

Prime Building Consultants LTD

DESIGN & ACCESS STATEMENT - P1

Full Planning Permission and Listed Building Consent Application

For proposed alterations at:
No. 13 & No. 15, Bonny Street
Camden Town,
London,
NW1 9PE

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SECTION 01 INTRODUCTION AND OVERVIEW

1.1 Prime Building Consultants Ltd. have been commissioned by The Arch Company to produce the drawings for the Full Planning Permission and Listed Building Consent for the following site: 13 & 15 Bonny Street, Camden Town, London NW1 9PE (hereafter referred to as “the site”).

1.2 This Design & Access Statement has been produced following pre-application advice and is to be read in conjunction with the following documents:

- Planning Statement
- Heritage Statement
- Scope of works
- Existing Location Plan (1:500)
- Existing and Proposed Plans (1:50)
- Existing and Proposed Elevations (1:50)
- Existing and Proposed Sections (1:50)
- Existing and Proposed Internal Elevations (1:20)
- Demolition Plans (1:50)
- Detail Drawings (1:20)

1.3 Buildings No. 13 and No.15 Bonny Street are Grade II listed buildings.

1.4 The development proposal seeks consent for the following:

- Repairing of the windows at No.15 Bonny Street at OFL to match those of No.13 Bonny Street.
- Rationalising of the internal layout to meet modern standards of living through demolition of deteriorated partition walls and staircase and internal remodelling.
- Preservation of deteriorating period mouldings, fireplaces, and details through utilising suspended ceiling (at 1FL), plaster board, repairs and replicating where required.
- Improving on the current condition of the building.

SECTION 02 PROPERTY PARTICULARS

2.1

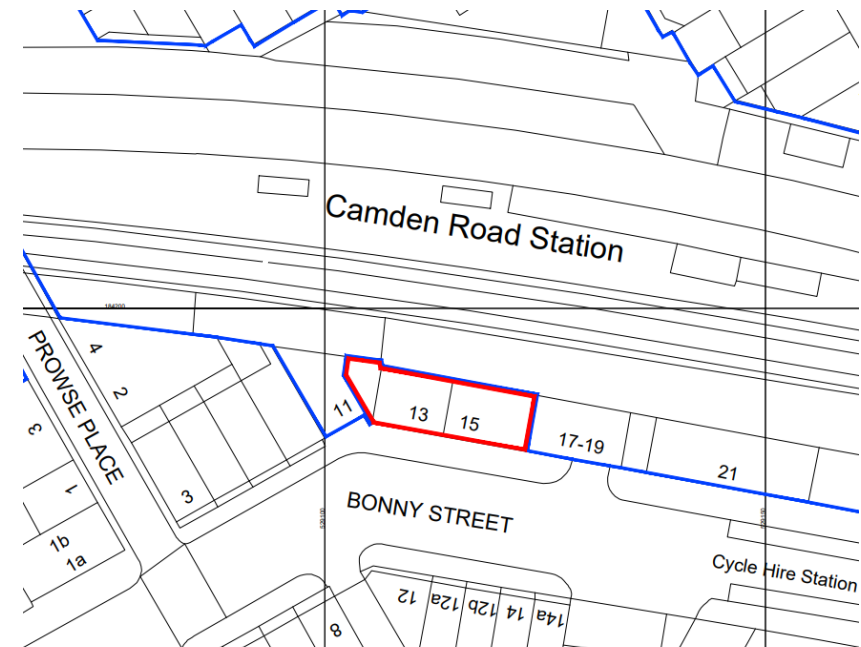


Fig.2 Site Location

2.2 The site consists of two, 19th century, two-storey single aspect, terraced residential units, which back onto the Camden Road station's viaduct. Both properties form a part of the Grade II listed Camden Road Station (List Entry Number: 1244154) in the London Borough of Camden. Both properties also have properties above. Both properties are currently vacant.

2.3 No.13 Bonny Street is an end terraced property, which has a total floor area of approximately 111.1sqm. To the rear of No.13 is an external courtyard, which is within an arch.

2.4 No.15 Bonny Street is a mid-terraced property, which has a total floor area of approximately 99.5sqm. To the rear of both properties is an Arch, which is accessed via No.15.

2.5 The external façade of both properties consists of yellow London Stock brick, and decorative details. The ground floor fenestrations are arched and feature soldier course. The windows are 2 over 2, white timber sash windows. White render is used on the windowsills, along with the plinth to No.13 and is also featured on the neighbouring properties along Bonny Street. These features continue along the terrace.

2.6 The buildings are located within the Jeffrey's Street Conservation Area and is adjacent to the Regents Canal Conservation Area

2.7 Current (and proposed) use for the site is for private dwellings, class C3.

Property above No.13 and 15 Bonny Street



No.13 Bonny Street

No.15 Bonny Street

Fig.3 Front Façade of No.13 and 15 Bonny Street

SECTION 03 DESCRIPTION, HISTORICAL DEVELOPMENT & CONDITION

3.1 The accompanying Heritage Statement includes a detailed description of the historic background and heritage significance of the Site as required by the NPPF.

3.2 Bonny Street was formerly named 'Brecknor Street'. From 1842-1845, Benjamin Wheeler built 25 houses on the north side of the river, and it is likely that the terraced house was developed as part of the Camden Estate development.

3.3 The North London Railway began constructing the viaduct, which passes behind the site in 1847-1849, and as railways widened in 1860, the site was redeveloped before opening in 1870. The station first appeared on ordnance surveys in 1873. The 'waiting rooms' shown on the plans are likely to refer to the building above rather than the site.

3.4 In 1875, the Camden Estate plans show the street level, and the site is shown within these plans. It is unclear whether the site was a part of the station complex at this time. In 1891, the insurance plan by Chase E Goad Limited (see fig 4.) indicated the site as dwellings, referred to as D. 1&2nd.

3.5 The Ordnance Survey produced in 1896 indicates the Camden Town Station, platform and waiting rooms above the site, therefore

this division shown on the 1896 plans is likely to be referring to the property above the site, and not the division of the ground and first floors of the site. In the 1896 survey the OS shows 'Brecknor Street' renamed to 'Bonny Street'.

3.6 The early Twentieth Century saw little development to the site according to the ordnance survey produced in 1916.

3.7 In the 1952 Ordnance Survey, the division of the lower floors of Camden Road Station are indicated. These divisions correspond to the existing layout of the terrace which can be found today. In the 1952 OS the station is marked as Camden Road, after being renamed in 1950.

See right: **Fig. 04**

Chas E Goad Limited,
1891 Insurance Plan of
London Vol. XII: sheet 403



3.7 Generally, the internals of both properties are not in a lettable condition, and it does not appear that the units have been used for some time. There is evidence of water damage, and works are required to bring the buildings to lettable conditions. (See **figures 05 - 16**).

For further information regarding the history of the property, refer to the heritage statement.

3.8 Internal Photographs



Fig.05 – No.13 Staircase



Fig.06 – No.13 Front Hallway



Fig.07 – No.13 Party Wall



Fig.08 – No.13 Front Reception



Fig.09 – No.13 Railway Temporary Space



Fig.10 – No.13 1FL Bedroom



Fig.11 – No.15 Staircase



Fig.12 – No.15 Front Hall



Fig.13 – No.15 Front Room Fireplace



Fig.14 – No.15 Access Door to Arch



Fig.15 – No.15 Kitchen



Fig.16 – No.15 Internal Wall

SECTION 04 DESCRIPTION AND JUSTIFICATION OF PROPOSAL

4.1 The existing layout of No. 13 Bonny Street is asymmetrical, with the staircase to the right-hand side of the entrance door. The front reception is accessed from a hallway which leads to the temporary kitchen facilities instated by railway operations. Adjacent to the entrance door is a kitchen. At the first-floor level, No.13 Bonny Street features two bedrooms off from a hallway. (See **Fig. 17**).

4.2 The existing layout of No. 15 Bonny Street is also asymmetrical. The staircase is to the left-hand side of the entrance door, along with a hallway, storage, access to the archway and a shower room. The curved party wall between No.13 and No.15 splits the central window in two. To the right of the door is the front reception room and opposite to the door is the kitchen.

No.15 is a three-bedroom property, with the staircase diverging to the left and right at a landing. The stairs to the left leads to the bedroom which utilises the central window. The stairs to the right lead to the two other bedrooms. The middle bedroom features a blocked-in door. (See **Fig. 17**).

4.3 The proposed layout of No.13 seeks to provide a new staircase, attached to the proposed party wall which has shifted to the left, utilising the existing wall, and providing a new party wall in line with modern standards. The wall blocks in an existing opening. Immediately to the left of the entrance hall is an open plan kitchen/dining area, with living space and under stairs storage in line

with the modern living standards. The window into the arch behind is blocked off. The living space makes use of the existing fireplace as the centre piece of the lounge area. Off from the open-plan living space is a family bathroom and utility. Access to the courtyard is blocked off.

On the first floor there are two double bedrooms, a storage cupboard and en-suite, in line with modern living standards. Allowance for thermal lining has been provided. (See **Fig. 21**).

4.4 The proposed layout of No.15 seeks to rationalise the middle window, in creating a double fronted dwelling. Adjacent the entrance door is a staircase, with W/C off to the side. To the left of the entrance hall is a ground floor bedroom with en-suite facility. To the right of the entrance hall is an open plan kitchen/dining space in line with modern standards of living.

On the first floor, storage, and two double bedrooms, with en-suite facilities are provided in line with modern living standards. Allowance for thermal lining has been provided. (See **Fig. 21**).

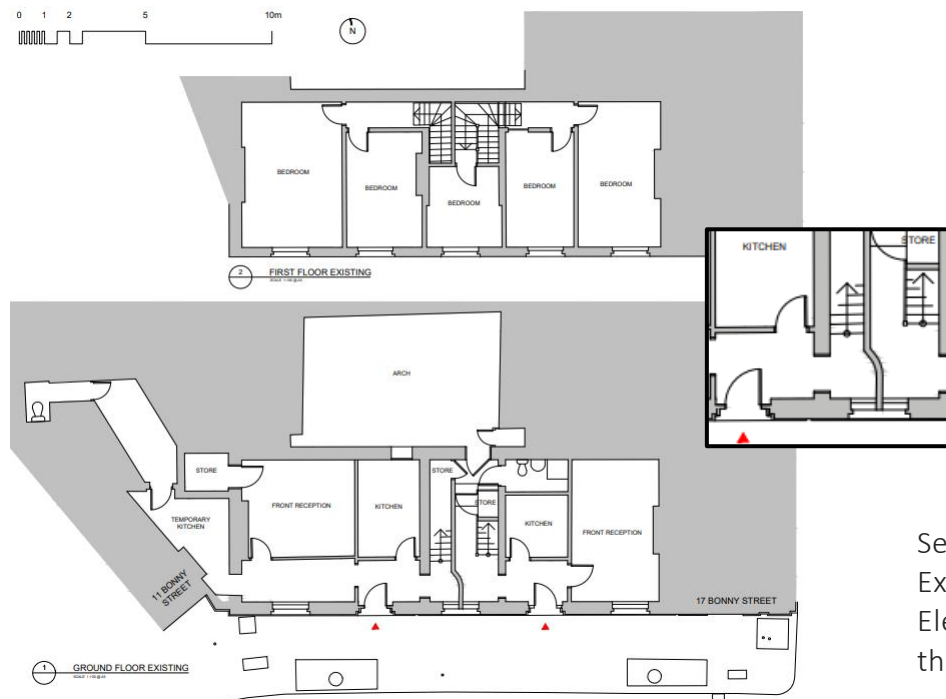
4.5 Internal mouldings are to be replaced with like for like versions. Painted timber heritage skirting boards will be used as per the proposed internal elevations. Like for like painted timber heritage architraves are to be used for the door's frames.

4.6 At 1FL, a suspended ceiling is proposed to deliver better thermal performance and provide a space for services without touching the existing vaulted ceiling. The suspended ceiling shall sit below the original mouldings and period details and preserve them.

4.7 Sockets and switches shall be installed within the proposed partition walls, and trunking shall be used on existing walls and ceilings.

4.8 It is proposed to utilise secondary glazing to the windows of the site (*refer to drawing 100*). The existing security bars to the windows are to be removed and the architraves to the windows are to be replaced with like for like versions.

See below: **Fig. 17** Existing Plans



4.9 It is proposed to rationalise the windows of No.15 Bonny Street at OFL through the removal of the internal dividing wall and thickened glazing bar to the central window, along with repairs to the reception room window. The windows are to match those of No.13 Bonny Street and reinstate the rhythm of the terrace.

4.10 The security grates to the front doors are to be removed, and to make good the openings. The doors are to be overhauled and rehung to the opposite walls on both properties. (See **Fig. 18**).



See right: **Fig. 18**
Existing South
Elevations with
thickened glazing bar

4.11 No.13 utilises the existing flue and boiler location within the proposed utility room. No.15 implements a flue to the first floor which is to match the other flues of the neighbouring properties on the terrace (*refer to drawing 007*).

4.12 For vents, existing air bricks will be utilised, for new vent openings, cast-iron air bricks will be used. (See **Fig. 19**).

4.13 All works to the South elevation to be like for like in materiality. Like for like repair works are to be made to the plinth of No.13.

4.14 The Arch Company acquired No.13 and No.15 Bonny Street in 2019. In previous ownership, the building has deteriorated with water damage which is believed to be caused by a leak within the arch to the viaduct behind the site. A survey was conducted in 2020 and found the building to be in 'poor condition' and not suitable for renting/letting.

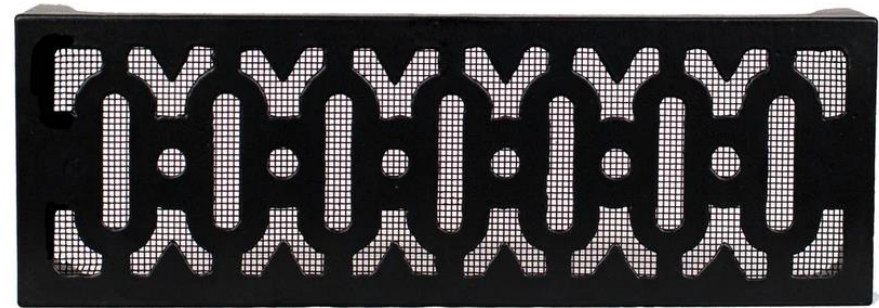
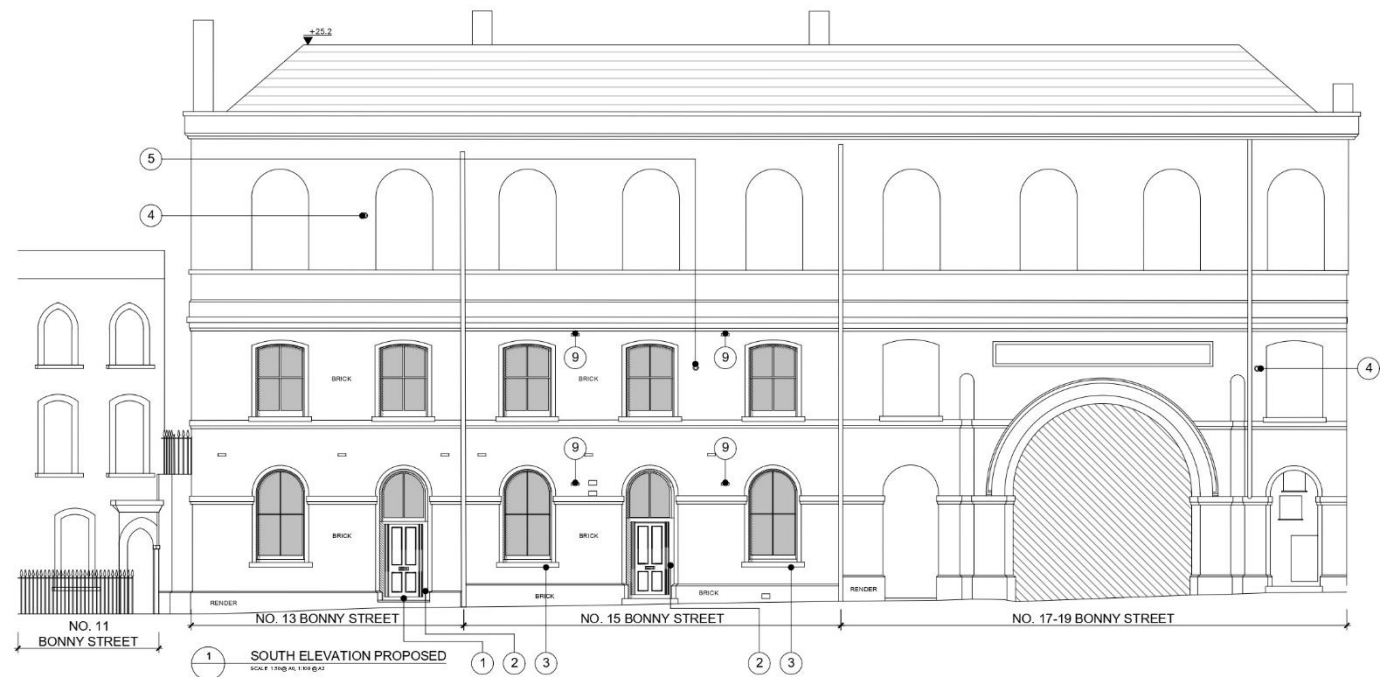


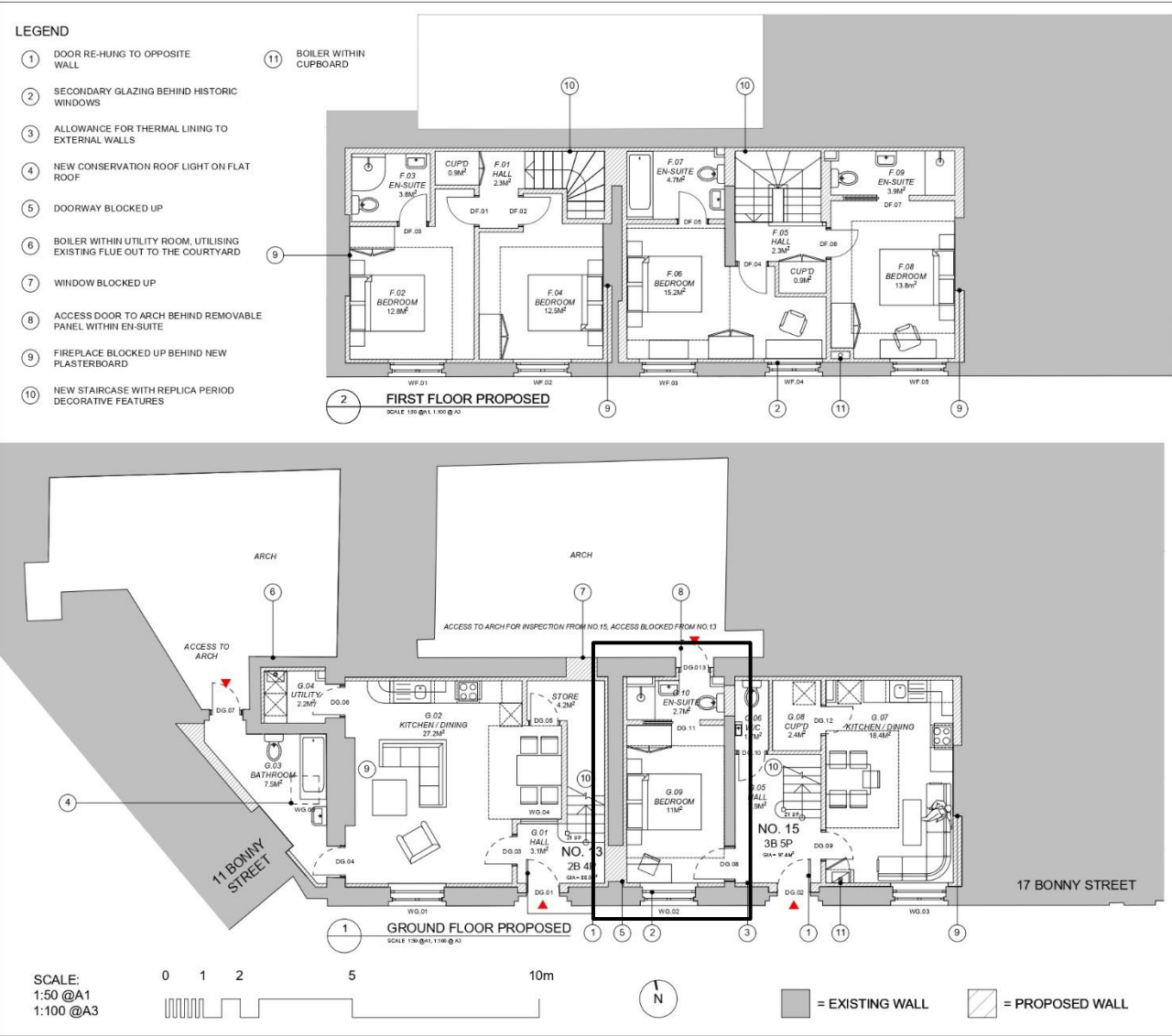
Fig. 19 Black cast iron air brick example from [Architectural Metalwork](#) | [Britannia Architectural Metalwork](#)



See right: **Fig. 20** Proposed Elevation

See left: Fig. 21
Proposed Plans

See above: Fig. 22
Demolition of
existing party wall
between No.13 and
No.15



PLEASE NOTE:

FOR CONSTRUCTION PURPOSES USE FIGURED DIMENSIONS ONLY. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT PROJECT INFORMATION. ALL DIMENSIONS MUST BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORKS. PLEASE REPORT ANY DISCREPANCY TO THE ARCHITECT OR CONTRACT ADMINISTRATOR.

P9	19/09/23	Access to arch between No.11 reinstated
P8	30/08/23	Amended following
P7	17/08/23	Amended following
P6	16/08/23	Amended following
P5	31/07/23	Revised for planning
P4	15/05/23	Amended following
P3	12/05/23	Amended following
P2	05/05/23	Amended following
P1	28/04/23	First Issued
Rev:	Date:	Revision note:

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SURVEYORS ARCHITECT

Project:
13 & 15 BONNY STREET

Client:
THE ARCH COMPANY

Title:
PROPOSED PLANS

Purpose of issue:
PLANNING

Drawing number:
014.2429-006

Revision:
P9

Scale:	Paper Size:	Date:	Drawn By:
1:100	A3	04/2023	AM

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SECTION 05 ACCESS

5.1 There are no proposed changes to the primary access of the site. Both No.13 and No.15 are access via the front elevation at Bonny Street. It is proposed to block off the access to the arch way behind No.13 Bonny Street, and to block off the courtyard space behind No.13. No change to access to No.15 Bonny Street.

SECTION 06 CONCLUSION

The current condition of the building is not suited for modern living and has deteriorated in previous ownership to the stage where it is not fit for use. Through internal remodelling, and modern standards of living and fire safety, the proposal seeks to bring the vacant properties No.13 and No.15 Bonny Street back into residential use and to secure these 19th century properties for the purpose they were intended for.

Restoration of external features and renovation of the windows will improve upon the current state of the external façade facing Bonny Street. Through repairing the windows and replacing the central window to match that of No.13 Bonny Street, the elevation will read as one.



Fig.3 Front Façade of No.13 and 15 Bonny Street