

Design & Access Statement
For
41 Kelly Street, NW1 8PG
Listed Building Consent for Internal Works
(Residential Property)

The property is a mid-19th century two-bedroom terrace house. It is one of 25 houses that make up the south side of Kelly Street in Camden Town.

The main and all other existing access to the property is unchanged. The proposed opening between the existing front and rear ground floor rooms seeks to improve the internal accessibility within the property in line with modern-day living, and many other properties on Kelly Street.

As the proposed opening is limited in scope, it seeks to ensure that the overall integrity and character of the house is preserved, while improving overall accessibility.

Additionally, the house has undergone extensive works under previous owners and many of the original features have been lost or damaged. As part of the general repairs to the property this proposal seeks to replace plaster and cornicing where it is damaged, while also preserving as much of the original material as is practicable and financially viable. For the cornicing, a template will be taken from a section in good condition to allow it to be matched elsewhere in the property. For the plaster, traditional lath and lime plaster techniques will be used to repair ceiling sections that have been damaged by previous works. It is felt that this work will preserve and restore the character of the house.