

# 2 WESLEYAN PLACE, NW5

## DESIGN & ACCESS STATEMENT

TO ACCOMPANY  
THE HOUSEHOLDER APPLICATION FOR LISTED BUILDING APPROVAL  
FOR  
A CONNECTING DOOR TO 1 WESLEYAN PLACE



**JEFF KAHANE + ASSOCIATES**

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## **2 WESLEYAN PLACE, NW5**

### **DESIGN + ACCESS STATEMENT FOR THE PROPOSED WORK**

#### **1.0 INTRODUCTION**

- 1.1 We are architects acting for Ms Joanne O'Brien for the proposed minor alteration work proposed at the rear of her home at the above address which is a Grade II listed building situated within the Dartmouth Park Conservation Area.
- 1.2 This Design and Access Statement is submitted to meet the requirements of the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2006. In accordance with DCLG Circular 1/2006 this Statement explains the design principles and concepts applied to the proposed development.

#### **2.0 CONTEXT**

- 2.1 This two-storey mid-terrace property was constructed in the early 19<sup>th</sup> Century (probably around 1810). Ms O'Brien has owned and occupied the house for the past sixteen years, during which period the adjoining Grade II listed building at 1 Wesleyan Place became increasingly dilapidated due to the progressive infirmity of its previous owner.
- 2.2 Ms O'Brien and her partner Mr Anthony Murray have recently bought 1 Wesleyan Place and are intending to restore and refurbish it during 2013: the proposed works to that property form the basis of a separate application for planning and listed building approvals which is being submitted to the council in parallel with this application. Ms O'Brien's intention is to create a doorway linking the rear of the two properties, and that item at ground floor level constitutes the extent of the works proposed in this listed building application.
- 2.3 The proposed doorway from the kitchen of n<sup>o</sup>2 into the enclosed rear courtyard of n<sup>o</sup>1 would permit a degree of linkage between the two properties. The intention is that the houses would essentially remain separate entities and in the event of either property being sold independently in the future this doorway would be bricked up so as to return the party wall to its current condition.

#### **3.0 DESIGN PRINCIPLES**

- 3.1 Given that the proposed doorway would be located at the rear of the property at ground floor level it would not be visible from the public domain and we believe its formation to be sympathetic to the character of the listed building.
- 3.2 The as-proposed drawings that form part of this application show a simple four-paneled timber door, possibly a reclaimed door sourced from an architectural salvage outlet. Ms O'Brien and we both feel that having a traditional wooden door in this location, rather than anything with a modern aesthetic - such as the powder-coated aluminium glazed doors proposed between the conservatory and the retained outdoor courtyard at n<sup>o</sup>1 - acknowledges this door as being a part of the host building.

#### **4.0 STRUCTURAL ALTERATIONS**

- 4.1 No structural alterations are proposed to the property other than the lintels needed for the connecting door. Given that the flank wall of the closet wing, within which the kitchen of n<sup>o</sup>2 is located, is already covered externally with a sand and cement render we propose that a one-course high concrete lintel would be used to span across the proposed door opening and that this would then be rendered over. The application proposes that this rendered wall would be finished with masonry paint.

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## **5.0 ACCESS**

- 5.1 Access to all parts of the property and for refuse and recycling collections would remain as-existing, with refuse and recyclable materials continuing to be stored in the rear courtyard of n<sup>o</sup>2.
- 5.2 Access to the glazed-over part of the courtyard of n<sup>o</sup>1 via the proposed link door from the kitchen of n<sup>o</sup>2 as shown would not in any way compromise the independent use of n<sup>o</sup>1 once it has been restored from its currently uninhabitable condition.

## **6.0 CONSULTATION**

- 6.1 As noted above, the applicant submitted a formal pre-application enquiry to LB Camden and subsequently had an initial meeting at the property with Mr. Alan Wito, one of the council's Conservation and Design officers. Ms O'Brien subsequently e-mailed the key points of her understanding of the guidance given at that meeting to Mr Wito and he replied by e-mail on the 14<sup>th</sup> December to confirm and clarify the council's likely policy in respect of the preliminary proposals that had been put to him.
- 6.2 The proposed connecting doorway was not included in that written correspondence but our understanding from Ms O'Brien is that at the meeting Mr Wito had indicated that the council would in all probability be willing to support the proposal. In respect of the proposal to replace the dilapidated plastic enclosure over the rear courtyard of 1 Wesleyan Place Mr Wito has noted that *"a replacement conservatory in the back yard should be acceptable. The existing structure is of no significance to the special interest of the listed building. Given that this space is well enclosed a contemporary design could work in this context."*
- 6.3 The proposed door between n<sup>o</sup>s 1 and 2 Wesleyan Place would not affect, or be visible from, any other adjoining or nearby property and in the light of this no consultation with neighbouring owners or occupiers has been felt to be appropriate for this application.

## **7.0 CONCLUSION**

- 7.1 The proposal in this application for the formation of a link door facing into the rear courtyard area of 1 Wesleyan Place would respect the character of the original parts of both of these adjoining listed buildings and, we believe, it takes account of the pre-application guidance received in respect of conservation and design matters.
- 7.2 In the light of the above we hope that this listed building application will be viewed sympathetically and positively by LB Camden Planning Department.