

160 CAMDEN STREET, LONDON. NW1 9PT

Design, access and planning statement in support of the planning application to reinstatement the front lightwell, formation of rear garden with new railings and formation of a new Juliet balcony to the rear of the property at:

160 Camden Street, London NW1 9PT

24th July 2024

This document is in accordance with the requirement set down by the DCLG.

Included within this application,

Existing drawings:

Site plan	SV.01/ B
Lower ground floor plan	SV.02/ B
Ground floor plan	SV.03/ B
Front elevation	SV.04/ B
Rear elevation	SV.05/ B
Section	SV.06/ B

Proposed drawings:

Site plan	GA.01/ D
Lower ground floor plan	GA.02/ G
Ground floor plan	GA.03/ H
Front elevation	GA.04/ E
Rear elevation	GA.05/ E
Section	GA.06/ E

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1. Introduction

The proposal is for the reinstatement of the front lightwell with new railings, formation of rear garden and formation of new Juliet balcony to the rear.

The property had been unoccupied for many years, it suffered from significant damp ingress and required extensive refurbishment to put it back into a meaningful use.

The property obtained 'prior approval' change of use from office (Class E) to residential (Class C3) and the Section 106 agreement has been completed.

In 2023 a pre app was submitted to consider how best to manage 160 and 162 Camden Street, both properties being in the client's ownership.

These internal refurbishment works have been undertaken and this application seeks to formalise the external changes that have taken place to implement the damp proofing.



160 Camden Street

2. Site

The property is not listed however it falls within the Jeffrey's Street conservation area and is adjacent to 162 Camden Street, a Grade II listed building.



162 & 164 Camden Street

162 Camden Street listing - Listing NGR: TQ2899984236

Pair of semi-detached houses. Early C19. Yellow stock brick. 3 storeys and basements. 2 windows each. Round-arched ground floor openings. Nos 162, 166 & 168 with rusticated stucco side porticoes. Fanlights and panelled doors. No.164 with cast-iron hoods to windows and originally to entrance. Plain stucco bands at 1st floor level. Gauged brick flat arches to recessed sashes; 1st floor with cast-iron balconies. No.164, 1st floor with rare survival of wooden verandah having 3 round arches, intricate fretwork detail, trellis ends and metal hood. Parapets, INTERIORS: not inspected. SUBSIDIARY

FEATURES: attached cast-iron railings with urn finials to areas. (Survey of London : Vol. XIX, Old St Pancras and Kentish Town: London: -1938: 50).

The Conservation Area lies just north of Camden Town, bounded by Camden Street and Kentish Town Road to the west and Royal College Street and St Pancras Way to the east.

The Conservation Area was designated on 12th November 1985 and consists of early 19th century residential properties. In addition, as stated in the councils Conservation area statement –

The Jeffrey's Street Conservation Area is an enclave of quiet, predominantly residential, streets and narrow lanes between the busy thoroughfares of Camden Street and Royal College Street. It consists, mainly, of 18th and 19th century terraced houses set between areas of green open space.

The building itself is the last property in the terrace and is immediately to the north of the raised train line and bridge over Camden Street. It consists of two stories made up of the ground floor, which is the entrance level from Camden Street, and a lower ground floor level which is at the garden level at the rear of the property.

The front lightwell had been covered over though the window opening was still in position at the lower ground floor level.

The yard buildings (which is in the same ownership) at the rear of the group of properties was built up to the rear of 160 Camden Street and the opening blocked up.

As the building was empty it suffered from graffiti, rubbish dumping and antisocial behaviour.

3. History

There is little planning history relating to this property, we understand it was last used as office accommodation however it has been empty for many years.

The surrounding properties are all residential and the previous 'Class E' use was not suitable. Therefore, and as noted in the introduction the property has obtained 'prior approval' change of use from office

(Class E) to residential (Class C3) Application ref: 2022/5394/P. The Section 106 agreement has been completed and this change has been implemented.

In the first quarter of 2023 we considered option regarding its use and its relationship with the neighbouring property (which is in the same ownership). A pre app was submitted to consider this further - ref 2023/1003/PRE. Following the planning advice, we concentrated on 160 Camden Street, and the pre app scheme forms the basis of this application.

4. The Proposal

The internal refurbishment which included significant fabric repairs and damp proofing has been undertaken and these works have been completed.

As part of these works the section of lightwell infill at the front and the roof abutting the rear of the property have been removed. This proposal is to formalise these external changes and will include the reinstatement of the front lightwell and the formation of a courtyard garden at the rear which will complete the scheme submitted as part of the pre app 2023/1003/PRE. The property will then form a self-contained two-bedroom residence.

5. Design

Most of the external parts of the property remain fundamentally as existing however they will benefit from the recent refurbishment, new roof, insulation, and damp proofing.

The proposed external changes are designed to enhance the building and the surrounding properties. The reinstatement of the front lightwell will help define the property and provide a similar appearance as the rest of the terrace. The railing will also define and add the much-needed threshold to the property.

The rear of the property will benefit from the courtyard space and the appearance of the rear of the property will be significantly improved with the new windows, Juliet balcony and doors.

6. Use

As stated earlier we believe the property was previously office

accommodation. Prior to the recent internal refurbishment, the property had been vacant for many years. Now the change of use has been implemented the new use is residential (Class C3 Application ref: 2022/5394/P).

7. Layout

There is no proposed change to the internal layout as part of this application. The lower ground floor will however benefit with the reinstatement of the front lightwell and the formation of the rear courtyard. This will allow the property to provide a nicely designed 2-bedroom house of circa 72m².

8. Scale

The proposal will have no adverse effect on the neighbouring properties, the refurbishment will in fact improve and enhance the terrace.

9. Landscaping

The courtyard garden will be simple in its appearance. It will be finished in stone effect paving and the walls rendered and painted white. Planting will be provided in the form of planting troughs.

10. Appearance

As stated above, there will be little effect on the surrounding properties in respect of the front of the building. The public appearance of the property will be largely unchanged however the reinstated lightwell will provide the much-needed threshold and zone separating the building from Camden Street.

11. Vehicular access

There is no provision for parking and the restricted parking S106 has been completed and signed.

12. Inclusive access

The access to the property will not be adversely affected however the building does not lend itself to those with reduced mobility.

13. Refuse & Recycling

The property is like all the properties in the terrace and cannot accommodate wheelie bins for general waste and recycling. Refuse collection will be managed in the same way it was collected in the past and as the adjacent properties.

14. Daylight

The reinstatement of the front lightwell will provide natural light to the lower ground floor front room in a similar manner to the neighbouring properties all of which have acceptable levels of daylight.

To the rear of the property at garden level the formation of the courtyard will provide desired amenity space. It will also provide acceptable additional daylight to the proposed kitchen / living room which currently has two side facing windows.

15. Conclusion

The reinstatement of the front light well will enhance the street appearance, the adjoining listed building, and the characteristic of the conservation area.

The refurbishment of the property was needed otherwise the property would have deteriorate further and fostered increased levels of antisocial behaviour. Bringing the property back into use and making proper use of the lower ground floor is therefore clearly sensible.

The proposal is a positive contribution to the surrounding properties and the conservation area.