

DESIGN & ACCESS STATEMENT

JANUARY/2023

PROPOSED ALTERATIONS TO
TWO GRADE II LISTED FLATS

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2. INTRODUCTION

This statement accompanies the full planning and listed building consent applications for the alterations to the two flats at 124 and 124A St Pancras Way. The alterations include the remediation to reinstate lawful partitions and the space distribution between flat 124 and 124A originally represented in the application 2017/1455/P to Camden Council.

Currently the property consists of a three bedroom flat set over the lower two floors and a larger three bed flat that occupies the top floors. The application seeks to remediate this layout to its original intention set out in application 2017/1455/P to Camden Council.

The report and proposals have been produced by Scenario Architecture on behalf of our client Anya Thomas.

3. EXISTING SITE

The site is located within the London Borough of Camden and situated within the Jeffery's Street Conservation Area.

Originally designated on 12th November 1985, the Jeffery's Street Conservation Area was subsequently extended in November 2012 to include the area of College Green and its historic intersection north of the Site. The conservation area is predominately comprised of quiet residential streets, with corresponding narrow lanes. The conservation area sits between the busy thoroughfares of Camden Street and Royal College Street. The conservation area reflects the impact of wealth following the Napoleonic wars on London's urban development throughout the late 18th and early 19th centuries, and the influence the planned estate movement had on middle class areas. Jeffery's Street Conservation Area includes a number of designated and non-designated heritage assets, all indicative of the respective phases of development in the area since the turn of the 19th century.

The Jeffery's Street Conservation Area predominantly represents an area of Regency development, as highlighted through the built environment's architectural character of late 18th and early – mid 19th century terraced houses resulting from piecemeal development, set between areas of green open space which were established from the 18th century through an intentional grid street plan. This is highlighted by the formalised unified character of the Grade II listed Nos. 11-33 Jeffery's Street and Grade II listed Nos. 108-132 St Pancras Way.

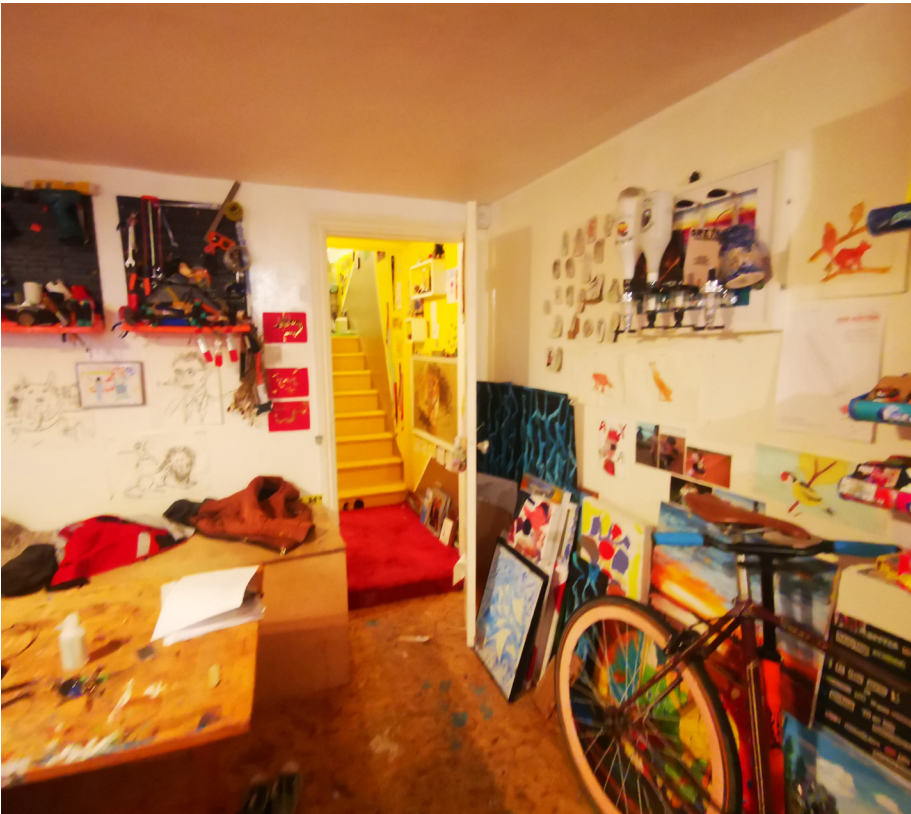
The historic interest of the Jeffery's Street Conservation Area is derived from its origin as part of the planned estate movement by Lord Camden following his attainment of an Act of Parliament in 1791. Influenced by architects such as Nash, the area of St Pancras would mimic grander planned estates on a smaller scale both through the use of neo-classical Italianate style on the more modest 3 storey, 2 bay wide terraced houses, but also through its use in smaller development sites which followed old field patterns of the medieval parish leading to modified grid plans.

A Heritage Impact Assessment has been prepared to support this application.



Satellite view of surrounding streets

EXISTING PHOTOGRAPHS - INTERIOR BASEMENT FLAT



Lower Ground Floor to Ground Floor Access Stairway



Ground floor shared entry and partition separating 124 and 124A

PLANNING HISTORY

Planning History

- 124 St Pancras Way: Planning application Ref 2017/1455/P, granted on the 7th September 2017, granted the conversion of the dwellinghouse into 2 residential flats and associated internal alterations.
- 124 St Pancras Way: Planning application Ref 2017/1569/L, granted on the 11th September 2017, granted Internal alterations and installation of secondary glazing to all windows in association with the conversion of the single dwelling house into 2 residential flats.
- 124A St Pancras Way: Planning application Ref 2018/1021/L, granted on the 21st of January 2019, granted the excavation of rear garden and erection of single storey rear extension at lower ground floor level.

The property was formerly 124 St Pancras Way which comprised a 3 storey plus basement, midterrace, single dwelling house; located on the north eastern side of St Pancras Way.

Planning application Ref 2017/1455/P granted the conversion of the original property into 1x1 bedroom flat at lower ground floor level with access to the existing rear garden; and 1x2 bedroom flat over the upper levels with no access to the garden. In December 2017 the Council granted the application of a new street number for the lower ground property as 124A. **(see AS APPROVED)**

AS BUILT



After the permission in 2017 the two reception rooms at the ground floor were used as bedrooms accessible from the basement flat. **(see AS BUILT)**

AS APPROVED Ref 2017/1455/P



4. PROPOSAL

ALTERATION TO THE SIZE OF THE TWO UNITS

This application is made regarding this lower ground floor property, 124A St Pancras Way, and the upper floor flat 124 St Pancras Way. This application seeks permission to carry out works to reinstate the as approved plans of application 2017/1455/P. The basement flat of 124A is to be reduced to a 1x1 bedroom with entry only from basement level and the ground floor level reception rooms and entry hall are to be given to the flat 124 above.

ACCESS

The external access to the house remains unchanged. Internal access is modified to reflect the application 2017/1455/P to Camden Council

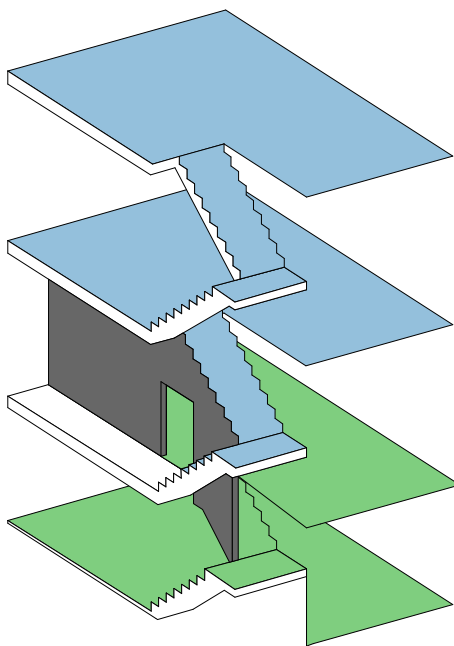
USE

The use remains unchanged.

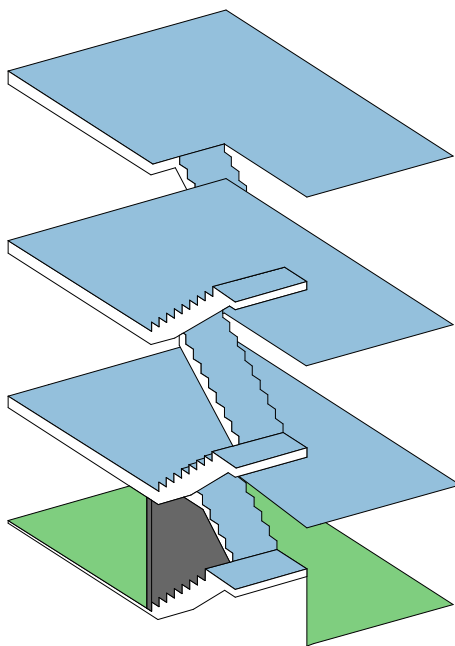
ENVIRONMENTAL IMPACT

Regarding the conservation of energy and materials, insulation levels will meet the requirements set by Building Regulations

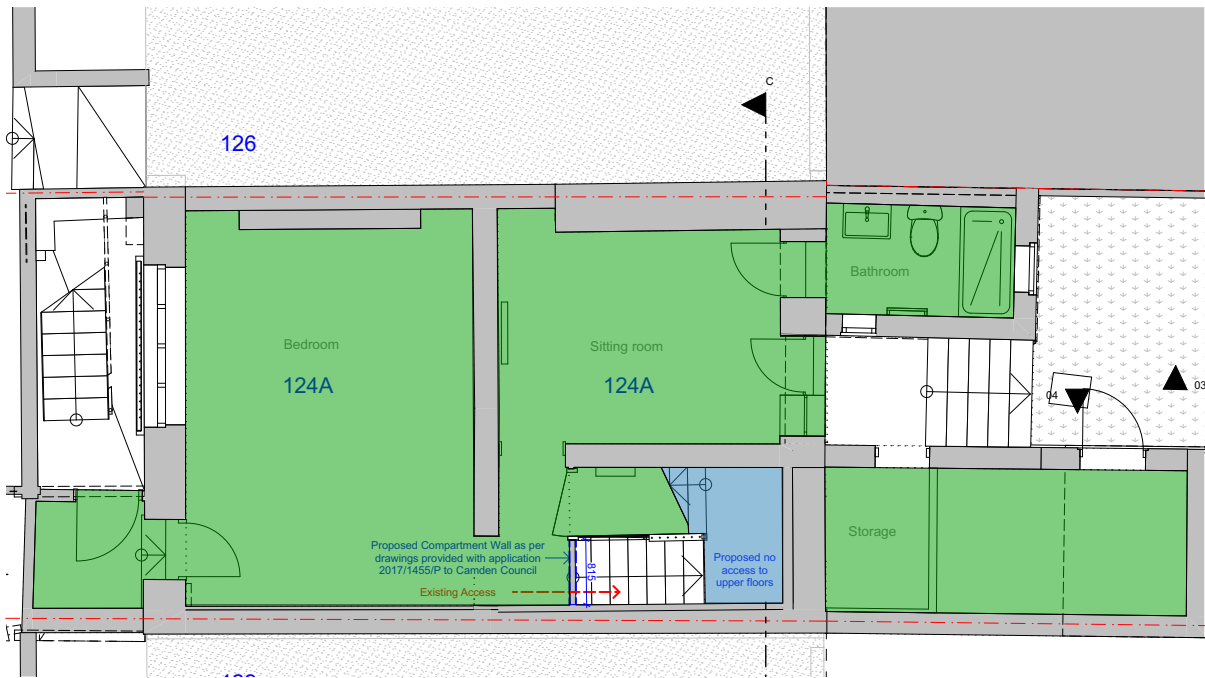
Scenario Architecture



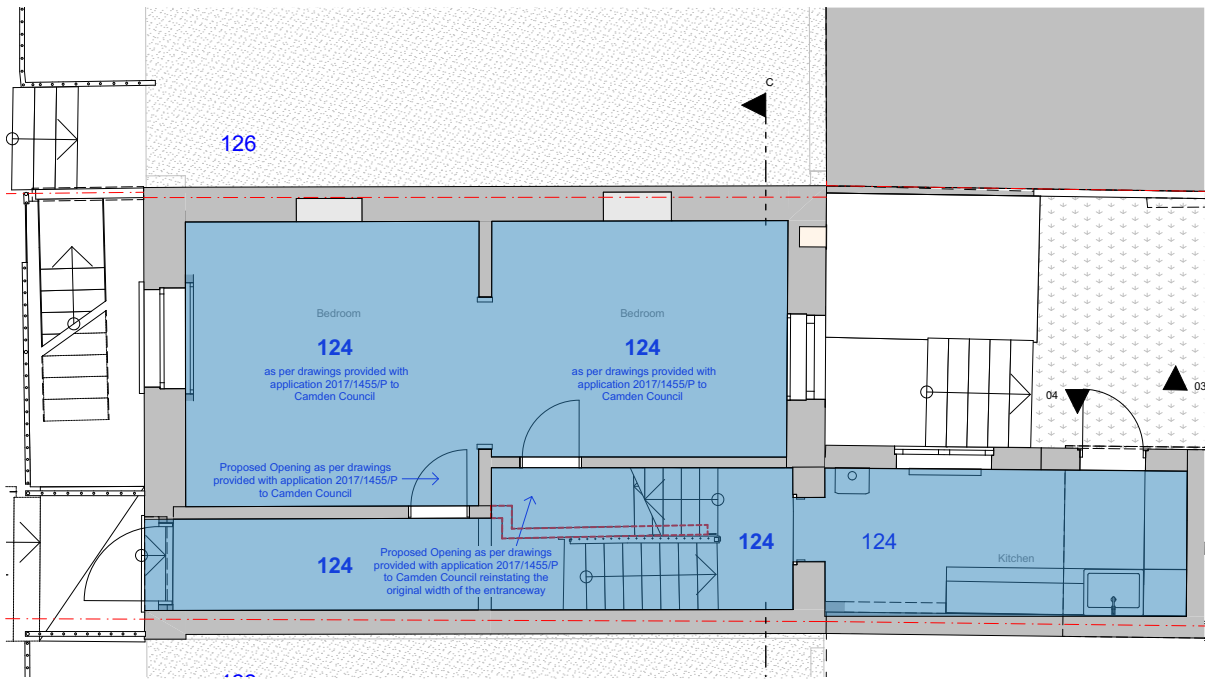
Existing Layout - Indicative



Proposed Layout - Indicative



Proposed Lower Ground Floor Layout - Indicative Extract



Proposed Ground Floor Layout - Indicative Extract