

26 April 2011

**HERITAGE STATEMENT FOR THE EXTENSION AND CONVERSION OF THE EXISTING PROPERTY INTO TWO RESIDENTIAL DWELLINGS AT 14 PRATT STREET LONDON NW1 0AB**

The existing property was Grade II listed in 1974 as part of the adjoining terrace of 7 houses referred to as Pratt Mews. It was constructed in the early 19<sup>th</sup> Century with 20<sup>th</sup> Century alterations including the shopfront.

The adjacent terraced properties have round-arched ground floor openings; doorways with fluted quarter columns carrying cornice-heads, radial patterned fanlights, panelled doors and recessed sashes with margin lights. The first floor windows have cast-iron balconies.

The property is located close to Camden High Street in a mixed residential and commercial street and is part of the aforementioned terrace of residential properties. Opposite the terrace there are restaurants and retail shops.

The existing property has been altered over the years with such modifications as the installation of casement windows and the addition of a modern shopfront.

The existing Ground Floor is a news agent with the Basement used as a store related to the news agent retail shop and accessed both internally and externally from the street.

The existing First and Second Floors are Residential with internal access from the news agent shop for the owner's family use.

The existing roof consists of a shallow pitch roof with a parapet to the front and is finished with natural slates and a leaded valley gutter behind the parapet.

The existing front elevation is rendered at Ground, First and Second floors. Some adjacent properties within the terrace have London yellow stocks fair-faced brickwork at first and second floor level.

The proposed scheme consists of the conversion of the existing shop basement into a studio flat while the shop unit is joined with the residential unit above and also enlarged by the additional accommodation within the loft conversion.

The external appearance will be restored to its original features externally to match the adjoining residential properties similar to No. 12 Pratt Street which is residential.

This will include the installation of new Georgian timber windows to the front elevation with rendering to give a rusticated effect at Ground floor to match the adjoining property at No. 12 and as indicated on the submitted drawings.

The interior of the existing property will be refurbished and converted so that the ground floor provides a kitchen and dining space with an additional bedroom and bathroom within the roof conversion. The basement studio will have the existing internal staircase removed with a new kitchen and shower room.

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