



DESIGN & ACCESS STATEMENT

MAY/2023

PROPOSED INTERNAL MINOR ALTERATIONS
TO TWO GRADE II LISTED FLATS

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1. DRAWING LIST

LOCATION

LO-A-01 LOCATION PLAN
LO-A-02 BLOCK PLAN

AS APPROVED - PP-11861248

AP-A0.01 PROPOSED SITE PLAN
AP-A1.01 PROPOSED LOWER GROUND FLOOR PLAN
AP-A1.02 PROPOSED GROUND FLOOR PLAN
AP-A1.03 PROPOSED FIRST FLOOR PLAN
AP-A1.04 PROPOSED SECOND FLOOR PLAN
AP-A1.05 PROPOSED ROOF PLAN
AP-A2.01 PROPOSED ELEVATIONS
AP-A2.02 PROPOSED ELEVATIONS
AP-A3.01 PROPOSED SECTIONS
AP-A3.02 PROPOSED SECTIONS

PROPOSED

PR-A0.01 PROPOSED SITE PLAN
PR-A1.01 PROPOSED LOWER GROUND FLOOR PLAN
PR-A1.02 PROPOSED GROUND FLOOR PLAN
PR-A1.03 PROPOSED FIRST FLOOR PLAN
PR-A1.04 PROPOSED SECOND FLOOR PLAN
PR-A1.05 PROPOSED ROOF PLAN
PR-A2.01 PROPOSED ELEVATIONS
PR-A2.02 PROPOSED ELEVATIONS
PR-A3.01 PROPOSED SECTIONS
PR-A3.02 PROPOSED SECTIONS

2. INTRODUCTION

This statement accompanies the listed building consent application for the minor adjustments to the two flats at 124 and 124A St Pancras Way.

The alterations include the remediation to reinstate wall openings originally represented in the property's historic plans, the re-configuration of the internal layout to provide suitable spaces tailored to those inhabiting the property.

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

3. EXISTING SITE

BACKGROUND

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

Originally designated on 12th November 1985, the Jeffrey'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. Jeffrey'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 Jeffrey'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 Jeffrey's Street and Grade II listed Nos. 108-132 St Pancras Way.

The historic interest of the Jeffrey'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



PLANNING HISTORY

Planning History

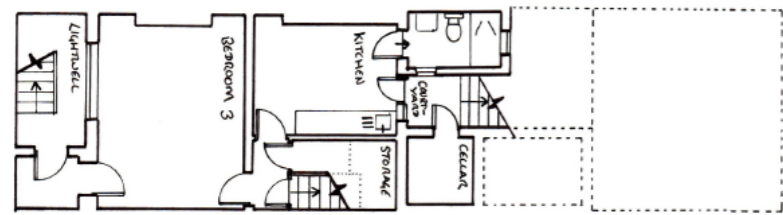
- 124 St Pancras Way: Planning application Ref 2017/1455/P, granted on the 7th September 2017, granted the conversion of the dwellinghouse into 2 residential flats and associated internal alterations.
- 124 St Pancras Way: Planning application Ref 2017/1569/L, granted on the 11th September 2017, granted 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.
- 124 St Pancras Way: Reinstate Lawful Partition Planning Application Ref 2023/0117 PP-11861248, waiting for Listed building consent application approval.

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

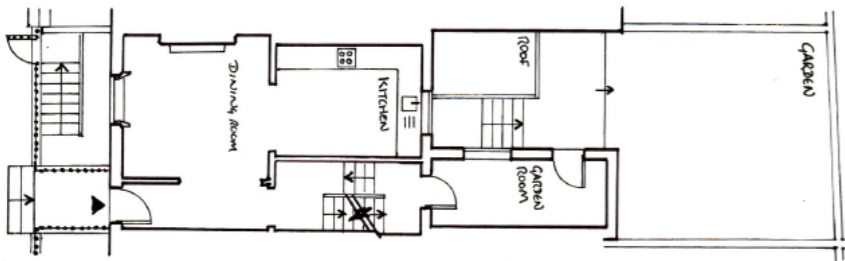
Planning application Ref PP-11861248 granted the instation of a lawful partion under planning application Ref 2017/1455/P. The planning application granted the conversion of the original property into 1x1 bedroom flat at lower ground floor level with access to the existing rear garden; and 1x2 bedroom 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. Planning application Ref PP-11861248 (see AS APPROVED)

The below references the incremental changes brought to the listed property .

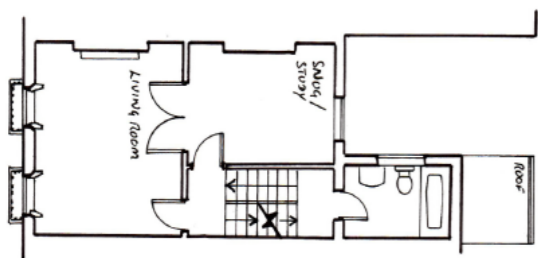
PLANS FROM 1978



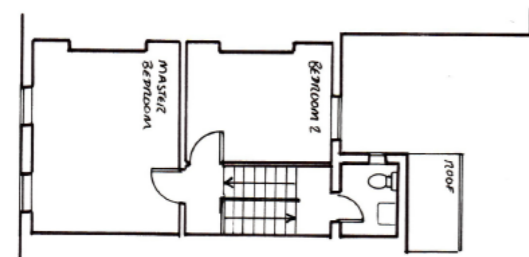
lower ground floor



ground floor



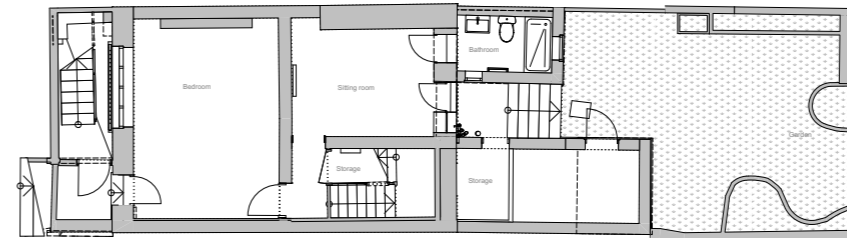
first floor



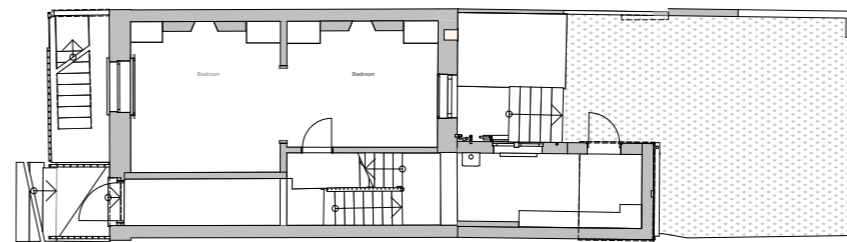
second floor



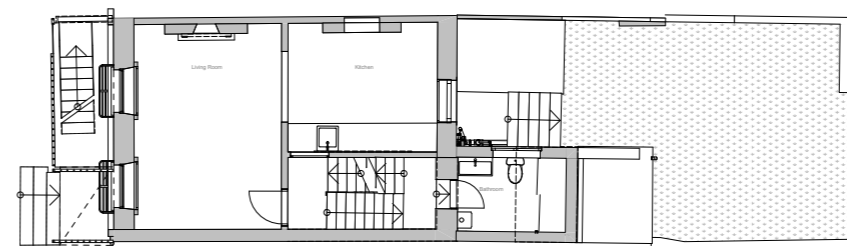
AS APPROVED (PP-11861248)



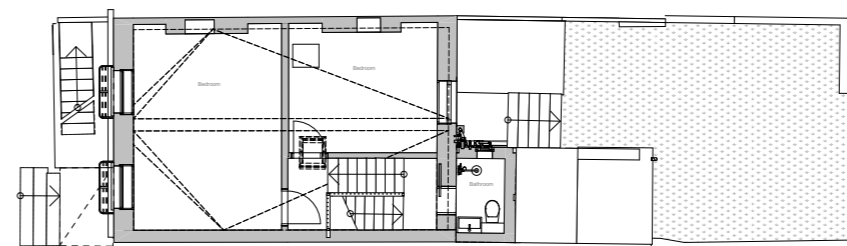
lower ground floor



ground floor



first floor



second floor

4. PROPOSAL

BRIEF AND STRATEGY

The aim of this proposal is to re-configure the internal spaces, reinstate wall openings and reinstate period features to the listed property.

The property consists of a one bedroom flat set over the lower ground floors and a larger three bed flat that occupies the top floors. The application seeks to remediate some aspects of the current layout to its original historic set out.

The below is considering Planning Application Ref 2023/0117 PP-11861248 as the basis for our proposal. This application seeks to Reinstate the Lower Ground Floor Lawful Partition that divides the dwelling into two flats.

This will be achieved by:

- A. THE REINSTATEMENT OF AN OPENING BETWEEN THE HALLWAY AND DINING ROOM ON THE GROUND FLOOR
- B. CLOSING SHUT THE EXISTING DOOR BETWEEN GROUND FLOOR KITCHEN AND STAIRWAY
- C. REINSTATEMENT OF GROUND FLOOR ORIGINAL FIRE PLACES, IN BOTH KITCHEN AND DINING AREA
- D. THE REINSTATEMENT OF THE KITCHEN JOINERY ON THE GROUND AND LOWER GROUND FLOOR

The bedrooms on the ground floor will be reprogrammed into a dining room and kitchen respectively. This will improve the connection and use of the internal spaces on the ground floor tailored to those inhabiting the property. The sitting room on the lower ground will be reprogrammed into a small kitchen with a dining table that will serve the 124A St Pancras Way flat.

The ground floor kitchen is being reinstated to its previous position (refer to ground floor plan from 1978) and will use the existing extraction and ducting.

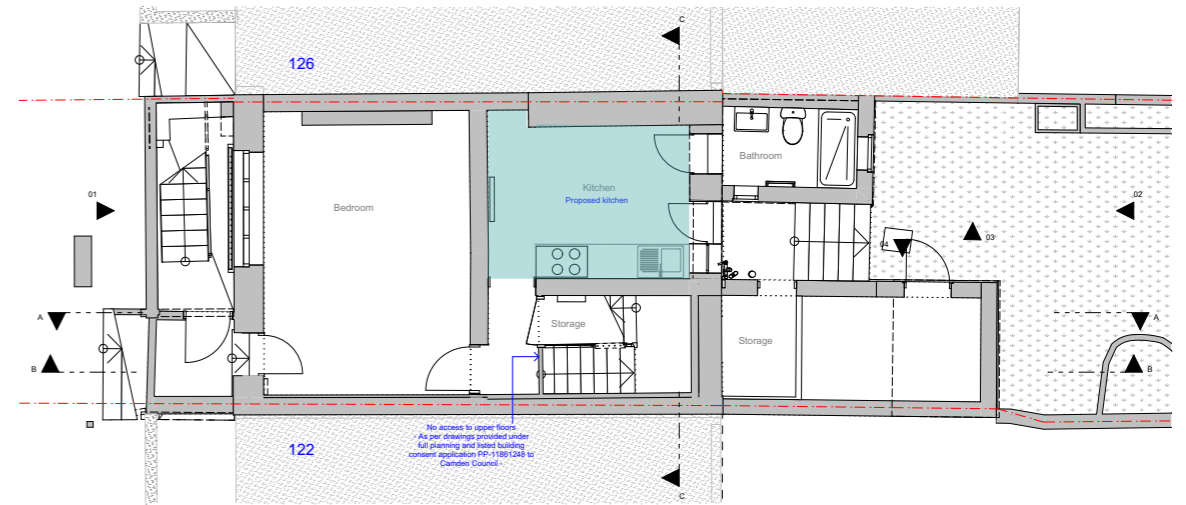
- E. THE REINSTATEMENT OF A BATHTUB WITH A SHOWER HEAD ON THE FIRST FLOOR

The upgrades of the first floor include the removal of the storage joinery and a new bathtub with a shower head will be added to the bathroom on the first floor. The bathroom on the original plans from 1978 consists of a bathroom that included a bathtub. This will relief the overusage of the existing bathroom and serve the adjacent rooms.

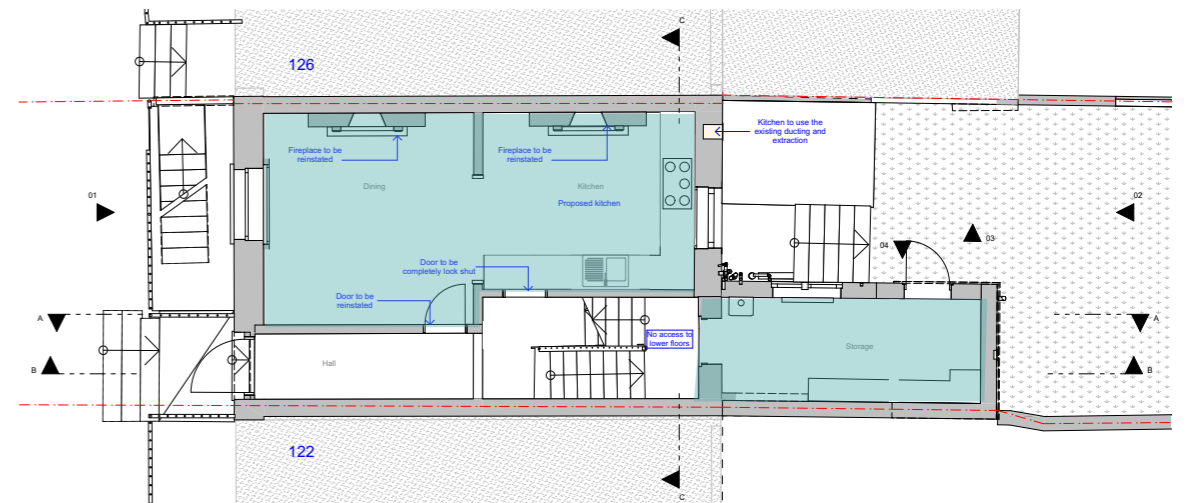
- F. THE REMOVAL OF THE KITCHEN JOINERY ON THE FIRST FLOOR

The kitchen joinery on the first floor will be removed and the space will be reprogrammed into a bedroom. The door that has been previously closed shut is proposed to be reinstated.

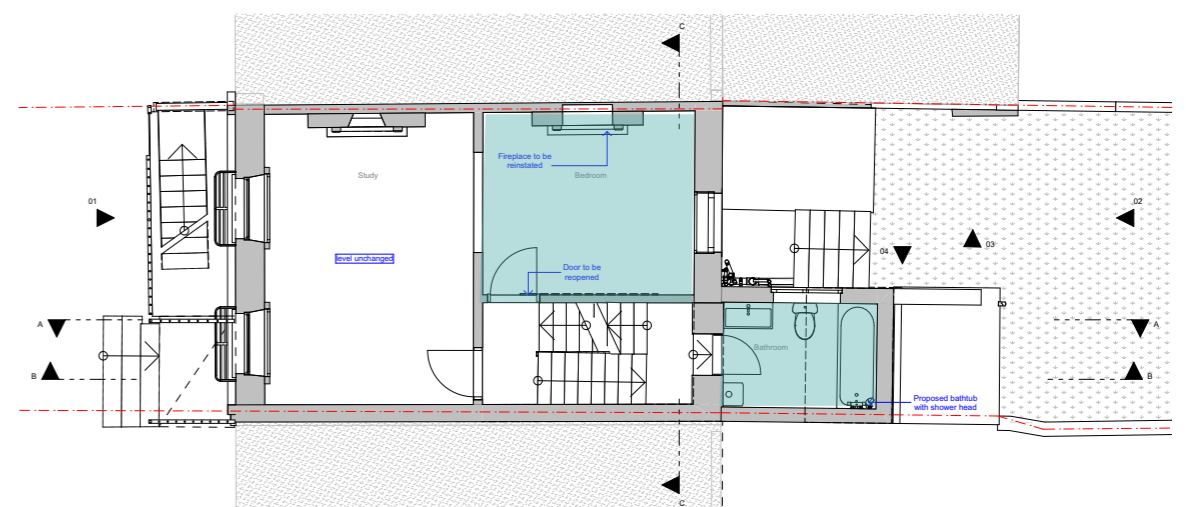
The second floor remains unchanged.



Proposed Lower Ground Floor Layout - Indicative Extract



Proposed Ground Floor Layout - Indicative Extract



Proposed First Floor Layout - Indicative Extract

ACCESS

The external access to the house remains unchanged.

Internal access reflects the application Reinstate Lawful Partition Planning Application Ref 2023/0117 PP-11861248 to Camden Council.

USE

The property is to remain as a family dwelling (C3 residential) divided into two flats.

ENVIRONMENTAL IMPACT

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