

Design and Access Statement - Supplementary Information 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



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1. Introduction – The Design and Access Statement Supplementary Information

The Design and Access Statement Supplementary Information provides further information to be read in conjunction with The Design and Access Statement (please refer: The Design and Access Statement dated 29 January 2018), and to further explain 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.

This taking into account the pre-application advice provided with Kristina Smith - Planning Officer - London Borough of Camden e-mail and letter dated 07 April 2017.

Also, taking into account telephone conversation with Kristina Smith - Planning Officer - London Borough of Camden dated 30 November 2017, pre-application advice confirmed with Dilan Aktas – Andrew Dust Structural Engineers e-mail to Kristina Smith dated 20 December 2017, and provided with Kristina Smith - Planning Officer - London Borough of Camden e-mail dated 04 January 2018.

2. Proposal

The proposed works are detailed within The Design and Access Statement, and include to properly refurbish and reconstruct the property as necessary, to comprise residential accommodation of two flats.

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.

3. Site description

The property site is described within The Design and Access Statement.

The property forms part of a terrace of similar properties, built on a sloping site and located within, at the boundary and on the edge of, the Dartmouth Park Conservation Area.

To the front of the property, the property is adjacent and or overlooks to the south an area outside the Dartmouth Park Conservation Area, with properties, structures and or infrastructure, which may be considered not to make a positive contribution to the conservation area (referred to below as the “south structures”). The south structures (generally constructed or reconstructed post war) include an overground main railway with associated cutting, embankments and pedestrian footbridge, a Mains Electricity transformer chamber, Acland Burghley School (built above the railway), and associated high boundary wall and paved embankment, and Winifede Paul House, a seven – eight storey block of flats.

4. Relevant planning history

Planning permission for the erection of a single storey rear extension at the property was given dated 14 September 2016:

2016/4047/P - Erection of single storey rear extension and replacement of all single glazed windows with double glazed units. Granted 14/09/2016

In addition to the planning decisions referred to within the pre-application advice, there are other relevant planning decisions, which may be taken into account and or support planning permission for the planning application proposed works, these include:

- **14 CHURCHILL ROAD**

2011/6261/P - Erection of 2 dormers to rear roofslope, 3 rooflights to front roofslope and replacement of front, rear and side elevation uPVC windows with timber windows. **Granted 27-05-2016**

- **15 CHURCHILL ROAD**

2015/0590/P - Erection of a rear infill extension with 6 rooflights, installation of 2 rooflights to 2nd floor roofslope and alterations to rear elevation fenestration. **Granted 16-03-2015**

- **19 CHURCHILL ROAD**

CTP/E11/8/9/11040/R - Conversion of the ground floor of 19 Churchill Road N.W.5. into a self contained flat including the erection of an extension at rear. **Conditional 03-05-1971**

- **22 CHURCHILL ROAD**

8802116 - The retention of the building as 4 self-contained flats and alterations to the second floor rear extension as shown on drawing no. 8615/2/B. **Grant Full or Outline Perm. with Condit. 12-05-1988**

- **18 and 20 SPENCER RISE**

2004/4225/P - The erection of mansard roof extensions to Nos. 18 and 20 Spencer Rise. **Granted 29-11-2004**

- **20 SPENCER RISE**

CTP/E11/8/12/26547/R - The erection of a two storey rear extension to the house. **Conditional 05-10-1978**

- **22 SPENCER RISE**

2008/1419/P - The erection of mansard roof extension and rear ground floor single storey infill extension to single-family dwelling house. **Granted 03-06-2008**

- **27 SPENCER RISE**

2004/3614/P - The erection of a roof extension and ground floor rear extension. **Granted 29-10-2004**

- **57 SPENCER RISE**

2007/4644/P - Erection of a mansard roof extension with two front dormer windows to existing single dwelling house. **Granted 21-12-2007**

- **07 SPENCER RISE**

2008/0471/P - Erection of single storey rear extension and addition of third storey to existing two storey rear extension to single family dwelling house (Class C3). **Granted 08-04-2008**

5. Assessment - Proposed residential accommodation

The proposed works are detailed within The Design and Access Statement, and include to properly refurbish and reconstruct the property as necessary, to comprise residential accommodation of two flats.

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 existing property is not a single dwelling house, and was occupied and used in multiple occupancy and or converted into flats (three flats), and is currently dilapidated and vacant.

The proposed works convert or regularise the property arranged with two proper flats, from a sub-standard residential dwellings property in multiple occupancy and or previously converted into three flats.

The proposed works provide better use of space, with appropriate standards of accommodation, layout, room spaces and storey heights, and would comply with Policy DP5 (Homes of Different Sizes).

6. Assessment – Design - Erection of a lower ground storey rear extension (adjacent to 25 Churchill Road).

The proposed works are detailed within The Design and Access Statement, and include for the ground level at the rear to be lowered, by 1.3 metres (1.7 metres locally for the lower ground storey bathroom part) approximately (to at or above the ground level within 23 Churchill Road), and a lower ground storey rear extension, adjacent to 25 Churchill Road (referred to below as the “LGS rear extension”).

The height of the proposed LGS rear extension, is not greater than the height of the proposed acceptable planning permitted rear extension (permission planning ref. 2016/4047/P).

The proposed LGS rear extension is subordinate in scale to the main part of the property, and three storey rear addition (adjacent to 23 Churchill Road).

The proposed LGS rear extension is of acceptable extent or building mass or bulk, and is wholly in character with the pattern of rear development along the terrace, and is of traditional masonry architectural form in keeping with the design, size and scale of local residential building properties.

7. Assessment – Design - Erection of a reconstructed three storey rear addition (adjacent to 23 Churchill Road).

The proposed works are detailed within The Design and Access Statement, and include for removal of the defective 24 23 MRW chimney stack, and the ground level at the rear to be lowered, by 1.3 metres (1.7 metres locally for the lower ground storey bathroom part) approximately (to at or above the ground level within 23 Churchill Road), and a reconstructed three storey rear addition (adjacent to 23 Churchill Road) (referred to below as the “3S rear addition”).

The proposed three storey 3S rear addition width is limited, and with the 3S rear addition flank wall arranged to suit the main roof central valley location.

The proposed three storey 3S rear addition height is wholly acceptable, and is limited and not increased by one storey, by virtue of the lowered formation ground level, and acceptable relative to the main part top of the main rear wall and main roof.

Removal of the defective 24 23 MRW chimney stack, removes building mass and bulk, and improves the visual amenity, and daylight to the adjoining properties.

The proposed three storey 3S rear addition is subordinate in scale to the main part of the property.

The proposed 3S rear addition is of acceptable extent or building mass or bulk, and is wholly in character with the pattern of rear development along the terrace, and is of traditional masonry architectural form in keeping with the design, size and scale of local residential building properties.

8. Assessment – Design - Excavation of ground floor level

The proposed works are detailed within The Design and Access Statement, and include for the ground level at the rear to be lowered, by 1.3 metres (1.7 metres locally for the lower ground storey bathroom part) approximately (to at or above the ground level within 23 Churchill Road), and a lower ground storey rear extension and rear addition (part of the LGS rear extension and 3S rear addition, please refer above).

The proposed works, including proposed piled foundations, underpinning, and foundation and reinforced concrete substructure and ground retaining structure works, and below ground drainage replacement works, will be properly structurally designed and constructed, carried out with all necessary statutory approvals, 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.

The lower ground storey floor is less than 1.2 metres (or 4 feet) below ground, or the level of the 23 Churchill Road adjoining pavement, and consequently may not be considered as a basement storey (with reference to The Building regulations 2010 Part B (Fire Safety), and or London Building Act 1930).

The existing building has a ground storey below external ground level, and with ground retaining structures to the rear, within the sloping site and at the terrace change in level at both the party walls with the adjoining properties 23 Churchill Road and 25 Churchill Road.

The proposed works and lowered ground will not significantly change the overall ground conditions, and should not have any harmful impact on the ground and or adjoining properties and foundations.

The following is noted:

Basement impact assessment (BIA) - Stage 1 (Screening)

Please refer to Stephen Buss Environmental Consulting Limited: Screening Basement Impact Assessment: Report dated 16 January 2018.

The Stephen Buss Environmental Consulting Limited: Screening Basement Impact Assessment: Report dated 16 January 2018 confirms that:

Risk to ground stability is considered to be low.

The proposed works and lowered ground are considered to not significantly change the overall ground conditions, and should not have any harmful impact on the ground and/or on adjoining properties and foundations.

These conclusions are considered to be robust and no further investigations are needed.

Foundations and ground conditions

The British Geological Survey Map for North London indicates the property and building is likely to be built with shallow foundations (below the ground storey or 23 Churchill Road basement storey floor level) upon London Clay Formation, or disturbed made ground overlying the London Clay Formation.

Foundation and ground investigation has been undertaken, please refer to Chelmer Site Investigation Laboratories Limited: Factual Report: FACT/8703 dated 28 April 2017.

The existing building foundations are generally shallow brickwork masonry foundations (below the ground storey or 23 Churchill Road basement storey floor level) and together with the ground floor construction (and external works construction) built on, or part of the foundations (and floor construction) are built on, low strength made ground or excavation fill ("ground excavation fill") to a depth of circa 2.4 metres (adjacent to the Manhole MH.E1, main front wall and main front bay), circa 1.9 metres (Borehole BH07 - adjacent to the junction of the rear addition party wall and main rear wall, party wall next 23 Churchill Road, and 23 Churchill Road basement storey), and circa 1.6 metres (Borehole BH05 - adjacent to the main rear wall and party wall next 25 Churchill Road), and or adjacent to deep below ground drainage, made ground or excavation fill (including below ground drainage excavation fill), overlying the London Clay Formation, and or on the London Clay Formation.

The presence of obstructions and ground excavation fill is possible, perhaps associated with pre-existing and or other structures or earthworks to form and terrace the site for the existing buildings and adjacent below ground drainage.

Groundwater was encountered within the boreholes (including boreholes BH04, BH07 and BH12. Ground water including natural standing groundwater, and from groundwater runoff and or any leaks from defective below ground drainage, main sewers or water services.

For structurally adequate and reliable new foundations (for the proposed works, extension, and reconstruction of parts of the building, and any underpinning of the party walls), they should be properly designed and constructed and founded on competent undisturbed ground below the ground excavation fill, within the underlying London Clay Formation.

The made ground encountered during the investigation seems to contain contaminants, and this would need to be taken into account by the Building Contractor, in particular in connection any excavations, subs-structure, foundations and ground works.

Partial foundation scheme – Party Wall etc. Act 1996:

The proposed piled reinforced concrete scheme is a partial foundation scheme (partial in that, whilst it provides new foundations to the new part of the building, it does not provide new foundations or underpin all of the existing party walls, and does not provide new foundations or underpin all of the existing adjoining terrace houses buildings foundations).

If a partial foundation scheme is carried out, a risk of further or ongoing foundation movement and damage affecting the retained existing parts (not new or underpinned parts) would remain and an associated risk of differential foundation movement and damage (between existing and new or underpinned parts) would exist, which would have to be accepted by the applicants (and adjoining owners).

This is a matter that would seem to require written consent of the adjoining properties adjoining owners and or Award in accordance with the Party Wall etc. Act 1996.

Below ground drainage

The existing below ground drainage, passes below and through the property, and discharges foul and surface water from the property to the main road sewer, via inspection chambers located at the rear and a deep front manhole within the front garden.

The below ground drainage and connection to the main road sewer is fractured and damaged, and requires replacement.

Proposed below ground drainage essentially includes the complete replacement of below ground drainage, with combined and part separate foul and surface water below ground drainage, new manhole within the front garden (and below the proposed front cycles store), new rear garden inspection chambers, new manhole connection to main sewer, and connections with the above ground drainage, soil and rainwater plumbing.

9. Assessment – Amenity

The proposed works are detailed within The Design and Access Statement, and include a lower ground storey rear extension and rear addition (part of the LGS rear extension and 3S rear addition, please refer above).

The height of the proposed LGS rear extension, is not greater than the height of the proposed acceptable planning permitted rear extension (permission planning ref. 2016/4047/P).

The proposed three storey 3S rear addition width is limited, and with the 3S rear addition flank wall arranged to suit the main roof central valley location.

The proposed three storey 3S rear addition, by virtue of the lowered formation ground level, the height is limited and not increased by one storey.

Removal of the defective 24 23 MRW chimney stack, improves the daylight to the adjoining properties.

The proposed works and LGS rear extension and 3S rear addition should not have an unacceptable impact on the amenity, and or daylight and or sunlight to the adjoining properties.

The following is noted:

BRE assessment to: BRE - BR 209 - Site Layout Planning for Daylight and Sunlight – Second Edition – dated 2011

Please refer to Right of Light Consulting Chartered Surveyors: Daylight and Sunlight Study: Report dated 23 January 2018.

The Right of Light Consulting Chartered Surveyors: Daylight and Sunlight Study: Report dated 23 January 2018 confirms that:

The proposed development will have a low impact on the light receivable by its neighbouring properties.

The development design satisfies all of the requirements set out in the BRE guide 'Site Layout Planning for Daylight and Sunlight'.

10. Assessment – Transportation and Parking for Residential Use

The proposed works are detailed within The Design and Access Statement, and include a proposed front cycles store. 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.

11. CIL

The proposed works are detailed within The Design and Access Statement, and include to properly refurbish and reconstruct the property as necessary, to convert or regularise the property arranged with two proper flats, from a sub-standard residential dwellings property in multiple occupancy and or previously converted into three flats.

Taking into account the proposed additional internal floor space is less than 100 square metres, and the existing property is of multiple occupancy and or three flats, and there is no proposed associated increase of residential accommodation, the proposed works should not be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL.

12. Conclusion

The proposed works (to properly refurbish and reconstruct the property to comprise residential accommodation of two flats) are detailed within The Design and Access Statement and planning application drawings and documents, and it is demonstrated the extent to which they meet the requirements of the Local Plan Policies, and that it should be acceptable for planning permission to be granted.