

535

19 CHRISTCHURCH HILL
LONDON NW3 1JY

PLANNING DESIGN & ACCESS STATEMENT

DESCRIPTION OF THE PROPERTY

A C19 terraced house on five floors currently arranged internally as two apartments:-

- Basement
- Upper floors

PURPOSE OF APPLICATION

Change of use to single dwelling house, general refurbishment alterations and extensions, as described in detail below.

PLANNING PRECEDENT

The scope of this proposal is very similar to the proposals approved for the adjoining house

- No 17 2009/2265/P Approved 28/07/2009.

Other relevant approvals

- No 23 2008/0692/P Approved 07/05/2008
- 2008/5622/P Approved 12/01/2009
- No 25 2009/0698/P Approved 24/03/2009

DRAWINGS, DOCUMENTS & ENCLOSURES

Planning Design & Access Statement (this document)

535 LOC	Location plan
535 001	Existing plans
535 003	Existing elevations
535 004	Existing section
535 011	Proposed plans
535 013	Proposed elevations
535 014	Proposed section

ACCESS

There is no vehicle access to the site

There is no alteration to pedestrian access from the street.

TREES

There are no trees on the site, or on adjoining land, that could be affected by the works

CHANGE OF USE TO SINGLE DWELLING

Lifetime Homes

Camden Planning Guidance

All work to comply with Part M of the Building Regulations.

- 1 Car parking is not and cannot be provided within the development. On street parking is available in Christchurch Hill
- 2 See above
- 3 Access to the building is by steps up to the main entrance door on the ground floor level, and by stair down to the basement area door. The relationship of the building to street level and the steps up and down are characteristic and essential features of this terrace. It would be both impractical and in conservation terms inappropriate to make changes.
- 4 Entrance doors at ground floor and basement level will be illuminated, reasonably level access across thresholds will be maintained.
- 5 There are no communal stairs, or lift. New stairs, from the basement to ground floor will be designed for compliance with current building regulations.
- 6 Existing doorways to principal rooms on ground, first and second floor levels will be retained. New doors will generally be designed at a width of 800mm
- 7 In view of the stepped entrances the house will not be wheelchair accessible
- 8 The main living rooms are on the two main entrance levels
- 9 There is adequate space on both the ground and basement levels to provide a temporary bedspace
- 10 A wc is to be provided on the basement floor, however as noted above this house will not be wheelchair accessible
- 11 Walls in bathrooms and toilets will be adequate for fixing handrails and other related adaptations
- 12 It would be possible to fit a stairlift to the main staircase in part or as a whole.
- 13 There is a direct route between the main bedroom and bathroom adequate for use of a hoist
- 14 The main bathroom layout will give adequate access to the bath wc and washbasin
- 15 Windows to the main living room have sills at or below 800mm; the sash windows are reasonably easy to operate
- 16 Noting that the house will not be wheelchair accessible it is proposed to locate electrical outlets generally +75mm above skirtings, and light switches at 1350mm above floor.

DESIGN

Front Vaults Reconstruction

The existing brick vaults below the front garden are to be rebuilt to provide improved and habitable accommodation, as has been done at many of the other houses in this terrace.

A new external membrane waterproofed reinforced concrete structure will replace the existing vaults, lined internally with a secondary drained cavity and sump pump system, thermal insulation and plaster finishes. External walls within the basement area will be painted render, with a painted joinery sash window, detailed to match original window joinery.

The masonry street wall and piers will be reinstated on completion of the new structure.

The front path, front garden and steps, area stair, and brick parapet and boundary walls will be reinstated with stone treads, copings, and a combination of paving and soft landscape planting.

Existing metal railings will be replaced with simple painted metalwork railings and handrails of 25mm square sections, with convex section handrails welded steelwork.

Basement Entrance Lobby

The basement entrance lobby will be extended up to the return of the existing bay window, with painted render external finish, and a painted joinery panelled front door, to improve access from the front area into the basement. A small lean-to roof below the brick parapet wall alongside the steps up to the main front door will be covered with traditional wood cored roll jointed leadwork.

Basement Rear Extension

A rear extension at basement level will form an enlarged family room and dining area.

The boundary walls forming the external walls of the extension will be rebuilt using reclaimed stock brickwork with brick on edge capping all matching existing; capping will be set at the level of the new roofline. Above the rebuilt walls the boundary fencing will be reinstated to heights and profiles as existing:-

- No 17 close boarded fence
- No 21 wooden trellis fencing

The roof to the extension will be covered with timber decking laid over a high performance single layer roofing membrane, with an area of sloping patent glazing to the rear so that the height of the extension reduces towards the garden.

The new roof will be accessible for use as a roof terrace from the ground floor, replacing the existing balcony and stairs to the garden. Many of the houses in the terrace already have rear balconies at ground floor level. The roof terrace will be guarded by frameless structural glass balustrade panels. The area of accessible roof being limited by the line of sloping glazing, to protect privacy and avoid overlooking into adjoining properties.

An open riser timber stair against the uphill boundary, with trellis guarding on the boundary side, and frameless glass balustrading on the garden side, leads from the roof down to garden level.

At basement level the rear extension will open onto the garden with painted joinery doors and windows, with stained glass detailing, all to match original joinery to the house.

Windows to Rear Elevations

Inappropriate metal and pvc framed windows in the rear elevation at ground first and second floor will be replaced by painted joinery detailed to match original window joinery of the house, within existing brick reveals, arches and painted masonry sills where these remain, and into new openings all detailed to match.

- ❖ Ground floor French doors to roof deck: enlarged opening with brick reveals and brick arch all matching original construction details, painted joinery double doors detailed to match original joinery profiles

- ❖ 1no sash window to ground floor with stained glass details
- ❖ 2no sash windows to shower rooms on first and second half landing levels
- ❖ 1no sash window at second floor bedroom

Enclosure on 1st Floor Roof Terrace

The existing glazed enclosure to the rear of the first floor with lean to zinc roof will be rebuilt with painted joinery windows, replacing the glazing and timber panelling on the party wall line (which is in contravention of building regulations) with stock brickwork and brick on edge capping, and lean to glazed roof with conservation style glazing bars.

The infilled brick balustrade pattern and capping will be retained as existing to express the configuration of the original building.

Dormer Windows to Main Roof

The present metal framed dormer windows are unattractive and unsympathetic to the Victorian house architecture.

On the front roofslope the existing dormer structure will be retained but with the metal windows replaced by painted joinery sash windows detailed to match original windows below, and leadwork with wood cored roll joints to roofing.

On the rear roofslope the existing dormer will be replaced with a new dormer on the centreline of the roof and inset into the roof plane with painted joinery French doors opening onto a small roof deck set down below the roofline, retaining an apron of roofing in front. Painted joinery will be detailed to match original windows to the house, the dormer roof will be leadwork with wood cored roll joints, the accessible deck set below the roofplane will be hardwood deck boarding over high performance single layer membrane roofing, with frameless glass guarding panels above the roofplane to regulation height.

Eco & Environmental Issues

One of the design aims in formulating these proposals is to minimise energy use and environmental impact of the works. To this purpose the following measures will be incorporated into the works:

- ❖ The existing pitched roofs will be insulated with a multifoil underslate insulation
- ❖ All elements of new construction will be insulated in compliance with current building regulations, or better
- ❖ Timber for the works will be sourced from sustainable suppliers
- ❖ New windows will be double glazed using 'Slimlite' double glazing which will fit within joinery profiles
- ❖ Heating and hot water systems will be replaced using a condensing boiler with multi zoned programmer control and thermostatic radiator valves.

Rear Garden Hard & Soft Landscaping & Boundary walls/fences

Does not form part of this application.

PHOTOGRAPHS





