13 JEFFREY'S PLACE NW1 9PP
EXTERNAL ALTERATIONS

DESIGN & ACCESS STATEMENT
Including conservation area impact assessment

Householder Planning Permission
19th April 2024
9th August 2024 Amended rev A

Introduction
On behalf of the applicant, Marcus Taylor, we are making this application for householder planning consent for the following works to the modern mid-terrace house:
Roof
Removal of existing rooflight and installation of solar pvs;
Alteration to rear roof slope to create inset balcony accessed by glazed doors;
Installation of 2 no. flush rooflights to existing front slope.
Front elevation
Replacement of garage door.
Rear elevation
Replacement of conservatory/ rear glazed doors to garden;
Lower window cills at first and second floor level and install new glazed doors;
Replacement window to closet wing;
New balconies at first and second floor levels

Context
No. 13 Jeffrey's Place is a mid-terrace three-storey house in a row of eight identical houses that were built in the 1970s. The land on which the modern terrace stands previously housed industrial buildings, probably constructed in the late C19/ early C20 (fig 2) on the back gardens of the early C19 terrace (fig 3) that still fronts onto Jeffrey's Street to the north. The buildings to the south of Jeffrey's Place include a couple of small late C19 industrial units flanking the early C20 manufacturing headquarters of the pipemaker B Barling and Sons, converted to residential within the last ten years, at no.s 7 & 8 Jeffrey's Place. A 1970s live-work unit is opposite the house at no. 8 Prowse Place and two late C20 faux-industrial houses sit at the other end of Jeffrey's Place, facing an early C20 tenement-type block at no. 20. No. 9 Jeffrey's Place, directly opposite the house, recently won an award for its refurbishment as an office building.

Fig 1.

Fig 2. OS 2023

Fig 3. OS 1915

Fig 4. OS 1870

Jeffrey's Place is part of the Jeffrey's Street Conservation Area Sub Area 1 which otherwise comprises mostly early C19 terraces. The Conservation Area Statement published in 2003 describes the terrace as '*a row of four storey modern town houses (Nos. 12-19), built in the 1970s, of stock bricks, with the top floor set back behind roof terraces'*. And goes on to state that *'these buildings fit in comfortably with the scale and character of Prowse Place and are good examples of modern backland development providing four storey buildings, which succeed in being subordinate to the Georgian buildings in Jeffrey's Street in terms of scale'.*
The modern terrace is further considered within the Conservation Area Statement to make a '*positive contribution to the special character and appearance of the area'* and as such *'proposals to demolish these buildings should be assessed against the same broad criteria as proposals to demolish statutorily listed buildings'.*
Any alterations to the houses will also need to consider the context of the houses to the rear of Jeffrey's Place fronting Jeffrey's Street which are grade II listed, entry no. 1379152.

Description
The 1970s terraced house is built of cavity London stock brickwork with double glazed ribbon windows at first and second floors, above an up-and-over garage door which is next to the solid entrance door. A rose climbs across the front elevation from a brick planter which was clearly part of the original vision.
To the rear a windowless full height 'closet wing' containing the remains of a historic refuse or laundry chute, provides a scale and rhythm to the terrace, with glazing set back into the recessed part of the elevation making it invisible as seen from Prowse Place; at ground level the recess has been infilled with insubstantial aluminium-framed glazed doors and roof glazing to form a conservatory which opens onto the north facing paved garden, itself enclosed in brick walls with trellises over.

Fig 5. View of rear of terrace 2023

The pitched and flat roofs are overlaid with mineral felt, which laps over the party wall parapets.

The aluminium framed double glazed windows are unlikely to be original but the colour and glazing bar distribution is consistent along the terrace, which contributes to its quality.

In terms of layout, the house has 3 no. bedrooms and bathrooms to the lower two floors, and living space to the upper two floors.

At ground level a single garage is provided at the front of the house, with entrance hall and inner hall providing access to the stair. A single bedroom at the rear has use of a small shower room. Two more bedrooms at first floor level are served by a bathroom, with the front bedroom having its own ensuite shower and basin. The stair is open to the second floor living/ dining room which extends the depth of the house and up to the rafters; the kitchen is enclosed and separated by a sliding door to the north west corner and a 'period'

spiral stair against the west party wall reaches the third floor mezzanine which overlooks the living space to front and rear; eaves storage space is located above the kitchen. A large fixed but obscured polycarbonate rooflight is located at the centre of the flat part of the mansard roof. The ceilings are plastered apart from the living space which has a characteristic varnished timber boarded finish.

Fig 5. Interior second floor & mezzanine 2023

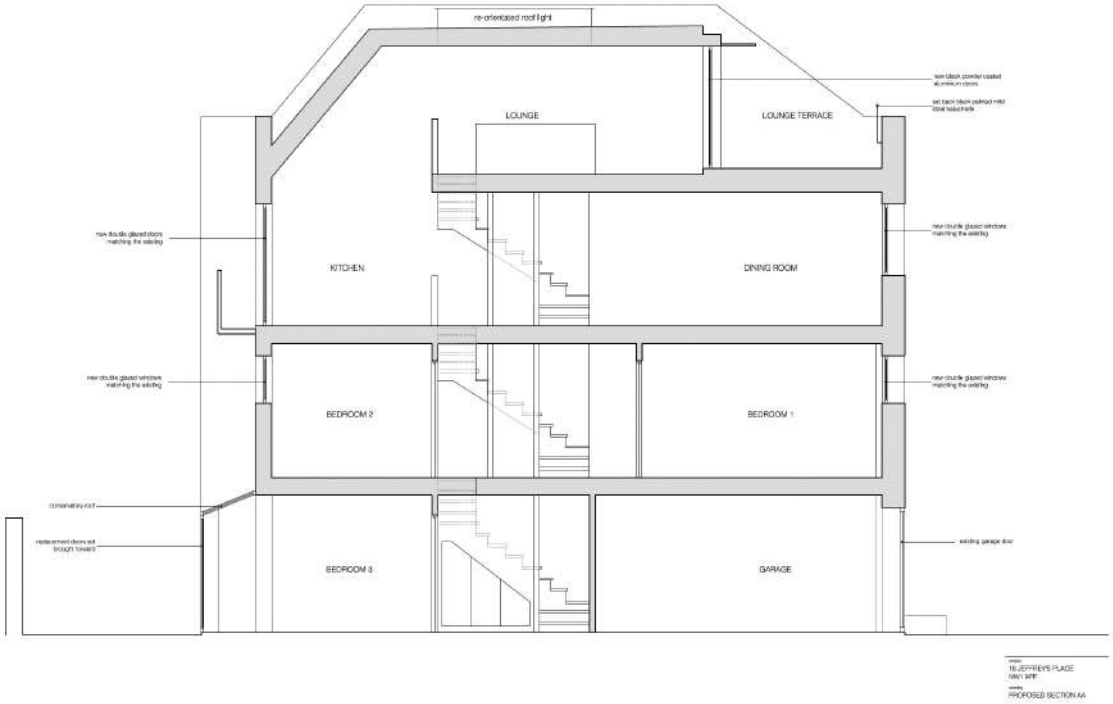
Planning History

Based on online searches of Camden Council's planning website only, there appear to be no historic planning applications associated with no. 13 Jeffrey's Place, which is not surprising given its original condition. Planning approval ref 2023/5081/P for similar proposals, but excluding the rear inset balcony in favour of rear flush rooflights, was granted on 23rd May 2024.

A number of applications have been submitted and approvals granted in connection with proposals for alterations to neighbouring houses; those listed below are organized in order of relevance to this submission:

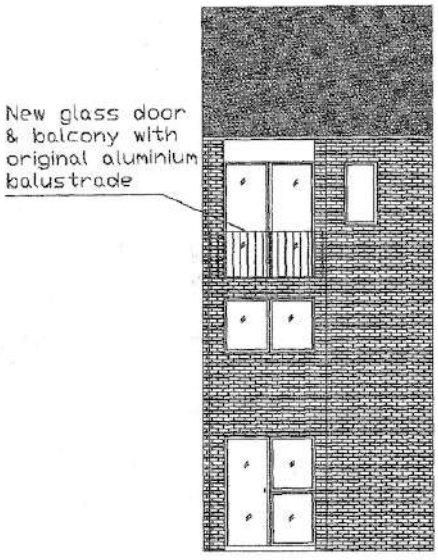
2014/7644/P 16 Jeffrey's Place

Erection of a single storey conservatory at rear ground floor and provision of roof terrace to front



2004/0576/P 17 Jeffrey's Place

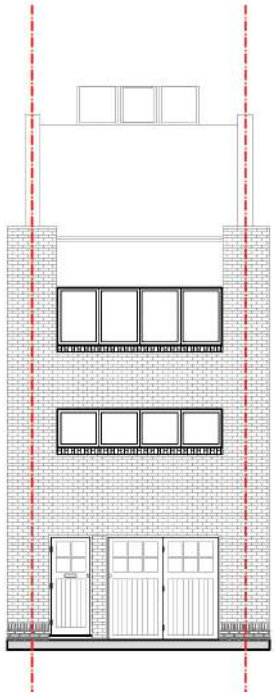
Alterations to the rear elevation including new and enlarged window openings, new glass doors at second floor level with aluminium balustrade



Proposed rear elevation

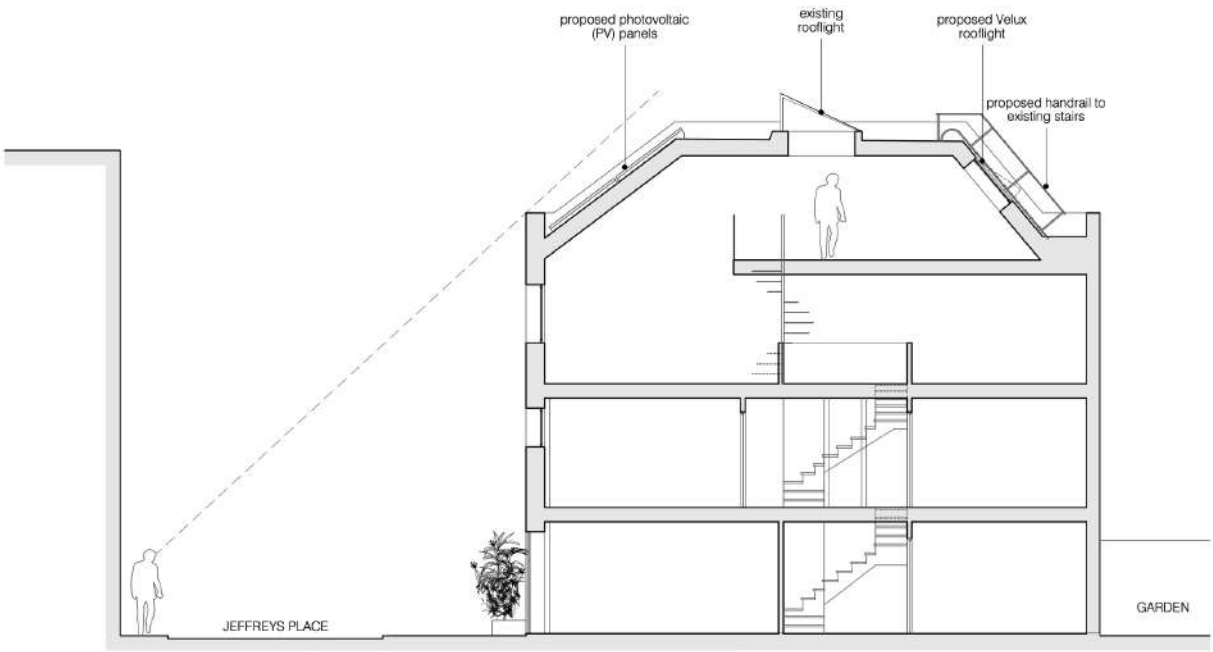
2021/3378/P 17 Jeffrey's Place

Replacement of garage doors and entrance door with new panelled doors/entrance door and conversion of garage into living room. Removal of boiler room at rear and erection of full width single storey extension at rear with bi-fold glazed doors. Insertion of window at second floor of rear bay.



2023/1744/P 17 Jeffrey's Place

Installation of solar panels to front pitch of roof and velux windows to rear pitch.



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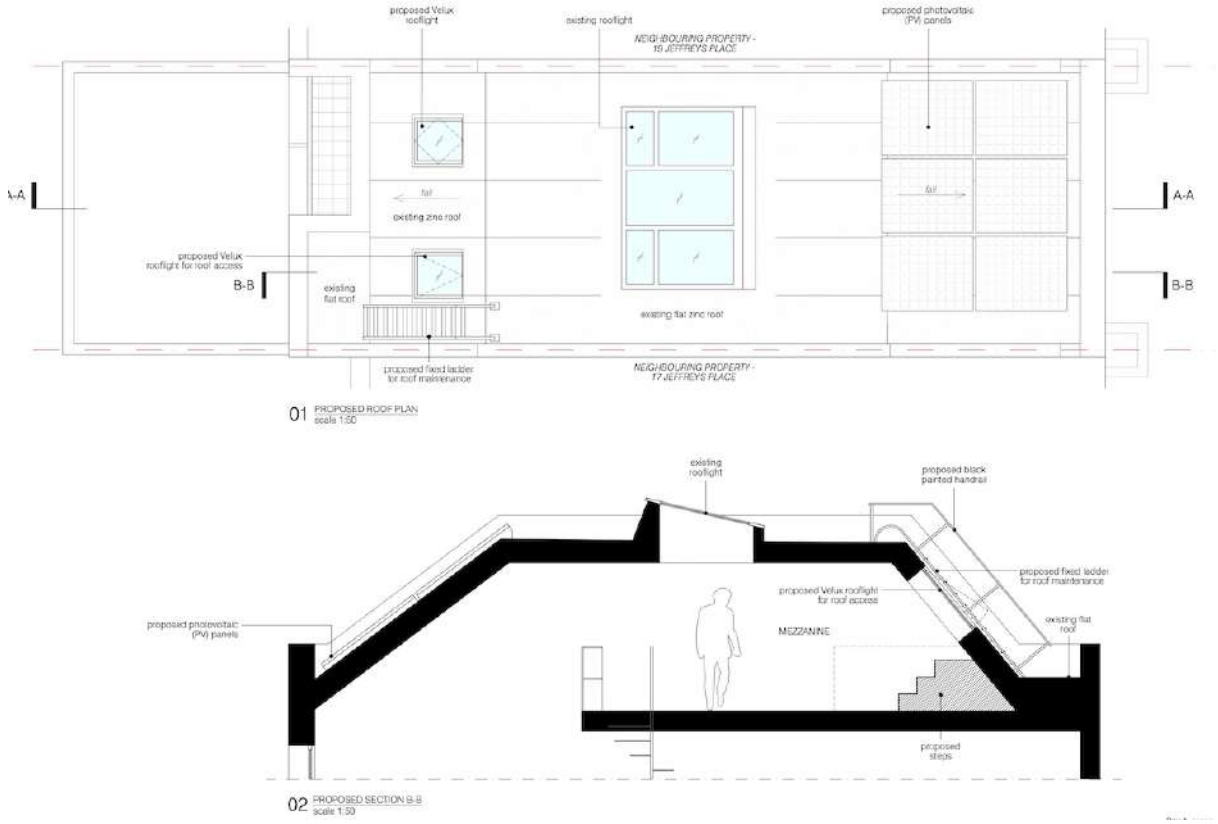
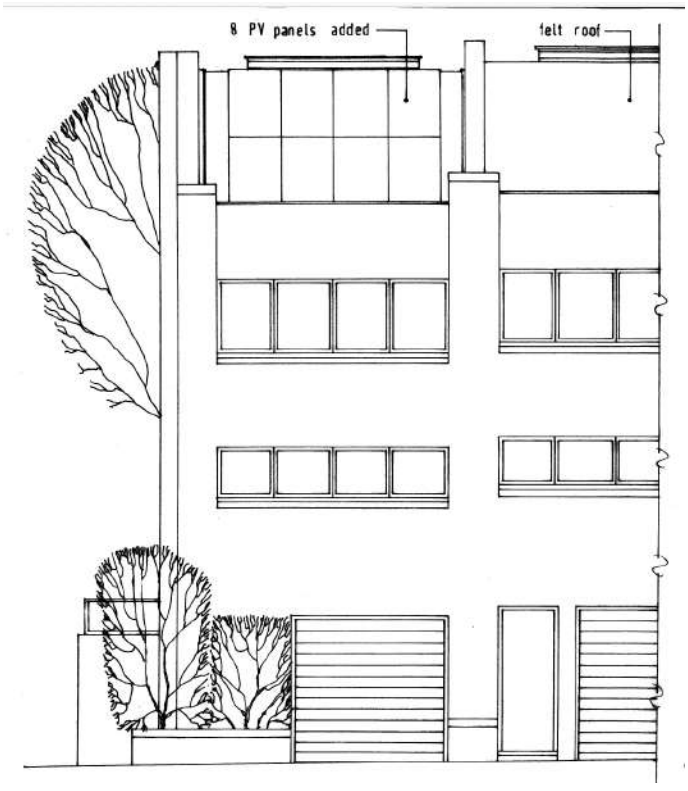
2022/5171/P 18 Jeffrey's Place

Installation of 2 rooflights and maintenance access ladder on rear pitch of roof; and installation of photovoltaic panels on the front pitch of the roof.



2010/1052/P 12 Jeffrey's Place

Installation of 8 photovoltaic panels on a roof of existing dwelling house



Pre-Application Advice and policy considerations

A pre-application submission made and acknowledged by Camden on 27th October 2023 under reference 2023/4622/NEW, including a front inset balcony. A subsequent planning application, ref 2023/5081/P eclipsed this pre-app and has been approved.

During the process of his consideration of 2023/5081/P case officer Chris Smith requested that a front inset balcony be removed from the proposals; we then proposed a rear inset balcony as an alternative, since this accorded more closely to policy. Chris responded: *'we would . . . resist the installation of a rear balcony into the uninterrupted roofline within this conservation area.'* This application is submitted to formally test this position.

The following policies were considered when formulating the proposals:
National Planning Policy Framework September 2023
- Chapter 12 Achieving well-designed places
- Chapter 16 Conserving and enhancing the historic environment

The London Plan March 2021
Greater London Authority Housing Supplementary Planning Guidance (SPG)
Camden Local Plan 2017
Supplementary Planning Guidance
- CPG1 Design (Jan 2021)
- CPG Housing (Jan 2021)
- CPG Home Improvements (Jan 2021)
  2.2.3 Balconies and Terraces
- CPG Amenity (Jan 2021)

Jeffrey's Street Conservation Area Statement 21 (April 2003)

Consultation
Immediate neighbours at no.s 12 and 14 Jeffrey's Place, no. 4 Jeffrey's Street and 8 Prowse Place were provided with drawings of the originally submitted proposals ref 2023/5081/P which included a front inset balcony, since omitted; their comments were subsequently made directly to Camden. They have not been consulted by the applicant in relation to the proposal for the rear inset balcony.

Detail Proposals
Use and size
The house is to remain a single family dwelling with no increase in the number of bedrooms. The GIA is increased by 2.1m2 at third floor/ mezzanine level, although the addition of internal wall insulation to external and party walls means that there is no significant overall change in the GIA.

Footprint and height
The footprint of the dwelling is not altered but the height of the mansard roof is increased by 150mm through the introduction of insulation over the existing roof structure.

Alterations to front elevation
It is proposed to replace the existing steel up and over garage door with painted timber part-glazed 'garage' doors, with the central door being used as the primary entrance. The garage is to be converted into a spacious lobby with secure cycle storage and bin store; the existing front door will remain in use for access to the bike store to allow for the use of a cargo bike if needed.
The felt finish to the front roof pitch is to be replaced with standing seam zinc set with 2 no. small flush conservation rooflights. Felt copings to the party parapet walls will be replaced with aluminium.
The large fixed obscured polycarbonate rooflight to the flat section of the roof is to be removed and 8 no. solar pv panels installed, to charge an internal battery. Set at 10º pitch

their elevation is lower than that of the existing domed rooflight and so they will not be visible from street level.

Alterations to rear elevation

As proposed to the front roof slope, the roof finish to the rear will also be standing seam zinc, but with an inset balcony which is accessed from the new kitchen at third floor/ mezzanine level via glazed doors.

The two windows at first and second floor level will be replaced with aluminium framed glazed doors to access new balconies. The second floor balcony floor will be formed in steel grating on a new steel structure, with a mesh-infil balustrade to provide an obscured screen. At first floor level the balcony floor is supported on the flat roof of the replacement infil extension below and again protected by a matching mesh-infil balustrade. The ground level replacement infil extension is enclosed with aluminium framed glazed doors to match those at first and second floor level..

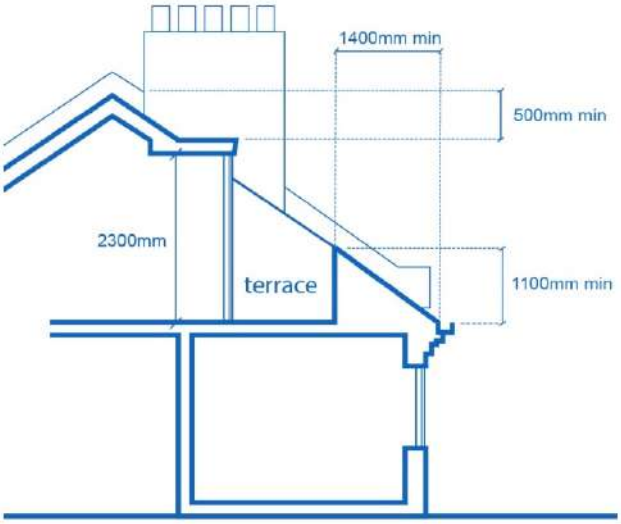


Fig 6. Diagram from Camden's CPG Home Improvements

Conservation Area Impact Assessment

As noted above the 1970s terrace makes a positive contribution to the Jeffrey's Place Conservation Area and so any alterations must be shown to preserve or enhance its special character and quality. This positive contribution is a result of the quality of the original design of the houses, and the surviving consistency in their form and detail. Alterations that have been carried out to date along the terrace, including the insertion of rear balconies, rooflights and solar panels, in some cases to front pitches, have not taken away from that consistency since the level of the front parapets means that the front roof slopes are not visible from street level on Jeffrey's Place. The proposed roof level alterations to no. 13 will equally not detract from the qualities of the terrace that should be protected.

Furthermore the replacement doors to the front elevation are designed in terms of their proportion and detail to sit comfortably within the 1970s elevations and so preserve the character of the houses.

To the rear the existing stepped brick façades provides natural recesses to take balconies, which have been installed in a number of neighbouring properties; with appropriate lightweight materials and detailing, balconies and glazed doors at no. 13 will not disrupt the strong character of the rear elevation; detail might be required as part of a condition of any approval. The replacement of the non-original ground floor rear glazed extension will be inobtrusive.

Amenity

Amenity

The house is served by a small north facing back yard, which is accessed through a bedroom. As such it provides an inadequate amenity to the occupants of a family home. The introduction of small balconies to the rear which allow for full height doors, and offer space for planting will provide significant improvements to the amenity quality.

Fig 7. Google Maps aerial

Privacy

The privacy currently enjoyed by the occupants of the terraced houses on Jeffrey's Street which back onto Jeffrey's Place is considered in the design of the rear inset balcony in two ways:

1 the floor level of the balcony is dropped and its depth dimension reduced so that the 'balustrade' that is formed out of the pitched roof eaves is 1.6m high;

2 the fixed bench seat proposed means that users of the balcony are unable to stand at a distance of less than 18m from the windows of the houses on Jeffrey's Street.

The shallow balconies at first and second floor level to the rear will not be sufficiently large for sitting out and the obscured balustrades will ensure that the privacy enjoyed by the occupants of the houses on Jeffrey's Street will not be affected.

Light & heat

The proposals do not affect the light received by the occupiers of adjacent properties. The natural light received by no. 13 is improved through the increase in glazed areas. Most of this new glazing is proposed to the rear/ north facing elevation which doesn't present an overheating risk. The removal of the existing rooflight will eliminate an existing cause of overheating, and the new rooflights will be fitted with external anti-heat blinds that will be flush with the roofslope.

Flood risk
With reference to the Environment Agency flood maps for planning, the house is located in flood zone 1 which has a low probability of flooding from rivers or the sea. It is also identified as having a low level of flooding as a result of surface water. There is no increase in impermeable surface which might generate run-off as a result of the works and given the minor nature of the alterations there is no intention to include a SuDS in the proposals.

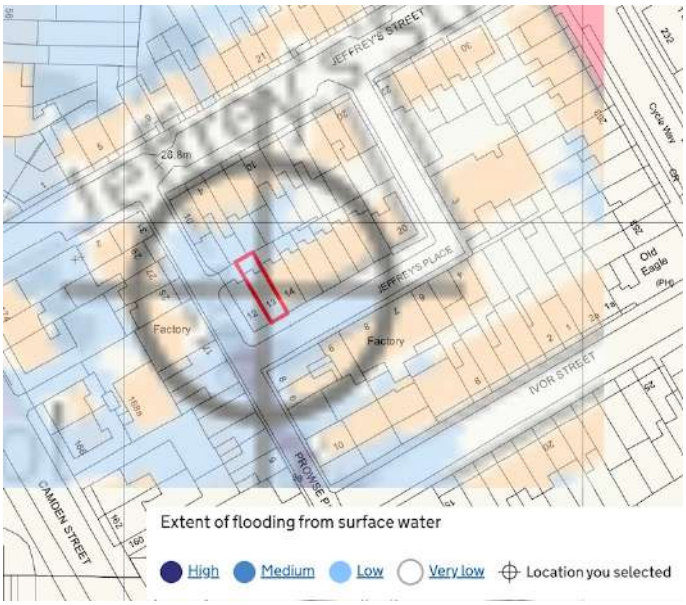


Fig 8. Surface water flood risk map

Ecology
No trees, hedges or protected species are affected by the proposals, however it is intended to install a nesting brick at high level within the north elevation, which provides an ideal site for breeding swifts. The small garden is to be landscaped and planted with native plants to attract pollinators and other insects.

Sustainability
The applicant proposes to carry out improvements to the fabric of the house to reduce carbon emissions in the heating or cooling of the interiors. These will include the introduction of insulation to the existing cavity walls where it is absent and further internal thermal linings to the external walls. Roofs and ground floors will also be insulated and new windows and doors will achieve U values to exceed building regulations.
A solar installation powering a battery will minimise the demand for power that the occupants will take from the grid. The gas supply to the property will be removed and heat and hot water will be electric to take full advantage of the renewable installation. All lighting will be very low energy and appliances will be A rated.
The replacement of the off-street parking space with convenient cycle storage will encourage cycle use over car travel.

Access
Access into the property will be improved with the introduction of a level threshold into a large entrance lobby and internal cycle store. Internally door widths will be maintained and bathrooms will be arranged to allow for ambulant disabled and assisted use. The lowered cills to windows mean that views are improved for seated persons. The spiral stair is to be replaced with a part K compliant staircase to improve the access to the mezzanine level kitchen.

Transport and refuse
As noted above the off-street parking space is to be replaced with cycle storage for at least three cycles with an option for a cargo bike.

Refuse, recycling, and compost bins will be accommodated in a dedicated store accessible from both inside and outside.

Summary

The proposed alterations and extension have been designed to be sympathetic towards the special character of the property within the Conservation Area, to protect the amenity of neighbours, whilst improving the amenity value for the homeowner, and to both enhance biodiversity and reduce carbon emissions.