



crawford partnership

architecture + interior design

## DESIGN AND ACCESS STATEMENT

2 St Katharine's Precinct, London NW1 4HH

This document is the design and access statement for the application relating to the above address. It is important that reference is made to all other documents which form part of this application.

## **Introduction**

Crawford Partnership is now working on the refurbishment of the above listed property in St Katharine's Precinct.

Final designs have been prepared according to a brief provided by our client, the building owners, and we are ready to submit a planning application for Listed Building Consent.

Please find a short description of the main proposed works to the building below:

- It is proposed to excavate a basement floor below the existing rear garden area, 1.7 metres below the existing basement floor level. The proposed storey below the garden will not affect the design of the floors above and will not be visible from street level.
- We are also proposing a ground floor rear structural glass extension with glass double doors leading to the garden.
- General refurbishment.

Our designs are similar to those approved and built on numbers 1 and 6 St Katharine's Precinct and we trust that this precedent will assist you in consideration of our own proposals.

## **Design Philosophy**

Crawford Partnership is based in North London, and we have been involved in the design of schemes for new build houses and extensions within Conservation Areas or in the context of Listed Buildings for a number of years.

Much of our work is within London working in cooperation with Conservation and Design Officers such as in the London Borough of Camden (where in 2005 we won the council's Building Quality Award - Best New Dwellings), Islington (where we were shortlisted as a finalist for Best New Contemporary House, in a Conservation Area) and The Royal Borough of Kensington and Chelsea (where again our work has recently been shortlisted for design awards).

We have completed a similar project on a Grade II Listed property in St Johns Wood (Westminster Borough) with a contemporary new glass extension and also on a house in Highgate also set within a Conservation Area which has recently been nominated by the 20<sup>th</sup> Century Society for Grade II listing. In both situations these extensions have complimented the character of the existing house without detracting from the existing historic character of the properties.

## **Location**

St Katharine's Precinct is located to the North East side of Regents Park with Gloucester Gate to the North and Cumberland Terrace to the South of the site. 2 St Katharine's Precinct is in the middle of the terrace of three houses. Further details of the existing house are appended within the Historic Building Report.

## **Main building alterations**

### **BASEMENT EXTENSION**

Our intention is to create a basement below the entire garden area. This will obviously be a delicate and significant alteration to the house. We have therefore employed the services of a structural engineer (Jampel Davison & Bell) with considerable expertise in designing this type of alteration in the Conservation Area. Their Structural Engineer's Report is included in the application.

The extension at this level allows us to create a spacious Living/Kitchen/Dining Area which will comply with modern building regulations and will meet with our client expectations.

### **REAR GLASS EXTENSION**

By proposing this glass extension it is the intention to provide a transitional space between the house and the garden facilitating greater transparency between both and that will enable us to remodel the rear section of the house with a sympathetic and seamless addition.

### **INTERNAL ALTERATIONS**

Our intention, where possible, is to keep the existing room layouts within the dwelling; however, it is essential to upgrade parts of the building fabric and services to comply with current Building Regulations. Existing doors and architraves which are marked on the attached drawings need to be retained and repaired. Also, the original stair and any original ceiling cornices will be retained and restored.

## LIFT SHAFT

We are proposing to refurbish the lift car in the existing lift shaft.

## SUMMARY

In proposing these alterations to the existing building configuration, we are endeavouring to modernise the existing accommodation to ensure the continued use of the building, whilst preserving and enhancing the property in the context of its listed status.

## Access

Working on a listed building of this nature, it is not possible to make alterations which would allow level access to the entire house.

The first problem for the disabled visitor to the house is that entering the house from the street entrance requires the negotiation of the existing steps at the front of the building. This detail will remain unaltered.

We are proposing a new escape staircase from the Basement Level to the new Garden Level. The proposed new staircase will be positioned at the end of the garden and will exit via Cumberland Terrace.

Our scheme does not involve any changes to access outside of the boundary of the property.