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DESIGN AND ACCESS STATEMENT

16 CHURCH ROW, LONDON NW3 6UP

JANUARY 2024

Design and Access Statement
16 Church Row, London NW3 6UP

1.0 Introduction & Proposal

1.1 This Design and Access Statement has been prepared as part of a Listed Building Consent for the proposed works on site of 16 Church Row, London NW3 6UP.

1.2 The Structural Assessment report has been produced in discussion with London Borough of Camden, Senior Conservation Officer.

1.3 16 Church Row is a grade 2 listed terrace house in use as a single dwelling, located in the Hampstead Conservation Area.

1.4 The application concerns 16 Church Row, London NW3 6UP.
A terraced house, c1720, fronted with yellow stock brick and red brick dressings. Comprising two basement levels, ground, first second, third and fourth floors.

1.5 The application seeks listed building consent for the demolish and repair of the front façade of the building. Detailed investigations carried out by a Conservation Accredited Engineer have established that the external face of the brickwork wall that forms the front elevation facing Church Row is significantly distorted and bowing outwards in some areas by as much as 120mm, and that movement is progressing. It has been determined that remedial structural interventions should be undertaken to repair the heavily loaded, cracked and distorted brickwork pier between the at Ground floor windows and to consolidate areas of separated and distorted late 19th century refronting brickwork and original early 18th century brickwork at the front elevation between Ground and Second floor level.

1.6 This Design and Access Statement should be read in conjunction with the Structural Assessment Report by Conisbee Consulting Structural Engineers, Survey Data and Helifix BowTie HD and ResiTie Technical Data under this application.
Along with the following documents:
2023-026-05A.pdf
2023-026-06A.pdf
2023-026-07A.pdf
SSK010 P2.pdf
SSK011 P1.pdf
SSK100 P1.pdf

1.7 Conisbee Consulting Structural Engineers, Conservation Accredited Engineer has provided a comprehensive Structural Assessment Report for 16 Church Row.

2.0 Planning History and Listing Building Entry

Planning History

A summary of planning applications has been listed below with all planning search results included in separate document with this application.

Summary of Planning Archive Search for 16 Church Row, 2011 to date

2.1 Case 1 of 11: 2016/7049/P Householder Application Granted 16/02/2017
Application Registered: 14/01/2017: Application Completed: 16/02/2017
Enlargement of garage door opening and installation of new up-and-over door

2.2 Case 2 of 11: 2014/6814/L Listed Planning Consent Granted 28/01/2015
Application Registered: 02/12/2014 Application Completed: 28/01/2015
Alterations in connection with the installation of rooflight at 4th floor level.

2.3 Case 3 of 11: 2014/6504/P Householder Application Granted 28/01/2015
Application Registered: 02/12/2014 Application Completed 28/01/2015
Installation of rooflight at 4th floor level

2.4 Case 4 of 11: 2013/4260/P Householder Application
Refused and Warning of Enforcement Action to be Taken 15/08/2013
Application Registered: 12/07/2013 Application Completed: 15/08/2013
Retention of retractable awnings to rear elevation windows at ground, first, second and third floor levels of dwelling house (Class C3).

2.5 Case 5 of 11: 2013/4079/L Listed Building Consent
Refused and Warning of Enforcement Action to be Taken: 15/08/2013
Application Registered: 12/07/2013 Application Completed: 15/08/2013
Retention of retractable awnings to rear elevation windows at ground, first, second and third floor levels of dwelling house (Class C3).

2.6 Case 6 of 11: 2013/0699/P Householder Application Granted 18/07/2013
Application registered: 08/05/2013 Application Completed: 18/07/2013
Installation of 2x condenser units to rear of the garden area to residential house (Class C3).

2.7 Case 7 of 11: 2013/0660/L Listed Building Consent Granted 18/07/2013
Application registered: 08/05/2013 Application Completed: 18/07/2013
Installation of 2x condenser units to rear of the garden area with associated cabling and fan coil units internally on each floor level to residential house (Class C3).

2.8 Case 8 of 11: 2012/2874/P Full Planning Permission Granted 17/08/2012
Application registered: 03/07/2012 Application Completed: 17/08/2012
Erection of rear infill extension at lower ground floor level below overhanging terrace, installation of replacement doors and windows to rear conservatory at lower ground floor, installation of glazing bars to rear first floor windows and installation of cladding to rear elevation at lower ground and ground floor levels all in connection with existing dwellinghouse (Class C3).

2.9 Case 9 of 11: 2012/2874/P Listed Building Consent Granted 17/08/2012
1Application registered: 03/07/2012 Application Completed: 17/08/2012
Erection of rear infill extension at lower ground floor level below overhanging terrace, installation of replacement doors and windows to rear conservatory at lower ground floor, installation of glazing bars to rear first floor windows and installation of cladding to rear elevation at lower ground and ground floor levels all in connection with existing dwellinghouse (Class C3).

2.10 Case 10 of 11: 2012/1948/L Listed Building Consent Granted 17/05/2012
Application Registered: 02/05/2012 Completed: 17/05/2012
Installation of a dumb waiter between the basement and ground floor kitchens and relocation of a door opening at basement level.

2.11 Case 11 of 11: 2011/4958/L Listed Building Consent Granted 15/12/2011
Application Registered: 24/10/2011 Completed 15/12/2011
Internal and external alterations including new WC, new floor boards, replacement of existing kitchen cabinets with panelling works, fitting of new stove in chimney alcove to dwelling house (Class C3).

3.0 Proposed Works

3.1 The proposal is to demolish the relatively weak, severely damaged and irreparably defective parts of the brickwork pier between the Ground floor windows which, as far as it is possible to tell based on our intrusive investigations, largely comprises the original front elevation's late 18th century brickwork.

3.2 The intention is that the 19th century refronting brickwork will remain in situ whilst suitably propped for safety and protection before it is structurally tied into the rebuilt brickwork pier progressively using stainless steel wall ties during the course of the construction works. This will result in the formation of a single consolidated pier with sufficient strength to safely withstand the loads applied by the wall and floors above, will maximise the retention of undamaged historic fabric and will minimise the aesthetic impact on the most visible street facing elements of the front elevation.

3.3 The works will require the installation of temporary props to support the brickwork wall and floors above the Ground floor pier.

3.4 The proposal is to install of Helifix ResiTie at 900mm horizontal centres and 900mm and 450mm vertical centres in a limited number of locations through the external face of the front elevation brickwork wall between Basement level and Second floor level (or alternatively through the internal face if penetration through the external face is deemed unacceptable by the Conservation Officer). This will reconnect the refronting brickwork with the original brickwork in areas where significant separation has occurred in order to reduce further movement and minimise the risk of future defects.

3.5 Further proposed enhancing interconnectivity between the front elevation brickwork and the suspended floors at Ground floor, First floor, Second floor and Third floor in order to improve the lateral restraint of the wall and enhance its resistance to buckling.

3.6 This can be most easily achieved by the installation of Helifix BowTie HD through the external face of the brickwork wall at 1000mm horizontal centres at each relevant floor into the body of the floor joists spanning parallel to it. Although the wall-to-floor structure restraint ties could possibly be installed without lifting floor finishes this would increase the risk of accidentally striking live services, therefore it would be prudent to locally lift relevant finishes by way of mitigation. In this case it may instead be preferable to locally remove selected areas of ceiling finishes to keep disruption and damage to a minimum.

3.7 The proposals are appropriate to the property's construction, its previous performance and its current condition, take due account of the property's historic significance and are in accordance with established conservation principles.

4.0 **<u>Proposed Works Conclusion</u>**

The proposals are appropriate to the property's construction, its previous performance and its current condition, take due account of the property's historic significance and are in accordance with established conservation principles. For further detailed information on the building fronting assessment and proposed works, please refer to the included Structural Assessment Report.

5.0 **ACCESS**

The proposed works do not affect access to the building.

6.0 **LAYOUT**

The layout of the property remains unchanged.

7.0 **SCALE**

The proposed works do not alter the scale.

8.0 **LANDSCAPING**

No landscaping is required

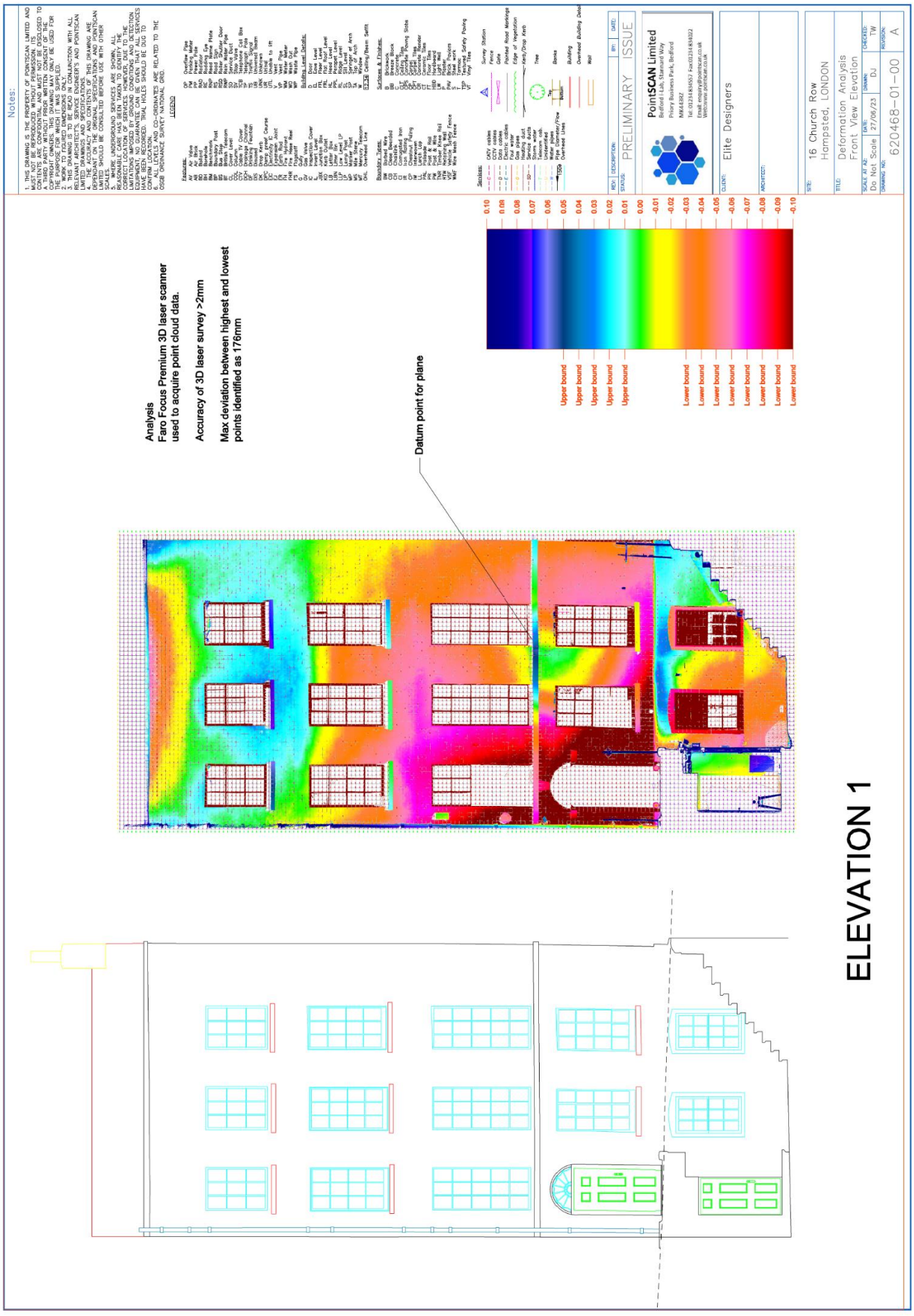
9.0 **HERITAGE**

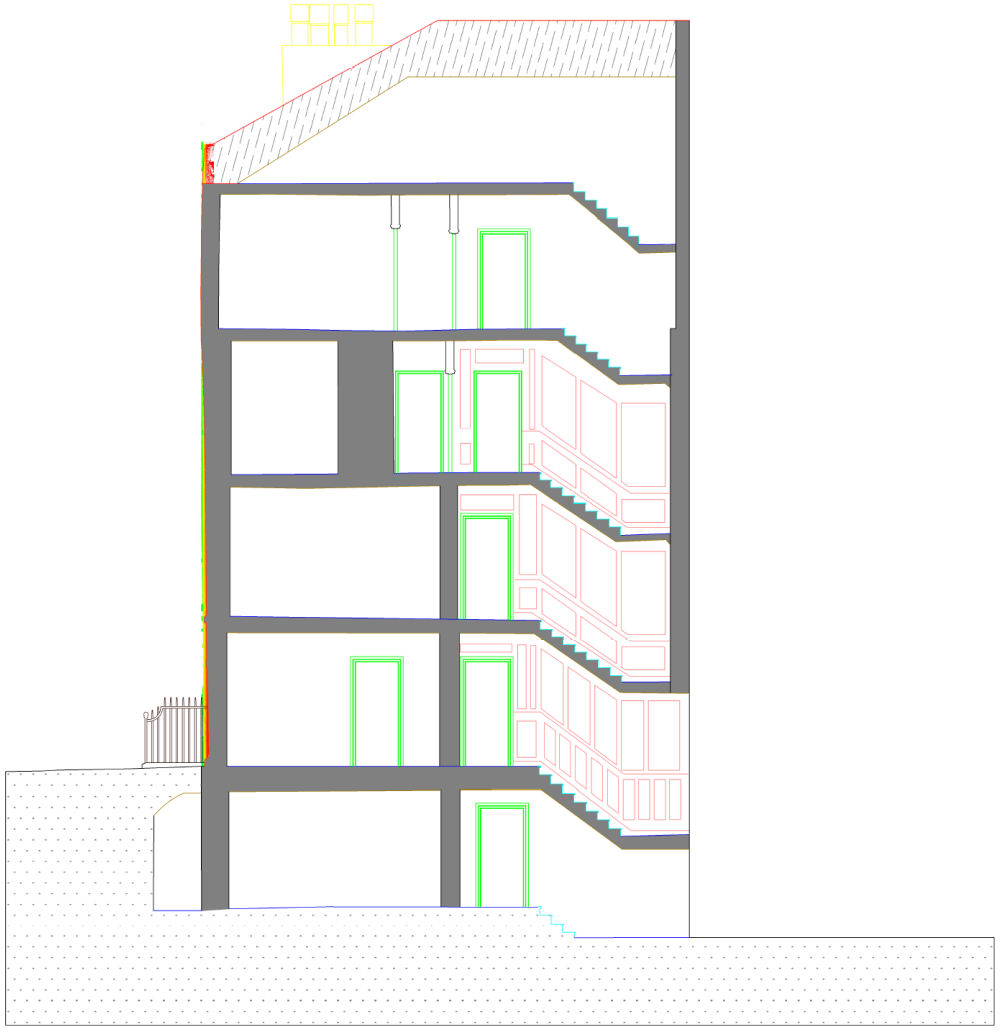
The proposed works of this application would have minimal impact upon the areas identified as being key to the heritage significance of this building. The design of the proposed works have taken into account the importance of the buildings heritage.

10.0 The repair work to the building frontage will stop the progressive movement and inevitable collapse. These works are consider essential and will ensure that the building will not prove to be a hazard to the general public. All the proposed works will be undertaken to the highest standards and quality. It will insure that the building will continue to be a single residence for the present owners without affecting the special architectural or historical interest.

Appendix A

Sectional & Front Elevation Deformation Analysis





SECTION 1

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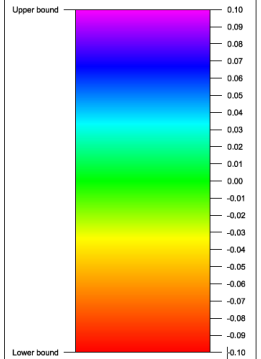
6. ALL LEVELS AND CO-ORDINATES ARE RELATED TO THE OSGB ORDINANCE SURVEY NATIONAL GRID.

HEAT MAP LEGEND



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SECTIONAL ELEVATION

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