

**Heritage,
Design and Access Statement rev B**

52 Charrington Street (1st and 2nd floor flat)

London

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Design and Access Statement rev B

52 Charrington Street

Project Overview:

Refurbishment of 2nd and 3rd floor flat at 52, Charrington Street. The nature of the refurbishment is removal of all modern, dated additions to replace with elements that in keeping with the listed nature of the flat and with the aim to make the property more accessible and suitable for modern living standards

The refurbishment project aims to modernize and improve the accessibility of a residential flat. The project will include upgrading the kitchen, bathroom, flooring, and other essential areas to enhance the living experience for the occupants.

Historical and Architectural Context;

The property is Grade 2 listed and forms part of a terrace within the Camden locality. There is a modern school opposite but the rest of the terrace is of the same style and age. The property has not been maintained over the years in keeping with the style of the original building and internally does not reflect the status of such a property. Internally there are very few original details remaining.

The heritage asset affected by the proposed works is of significant status on the street scape and it should be noted that The National Planning Policy Framework (NPPF) 2019 defines a heritage asset

as: "A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest",

Grade II listed Building: 52 Charrington Street was first included on the statutory list of buildings of special architectural and historic interest in October 1998.

The list entry with historic England is 1242931.

The list entry describes:

" Terrace of 13 houses, now flats and maisonettes. c1845. Stock brick with stuccoed parapet and ground floor, the latter with banded rustication. Each house is two windows wide, save those at ends where one window is on return. All houses with 3 storeys and basement, the 2 at each end additionally with attics, forming a distinctive and formal composition. Upper floors with windows in fluted arched surrounds, those to first floor with ears and those to central houses with original cast-iron balconies of elaborate design; balconies to end houses may be C20. All doors of authentic design, set in doorcases with square pilasters and dentil-moulded lintels under arched toplights. INTERIORS retain staircases and some original mouldings. SUBSIDIARY FEATURES: railings to areas."

The property sits within a conservation area.

St Pancreas Sub area 1 conservation area, published in 2004 - A map of the conservation area's boundaries is shown in the conservation Area Statement 22 (Kings Cross), section 4.2.4 page 20. A Conservation Area Study was published in June 2004, which evaluated the historic development, and positive and negative elements of the townscape, as well as opportunities for enhancement. Charrington Street, Penryn Street, Goldington Street, and Medburn Street are all lined with identical residential properties near the western limit of the conservation area. Terraces from the middle of the 19th century. The final two streets' structures are grade II classified. All of the homes on these streets are built of London stock brick, with shallow butterfly roofs set behind parapet walls and rusticated stucco at ground floor level. The majority have three stories and a basement.

Although the terraces lack much decoration, they all have arched door surrounds, modest cast iron balconies, and front sections with contemporary cast iron railings externally.

Principles of and justification for the proposed works.

It is worth noting that the proposed works will cause no disruption to the heritage asset or substantial harm in relation to the loss of significance due to the design and materials remaining within the listing details.

The justification for the proposed works is to make the property suitable for modern living and increase its longevity for a living space. The electrics and heating in the building are significantly dilapidated and not fit for purpose. The fitted kitchen and fireplace are modern inadequate additions.

The proposal aims not to cause harm to the significance of the heritage asset and the impact is mainly to replace modern out of date additions to the flat. It should be noted that it is proposed that the windows are replaced with double glazed timber windows, detail to match existing, this is to be discussed further with the heritage officer on the site visit to if this is something that can be considered in relation to improving the thermal energy performance of the building or should be removed from the application.

We have consulted with our team, with significant experience in such applications, and we have taken steps to avoid or minimise any adverse impacts on the asset. We have tried to retain historical fabric where possible and will be advised further at site visit by the conservation officer on any amendments we need to make.

Design Principles and Concepts

The design principles and concepts that have informed the proposed refurbishment are based on making the property suitable for modern living whilst retaining the style and character of the original building. Our design approach is to replace the grandeur of such a home that has been slowly modified resulting in this being lost over the decades.

The proposed changes do not affect the scale, layout, and appearance of the building externally.

Access Considerations

We have worked to ensure that all spaces are practical and meet the needs of the occupants as well as any visitors where possible within the limits of a listed building with steps up to the front door externally.

In the bathrooms we have used non-slip flooring materials to prevent accidents. Proposed such as a walk-in shower, and a raised toilet seat to enhance accessibility. Furthermore a new second WC makes the space more usable for families with small children.

Within the kitchen appliances have been placed at considered heights and location to aid ease of use by all.

Lighting has been specified to provide adequate lighting throughout the flat, with easy-to-reach light switches and motion sensor lights in key areas as well as a comfortable and pleasant feel to the space. All new sockets to be at a height to comply with access regulations.

New storage near to the entrance area to the flat is proposed by forming a new opening. This provides a safe space to store coats and outdoor shoes as currently there is no where leave but on the fire escape route from the 2nd floor currently which could impede the means of escape in an emergency. This also provides a more practical space to the kitchen and a better sense of arrival into the main living room.

Built in joinery, that does not penetrate the historic fabric behind, has allowed the design to incorporate suitable furniture for a family to live practically in the space. This is very much needed as currently such as the kitchen is very impractical.

Windows

It is proposed that the windows are replaced as shown on the external elevations. These will be double glazed timber windows to match all details as existing. This is to allow to try to maintain heat and sound regulation within the property for more comfortable living for the users. We understand that this element can be further discussed on site with the conservation officer prior to a decision being issued.

Sustainability

Eco- friendly materials and energy efficient fixtures have been specified throughout the design.

Conclusion

The refurbishment project will not only improve the aesthetic appeal of the flat but also enhance its accessibility, making it a comfortable and safe living space for all occupants