

SEDLEY PLACE

Design and Access Statement

Refurbishment of The Garden Studio, Parsifal Road, London NW6 1UG

September 2020

BBL2683_D&A_02(R5_CM)

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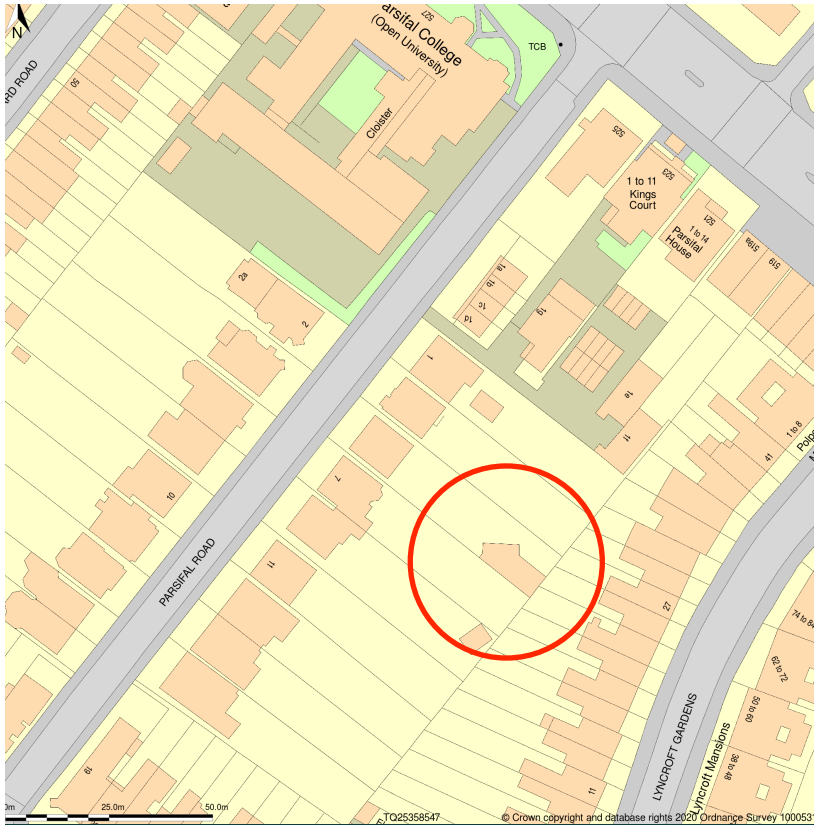
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1.0 Introduction

- 1.1 This Design and Access Statement is made in respect of, and accompanies, the Planning Application for the refurbishment of the garden Studio, No. 5 Parsifal Road, London NW6 1UG.
- 1.2 The Studio is located off the main frontage of Parsifal Road, at the end of the garden of No. 5 and is accessed between No. 3 and No. 5 via an open side passage way.



Plan to show site location. Source: Ordnance Survey

- 1.3 The Studio was granted a Lawful Use Certificate in July 2020, as a single residential unit, having been in use and occupied as a residence for many years. A copy of the CLU is contained in Appendix A.

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1.4



Aerial view of the site and surroundings.

Source: Google Earth



Block Plan of the Studio from survey

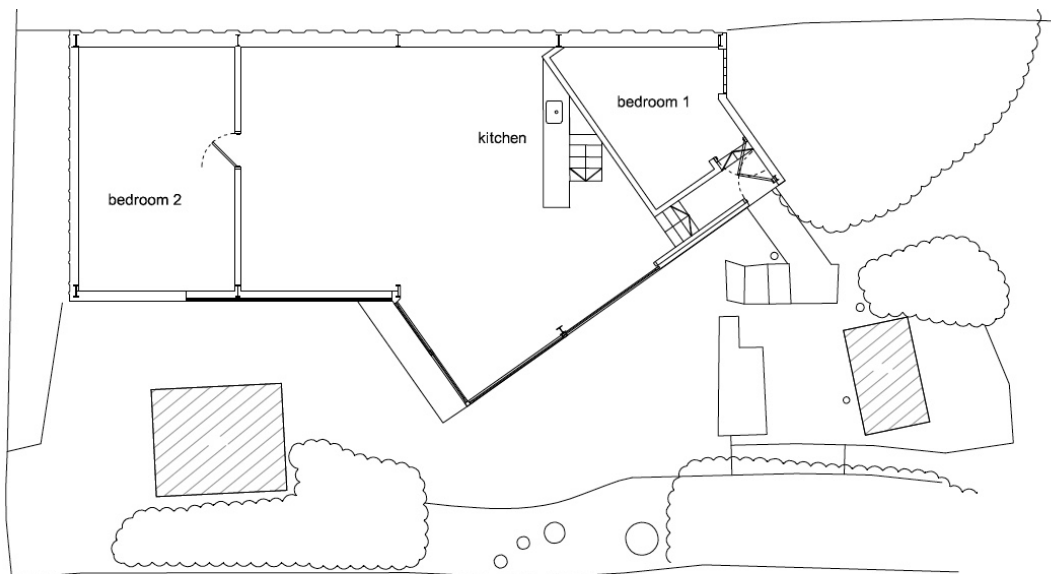
Source: Nodes Architecture

- 1.5 Now that the residential use of the property has been formally established, the applicant requires to upgrade the property to bring it up to modern standards of habitation, and as far as possible, to also achieve modern Building Regulations in terms of thermal insulation etc.

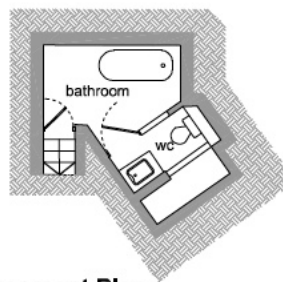
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2.0 Description of the Existing Property

- 2.1 The Studio is a single story building, originally built as a sculptor's Studio in 1974.
- 2.2 The building is single story and has a geometric form with windows facing a courtyard garden on the NE and NW elevations. The SW and SE elevations are both party walls and are shared with the residential property at No. 7 Parsifal Road, and with the rear gardens of Nos. 23 and 25 Lyncroft Gardens.
- 2.3 The immediate surroundings of the property are confined by tall mature trees, and the Studio is characterized by its garden setting. The garden contains many mature shrubs and the overall setting is well integrated into the large residential garden.
- 2.4 The building has an angular sloping flat roof and a steel frame, with timber framed windows. The walls are clad with timber slatted boarding, except for the party walls which are sheathed awaiting a final self coloured sand a cement render finish. Externally there is a small yard and a storage shed along side the boundary to No. 3 Parsifal Road. The boundaries with No. 3 Parsifal Road, and with the gardens of Nos. 23 and 25 Lyncroft Gardens have 1.8m high fences and are overgrown with ivy and other foliage.



Ground Floor Plan



Basement Plan

Site survey of the Studio as existing, as measured in 2019.

Source: Nodes Architecture /Icelab Solutions

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- 2.5 The surrounding properties are all residential in use, some being large single dwellings and others being subdivided into smaller units of occupation. No. 5 is divided into 3 dwellings arranged over the lower ground and ground floor (forming a single maisonette), 1st and 2nd floors.



The Studio viewed from the SE above Nos. 23 and 25 Lyncroft Gardens, in winter.

Source: Applicant

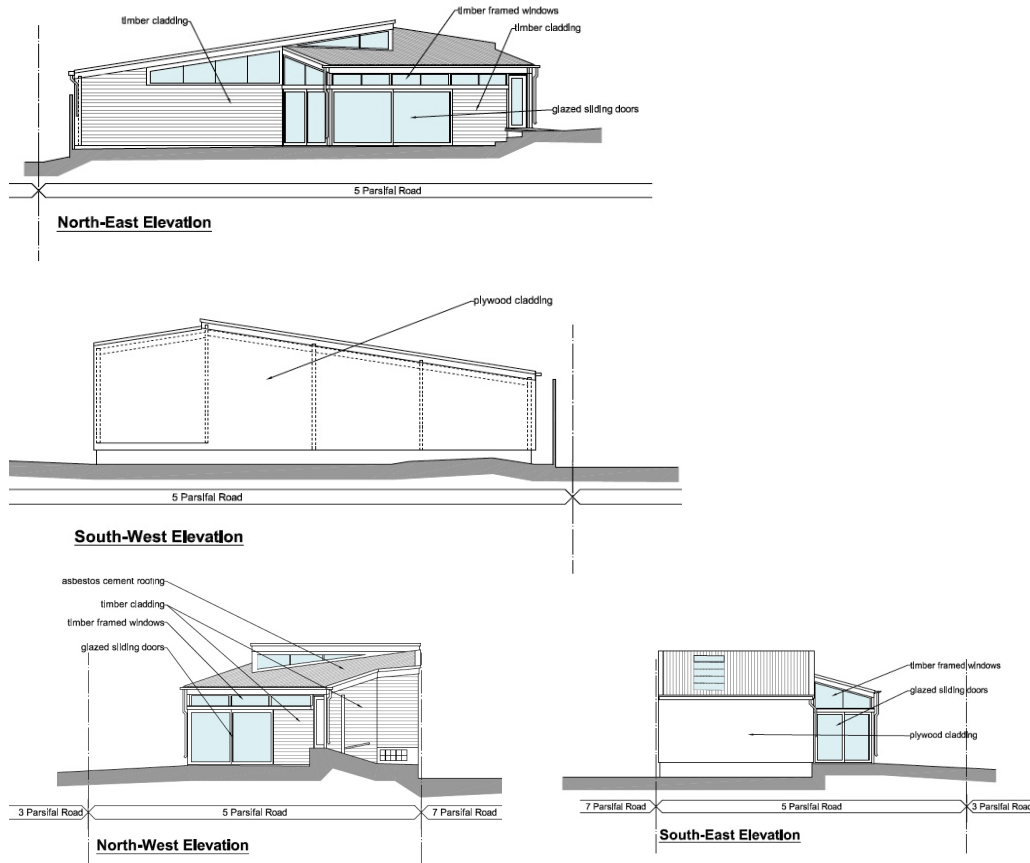


Interior and exterior view of the property in 2018.

Source: Applicant

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2.6 The elevations show the existing palette of surface materials.



- 2.7 It should be noted that the surveys as existing were undertaken in 2019 prior to the asbestos cladding being removed from the southwest elevation, and this is currently boarded awaiting a final weathering surface, which is under consideration in this application.
- 2.8 The basement is currently a bathroom with utility space and water cylinder cupboard. The concrete tank has a poor junction between the walls and floor and the tanking system leaks with results in the room, flooding during heavy rain.
- 2.9 The parent house, No. 5 Parsifal Road, is fairly typical for the street in both appearance and usage. Most houses are built from brick with rendered and terracotta panel details, brick corbel details below the eaves, and with a clay tiled roof with timber window joinery. Additionally No. 5 has rendered gables projecting above the eaves line on all sides.

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3.0 Planning Context

- 3.1 The Studio was granted planning consent in 1974 to Mr. King, a sculptor resident at No. 5 Parsifal Road. Subsequently it was occupied as a residence and the evidence of the occupation and associated Council tax records, are recorded as appendices to the application for a Certificate of Lawfulness (continuous use as a unit) submitted under 2020/2827/P (See Appendix A).
- 3.2 Consent is now sought for the refurbishment of the Studio as a residence both to achieve full planning consent, and to modernize the accommodation, which requires alterations to the facades and surface materials. Essential repairs had commenced in 2019 when the applicant took possession of the property from long standing tenants, including replacing asbestos cladding on the wall with No. 7, and replacing the cladding on the southwest and southeast sides, and other repairs to leaks and restoring guttering. Internally the residence is nearing completion.



View looking into the Studio nearing completion of internal refurbishment.

Source: Applicant

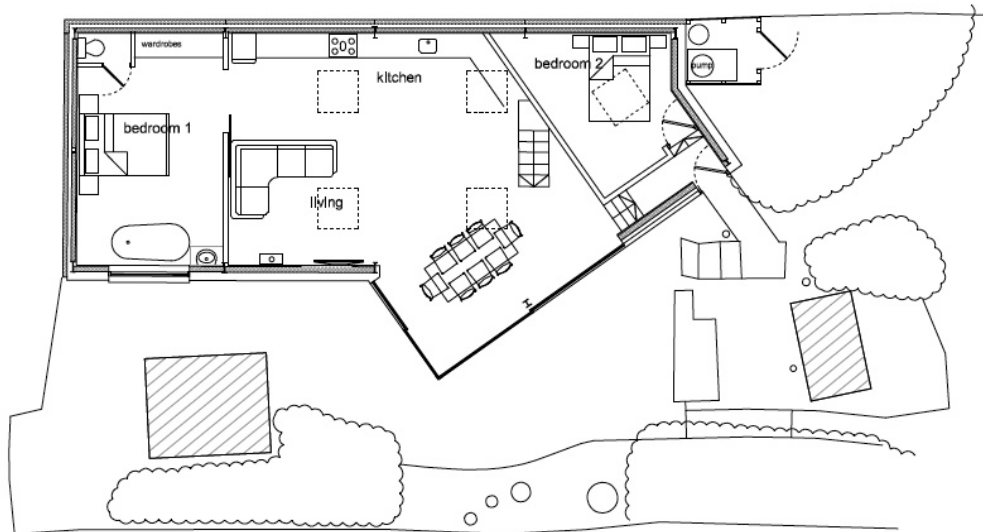
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4.0 Proposed Design

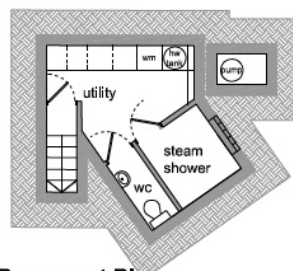
4.1 The proposed refurbishment seeks to achieve the following:

- Removal of remaining asbestos (a limited amount remains that was difficult to access);
- New wall cladding, following installation of rigid insulation to internal cavities;
- Replacement of windows with steel frame windows;
- New roof insulation and single ply rubberised roof membrane system;
- Re-arranged roof lights;
- Boiler/plant enclosure and heating systems;
- Tanking and sealing of basement including re-casting concrete floor.

None of the upgrades involve the enlargement of the habitable area of the unit.
The revised plans as proposed are shown below:



Ground Floor Plan



Basement Plan

4.2 The party wall to the southwest has been cleared of asbestos and the proposal here is to apply EML over marine ply sheathing and finish with 2 coats of sand and cement render with waterproof additive included. The result will be a self-coloured sandy finish that does not require painting, and will achieve the 1-hour fire resistance necessary for a party wall.

4.3 The party wall to the southeast has also had the asbestos removed and it is proposed to finish this wall in the same way as the southwest party wall, subject to access.

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- 4.4 The walls that currently have timber cladding will have this replaced. This involves removing the existing cladding and battons and fitting a new steel support system and finishing with pressure treated timber cladding to form a rain screen. This will be finished with 'iroko' stain. All of the walls will be fitted with rigid insulation to achieve a good thermal performance for energy efficiency and this will be fitted between and over the steel framing that provides the main structure.



Precedent Images

Source: Internet Sourced Images – Original Source Unknown

- 4.5 The Studio has almost exclusively single glazed timber framed windows at present (there is a small amount of glass block used on the northwest elevation only to serve the basement bathroom), and it proposed to replace these like for like with steel framed, double glazed units. The frames will be finished with black satin spray paint. A new window is proposed to serve the bedroom, which previously only had a roof light.
- 4.6 The roof, which also had elements of asbestos as well as steel, has been prepared ready for its waterproof finish which is proposed to be a rubberized single ply membrane using 'Sarnafil' or equal. The same materials will be used to form the verges and up stands to the roof lights. The colour will be lead grey and the finish is matte.
- 4.7 The Studio had a row of 5 No. roof lights arranged in a line parallel with the southwest elevation. The proposal is to rearrange these 5 No. roof lights to better suit the internal layout by arranging 4 No. in a group on the main flank of the roof, further away from the southeast boundary, and a single roof light on the northwest flank to serve the second bedroom. The new arrangement is shown by the revised roof plan.

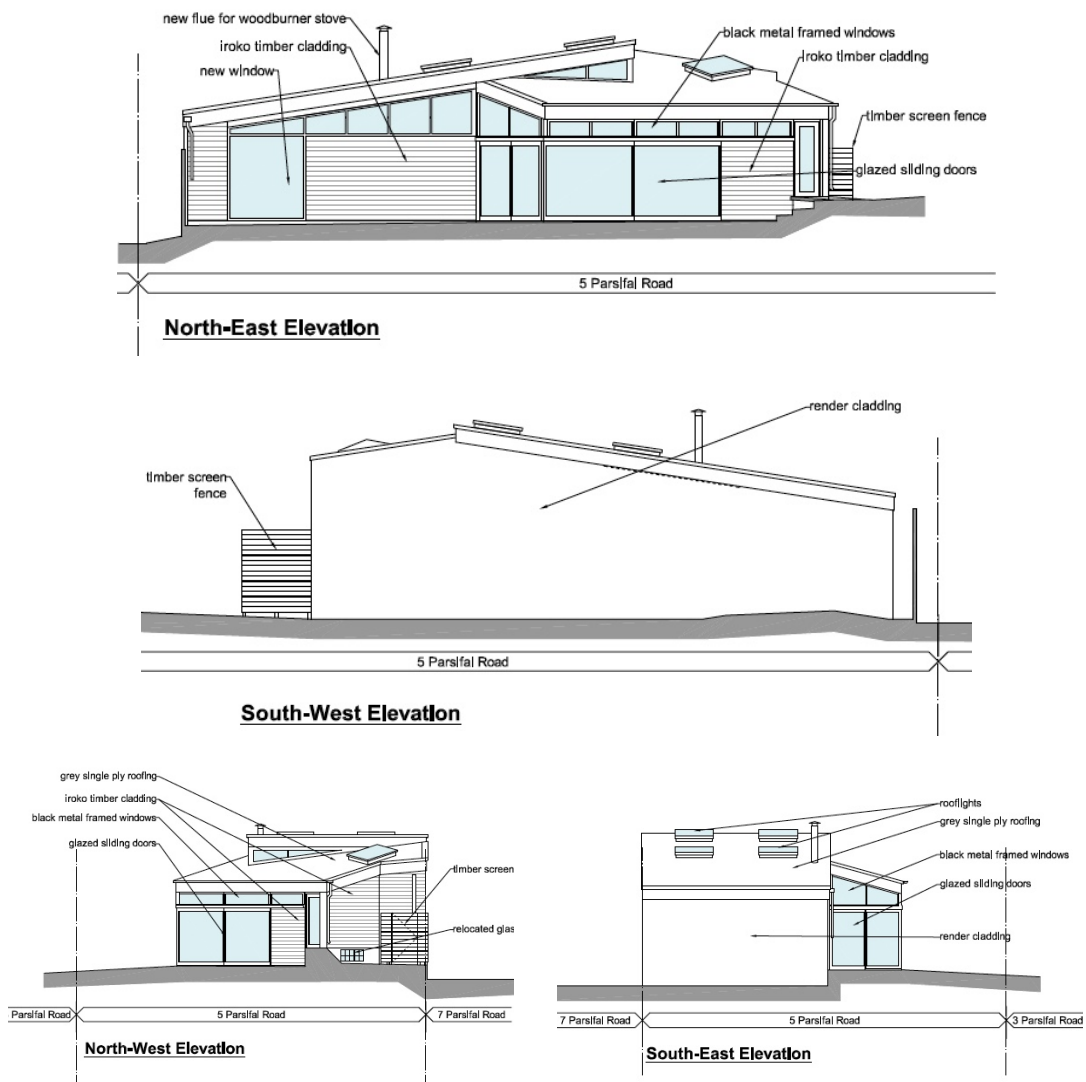


Proposed Roof Plan

Source: Nodes Architecture

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- 4.8 The applicant proposes to install a new energy efficient heating system using an Air Source Heat Pump serving under floor heating throughout the Studio. To do this requires more plant space and it is proposed to create a new plant closet served externally to contain the new heating and a new insulated water cylinder. The enclosure will also house a sump pump to remove flood water from the basement level tanking system, which will ensure it remains dry. There will also be a sustainable fuel burner (the modern sustainable equivalent of a log burner) with a roof flue.
- 4.9 The basement requires concrete repairs and a new floor slab after which a new tanking system will be installed, linked to the sump pump in the plant enclosure. The basement will be refitted as a shower room in the refurbished layout.
- 4.10 In addition to the above alterations the applicant will be installing low energy lighting throughout the property.
- 4.11 The new elevations of the Studio incorporating the above upgrades now follow.



Proposed Elevations

Source: Nodes Architecture

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5.0 Conclusions

- 5.1 The Studio is a residential unit requiring upgrades to bring it up to modern living standards.
- 5.2 The proposed scheme of improvements will achieve a better standard of living for the applicant and achieve a number of energy efficiencies upgrades in terms of thermal efficiency, source of heating and lighting, which are welcomed.
- 5.3 The works to the party walls will achieve a safe solution to the potential for the spread of fire between properties and provide an acceptable aesthetic solution that is maintenance free.
- 5.4 The palette of materials will be consistent in appearance with the existing, but will introduce an element of longevity so that the property will remain at a good standard of repair for a long time.
- 5.5 The local planning authority are requested to grant full planning consent for the scheme of improvements proposed to this dwelling house.

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Appendix A

Application ref: 2020/2827/P
Contact: Raymond Yeung
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Date: 1 July 2020

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Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Certificate of Lawfulness (Existing) Granted

The Council hereby certifies that on the 25 June 2020 the use described in the First Schedule below in respect of the land specified in the Second Schedule below, was lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 as amended.

First Schedule:

Use of the building to the rear garden as a self-contained residential unit (Use Class C3).

Drawing Nos: Cover letter and appendices by Sedley Place ref:
BBL2683_PS_01(R4_CM) , P002A, Site location plan.

Second Schedule:

Garden Studio
5 Parsifal Road
London
NW6 1UG

Reason for the Decision:

- 1 Sufficient evidence has been provided to demonstrate that, on the balance of probability, the use of the property as described in the First Schedule commenced more than four years before the date of this application.

Informative(s):

- 1 The granting of this certificate is without prejudice to, and shall not be