Design and Access Statement

19 Rona Road, London, NW3 2HY

30/07/15

Introduction 01
Submission 03
Appendix 12

This planning submission is produced by 51% Studios a Camden based award winning architectural practice founded by Peter Thomas and Catherine du Toit.

This Design and Access statement relates to a proposal for refurbishments and alterations to 19 Rona Road, London NW3 2HY

The statement should be read in conjunction with the following reports and submissions:

1] Basement Impact Assessment by Substructural Ltd
2] Hydrology Report by ESI Ltd
3] Conservation and Heritage statement by CGMS
4] Arboricultural Report by Ashmore Arboricultural Services

Existing Context, Policies & Proposals

The Property is located within the Mansfield Road Conservation Area and was constructed sometime during the 1890's. The property is in a poor and dilapidated state of repair having been unmaintained for a number of years during which time the property was completely overgrown with Ivy which also impacted on its neighbours.

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04/

01/02/ 19 Rona Road from street
03/ Dilapidated condition
04/ Rear extension separating from rear facade.

Existing Context, Policies & Proposals

The current condition of the property shows a number of instances of structural damage from this period of neglect. This is affecting the bay at the front facade and more seriously the 2 story addition at the rear which is in poor condition with walls bowed and cracked, and extensive rot in roof timbers.

01/ Rear of 19 Rona Road
02/ Dilapidated interior
03/ Rear extension
04/ Roof open to the elements

Project Description:

- This planning submission proposes the effective rebuilding of the entire internal shell and structure of the main house, floors, internal walls, roof and including the construction for a new basement, together with the complete rebuilding of the rear extension.

- The proposals are designed to preserve and enhance the special character of the area while seeking to create an additional residential unit on the site with sustainable, quality construction to a high standard of design and sustainability.

- The proposals respect the site, setting and architectural integrity of the existing building.

- Original features are retained and restored or replaced exactly to match where the existing are beyond repair at the front and at roof level front and back.

01/ View of back of adjacent properties

Included within this application are the following drawings:

Existing	Proposed
- 0000 Site Plan	
- 0001 Location Plan	- 1000 Site Plan
- 0002 Basement and Ground Floor Plan	- 1002 Basement and Ground Floor Plan
- 0003 First and Second Floor Plan	- 1003 First and Second Floor Plan
- 0004 Third and Roof Plan	- 1004 Third and Roof Plan
- 0101 Front and Rear Elevation	- 1101 Front and Rear Elevation
- 0201 Section AA	- 1201 Section AA
- 0202 Section BB	- 1202 Section BB

The works outlined in the submission include:

Front Elevation:

Retained as existing and repaired as required, including the replacement of the vertically sliding double hung sash windows to match existing. At roof level a new dormer of traditional construction is proposed. At ground level a new flush glass light to the basement is proposed in the area in front of the bay window.

01/ Existing street elevation

02/ Proposed street elevation

Main Building: A new basement is formed in accordance with the parameters set out in Camden Adopted Development Policy DP27:

a] The scheme will maintain the structural stability of the building and neighbouring properties;

b] Will not adversely affect drainage and run-off or cause damage to the water environment;

c] Will not create a cumulative impact upon structural stability or the water environment in the local area;

d] Will not harm the amenity of the neighbours;

e] Will not lead to the loss of open space and as our arboricultural report will show enhances the biodiversity of the garden landscaping provision;

f] The scheme will not impact on the soil depth and would be landscaped to enhance biodiversity;

g] The scheme will enhance the appearance and setting of the property by utilising traditional methods of construction in all publicly visible areas and so reinforces the established character of the surrounding area;

h] There are no known archeological remains in the site vicinity;

i] The architectural character of the property is protected and an additional family housing unit of quality is created;

j] The development retains 50% of the front garden area and provides enhanced amenity area of an additional 12m2 for the new residential unit at 1st floor level

The proposals will be well detailed and constructed throughout.

In developing the pre-application submission we have referred to the local Development Framework, CPG-1 Design, CPG-2 Housing, CPG-3 Sustainability and CPG-4 Basements and Lightwells and the Mansfield Conservation Area statement.

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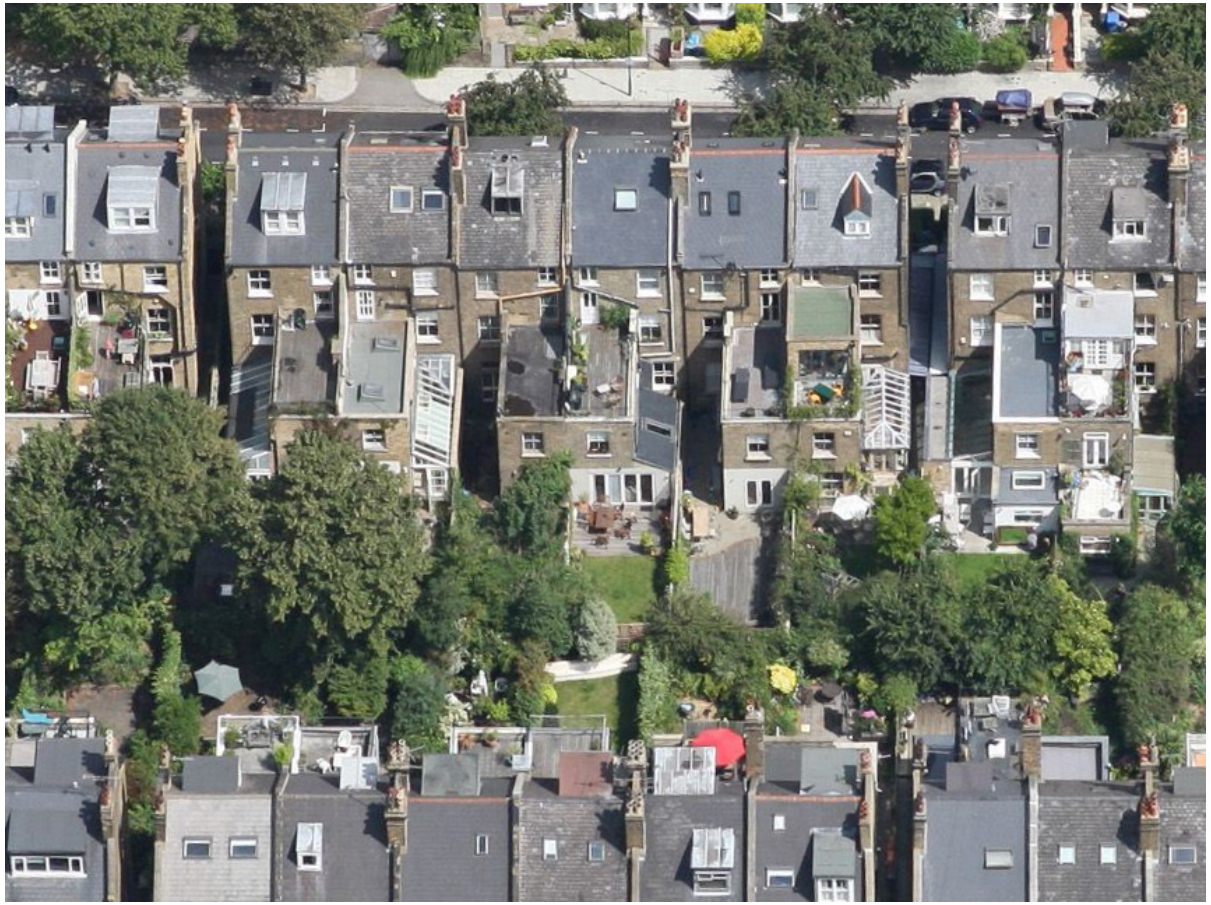

01/ Existing Section
02/ Aerial View of existing terrace

Within the existing building, the front facade and its bay is retained and extensively repaired to reinstate the existing street frontage.
All timber floors and partitions are rebuilt.
Chimney breasts, stacks and pots are retained.
The roof structure is entirely replaced with a new one, including replacement to the existing dormer windows and rooflight at the rear and the forming of a new dormer to the street frontage in traditional form. Slate roof coverings, lead flashing, brick on edge copings to existing party wall are renewed in traditional construction.

01/

02/

01/ Proposed Section
02/ Aerial View of proposed scheme

Sustainability

The proposal involves the refurbishment and extension of an existing building and responds to section 4 (energy efficiency: existing buildings) of CPG3.

The proposal is well below the 500sqm threshold that requires an EcoHomes or BREEAM assessment as set out in point 4.3.

The project will comply with CPG4 and 10% of the build cost will be spent on improvements in energy efficiency (see appendix 1),

See appendix 1 for the checklist for retro fit improvements (as shown in CPG4)

Appropriate measures will be taken to ensure that the improvements in energy efficiency will not compromise the character of the conservation area. The proposal has been assessed to respond to policy point 4.17 as follows:

a] The existing fabric will be repaired.

b] New high performance thermal insulation throughout walls floor and roof of the proposal.

c] Double glazing throughout.

d] High-efficiency boiler and heating controls

e] Smart metering

f] Solar panels, installed n the flat roof of the upper unit in a non visible arrangement in accordance with permitted planning policy

- The solar PV array will not protrude more than 200mm above the roof line;
- The solar PV array will not be higher than the highest part of the roof excluding chimneys;
- The solar PV array will not face onto or be visible from the highway.

g] Rainwater harvesting

Rear Elevations:

Improved and part reconstructed in conjunction with demolition of rear extension. The existing rear dormer is enlarged and rebuilt in a traditional manner.

Rear Extension:

The planning submission proposes a total new construction at ground level including structure to support the first floor above. The small extension to the original footprint at ground floor level falls within permitted development parameters. The extension at second floor reflects similar extensions on the

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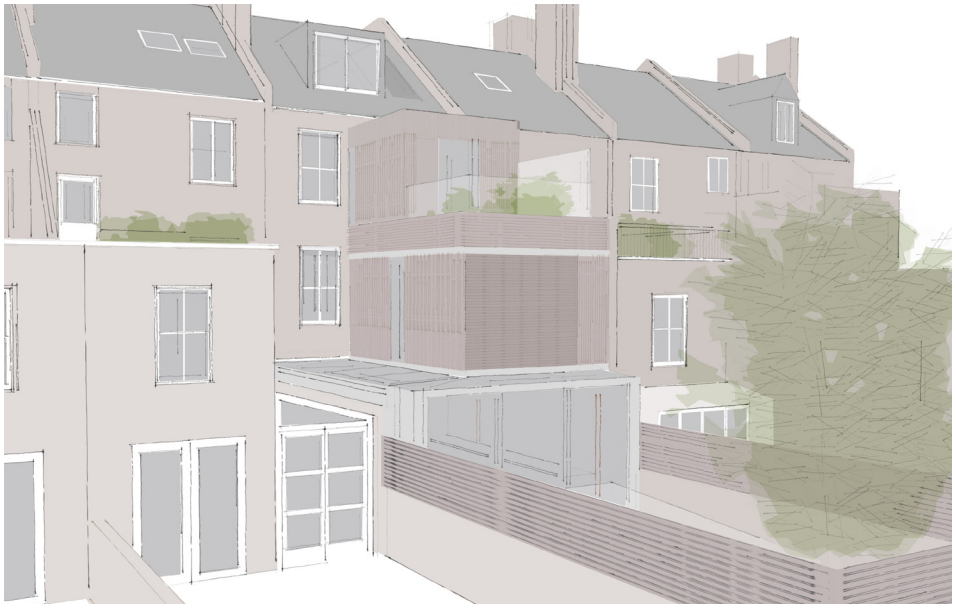

01/ Existing view from rear
02/ Proposed view from rear

Materiality:

The new extension is of steel and timber frame with a rainscreen construction with timber brick and glass chosen in sympathy with the context. The design intention is to both key in with the weathered brick context of the Conservation Area and to provide materials which age gracefully.

Landscaping:

The property has been assessed by an arboricultural consultant Ashmore Arboricultural Services Ltd and a report is submitted with this planning submission which proposes to enhance and improve biodiversity and the ecological contribution made by planting on the site.

Access:

As a a refurbishment to an existing property, the proposal will comply with the access standards as set out by Part M of the building regulations.

01/

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01/ Existing view from rear
02/ Proposed view from rear

Appendix 1

Trinity Construction Consultancy

Sustainability Statement

trinity construction consultancy ltd

PROPOSED ENVIRONMENTAL IMPROVEMENTS

for

THE EXTENSION AND REFURBISHMENT WORKS

at

19 RONA ROAD,
LONDON NW3 2HY

Ref. 15014

DATE: 28/07/15

Trinity Construction Consultancy
Unit 5 Columba
Orion Court
Addison Way
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Suffolk
IP6 0LW
Tel: 01473 858188

THE COMPANY

Trinity Construction Consultancy Ltd are licensed SAP and Code for Sustainable Homes Assessors.

THE WORKS

The project comprises the alteration and extension of 19 Rona Road, London NW3 2HY.

INTRODUCTION

An assessment of the proposed works has been carried out in order to demonstrate how the scheme will seek to achieve sustainability requirements set out in the Camden Core Strategy Policy 13.

A copy of the completed checklist from section 4 of the Camden Planning Guidance 3 (Sustainability) has also been included together with details of the proposed construction.

Full SAP calculations will be prepared prior to commencement of the works on site but have not been included at this stage.

FINANCIAL ALLOCATION

Camden Council requires at least 10% of the construction costs to be spent on environmental improvements.

The following indicates how this requirement will be met:-

Anticipated construction costs (excl. contingencies and preliminaries).	£759,000.00

Environmental Improvements

New windows and doors including replacement of existing.	56,000.00
Upgrade specification of external envelope in order to achieve u-values in excess of Building Regulations requirements. See proposed constructions below.	10,000.00

Replacement of existing heating system to achieve a SAP rating in excess of Building Regulation requirements.	15,000.00
Supply and installation of SUDS system including rainwater harvesting and permeable paving.	9,000.00
Supply and installation 2no. Canadian Solar CS6X-310P Panels 1954mm (W) x 982mm (L) x 40mm (D).	5,000.00

Therefore 12.5% of the construction costs are anticipated to be spent on environmental improvements.

(All costs indicated are approximate).

PROPOSED CONSTRUCTION

The proposed construction specifications (and anticipated u-values) are as follows:-

Basement Floor

- 300mm structural slab; 20mm cavity drain membrane; 50mm Kingspan Thermafloor TF70 insulation; 80mm Screed w. underfloor heating; 25mm flooring finish.

Anticipated U Value – 0.06 W/m² K (B.R req. 0.22 W/m² K)

Basement Walls

- 12.5mm plasterboard; 72mm Hepsec steel frame w. 70mm Kingspan TW55 between; 25mm Kingspan TW55 insulation; 8mm Newton Cavity Drain Membrane; 300mm structural concrete; outer membrane.

Anticipated U Value – 0.22 W/m² K (B.R req. 0.28 W/m² K)

Rear Extension Walls

- Cedar rainscreen; timber batten; timber counter batten; 152UC structure, with 150mm Kingspan K8 between with Metsec studwork; 12.5mm plasterboard and skim.

Anticipated U Value – 0.13 W/m² K (B.R req. 0.28 W/m² K)

Rear Wall Reconstruction (where necessary)

- Brick 102.5mm; 30mm residual cavity; 70mm partial fill Kingspan Kooltherm K8; 100mm Celcon Thermalite block; 12.5mm plasterboard on dabs.

Anticipated U Value – 0.22 W/m² K (B.R req. 0.28 W/m² K)

Main Pitched Roof

- 12.5mm plasterboard; vapour barrier; 50mm Kingspan below joist; 150mm Kingspan between 150x50mm timber joists spanning 152 U.C.S; High Resistance Membrane with ventilated batten space; natural slate tile.

Anticipated U Value – 0.13 W/m² K (B.R req. 0.18 W/m² K)

Flat Roof at Rear

- 12.5mm plasterboard; 150x50mm timber joists between 152 U.C; 50mm Kooltherm K7 between joists bonded to underside of 18mm plywood deck; Bauder Vapour Barrier; 100mm Bauder PIR Flatboard Insulation; Bauder underlayer and cap sheet.

Anticipated U Value – 0.16 W/m² K (B.R req. 0.18 W/m² K)

Glazing to Windows, Doors and Rooflights

- Aluminium framed with double glazed argon filled units and finished with a low 'E' coating. Manufactured using Warm Edge Technology.

Anticipated U Value – 1.40 W/m² K (B.R req. 1.6 W/m² K)

CAMDEN PLANNING GUIDANCE 3 CHECKLIST

The following checklist has been extracted from section 4 of the Camden Planning Guidance 3 (Sustainability).

Appendix 1: Checklist for retro-fitting measures

Applies to all:

- Changes of use
- Conversions
- Extensions over 30sq m.

Please note that not all the measures will be appropriate for all buildings and some measures will require planning permission e.g. alterations to the front of a property.

Measure	**Specification**	**Evidence**
Draught proofing	Incl. as standard in window package.	-
Reflective radiator panels	N/A	N/A
Overhauling/upgrading windows	See specification above.	
New boiler	A rated boiler. Specification TBC.	TBC
LED lighting	Low energy LED lighting will be installed in accordance with Building Regulations requirements.	None provided.
Meters, timers, sensors, controls on heating or lighting	All new service installations will be installed with energy reducing controls.	None provided.
Mechanical Ventilation with Heat Recovery	Mechanical ventilation to bathrooms and kitchens will be installed in accordance with Building Regulations requirements.	None provided.
Insulation		
Hot water tank & pipes	Included in accordance with manufacturers written recommendations.	None provided.
Roof	See details above.	
Walls Internal	Included to improve acoustics around habitable rooms only.	None provided.
Walls External	See details above.	
Floor	See details above.	

Renewable energy technology		
Solar PV panels	2no. Canadian Solar CS6X-310P Panels 1954mm (W) x 982mm (L) x 40mm (D).	
Solar thermal (hot water) panels	N/A	N/A
Ground source heat pumps	N/A	N/A
Double glazed windows / Secondary glazing	See specification above.	
Combined heat and power unit	N/A	N/A
Green or brown roof	N/A	N/A
Rainwater harvesting	Specification TBC.	TBC
Other measures	N/A	N/A
Join the Camden Climate Change Alliance (commercial only)	N/A	N/A
Off-setting contribution £3,000	N/A	N/A

Contact

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