

## **Flat 3, 33 Betterton Street**

28/06/2024

Dear Camden Council Planning Department

### **Design and Access Statement & Heritage Statement**

Site address: Flat 3, 33 Betterton Street, London, WC2H 9BQ

### **Description of the layout of the proposed development**

Both elements of the application relate to the top floor flat, flat 3. The works affect the interior of flat 3, and the roof above. No elements are visible from the ground floor, or the street, on either side of the building.

The application contains two parts –

- 1) Relocating the kitchen.
- 2) Replacement of existing velux windows.

### **Description of the existing property or site**

This application is made by the leaseholder and residential occupier of flat 3, 33 Betterton Street. The building is residential. All leaseholders are aware of the application, as is the freeholder.

The property is Grade II listed. The listing specifically mentions the hallway panelling and stair newel posts, neither of which are impacted by the proposed works.

33 Betterton Street is a terraced building, built in the mid 1730's, and is in a mixed-use urban street. Although historically the building had a commercial ground floor, flats 1 and 2 were created many years ago, flat 3 (the subject flat) received permission to be turned into a self-contained flat in 1980 (HB2460). From 2015 permission to turn the ground floor and basement commercial space into a single flat were implemented. The building is now fully residential.

### **Reason for the proposed works**

- 1) Relocating the kitchen.

Currently the sleeping accommodation forms part of the main living area and the kitchen separated at the back of the building. Relocating the kitchen to the front of the building will provide a dedicated bedroom in the quieter part of the flat at the rear.

The rear of the building backs onto the terrace behind, and most flat have their sleeping area on this side. The room is already double glazed, and the absence of a road, roof terraces or balconies outside, means this side of the building is far more peaceful even with the window open.

We are reluctant to install comfort cooling as an alternative, as this would involve unnecessary plant, and is not an environmentally sustainable alternative.

There are also occupied buildings opposite the flat windows, and moving the sleeping area to the rear of the property will create more privacy.

Consolidating the living area and the kitchen also more conducive to modern living, as our current sleeping area is located in the living area. The 'L' shaped living area lends itself well to the installation of a kitchen without it intruding into the room as well as being adjacent to water supply and drainage services already serving the existing bathroom. Although small, there is sufficient room for a full kitchen, with appliances and sufficient storage.

The planned kitchen hood is a recirculating hood, and therefore will not require venting through the exterior envelope. The hob will be electric so no new gas connection is necessary.

The existing kitchen will be removed and the space replastered and painted.

A door would be added to the bedroom in the existing door surround in accordance with para. 7.32 of the Camden Local Plan (has a permanent partition between eating and sleeping areas).

- 2) Velux windows. The two existing Velux windows are the pre-1991 models. They are double glazed with central swing opening mechanism. Due to their age, the double glazing has become compromised and there is water and condensation inside the panels, therefore we propose to replace these with similarly sized units that provide the thermal and acoustic performance one expects. The model of the windows chosen is composite in style with an internal timber finish for aesthetic reasons and externally, aluminium for robustness and longevity, especially given their relatively difficult position for maintenance access. A small solar strip on the exterior frame will provide electrical control over their opening and closing including the blinds without the need for wiring. The current windows do not have this feature, hence the application.

The roof of 33 Betterton Street is a London 'M' shape and the roof lights are sited in the valley of the 'M' and therefore not visible from the street. The solar strip is also very slim and a similar colour to the frame.

Velux windows come as a unit, and the current models are exactly the same size as the previous models ensuring no modifications to the existing roof structure opening is required. They are also of the same profile as the existing windows and installed by the manufacturers.

### **Explanation of the design principles and concepts behind the proposed development**

The proposed changes to the flat are designed to create a more conventional layout with separate bedroom and open plan kitchen/living/dining. The proposed kitchen is designed to complement the existing flat, using quality materials and sympathetic styling. The new Velux windows are replacing like for like as a repair.

### **Description of the layout of the proposed development**

The main walls of the flat, and location of the interior walls will not be changed, and the flat will not increase in size. As such there is no demolition of any part of the listed building. The main room of the flat is an 'L' shape, as the existing bathroom is built within the main room (see plan). The new kitchen will be fitted in the short section of the 'L' away from the flat's front door. The kitchen would be of an 'L' shape itself, to ensure sufficient cupboard space and fit a sink, washer-dryer, oven, hob and fridge.

**Details of the proposed access to the development site. How equal and convenient vehicle and disabled access to buildings, spaces and public transport is ensured and maintained.**

There will be no change to the access arrangements to the building during and post completion of the works. Access being via the main staircase entered off Betterton Street.

**Explanation of how the historical and architectural importance of the listed building has been considered when designing the development. In particular its physical features and setting.**

As above, the methodology of access to water and drainage through the modern bathroom wall, rather than introducing significant new pipes and drainage, is intended to avoid the impact of works on the historic fabric of the building. No joists will be altered and the ceiling will not be changed.

The works will not be visible from street level or from neighbouring buildings so there should be no effect on the setting of the building or on its neighbours. The features of the hallway noted by the listing, will not be altered by the proposal as these fall outside the leasehold ownership boundary.

**Heritage statement**

**Listing**

**Extracts:**

Heritage Category:

Listed Building

Grade: II

List Entry Number: 1244499

Date first listed: 15-Jan-1973

Statutory Address 1: 33, BETTERTON STREET

District: Camden (London Borough)

National Grid Reference: TQ 30251 81187

CAMDEN

TQ3081SW BETTERTON STREET 798-1/105/92 (South side) 15/01/73 No.33

GV II

Terraced house with later shopfront. Early C18, refaced early C19. Yellow stock brick. 4 storeys and basement. 2 windows. C20 shopfront. 1st and 2nd floors with gauged reddened brick arches to recessed casement windows. Rebuilt parapet. INTERIOR: has good early C18 staircase to top of house with closed, moulded string, square newels and twisted balusters. Moulded dado and some original doorcases. Hall with arched opening, some panelling and boxed out cornice. Included for interior.

Listing NGR: TQ3025181187

**Please note – there is no longer a shopfront. The building is now fully residential.**

## **Justification of the proposal under the criteria set out in the National Planning Policy Framework.**

Chapter 16 of the National Planning Policy Framework, 'Conserving and enhancing the Historic Environment' is particularly relevant to listed buildings.

The proposal is made to ensure that the building complies with current residential electrical standards and best practice enabling the continued use of listed buildings. Para 190 of the National Planning Policy Framework states the 'desirability of **sustaining** and enhancing the significance of heritage assets, and **putting them to viable uses consistent with their conservation**' (bold added). The provision of quality accommodation conforming to current more sustainable use, is clearly within the aims of the National Planning Policy Framework.

## **The significance of the heritage asset affected, including any contribution made by its setting.**

The works will not be externally visible, so there should be no effect on the setting of the building. The features of the hallway noted by the listing, will not be altered by the proposal as this falls outside of the leasehold ownership boundary.

The building is Grade II listed. Although the building is much loved, and makes a positive contribution to the area, it is not of national importance architecturally, and is not a Blue Plaque building. The flat was created in the 1980's in the top/attic floor, and so is not original to the layout of the building which was commercial with presumably residential and storage above.

## **The justification for the proposed works**

As above, the work to the windows is needed to ensure the fabric of the building is maintained as the double glazing has failed and the upgrade at the same time will improve the quality of the accommodation.

Moving the kitchen will improve the quality of the flat in accordance with the Camden Local Plan (health) which notes the effect noise can have people's quality of life. In addition to the lowering of noise for us in flat 3, it will also improve the noise for flat 2 as our kitchen appliances will not be above their sleeping area.

Chapter 2 of the National Planning Policy Framework, 'Achieving Sustainable Development' a key aim is the provision of quality places to live.

## **The impact of the proposal on the significance of a heritage asset**

No historic fabric will be affected, and there will be little visual or historic impact. The current floor plan of the flat is from the 1980s.

## **The steps that have been taken to avoid or minimise any adverse impacts on the significance of the asset.**

The siting of the new kitchen has been chosen to enable direct access into the services needed with no harm to the historic fabric. The kitchen design has been chosen to complement the age of the building in being a simple shaker design.

### **The sources considered**

The building's publicly available listing has been consulted, and extracts of this are copied above. I have lived in the building for over 17 years. During my time here I have researched the building and its previous occupants and uses. The ground floor has been a shop and a launderette, and the building has been the residence of a picture liner and a Japanner. Whilst not a grand house, the residents have reflected the social trends of the eras they lived in, and the building has always been in use. Ensuring that the building is consistent with current standards, and provides comfortable accommodation, will ensure the use of the building into the future.