



DESIGN & ACCESS STATEMENT

189 Downhills Way

London N17 6AH



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ASSOCIATED DRAWINGS:

2108-00-01 (OS Map / Location Plan)

2108-00-02 to 31 (Existing Drawings and Site Photos)

2108-01-01 to 22 (Proposed Drawings and Visualizations)



Img 1. Main Elevation on Downhills Way

1. Introduction

No 189 Downhills Way is a 30s terraced house, 2 storeys high, with a rear extension. The purpose of this Application is to modernise the front elevation by also greatly upgrading the envelope to reach Passivhaus standards. Currently this is underperforming thermally with serious cold-bridging and overheating issues and the windows and doors are in a poor condition.

2. Area Typology Analysis

The existing property follows the typology of the area, and a standard 30s house style, with a round bay window crowned with a pitched roof and the main entrance covered with a canopy. The main volume is in white render while the bay window is clad in clay tiles.



Img 2. Street View of Downhills Way.

Some of the neighbouring properties do not have the roof over the bay window and many have had the original windows replaced.



Img 3 & 4. Other front Elevations on Downhills Way.

3. Design proposal

The proposal is seeking to maintain the geometry and volumes of the typology by applying modern materials.



Img 5. Visual of the proposed Elevation

The bay window will have curved glass with two side flat windows as vents. This maintains the curved geometry whilst making the bay feature smoother with a seamless surface. The two-way pitched roof is maintained in a simpler form without expressed rafters.

The cladded area will have slim timber battens instead of the clay tiles. These have a similar earthy character to the clay but are more refined.



Img 6. Close view of the bay window

Finally, the Front Door is replaced for a modern, thermally enhanced timber panel with side light. This is again a simple, effortless element that compliments the bay window whilst having a material presence that matches the character of the area. The small side wall provides privacy form the adjacent porch whilst being an interesting 3D element giving some depth to the façade.



Img 7. Side view of the proposal

4. Materials

The palette of the materials is timber cladding with matching timber on the front door, dark metal window frames and matching metal canopy, and a brick side wall. These have similar material presence to the elements they replace and in-keeping with the character of the area. They also contrast the render wall in the same way that the previous materials would do. The proposal is, in this way, matching the existing character in a modern language; rather than trying to reintroduce historic elements in a sterile way, the propose materials are true to their nature.

5. Thermal performance

The proposal is including upgrading the envelope to Passivhaus standards. This will assist with performance and energy consumption, as well as having a positive impact on the environment, the reduction of fossil fuel use and the carbon footprint of the house.

In more detail:

- External insulation will be added over the existing wall. This will be rendered over to have the same finish and colour (white) as currently.
- Triple glazed windows.
- High-performing front door.
- Insulate roof. Tiles will be replaced to match existing.
- An MVHR unit will be added to control air circulation. This will help to keep the warm air in and prevent unnecessary loss in line with Passivhaus principles. For that reason, two extract cowls have been added to the roof. The full details of the system will be developed in the detailed design stage.

6. Conclusion

As analysed above, we believe the proposal is providing an upgraded, modern environment for the habitants in anticipation of the changes in environmental strategy globally in the years to come. Moving away from fossil fuels, producing energy efficiently and reducing energy consumption are key points and this application is aiming to move the property's performance of the property in this direction.



Img 8 & 9. Existing and Proposed Elevation comparison