No. 24 Churchill Road
London, NW5 1AN

For Dan and Sophie Benedict

Design and Access Statement

A2085-PL-DAS

--	Issued for Planning Approval	21.08.19

Nissen
Richards

0.0 Nissen Richards Studio

Nissen Richards Studio are an experienced architectural practice with a broad portfolio of work.

Many of our completed projects have required complex and sensitive design solutions that maintain the distinctiveness and significance of the original context. The key to our success has been an inventive approach to practical issues including accessibility, building fabric performance and energy conservation.

We provide buildings that enhance their locations through respectful and carefully considered design. Our approach is concerned with the provision of good architecture that strengthens communities, enhances the public realm and minimises environmental impacts.

See adjacent for other residential project undertaken by Nissen Richards Studio.

Ockendon Road, Islington;

Main Street, Harrold, Northants

Grange Hall, Stoke Newington

Brenthouse Road, Hackney

1.0 Introduction

The site sits within a largely residential area of Tufnell Park and is within the Dartmouth Park Conservation Area. Houses within the road are largely in a Victorian form of terraced two - four storey buildings forming a continuous streetscape. On the opposite side of the road to the property is the boundary wall and fencing to the London Overground railway line.

The existing has been split to form two separate flats. This is evidenced within the survey, the upper floors are separated from the ground floor with a dividing door and there is currently a kitchen and bathroom on the upper floors.

This applications seeks the formal approval of a split in the property into two dwellings that will be occupied by the Client at ground floor and their children on the upper floors to provide them with an independent family home.

The works are a combined effort to provide good quality spaces for these two dwellings and to repair, restore and improve the building fabric.

This includes:

- To repair and redecorate the front and rear of the property including, re-rendering the front facade, repairing damaged details, removing the existing front awning (which is not original or in keeping with the property) and replacing all windows (which are currently single glazed, metal framed) with new double glazed timber sash windows.

- To renovate the interior of the property and replace the damaged staircase to suit the levels in the existing property and the new extension.

- To provide additional light to the interior of the property at second floor with the addition of 5 roof-lights. Due to the front facade and higher parapet of the property, these will not be visible from at street level.

- To demolish the existing closet end and lean to at the rear of the property (which are currently in poor condition and are showing signs of structural instability and cracking) and replace it with a ground floor and first floor extension with fine detailing and brickwork that is sympathetic to the surroundings. Please note that the ground floor extension is in line with the current extent of the lean to of the property and the first floor extension matches the massing of the existing closet end.

Aerial view of Churchill Road

Application site

2.0 Photos of Surrounding Area

View looking west, down Churchill Road

View looking east, up Churchill Road

View looking south, on the adjacent York Rise, which corners Churchill Road

View of the Georgian properties wast of the application site on Churchill Road

View of the adjacent buildings west of the application site, (including the application site on the right)

View looking south, opposite the application site

3.0 Application Site

The application site, No.24 Churchill Road, currently comprises of a three storey terraced Victorian house. This includes a kitchen and living spaces on the ground floor and bedrooms and bathrooms on the floors above.

The property is rendered at the front with a mixture of brick and render at the rear with a slate tiled roof. The flat parapet on the street elevation of the building hides the butterfly roof at the rear. The property includes an existing extension of two storeys that has been built in brick.

The property is currently in poor condition and is in need of refurbishment. The closet end and lean to of the building, which protrude out from the rest of the massing at lower level is showing evidence of structural instability and cracking whilst the interior is in need of re-plastering, painting and decorating. There is also noticeable wear and tear on the front facade and to all windows, which are currently metal framed.

Front facade of the application site at street level.

Rear of the application site including the existing extension.

Current mixture of windows, painted and non painted brickwork and pipework on the existing building.

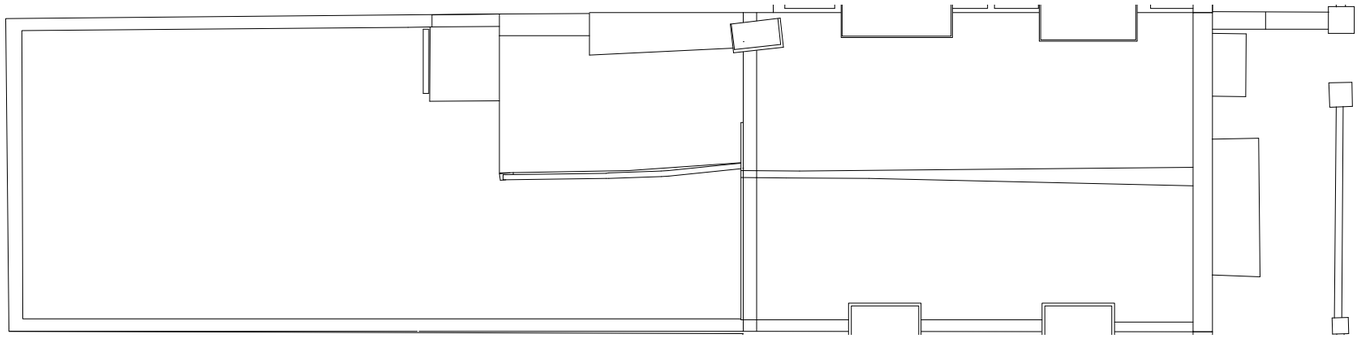
Interior of the property in need of renovation.

Interior of the existing extension at the rear of the property which is currently in poor condition.

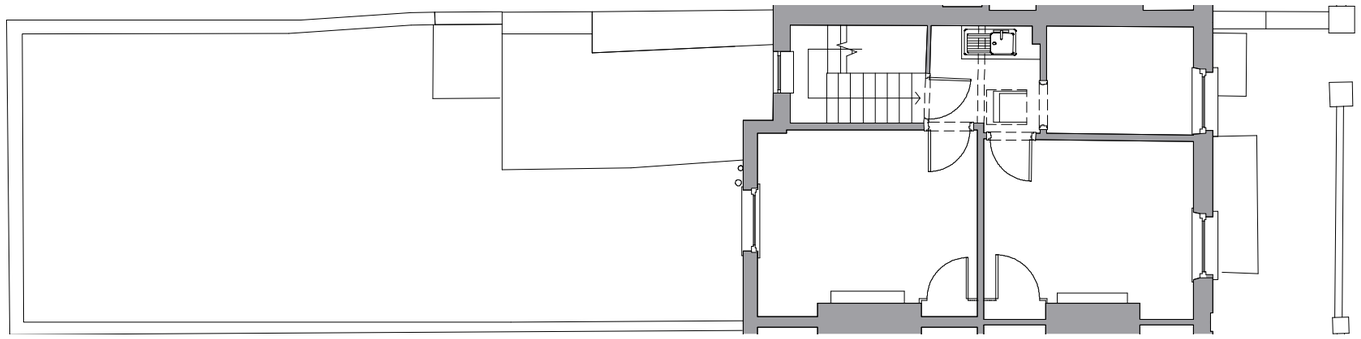
4.0 Existing Building

The existing plans show that the property has been used as a split dwelling, with a two separate kitchens on the ground and second floors and a separating door between the two dwellings at the ground floor stair landing.

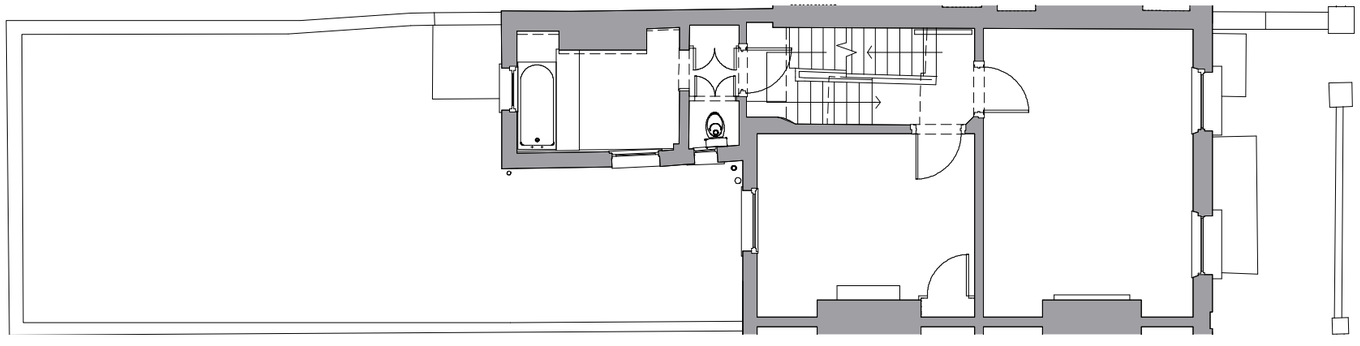
The existing closet wing and lean to (containing a small bathroom) are currently in poor condition as seen in the photos on page 6.



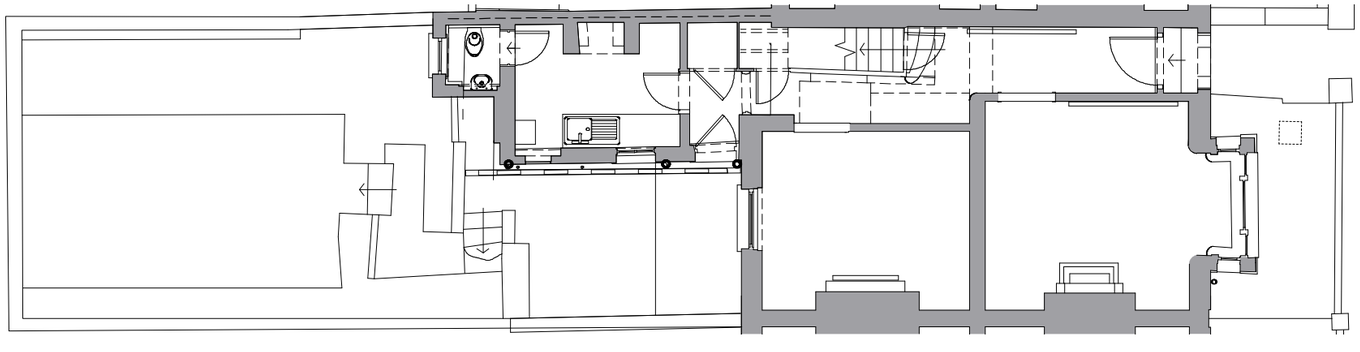
Roof Plan



Second Floor Plan



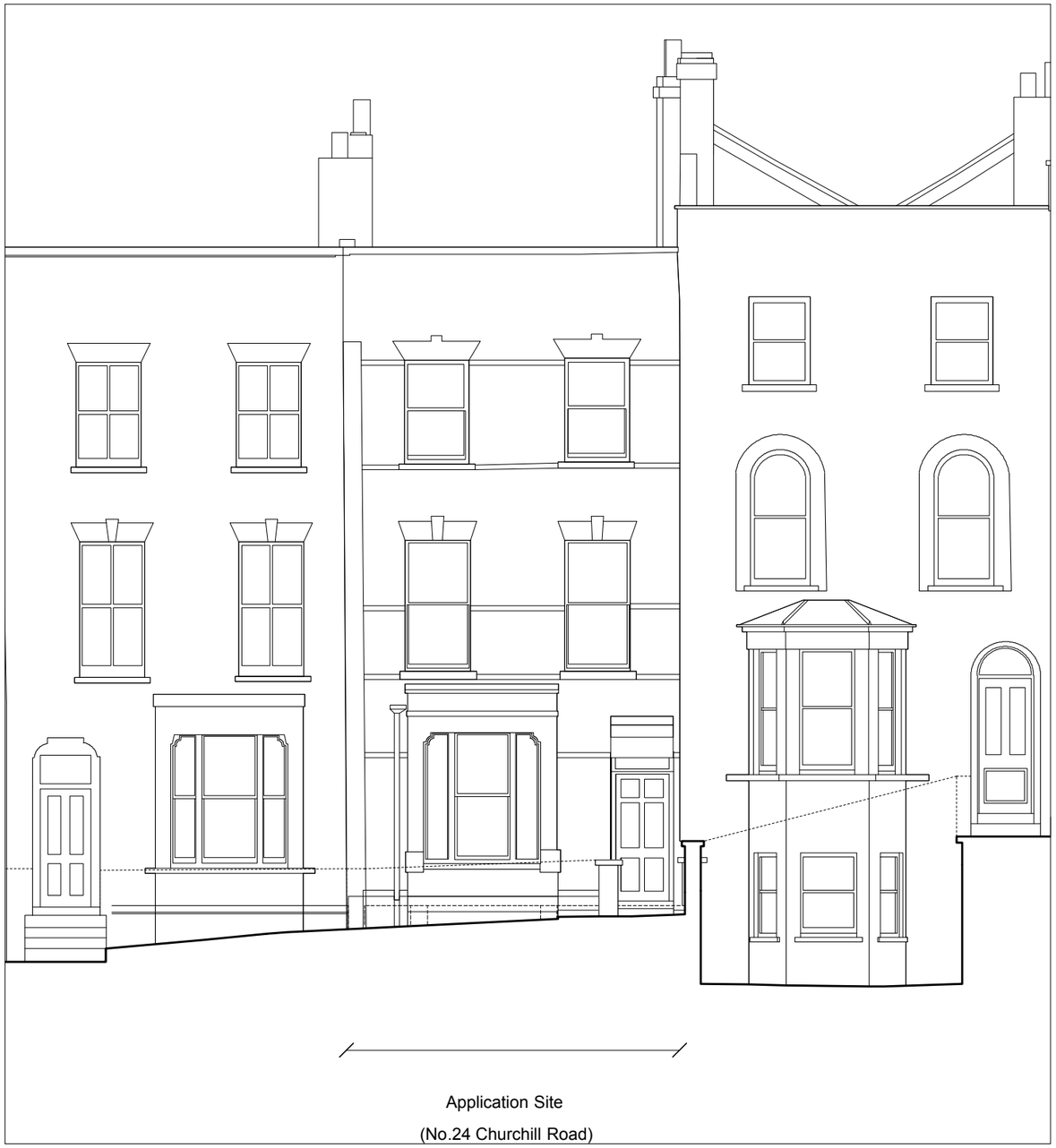
First Floor Plan



Ground floor Plan

4.0 Existing Building

North Elevation (At rear of property)



South Elevation (At front of property)

5.0 Proposed Scheme

Design Approach

The proposal seeks to improve the current quality of the built fabric sensitively and with respect to the conservation area by:

- Using a sympathetic external brick treatment for the rear extension that incorporates high quality materials and detailing.

- The proposal incorporates a ground floor extension that extends to the existing lean to building line. At first floor it is narrower to rebuild the existing closet wing to match the current extent (in plan and elevation) as the existing walls and roof show evidence of structural instability with cracking appearing at the parting of the wing with the main body of the house.

- This has no effect on the neighbouring properties and on the potential loss of light to the gardens of this property and its neighbours.

- The proposal makes minimal changes to the front facade of the property (the additional skylights will not be visible form the street) whilst incorporating a schedule of works to repair and restore the existing façades.

- The works include replacing all windows (that are currently metal framed) with timber sash windows that are in keeping with the area, removing the additional awning on the front facade and adding new projecting bay windows and sliding doors to the rear of the extension.

- The windows and glazed doors of the extension are built using fine detailing the resonates with the character of the area.

All other works proposed are internal and do not have any other visual impact on the building or surrounding area.

Access

Access to the property externally will remain unchanged as part of the proposed works. The work proposed will not affect pedestrian and vehicle access.

Internally the proposal includes a lobby to allow access to the two separate dwellings. The works also include lower ground floor level at the rear of the property.

As the massing of the extension is within the existing size and shape of the property at first floor level there are no issues of over looking or loss of privacy to the neighbours.

Waste and Refuse

As noted in Camden Council's *Waste storage and arrangements for residential and commercial units (Supporting document for planning guidance CPG1 DESIGN Storage and collection of recycling and waste))*

Point 2.2 states:
For an average 3 bedroom property the minimum bin storage space for general waste on a fortnightly street accessed collection is a 240L bin.

Point 2.10. states:
(per home weekly)
No. units x 120L general waste
No. units x 140L mixed recycling or equivalent boxes
No. of units x 23L food waste

The proposed provides 1 x 240L mixed recycling, 1 x 240L general waste and 2 x 23L food waste boxes as a shared facility between the two dwellings.

Cycle Parking

The proposed scheme will offer cycle parking in the future garden shed for two bicycles and storage on the upper levels for cycle storage.

Sustainability

We believe that by adopting a sustainable refurbishment programme utilising the principles discussed below, a significant reduction in carbon emissions can be acheived.

We advocate a commonsense approach that adopts a strategy of improving the thermal efficiency of the existing elements to minimise heat loss, maintaining good levels of day-lighting and insulation, use of low energy light fittings, improving air tightness with controlled ventilation, incorporation of passive measures (where possible) and use of simple and adaptive comfort controls to minimise energy consumption.

Our director Jim Richards has over twenty five years experience of designing and constructing exemplar low energy buildings that achieve high levels of BREEAM or CfSH ratings, providing in-house support to all our team. This enables us to balance the requirements of sustainability, design, cost, programme, buildability and maintenance while providing a balanced appraisal of what is achievable from an early stage on each individual project.

We will also ensure good practice in the selection of materials that are appropriate for their intended use and, where possible, environmentally sustainable. The following will not be used: materials that are hazardous to health or environment; materials that have not been legally or responsibly sourced including uncertified timber; insulation products containing CFCs, HCFCs or materials with global warming potential (GWP); and boilers with high NOx emissions.

Furthermore, reference will be made to the 'Green Guide to Specification' (maintained by the Building Research Establishment) for the specification of components and materials and the use, where practical, of materials that are capable of being recycled or re-used will be encouraged.

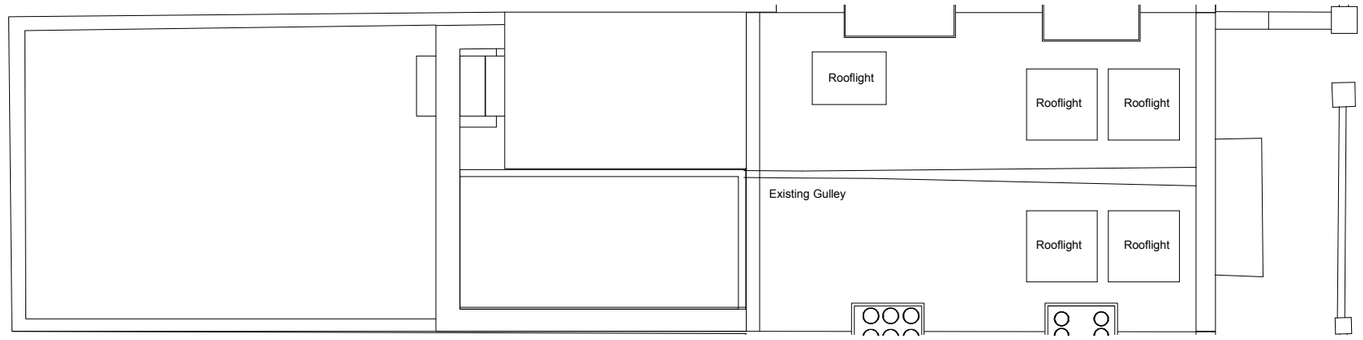
5.0 Proposed Scheme

The proposed scheme seeks to formalise the property into two separate dwellings with a one bedroom, flat at ground floor level and a 3 bedroom duplex on the first and second floors.

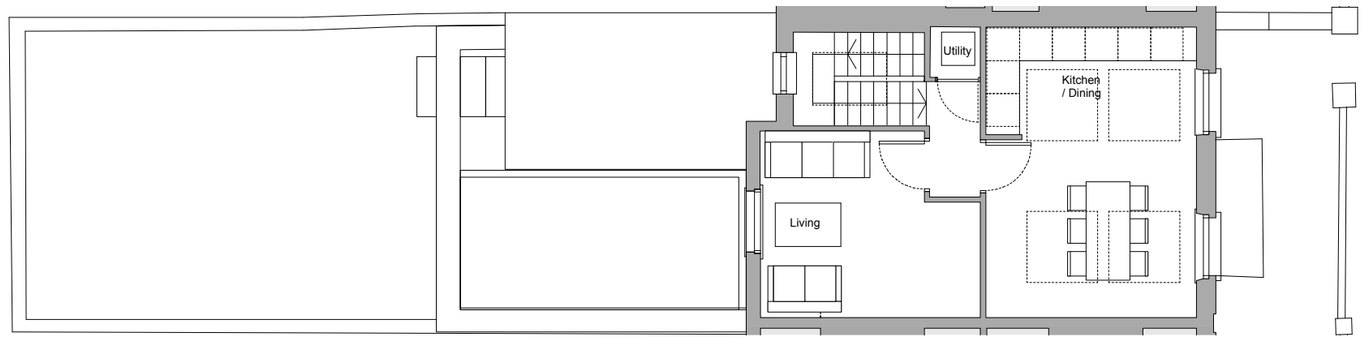
The existing door that once separated the building into two separate dwellings has been repositioned to create a lobby in order to be compliant with building regulations.

The lower extension concrete slab matches the existing ground level, this is a step down from the existing ground floor level to allow for more headroom under the proposed first floor extension.

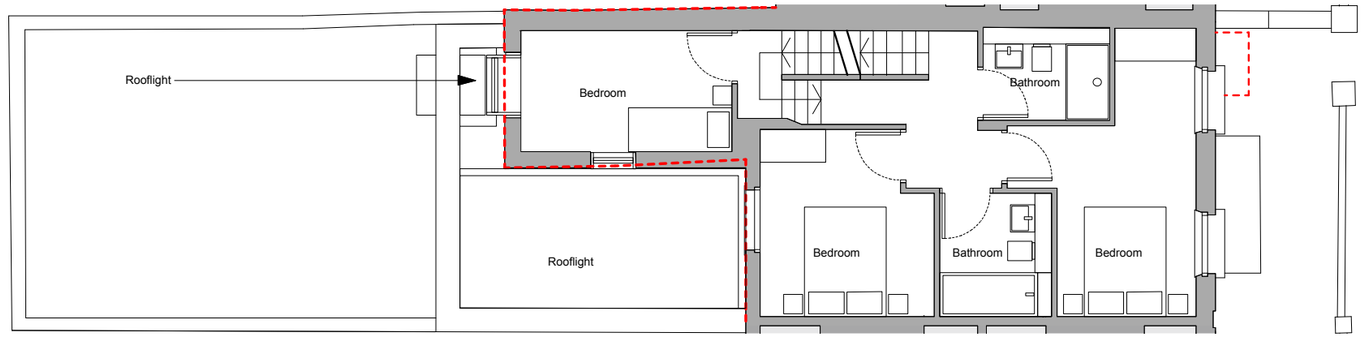
The extension does not surpass the extent of the existing lean to at ground floor as is equal to the mass of the existing closet wing at first floor in plan and elevation.



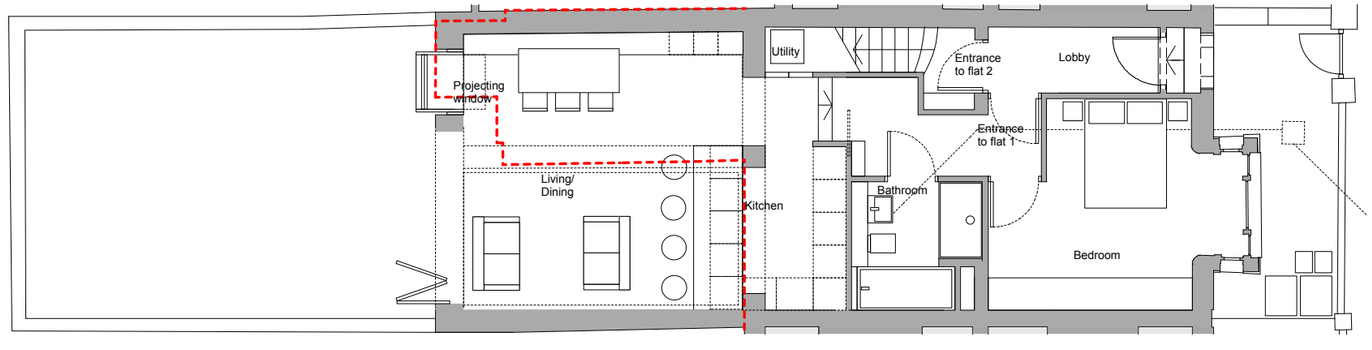
Roof Plan



Second Floor Plan



First Floor Plan

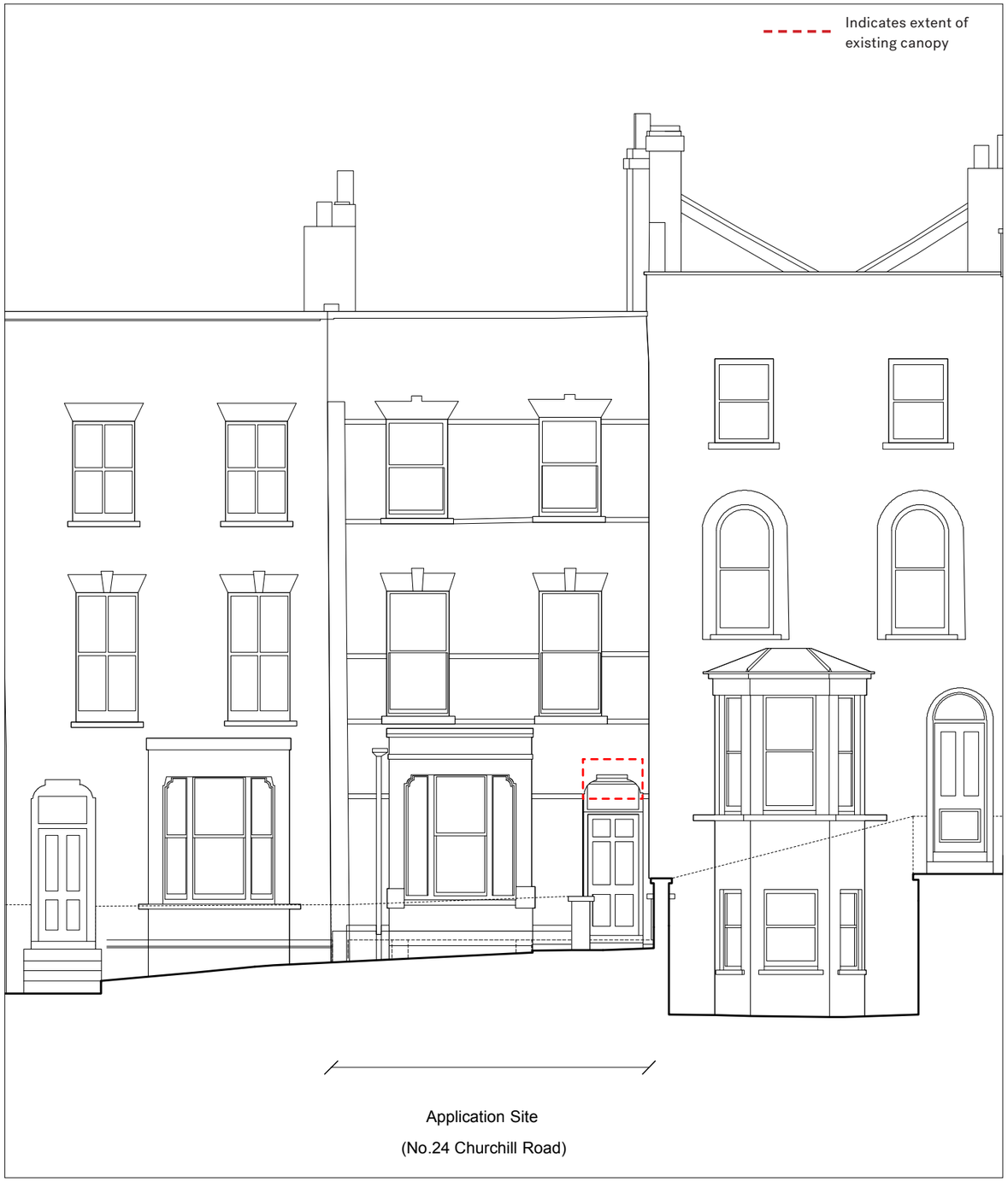


Ground floor Plan

Indicates extent of existing building

5.0 Proposed Scheme

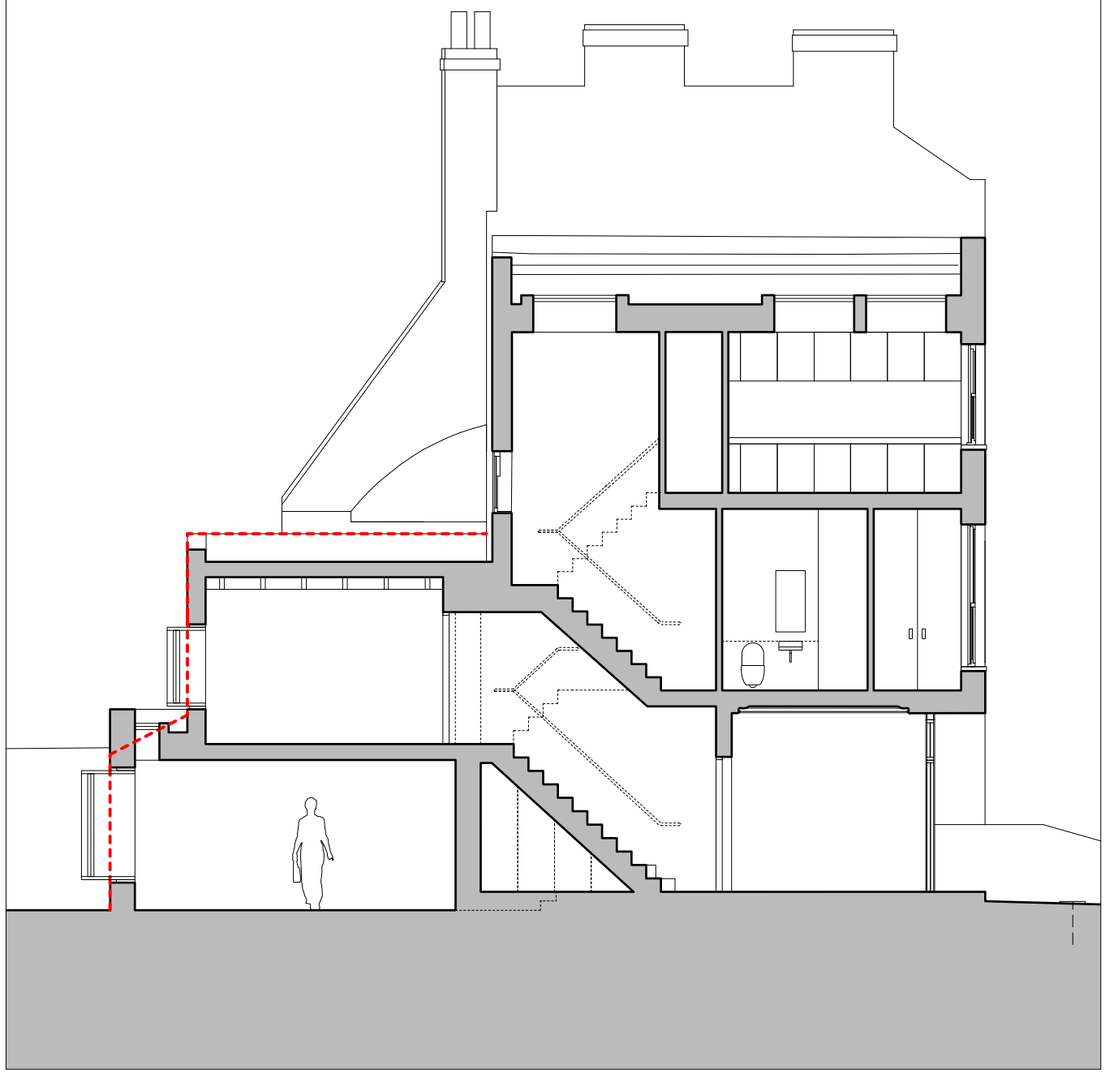
North Elevation (At rear of property)

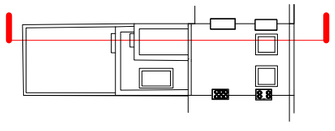


South Elevation (At front of property)

5.0 Proposed Scheme

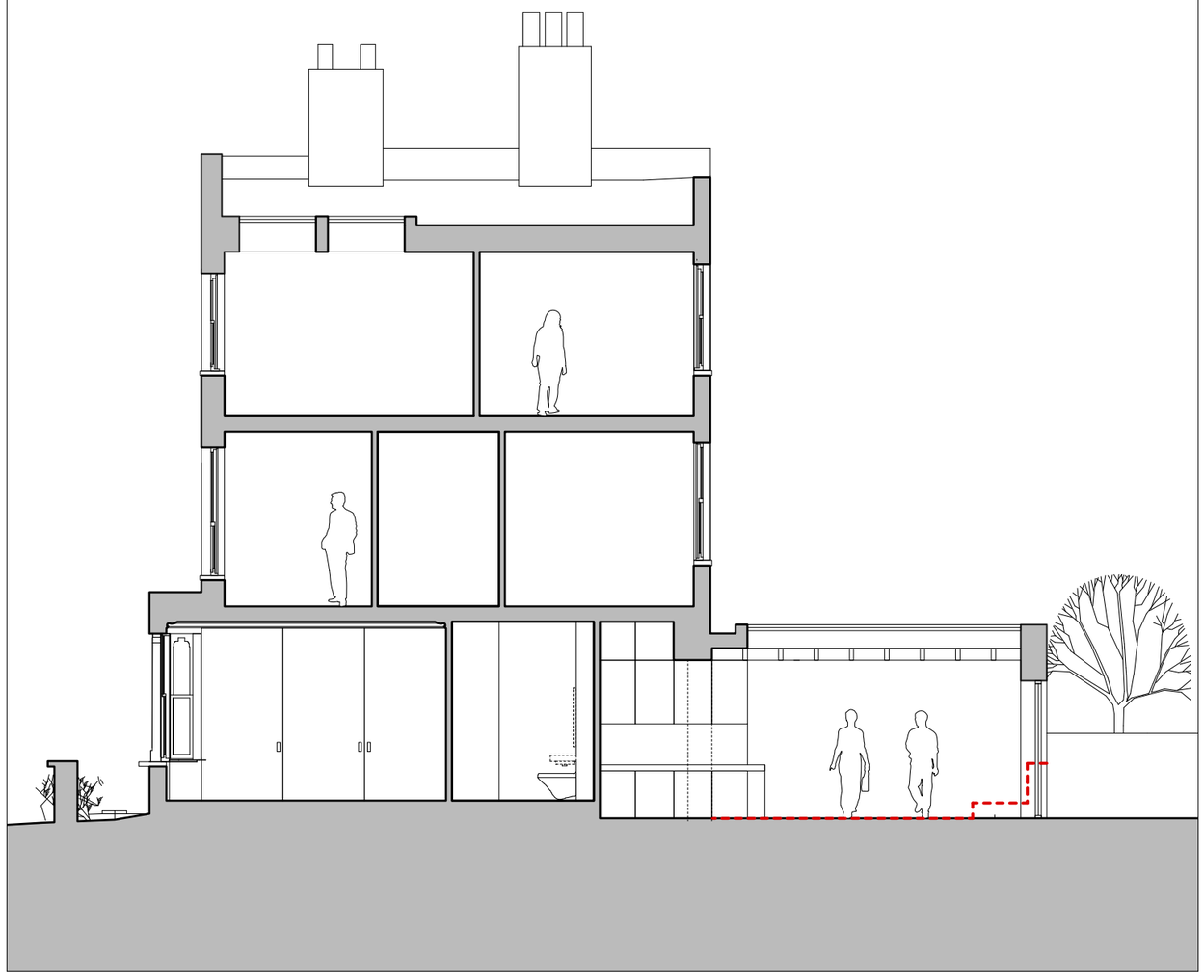
Indicates extent of existing closet wing and landscaping

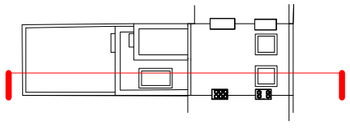




Section A-A

Indicates extent of existing landscaping





Section B-B

6.0 Heritage Statement

As the application site sits within the Dartmouth Park Conservation Area, particular care has been taken to ensure the proposal makes a sensitive and positive contribution to the area.

The works aim to improve the current condition of the property by repairing and redecorating the front rendered facade of the existing building. We will look to replace the existing metal framed windows with traditional timber sash windows, repair and redecorate the existing sills and cornicing features, remove the non original awning above the front door and repair and redecorate the front garden wall where necessary. All these proposals will constitute positive contribution to the character of the Dartmouth Park Conservation area and Churchill Road.

A similar approach will be taken to the rear of the property, where all windows (which are currently metal framed) are to be replaced with timber sash windows. The extension has also been carefully treated; the massing of the proposal at first floor sits within (and matches) the original massing of the existing building. It should be noted that the current closet wing and lean to of the existing building are in poor condition as noted on page 6.

Additionally the design for the rear extension incorporates fine detailed brickwork that is sympathetic to the wider conservation area. All windows and details of the new extension are built using dark metal that aims to be in keeping with the minimal material palette of the area.

Overall the new extension shall be sympathetic to the character of the area whilst creating a clear distinction between the new extension and the original building which will contribute to the heritage value of the property. We feel this combined effort to improve the existing building fabric whilst adding a sensitive and fine quality extension would have a positive effect on the heritage of the local area.

6.0 Conclusion

No.24 Churchill Road has the potential for a considered proposal that is sensitive to the immediately adjacent buildings and surrounding area in a conservation context.

Through the repair and renovation of the existing street facade, and creating a carefully massed and treated extension the proposal seeks to create a scheme that is in keeping with the area whilst making a positive contribution to the existing building fabric.