

Design & Access statement

Planning statement



Address: No. 11 Churton Place, London, SW1V 2LN

Development: Proposed basement, ground and first floor rear extensions along with dormer roof extension.

INTRODUCTION

NoP Ltd. has been instructed to submit a full planning application alterations to the whole property namely No. 11 and Flat 2, No. 11 Churton Place. Our proposal for extensions to the rear of the property namely at basement, ground and first floors along with a mansard roof extension to the rear of the property. The re-introduction of a slim metal staircase to the front light well provides access to the basement accommodation along with the introduction of a new door entrance at basement level.

SITE ANALYSIS

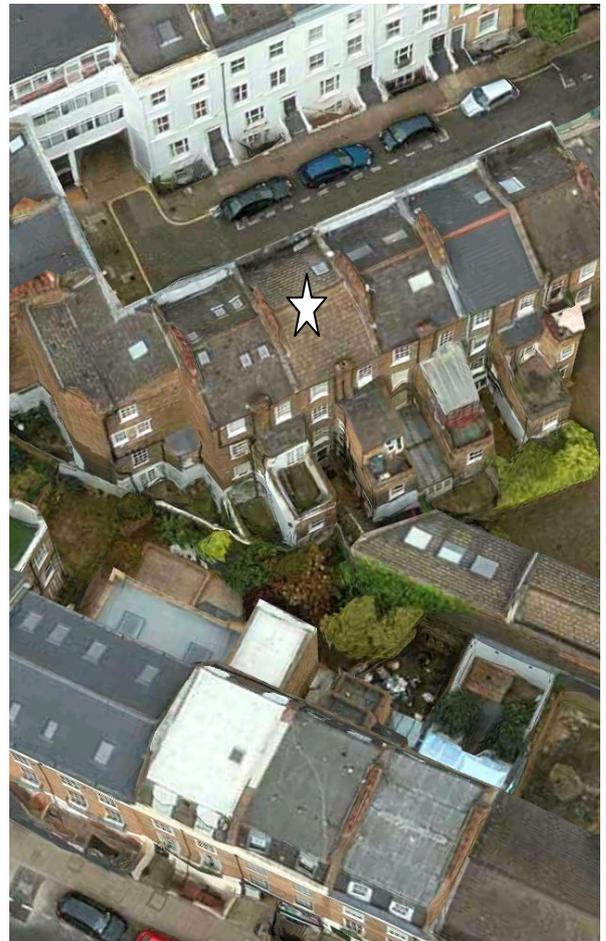
The application site is not listed; however, it is located within the Pimlico Conservation Area and is considered a Buildings of Merit. The Pimlico Conservation Area occupies a large area of land lying north of the River Thames, to the west of Vauxhall Bridge Road and southeast of Victoria Station. The conservation area is characterised principally by the mid 19th century squares and terraces developed by Thomas Cubitt who was this areas main contributor and is regarded as the creator of Pimlico. This character derives from the combination of cream stucco terraced housing, parades of small shops and lush squares, punctuated by two Gothic revival churches. Given its close proximity to the busy transport hub of Victoria Station, the character of the conservation area is distinctively subdued, with many wide streets and avenues. The Pimlico Conservation Area was first designated in 1968; and extended in 1973, 1990, and 2006. The conservation area audit was adopted on 10 April 2006. The site located at 1 Churton Place, London, Greater London, SW1V 2LN is located in a cul-de-sac. The building is 4 storeys and is an end of terrace with basement. The basic architectural characteristics of this terrace are of a lesser quality than the Cubitt terraces but have a rhythm and are typical of buildings of this period. The site is located on Churton Place which is identified as an intimate space where the closest street to the application site is Churton St. which is identified as a secondary route and space.

Churton Place lies off Churton Street as a small closed ended terrace to the north of the conservation area. The prevalent streetscape character of the Churton Street is residential, with commercial use in some of the ground floors. The application site (No. 11) is located on the southern terrace of Churton Place. Properties all have light wells serving basement flats, all enclosed with original iron railings.





Fig. 3
Front of No. 11 Churton Place.



VISUAL IMPACT ASSESSMENT

Character, Scale & Proportion, Height and Use of Materials.

Proposed extensions and alterations

- The staircase proposed in the front light well of No 11 Churton Place sufficiently large to accommodate the new staircase without altering the existing railings at ground level. The existing gate in the railings works and only requires greasing to be fit for purpose. The existing Crittal windows and doors are to be retained and a new door opening formed directly below the ground floor entrance door. The existing ground floor entrance bridge offers shelter to the area outside the new entrance door at basement level. Whilst also obscuring views from ground level. The new door itself will be made in Crittal metal frame to match the original opening adjacent.
- Basement, Ground and first floor level rear extensions.
The proposed rear extensions seek to infill the space between the host property and the building line of No. 10. The proposed extensions will not project out beyond the building line of No. 10 or beyond the rear projection of the host property. The extensions will be formed in matching brickwork and windows will be traditionally made timber framed sash windows. Painted white to match those of the host property and surrounding buildings. The doors at basement floor level (rear), will be concertina style timber framed units painted white.
- Proposed Loft conversion with mansard dormer roof to rear.
We are proposing a flat topped mansard roof extension to the rear elevation. The parapet walls will be formed in brickwork along the boundaries of No's. 10 and 12. The bricks will match existing and not project higher than the apex at ridgeline. The facing 70° wall of the mansard is to be clad in welsh slate, recovered from the removal of the rear elevation. By re-using these slates the proposed mansard will blend in better with surrounding properties. The flat roof element of the dormer will be of a fiberglass finish (GRP) with a topcoat coloured black. The proposed windows will be traditionally made timber sash windows painted white. The cheeks of the proposed windows will be covered with a lead strip finish.

It is considered that the proposal will be in keeping with the character of the Conservation Area and that the proposed works will not have a harmful or detrimental impact upon the Pimlico Conservation Area.

RELEVANT PLANNING POLICY

The Unitary Development Plan Saved Policies, City Plan Strategic Policies, Pimlico Design Guide, Pimlico Conservation Area Audit and The London Plan have been consulted for this application.

Policy ENV6 of the Unitary Development Plan Saved Policies is with regards to noise pollution. It says that council will require design features and operational measures to minimise and contain noise from developments to protect noise sensitive properties. Where development adjoins other buildings or structure, the applicant needs to demonstrate that as far as is reasonably practicable, development will be designed and operated to prevent transmission of audible noise or perceptible vibration through the fabric of the building.

Policy ENV12 of the Unitary Development Plan Saved Policies is with regards to protecting amenities, daylight and sunlight and environmental quality. It states that the council will normally resist proposals which results in a material loss of daylight/ sunlight, particularly to existing dwellings. Development should not result in a significant increase in the sense of enclosure or overlooking or cause unacceptable overshadowing on adjoining buildings.

Policy DES1 of the Unitary Development Plan Saved Policies is with regards to principles of urban design and conservation. It states that development should be of the highest standards of urban design. They should use high quality material which is appropriate to the building and its setting.

Policy DES5 of the Unitary Development Plan Saved Policies is with regards to alterations and extensions. It states that permission is generally granted where development is confined to the rear elevation; where it does not visually dominate the existing building; if it is in scale with the building and the surrounding area; if the design reflects the style and details of existing buildings.

Policy DES6 of the Unitary Development Plan Saved Policies is with regards to roof level alterations and extensions. It states that permission maybe granted for additional storeys on existing buildings where the proposed development is in sympathy with existing building's architectural character, storey heights and general elevational proportions. Also if the form and detailing of the extension either repeats or reflects the form, detailing or use of materials found in the existing building. Also where the extension avoids any infringement of the amenity or reasonable visual privacy enjoyed by the occupants of adjacent nearby buildings.

The City Council's policies which relate to roof extensions and alterations on listed and unlisted buildings are as follows:-

DES 6(i)

Where appropriate to the building, attic floors may be an acceptable form of extension providing they do not harm the proportions or architectural integrity of the building and are carried out in a manner suitable for the building in question.

ROOF EXTENSIONS: DETAILING

DES 6(ii)

Mansard roof extensions will often be the most discreet form of roof extension, although the form will depend on the period and character of the building and its surrounding area:

(a) They should be carried out in a traditional manner, using traditional roofing materials to match the existing or original design;

(b) Where plant is necessary it should be contained within them;

(c) Windows within a mansard roof should be traditional dormers and these should, where appropriate, usually align with windows in lower storeys.

(d) Roof terraces will not be acceptable where they would have an adverse effect upon the architectural integrity of the building and its setting, the character and appearance of the area or the amenity of neighbouring occupiers.

(e) Fire escapes, where needed, should be included within the initial planning application and should preferably be within the building or if that is impracticable, where they have least visual impact.

(f) Care should be taken to preserve the characteristic features of the roof such as chimneys, chimney pots, the external expression of party and rear walls (including prominent unbroken runs of butterfly roofs), and variations of roof line and pitch, even where interior alterations would appear to make them redundant. Where necessary chimney stacks should be extended in height to relate to the roof extensions, and chimney pots replaced.

Policy DES9 of the Unitary Development Plan Saved Policies is with regards to conservation areas. The aim of this policy is to preserve or enhance the character or appearance of conservation areas and their settings.

Policy S25 of the City Plan is with regards to heritage. It states that historic and other important buildings should be upgraded sensitively.

Policy S28 of the City Plan is with regards to design. It states that development must incorporate exemplary standards of sustainable and inclusive urban design.

Policy S32 of the City Plan is with regards to noise. It states that council will work to ensure that development provides and acceptable noise and vibration climate for occupants.

Point 12.1.1 of the Pimlico Design Guide states that most building in the Pimlico conservation area were built with projecting extensions at the rear. These vary in height from 2 storeys, basement and ground to full height.

Point 12.2.2 of the Pimlico Design Guide states that additional extensions maybe acceptable if they do not cause unacceptable reductions in daylight or other amenity standards to adjoining properties. They should form the pattern of existing rear extension in terms of depth, width and height. They should not rise above the penultimate storey level unless prevailing pattern is for full height projections.

Point 12.3.1 of the Pimlico Design Guide states that the design, detailing and materials of any extension should respect those of original buildings.

CONCLUSION

No. 11 Churton Place is a mid-terrace property erected in 19th century, as a part of the Cubitt development of the Pimlico area. These properties are not listed; however, they have been identified to be unlisted buildings of merit.

It is considered that the impact of the proposed works would be moderate and beneficial and would assist in the long-term preservation of the heritage asset. The proposal is considered to sustain and enhance the special historic and architectural interest of the subject heritage asset by preserving those elements of significance that have been identified as contributing to that special interest. The proposed extensions and rear mansard dormer extension at roof level have been well-considered and designed so as to ensure that the setting of the building and its surroundings will be enhanced. The re-instatement of the stairs from ground to basement level in the front light well are considered to *“contribute significantly to the character of the conservation area. They add interest and variety of scale in the street scene, often marking the boundaries between public and private spaces”*

To summarize, the public benefits of this scheme are:

- The investment in these improvements to the buildings are vital to the sustainable, committed, long-term stewardship of the property. They bring the benefit of ensuring the continued appropriate use and maintenance of the premises.
- Improvement of the setting of 11 Churton Place.
- Implementation of an appropriate design, sympathetic to its context which makes a positive contribution to the appearance, character, quality and local distinctiveness of the Pimlico Conservation Area.

No important historic fabric will be lost. The overall effect of the proposal is considered to be beneficial to the area, as it will bring a larger property into family use. The proposed alterations will be in accordance with the period, style and detailing of the terrace, as well as with the conservation area.



NOP LTD, UNIT 2A, 118 STANSTEAD ROAD, FOREST HILL, LONDON, SE23 1BX.

Tel: 020 8699 5446 Fax: 056 0115 2847 Email: jimmcdonnell@nopltd.co.uk

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