



Front view

Design & Access statement

1 ST ALBANS VILLAS
LONDON
NW5 1QU

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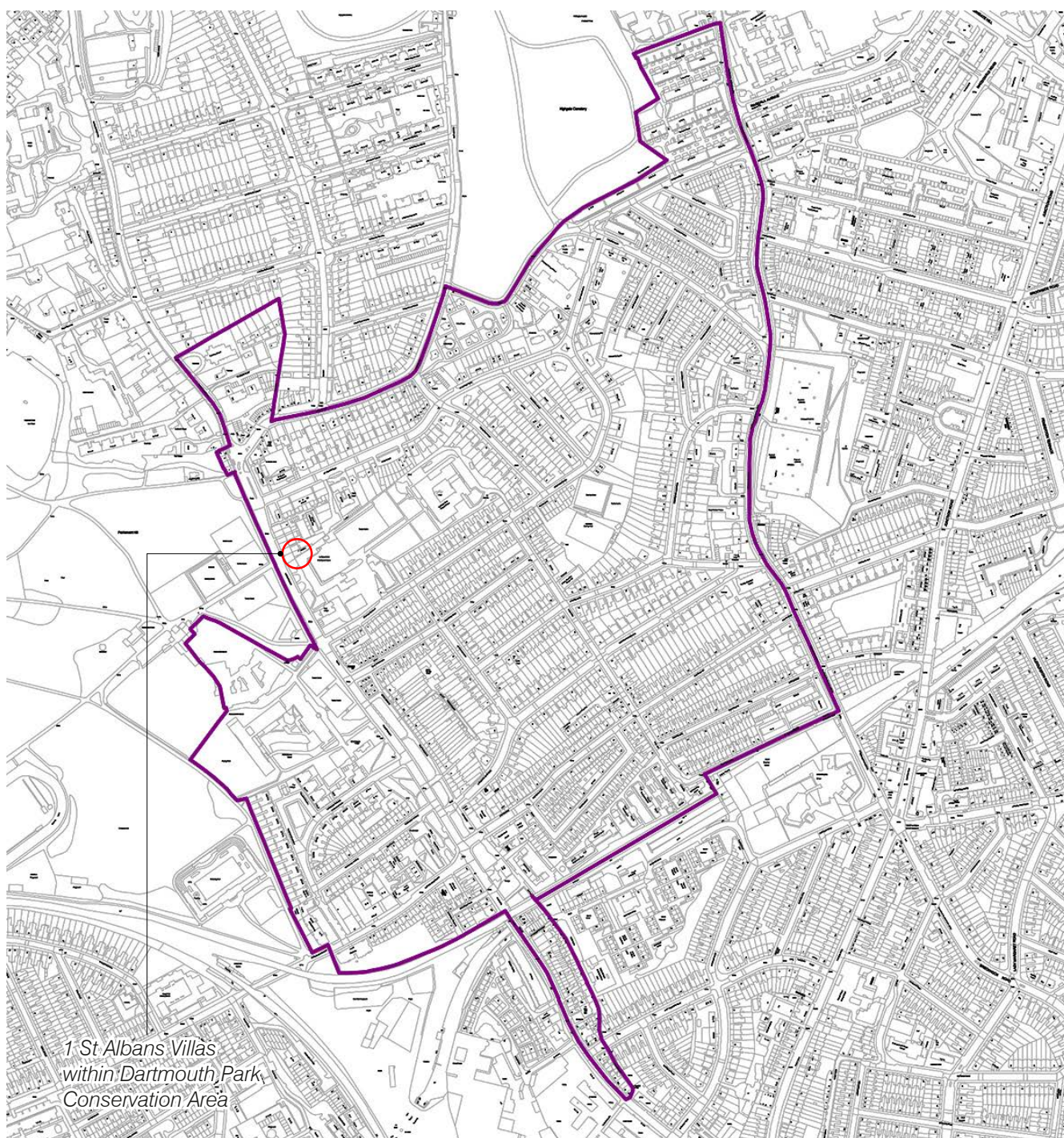
INTRODUCTION

1 St Albans Villas is a three-storey semi-detached house with a lower ground floor.

The building is in the Dartmouth Park Conservation Area; built in 1850s in a style typical of the period. The building shares one structural party wall with the neighbouring property at No. 2, occupying a plot with a front enclosed driveway and a garden to the rear. On the south side of the site there is *La Sainte Union Catholic School*.

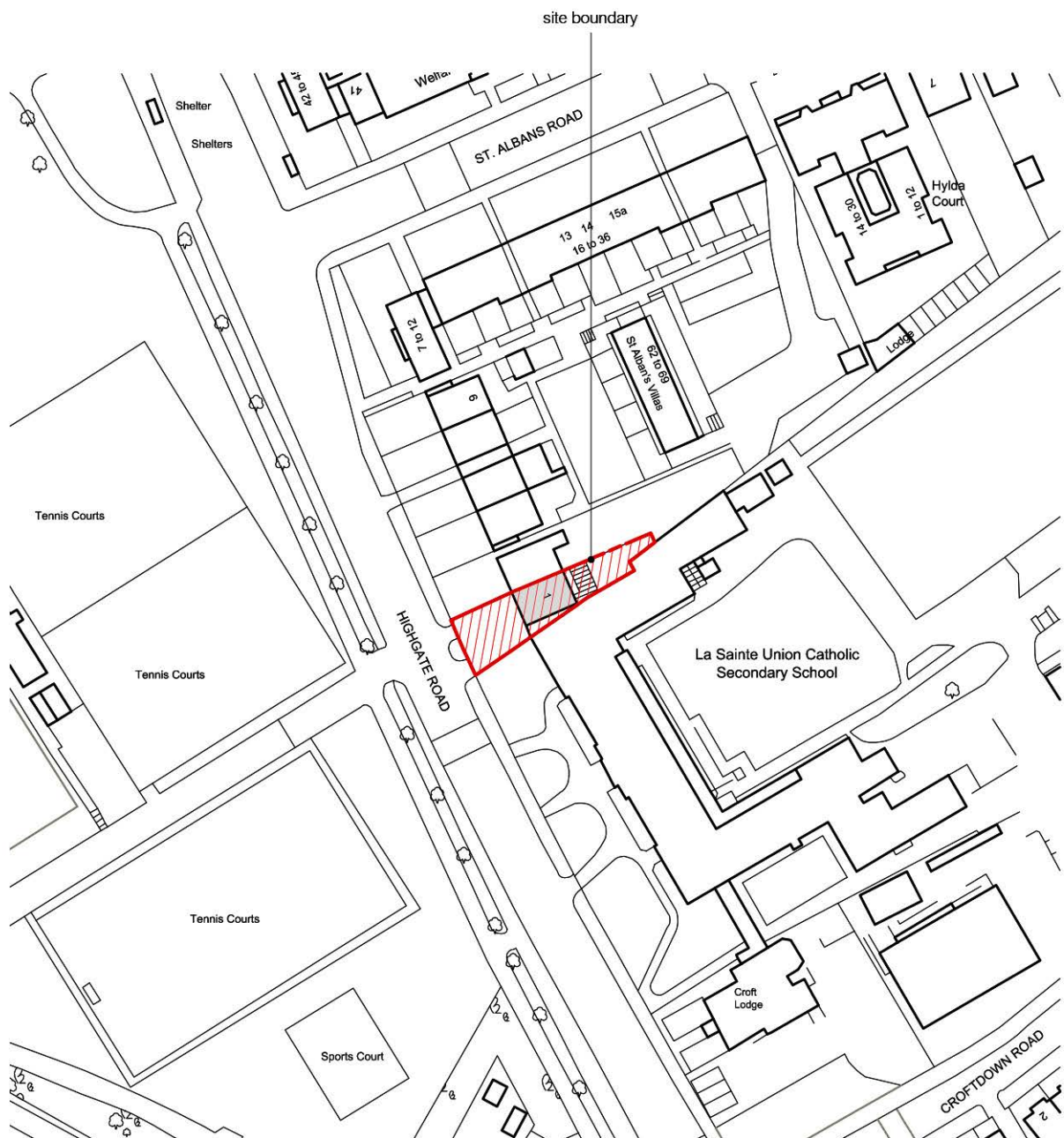
At the front of the house, the proposal seeks to replace the timber framed entrance doors with new timber doors with an updated design.

The main part of the proposal is however at the rear of the house. It consists on replacing the existing timber and glass extension with a new one, which will host a wider terrace and a rooflight on its roof.



LOCATION

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SITE CONTEXT

Dartmouth Park conservation area was designated on 4 February 1992. It has a variety and complexity that charts the history of domestic architecture from the late 18th century to the present day. Late 18th century terraces contrast with contemporary housing estates; tiny cottages, large mansion blocks and Victorian villas, all exist together in Dartmouth Park. Larger detached houses with gardens are concentrated in the heart of the estate and closer developments with smaller houses and terraces are further south and north. The conservation area is mainly residential, and its close proximity to Hampstead Heath contributes a sense of greenness, with glimpses of open land beyond.

The conservation area lies below the highlands of Hampstead and Highgate and Parliament Hill on land falling towards the River Thames which has had a strong influence of the street pattern of the area. There is a gradual fall southwest from the north to its southern tip. The conservation area is defined by two important local roads — Highgate Road on the western edge and Dartmouth Park Hill on the east. To the west is the open land of Parliament Hill and Hampstead Heath, the north abuts both Holly Lodge and Highgate Conservation Areas. To the east is the borough boundary with the London Borough of Islington.

1 St Albans Villas is part of a number of semi-detached houses and linked villas facing Highgate Road. Only Nos.1-6 cons (consecutive) survive after wartime bombing set back behind front gardens, substantial three storey houses with a semi-basement. They present colour rendered bricks with stucco dressings. Nos.3-6 have rusticated ground floors as does No. 1. Some unsympathetic window replacements have occurred and some of the classical detailing has been lost. The bombed houses have been replaced by 1950s St Pancras Council flats of four storeys in pale brown brick, with balconies and walkways at the back. Of the six villas, only Nos. 3-6 are listed while Nos. 1-2 are not.



Nos. 1 - 6 St. Albans Villas



No. 2 St Albans Villas



No. 3 St. Albans Villas

DESIGN PROPOSAL

At the front of the house, the current entrance door at the upper ground floor level will be replaced with a timber framed door with a circular glass insert similar to the ones Nos 3, 4, 5 and 6 St Albans Villas.

The existing entrance via the side infill extension will be upgraded and made more accessible. The owner intends to use this door as a primary entrance and our proposal is to improve the design and appearance so that it looks more secure, more in keeping with the house and more permanent in appearance. The existing flat roof and rooflight will be replaced. The landscaping externally will be altered to reduce the number of steps to the side door.



Front view



Front view detail



Front bay



Front door to be replaced



Side infill extension door to be replaced



Rooflight to be replaced

The main works will be at the rear of the house. The proposal involves the replacement of the existing timber and glass construction at the rear with a new extension. At present there is a part 2 storey sloping glass roof that will be completely removed. The proposed extension follows the footprint of the existing one, it will be only one storey high and will have a terrace and a rooflight on its roof. Four aluminium framed sliding doors, opening centrally, will lead to the rear garden. In addition, the new rooflight will help light to flow in the dining/kitchen area on the lower-ground floor level. The installation of steel railings will grant security when standing on the terrace on ground floor level. Overall the proposed extension replaces a conservatory like structure with a more solid and robust building that will provide a more sustainable and usable space with less light emission.

On ground floor level, the proposal also includes the installation of a new timber framed sash window to match the existing windows above.



Rear view



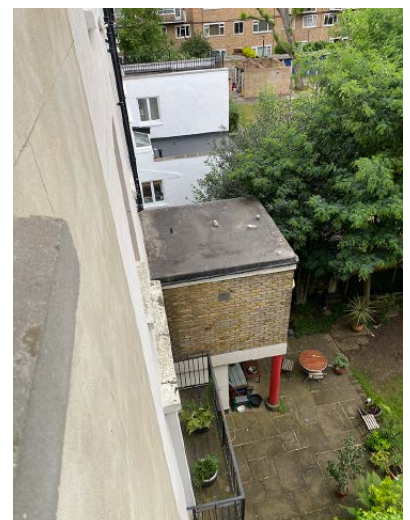
Rear view detail



Existing terrace detail



Door to terrace detail



Rear neighbouring extensions



Rear extension detail



Roof view of existing extension



Rear garden



Internal view of existing extension



Internal view showing stairs to be removed



View showing opening to be replaced with timber framed sash window

MATERIALS

The appearance of the proposed design respects the immediate neighbourhood and has been designed to be visually unobtrusive to the site context by virtue of its proportions and the types of materials used.

All proposed works will incorporate the use of authentic materials that are sympathetic to the character and appearance of Dartmouth Park conservation Area.

Throughout the extension, a limited palette of high quality materials will be used, selected for their robustness, subtlety and ability to complement the character and appearance of the existing building and surrounding structures. The exterior of the extension will use a render finish. The proposed aluminium framed glazed sliding doors creates a positive dialogue with the traditional forms and its lightness in profile means that it does not impose itself on the existing traditional building.

Overall the proposal aims to maximizing the existing space and with the help of a rooflight increasing both usability and liveability of lower ground floor.

ACCESSIBILITY

Access to the house is unchanged from the street. There will be some landscaping to the front garden and drive to make the approach to the side door more accessible.

At the rear the connection between the extension and the rear patio garden will be improved and level for access.

SUSTAINABILITY

Sustainability is an important aspect of this application and we want to take this opportunity to adapt this building for future use but in a way that does not change the appearance of the house.

We aim to employ the following sustainable elements:

- Replace inefficient conservatory extension
- Super insulation of the new rear extension and existing side extension
- Use glazing with high thermal performance whilst maximising daylight
- Use low energy lighting solutions