

TYPE

24 Curzon Road, London, N10 2RA

Design and Access Statement

June 2023

1.0 INTRODUCTION

This document has been submitted in support of the application for the proposed deep house retrofit of 24 Curzon Road. The approach has been designed using the principles and targets set within the LETI 'Retrofit' best practice guide for 'constrained' projects. 'Constrained' was selected because the property is an existing mid-terrace house situated within the Muswell Hill Conservation Area.

The proposed works include:

- i) The thermal upgrade of the entire property with internal wall insulation at the front, and external wall insulation at the rear. The thermal upgrade of the existing flat roofs and the installation of triple glazed units on the ground floor of the rear outrigger.
- ii) Minor enlargement and adjustment to openings to rear and side elevation
- ii) Installation of heat pump on the lower rear extension roof and PVs on the upper flat roof, main pitched roof and dormer roof.

The property lies within the London Borough of Haringey. The property is not listed and no Article 4 directions apply.

1.1 CONTEXT

In developing the proposal we have referred to 'the 'Haringey Local Plan' (2017), the 'Haringey Unitary Development Plan Saved Policies' (2013), Haringey's 'Sustainable Design & Construction' SPD (2013), and Haringey Climate Change Action Plan

Within the adopted Muswell Hill Character Appraisal, Curzon Road is described to be a street with two to three storey terraced houses, with 'strong consistency in the materials and detailing'. The houses are generally red brick with slate roofs, with the houses along the stretch of Curzon Road, having characteristics paired with the adjacent neighbouring properties.

The approved application HGY/2020/3195 at 9 Alexandra Road, N10 2DD is used as a reference for our proposal. The approved application was considered by the Planning Officer to be a 'very good example of a deep housing retrofit in a conservation area for the community'.

The property is a typical un-insulated 4 bedroom masonry house. The proposal is to introduce energy saving and carbon reduction measures whilst at the same time aiming to preserve the characteristics of Conservation Area.



Image of proposed rear extension following thermal upgrades

2.0 DESIGN AND ACCESS APPROACH

2.1. Use

The use of the house is to remain a private dwelling.

2.2 Amount

The works in the proposal include the re-rendering of the front facade with breathable lime render to match the existing and the thermal upgrade of the existing facades at the rear. The amount is intended to keep the impact on the Conservation Area to a minimum.

The alterations to the rear facade are small in scale, therefore we believe the proposal will not be out of keeping with the existing urban fabric and similar adjacent buildings.

2.3 Layout

The proposal will not change the existing layout of the property and the rear garden.

2.4 Scale

The existing property comprises of the main house with an outrigger that steps down towards the garden.

The changes to the openings in the side elevation, retain the existing overall area facing the neighbour and therefore do not increase the amount of overlooking. One oriel window widens the existing opening whilst the second opening is reduced in height and converted from a door into a window. Both openings retain the existing height of the window head. We believe these changes are not out of character to houses of this type which have been modernised with larger glazed areas.

2.5 Landscaping

No changes are planned to the landscape.

2.6 Appearance

The ambition for the project is to carry out a deep retrofit as set out in the LETI Retrofit best practice guidance. The majority of the thermal improvement work will be focused on the external walls, internal floors and flat roofs.

Existing buildings however carry an inherent risk with such retrofit work. Upgrading of existing masonry walls can lead to increases in interstitial condensation and mould if not done correctly. This risk is greatest with internal wall insulation and non-breathable construction methods.

In response we are proposing two approaches to the insulation works.

The front facade would be carried out with internal wall insulation to ensure that the proposal minimises the impact on the character of the area.

At the rear we observed that the property did not reflect the qualities identified in the Conservation Area Character Appraisal. The rear facades were made from yellow stock, not red brick. Likewise the strong detailing at the front, is no longer present, and the property instead is a series of stepped extensions with an inconsistent mix of parapet and roofing details.

For this reason we have approached the rear facade with an external insulation system. The proposal allows us to insulate the facade to a higher specification, avoiding interstitial condensation risks, whilst resolving the complex rear facade with a more coherent aesthetic.

The aim being to reflect the strong consistency identified by the Conservation Appraisal at the front, by consolidating the roof form into one appearance and creating a consistent parapet across all levels. This enables us to discreetly insulate the roofs behind the parapets to exceed current Building Regulation U-values. The facade will be subdivided in tone and texture by levels. On the lower ground floor the facade will be clad with zinc with the upper floors finished in through lime plaster.

On the outrigger side elevation, the intention is to widen one of the openings to bring more natural light into the kitchen space. The second opening is to be reduced and converted to an oriel window to form a reading bench.

The existing windows to the property are double glazed and it is our intention to upgrade the kitchen windows and sliding door to triple glazed composite systems, to match the adjacent metal cladding.

An air source heat pump has been located on the roof of the rear extension for discreetness.

PV panels have been positioned on the upper storey flat roof, main pitched roof and dormer roof. The more visible front facing PVs are to be installed with an in-roof system to minimise the impact on the conservation area. This has been carried out on the following properties within the conservation area successfully:

9 Alexandra Park Road, N10 2DD
132 Grosvenor Road, N10 2DT
1 Fortismere Ave., N10 3BN
126 Muswell Hill Rd, London N10 3JD

The air source heat pump and PV installation are a direct response to the climate emergency as they intend to eliminate the need for gas central heating in the house, and reduce the energy demand on the National Grid.

2.7. Access

i) There are no changes to access proposed.

3.0 SITE PHOTOS



Front elevation (24 Curzon Road on the right)



Rear elevation

3.1 SITE PHOTOS



View down side of outrigger towards main house