

Pencil and Brick

4 Mount Pleasant Villas Design and Access Statement

In support of the proposed External Wall
Insulation with render on rear facades and
replaced rear windows with double glazing

October 2022

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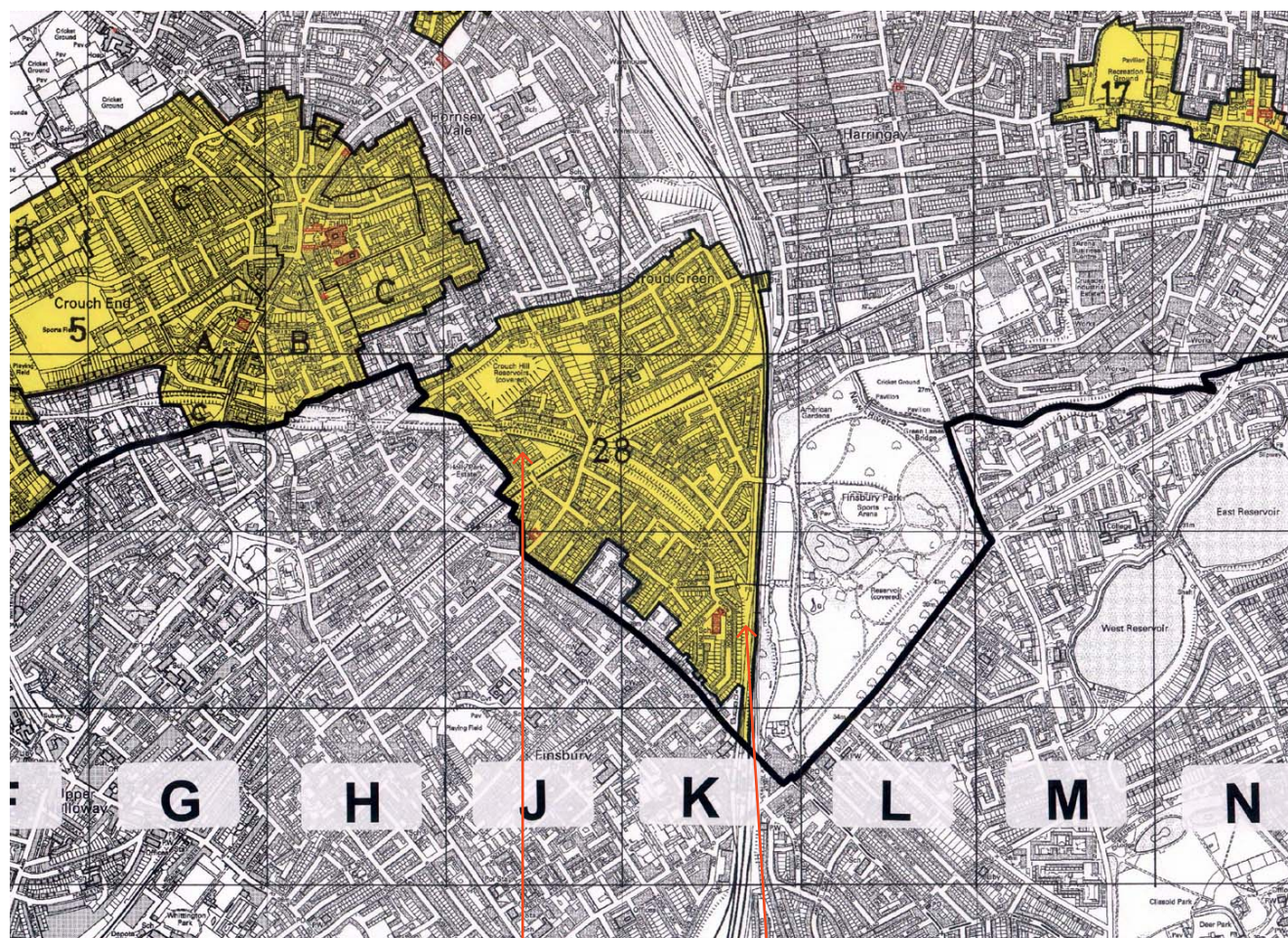
4 Mount Pleasant Villas
Haringey
N4 4HD
London

Architect:
Pencil and Brick
6 Links Yard
E1 5LX
London

Section A /// Site Context

Stroud Green Conservation Area

The Application Site is located on the western side of the Stroud Green Conservation Area. Along the terrace at Mount Pleasant Villas are several examples of rear extensions similar to the one this application seeks permission for.



Application site

Stroud Green
Conservation Area

Existing Building Analysis

The building is a three storey Victorian terrace in a row of eight. The ground floor contains the front reception room, kitchen and lounge area. A lean-to rear extension has been added to the original building in 1992. The rear garden can be accessed through the house either from a kitchen door or the rear extension.

The house has a small basement space accessible from the ground floor. The space is an un-insulated space with a low ceiling height. The basement space contains gas and electric meters and has the SVP coming down through the space.

The property borders to the north with No 6 Mount Pleasant Villas and to the South with No 2 Mount pleasant Villas. The garden has an area of 186 sqm.

ERA's previous Design and Access Statement describes the house as follows:

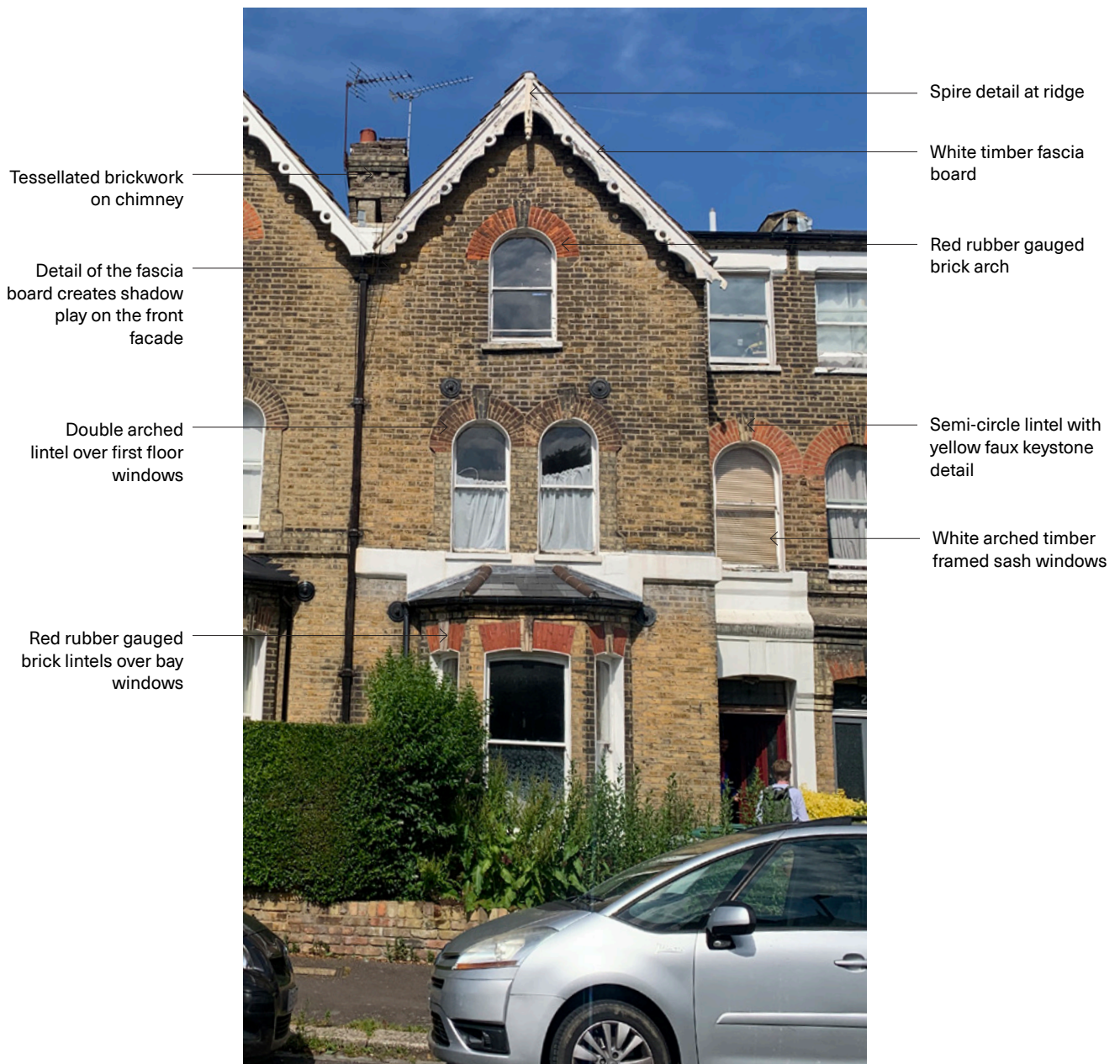
The terrace is fronted with yellow London Stock bricks, with red brick soldier course arches over windows. There are decorative lacework fascia boards on the pitched gable roofs. The roofs are, unusually, only pitched over 2/3 of the houses, with the roofs over the set back front door areas being flat. (ERA, Design and Access Statement, January 2019)

The rear of the building has a more scaled-back appearance with a brick facade on the first and second floor and a white render on the rear extension on the ground floor. The ground floor brick has been painted in a white colour to match the render on the rear extension.



Existing Dwelling Drawings and Use

Existing photographs from the application site



Photograph showing the architectural expression of the front elevation at no 4 Mount Pleasant Villas and the character of the conservation area

Existing Dwelling Drawings and Use

Existing photographs from the application site

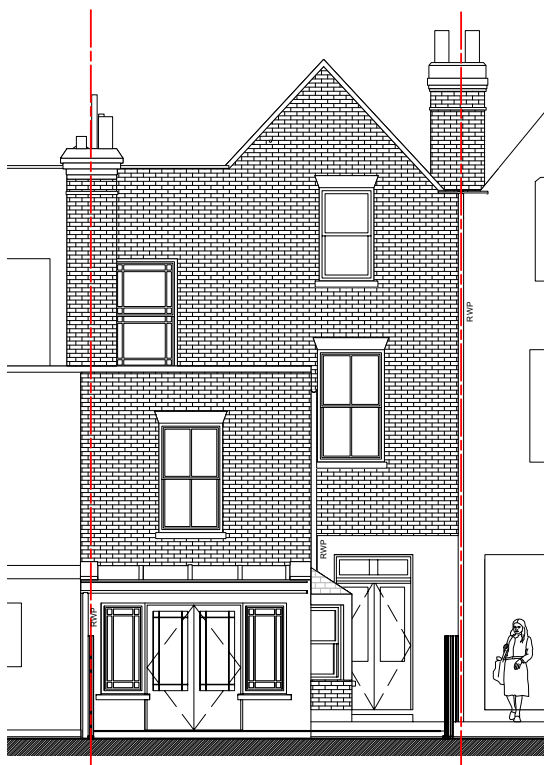


Photograph showing the existing rear facade and its architectural characteristics

Section B /// Character of the Conservation Area

Planning Application

The application seeks approval for external insulation to the rear to improve the buildings energy performance. The proposed new rear facade has a stucco/fine render finish applied on top of the external wall insulation. The property borders to the rear onto The Grove and Railway Park Allotments and is largely screened off by trees and greenery from any public pathways or roads.



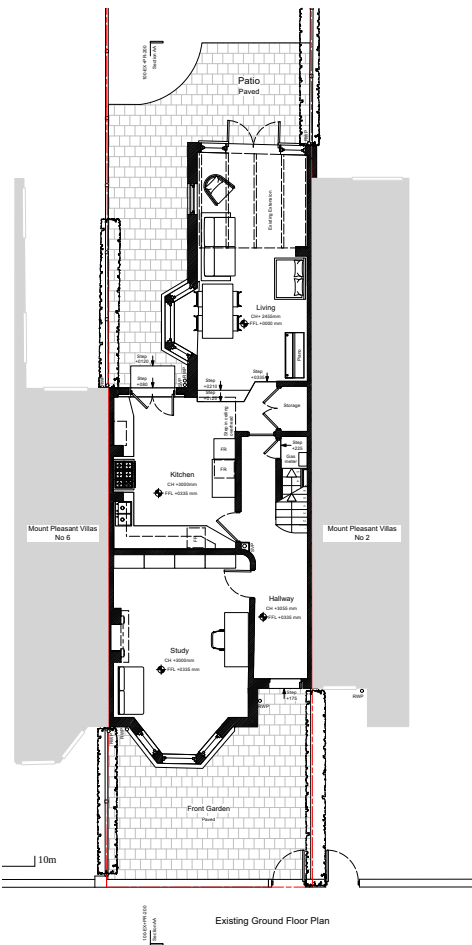
Existing Ground Floor



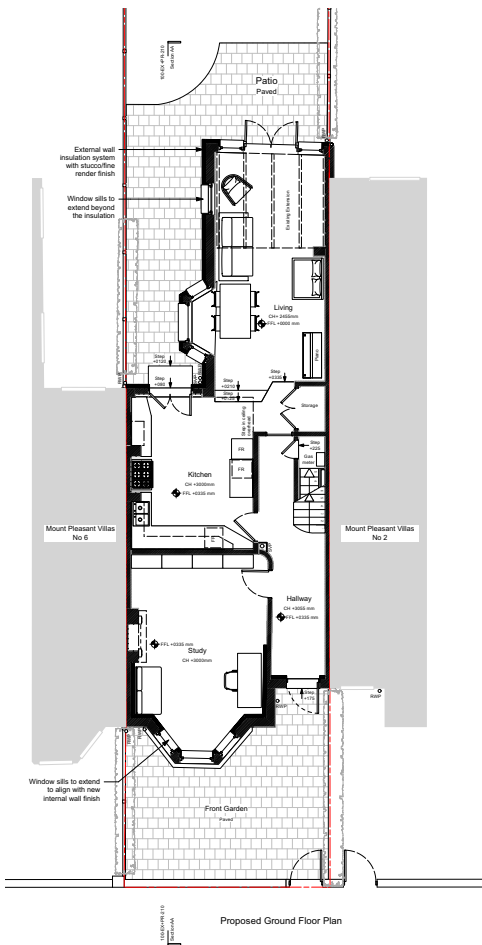
Proposed Ground Floor

Character of the conservation Area

It also seeks the approval for internally insulating to the front. Internal Wall Insulation has been chosen to the front to maintain the characteristic expression of the terrace to the front of the building.



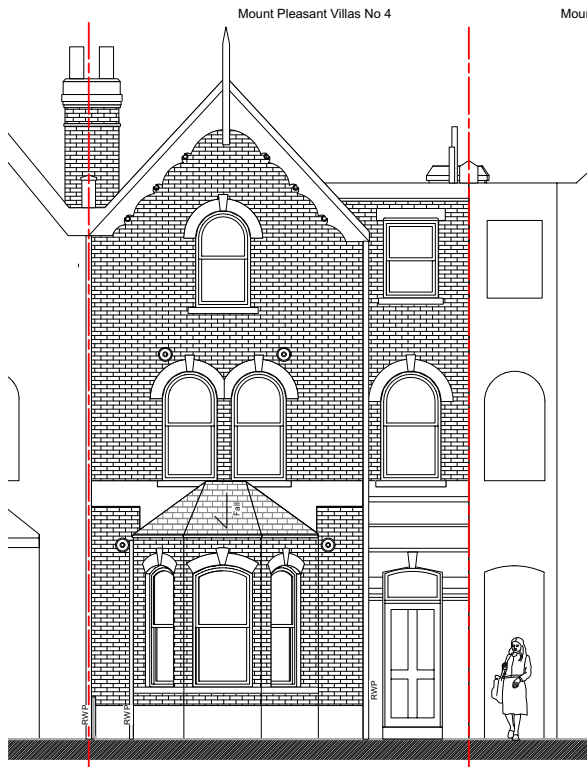
Existing Rear Facade



Proposed Rear Facade

Character of the conservation Area

The application is seeking to maintain and enhance the character of no 4 Mount Pleasant Villas and the terrace where possible while it is proposing a strategy to externally insulate the building to the rear.



Proposed Front Elevation

- A To the front of the house Internal Wall insulation is proposed to maintain the character of the building and of the terrace and maintain architectural details of merit
- B The application seeks the permission to replace the existing single glazed windows with double glazed timber sash windows that align with the architectural expression of the conservation area
- C The application seeks the permission to replace the existing single glazed windows with double glazed timber sash windows that align with the architectural expression of the conservation area
- D Architectural details such as the spire at the top of the ridge are proposed to be reinstated

Character of the conservation Area

The application is seeking to maintain and enhance the character of no 4 Mount Pleasant Villas and the terrace where possible while it is proposing a strategy to externally insulate the building to the rear.

'Planning consent would be required for external insulation applied to a building in a conservation area. It might be suitable on rendered, rear or less visible facades. Window frames, sill and lintel details, doors, frames, porches and architectural details would need to be appropriately reconstructed.' (Haringey Council, Building in Conservation Areas)



Proposed Rear Elevation

- A To the rear of the house External Wall Insulation is proposed to thermally insulate the building and reduce the embedded cost of the building through future proving it
- B Double glazed timber sash windows are proposed and for the window on the top floor the original glazing bar style is proposed to reinstate the original expression
- C Stucco/ fine render is proposed for the external finish of the rear facade
- D Around the windows thin reveal insulation is proposed to insulate effectively around the windows
- E Limited public sight lines towards the rear of no 4 Mount Pleasant Villas
- F Maintaining the existing chimney stack with brick details to the rear

Character of the conservation Area

Rendered rear facade
at 23 Ossian Road

Rendered rear facade
at 55D Stapleton Hall
Road



External render at no
29 Mount Pleasant
Villas

External render at no
21 Mount Pleasant
Villas

Character of the conservation Area

Outrigger on first floor
rendered at no 12
Mount Pleasant Villas

Outrigger on first floor
rendered at no 20
Mount Pleasant Villas

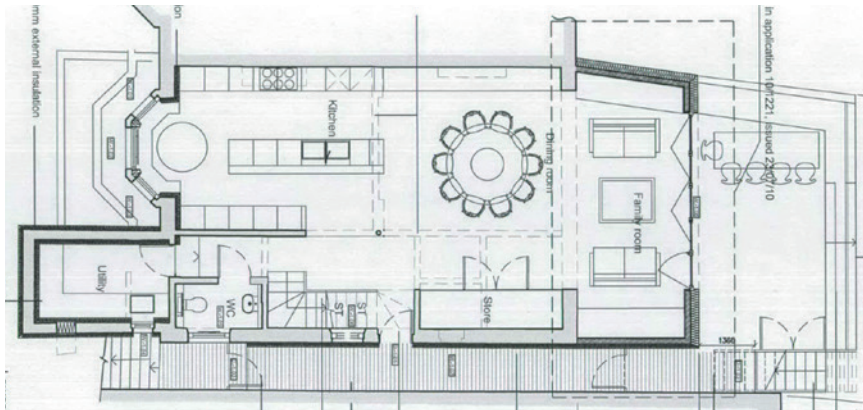


External render at no 6
The Grove

Planning Precedent

External Wall Insulation Precedent

91 Dyne Road is a semi-detached three storey family home in the North Kilburn Conservation Area in London. An application was made for the house to insulate internally to the front of the building which forms an important facade towards the street and to externally insulate to the rear and flank wall. The application was refused by the planning department. An appeal was made later which overturned the initial decision and allowed the installation of the EWI and rendering of the rear wall



Extract from the initial planning application, Brent Council 10/2058

Conclusion

While it is recognised that there is a need to improve the sustainability of dwellinghouses to meet climate change legislation any alterations to a dwellinghouse within a Conservation Area need careful consideration to ensure that the features and characteristics that give the building its historic and architectural significance are retained. Whilst some elements of the proposal are acceptable, overall the proposal would fail to preserve or enhance the character and appearance of the Conservation Area, the environmental improvements from the proposal do not outweigh the harm to the appearance of the building. Following consideration of the proposed render and additional insulation in the loft it is considered that the method by which the applicants seek to improve the energy performance of the building would fail to preserve or enhance the character of the dwellinghouse within the North Kilburn Conservation Area.

Extract from the appeal decision

The appeal property is an early 20th century semi-detached house, in a street of similar properties creating a pleasant residential character. It has an ornate and attractive front elevation and a more austere and plain rear elevation. The house backs on to a rail line screened by vegetation and at lower level. Part of the rear of the premises is open to glimpses from the nearby main road (Willesden Lane) lying at right angles to the south west along with its associated bridge over the railway. The side elevation is largely screened from view by the proximity of the adjoining dwelling.

There would be no conflict with S72(1) of the Act; there would be preservation of the character and appearance of the Conservation area. The scheme would also accord with the UDP policies cited in paragraph 7 above. The Design Guide for the Conservation Area which sets itself against rendering or cladding cannot be expected to cover every eventuality and the restoration work proposed to, for example, the front elevation will fully accord with the guidance and make a positive contribution to the streetscene.

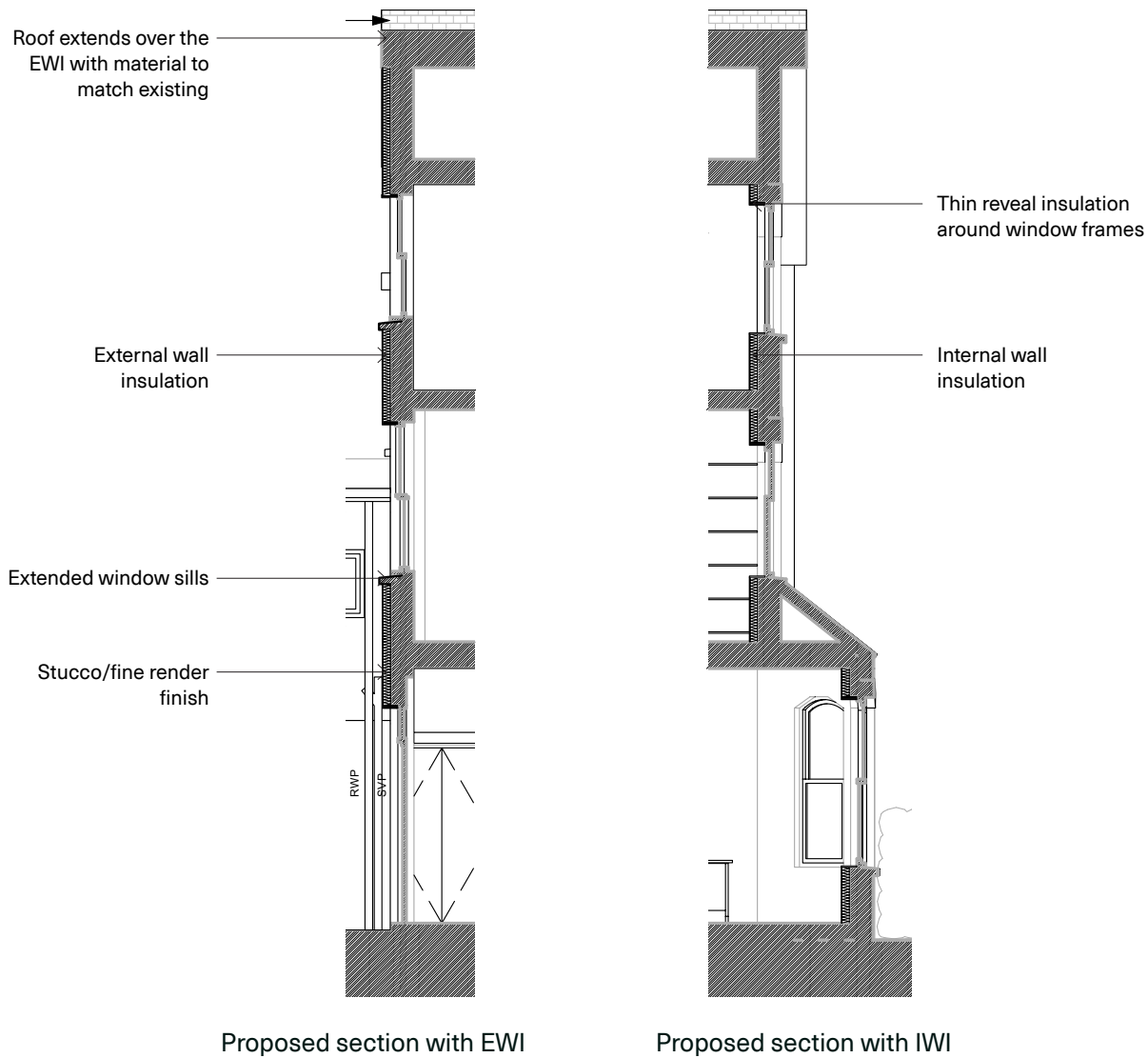
Section C /// Sustainability

Response to planning policy

Sustainability

DM21 of the Development Management DPD states that:

4.25 Sustainable design and construction therefore provides clear environmental advantages. It also offers social and economic benefits. This includes more efficient buildings with cheaper operating costs, which is of benefit to future owners or occupiers and particularly those at risk of fuel poverty.



- A To the front of the house Internal Wall insulation is proposed to make the house more thermally insulated and energy efficient while at the same time maintain the character of the building and the terrace
- B To the rear of the building External Wall Insulation with a stucco/fire render is proposed to make the building more thermally sound and energy efficient
- C The External Wall Insulation will contribute to a lower energy loss for the overall building and therefore an overall reduction in energy use

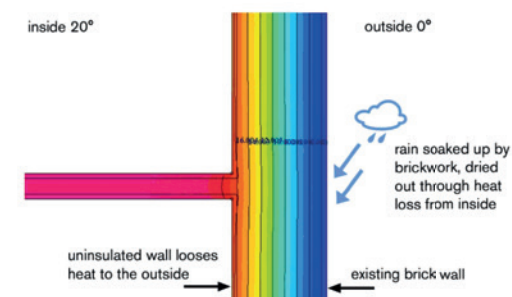
Response to planning policy

Sustainability

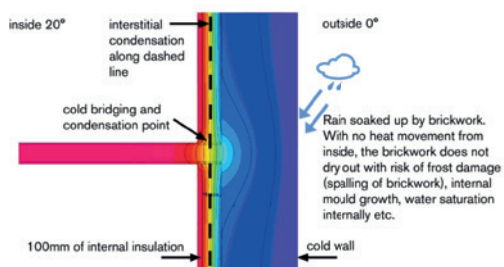
DM21 of the Development Management DPD states that:

4.28 London Plan Policy 5.2 states that development proposals should make the fullest contribution to minimising carbon dioxide emissions in accordance with the energy hierarchy, as follows:

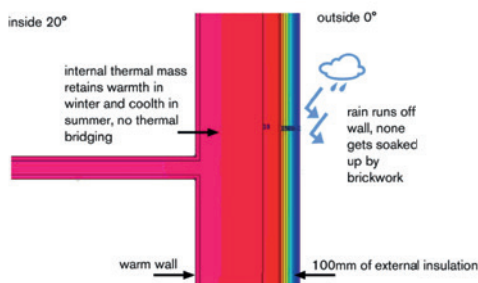
- 1 Be lean: use less energy
- 2 Be clean: supply energy efficiently
- 3 Be green: use renewable energy



Existing



IWI



EWI

External Wall Insulation:

- Thermal mass maintains a more stable inside temperature throughout the year
- No cold bridging at sensitive points
- Less risk of damp and mould issues
- Can be applied to the whole house and function as an exterior envelope
- Makes the building more thermally efficient and reduces heating costs

Internal Wall Insulation:

- Less effective at thermally insulating
- The external brickwork soaks up moisture and can be prone to cracking and frost damage
- Cold bridges at sensitive points where the IWI doesn't effectively insulate connections in the structure
- Takes away internal space from the room

End