

PLANNING (STAGE 3B)
23.PAR R05 rev 00
CONSERVATORY
NOVEMBER 2023

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INTRODUCTION

This Design and Access Statement accompanies a householder planning application for proposed works to 21 Parklands (the site) namely

i) the replacement of existing metal framed conservatory roof glazing and timber framed conservatory windows and doors with PPC metal framed TGU (triple glazed) roof glazing, windows and doors.

This report provides a detailed description and assessment of the proposal and has been prepared on behalf of the client, Lucy and Luke Williams.

.EXISTING SITE

21 Parklands (the site) is a four storey detached property, part of the Parklands estate group of properties built by St George developments around C1993 (HGY/46779).The site sits outside of and adjacent to the estate with its principal street elevation fronting Cholmeley Park.

The houses along Cholmeley Park were originally built as part of the development of the road during the 1890-1920s and buildings generally consist of variations on either fall Queen Anne style, more prevalent in the 1880s and '90s, or Arts-and- Crafts/Domestic Revival styles which were widely deployed by suburban house builders by the Edwardian period. Many of the buildings within this area retain original sash or casement windows of varied glazing patterns, porch details, glazed panelled front doors with coloured leaded glazing, and decorative terracotta roof cresting or finials.

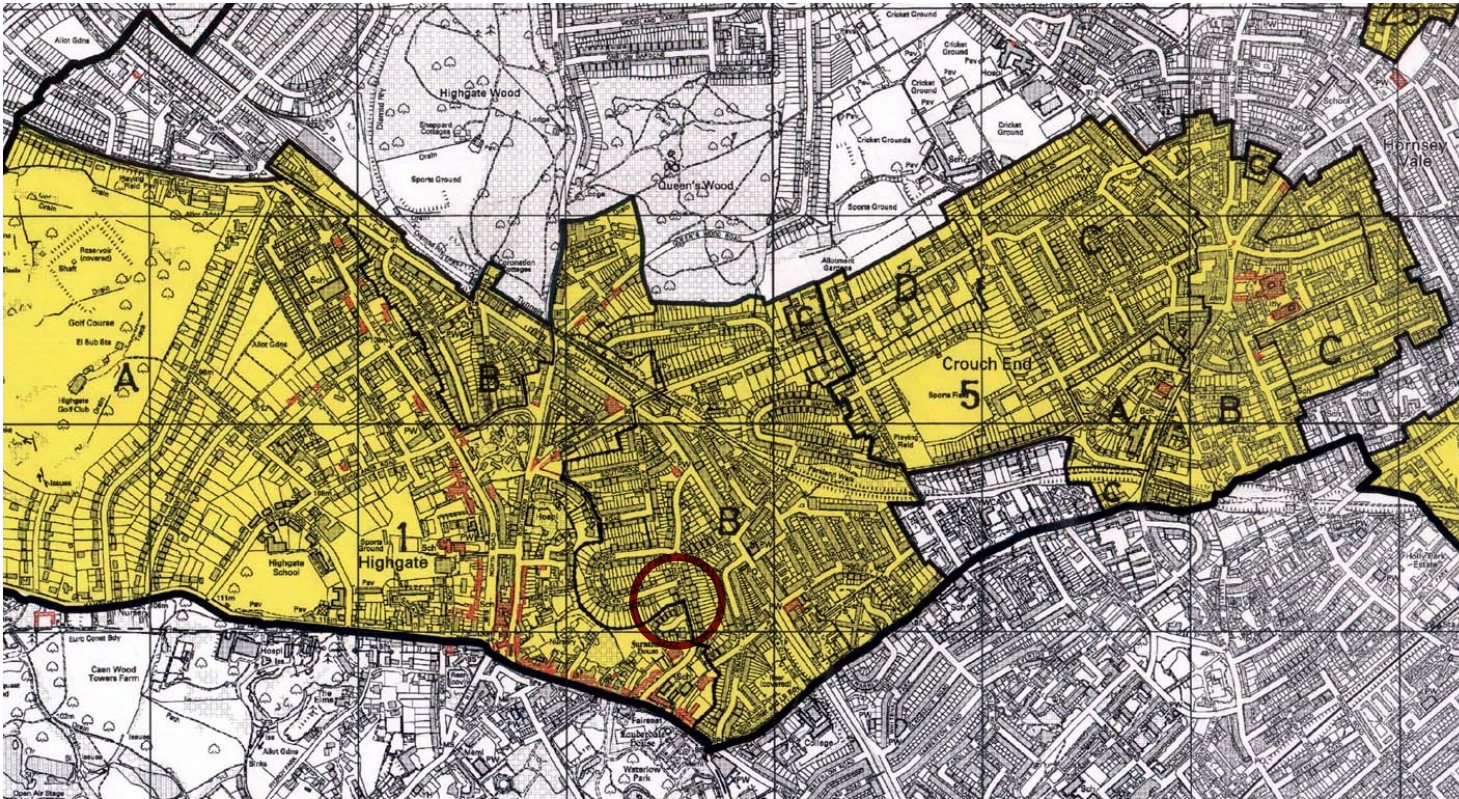
21 Parklands is part of the Parklands development built in the 1990s. The development incorporated No. 47 (Copley Dene), the oldest surviving building in Cholmeley Park - a two-storey, symmetrical mid-19th century villa with canted bay windows, a stone Tuscan porch and balustraded parapet, set back behind a garden with mature trees.

.HERITAGE STATUS

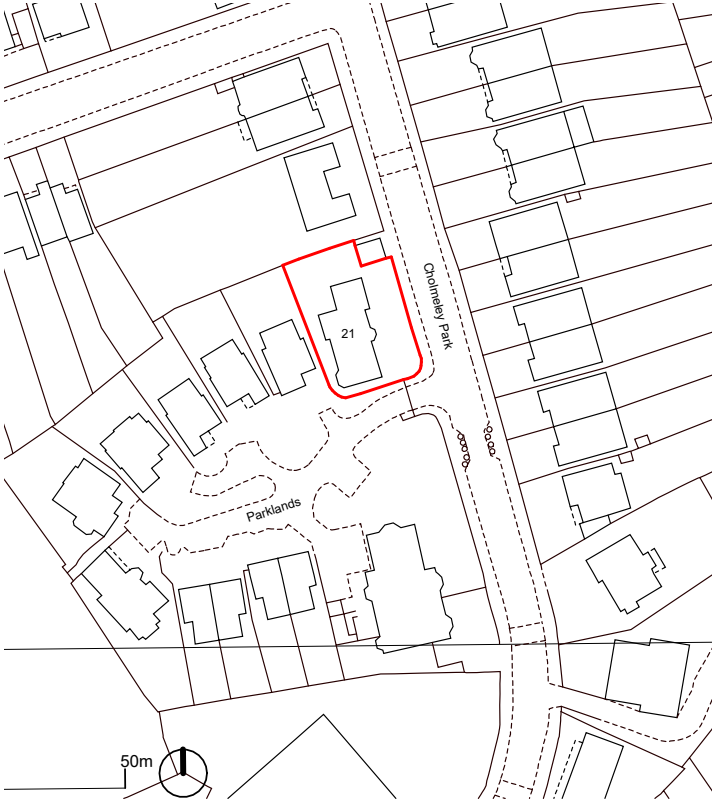
The building is not listed but it is located within the Highgate Conservation Area.

.RELEVANT APPLICATIONS

- Parklands HGY/1993/46779
- 21 Parklands HGY/2010/2068
- 34 Cholmeley Park HGY/2022/1034
- 14 Cholmeley Park HGY/2018/1991
Replacement timber framed window with double glazing. Like for like profiles, style and pane arrangement - Grant permission - 03/08/2018.
- 14 Cholmeley Park HGY/2019/0581
Replacement first floor bay windows and s Proposal: single first floor rear windows with double glazing units - Grant permission - 03/04/2019.



Conservation Areas



Street Elevation



Aerial view from West

Householder Planning

EXISTING CONTEXT

Parklands is a Neo Georgian development, a modern gated housing estate built in C1993 (HGY/1993/46779). The site, 21 Parklands lies just outside the Parklands gated estate with its main facade facing onto Cholmeley Park.

There is significant variation in the architectural period and style of the properties along Cholmeley Park and Cholmeley Crescent. There are Victorian, Edwardian, Arts and Crafts and Modernist and contemporary houses. There are many types of window to draw reference from E.g. leaded lights, timber framed sash and casement, UPVC sash and casement, as well as crittall and aluminium casement windows.

21 Parklands is not visible from within the Parklands estate. The reference for facade materials and window material and fenestration style could equally take its cues from the neighbouring context along Cholmeley Park.



Cholmeley Crescent ??



Parklands



Parklands



Parklands



Parklands



Cholmeley Park

PREAPPLICATION

PRE-APPLICATION ADVICE NOTE - PRE/2023/0129

Date of meeting: 28th July 2023

Site Address: 21 Parklands, Cholmeley Park, N6

Proposal: i) replace existing windows (c1993), ii) remove conservatory & iii) replace balustrading.

Attendees:

Ruth Mitchell – Senior Conservation Officer

Matthew Gunning –Team Leader

Jeremy Foster – Foster Architects

Applicants

COMMENTS ON PRE-APPLICATION SCHEME

The following points are made by Officers in response to the plans submitted and discussions at the pre-application meeting.

Conservatory

• The existing conservatory is located in a discreet and hidden position. Its demolition is considered acceptable in principle and equally its removal is likely to be ‘permitted development’, however the making good works including any areas of rendering, cladding etc would trigger the need for consent. This information should be included in any future submission.

The existing conservatory consists of PPC metal framed roof glazing and timber doors and windows. These are 30 year old (c1993) DGUs which have thermally failed and urgently need to be replaced. The proposal is for PPC metal doors, windows and roof glazing. The conservatory is changed to a monopitch roof which is lower than existing. The footprint is reduced as the bay is truncated. The clerestory windows are replaced and the doors are simplified to 2 x sliding doors.

Householder Planning

EXISTING CONSERVATORY

The existing conservatory consists of the original PPC metal framed roof glazing and painted timber framed doors and windows. These are 30 year old (c1993) DGUs which have failed in terms of thermal performance and prevention of moisture ingress.

The roof glazing channels are white painted PPC metal DGUs (double glazed units). The doors and windows are painted, timber framed DGUs. All the DGUs are 30 years old (c1993) and all have thermally failed, leading to moisture ingress, damp, and wood rot to the frames, resulting in damage and distortion.

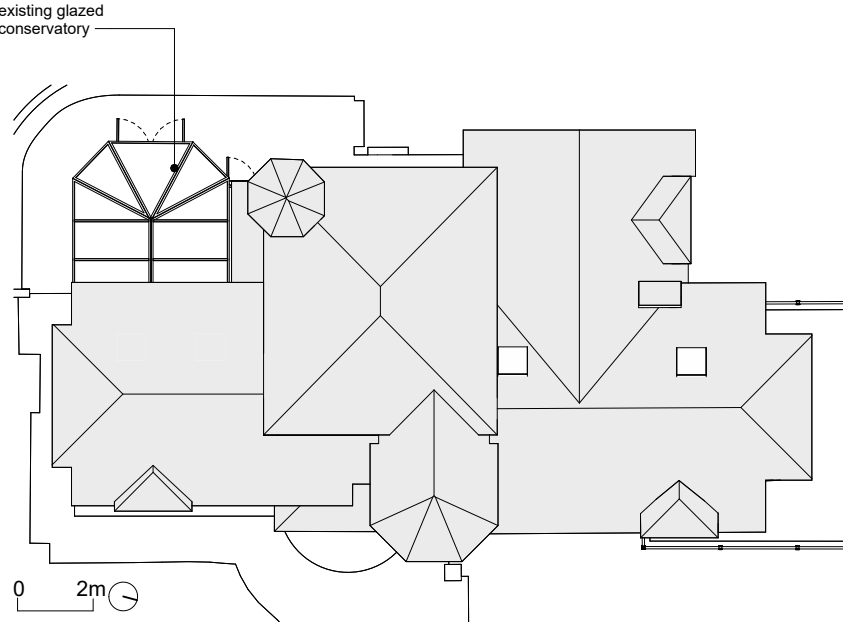
The existing roof glazing and door / window glass is standard Float glass (no soft coat or low e glass), the sealed units are made with aluminium spacer bar and dry air inside the cavity. The sealed units are narrowest 16mm thick DGU for the smaller windows and up to 20mm thick DGU for the larger windows and door designs.

The estimate of the existing window thermal transmittance is 1.9 W/m2K.

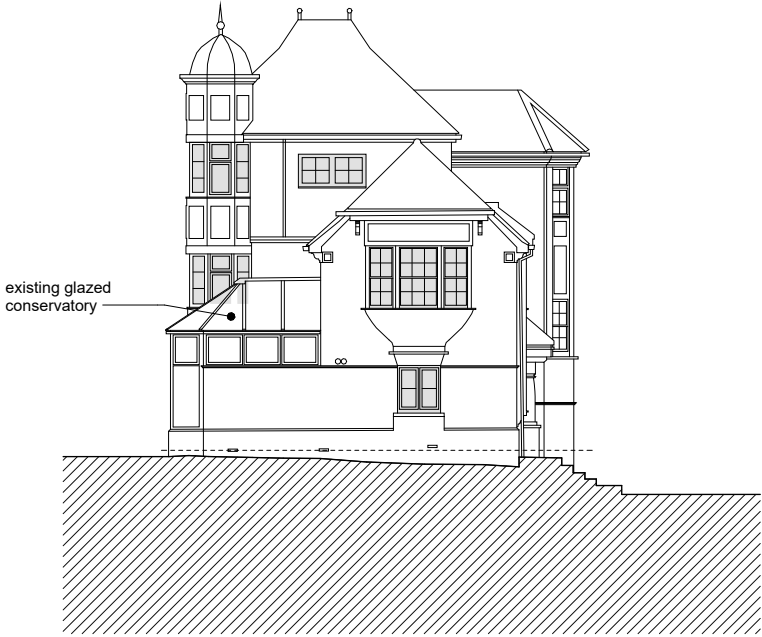
Note: Current Building regulation Part L targets 1 -1.4 W/m2K.



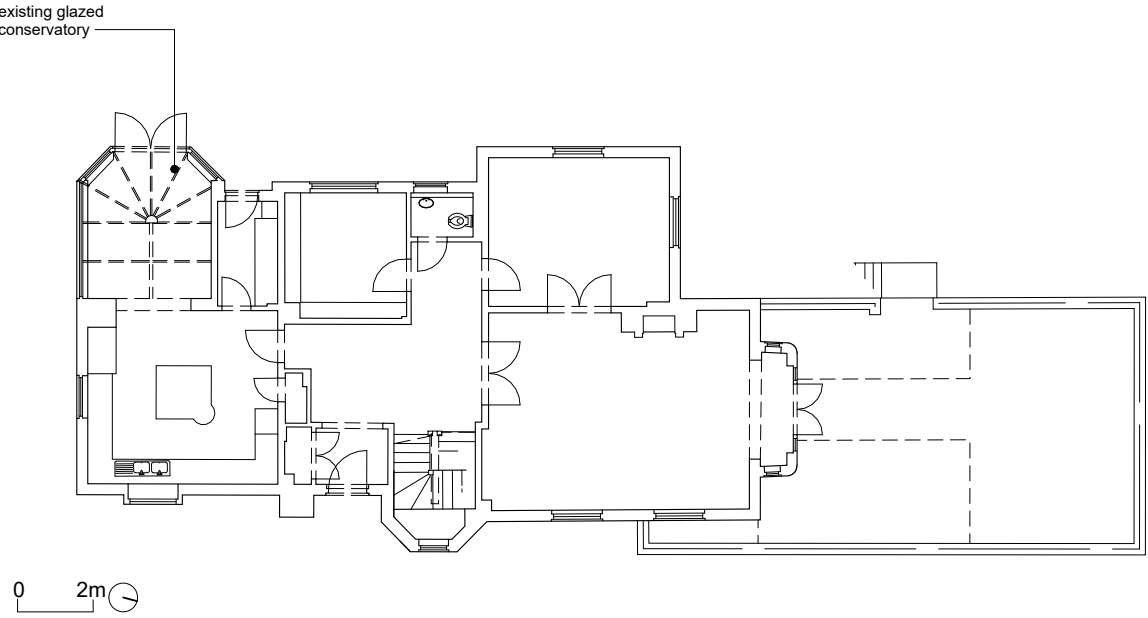
.EXISTING CONSERVATORY



1 Roofplan Existing
1 : 200



7 SOUTH elev conservatory ex
1 : 200



3 Level 0 existing
1 : 200

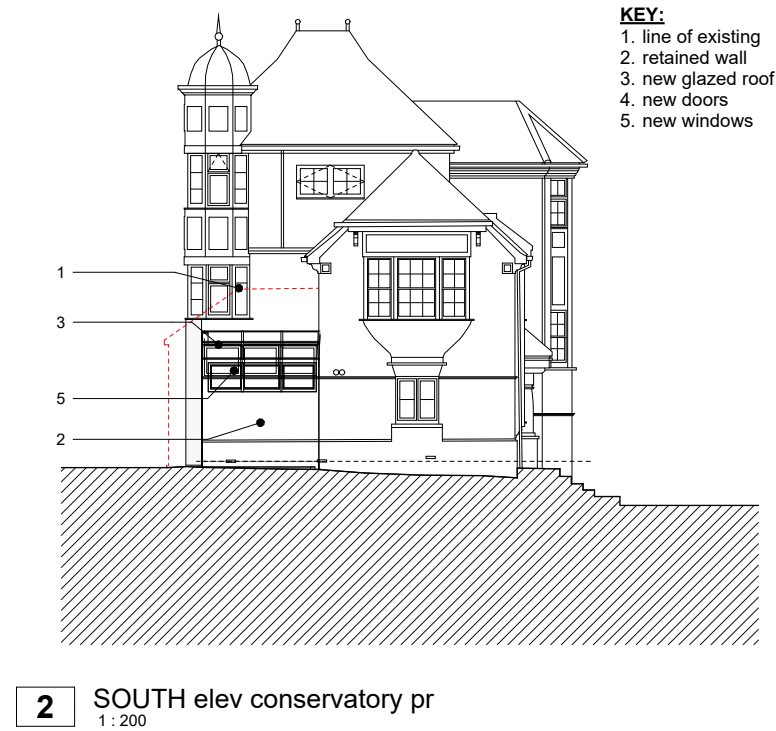
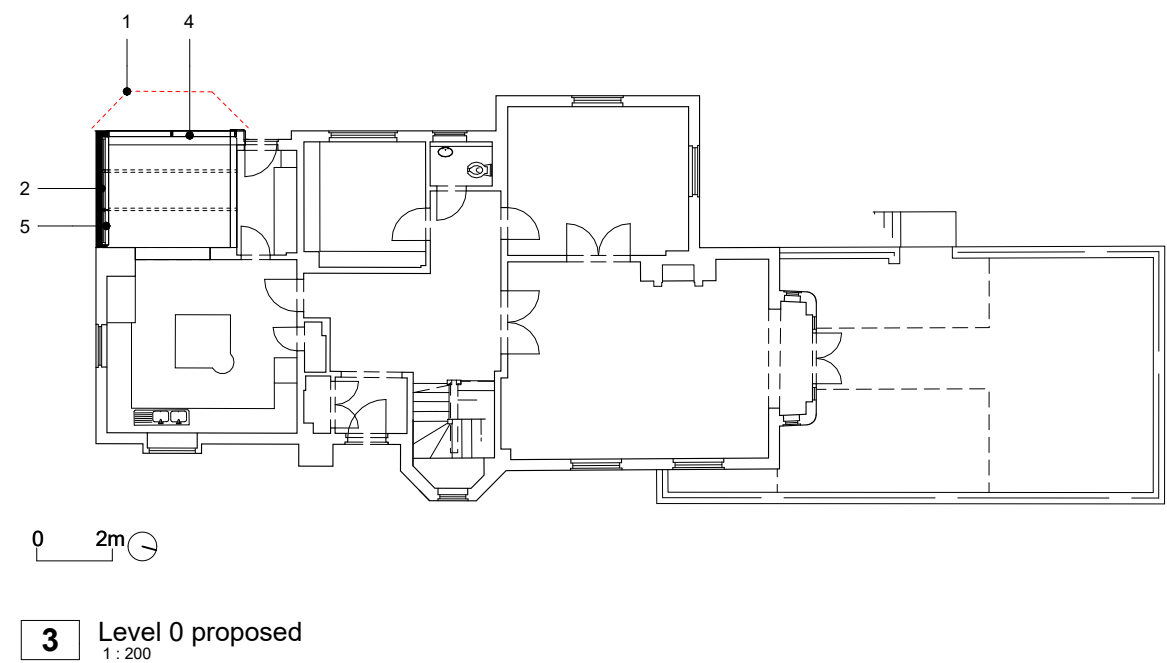
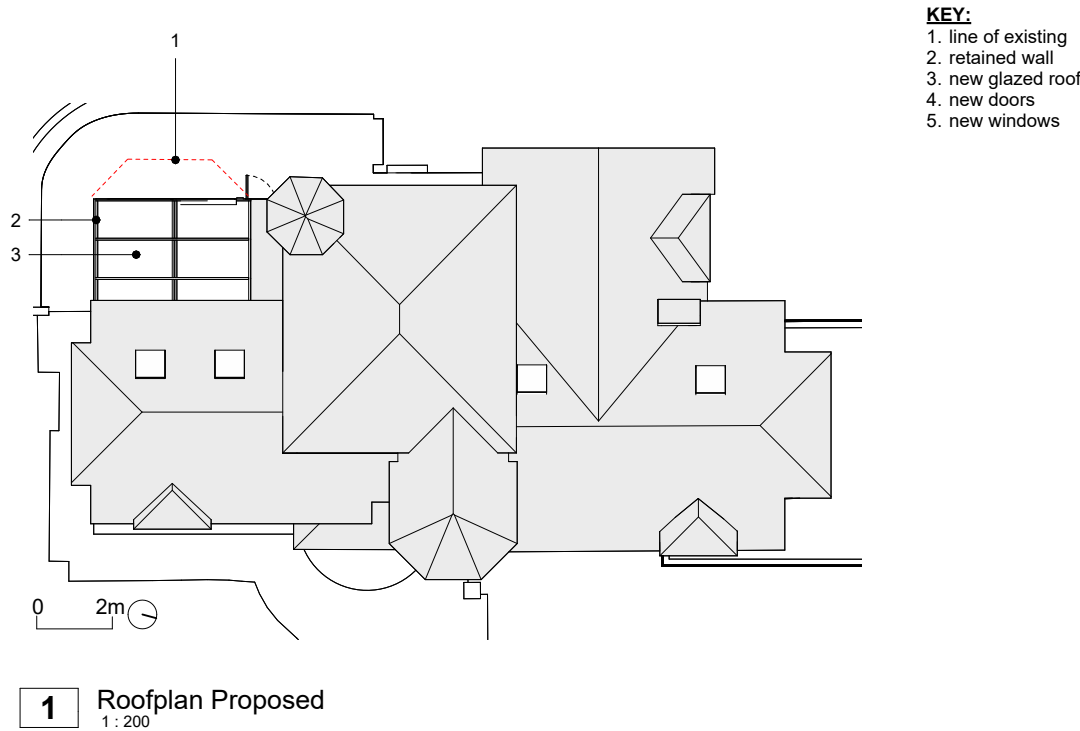


6 WEST rear elev conservatroy ex
1 : 200

PROPOSED CONSERVATORY

- The proposal is for PPC metal doors, windows and roof glazing.
- The proposal conservatory has a monopitch roof which is lower than existing.
- The footprint is reduced as the existing bay is truncated.
- The clerestory windows are replaced.
- The existing double doors and 2 x fanlights are simplified to 2 x sliding doors with a single fanlight above.

- Excerpt From Preapp PRE/2023/0129
- “The existing conservatory is located in a discreet and hidden position.”
- “Its demolition is considered acceptable in principle and equally its removal is likely to be ‘permitted development’”
- “the making good works including any areas of rendering, cladding etc would trigger the need for consent.”



3D EXISTING



1 3d Conservatory ex



3D PROPOSED



2 3d Conservatory pr ex Copy 1



DETAILS

MB-WG60

Przekrój pionowy zabudowa MB-70
Vertical section of MB-70 development
Вертикальное сечение MB-70
Vertikaler Schnitt - Bebauung Typ MB-70

03/2006



08-01.00

J FOSTER ARCHITECTS

J Foster Architects is a London-based practice founded in 2014 from a passion for the design and craft of delightful and durable buildings and spaces. We have significant experience delivering a growing portfolio of completed works.
‘As little design as possible’, Dieter Rams
The client’s brief underpins our approach and uniquely frames the ambitions and aspirations for each project. We harmonise their needs with the site, context, spatial programme, material palette and most importantly, the budget.

Architecture
We deliver architectural design and management services across all the RIBA project work stages – from concept design and planning, through detailed design and construction until completion and post-occupancy. We have worked in a diverse range of sectors – from public realm to commercial retail and offices, multi-dwelling and private, one-off houses. We have a proven track record in designing for constrained and sensitive sites.

Services
The RIBA Project Work Stages can be offered as a whole package for the duration of a project or tailored to suit specific client requirements. We add tangible value to every project stage, delivering innovative, intelligent and stimulating designs and refined architectural solutions.

- RIBA Project Work Stages 1-6
- Stage 0 - Strategic Appraisal
 - Stage 1 - Design Brief
 - Stage 2 - Concept Design
 - Stage 3 - Preapplication/Planning/Lawful Development
 - Stage 4 - Technical Design
 - Stage 4b - Detail Design
 - Stage 4c - Tender
 - Stage 4d - Contract
 - Stage 5 - Construction/Contract Administration

We carry out a site visit and consultation for new clients and develop a project outline and fee proposal letter based on this. Our process engenders a strong working relationship from the outset to achieve the best possible results.

Sustainability
We are advocates of sustainable approaches to architecture and the myriad social, economic and environmental benefits. We try to include natural daylight, passive technologies, sustainable materials and elegant working details to make a virtue out of the pragmatic. The Circular Economy informs our approach to each project and we consider the lifecycle costs. Our aim is to minimise energy input, energy use, and environmental impact.

Masterplanning and Urban design
We have significant experience delivering larger, more complex urban projects. Our urban regeneration experience involved weaving contextual modernism into whole urban blocks with listed/conservation elements at their core. Sustainability and ecology was integral to the architecture, as was the structural and services design, the public realm hard landscaping, and architectural and amenity lighting. We have working relationships with some of the leading consultants in these disciplines.

Consultation and Engagement
We believe that the design process enriches the end product and we evolve each project in close dialogue with the client, users and stakeholders. We have a wealth of experience of one-on-one consultations at Ask an Expert at the Homebuilding and Renovation Show, as well as Ask an Expert at the The Grand Designs Show. We also took part on the expert panel on the main stage at the Grand Designs Show. On our most sensitive heritage projects, design clinics, informal meetings and charrettes is a great way to engage with neighbours and the wider community.

Research and Education
Research and Development is a cornerstone of the practice methodology. Cutting edge computer technology and visualisation software with enhanced BIM capabilities together with robust workflows and iterative feedback systems ensures design quality is maintained and continuously improved. In this way value is added for our clients. We are implementing BIM Level 2 in line with BS 1192.

Links with education are crucial and Jeremy has been a guest Lecturer at Sheffield Hallam Institute of the Arts and a guest critic at the CASS, London. He also sits on the Design Review Panel for Islington since 2017.

People
Jeremy Foster founded the practice in 2014 with a growing portfolio of residential work as well as retail, office and public realm. He lives and works in Islington. Whilst at Eric Parry Architects he worked on a portfolio of residential, commercial, retail and CAT A office buildings of the highest calibre for Clients including Scottish Widows, Stanhope and The Crown Estate, namely the award winning One Eagle Place (BCO Award 2014) and 50 New Bond Street (RIBA Award 2012). He also worked for Simpson Haugh on One Blackfriars, a 48 storey tower by Blackfriars Bridge and at Patel Taylor on their 39 storey Tower at Southbank Place for Canary Wharf Contractors.

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