

24 CHURCH ROW, LONDON NW3

DESIGN AND ACCESS STATEMENT



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1. INTRODUCTION

No. 24 Church Row is a grade II* listed building which is located within the Hampstead Conservation Area. The proposal is to preserve and enhance the listed building whilst making some changes that will upgrade the house to modern living standards. The proposals principally focus on interventions at ground and lower ground floors. These minor changes will not affect the historic character or any features of special architectural or historic interest and will restore some period features to the property.

2. SITE ANALYSIS

No. 24 Church Row forms part of a larger terrace located on the south side of Church Row. The property consists of three stories with attic and basement, and dates from the early 18th century. Internally, No. 24 Church Row is consistent with the general early Georgian townhouse floor plan of two rooms per floor and staircase incorporated within the depth of the plan, although the entrance hall now extends into what would have formerly been the ground floor front room. The property has a later, shallow rear closet wing set on the landing, as can be found in some of the neighbouring houses. The main staircase lies opposite to the main entrance, to the east side of the house at the rear.

3. PROPOSALS

3.1. Renewal of internal services

It is proposed to renew the electrical and heating services throughout: the existing electrical installation has reached the end of its serviceable life, and the heating system is inefficient and inadequate.

Concealed pipe runs and cable ways for new services will generally follow the existing service routes. Where new routes are required care will be taken to avoid damage to the historic fabric of the building. For example the kitchen cooker extract will be positioned in a new freestanding unit and drop to run between existing floor joists and then rise up through the existing chimney.

The boilers will be removed from the lower ground floor, and a new boiler installed in the utility room on the third floor; the flue will terminate unobtrusively just above the valley roof slope over. The hot water cylinder on the lower ground floor will be renewed with an unvented cylinder in the current location.

The existing flat-panel radiators will be removed, and more suitable column radiators installed.

The house will remain naturally ventilated: there are no proposals for air conditioning or comfort cooling.

3.2. Lower Ground Floor

Internal alterations, and replacement of metal windows to the rear elevation, lower ground floor.

The two main rooms at lower ground floor level were in use as kitchens in the mid to late 1800s – described in the accompanying Heritage Statement prepared by Turley Heritage. The modern

fitted kitchen that remains in the rear room today is comparatively recent, as identified on the drainage plan from 1950 reproduced in the Heritage Statement.

It is proposed to remove these modern fitted kitchen units, and for the rear room to be a small sitting room with a pantry. The two existing metal casement windows in the segmental bay – which detract from the special interest of the listed building – are to be removed and appropriate timber sash windows restored in their place. Boilers which have been inserted into the fireplace opening, and the flue in the chimney serving them, will also be removed.

The existing quarry tiled floor is to be retained. The existing stone flag floor in the hallway and cloakroom is to be retained and damage that exists repaired. The cloakroom at the rear under the stairs will be refitted with new sanitary ware. There is an overlay timber floor in the front room surrounded by a stone border. The stone border will be carefully taken up and this stone will be used to make up stone in the new passage and replace the concrete floor outside the lower ground floor store and new sitting room. A new reclaimed stone floor will be laid in the rear bedroom to match existing stone.

The front room will be altered by introducing timber stud partitions to provide a bedroom/shower room, and separation from the external door leading on to the Area outside.

It is considered that the proposed subdivision in this room and the other alterations at this level will have a relatively low impact on the significance of the listed building and will not cause harm to the special interest of the building. There is no visible historic fabric surviving that would provide an indication of the original historic functions. Particular features, such as cooking ranges and ancillary equipment, have previously been removed. The chimney breast in the front room has been filled in flush.

3.3. Ground Floor

The four upper storeys of the house, ground to third floor, each contain large rooms – with the front and rear on the first floor being the principal reception rooms.

The ground floor rear room has served as a dining room. It is, however, remote from the kitchen on the floor below. A shaft for a dumb waiter, which appears on the 1950 lower ground and ground floor plans, will remain in position at the lower level and will stay closed off with a hatch flush with the dining room floor above.

With changing patterns of use since the general demise of domestic service, a dining room is no longer practical with this degree of separation from the kitchen.

In this instance my client would not use this room as a stand-alone dining room.

It is proposed, therefore, that an imaginative approach should be taken to add the kitchen function carefully within the rear room. Guidance from Historic England (London Terrace Houses 1660-1860, page 12) notes that,

“In larger houses these (kitchens) can often be designed as free standing elements of furniture within the room, thereby minimising the impact on the overall proportions and on any architectural features”

As proposed here, a self-contained free standing purpose-made kitchen furniture unit is on the east side of the room, spaced away from the wall. The modern perimeter heating trunking which has been planted on to the skirting will be removed. The existing wall surfaces will be fully protected during the installation and will remain unaltered and undamaged. A back panel forming part of the unit above worktop level will provide ongoing protection.

The plan form and positioning of the unit will present it as a piece of furniture (rather than kitchen units) when seen from the entrance hall through the door leading from the hall into the room.

The unit will be free standing under its own weight. Plumbing and electrical services will be run within the unit at the back, and then carefully integrated within the building fabric with the general renewal of the services in the house. There is an existing duct in the corner of the cloakrooms at ground and lower ground floor and this rises up through the building. This duct will provide all services to the kitchen which will run from the integrated duct at the back of the kitchen unit down through the floor and run at high level in the new bookcases at lower ground floor, into the existing duct. A floor board will be removed below the new kitchen unit and this will be stored in a purpose made slot in the joinery to be reinstated in the future if the kitchen cabinets were to be removed. It is proposed that mechanical kitchen ventilation will be incorporated unobtrusively by extracting at worktop level. The extracted air will be ducted down within the unit and then within the floor void and ducted up the disused lower ground floor chimney flue (when the existing boiler flue has been removed), to discharge at roof level. This arrangement has been implemented successfully in similar circumstances on other listed buildings we have worked on.

The changes will be reversible, in accordance with the guidance from Historic England.

This approach described above will minimise the impact upon the decorative finishes and features of the room. The curved doors and reeded door cases, the segmental bay with three sash windows with reeded architraves, and the tiled and reeded fireplace will remain unaltered. The spatial relationship between the room, its windows and the garden beyond will be preserved.

Additional joinery and furniture units in this room will be free standing and not physically connected to the building. Such works would not normally require Listed Building Consent but are included for the sake of completeness.

Listed building consent has previously been granted by Camden for a comparable relocation of the kitchen from lower ground to ground floor in at least one other house (No. 21 Church Row) in the same terrace.

3.4. First Floor

The proposed work comprises the removal of the basin in the front room and the modern fitted cupboards either side of the chimney breast, and the replacement of the radiators as referred to previously. New gas fires and purpose-made joinery shelving units, appropriate to the period of the house, are to be installed.

3.5. Second Floor

It is proposed to refit the existing bathroom, with new finishes and sanitary ware, which will be configured to coordinate with the existing drainage runs. The bathroom door will be reinstated on to the stair landing in its historic position where the door is missing. The triangular cupboard in the bathroom lobby will be removed. The modern fitted wardrobe to the side of the chimney breast in the rear room will be replaced by a new wardrobe appropriate to the period of the house. The cupboards either side of the chimney breast in the front room will be retained. The radiators are to be replaced as previously noted, and new gas fires and purpose-made joinery shelving units installed.

3.6. Third Floor

Modification to the bathroom at half landing level. The bath, the basin taps, and the radiator are proposed to be replaced.

Refitting of the kitchen on the third floor, and replacement of the metal window to the third floor rear elevation

The kitchen is proposed to be refitted to form a utility room. The existing units will be removed and new units and boiler installed in the same position. In the rear room the existing metal sliding window will be replaced by a more appropriate timber casement window. The radiators will be replaced as previously noted.

3.7. Heritage Benefits

The heritage benefits the scheme will deliver are summarised as follows:

Lower ground floor

- a. Repair of existing damage to stone flag floor
- b. Removal of metal windows and replacement with appropriate timber sash windows

Ground floor

- c. Repair of existing damage to stone flag floor
- d. Removal of the modern perimeter heating trunking which has been planted on to the skirting

First floor

- e. Removal of the basin in the front room
- f. Removal of the modern fitted cupboards either side of the chimney breast, installation of new bookcases sympathetic to the period of the house.

Second floor

- g. Reinstatement of the door on the stair landing
- h. Removal of the modern fitted wardrobe to the side of the chimney breast in the front room and replacement with cupboards designed to be sympathetic to the period of the house

Third floor

- i. Removal of the sliding metal window and replacement with appropriate timber casement window

Roof, and externally

- j. Repair of roof fabric; like-for-like replacement of lead valley and bay gutters
- k. Reinstatement of the historic front entrance Windsor lantern, to working order

4. DESIGN & ACCESS PRINCIPLES

4.1. Use:

The property is a single dwelling house and this use will continue.

4.2. Amount:

The area of the house will not change, the proposals are confined to internal alterations.

4.3. Layout:

The layout remains unchanged on the upper floors. The layout on the ground floor remains the same except that a freestanding kitchen designed to preserve and respect the existing historic features of the room is to be fitted in the rear reception room.

4.4. Scale:

There are no changes to the scale of the building.

4.5. Appearance:

The historic external features of the house will be preserved. The only external changes are the replacement of metal Crittall windows with timber sash windows at lower ground floor level and a new timber casement window to replace metal sliding window in existing dormer.

4.6. Access:

The access to the house is unchanged.

5. PLANNING POLICY

5.1. London Borough of Camden Core Strategy DPD, 2010

The Camden Council Core Strategy was adopted on 8th November 2010. Core Strategy policy CS14 (Promoting High Quality Places and Conserving our Heritage') regards the conservation of Camden's heritage. It outlines the objective of preserving and enhancing Camden's rich and diverse heritage assets and their settings.

London Borough of Camden Development Policies DPD, 2010

The Camden Council Development Policies DPD was adopted on 8th November 2010.

Policy DP25 from Camden's Development Policies DPD regards conserving Camden's heritage and states that to preserve or enhance the borough's conservation areas and listed buildings, Camden Council will:

G) Only grant consent for a change of use or alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the listed building;

H) Not permit development that it considers would cause harm to the setting of a listed building.”

5.2. Heritage Statement.

A Heritage Statement has been prepared by Turley in support of proposals for alterations at No.24 Church Row.

6. SUMMARY & CONCLUSIONS

The application proposes minor changes to the external fabric of the building, replacing more modern windows with new windows to match the original style. Internally the changes are principally to the lower ground floor with the addition of a kitchen in the rear reception room at ground floor. This has been sympathetically designed to ensure that the historic features of the room are not disturbed and that intervention of the historic fabric due to service routes is kept to an absolute minimum, is reversible and will not harm the historic fabric. At lower ground floor level there is no visible historic fabric surviving that would provide an indication of the original historic functions. It is considered that the proposed subdivision of the front room and the other alterations at this level will have a relatively low impact on the significance of the listed building and will not cause harm to the special interest of the building.

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