



DESIGN & ACCESS STATEMENT

189 Downhills Way
London N17 6AH

Revision A - 14 December 2022



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ASSOCIATED DRAWINGS:

2108-00-01 (OS Map / Location Plan)
2108-00-02 to 21 (Existing Drawings)
2108-01-01 to 31 (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 red clay tiles.



Img 2. Street View of Downhills Way.

The typology of the front elevations in the neighborhood does not feature a front Gable Roof on every property; this occurs on every 3 houses. Some properties still have the original red clay tiles while many of the have had these painted - or rendered over - in white. This results in the bay window bands being either red or white. Many properties had also their 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 tow-way pitched roof is maintained in a simpler form without expressed rafters.

The red clay tiles zone will be insulated externally and the tiles replaced with similar ones. It is, in this way, maintaining the typology of the area.



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 the façade some depth.



Img 7. Side view of the proposal

4. Materials

The palette of the materials is:

- White render front walls (as existing, insulating the external wall and rendering over)
- Clay cladding on the bay window in red to match the typology of the street
- Dark metal window frames with curved glass on the bay window
- The entrance will have timber front door, a metal canopy over (dark grey colour similar to the windows), and a brick side wall.
- The street-facing gable roof is white as before but simplified without expressed rafters.

These are the same or have very similar material presence to the elements they replace and in-keeping with the character of the area. The proposal is, in this way, matching the existing character in a slightly more modern language.

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 is in conjunction with installing an air-source heat pump at the rear garden. The MVHR unit will help to keep the warm air in and prevent unnecessary loss in line with Passivhaus principles. For that reason, two extract cowl 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, the proposal is providing an upgraded, modern environment for the inhabitants. The materials palette is in-keeping with the area with some moderate modern features and the thermal upgrade is in anticipation of the changes in environmental strategy globally in the years to come. Moving away from fossil fuels, producing energy efficient homes and reducing energy consumption are key points that this application is seeking to apply.



Img 8. Existing Street View



Img 9. Proposed Street comparison