

Design & Access Statement

17 Jeffreys Place

London NW1 9PP



Fig 1. Front view no.17 Jeffreys Place

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Location

17 Jeffreys Place is within Jeffrey's Street Conservation Area. The conservation Area lies just north of Camden Town, bounded by Camden Street and St Pancras Way to the east extending north east as far as Rochester Place. To the south, the area is cut by Camden Road and Bonny Street.

Jeffrey's Street is one of the oldest complete streets in Camden laid out circa 1800. It consists of early 19th century residential development, largely unchanged. The area was designated on 12th November 1985.

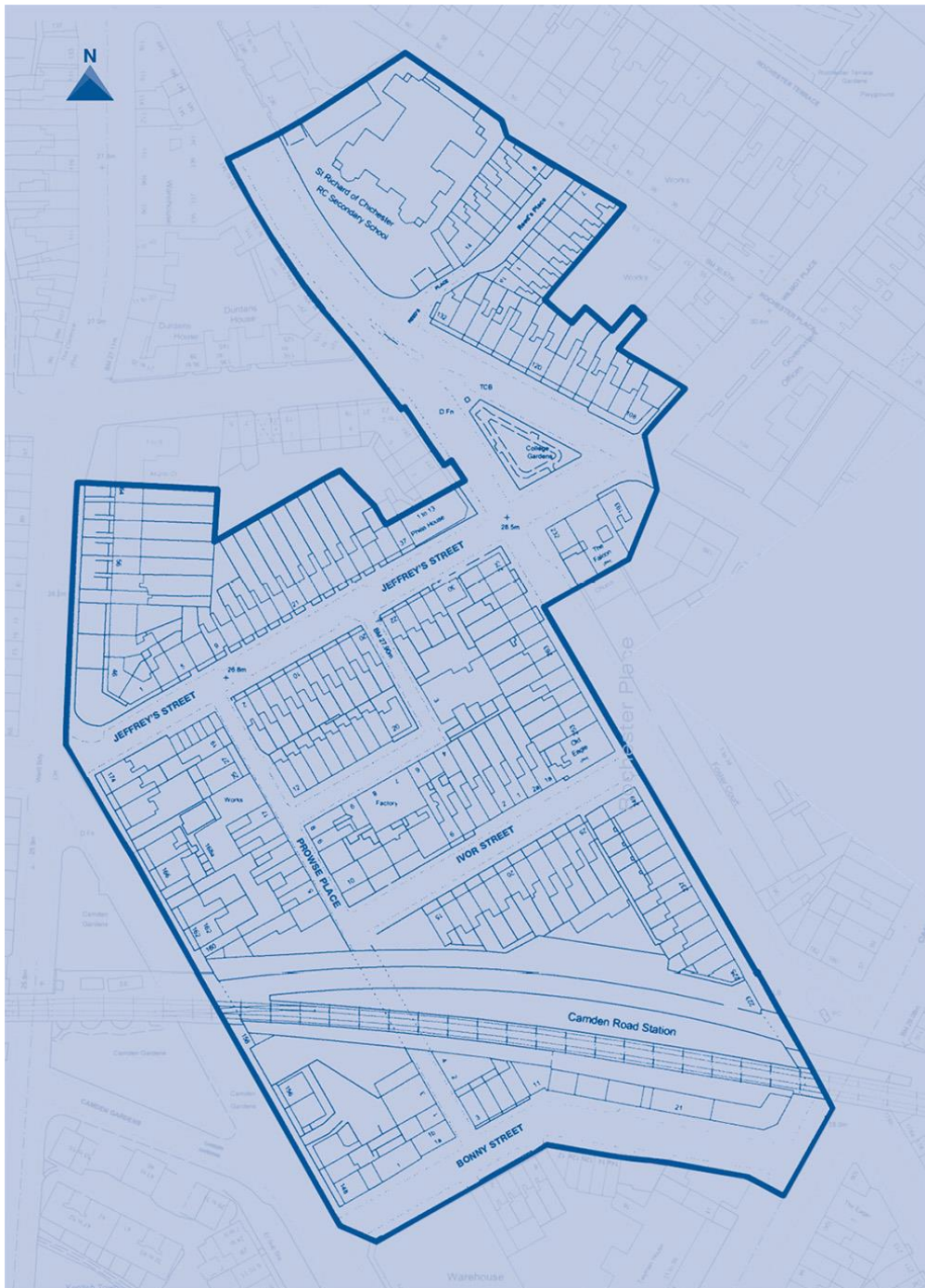


Fig 2. Map showing Jeffrey's Street Conservation Area



Fig 3. Aerial view showing 17 Jeffreys Place highlighted in red

Site Context

Jeffreys Place is a cobbled lane that branches off Prowse Place and turns through 90 degrees to join Jeffrey's Street. On the north is a row of 4 storey modern town houses (no.12-19), built in the early 1970s of stock bricks, with the top floor set back behind roof terraces. Our application building is one of these town houses.

The buildings fit in comfortably with the scale and character of Prowse Place and are good examples of modern backland, which succeed in being subordinate to the Georgian buildings in Jeffrey's Street in terms of scale. A late 19th century brick tenement building (no.20) on the corner is an incongruous but robust contribution to the street scene. The south side comprises a mixture of workshops and commercial buildings.

From Jeffreys Place there are views of the largely unspoilt roofs of the surrounding terraces, Jeffrey's Street and Royal College Street.

12-19 Jeffreys Place

17 Jeffreys place is one of a terrace of 8no. 3 storey town houses with a distinctive and similar appearance. They have a London stock brick façade with linear windows and a mansard shaped roof sloping at the front and at the back. The roofs are not visible from the street as they are set back and behind a parapet. Number 12; located on the corner of Prowse Place already has an array of solar panels on the front sloping roof that gained approval in 2010.



Fig 4. View from Jeffrey's Place towards Prowse Place



Fig 5. View from Jeffrey's Place



Fig 6. No.17 Jeffrey's Place

The Proposal

This application seeks to install a new Velux rooflight on the rear of the roof to match existing, solar panels on the front of the roof and a new handrail to the existing ladder. The house has a north facing rear and it lacks natural light. The new roof light will allow north west light to the mezzanine. The existing Velux window provides access to the main roof for maintenance and the other is to provide balance and light.

The proposal is also for new solar panels on the front of the pitched roof. It is our client's effort to contribute to a sustainable home so that they can do their part in improving emissions. There are existing solar panels at the front pitch at no. 12 and recently consented to number 18 Jeffrey's Place. Our proposal is to match this.

Materially, the house remains almost as it is in appearance. The solar panels are the most obvious addition but because of their position and the location of the house on a narrow street they are oblique from view.

The Velux window will be an addition to the existing view of the back elevation but as there are other Velux windows in the street and it is a familiar aesthetic it will blend in.

Accessibility

Access to the house is unchanged from the existing building but the accessibility of the roof for maintenance is greatly increased.

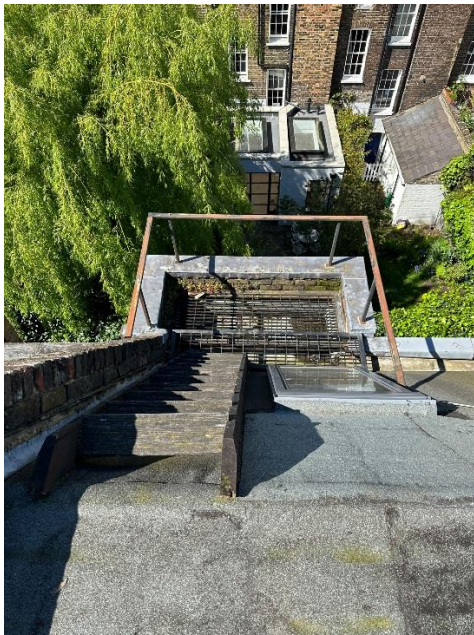


Fig 7. View from roof to ladder access at rear



Fig 8. View showing No.17 rear roof

Sustainability

Sustainability is an important aspect of this application and we want to take this opportunity to adapt this building for future use but in a way that does not change the appearance of the house.

This application forms part of our house owners' initiatives to improve sustainability and reduce emissions:

- Use Velux glazing with high thermal performance (part of the application)
- Install PV panels (part of the application)
- Cavity fill insulation
- Improved LED lighting throughout the house
- Improved energy saving appliances

Note: extracts from the Jeffreys Street Conservation Area Statement used to inform this document