

Issue Date : 31 Jan 2025

Version : P01

DESIGN & ACCESS STATEMENT

HERITAGE STATEMENT



30 Sumatra Road,

LONDON

NW6 1PU

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Constructive Thinking Studio Ltd
IC1 Liverpool Science Park
131 Mount Pleasant
Liverpool
L3 5TF

Telephone: 0151 705 3433

Email: info@constructivethinking.co.uk
Web: www.constructivethinking.co.uk

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1. INTRODUCTION

The Design and Access Statement & Heritage Statement supports the planning application for the residential property 30 Sumatra Road, London. This statement outlines the design in relation to planning policy and sets out the design principles for its retrofit. The proposal has been developed and is supported by a range of design and energy efficiency parameters which form the basis of the detailed design proposals.

The application and the content of this statement is supported by the suite of plans, sections and elevations submitted as part of the planning application. Graphics are used within the narrative to illustrate the points being made in the text and to make the document more readable.

The report concludes with a brief summary of the matters covered. Every effort is made to relate the contents of this statement with the CABE publication 'Design & Access Statements – How to Write, Read and Use Them' (Commission for Architecture and the Built Environment 2006) breaking down the statement into the key areas:

- Use
- Amount
- Scale
- Landscaping
- Appearance
- Access

This document seeks to clearly explain the intent and rationale influencing the proposal submitted and seeks to demonstrate the merits of this project in the context of planned regeneration.



1. INTRODUCTION

This Heritage Statement has been prepared to support the consent for proposed works at 30 Sumatra Road.

Proposed Works :

- Replace existing DMEV fans, where no fans are present in the kitchen add new units
- Loft insulation
- Installation of Solar PV Panels



1.1 PROJECT & BRIEF

Preamble

The project is a domestic retrofit of a Victorian style property. The property is built with solid brick walls. The property was constructed between 1900 and 1929 and is typical of its age and construction.

Project and Brief

Constructive Thinking Studio has been commissioned to develop a proposal that will provide an improvement to the thermal efficiency of the property, to help maintain the primary residential use for future generations.

It is the aspiration of Constructive Thinking Studio that the development when completed, will enhance the local area by restoring the property to full glory.

The client and current owner of the site has explored several options for the design of the development, before settling on the application.

2. AMOUNT

The proposed works pertain to the external elevations, the loft space, bathroom and kitchen. The proposed works of new windows and doors, loft insulation and dMEV, will allow for improvements to the thermal fabric of the building.

- This heritage statement supports a planning application to replace the existing single glazed timber windows with double-glazed uPVC ones.
- The existing windows require replacement because of the existing windows poor thermal performance, security issues, and overall condition.
- Alongside the new proposed windows and doors, the addition of loft insulation, solar PV panels and dMEV will improve the energy, ventilation and thermal efficiency of the property.

3. SCALE + IMPACT

The proposed retrofit will not increase the footprint of the property.

The existing windows are not original but are a post war single glazed, soft wood replacement with evidence of rotting, that will be replaced with double glazed uPVC windows.

There are no alterations to the layout of the building, scale, landscaping, access or security.

4. POLICY

The NPPF, December 2023

- 157. The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.

 - 195. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:
 - a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
 - b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
 - c) the desirability of new development making a positive contribution to local character and distinctiveness; and
 - d) opportunities to draw on the contribution made by the historic environment to the character of a place.

 - 196. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:
 - a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;

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 - 201. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
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4. POLICY

Camden Local Plan

As discussed in the Camden Local Plan “historic buildings including those in conservation areas can be sensitively adapted to meet the needs of climate change and energy saving while preserving their special interest and ensuring their long-term survival” (2017).

5. SIGNIFICANCE

Ventilation

Internal elements of the Heritage Asset repairs and redecorations have been noted, specifically the absent of the dMEV system and the subsequent impact of its condition.

As reported by the assessment done from the building , the lack/ insufficient presence of dMEV systems need to be addressed. The insufficient ventilation is causing excess moisture to accumulate, promoting growth of mould and mildew. This has had further effects internally in the property with peeling and cracking damage to surfaces leading to tenant discomfort. These works are considered essential to ensure no further decline, which could lead to further issues and defects observed over time.

With any repair and redecoration works, there is an impact of affecting the character of the heritage asset, however these works are minimal, instalments of dMEV seek to enhance the property. Impacts have been mitigated by keeping the repairs minimal but carry out those works needed to bring the property back to a good condition and keeping with the surrounding area and does not impact the architectural detail of the property.



Areas where extract fans will be added

5. SIGNIFICANCE

Loft insulation

After assessment of the existing state of the building, we are undertaking the replacement of the existing loft insulation in our heritage building to enhance both its energy efficiency and overall comfort for residents. Upgrading the insulation will significantly reduce heat loss, ensuring a more stable indoor temperature throughout the year and lowering energy bills.

This improvement not only preserves the building's historic character by maintaining a comfortable living environment but also contributes to sustainability efforts by minimizing energy consumption. By improving the thermal performance, residents will experience increased comfort and a healthier living space, making this project essential for both the building's integrity and the well-being of its inhabitants.

This improvement to the building will primarily impact its interior, as the insulation process is conducted from within the structure. Consequently, there will be no damage to the exterior, preserving the building's historical facade while enhancing its energy efficiency and comfort for residents.



Existing loft insulation

5. SIGNIFICANCE

Windows and Doors

After assessment of the existing state of the building, we are undertaking the installation of new windows and doors to enhance both its energy efficiency and overall comfort for residents. Upgrading the windows in this way, will significantly reduce heat loss, ensuring a more stable indoor temperature throughout the year and lowering energy bills.

This improvement not only preserves the building's historic character but also contributes to sustainability efforts by minimizing energy consumption. By improving the thermal performance, residents will experience increased comfort and a healthier living space, making this project essential for both the building's integrity and the well-being of its inhabitants.

As with any installation work, there is a potential to impact the character of the heritage asset, however these works are minimal, and the repairs will be in keeping with the existing.



Existing windows and doors

6. HERITAGE IMPACT ASSESSMENT

Some properties on Sumatra Road have had their windows replaced with uPVC windows. While maintaining a similar appearance, material, and fenestration is typically important to preserve local character, the significant changes already made to the road suggest that replacing the windows with a matching style would be the most suitable option.

What impact will the proposed works have on the significance:

- Installing uPVC double glazed windows and doors is not expected to significantly impact the local coherent visuals, as some properties have already been updated.
- Properties 1,37,91,103,137,139,153,169,193 Sumatra Road have all been replaced with uPVC.
- Properties 4,18,30,16,102 Sumatra Road have all been replaced with uPVC.
- The new windows will have a similar design and layout to match the existing appearance.
- New materials will be of similar visual appearance to existing materials.



7. APPEARANCE

The design team and client agree that the proposed works should have a positive impact on all residents and visitors, both thermally and visually.

The client is keen that the building should be aesthetically pleasing whilst responding to the context of the local area. The current design aims to satisfy these aims sensitively limiting the extent of work required.

All material will of course be subject to sign off by condition as part of the discharge of any permission granted.

The proposed retrofit has been purposely designed to create a building that will be familiar, coherent and comfortable to all who reside there and visit.

8. ACCESS

Pedestrian

Pedestrian access remains the same as existing. Access to the property is provided directly from the public pathways with level access.

Public Transport & Vehicular Access

Vehicular and public access remains the same as existing.

Access Within & Around the Building

The Equality Act 2010 requires reasonable provision to be made to enable services to be provided to all users regardless of ability. BS8300:2001 Design Guidance has been consulted widely in the production of these design proposals.

9. SUMMARY

The proposed new windows & doors, dMEV system, solar PV panels and loft insulation is considered both proportionate and essential in enhancing the long-term sustainability of the property. The integration of modern technologies is done sensitively, ensuring the original architectural features remain untouched and preserving the building's historical integrity.

Our client's proposal seeks to maintain the building's visual aesthetic, ensuring that the introduction of new windows and doors and solar PV panels does not detract from its appearance but instead contributes to its functionality in an environmentally conscious way. This thoughtful adaptation will not only help meet contemporary energy standards but also ensure the building's continued use and preservation. dMEV insulation can help to resolve damp and mould issues within the building.

The installation works are in keeping with the character of the building, balancing the need for modern energy solutions with respect for its historic value, thereby contributing to the building's long-term sustainability and visual coherence.