

**PLANNING SUBMISSION
TO LONDON BOROUGH OF CAMDEN**

**103 JUDD STREET
ST. PANCRAS LONDON WC1H 9NE**

**DESIGN AND HERITAGE STATEMENT
June 2011**

Applications for Listed Building Consent and Planning Permission at:

Address of Application Property:

Flats 1 and 2, Lower Ground and Ground Floor, 103 Judd Street WC1.

Description of proposed works and development: -

- **Listed Building Consent Application for works:**

Restoration and conversion of existing separate Ground Floor and Lower Ground Floor 1 bedroom apartments to create a two storey 2 bedroom family apartment involving internal works and alterations comprising reinstatement of internal connecting staircase, original 19th Century architectural features and erection of a rear conservatory with stairs enclosure from lower ground floor patio to rear garden.

- **Application for Planning Permission for development:**

Conversion of existing separate Ground Floor and Lower Ground Floor 1 bedroom apartments to create a two storey 2 bedroom family apartment involving internal connecting staircase and erection of a rear conservatory with stairs enclosure from lower ground floor patio to rear garden.

1. Design and Heritage Statement - Summary

1.1 The owner/occupier of these two existing separate flats (leaseholder/joint freeholder) seeks to undertake a sympathetic restoration project to the fine early

Nineteenth Century Regency style terraced property. This involves the two current small and cramped one bedroom apartments on the lower ground and ground floors, converted poorly some 20-30 years ago, to be reconnected internally and brought together once again to create a more spacious two bedroom family home, whilst restoring original architectural features and historic qualities of the building at this section.

Internal Alterations and Works

- 1.2 Sensitive internal alterations would be carried out firstly by reinstating an important Victorian feature, the connecting staircase between the two floors in its original position. This enables a sympathetic restoration of the original early Victorian rooms of this fine protected listed building. In particular, the Ground Floor principal rooms of the lounge and dining area would be partly restored to its original design and form by removal of the central kitchen that was inappropriately inserted into the living room in the earlier conversion, disrupting its ambience and architectural features. By removing this element the Ground Floor rooms can be restored and opened up with reinstatement and repair of features comprising original curved walls, coving, cornicing and the lounge fireplace.
- 1.3 All sleeping bedroom space would be re-orientated and located to the lower ground floor secondary areas. This enables the upper Ground Floor layout to re-provide for drawing and reception activities with a sympathetic kitchen at the rear in the existing upper bedroom. At Lower Ground Floor level the existing galley kitchen will be removed and the replaced by a small shower room to serve the en suite bedroom. The existing bathrooms would undergo only minor adjustments to allow the connecting staircase to be restored. Overall there are few internal alterations that impact on the architectural or historic interest of the listed building except in the positive by sympathetic restoration.
- 1.4 The lobby at Ground Floor level would also be improved and realigned to create a more logical and appropriate entrance area and access to the principal upper living rooms.

External Alterations and Works

- 1.5 There will be no alterations to the main front facade of the building except minor sympathetic restorations and re-finishing of the facades and entrances.

The rear facade of the entire five storey terraced building was recently repaired and re-finished representing a welcome improvement to its condition and appearance. No further alterations or works are proposed in this scheme to the rear area above Ground Floor level except some minor repositioning of external drain pipes and outlets.

- 1.6 A small single storey light weight conservatory extension is proposed in sympathetic and discrete style and design at the lower ground floor patio level with a small connecting external stair enclosure and door to the ground level garden area. A further entrance door to the rear of the existing utilitarian ground floor extension would replace an uninspiring window and enable a secondary garden access at this level direct to serve the principal upper rooms.

Design, Heritage and Conservation Issues and Impacts on Listed Building

- 1.7 103 Judd Street forms part of a smart and attractive row of early Victorian, Regency style terraced houses within a conservation area setting leading down to St Pancras Station, a Grade 1 Listed Building. The group of buildings in the terrace of the same period are listed buildings of special architectural or historic interest, Grade II and contribute significantly to the historic character and appearance of the Judd Street streetscene.
- 1.8 The planning and listed building/conservation area policy framework includes National Planning Policy Statement PPS5, the development plan comprising the Mayor's London Plan and the Camden Unitary Development Plan (soon to be replaced by the Local Development Framework Core Strategy). The proposed works and extensions, whilst modest in their form and scale, seek at all times to comply with the heritage, conservation and design planning policies of these Statements and Plans together with the Listed Building and Conservation Areas Act 1990 (as amended).
- 1.9 To ensure that the fine historic and architectural qualities of the listed building are protected and enhanced the project seeks Listed Building Consent, as well as planning permission for the re-conversion and external conservatory extension, to undertake sympathetic works of internal restoration and heritage improvement to the Ground and Lower Ground Floors of the building, to return it in part to a family home fit for a growing local family.

- 1.10 The internal alterations help to appropriately restore a number of original period features of the listed building and improve the principal rooms, coving, cornicing, fireplace, arched/curved living area walls. Importantly, the reinstatement of the internal connecting staircase in its original position at the rear of the property, the void which remains, helps to recreate a sympathetic restoration and living accommodation for a larger two bedroom family home for the owner/occupier and her family. Removal of the Ground Floor central kitchen which previously damaged the fine first floor living room space and features, enables the ambience of the drawing/reception room to be restored and the original curves to be reinstated as an appealing and attractive period feature. The new kitchen will be repositioned sympathetically to the rear facade of the former upper level bedroom with an open dining and lounge area allowing a spacious reception area.
- 1.11 Two existing small bathrooms will be adjusted or removed and a new shower room installed on the lower ground floor to provide an en suite. Externally all windows and entrance areas are retained and sympathetically restored and re-finished to enhance the early Victorian character and appearance of the listed building.

Lower Ground Floor Conservatory Extension and Garden Stair Enclosure

- 1.12 It is proposed to enclose the existing small, dark and semi-obsolete lower ground floor patio area accessed off the rear bedroom, to create a modest conservatory area with a sympathetic mono-pitch sloping glazed roof that will sit below the existing Ground Floor window sill. The existing external steps from the patio to the upper garden level would be appropriately enclosed to provide weather protection and an economical and logical shaped conservatory extension. The external steps are to be replaced with a similar yet safer arrangement, conforming to modern safety standards, by over laying the original construction with a timber flight having a dog leg with adequately sized landings at the top and bottom of each flight. The design and materials of these small external elements will be light weight and sympathetically matching the original historic building in terms of materials and finishes (see application form for schedule of materials).
- 1.13 A new garden entrance door would be provided that provides sufficient internal headroom height for the newly enclosed steps. The entrance enclosure would sympathetically mirror and be subordinate to the height and appearance of the

existing rear extension whilst not impacting on the main rear facade, original windows or neighbouring properties. A secondary garden door access is proposed to be installed in the rear of the existing upper level rear extension providing secondary access and ease of escape.

Overall Works and Development

- 1.14 The proposed works help to restore the original historic qualities and features of the early Victorian listed building. The internal plans for reconnecting accommodation between the two floors by reinstating the internal staircase, create a reasonable sized larger family home that is both functional, appealing and sympathetic. The principal rooms are restored closely to their original splendour and design form and layout. The front of the building and main facade is retained and protected. The modest rear conservatory and steps enclosure enhance the accommodation internally and the appearance of the building externally, whilst providing improved space and access to the attractive open garden area. The proposed extensions will have no significant or any direct impact on the amenities of the adjoining of residential properties or the much larger immediately adjacent RNIB commercial building that forms the northern boundary of the property. All external and internal materials will be complementary and sympathetic to match the original 19th Century listed building.

2. Planning and Heritage Policy Assessment

- 2.1 The proposals have been drawn up to fully take account of the sensitive planning policy framework that seeks to protect and enhance the special interest of the listed building, terrace and historic conservation streetscene. The proposed internal and external works fully comply with National Planning Policy Statement and Guidance set out in PPS5 and the Planning (Listed Buildings and Conservation Areas) Act 1990 which preserve and enhance the character and appearance of the historic listed building and conservation area.

London Plan and LB Camden Unitary Development Plan

- 2.2 The restoration of the two small converted flats into one larger family home does not formally constitute development but enables a welcome part restoration of much needed family accommodation whilst restoring this section

of the listed building to accommodate a growing family, in accordance with the Mayor's London Plan policies for homes and the historic environment.

- 2.3 The proposed works to the listed building fully comply with National Planning Policy statement PPS5 and the heritage and planning policies of the London Borough of Camden Unitary Development Plan in terms of the historic environment and conservation area protection. The plans sensitively restore and reconnect previously poorly converted and cramped accommodation and provide new family-sized accommodation for the current owner/occupier and their family. This part of Judd Street's character is preserved and enhanced and the alterations sympathetically restore the historic special interest of the early Victorian building and terrace of Regency style properties forming a unique part and history of the former glory and splendour of St Pancras.
- 2.4 The alterations and minor rear extensions have no material impact on the key retained facades which remain the principal and dominant features of the external areas of the listed building. The rear conservatory and patio steps enclosures fully comply with the UDP residential amenity planning policies as they have been designed and positioned to be subordinate to the main and existing structures of the building and their height and proximity to neighbouring boundaries ensures there is no impact on the amenities of adjoining residential occupiers. The proposed works and extensions would complement the existing and recently restored areas of the building and re-finished rear facade of the main building.

3. Conclusion and Recommendation – Design and Heritage Strategy

- 3.1 All parts of this conversion, reconnection and restoration project to this fine and splendid listed building and early Victorian period terraced property, would be sensitive and sympathetic to its special interest and character of this residential row of Judd Street. The works and small conservatory extensions would enable the owner to remain at the property as her family grows whilst providing a sensitively restored improvement and spacious restoration of the principal upper level rooms and access to the pleasant open garden space at the rear.
- 3.2 It is therefore concluded that these planned works and alterations are appropriate for the building and would protect its special interest and long term residential use in St Pancras for many years to come. It is therefore

recommended that, as local planning and conservation authority, the London Borough of Camden approve the applications for Listed Building consent and planning permission, as enclosed.

4. Further Information and Contacts

- 4.1 Please contact the agents at the contact details provided on the application forms if the Council requires any further information or would like to meet further and discuss the plans and heritage restoration works.

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JUNE 2011