

Ground Floor, 63 Judd Street, St Pancras, London WC1H
9QT

Alterations to form living accommodation

Design and Access Statement

HISTORY

63 Judd Street is a Grade II listed property on the west side of Judd Street, dating from c1808-11, by the architect James Burton. Originally designed, along with 61 Judd Street as 2 terraced houses, the building has 4 storeys and a basement. It was later converted to a shop at ground floor level, with an attractive 20th Century 'Regency' shop front. In 1964, permission was granted for a limited time, to use the ground floor rear room for the purposes of a driving school. Subsequently in 1987, permission was granted for the conversion of the upper 3 floors to provide 1no. 1 bedroom flat and 2no. babysitter dwellings, and for alterations to the shop front. The basement level of no.63 Judd Street is connected to the basement of no.61 Judd Street, and was until recently used as an architect's office. It is currently disused.

The application follows the previous application **2007/0452/P**. The current application is for internal alterations and rear extension in order to implement this permission.

DESIGN

The proposals in this application are concerned with the change of use of the ground floor shop to residential use, involving minor alterations to the internal layout and enlargement of the rear extension. These are described below:

Proposed alterations:

- 1 The installation of cast iron railings and matching gate, set in a stone base around the existing concrete shop forecourt, to match similar railings along Judd Street and the adjoining Leigh Street.
- 2 The addition of an internal glass partition and door, to form an entrance lobby.
- 3 Widening of the non-original extension at the rear of the property to provide a bedroom to the proposed dwelling. The proposal will involve the removal of a brick outer wall with modern timber framed casement windows. The new outer wall will be provide an extra 800mm within the proposed bedroom. The appearance and building materials of the proposed extension will be timber framed fixed windows and sliding door providing improved light to the new bedroom. The new roof will match the appearance and height of the existing felt covered roof.
- 4 Removal of partition between existing WC and kitchen store, to provide en-suite shower room for proposed flat.

The proposed work does not affect the historic character of the listed building. The proposed alterations to the extension are not visible from the street, so the proposed work has no impact of on the building's setting.

SUMMARY

The alterations proposed are minor: other than the proposed railings, they are not visible from Judd Street and do not affect any historical features of the house. All new materials will match existing. The proposed alterations will improve the building in use, without significantly affecting its character and appearance.

ACCESS

Pedestrian Access:

- 1 Access will be via the proposed enclosed forecourt to the existing door.
- 2 Access to the upper flats will be unaffected.

Vehicular Access:

- 3 There is no access to the site for vehicles.

SUSTAINABILITY

There are no sustainability implications for the works proposed.

Documents:

RMA drawings as listed
Photographs

Roger Mears Architects

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