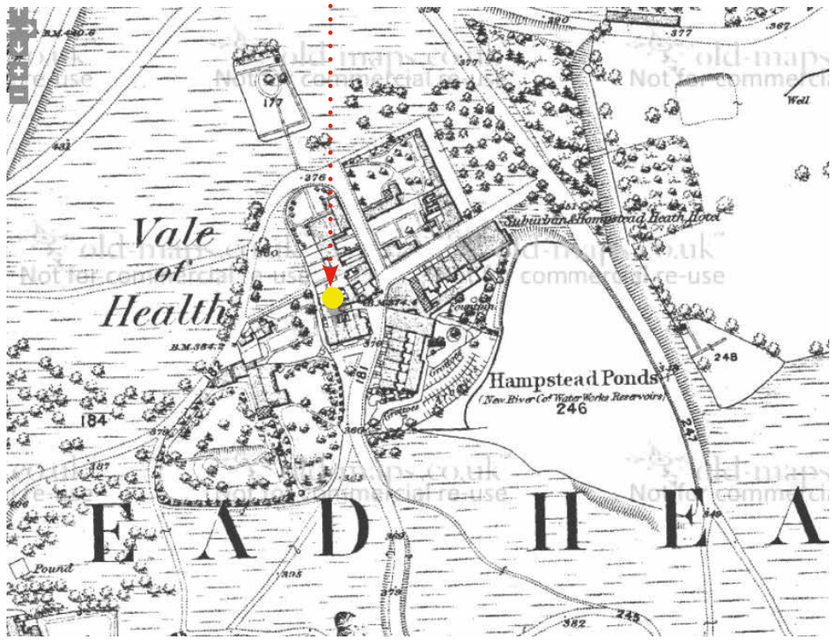
Fraher & Findlay Architects is an award winning design-led architectural partnership established in early 2009. We deliver creative, yet accessible designs, always drawing from a project's unique relationship to its history and context anchoring it into the built and natural environment. We don't apply preconceived stylistic responses to our projects; instead we react to the brief, context and integrated/hidden narrative of the client.

Our design strategy assesses each project as a unique architectural response, introducing experiential spaces as opposed to spaces based on theories. Through this approach we believe that space, whether private or public, can be individual, dynamic and beautiful.

We have worked within the Roupell Street Conservation Area before, with our project 'Lambeth Marsh House.'

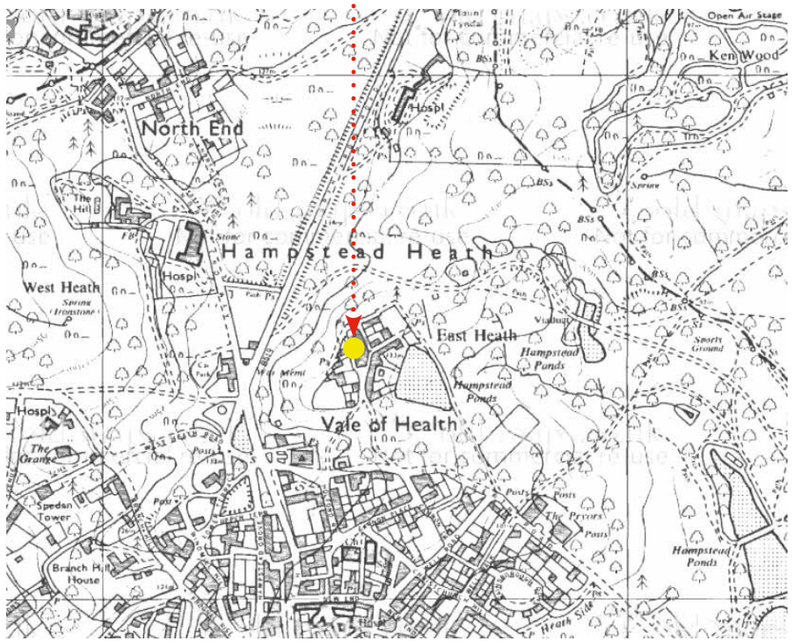
3.0 Existing Building Conditions
3.1 History and Conservation Area

Site Location



1870

Site Location



1976

The Vale of Health History

No. 1 Villas on the Heath is a Grade II listed, Gothic style, three-storey, semidetached property off the Vale of Health in Hampstead Heath, in the London borough of Camden. It is dated back to c1863.

The Vale of Health is part of the Hampstead Conservation Area, so designated in 1968.

This part of Hampstead Heath was originally known as Gangmoor, and later as Hatches (or Hatchett's) Bottom,after an early-18th-century cottager. The Hampstead Water Company created a pond here in 1777, which drained enough of the formerly malarial marsh to allow houses to be built. For much of its early existence, Hatches Bottom was not regarded as a picturesque village but as an intrusive presence on the heath.

Those who wished to attract visitors or new residents invented and promoted the 'Vale of Health' name, which was first recorded in 1801, although it did not fully supplant the older identity until the mid-20th century.

The essayist Leigh Hunt lived here from 1816 to 1818 and regularly hosted meetings of writers and poets, who included Shelley, Keats and Byron. In 1851 the hamlet had 57 adults and 30 children crammed into 18 houses.

3.0 Existing Building Conditions
3.2 Site

Front view of 1 Villas on the Heath

View from Vale of Health

View from Vale of Health

Entrance to 1 Villas on the Heath

Side view of 1 Villas on the Heath

Side view of 1 Villas on the Heath

Front elevation

Non original windows

Stuccoed front elevation

Rear ground floor elevation

Plastic rainwater goods.

Non original door set

Rear upper elevation

Irregular rear finishes

Unsightly grilles and surface mounted cables

Rear elevation

De-laminating non-original fascias

Courtyard elevation

Drainage failing

Render finish and non-original tiles

View over adjoining roofs

3.0 Existing Building Conditions
3.3 Exterior Condition

Exterior Condition

1 Villas on the Heath is one of 6 three-storey grade II listed semi-detached villa built in the 19th century in the Vale of Health .

The pair of semi's meet on the party wall with a raised parapet with a single pitch roof either side. To the rear a two storey outrigger exists with non-original hipped roof. The adjoining semi has a mansard roof extension.

The house is accessed from a small footpath. The front elevation is not visible from any neighbouring streets

To the rear, a small courtyard provides semi-private outdoor space; a louvred window from another property opens onto the courtyard.

Generally the exterior of the house is in acceptable condition. Notable additions to the house include new doors and windows throughout; replacement fasicas (likely ply or OSB); drainage pipes and ventilation covers.

Master bedroom

Absence of cornicing and non decorative skirting

Dining Room

Fireplaces removed

Non-original flat panel radiators

Existing loft

Wall paper

Non-original structural props

Existing roof

Absense of membrane, replacement timbers

Living room

Some windows are painted shut

3.0 Existing Building Conditions
3.4 Internal Condition

Internal Condition

Internally the original layout of the house can still be read. New pemitted works that have been carried out include a new ground floor kitchen and utility layout and creation of en-suite to the second floor.

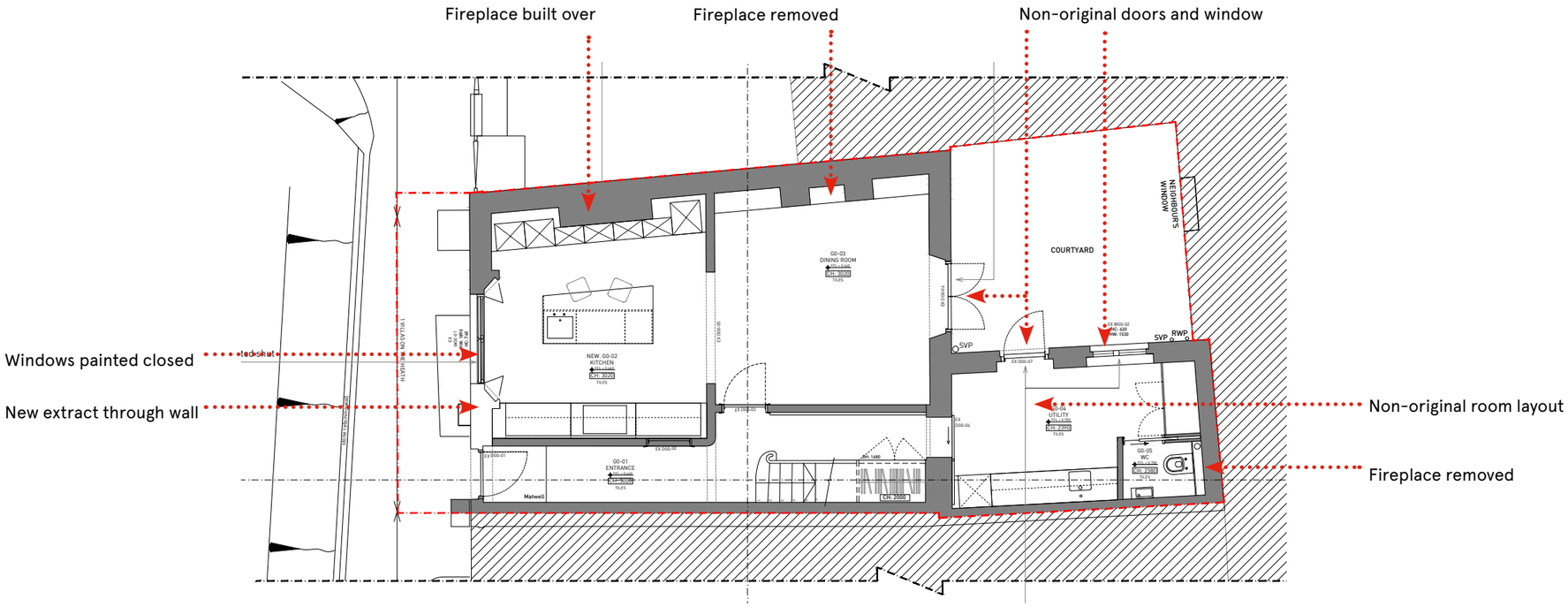
Several fireplaces have been removed and blocked up and several rooms have had cornices, roses and skirting boards removed and/or replaced with non-original styles. It is understood from previous owners that these changes were made prior to the listing.

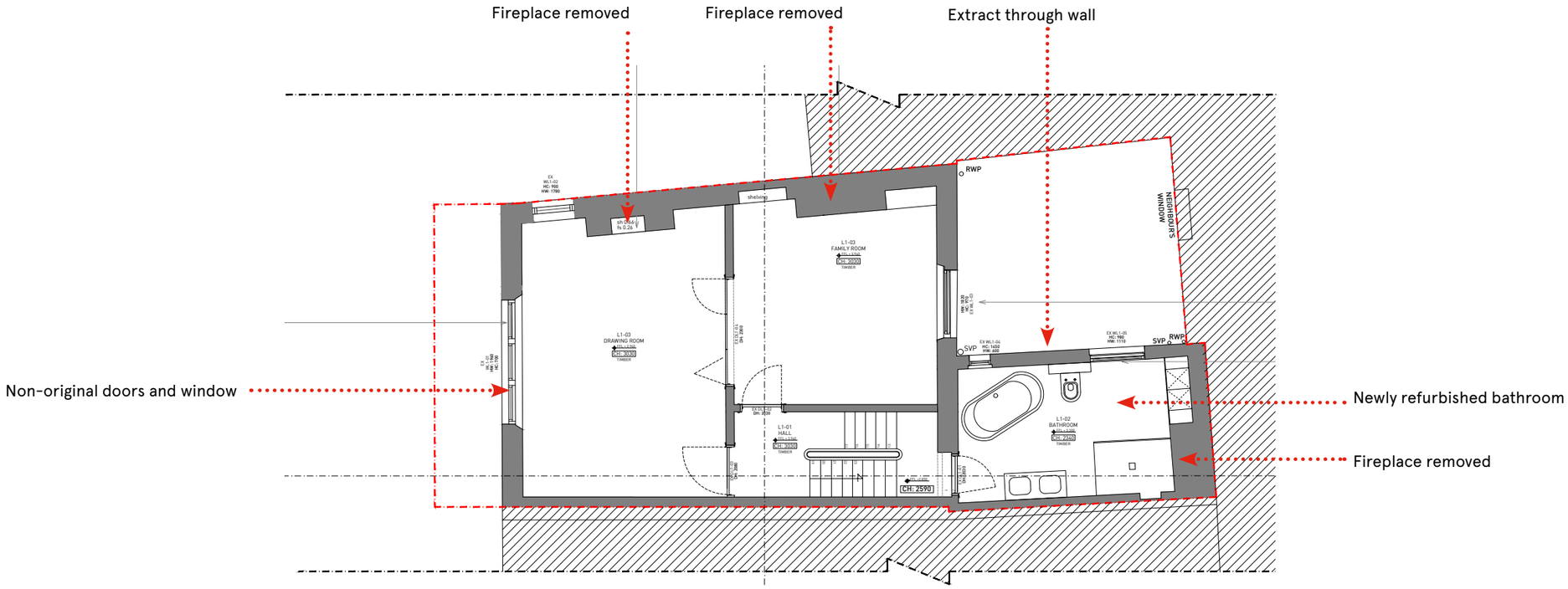
The building has been altered over time with many original features having been removed. Generally this includes the following;

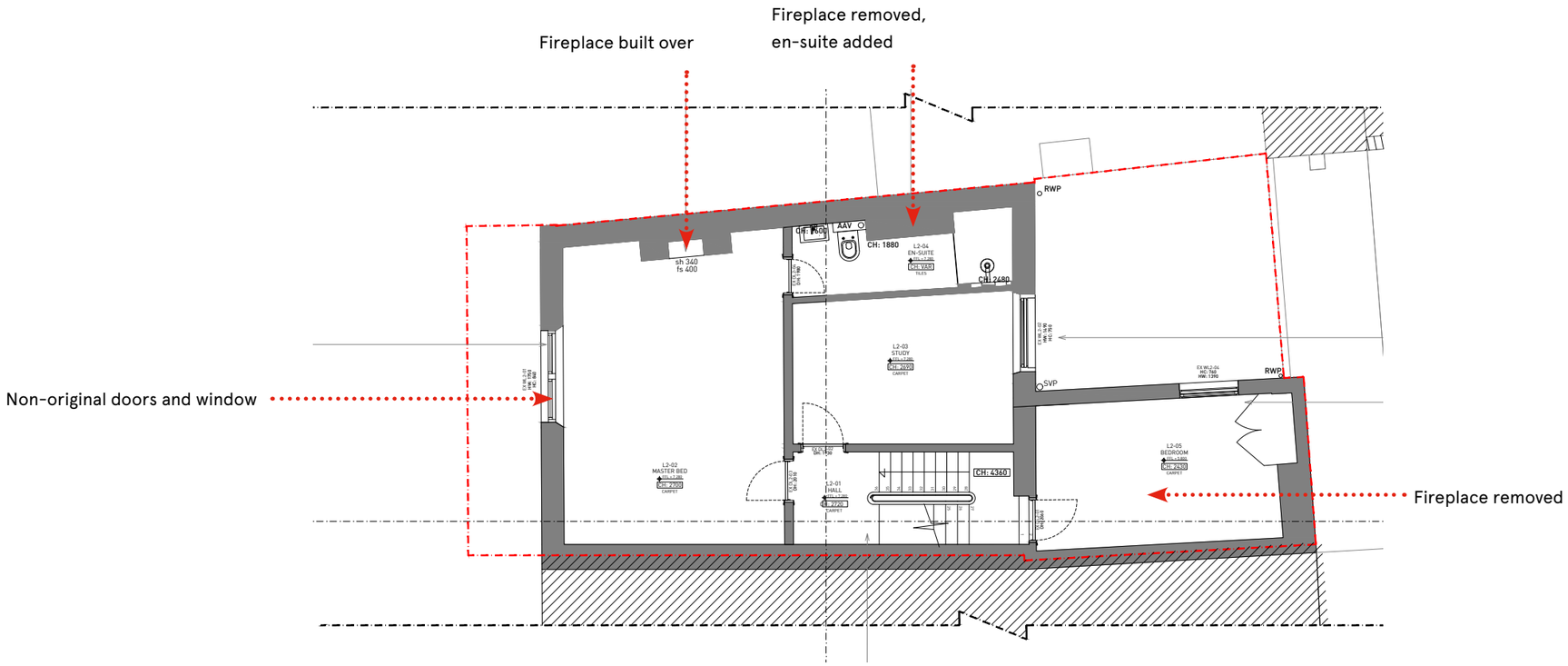
Structural
- addition of ensuite to first floor
- new rooflights
- new supporting timber battens and struts to roof
- new extract vents through walls

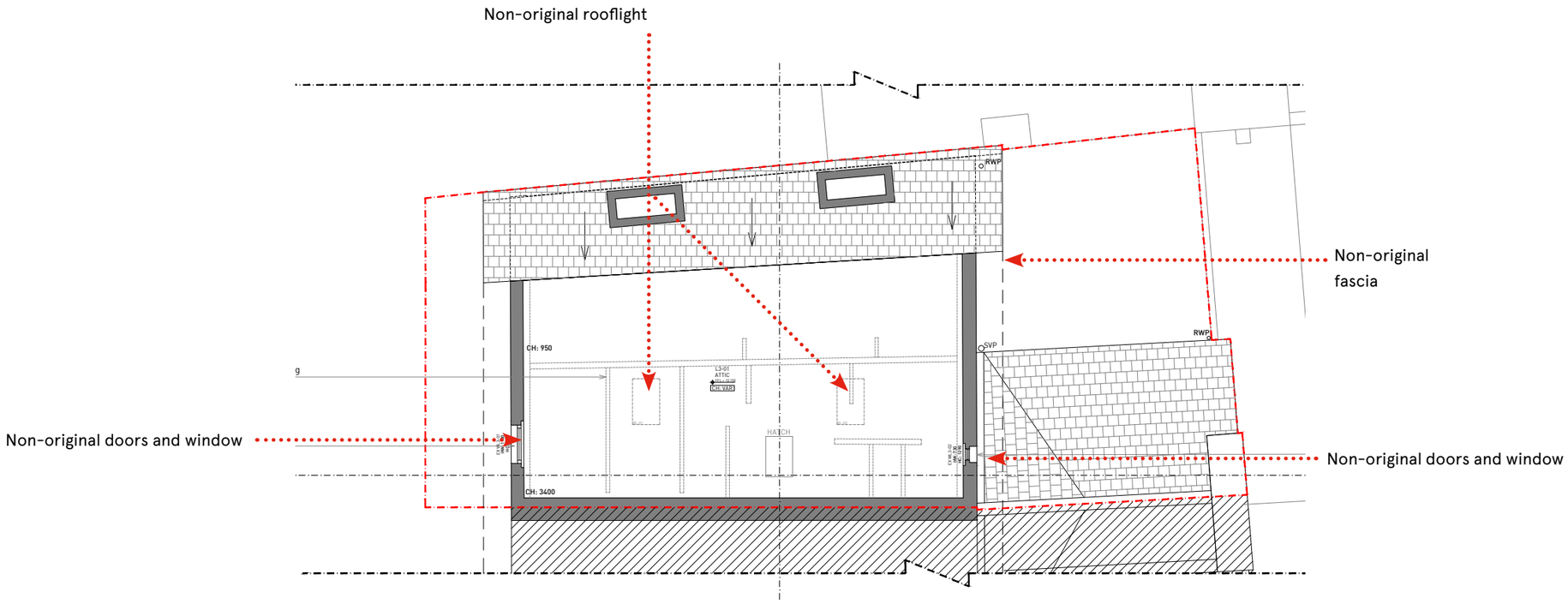
Cosmetic

- replacement of doors and windows to courtyard and front elevation
- removal of all fireplaces
- replacement skirting boards
- likely removal of cornices and ceiling roses
- radiators replaced
- new recessed spotlights


Fireplace built over
Fireplace removed
Non-original doors and window
Windows painted closed
New extract through wall
Non-original room layout
Fireplace removed
COURTYARD
NON-ORIGINAL WINDOW
G0-03
DINING ROOM
NEW. G0-02
KITCHEN
G0-01
ENTRANCE
G0-04
UTILITY
G0-05
WC
SVP
RWP
Matwell


Fireplace removed
Fireplace removed
Extract through wall
Non-original doors and window
Newly refurbished bathroom
Fireplace removed
L1-03
DRAWING ROOM
L1-03
FAMILY ROOM
L1-01
HALL
L1-02
BATHROOM
NON-ORIGINAL WINDOW
RWP
SVP
shelving


Fireplace built over
Fireplace removed,
en-suite added
Non-original doors and window
Fireplace removed
RWP
AAV
CH: 1880
L2-04
EN-SUITE
CH: 2480
L2-03
STUDY
CH: 2600
SVP
L2-02
MASTER BED
CH: 3200
L2-01
HALL
CH: 2720
CH: 4360
L2-05
BEDROOM
CH: 2430


Non-original rooflight
Non-original
fascia
Non-original doors and window
Non-original doors and window
RWP
SVP
CH: 950
L3-01
ATTIC
CH: VAR
HATCH
CH: 3400

3.0 Existing Building Conditions
3.5 Pre Planning Feedback

2021/3527/PRE

Background

No. 1 Villas on the Heath is one of a group of six Gothic-Revival, three-storey plus attic, semidetached properties located on the southern fringe of Hampstead Heath. The properties were built around 1863 and were statutorily listed Grade II on 14 May 1974.

The property has undergone a certainly amount of modernisation and intervention prior to listing, not all of which is now considered sympathetic, but otherwise the dwelling is in an acceptable state of repair.

Proposed works

The proposal is for the refurbishment of the property, commensurate with its original Gothic aesthetic, whilst at the same time addressing the need to enhance of the thermal performance and energy efficiency of the building to meet EnerPHit (Passivhaus) standards given the listed status of the building.

Consent (2013/4510/L) was previously granted for the conversion of the attic space to additional accommodation. Modification of the original attic conversion scheme is proposed and this is supported as less harmful to spatial integrity of the building.

The schedule of proposed works includes:

Ground Floor Plan

- Reinstatement of fireplace to dining room
- Widening of existing non-original double doors to courtyard
- Adjustment to plant and utility arrangement to accommodate more efficient boiler and water tank.
- Internal insulation to plant and utility room walls.
- Removal of recessed spot lights and reinstatement of ceiling rose and central pendant to dining area.
- Landscaping to courtyard.
- Replacement of all glazing units with Histoglass units.

First Floor

- Reinstatement of fireplace to living room
- Replacement of non-original trunk heating with cast iron radiators to 2no reception rooms
- New underfloor heating to bathroom
- Removal of recessed spot lights and reinstatement of ceiling rose and central pendant to 2no reception rooms.
- New engineered oak floorboards throughout floor with acoustic insulation between joists.
- Reinstatement of decorative skirting boards
- Internal insulation to rear bathroom walls
- Replacement of all glazing units with Histoglass units.

Second Floor

- Replacement of non-original trunk heating with cast iron radiators to bedroom and study.
- Removal of recessed spot lights and reinstatement of ceiling rose and central pendant to bedroom and study.
- New engineered oak floorboards throughout floor with acoustic insulation between joists.
- New staircase from landing to loft.
- New extract fan to existing en-suite terminating through in-tile vent at roof level.
- Insertion of access hatch to roof space above bedroom and new roof insulation.
- Replacement of all glazing units with Histoglass units.

Loft

- Creation of new bedroom, en-suite and storage in line with previously approved planning application 2013/4510/L.
- Internal insulation on all internal walls
- New engineered oak floorboards to strengthened ceiling joists with acoustic insulation in between.
- New conservation style rooflight and moving of 2no. existing rooflights to suit proposed layout
- Replacement of front and rear windows with double glazed casement with Histoglass units.

Roof

- Remove and reinstate roof to rectify structural defects, insert membrane and allow for creation of habitable room in line with approved scheme 2013/4510/L. Existing tiles will be reused. If possible, some original timbers will be retained and used as exposed struts in the room.
- The new roof will be insulated to current standards.

The majority of these interventions are supported and are not seen as either harmful or deleterious to the significance or fabric of the historic building. The exception is the proposal for the wholesale replacement of historic window casements. Not all the existing joinery is of equal heritage value; the replacement of the 20th century joinery onto the courtyard (for example), if appropriately done, may well prove beneficial. However the loss of original window casements and cylinder glass on any historic property within Camden (not just this property) is not supported. That said Camden has declared a climate crisis and the non-destructive enhancement of the historic building stock throughout the borough is generally supported.

The proposed work to the roof is supported with the proviso that the visual and structural relationship between the roof and the remainder of the building must not change ie. the height and position of the roof must remain as existing. Party wall issues will need to be addressed.

Limited details on the analysis of the fabric and construction of the property have been provided as part of this pre-application submission, such information will be required to justify the proposed interventions in the advent of a Listed Building Application.

Details of the proposed insulation and wall finishes will be required, with the demonstration that none of interventions will result in the compromise of the building's breathability.

Similarly, repair to the repointing and render will need to be underpinned by an understanding of what is currently there.

The biggest issue is considered the potential loss of historic fabric in the form of historic/original casements. Granted the thermal performance of modern casements may well be enhanced over that of the original windows, but historic windows can be up-graded (see https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=f3e97c76-b4fa-4c76-a197-a59400be931b) and removes the consideration of land-fill and related embodied carbon considerations.

If the introduced fireplaces are to be anything other than decorative then the introduction of a chimney flue liner is advised.

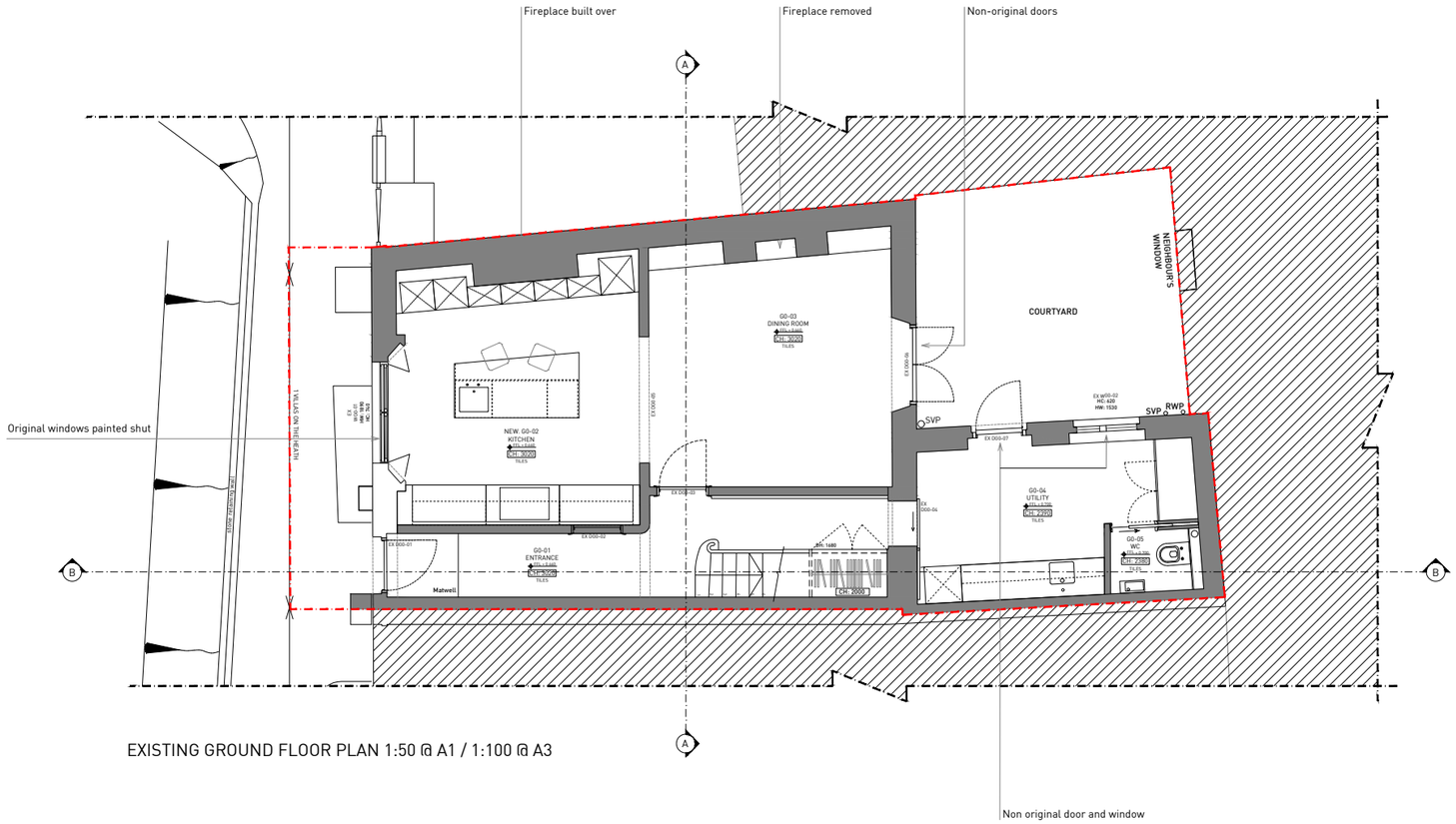
You are encourage to submit joinery details, details of the conservation rooflights (which should have a vertical emphasis), floorboards etc as part of the application as this will circumnavigated the need for conditions attached to the decision notice requesting such information at a later date.

The introduction of modern energy-generating technology will need to demonstrate no visual or aesthetic harm to the significance of the building.

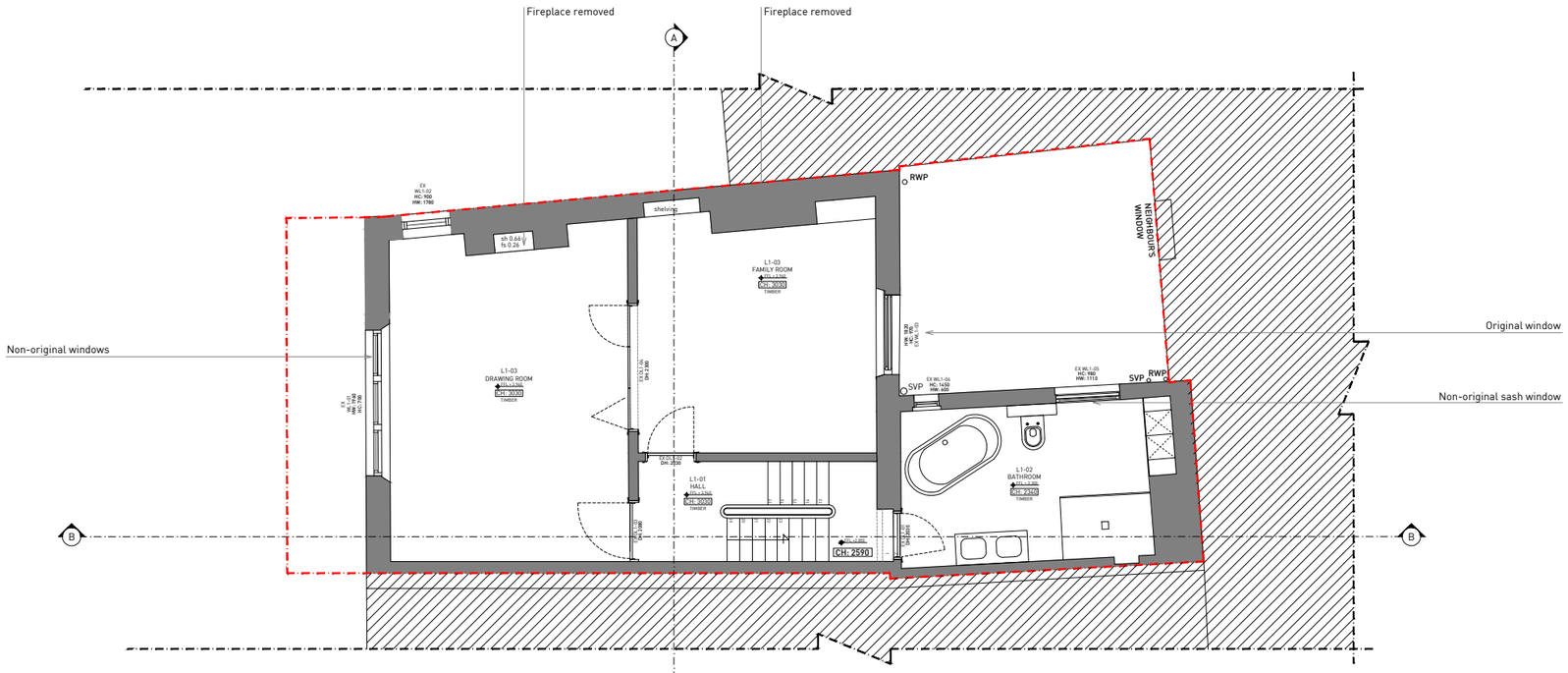
Landscaping of the courtyard, and the re-organisation of the kitchen and utility room are not seen as impacting on the significance of the historic building.

3.0 Existing Building Conditions
3.6 Existing Drawings

The following pages document the existing plans, elevations and sections of the building



EXISTING GROUND FLOOR PLAN 1:50 @ A1 / 1:100 @ A3



EXISTING FIRST FLOOR PLAN 1:50 @ A1 / 1:100 @ A3

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KEY

EXISTING CONSTRUCTION

PROPOSED CONSTRUCTION

P02	22.10.21	PLANNING SUBMISSION
P01	18.10.21	CLIENT ISSUE

REVISIONS

Project: Villas on the Heath

Client: Joe and Johanna

Location: 1 Villas on the Heath
London NW3 1BA

Fraher and Findlay
Unit 3, Mercy Terrace,
Ladywell Road,
London SE13 7UX
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Fraher: +44 (0)20 8291 6947
Findlay:+44 (0)20 8948 4848

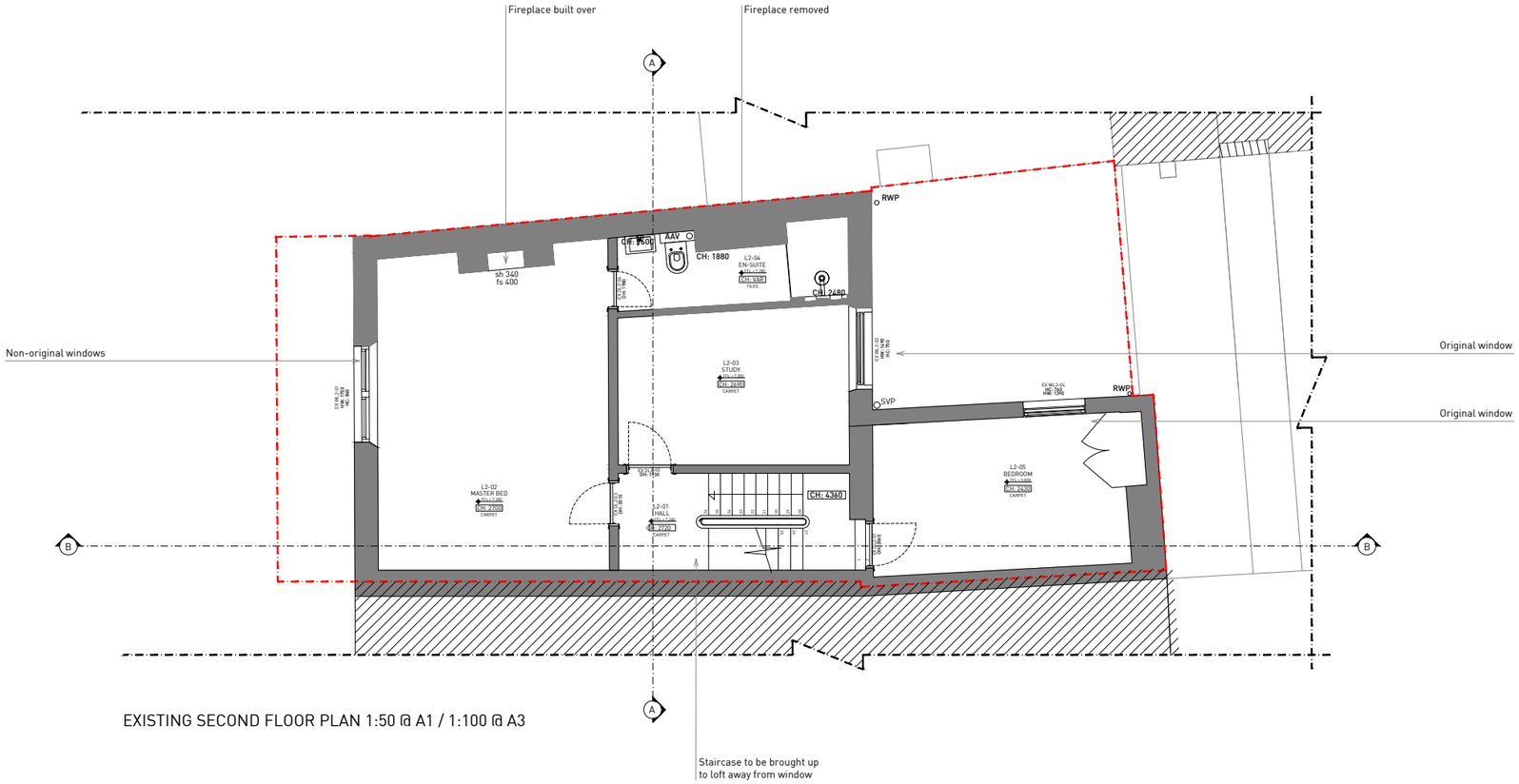
Title: Planning Drawings
Existing Lower Floor Plans

Status	Scale
Planning	1:50@A1/1:100@

Drawn	Checked	Authorised
JH	LW	JF

Revision	Date
P01	08.10.21

FF21005PL002



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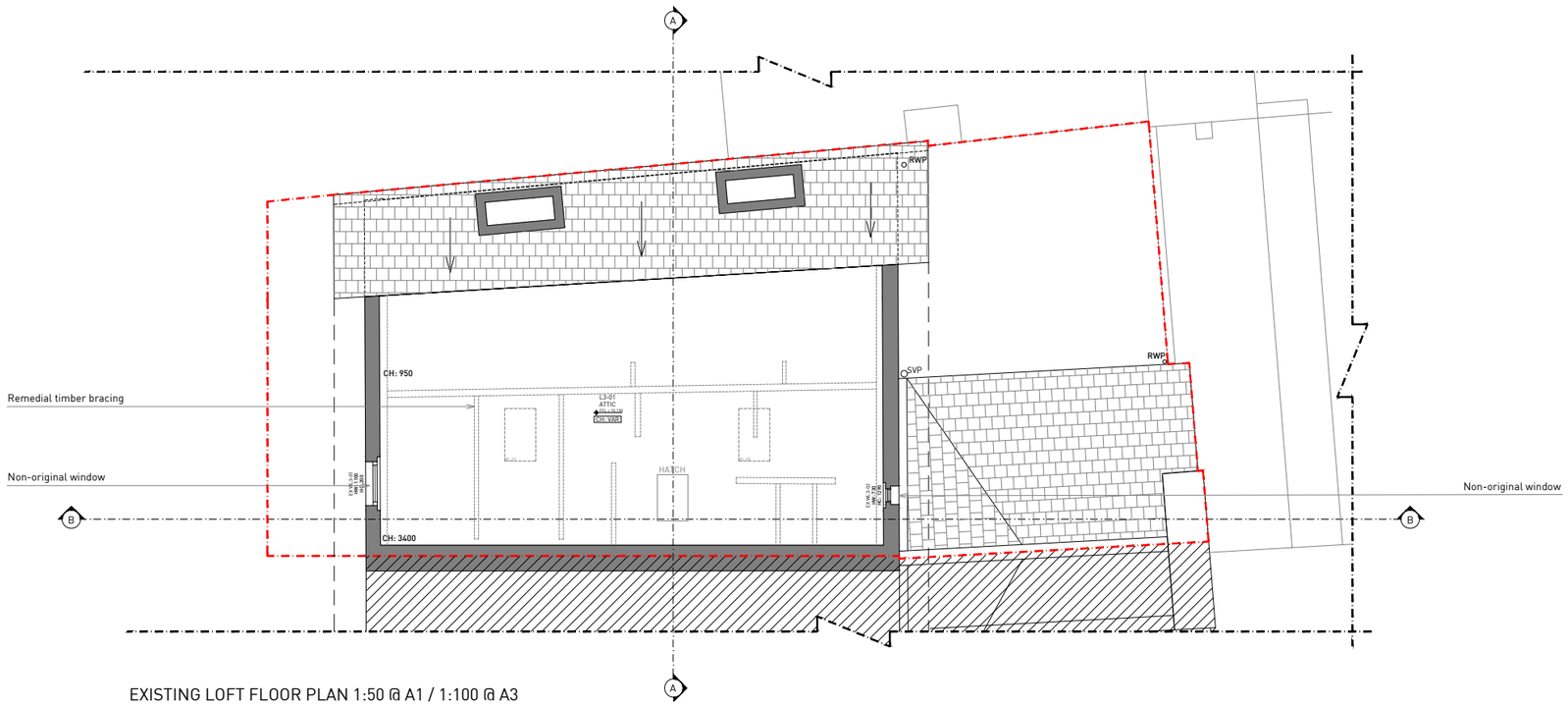

EXISTING LOFT FLOOR PLAN 1:50 @ A1 / 1:100 @ A3

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P01	18.10.21	CLIENT ISSUE

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Client: Joe and Johanna

Location: 1 Villas on the Heath
London NW3 1BA

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Findlay:+44 (0)20 8948 4848

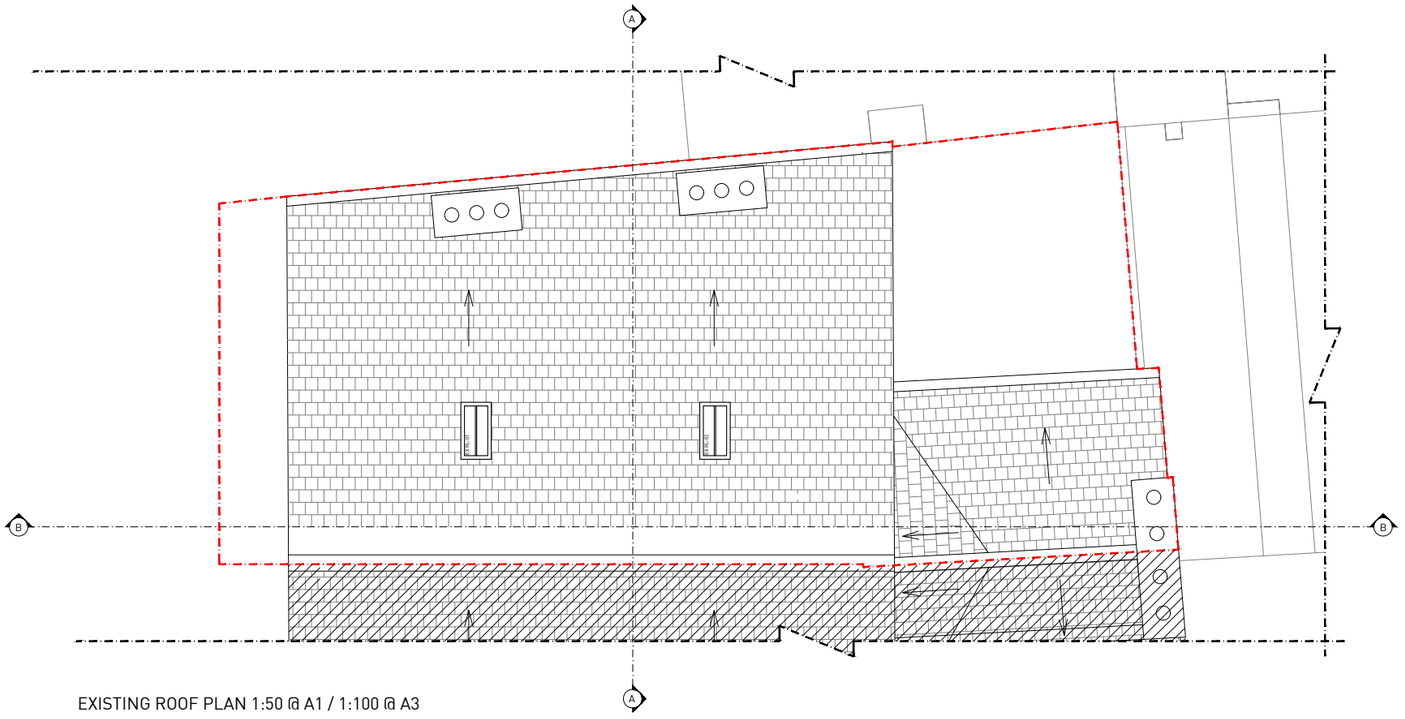
Title: Planning Drawings
Existing Upper Floor Plans

Status	Scale
Planning	1:50@A1/1:100@A3

Drawn	Checked	Authorised
JH	LW	JF

Revision	Date
P01	08.10.21

FF21005PL003



EXISTING ROOF PLAN 1:50 @ A1 / 1:100 @ A3

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Title: Planning Drawings
Existing Roof Plan

Status	Scale
Planning	1:50@A1/1:100@A3

Drawn	Checked	Authorised
JH	LW	JF

Revision	Date
P01	08.10.21

FF21005PL004

EXISTING SECTION A-A' 1:50 @ A1 / 1:100 @ A3

EXISTING SECTION B-B' 1:50 @ A1 / 1:100 @ A3

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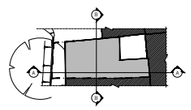

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Title: Planning Drawings
Existing Sections

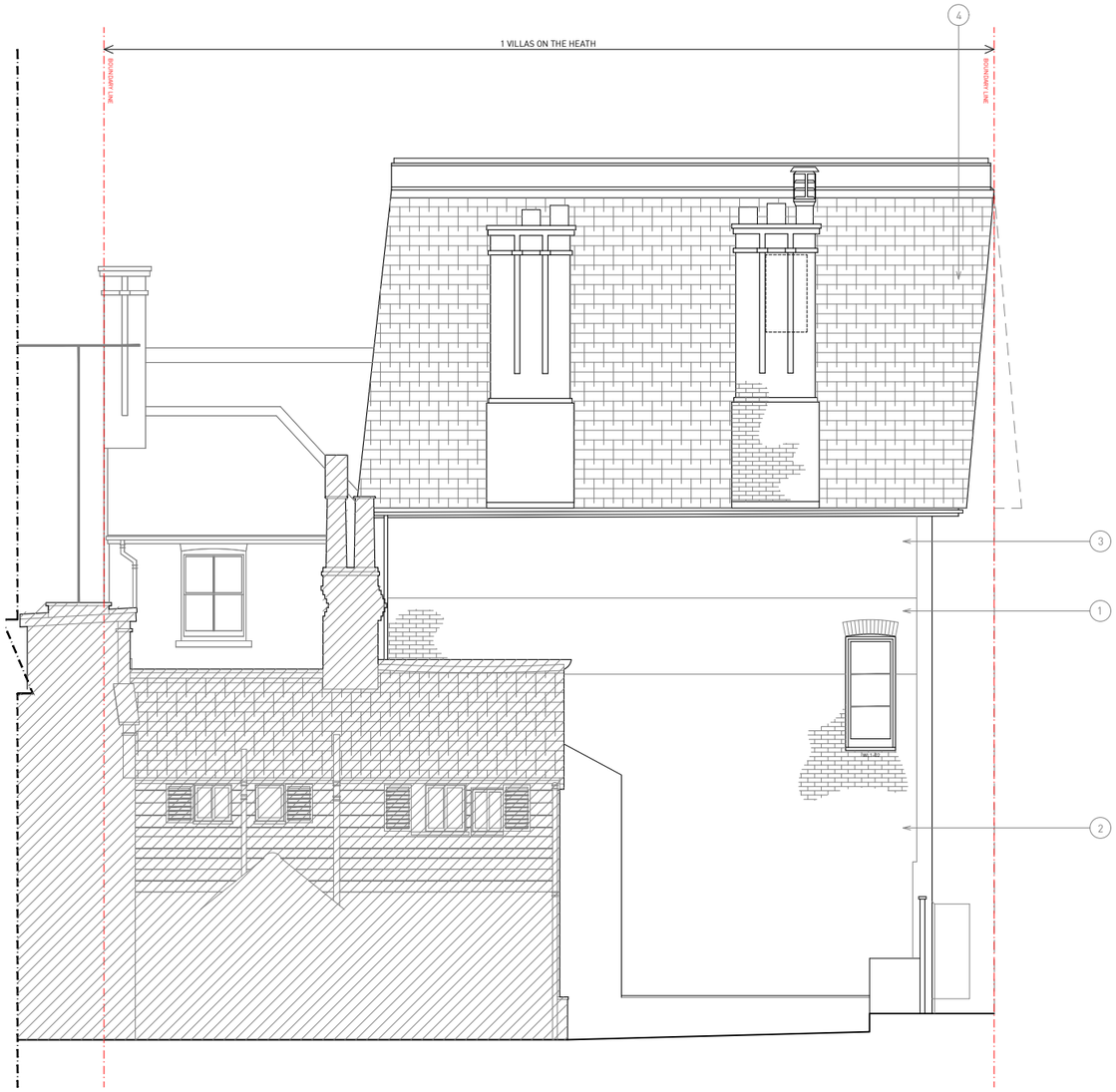
Status	Scale
Planning	1:50@A1/1:100@A3

Drawn	Checked	Authorised
JH	LW	JF

Revision	Date
P01	08.10.21

FF21005PL005

EXISTING FRONT ELEVATION 1:50 @ A1 / 1:100 @ A3



EXISTING SIDE ELEVATION 1:50 @ A1 / 1:100 @ A3

0 1 5

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KEY

1 LONDON STOCK BRICK
2 PAINTED BRICK
3 RENDER
4 CLAY TILES
5 TIMBER SOFFIT

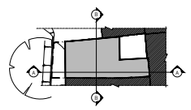
P03	23.02.22	NEIGHBOURS WINDOWS CORRECTED
P02	25.10.21	PLANNING SUBMISSION
P01	18.10.21	CLIENT ISSUE

REVISIONS

Project: Villas on the Heath

Client: Joe and Johanna

Location: 1 Villas on the Heath
London NW3 1BA



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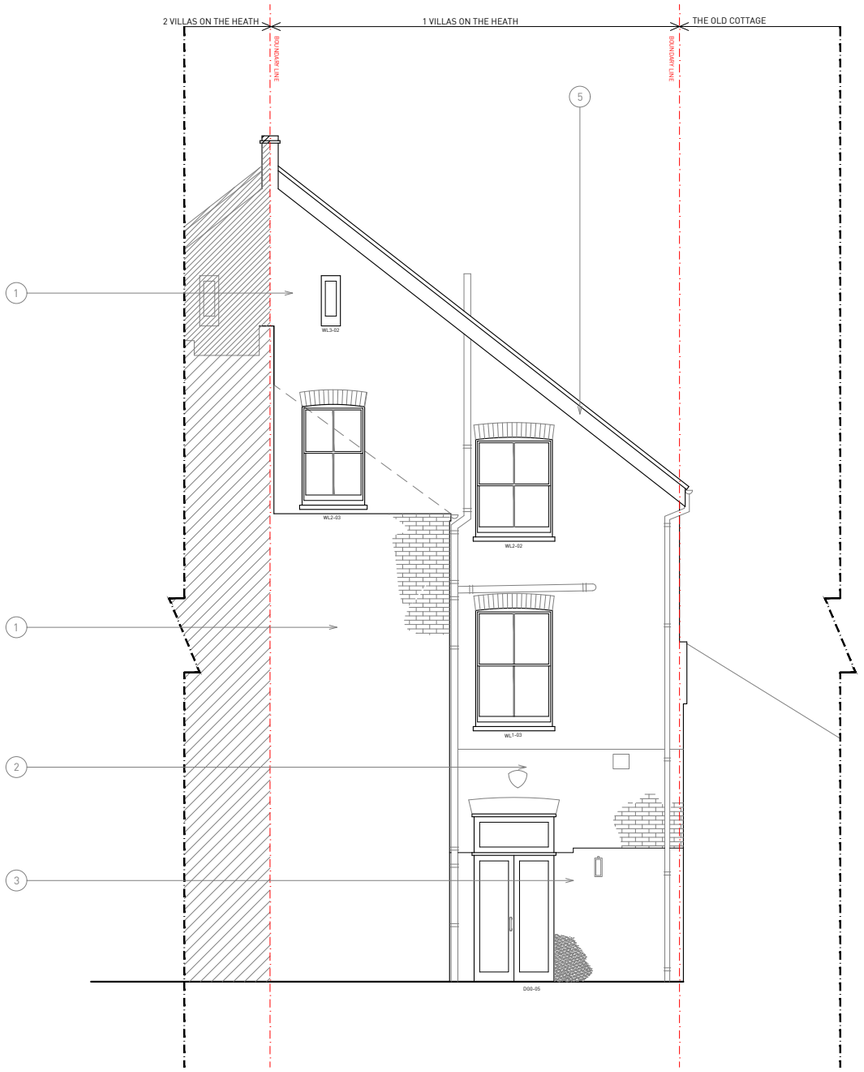
Title: Planning Drawings
Existing Elevations

Status	Scale
Planning	1:50@A1/1:100@A3

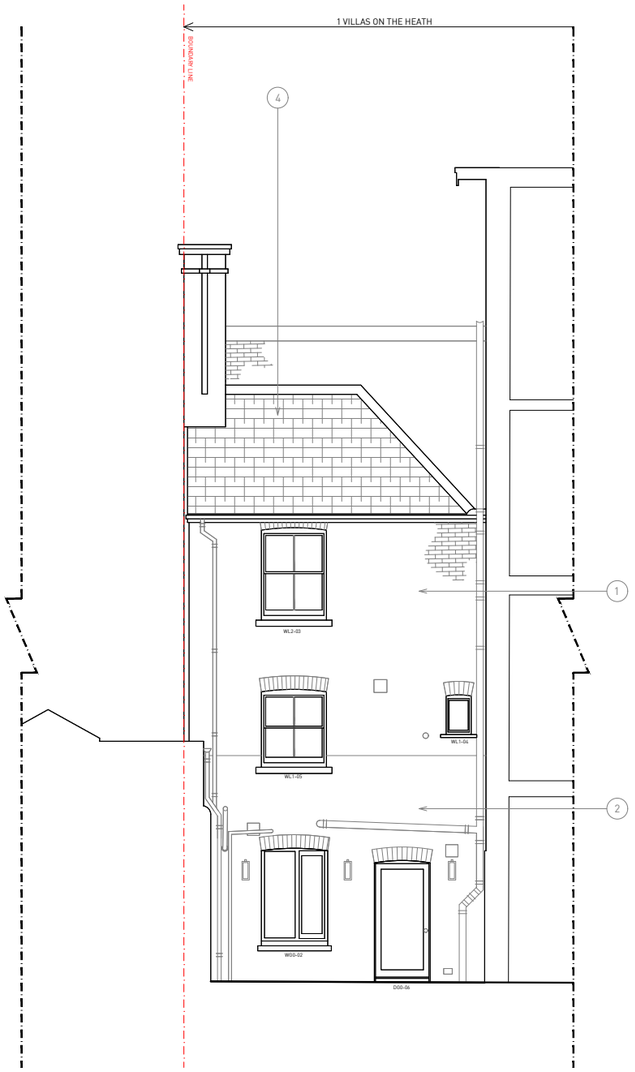
Drawn	Checked	Authorised
JH	LW	JF

Revision	Date
P03	23.02.22

FF21005PL006



EXISTING REAR ELEVATION 1:50 @ A1 / 1:100 @ A3



EXISTING OUTRIGGER ELEVATION 1:50 @ A1 / 1:100 @ A3

0 1 5

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KEY

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2 PAINTED BRICK
3 RENDER
4 CLAY TILES
5 TIMBER SOFFIT

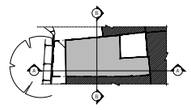
P02	22.10.21	PLANNING SUBMISSION
P01	18.10.21	CLIENT ISSUE

REVISIONS

Project: Villas on the Heath

Client: Joe and Johanna

Location: 1 Villas on the Heath
London NW3 1BA



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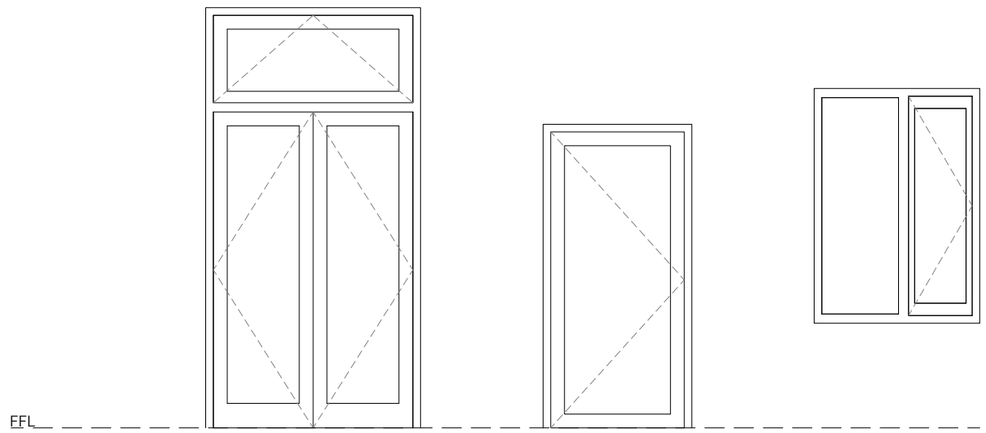
Title: Planning Drawings
Existing Elevations 2

Status	Scale
Planning	1:50@A1/1:100@A3

Drawn	Checked	Authorised
JH	LW	JF

Revision	Date
P01	08.10.21

FF21005PL007



Reference	DG0-06		DG0-07		WG0-02
Internal Cill Height	0		0		620
Opening	Casement		Casement		Casement
Original Frames	No		No		No
Original Glass	No		No		No

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P02	22.10.21	PLANNING SUBMISSION
P01	18.10.21	CLIENT ISSUE

REVISIONS

Project: Villas on the Heath

Client: Joe and Johanna

Location: 1 Villas on the Heath
London NW3 1BA

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Title: Planning Drawings
Existing Glazing Schedule

Status: Planning
Scale: 1:200@A1/1:100@A3

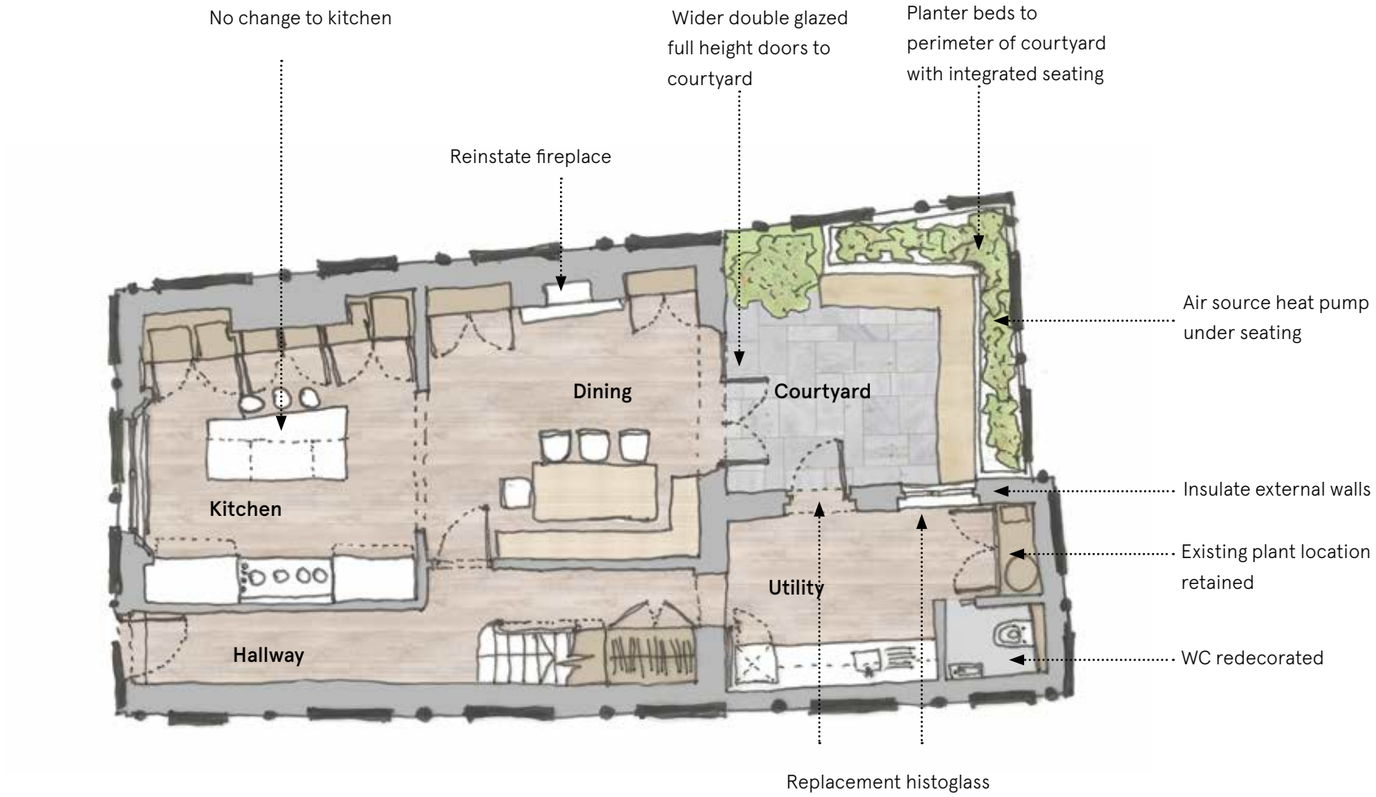
Drawn: JH
Checked: LW
Authorised: JF

Revision: P01
Date: 08.10.21

FF21005PL008

0 1 2

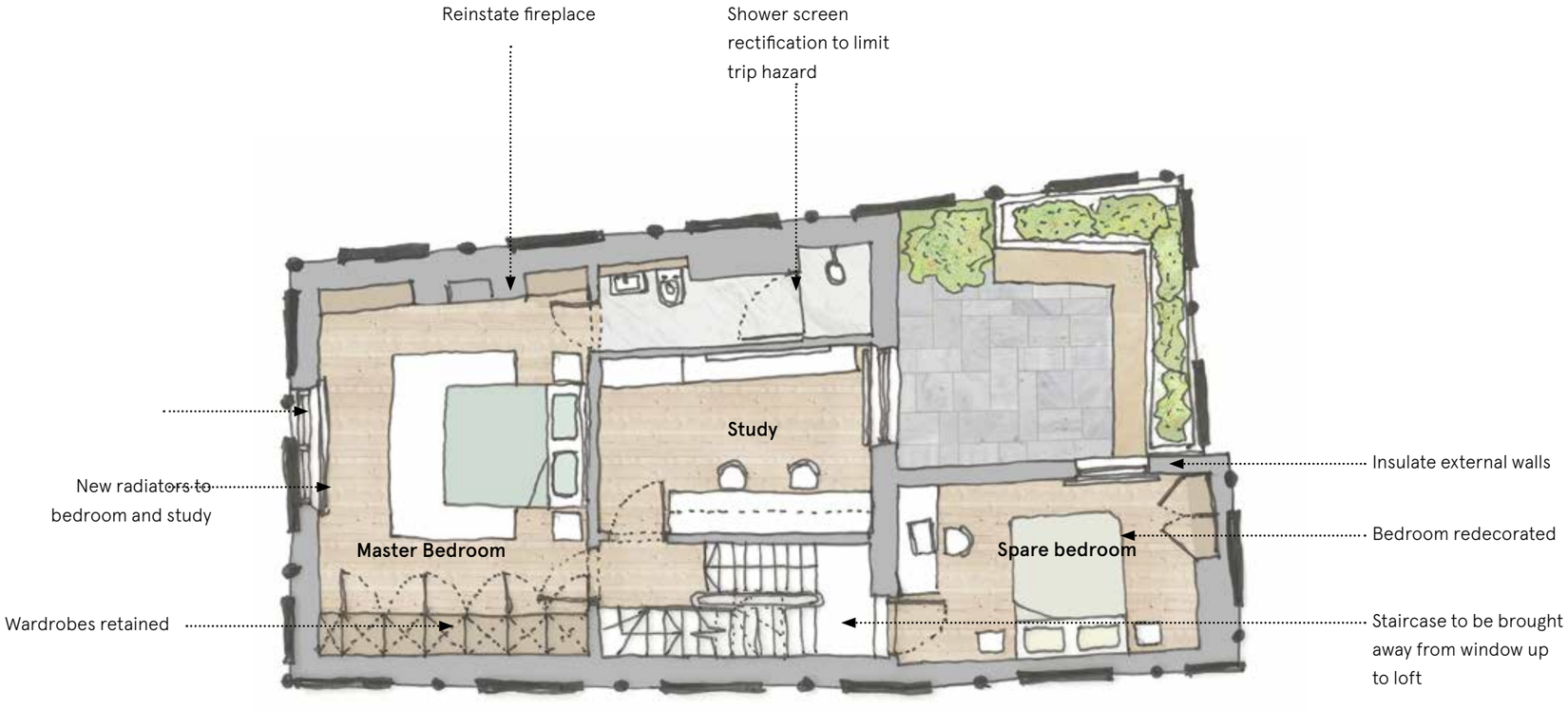
4.0 Proposals
4.1 Design Approach



Ground floor design intent

First floor design intent

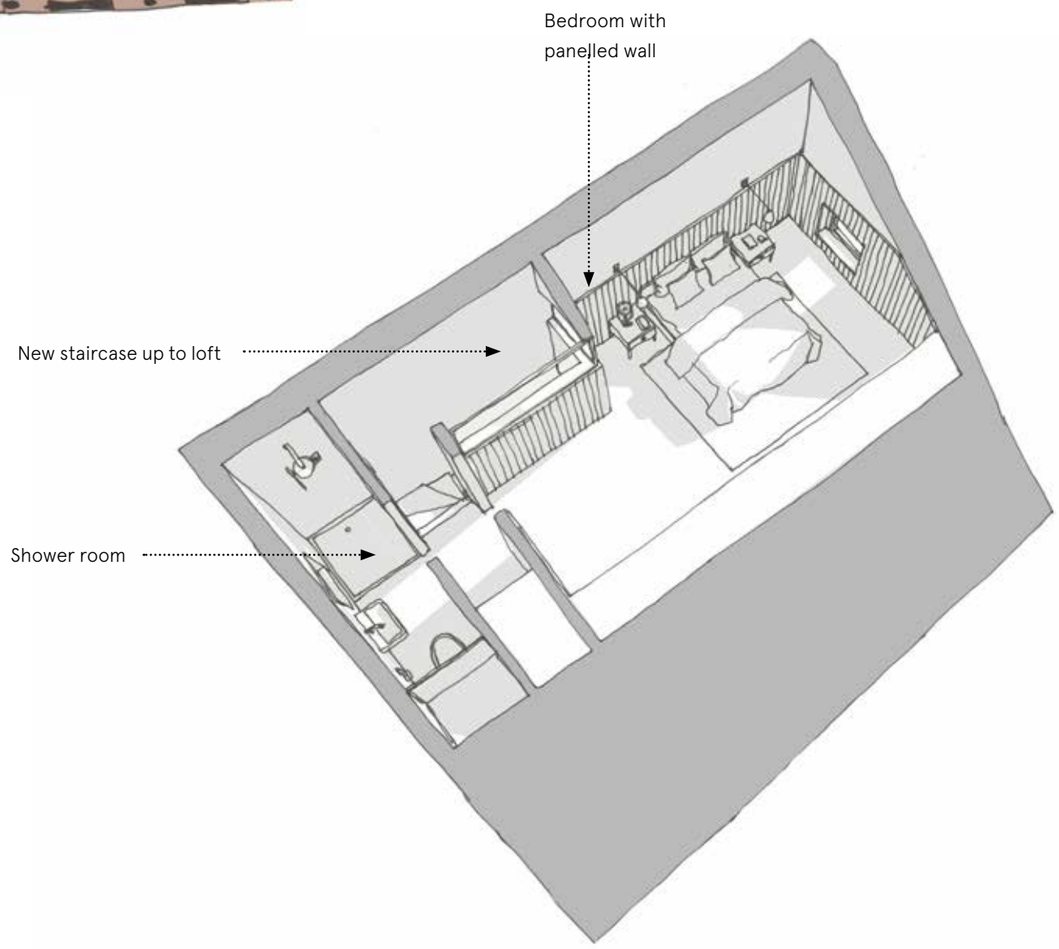
4.0 Proposals
4.1 Design Approach



Second floor design intent

Loft floor design intent

Roof design intent



Proposed Axo of Loft Space

Roof Repair Method Statement

As detailed in the heritage statement below, the roof is need of replacement. In order to do this is it imperative that the new roof reads exactly the same as existing.

The intention is to carefully remove all tiles and store them in order of removal. Existing fascias and soffits would be removed and inspected for reuse or repair. Where non-original boards have been used, new replicas would be created.

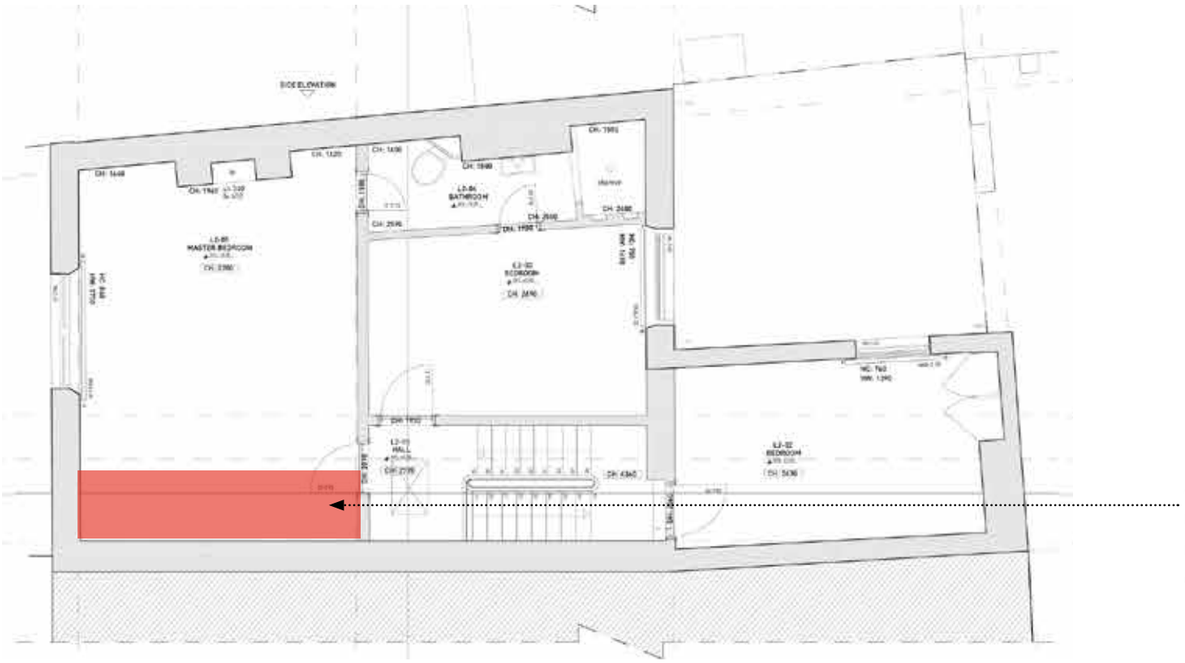
The new roof structure will mimic the original as closely as possible, though in larger sections. A new sarking felt will be installed with new counter battens above to reinstate the existing tiles in the order they came down.

Where possible, the intention is to use the existing timbers for high level bracing and have these exposed within the new room

New rooflights would be 'Neo Conservation' flush rooflights, as pictured opposite.

All new flashings would be Code 4 lead.

4.0 Proposals
4.2 Stair Location



Approved Plan

Approved location, requiring breaking up the master bedroom and new door location

Proposed Plan

Proposed location, avoids any change to existing walls

Staircase Location

The approved plan (2013/4510/L) proposed a new staircase within the master bedroom, which would have broken up the original fabric and plan of the house.

This new proposed configuration allows for the original floor plan to remain easily read and does not require any walls or doors to be moved/created.

4.0 Proposals
4.3 Environmental Approach

Low cost and low risk

Draught proofing

Low energy lighting

Heavy curtains and blinds

Rugs on upper floors

Roof insulation

Re-pointing brickwork

Re-rendering house

Some risk and/or some cost

Replastering

Smart thermostats and heating zones

Upgrade to heating system

New radiators

Insulating internal floors

Ground floor insulation

High-risk and/or high-cost

Internal insulation to outrigger walls

Internal insulation to loft walls

System Improvements

Mechanical ventilation and heat recovery

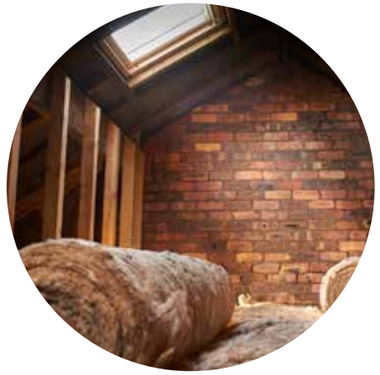
Air source heat pump to replace boiler

Approach

Our ambition is to revovate the house to as close to EnerPHit (Passivhaus) standards as possible, improving the thermal performace and energy efficiency as far as possible without compromising the listed building status of the house.

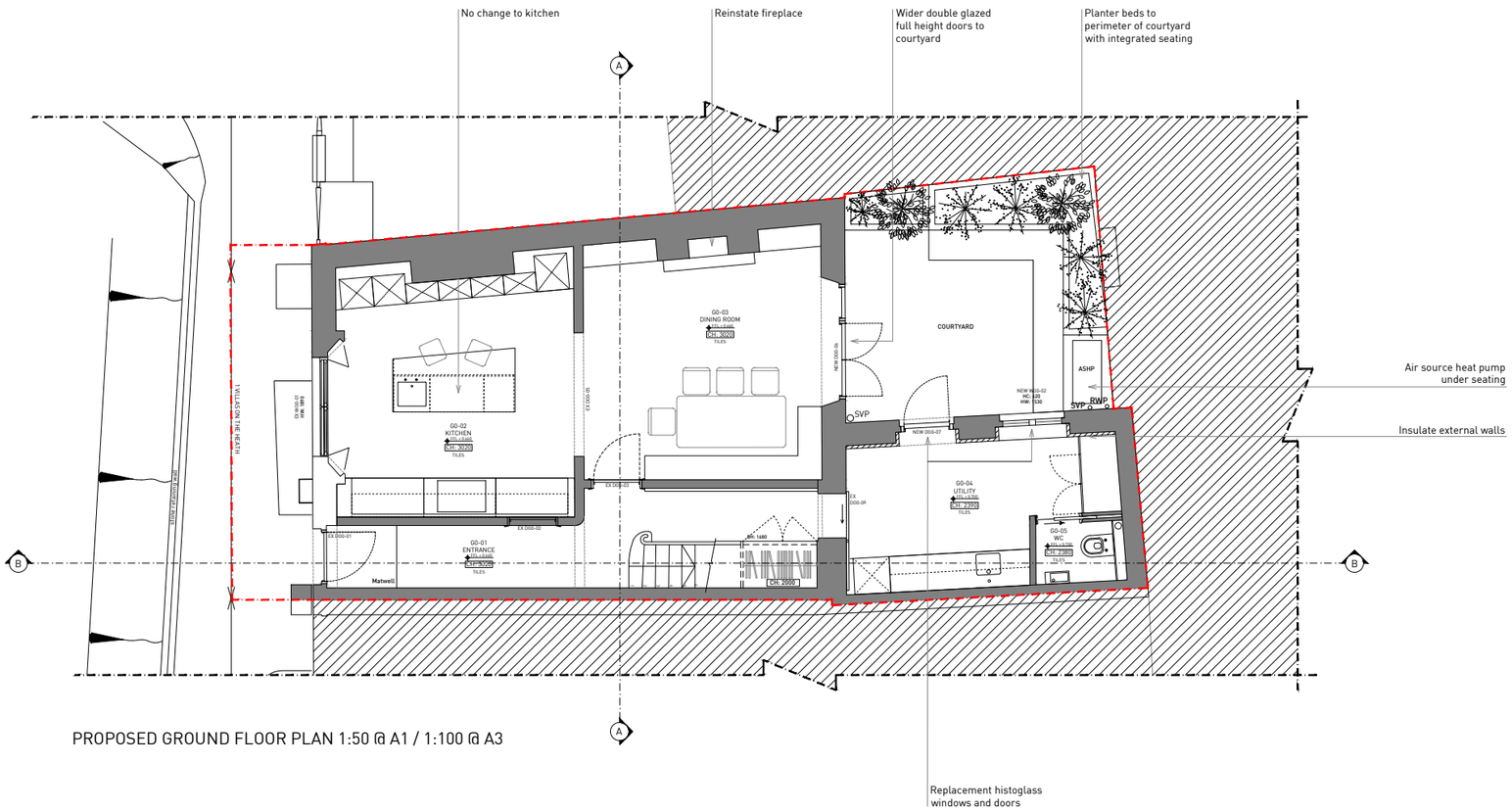
We have approached Villas on the Heath through looking at Historic England guidance alongside EnerPHit standards. In keeping with Historic England guidance, the adjacent strategy is therefore broken into four areas of cost/risk and system improvements.

The suggested approach also takes into account the UK Governments forthcoming Heat and Buildings Strategy. which will phase out gas boilers, promote heat pumps and encourage more reliance on clean electricity.

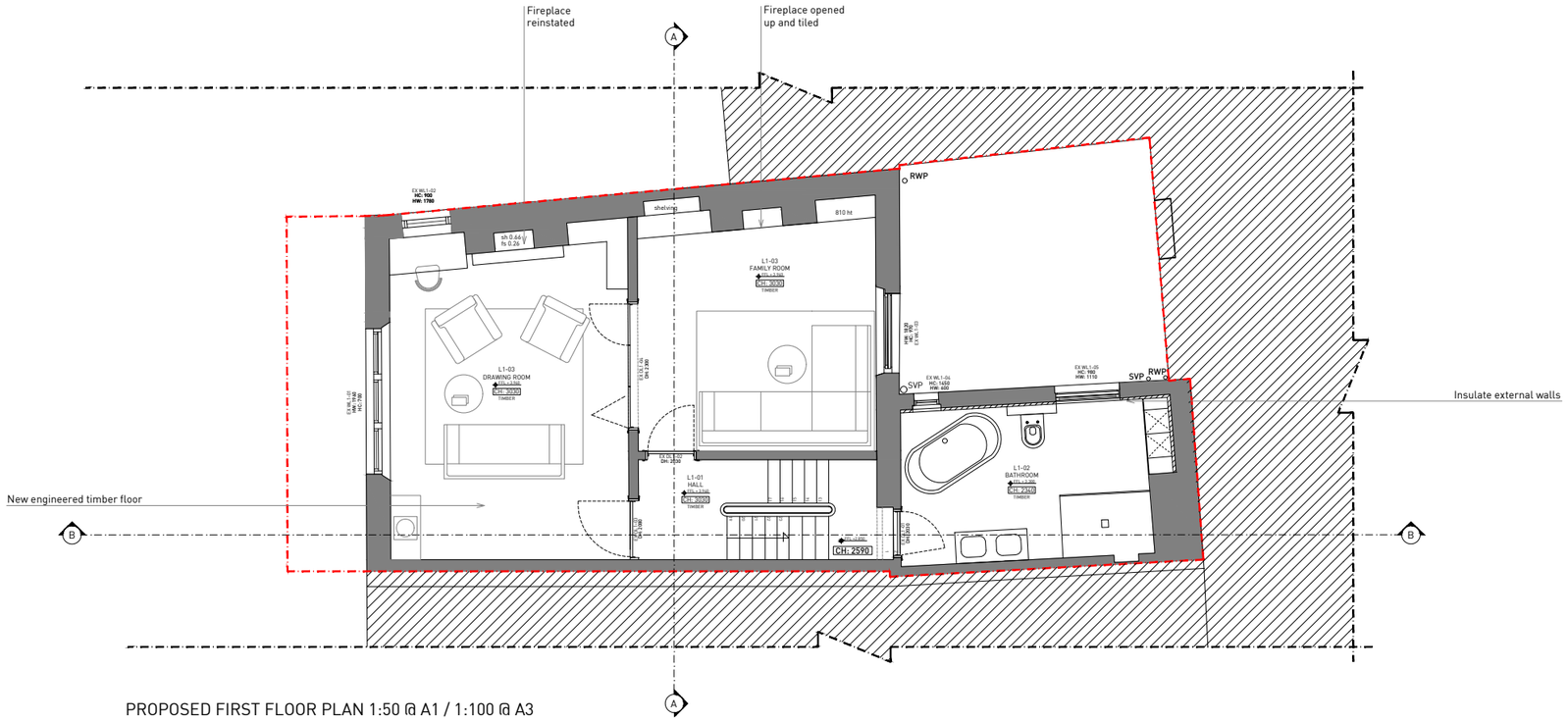


4.0 Proposals
4.4 Proposed Drawings

The following pages document the proposed plans, elevations and sections of the building.



PROPOSED GROUND FLOOR PLAN 1:50 @ A1 / 1:100 @ A3



PROPOSED FIRST FLOOR PLAN 1:50 @ A1 / 1:100 @ A3

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KEY

EXISTING CONSTRUCTION

PROPOSED CONSTRUCTION

P02	22.10.21	PLANNING SUBMISSION
P01	18.10.21	CLIENT ISSUE

REVISIONS

Project: Villas on the Heath

Client: Joe and Johanna

Location: 1 Villas on the Heath
London NW3 1BA

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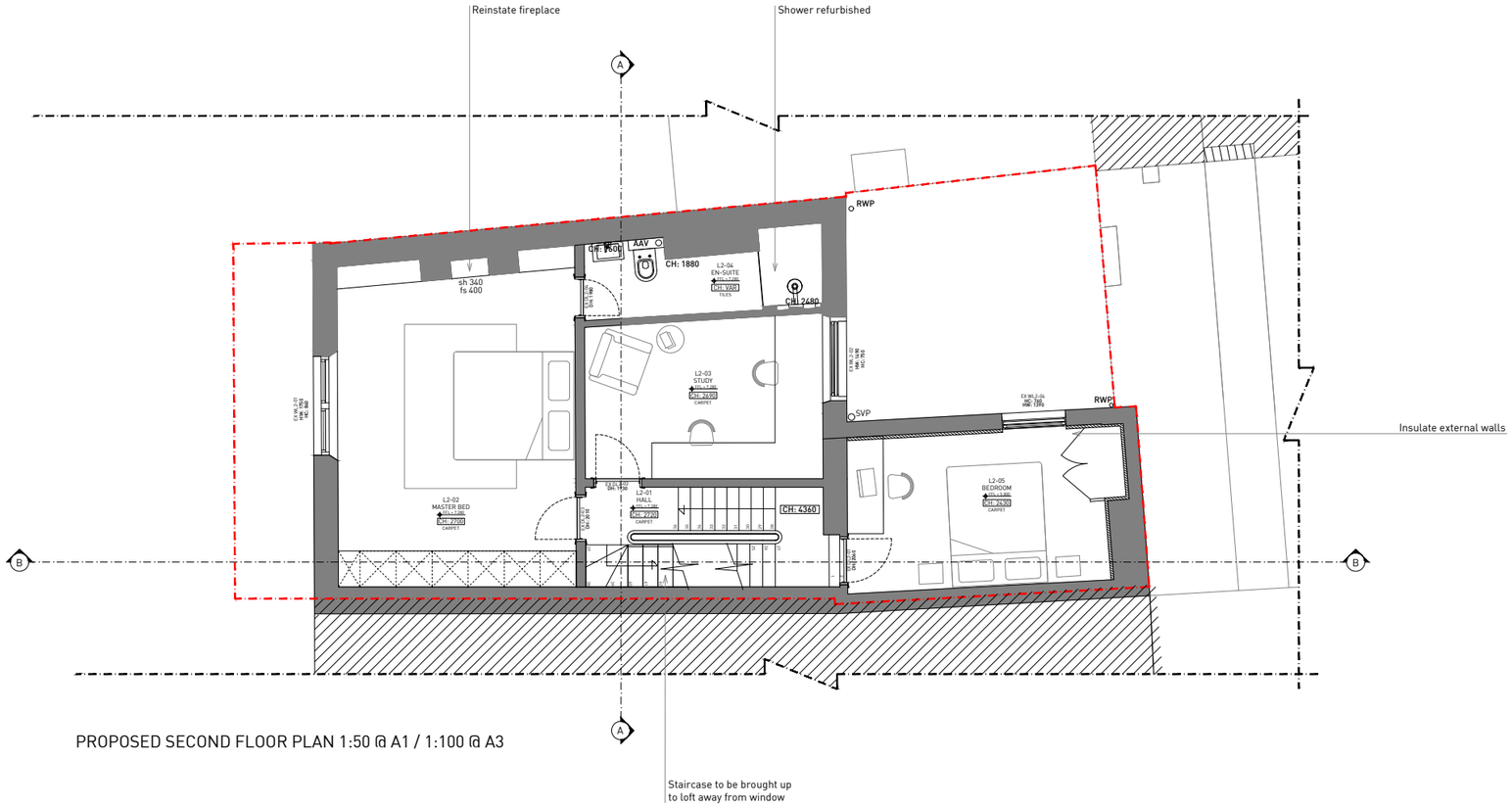
Title: Planning Drawings
Proposed Lower Floor Plans

Status	Scale
Planning	1:50@A1/1:100@A3

Drawn	Checked	Authorised
JH	LW	JF

Revision	Date
P01	08.10.21

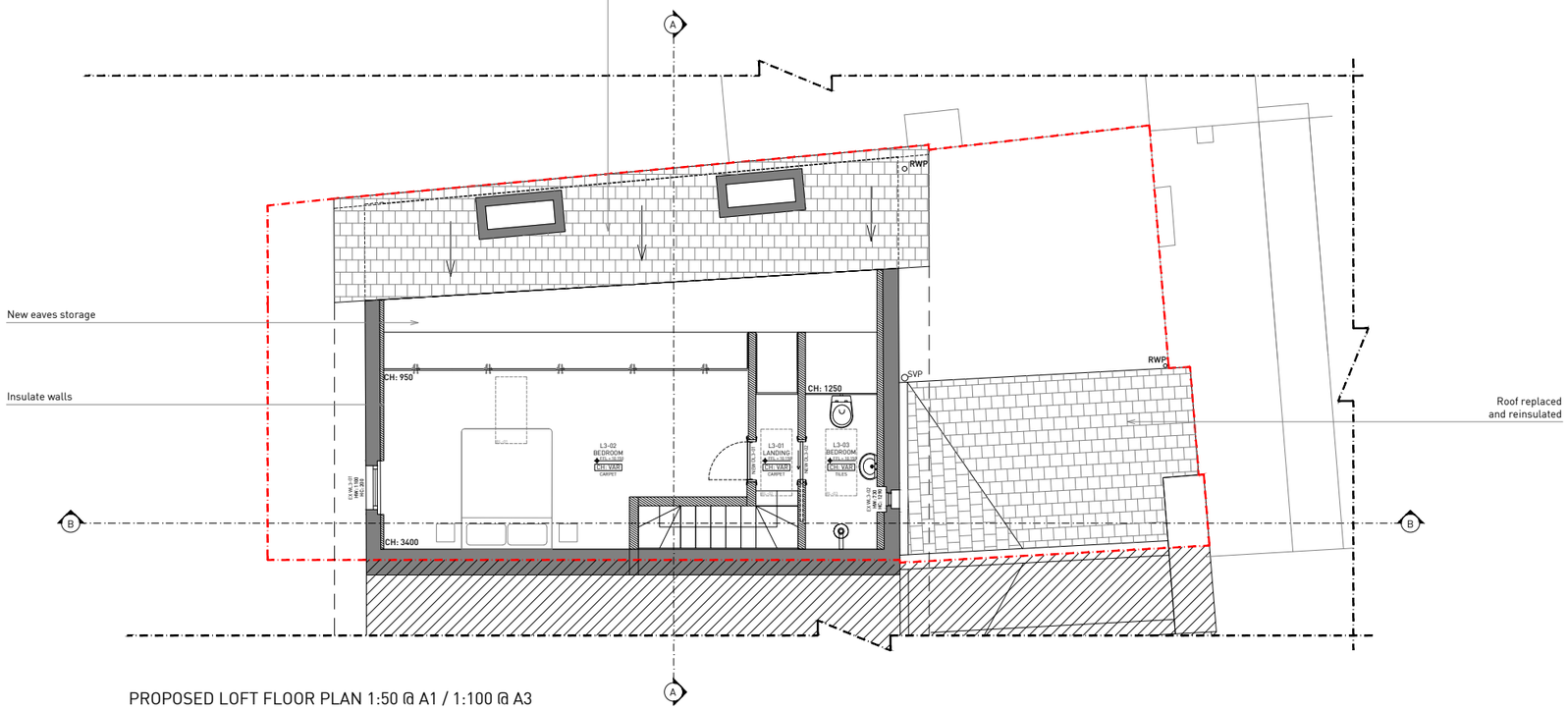
FF21005PL009



PROPOSED SECOND FLOOR PLAN 1:50 @ A1 / 1:100 @ A3

Staircase to be brought up
to loft away from window

Roof replaced and reinsulated inline
with approved application no. 2013/4510/L



PROPOSED LOFT FLOOR PLAN 1:50 @ A1 / 1:100 @ A3

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KEY

EXISTING CONSTRUCTION

PROPOSED CONSTRUCTION

P02	22.10.21	PLANNING SUBMISSION
P01	18.10.21	CLIENT ISSUE

REVISIONS

Project: Villas on the Heath

Client: Joe and Johanna

Location: 1 Villas on the Heath
London NW3 1BA

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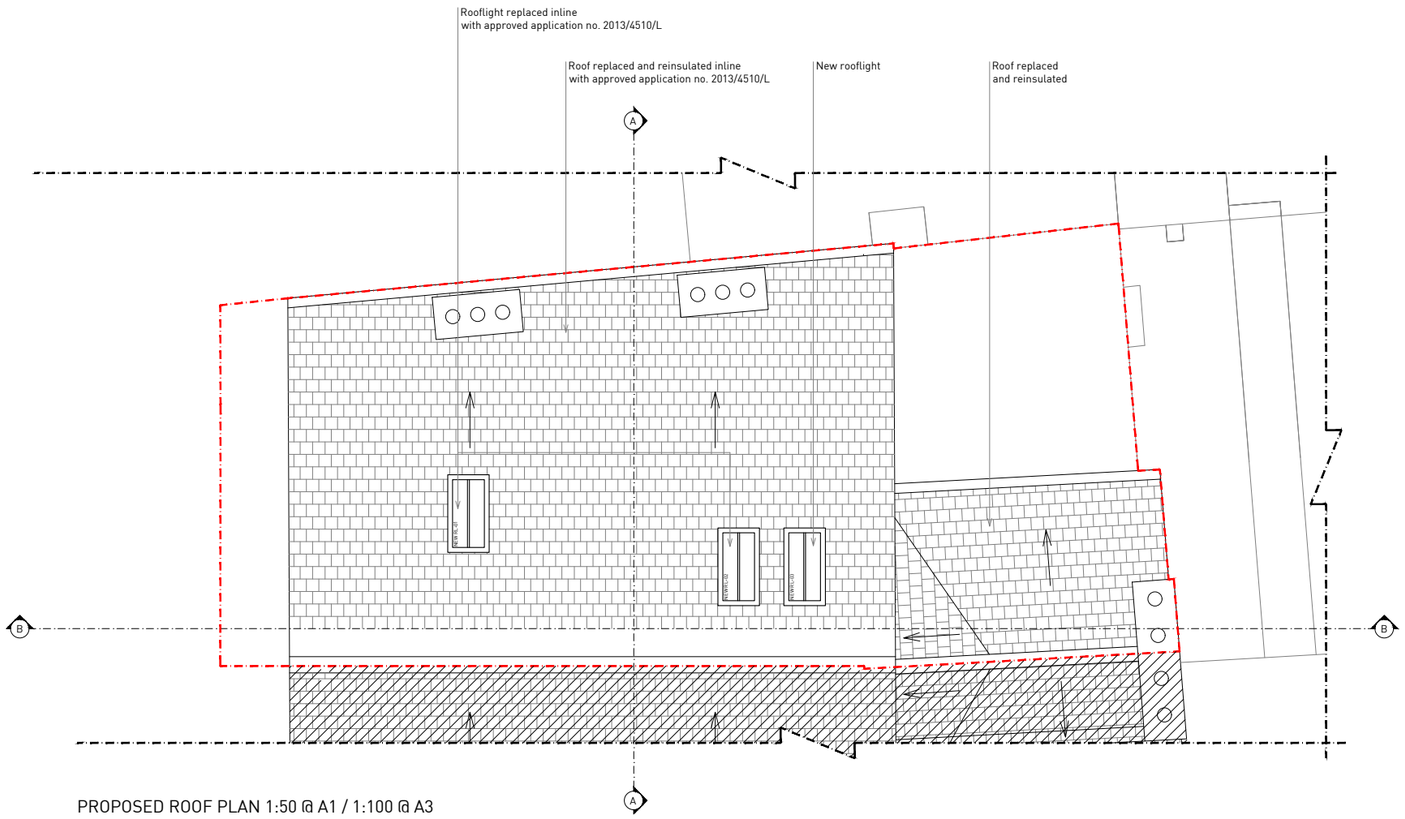
Title: Planning Drawings
Proposed Upper Floor Plans

Status	Scale
Planning	1:50@A1/1:100@A3

Drawn	Checked	Authorised
JH	LW	JF

Revision	Date
P01	08.10.21

FF21005PL010



PROPOSED ROOF PLAN 1:50 @ A1 / 1:100 @ A3

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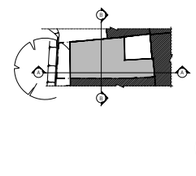
P02	22.10.21	PLANNING SUBMISSION
P01	18.10.21	CLIENT ISSUE

REVISIONS

Project: Villas on the Heath

Client: Joe and Johanna

Location: 1 Villas on the Heath
London NW3 1BA



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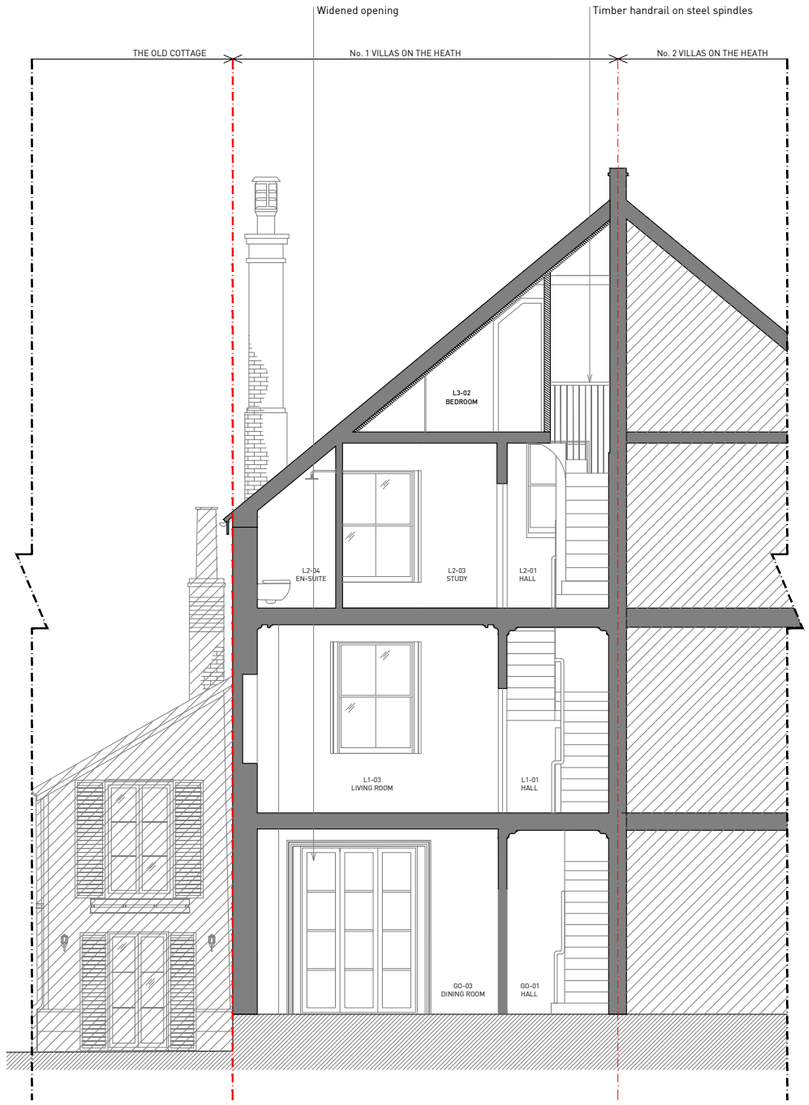
Title: Planning Drawings
Proposed Roof Plan

Status	Scale
Planning	1:50@A1/1:100@A3

Drawn	Checked	Authorised
JH	LW	JF

Revision	Date
P01	08.10.21

FF21005PL011



PROPOSED SECTION A-A' 1:50 @ A1 / 1:100 @ A3

PROPOSED SECTION B-B' 1:50 @ A1 / 1:100 @ A3

0 1 5

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KEY

EXISTING CONSTRUCTION

PROPOSED CONSTRUCTION

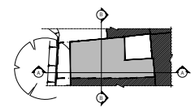
P02	22.10.21	PLANNING SUBMISSION
P01	18.10.21	CLIENT ISSUE

REVISIONS

Project: Villas on the Heath

Client: Joe and Johanna

Location: 1 Villas on the Heath
London NW3 1BA



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Title: Planning Drawings
Proposed Upper Floor Plans

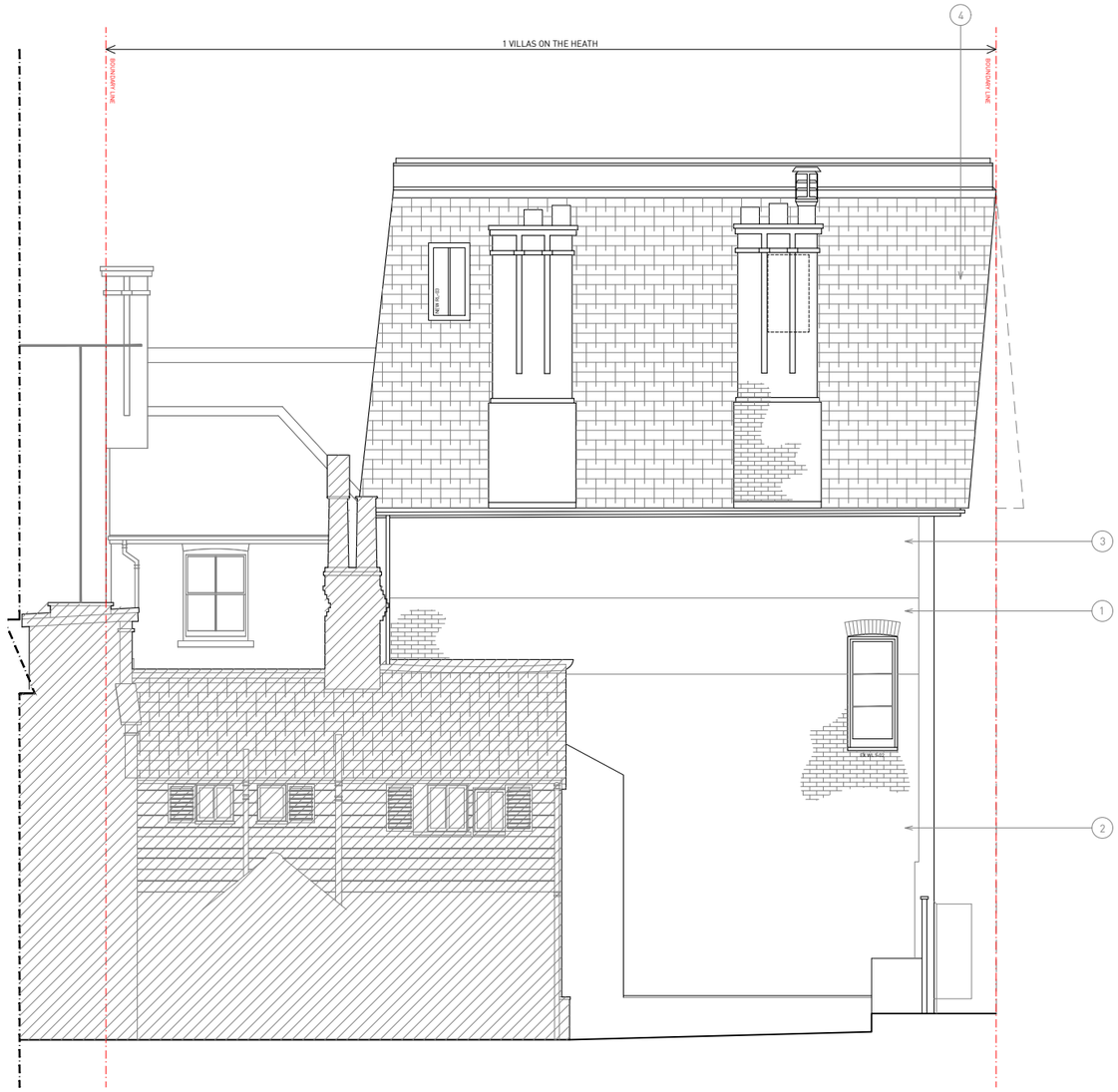
Status	Scale
Planning	1:50@A1/1:100@A3

Drawn	Checked	Authorised
JH	LW	JF

Revision	Date
P01	08.10.21

FF21005PL012

PROPOSED FRONT ELEVATION 1:50 @ A1 / 1:100 @ A3



PROPOSED SIDE ELEVATION 1:50 @ A1 / 1:100 @ A3

0 1 5

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NOTES

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KEY

1 LONDON STOCK BRICK
2 PAINTED BRICK
3 RENDER
4 CLAY TILES
5 TIMBER SOFFIT

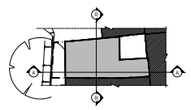
P03	23.02.22	NEIGHBOURS WINDOWS CORRECTED
P02	25.10.21	PLANNING SUBMISSION
P01	18.10.21	CLIENT ISSUE

REVISIONS

Project: Villas on the Heath

Client: Joe and Johanna

Location: 1 Villas on the Heath
London NW3 1BA



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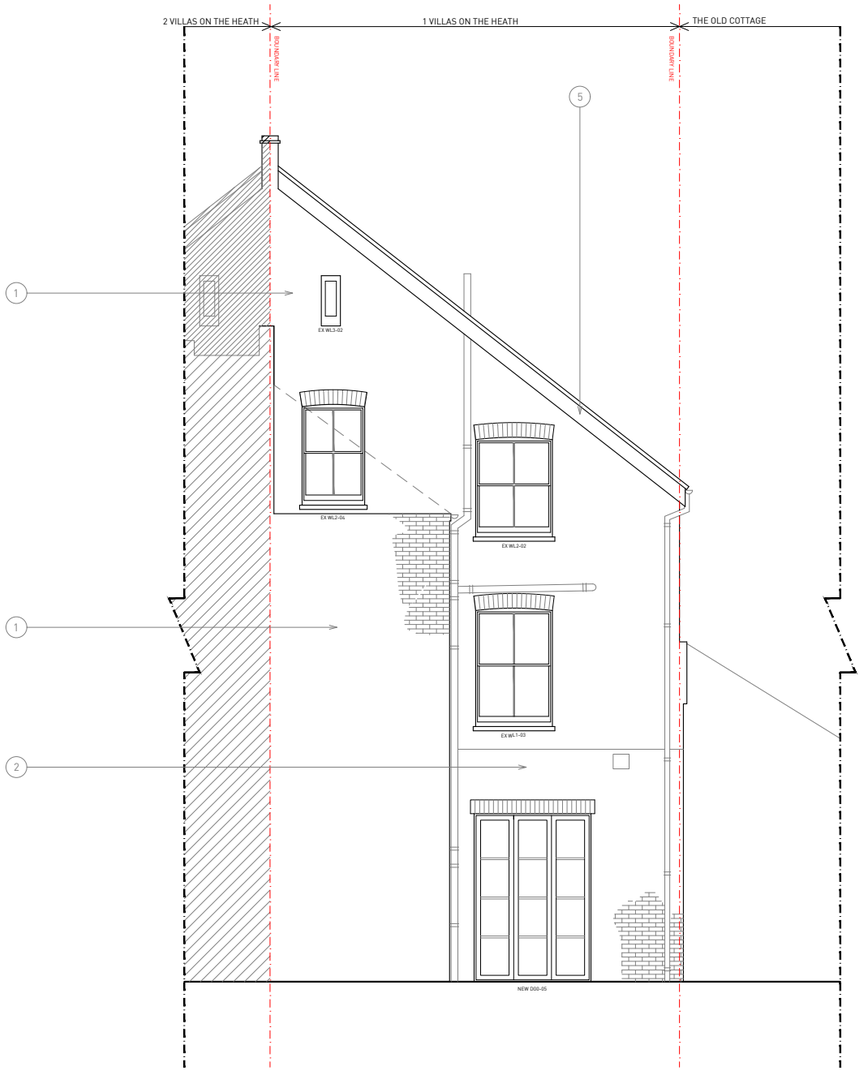
Title: Planning Drawings
Proposed Elevations

Status	Scale
Planning	1:50@A1/1:100@A3

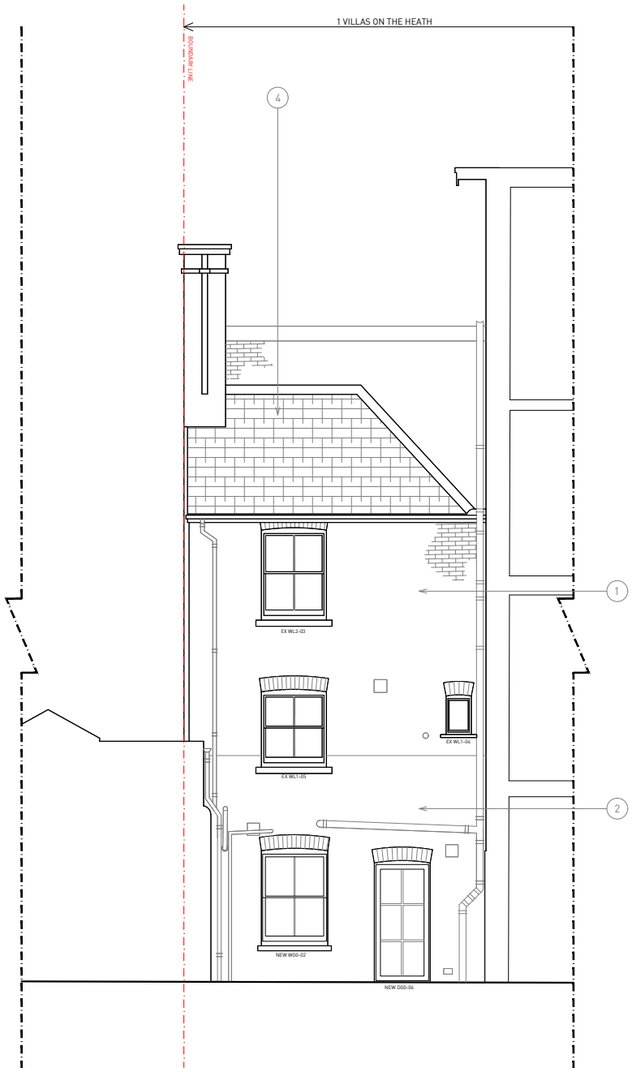
Drawn	Checked	Authorised
JH	LW	JF

Revision	Date
P03	23.02.22

FF21005PL013



PROPOSED REAR ELEVATION 1:50 @ A1 / 1:100 @ A3



PROPOSED OUTRIGGER ELEVATION 1:50 @ A1 / 1:100 @ A3

0 1 5

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2 PAINTED BRICK
3 RENDER
4 CLAY TILES
5 TIMBER SOFFIT

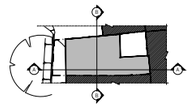
P02	22.10.21	PLANNING SUBMISSION
P01	18.10.21	CLIENT ISSUE

REVISIONS

Project: Villas on the Heath

Client: Joe and Johanna

Location: 1 Villas on the Heath
London NW3 1BA



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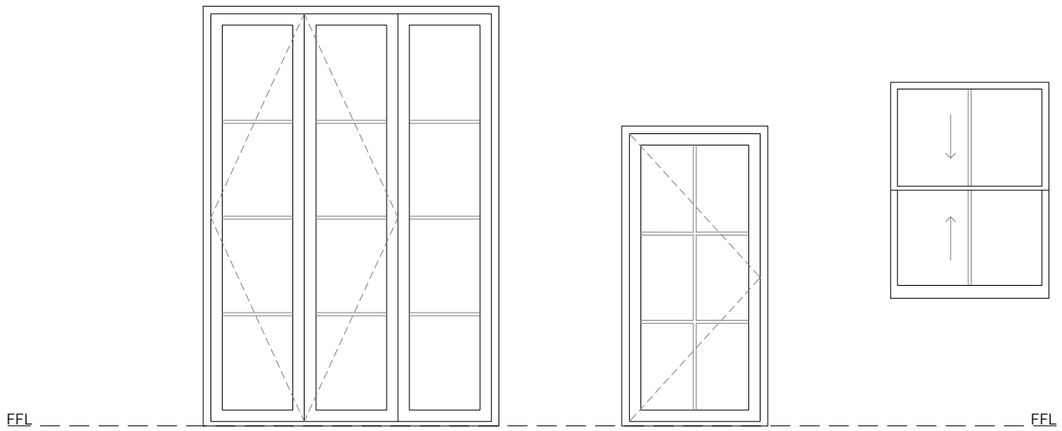
Title: Planning Drawings
Proposed Elevations 2

Status	Scale
Planning	1:50@A1/1:100@A3

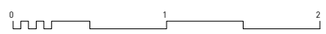
Drawn	Checked	Authorised
JH	LW	JF

Revision	Date
P01	08.10.21

FF21005PL014



Reference	DG0-06		DG0-07		WG0-02
Internal Cill Height	0		0		620
Opening	Casement		Casement		Sash
Notes	Wider door opening, slimlite histoglass casement door		New slimlite histoglass casement door		New slimlite histoglass casement window



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P02	22.10.21	PLANNING SUBMISSION
P01	18.10.21	CLIENT ISSUE

REVISIONS

Project: Villas on the Heath

Client: Joe and Johanna

Location: 1 Villas on the Heath
London NW3 1BA

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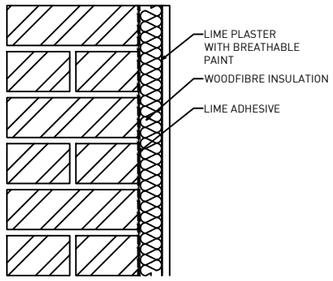
Title: Planning Drawings
Proposed Glazing Schedule

Status: Planning
Scale: 1:20@A1/1:10@A3

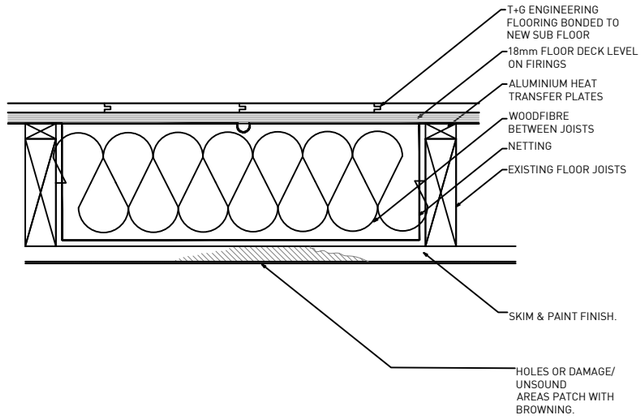
Drawn: JH
Checked: LW
Authorised: JF

Revision: P01
Date: 08.10.21

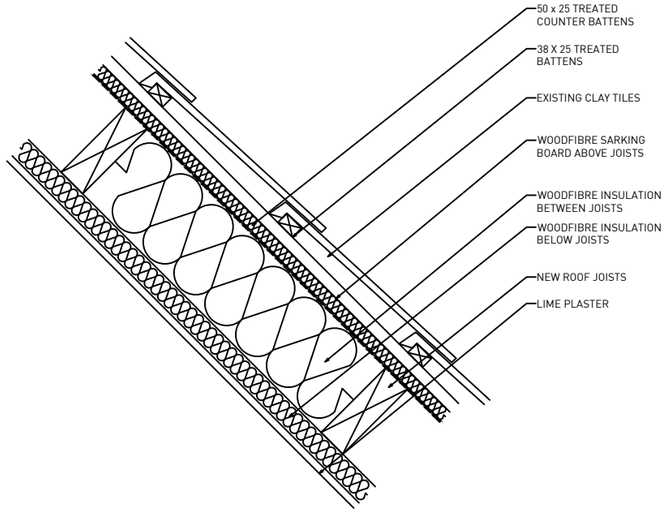
FF21005PL015



03	TYPICAL WALL DETAIL	SCALE	1:2@A1



03	TYPICAL FLOOR DETAIL	SCALE	1:2@A1



03	TYPICAL ROOF DETAIL	SCALE	1:2@A1

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P01	07.01.22	PLANNING SUBMISSION

REVISIONS

Project: Villas on the Heath

Client: Joe and Johanna

Location: 1 Villas on the Heath
London NW3 1BA

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Title: Planning Drawings
Typical Build Ups

Status	Scale
Planning	1:10@A3

Drawn	Checked	Authorised
JH	JH	JF

Revision	Date
P01	08.10.21

FF21005PL016

Assessment of Planning History and Context

The following is a quick summary of the development status of the property.
Conservation Area: Hampstead Conservation Area
Listed Building: Grade II

There are 2 No. listed building applications associated with the property:

2013/4510/L - Internal and external works in association with the installation of new double-glazed windows and doors at rear ground floor level, installation of rooflights in association with loft conversion to dwelling house (Class C3).

(2010/2730/L) - Retrospective application for internal alterations including reinstatement of internal door at ground floor level between front room and entrance hall, removal of dividing wall within 1st floor bathroom and insertion of new door to stair compartment, creation of an en suite bathroom at 2nd floor level and reinstatement of timber sash window within first floor rear extension.

We have identified several relevant applications relating to the other five Villas. These show a precedent for similar works, replacing the existing roof finishes like for like.

Relevant Planning Applications:

2020/1595/L 2 Villas On The Heath
Decision date: Pending
Addition of two side dormer windows and associated works

PWX0102188 2 Villas On The Heath
Decision date: April 2002
Loft conversion for additional habitable floorspace for existing dwelling house with insertion of 2 no. rooflights and replacement of existing third floor study with tiled mansard. Partial replacement of existing ground floor conservatory with timber framed glazed roof, and replacement of existing windows on rear and flank elevations.

PWX0103230 6 Villas On The Heath
Decision date: June 2001
Erection of rear roof extension to provide additional bedroom and bathroom, together with replacement of existing rear casement windows with new timber sash windows

Assessment of physical context

Building Description

1 Villas on the Heath is located in the Vale of Health. It is accessed from a small footpath to the rear of the Vale of Health, which is access to another five properties. The house is generally not visible from public roads.

The house is a Gothic style, semi detached villa, set over three floors, with a lower outrigger to the rear. The semi detached properties meet with a parapet at the ridge with each having a mono pitch tiled roof.

No.1 is finished with a combination of stucco to the front and a mixture of natural and painted brickwork to the sides and rear. The majority of the six villas are all stucco and painted brick.

Two other two-storey properties adjoin the house to the side and rear, with one having a window that opens directly into a private rear courtyard.

Historic England Listing:

The property was listed on 14.05.1974; the listing notice is as follows:
VILLAS ON THE HEATH NOS.1 AND 2; Pair of semi-detached villas. c1863. Stucco. Tiled roofs with projecting eaves having carved bargeboards to gabled front elevations. Gothic style. 3 storeys and attics. 1 window each. Recessed pointed arch doorways with hoodmoulds; fanlights and panelled doors, No.1 part glazed. Recessed casements with hoodmoulds; ground floor and 2nd floor, 2 lights; 1st floor 3 lights; attics, single light paired to the neighbouring house by the hoodmould. INTERIORS: not inspected.

Description of Heritage Asset

1 Villas on the Heath is a three-storey grade II listed semi-detached villa built in the 19th century in the Vale of Health . The house is one of six similar properties. It has been significantly altered internally from its original form having had many period features removed prior to its listing.

1 Villas on the Heath

View from Vale of Health

Internally the original layout of the house can still be read. New works however include a new ground floor kitchen and utility layout and creation of en-suite to the first floor.

Several fireplaces have been removed and blocked up, many rooms no longer have cornices, ceiling roses and skirting boards; it is assumed in most cases these have been removed and/or replaced with non-original styles, though the original condition is unknown. It is understood from previous owners that these changes were all likely made prior to the listing.

The existing internal alterations to the building are as follows;

Layout

- new kitchen layout
- new utility and WC
- new first floor en-suite

Structural

- 2no. new rooflights
- non original additional roof purlins
- non original counter battens to roof
- non original supporting struts to roof
- new extract vents through walls
- new raised floor to courtyard

Cosmetic

- non-original glazing, doors and windows throughout
- removal of all fireplaces
- non-original skirting boards
- likely removal of cornices and ceiling roses
- non-original contemporary radiators installed

Examples of new radiators and removed fireplaces

- new recessed spotlights

Facade

Generally the exterior of the house is in good condition. The extent of original painted brickwork is not known but it would be reasonable to assume that the current paint treatment to the lower floors is not original. This was likely painted to brighten the courtyard area.

Notable changes to the exterior of the house include:
- non-original doors and window to courtyard
- non-original window over three floors
- non-original glazing throughout house
- non-original fascias (likely ply or OSB)
- non-original drainage pipes
- non-original extract / ventilation covers

Hampstead Conservation Area

Hampstead was designated a Conservation Area, including the Vale of Health, on 29 January 1968. The reasons given for its designation were:
- the large number of listed buildings of architectural interest; the historical association of these buildings in terms of former residents and of the village in the context of the history of London as a whole
- the street pattern of the original village which is retained and is reflected in the fragmentation of the street blocks and close and irregular grouping of the old buildings
- the striking topography which gives rise to the complex of narrow streets and steps characteristic of the village and provides an important skyline when viewed from other parts of London
- the proximity of the unique open space of Hampstead Heath and its integration with the village on the northern side.

National Planning Policy Framework (March 2012)

In March 2012, the government published the National Planning Policy Framework ("NPPF"), which immediately replaced the previous policy regime, including the design and heritage policies set out in Planning Policy Statement 1: Delivering Sustainable Development (PPS1), and Planning Policy Statement 5: Planning for the Historic Environment (PPS5).

This national policy framework encourages intelligent, imaginative and sustainable approaches to managing change. Historic England has defined this approach, which is reflected in the NPPF, as 'constructive conservation': defined as 'a positive and collaborative approach to conservation that focuses on actively managing change...the aim is to recognise and reinforce the historic significance of places, while accommodating the changes necessary to ensure their continued use and enjoyment' (Constructive Conservation in Practice, Historic England, 2009).

The NPPF promotes sustainable development as a fundamental theme in planning and sets out a series of 'Core Planning Principles' (Paragraph 17). These core principles highlight that planning should be a creative exercise in finding ways to enhance and improve the places in which people live their lives; that it should secure high quality design and a good standard of amenity; and that heritage assets should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.

Section 7, 'Requiring Good Design', reinforces the importance of good design in achieving sustainable development, by ensuring the creation of inclusive and high quality places. This section of the NPPF affirms, in paragraph 58, the need for new design to function well and add to the quality of the surrounding area, establish a strong sense of lace, and respond to local character.

The guidance contained within Section 12, 'Conserving and enhancing the historic environment', relates to the historic environment, and developments which may have an effect upon it.

Heritage Assets are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority. Listed buildings and Conservation Areas are both designated heritage assets.

'Significance' is defined as 'The value of a heritage asset to this and future generations because of its heritage interest. This interest may be architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'

The 'Setting of a heritage asset' is defined as 'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'

Paragraph 128 states that, when determining applications, local planning authorities should require applicants to describe the significance of the heritage assets affected and any contribution made by their setting. The level of detail provided should be proportionate to the significance of the asset and sufficient to understand the impact of the proposal on this significance. According to Paragraph 129, local planning authorities are also obliged to identify and assess the significance of any heritage asset that may be affected by a proposal and should take this assessment into account when considering the impact upon the heritage asset.

Paragraph 131 emphasises that local planning authorities should take account of: the desirability of new development making a positive contribution to local character and distinctiveness; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 132 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. It emphasises that the weight given to an asset's conservation should be proportionate to its significance, and that clear and convincing justification will be required for loss and harm to heritage assets.

Paragraphs 133 and 134 address the balancing of harm against public benefits. If a balancing exercise is necessary (i.e. if there is any harm to the asset), considerable weight should be applied to the statutory duty where it arises. Proposals that would result in substantial harm or total loss of significance should be refused, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss (per Paragraph 133). Whereas, Paragraph 134 emphasises that where less than substantial harm will arise as a result of a proposed development, this harm should be weighed against the public benefits of a proposal, including securing its optimum viable use. Planning Practice Guidance ("PPG") (Department for Communities and Local Government, March 2014)

The guidance in the PPG supports the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle. It states that conservation is an active process of maintenance and managing change that requires a flexible and thoughtful approach, and that neglect and decay of heritage assets is best addressed through ensuring that they remain in active use that is consistent with their conservation.

The PPG refers to key elements of a building's special architectural or historic interest when assessing harm. If proposed works adversely affect a key element of the heritage asset's special interest, then those works could amount to substantial harm. It is the degree of harm rather than the scale of development that is to be assessed by the decision taker. Substantial harm is stated to be a high test that may not arise in many cases.

Harm may arise from works to the heritage asset or from development within its setting. Setting is stated to include the surroundings in which a heritage asset is experienced, and may be more extensive than its curtilage. A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

The PPG also provides clear guidance on the meaning of 'public benefits', particularly in relation to historic environment policy, including paragraphs 132 to 135 of the NPPF. The PPG makes clear that public benefits should be measured according to the delivery of the three key drivers of sustainable development: economic, social and environmental outcomes, all of which are reflected in the roles of the planning system (per Paragraph 7 of the NPPF).

Camden Energy Efficiency and Adaption SPD

CPG have released detailed information and suggestions on ways in which buildings can improve their energy efficiency and reduce their carbon footprint, with an emphasis on Passive design.

It is noted that the installation of renewable energy technologies or improvements to the fabric of Listed Buildings and buildings in Conservation Areas are not automatically prohibited. There are many examples in the borough where such improvements have been undertaken to these buildings. The applicant will be expected to work with Heritage and Conservation Officers to determine what would be an acceptable strategy.

Assessment

The assessment methodology used here for assessing the significance of the identified heritage assets and their settings is the framework set out in Historic England's best-practice guidance document Conservation Principles, Policies, and Guidance (2008).2 Broadly, this proposes the use of four key heritage values – evidential, historical, aesthetic, and communal – in assessing what makes a place and its wider context special.

The four values are defined summarily as follows:

1) Evidential value derives from the potential of a place to yield evidence about past human activity.

2) Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.

3) Aesthetic value derives from the ways in which people draw sensory

and intellectual stimulation from a place.

4) Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with **historical** (particularly associative) and aesthetic values, but tend to have additional and specific aspects.

Evidential Value

The building is masonry and clearly dates from early 19th Century. The design and development of the Vale of Health is well documented and as such, there is little further potential to yield significant evidence about the historical development of the site.

Internally the house has largely been modernised with plasterboard ceilings and wall linings, new skirting boards and concealed and removed fireplaces. This suggests that there is further potential to reinstate traditional decorative finishes. As such the evidential value of the house is low,

Historical Value

The front facade of the building has historical value as a largely unaltered early 19th facade.

The vast majority of the internal joinery, finishes and decoration have been removed or covered up and replaced with non-original fittings. The replacement radiators, spot lights and square edge skirting boards are further evidence of a crude style. Nonetheless, the building retains a legible historic floorplan throughout with a historical value as a domestic residence.

Aesthetic Value

The building's 19th century facade is in a pleasing, symmetrical style which is read in tandem with the other villas in the group. Whilst it is not as decorative as some other examples its aesthetic value as one of a group is high.

The rear facade is more utilitarian and punctured with new drainpipes and ventilation covers. It has been built against on two sides and consequently is of a lower aesthetic value.

Internally, the building has some aesthetic value as a historic house, however many characterful elements have been removed, detracting from its significance

Communal Value

Whilst there are many 'blue plaques' in the Vale of Health, we have found no evidence of the site possessing any additional or specific meanings for people.

Summary of Significance

As a historic house as part of a group of six, the site is significant for its evidential, historical and aesthetic values, and this is recognised by its Grade II listing and inclusion within the Hampstead Conservation Area would give it communal value.

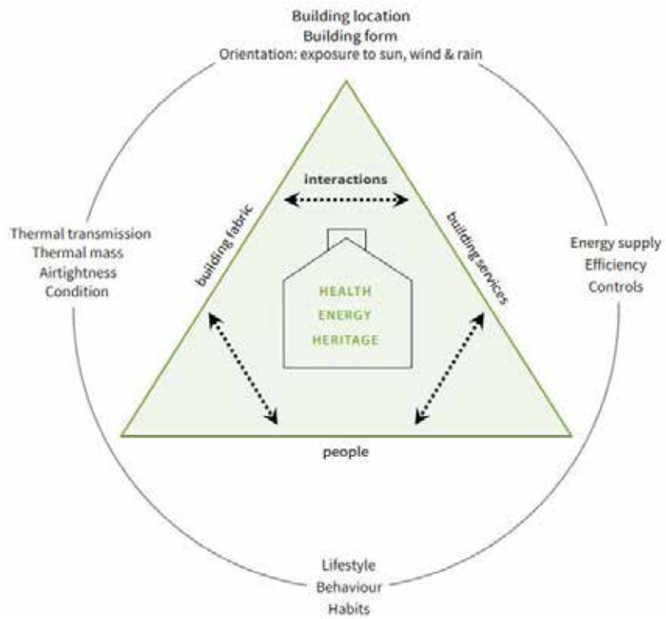
However, the significance of the building is tempered by the fact that many internal finishes and fittings are non-original.

It is likely that the building lost most of its historic fabric in the 1960's and 1970's. The more recent refurbishments have further dissolved the historic fabric and layout of the house.

Therefore, although the interiors of the building have some significance, there is scope for better revealing this significance with a higher quality internal refurbishment scheme.

Schedule of Works

Our application requests permission for the following, based on the information presented in section 4.1 of this document and in accordance with Historic England's Energy Efficiency and Historic Buildings publication. The scheme is further based on principals of Historic England's Building Performance Triangle;



Historic England's Building Performance Triangle

Ground Floor Plan

- Reinstatement of fireplace to dining room
- Widening of existing non-original double doors to courtyard
- Adjustment to plant and utility arrangement to accommodate more efficient boiler and water tank.
- Internal insulation to plant and utility room walls.
- Removal of recessed spot lights and reinstatement of ceiling rose and central pendant to dining area.
- Landscaping to courtyard.
- Replacement of coutyard all glazing units with Histoglass units.

First Floor

- Reinstatement of fireplace to living room
- Replacement of non-original trunk heating with cast iron radiators to 2no reception rooms
- New underfloor heating to bathroom
- Removal of recessed spot lights and reinstatement of ceiling rose and central pendant to 2no reception rooms.
- New engineered oak floorboards throughout floor with acoustic insulation between joists.
- Reinstatement of decorative skirting boards
- Internal insulation to rear bathroom walls

Second Floor

- Replacement of non-original trunk heating with cast iron radiators to bedroom and study.
- Removal of recessed spot lights and reinstatement of ceiling rose and central pendant to bedroom and study.
- New engineered oak floorboards throughout floor with acoustic insulation between joists.
- New staircase from landing to loft.
- New extract fan to existing en-suite terminating through in-tile vent at roof level.
- Insertion of access hatch to roof space above bedroom and new roof insulation.

Loft

- Creation of new bedroom, en-suite and storage in line with previously approved planning application 2013/4510/L.
- Internal insulation on all internal walls
- New engineered oak floorboards to strengthened ceiling joists with acoustic insulation in between.
- New conservation style rooflight and moving of 2no. existing rooflights to suit proposed layout

Roof

- Remove and reinstate roof to rectify structural defects, insert membrane and allow for creation of habitable room in line with approved scheme 2013/4510/L. Existing tiles will be reused. If possible, some original timbers will be retained and used as exposed struts in the room.
- The new roof will be insulated to current standards.

Environmental Improvements

Along with the above, the intention is to improve the environmental and energy performance of the house by undertaking the following, subject to consent;

Low-Risk Improvements

- Draught proofing around all openings
- Low energy lighting throughout
- Re-point brickwork
- Re-rendering house

Some-Risk Improvements

- Replastering throughout
- Install smart thermostats and heating zones
- Upgrade heating system (i.e. install air source heat pump and water tank)

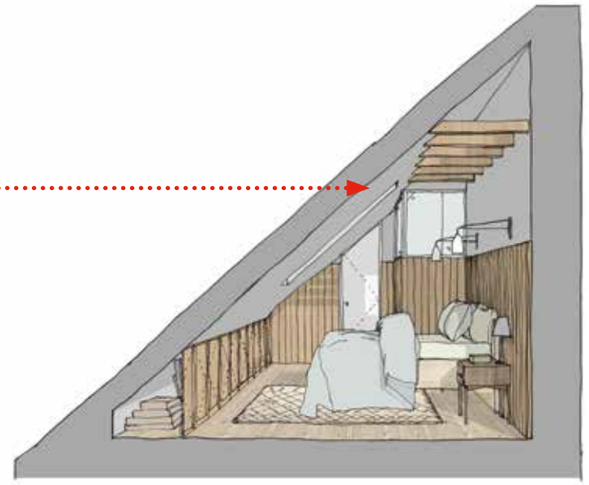
High-Risk Improvements

- Insulation to outrigger walls
- Insulation to loft walls

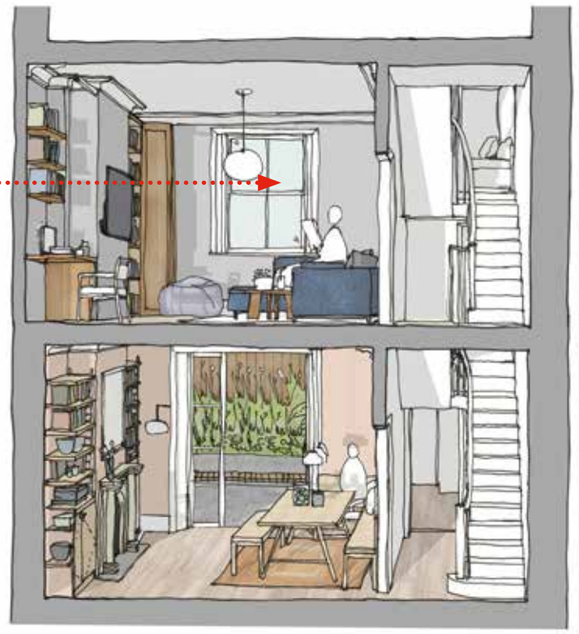
System Improvements

- Mechanical ventilation and heat recovery
- Air source heat pump in lieu of boiler

Proposed loft arrangement, with new timber panelling and exposed reclaimed joists.



Section view through dining room and snug showing reinstated fireplace and widened door.



Design Justification

The proposed works can be broken down into cosmetic improvements, building improvements and environmental improvements.

Cosmetic Improvements

The cosmetic works are largely based around reinstating period features back into the house, and removing non-original additions. We are not proposing to remove the historic building fabric, in many cases we are reinstating it, enhancing the significance of the building.

The balance of harm of these improvements is minimal compared to what has already been done within the house. These interventions would only seek to add to the listed and historic nature of the house.

Building Improvements

Four fabric improvements are sought, in oder to improve the living quality of the occupants. These are to replace the roof structure (as in the approved 2013/4510/L), replace the courtyard glazing, widen one door and change the location of the staircase to the loft from the granted planning approval..

The roof coving has already been significantly altered and does not meet basic expectations of either waterproofing or structural stability. Two rooflights have been installed, which have involved significant cutting and stitching of the structure. In addition to this, due to the structural stability of the roof, a large amount of purlins have had new timbers bolted to them and additional struts have been added to further prevent collapse. Finally the absence of any membrane means that wind and rain ingress is inevitable, and indeed daylight can be seen through the tiles already.

A report by Consult Structural Design concluded;
While a collapse of the roof in the short term is not likely, minor problems such as sagging, leaks, rotting timbers, etc. will persist and worsen. The ad hoc work done in the past and the condition of the roof make it difficult to now stabilise the roof with a series of secondary measures. This means that the most appropriate structural approach is for the roof to be replaced in its entirety.

The new roof would seek to use the existing clay tiles and reclaim some timbers to be exposed in the loft conversion.

Due to mature trees and a high-sided courtyard, the ground floor rear rooms receive very little light. It is proposed to widen the non-original double door in order to improve light levels and provide a better connection to the courtyard.

Within the courtyard, the ground floor window and two doors are not original nor inkeeping with the house. The replacement scheme would reinstate the historiacal characteristics using a slim line histoglass replacement.

Finally whilst a loft conversion has already been approved, a new location is requested for the staircase. This will greatly improve the usage and functionality of the loft without causing any more harm than was previously approved.

Environmental Improvements

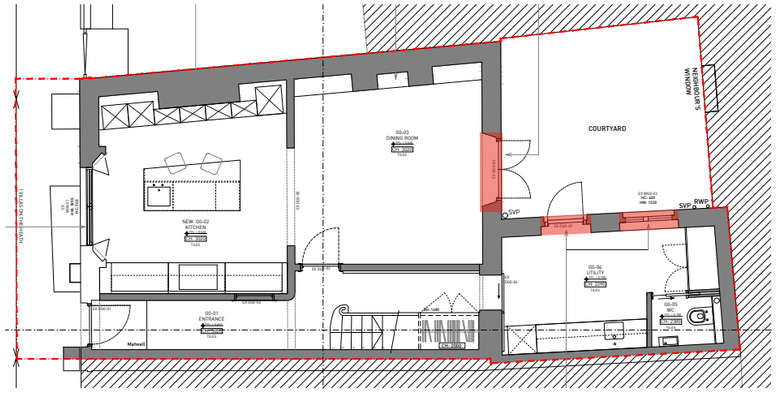
The building currently performs as one would expect a listed building to; that it to say it is draughty, cold and expensive to heat. There are also instances of damp in the outrigger, all of which have lowered the heritage sensitivity of this space.

The majority of improvements sought will improve the house with little to no harm. The alterations to the plumbing, heating and lighting system will also cause no more harm than has already been done and go a long way to improving the performance of the house.

The installation of an air source heat pump will greatly reduce the carbon footprint of the house and will be in lines with the governements aspiration to phase out gas boilers. The unit would be concealed in the courtyard within an acoustic surround. This is also

Finally, approval is also sought for the installation of a mechanical ventilation and heat recovery system (MVHR). Including this into the house will require new ducting to each room. By reinstating the upper floor finishes however, this will be fairly easily accommodated and cause minimal harm to the fabric of the house.

An MVHR system will significantly improve the air quality and internal living environment of the house in a way that very few other interventions can. The unit would be located in the existing plant room.



5.0 Planning Context
5.2 Glazing Design

Examples of Histoglass in Marylebone mews renovation and private residence in Hyde Park Gardens, both in the City of Westminster

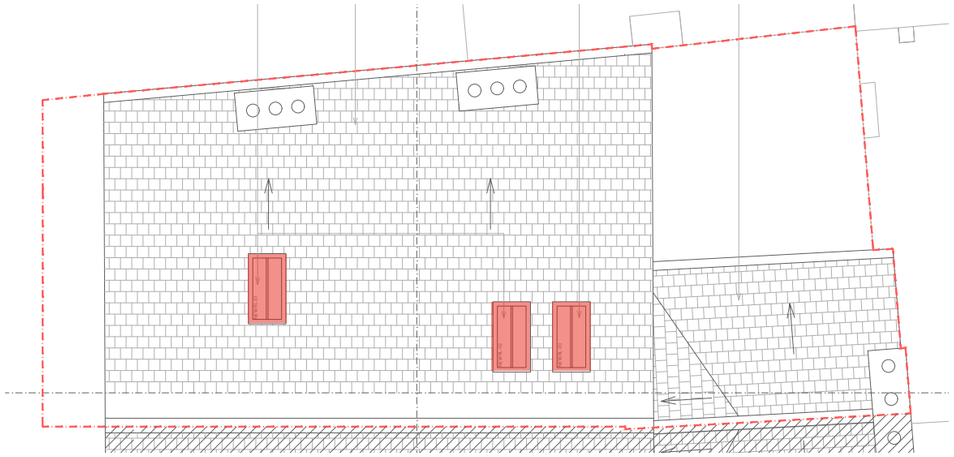
Histoglass Thin Double Glazing

In replacing the glazing to the ground floor of the courtyard, this application proposed to use thin double glazed units using Histoglass.

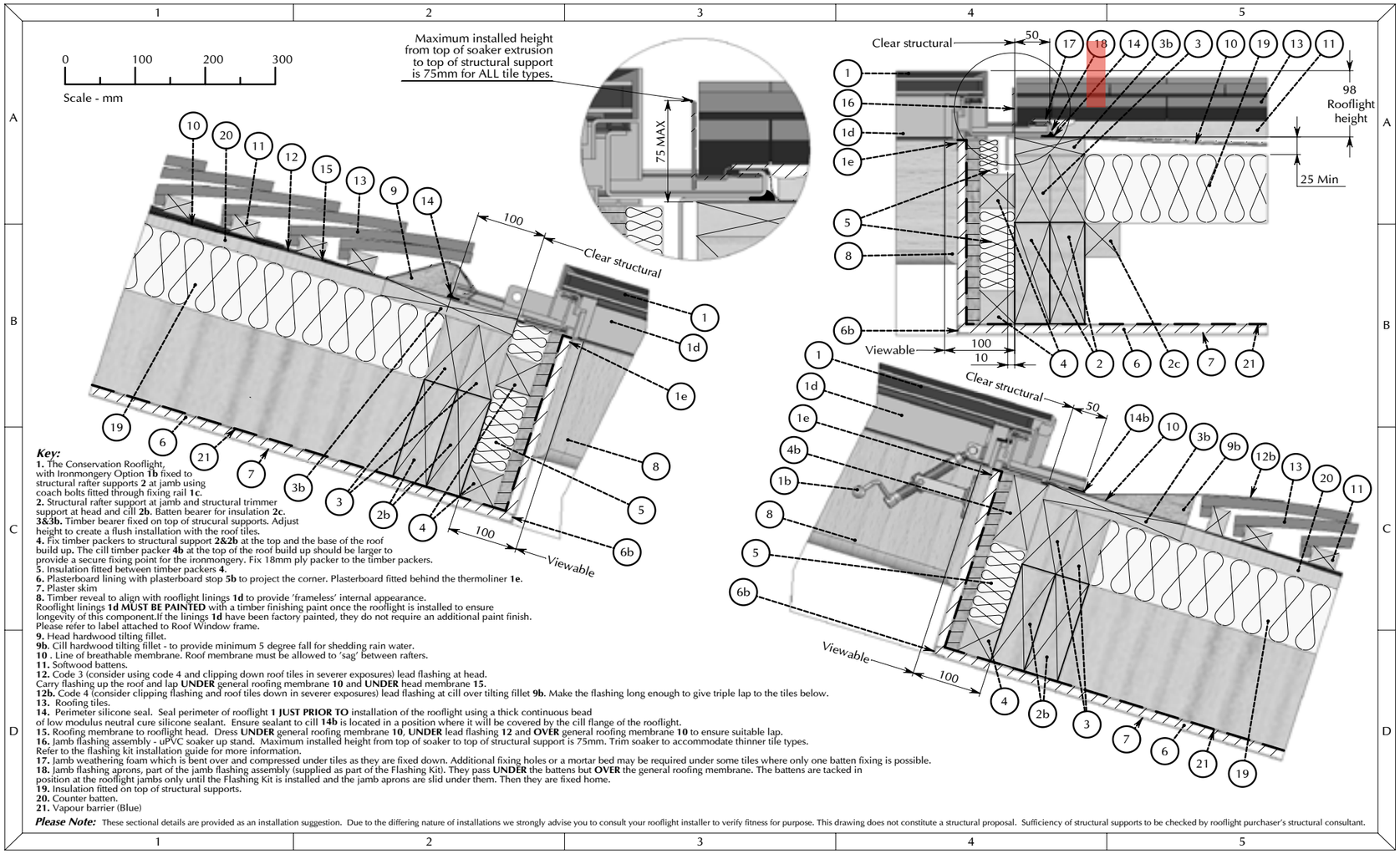
Histoglass is widely recognised as the market leader in quality, efficacy and reliability when it comes to replacement glazing for period properties and has been installed on a number of Grade I and II listed buildings in London.

Histoglass uses thin double glazed units made with hand-drawn glass, typically used between 1860 and 1920. Whist this technique of making glass contains fewer imperfections than achievable with the older cylinder-glass technique, it has a wavy character, visible in the Villas on the Heath.

The glass units are from 2x 3mm sheets with a 4mm spacer. This gives a u-value of 1.9 W/m2K, versus 5.8 W/m2K for single glazing, representing a huge improvement.



5.0 Planning Context
5.3 Rooflight Design



Conservation Rooflight

The new and replacement rooflights will use The Rooflight Companies Conservation Range.

These will be fitted in line with the clay tiles, will have a vertical emphasis and a single central glazing bar.

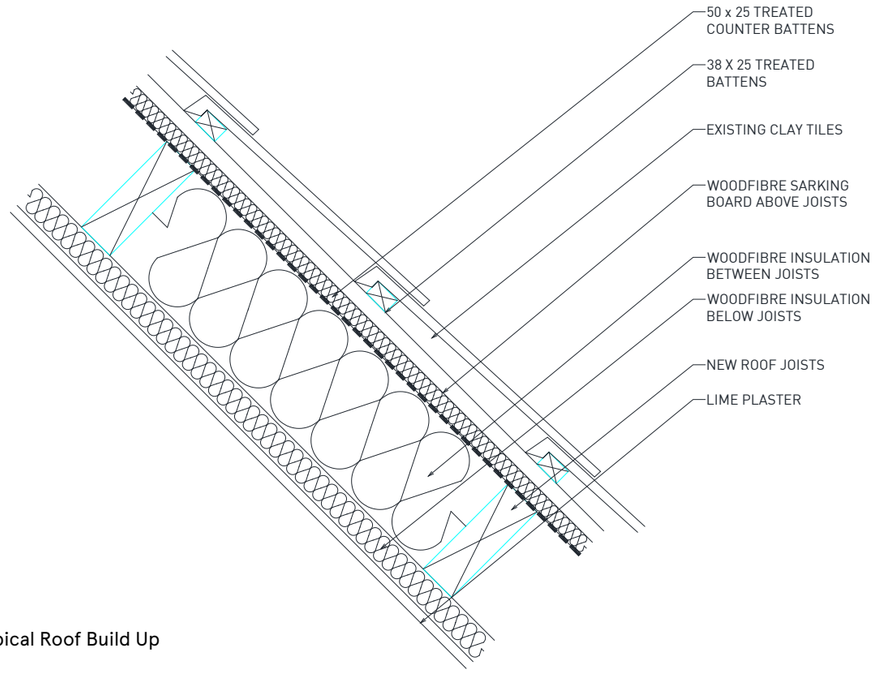
Examples of Histoglass in Marylebone mews renovation and private residence in Hyde Park Gardens, both in the City of Westminster

5.0 Planning Context
5.4 Typical Details

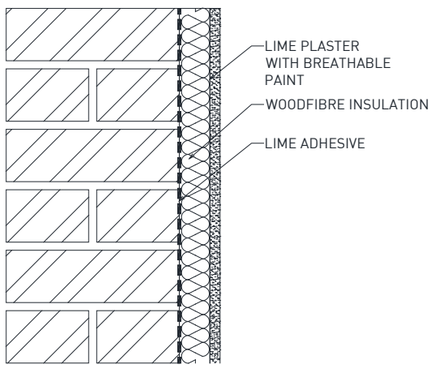
Insulation Strategy

This application seeks to insulate the building where possible without disturbing original features.

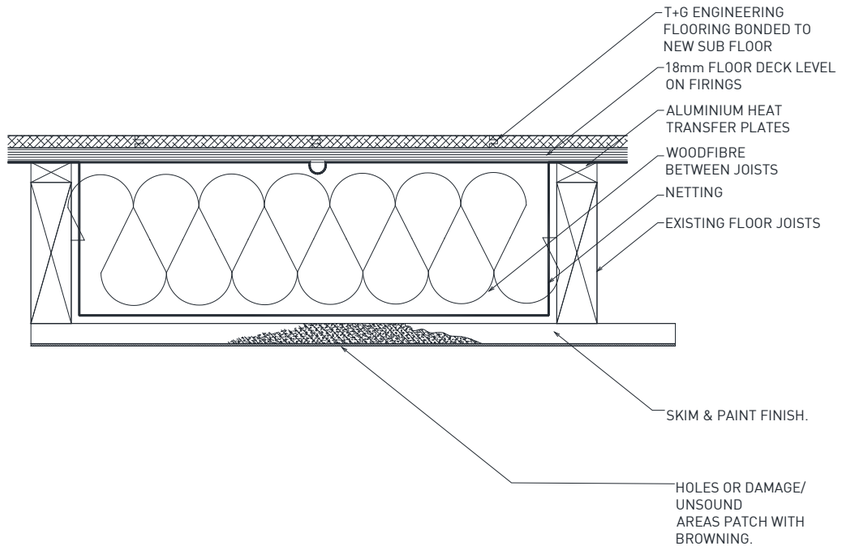
In order to maintain breathabilty of the existing building fabric, it is intended to use woodfibre insualtion, i.e. Steico, finished with a lime plaster



Typical Roof Build Up



Typical Wall Build Up



Typical Floor Build Up

Woodfibre insulation batts

5.0 Planning Context
5.5 Proposed Staircase

Design intent for staircase

Proposed Staircase

The existing staircase, and in particular the the handrails are in poor condition. It is our intention to retain the existing stair structure and replace and / or strengthen the existing handrail and spindles with like for like products.

The intention for the new staircase to the loft is that it reads as a newer addition without being a completely new style. Therefore we propose to maintain a white painted tread and riser, and continue a timber handrail, set on fine steel spindles rather than timber.

Existing staircase

6.0 Summary

Conclusion

Heritage benefits of the proposed scheme include the conservation and repair of the existing building, and the reinstatement of lost period features.

These are balanced by the intention to improve the environmental performance of the house, securing the longevity of the house for future generations.

Overall the proposals are clearly beneficial to the architectural and historic significance of the listed building, and would allow it to serve as an exemplar project of how sustainable and current technology can be integrated sympathetically into a listed building.

The proposals therefore comply with legislation, national and local policy, Historic England guidance and guidance for the protection of the historic environment, including Sections 66 (1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the assessment methodology set out in Paragraphs 132 to 134 of the NPPF, which notably encourages the appropriate use of the heritage asset that is compatible with the conservation of its significance.