

DESIGN & ACCESS STATEMENT

13 JEFFREY'S STREET, LONDON, NW1 9PS.

To be read in conjunction with the Heritage Statement.

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1. DESCRIPTION OF PROPERTY.

13 Jeffrey's Street is a grade II listed terrace house within the Jeffrey's Street Conservation Area. The building has a total floor area of 116 sq.m. Comprising: a basement, ground floor, first and second floors.

NB: For full context and description of the building please refer to section 3 of the Heritage Statement.

2. APPLICATION FOR CONSENT.

This application is for consent for alterations to this listed building, including enlargement of the existing single storey rear extension.

3. USE OF THE BUILDING.

The use of the building will remain unchanged, namely a single dwelling, terraced house.

NB: For heritage assessment and conclusions please refer to sections 5 & 6 of the Heritage Statement.

4. REPAIRS & IMPROVEMENTS TO THE FABRIC OF THE BUILDING.

To generally repair and improve the fabric of the building where necessary:

4.1 ROOF.

The existing roof is in a very bad state of repair due to long term water ingress and the fact that concrete tiles have been used which are too heavy for the original roof structure and have caused serious sagging of the roof. It is not viable to repair this roof consequently we propose to replace it with a new timber structure on the basis of like for like replacement and to reinstate natural slate tiles in line with the original roof.

The new roof build-up will incorporate insulation to meet building regulation requirements within its thickness so that the elegant hipped butterfly roof shape can be appreciated from the interior of the top floor bedroom and stair well.

4.2 CHIMNEY & BRICKWORK.

At the back of the house the chimney has been partially taken down to accommodate an oversize modern window in the back room on the second floor. This chimney will be rebuilt to reinstate the full extent of the back chimney and 2 slim, flush and frameless glass windows will be inserted into the back mansard; one small alongside the chimney and a larger one providing much improved natural light into the stair well.

The brickwork on the rear elevation, particularly around the chimney, is in a bad state of repair; repairs to this will be addressed while the works to the chimney and roofing are being carried out.

4.3 RAINWATER, SOIL & WASTE PIPES.

The array of existing functional and redundant pipes on the rear elevation will be removed and rationalised as part of the alterations bringing all external pipe work down the building

within the rear chimney; which gives a new function to this otherwise redundant feature.

4.4 DOORS & WINDOWS.

Where possible original windows will be refurbished and repaired. Modern windows will be replaced with better quality solid wood slim line double-glazed heritage windows. The design of which will either follow the existing windows or return to what we think may have been the design of the original windows, for example on the first floor where we reference a photograph taken in 1969 showing the original windows.

4.5 INTERNAL FEATURES.

Original interior features such as skirtings and ceiling mouldings will be retained and repaired where possible with new skirting made to match.

5. ALTERATIONS:

5.1 REAR EXTENSION.

The rear extension provides an additional 13 sq.m. of floor space at basement level to accommodate a family sized kitchen of 19 sq.m, which will open onto the small 20sq.m. rear garden. The roof of the extension creates a decked terrace area of 16 sq.m. with access from the ground floor living room. The slot skylight allows daylight to penetrate the depth of the extension to the stairs.

The new development provides 36 sq.m. of outdoor amenity space for the house, which is slightly more than the original garden/yard area of 33 sq.m. and greatly improves access to the outdoor spaces.

The new extension, whilst being designed to a high standard appears modest and subservient to the host building, achieving an appropriate balance and harmony between the old and the new.

The extension is designed to be non-obtrusive to the neighbours and the conservation area. The single elevation of the extension is only visible from the rear garden of the property itself. The height of the extension does not exceed the rear extension of the neighbouring property or the party wall in the garden.

6. MODIFICATIONS:

6.1 IMPROVED SANITARY FACILITIES.

Both the 1st and 2nd floor front rooms are to be bedrooms and the adjacent back rooms to be en-suite bathrooms, leaving the plan form intact whilst updating the facilities of the house to meet modern requirements.

The third bedroom in the front of the basement also now has a small en-suite shower room that takes advantage of the redundant basement entrance lobby.

The Utility room is housed in the basement between the third bedroom and the new kitchen extension, along with a small W.C. for the public living spaces in the house.

6.2 STAIRCASE.

Whilst maintaining the plan form of the building we propose to reverse the direction of the staircase through the house and to redirect the final flight of stairs to the basement so that it lands in the new extension.

The newly configured staircase creates a fluid link between the ground floor living area and the new kitchen extension.

By bringing the ground floor downward flight of the stairs to the flank wall and continuing it into the extension we create the visual link between the living room and beyond to the garden. This is a very beautiful addition to the quality and charm of the building.

It is proposed that the new staircase is built to the original design of the stair and wherever possible uses salvaged elements from the original staircase. This respectful reference to the original is in line with the listed status of the building and allows the plan form to be maintained whilst embracing the alteration that reflects the changing status of the kitchen within a contemporary home as a major part of the living area and heart of the home.

7. ENERGY EFFICIENCY.

The repairs, modifications and alterations, along with a new more efficient boiler will substantially improve the energy efficiency of this building while still respecting the concerns and requirements of the listing and conservation area.

8. DISABLED ACCESS.

Access into the building remains unchanged. The addition of en-suite bathrooms does improve access within the building for those with limited mobility.

9. SUSTAINABILITY.

The repairs and improvements are clearly important for the on-going health of this building, but it is the alteration to the rear extension and the modifications to the flow of the staircase that are really key to its sustainability into the future, as they breathe new life into the house allowing it to embrace the changing life styles of the 21st Century, making it a truly relevant building into the foreseeable future.