



GES/B/PL/03

7 March 2013

28 GEORGIANA STREET, LONDON NW1 0EA

DESIGN, ACCESS AND HERITAGE STATEMENT

1.0 INTRODUCTION

- This Design, Access and Heritage Statement has been prepared in support of a Listed Building Application for a lower ground floor rear extension to a listed building.
- The rear extension is for a Garden Room leading off from the lower ground floor kitchen.
- The house forms part of a terrace of 16 houses that were constructed in the early/mid 19th Century. While the terraces were first listed Grade II in January 1999, they are not in a Conservation Area.

2.0 DESIGN STATEMENT

2.1 Use

- The use of the building is residential and is currently occupied by a single family.
- The houses in the terrace had previously been owned by Camden council, some of which are still used as council housing or sheltered housing.

2.2 Amount

- The house has not been extended since it was constructed approximately 200 years ago.
- The gross internal area of the rear extension forming the Garden Room is 11.8m²; the dimension from the rear of the existing closet wing to the outside of the new external wall 2.5m; the width of the Garden Room is from side boundary to side boundary and this is approximately 4.5m
- The internal dimension of the rear extension is 2.2m from the existing closet wing, this is sized to accommodate a flexible furniture arrangement or function within this Garden Room.

2.3 Layout

- The original interior and exterior layouts and building fabric appear to be broadly intact with some minor alterations having been carried out over time.

- The closet wing on the rear of the house is specifically retained as this feature is of special architectural interest and is common to the houses in the listed terrace.
- The current internal layout prevents either a satisfactory visual or physical connection to the garden, it is therefore the intention to carry out a minimal amount of building works to the existing property and construct a Garden Room in order to provide this connection and amenity.
- The building works to the existing fabric involve the opening up a portion of the rear wall and the removal of the modern sash window at lower ground floor level.
- The proposed extension would significantly improve the circulation and functionality of the house. In addition, the visual and physical connection to the garden will further enhance the amenity of the internal living spaces for long-term benefit.
- The arrangement of the Garden Room would enable the afternoon sun to illuminate areas not previously benefiting from much natural light and warmth.
- The bathrooms on the first and second floors are intended to be refurbished though this would not affect the intrinsic fabric of the building.

2.4 Scale

- The significance of the closet wing is respected and its form and clear definition retained, the proposed Garden Room is detailed so that there is a distinctive separating junction between them.
- To further define the massing of the closet wing apart from the Garden Room, the roofscape is detailed so that the new roof over the Garden Room is substantially lower and subservient to the roof over the closet wing.
- As the existing external ground level is approximately 600mm above the lower ground floor, it would be necessary to reduce the level around the closet wing by the same amount in order to provide a constant lower ground floor level.
- The dilapidated boundary walls are to be rebuilt to match the existing but they would be no higher than the existing wall between No. 29 to the West, while the parapet wall to No. 27 to the East will be slightly raised to be the same height.

2.5 Landscaping

- As noted in 2.3 above, the connection of the lower ground floor to the garden has driven the proposal for the rear extension in order to enhance the outdoor amenity that was previously lacking.
- The ground level at the rear of the building is to be reduced with garden steps leading from the garden steps to the level of the lawn and planting.
- No trees are proposed to be removed.

2.6 Appearance

- The roof of the Garden Room would be constructed of zinc sheeting with a glass rooflight and the new external doors/windows would be hardwood timber, the flanking brick boundary walls would be rebuilt and extended in yellow stock brick.
- The closet wing would be re-roofed in zinc sheeting and insulated.
- The existing external door and window to the closet wing would be removed for privacy reasons (the function of the WC would be retained) though the openings would still be expressed as recessed panels would be inserted in their place
- A new base to the closet wing would be formed to accommodate the reduced external level and it would be flush and finished in stucco to match the existing walls.

2.7 Context

- This house is in a mixed-use neighbourhood, with private houses, flats, schools, offices, council houses and sheltered housing in close proximity, it is desirable that they form a sustainable and secure community.
- The rear extension will significantly improve the viability of this family home, this in turn will have a beneficial long-term effect on the building, its occupants and the community.
- Several houses in the terrace on both sides of Georgiana Street have recently obtained planning permission for rear extensions, this suggests that the existing buildings are gaining a new found lease of life which demonstrates that their occupants are confident in the future of their neighbourhood.

2.8 Sustainability

- The new building elements will be thermally efficient in accordance with current building regulations.

3.0 ACCESS STATEMENT

3.1 Pedestrian access

- The existing front door access to the house remains unchanged.
- The house is within walking distance from key services and amenities.
- The house is within a controlled parking zone (CA-G/F) with street parking outside the house.

3.2 Public transport

- The street has a PTAL rating of 6a (excellent).
- Bus stops in Camden Street, around the corner from the house.

4.0 HERITAGE STATEMENT

4.1 Significance of the building

- This terraced house is within a group of Grade II listed buildings on the North and South sides of Georgiana Street.
- These terraces are of special architectural interest largely because they are broadly intact which is probably attributed to the fact that they had been owned by Camden for a considerable length of time and had not been over-developed.

4.2 Principles of the development

- It is important that this house, with its closet wings, is preserved and conserved as a Heritage asset.
- A Garden Room is proposed to be built around the closet wing at the rear of the house without obscuring important architectural elements.
- The depth of the extension from the wall of the closet wing is about half that of the width of the building.
- The internal layouts and internal fittings are not affected by this development, neither is the front elevation.
- The more recently installed bathrooms on the first and second floors are proposed to be refurbished, though this will not change the intrinsic fabric. This point was discussed with a Camden Conservation officer and advised that this was not a Listed Building matter.

4.3 Impact of the proposal

- The removal of a portion of the rear wall is necessary to provide a connection between the garden and the accommodation on the lower ground floor.
- The existing architectural elements on the rear elevation would be less evident with the introduction of the rear extension, a balance between the long-term viability of the asset and its preservation is achieved with this development.
- The boundary walls are no higher than the existing and would not have an effect on the neighbouring properties.

4.4 Sources

- Antonia Powell has been consulted and had advised of the significance of the closet wings.
- The National Planning Policy Framework (and the Practice Guide in PPS5: Planning for the Historic Environment).
- Adjoining neighbours and their consultants have been consulted.
- English Heritage Document "London Terrace Houses 1660 – 1860".

End.