

Design and Access Statement dated 30 January 2018

24 Churchill Road London NW5 1AN

Proposed refurbishment and reconstruction, and conversion (or regularisation) of the property arranged with two flats, and structural and foundations stabilisation, remedial and associated works

Our Ref: AD/CHUR24/AD

Application dated: 30 January 2018

Applicant: Sophie Benedict and Dan Benedict



Index

1.	Introduction – The Design and Access Statement	3
2.	Use	3
3.	Amount	4
4.	Layout.....	4
5.	Scale.....	6
6.	Landscaping	6
7.	Appearance	6

1. Introduction – The Design and Access Statement

The Design and Access Statement explains the design considerations and approach, and considers the proposed development in relation to the surrounding properties and site constraints to meet relevant Local Plan policies.

2. Use

The proposed works referred to in the proposed planning application, include to properly refurbish and reconstruct the property as necessary, to comprise residential accommodation of two flats.

The existing property comprises a mid-terrace three storey house, which was occupied and used in multiple occupancy and or converted into flats (three flats), and is currently dilapidated and vacant. Built circa 1857, and located in an established residential area in Dartmouth Park Conservation Area in Camden London NW5.

The building is not listed under the Planning (Listed Buildings and Conservation Areas) Act 1990. However, it is located within the Dartmouth Park Conservation Area.

The property forming part of a terrace of similar properties, built on a sloping site and with terrace change in level at both the party walls with the adjoining properties 23 Churchill Road and 25 Churchill Road.

The building is currently dilapidated and vacant, and has been subject to repairs and remedial works, and other building and refurbishment works and building alterations, and together with other adjacent buildings, has been subject to considerable repair or rebuilding works.

The building is affected by structural and or foundation movement (which could be due to a number of causes), with fracturing of masonry, construction and finishes apparent.

Significant movement and damage affects the whole of the building and property, in particular including movement and damage of the rear addition, and main rear wall, and main rear wall chimney stack (next 23 Churchill Road and the party wall, the “24 23 MRW chimney stack”), the main front bay, and party walls, and front external works and rear external works.

The extent of movement and damage affecting the property requires substantial refurbishment and reconstruction works, and action sufficient for foundation and building stability, including structural and foundations stabilisation, remedial and associated works. Reconstruction and structural strengthening including complete reconstruction of the rear addition (with removal of the defective 24 23 MRW chimney stack), the main front bay, and structural framing and tying, on new foundations and or underpinning.

The property has been divided, occupied, used as three flats. The layout, arrangement, sound and fire separation, and fire safety of the existing residential accommodation and three flats is unsatisfactory, and does not meet current standards and Building Regulations. Substantial refurbishment and reconstruction works are necessary, to bring the property, residential accommodation and three flats into proper use (as proposed two flats) and to meet acceptable current standards, and in order to comply with CS6 (Providing quality homes).

The proposed works referred to in the proposed planning application aims to improve the existing building both structurally and aesthetically, provide high standard residential accommodation, and to make positive impact on the character of the Dartmouth Park Conservation area.

The existing front bay, the rear wall, the valley roof, main rear wall chimney stack, and internal structural features will be subject to considerable repair or reconstruction. If substantial demolition is unavoidable then effective measures will be taken during demolition and building works to ensure structural stability of retained parts and adjoining structures.

During the proposed works and the construction phase, suitable temporary site hoardings shall be provided for site security as necessary and together with any necessary dust proof screens shall be provided to prevent damage to the main building, adjoining areas, adjacent and or adjoining properties.

The proposed works are intended to be carried out with all necessary statutory approvals and permissions, Town Planning permission, Building Regulations approval, and taking into account the rights of adjoining owners and in accordance The Party Wall etc. Act 1996.

Also, following the provisions of The Construction (Design and Management) Regulations 2015, in respect of matters relating to health and safety and to ensure the construction work project is carried out without risks to health or safety, so far as is reasonably practicable, during both the pre-construction phase and during the construction phase.

3. Amount

The overall building and land site area is approximately 133 square metres and it has a frontage to Churchill Road of approximately 5.5 metres.

The existing property has an approximate internal floor area (including internal walls) of 170 square metres. The proposed internal floor area (including internal walls) has an addition of 39 square metres approximately. The proposed internal floor space has an addition of less than 39 square metres approximately.

The proposed works are a small scale alteration or re-development in an established residential area and meets with the requirements of the Local Plan Policies.

4. Layout

The proposed building essentially will be a three – four storey building comprising two separate flats.

Whilst proper refurbishment and reconstruction and improvements will significantly improve the aesthetic appearance of the property, otherwise the architectural appearance of the building and building mass will not be significantly affected by the proposed works.

The three storey main front wall and ground storey main front bay, and main front elevation architectural arrangement will not be changed. Front boundary cast iron or steel railings with masonry piers to match the adjacent and apparent original construction are intended to be provided, which will significantly improve the main front appearance.

The main rear elevation architectural arrangement will include for the ground level to be lowered (to at or above the ground level within 23 Churchill Road), a lower ground storey rear extension (adjacent to 25 Churchill Road), and a reconstructed three storey rear addition (adjacent to 23 Churchill Road).

The three – four storey building comprising two separate flats, essentially will fit into the existing building mass, with relatively small rear extension, and with appropriate standards of accommodation, layout, room spaces and storey heights.

The proposed rear addition and or rear extension will be kept at the same scale as other adjacent buildings (Please refer photographs: IMG 5164, 5165, and 5179). The proposed rear elevation has similar building construction and architectural features, window fenestration and roof construction and roof slope as existing.

The proposed works referred to in the proposed planning application will result in changes to the internal layout of the property to bring better use of space. The current proposals would comply with Policy DP5 (Homes of Different Sizes). 2 and 4 bedroom flats have been identified in the Camden LDF as being of very high priority and the current proposal has achieved one x 2 bedroom flat and one x 4 bedroom flat, which is understood to be welcomed by the London Borough of Camden.

The proposed refurbishment and reconstruction works will improve the quality of the property and bring the property into proper use, suitable and to meet current standards, and in order to comply with CPG1 (Design).

At the front of the property:

Four cycle spaces are to be provided, in a secure and accessible location. This in accordance with The Local Plan policies, T1 Prioritising walking, cycling and public transport - (Two cycle spaces are to be provided for two bedroom and higher units in a secure and accessible location).

And

Four waste containers for the two flats. This in accordance with Local Plan policies, CC5 Waste - (requires minimum of four waste containers).

Whilst essentially the proposed main access to the property will remain as existing, and the proposed works are intended to be undertaken to meet the access requirements of the Building Regulations as far as practicable, the access to the property may not be in accordance with the requirements of the Disability Discrimination Act 1995 (Equality Act 2010). If it was intended to carry out construction works and changes to meet all these requirements, this is likely to be impracticable and the whole appearance of the property could be affected, and consequently practically and to minimise the impact on the appearance, there will be no such construction works and changes, and or such construction works and changes will be limited to acceptable practical criteria.

5. Scale

The proposed residential building provides an appropriate level of accommodation, entirely in scale and with architectural form in keeping with the residential properties within the surrounding area, whilst reflecting the mixed nature of local residential building architecture.

For more information, please refer to the drawings and photographs, and Design and Access Statement - Supplementary Information dated 29 January 2018.

6. Landscaping

The gardens around or at the front and rear of the property will be landscaped with retaining structures, and a variety of planting, trees and shrubs, and or grassed lawn and permeable paved areas, to suit the general ground landscaping and slope, and to improve the amenity and visual setting

Existing shrubs and grassed lawn areas will be retained as far as practicable and the proposed works will be carried out so as to cause as little impact on the existing gardens and landscaping as possible.

At the rear, in particular, the ground level is to be lowered, by 1.3 metres (1.7 metres locally for the lower ground storey bathroom part) approximately (for an area of 72 square metres approximately, and to at or above the ground level within 23 Churchill Road). This will not harm the built and natural environment and local amenity. The majority of the existing rear garden will remain and will be replanted to reduce risk of flooding and help biodiversity.

At the front of the property, front boundary cast iron or steel railings with masonry piers to match the adjacent and apparent original construction are intended to be provided, which will significantly improve the main front appearance.

7. Appearance

The proposed building is of traditional masonry architectural form in keeping with the design, size and scale of local residential building properties.

The building construction is intended to be constructed and finished to suit the existing building construction and architecture, and would be principally of masonry main walls and or internal walls, internal timber and or reinforced concrete floors, and timber main roof and ceiling structure and rear addition roof and ceiling structure, with some internal timber walls or partitions.

The main roofs are generally pitched, and covered with slates, with leadwork weatherings and flashings.

The main walls will be of existing bond and or Flemish bond stock masonry and stucco or stonework, with colour and architectural detailing to match existing, with architectural masonry details of appropriate window and door opening lintels, arches and cills.

The window and door joinery generally will be of timber window and door joinery either multi-layered softwood or hardwood double hung sliding sash frames and sash window frames with double glazing.

For sustainability the existing building construction components will be recycled and used as far as practicable e.g. bricks, stonework and any cast iron, and local materials, masonry bricks and stone will be used, all as far as practicable.

All affected masonry is intended to be carefully and properly identified, repaired, reinstated and reconstructed to ensure that the character and architectural importance of the building is preserved.

Any defective and or unusable masonry will be replaced with similar type of masonry.

With regard to sustainability requirements, any new materials used will be sourced locally, as far as practicable.

Face materials will be reclaimed and will match the existing, as far as practicable.

To minimise damage, and to ensure proper provision of building construction, masonry or any other materials, the work is intended to be undertaken by competent building contractors.

Where alterations are proposed it will be undertaken in a material of a similar appearance to the existing. Traditional features will be retained or reinstated where they have been lost, using examples on neighbouring houses and streets to inform the restoration, and in order to comply with LDF Development Policies, DP25 (Conserving Camden's heritage).