

# DESIGN AND ACCESS STATEMENT

RESIDENTIAL PROPERTY  
23 KELLY STREET, LONDON



**12 August 2006**  
ref: 06L08/3.15

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## Existing House and Location

The existing property is a Mid C19 two bedroom terrace house and it has a Grade II listing (ref 798-1-95954).

### Front facade

The important element of the property is the front façade which, as can be seen in the below photograph, is finished in painted stucco with cornices and arched details around the first floor windows. Wide cills with elaborate cast-iron railings along with other details including keystones and panelled doors add to the attractive character.



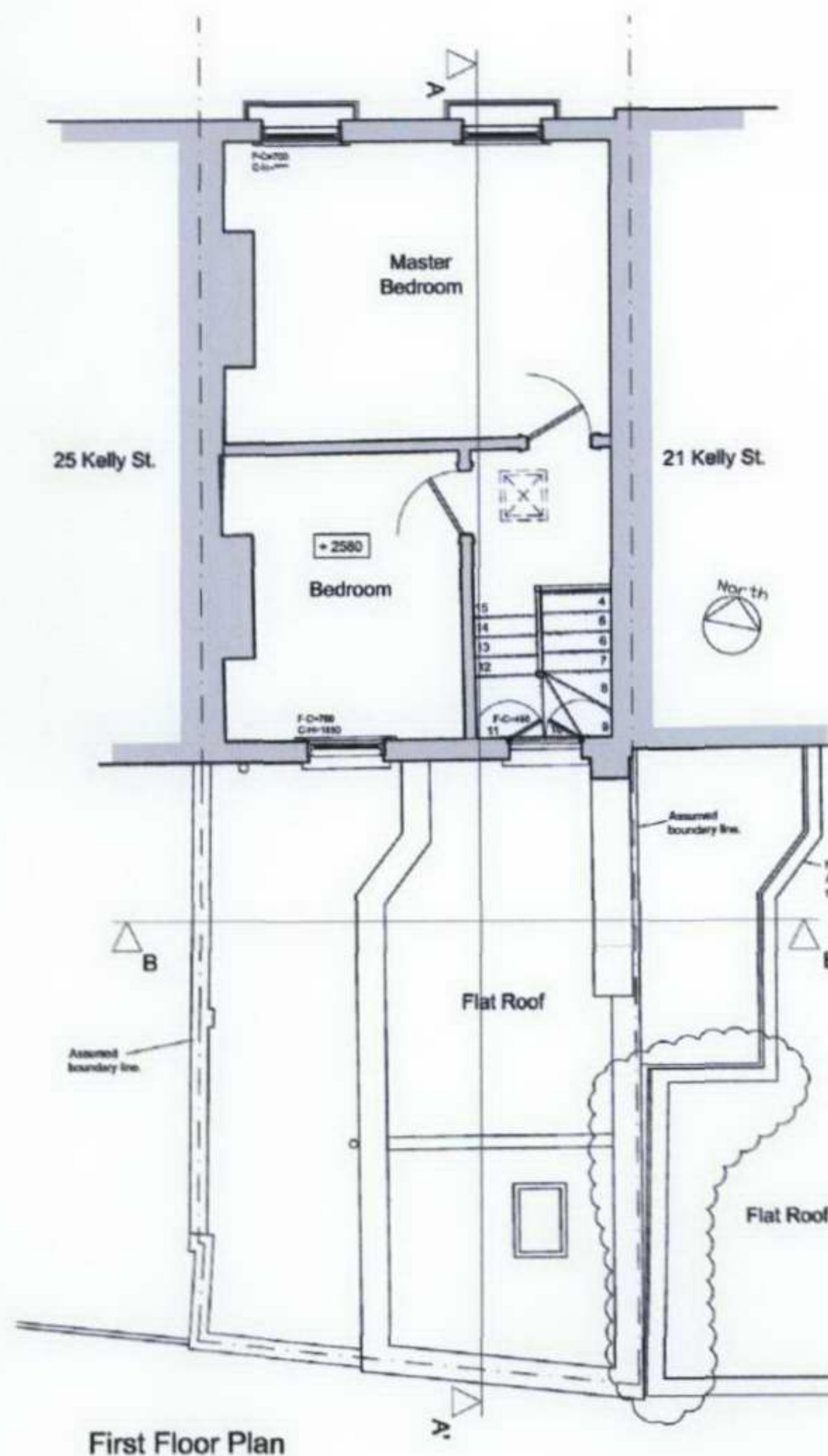
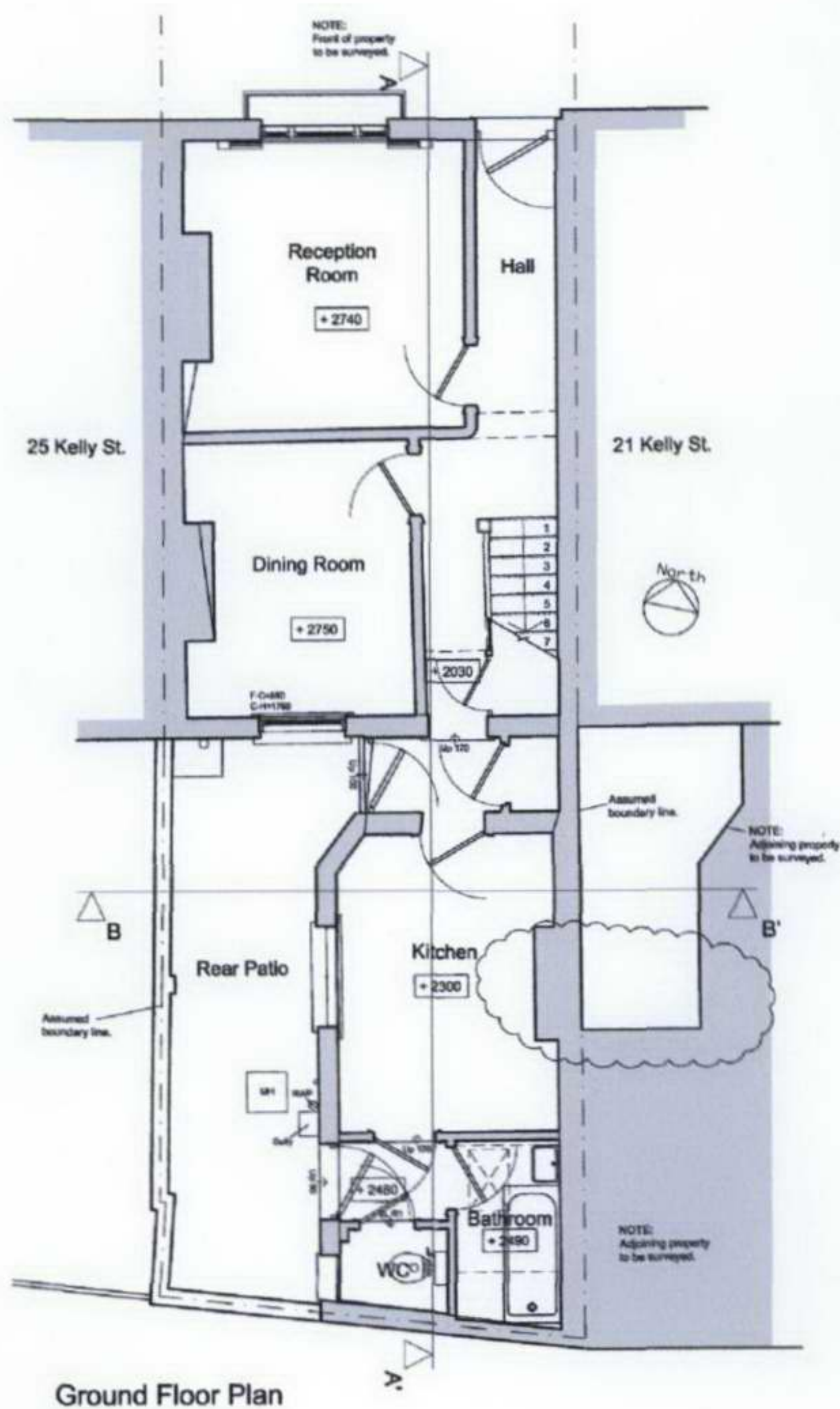
### The Street

The property is one in a terrace of 25 that make up the south side of Kelly Street and, along with the planted mature trees, the street is rather unique within the surrounding area.

### Internal layout

The internal layout of the main two storey house remains as existing (Please refer to the existing plans on page 3) and it is worth noting that the interior was not inspected as part of the listing.

The hallway leads through to a single storey rear side extension which contains the kitchen and, at the far end, the bathroom and separate WC. There are a couple of level changes from the hallway down to the rear bathroom/WC which makes the overall layout feel slightly unresolved.



### The rear of the property – externally.

The rear façade of the two storey main house retains the original timber sash windows in brick arched openings although it is apparent that the rear French doors, located at landing height to provide access to the flat roof, are a more recent addition in, possibly, an existing window opening.

23 Kelly Street



In contrast the rear side extension of the property does not reflect the character of the main two story building (please refer to the below picture). We are uncertain of it's age but, whilst being constructed in London stock facing bricks to match the existing, the windows are single-glazed, metal-framed, units with frosted glazing to the WC. An arch has been constructed over the main kitchen window but the other openings are bridged with painted concrete lintels. The two doors, which provide access to the rear yard, are PVC with wire-mesh, frosted glazing. The roof is finished in asphalt which covers the coping stones and there is a plastic roof light located above the bathroom.



#### **Adjoining properties**

Since the terrace of houses was listed in 1974 it can be seen that a number of extensions, of varying sizes and volumes have been constructed on the adjoining properties. These developments have established an inconstant pattern which is in opposition to the uniformity created by the front facades of this terrace.



## **Background to the Project**

Our client brought the property earlier this year due to it's good location and proximity to Central London as well as the attractiveness of the street in which the property is located.

As the property needed redecorating throughout our client's intention has always been to modernise the house to meet present day needs and living arrangements – for example the provision of a bathroom that is close to the bedrooms.

However, the aim is that these requirements are to be achieved without significantly altering the internal layout of the main two storey house. With this in mind it was recognised that the main opportunity to develop the property was out at the rear.

## Proposed extension

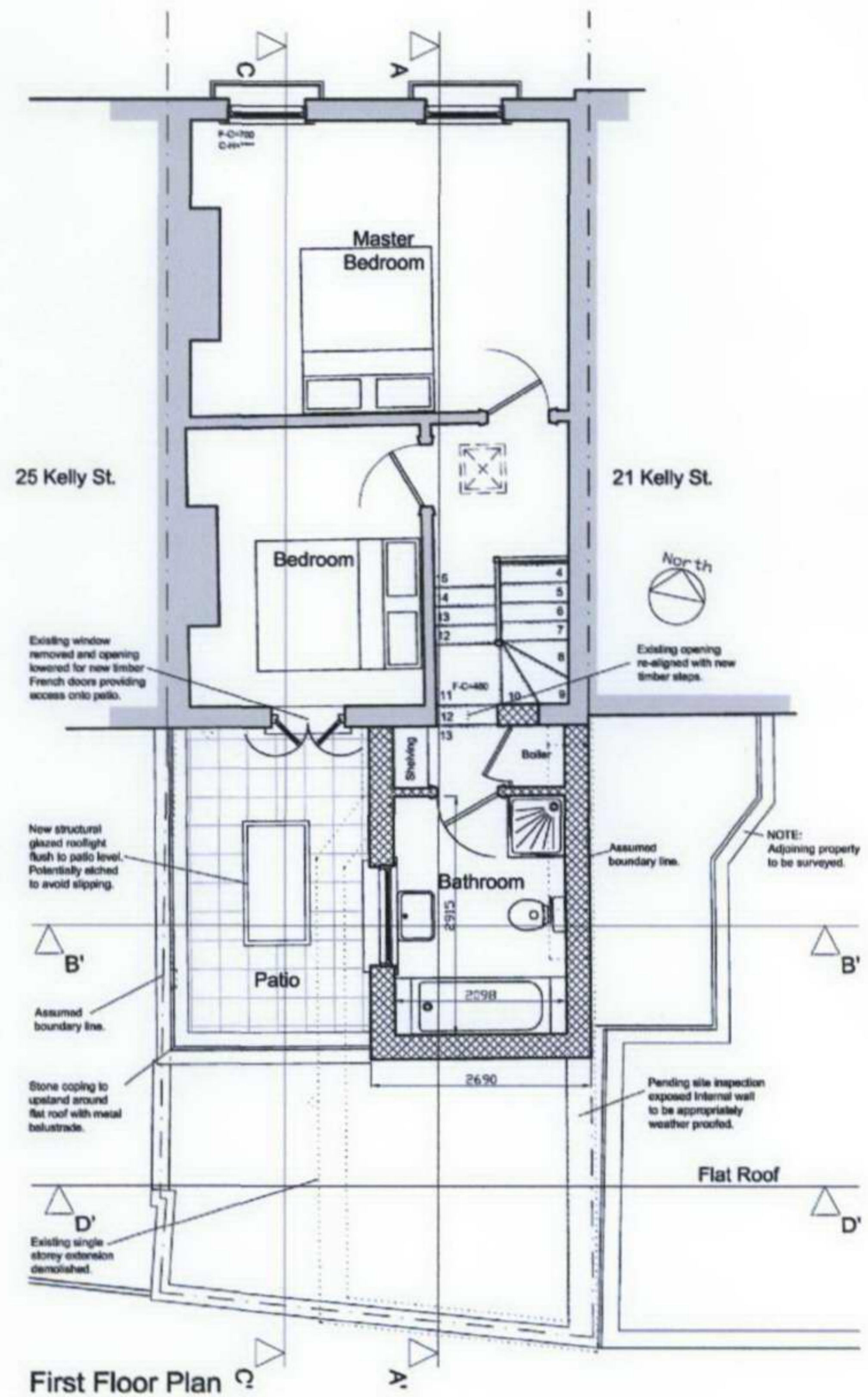
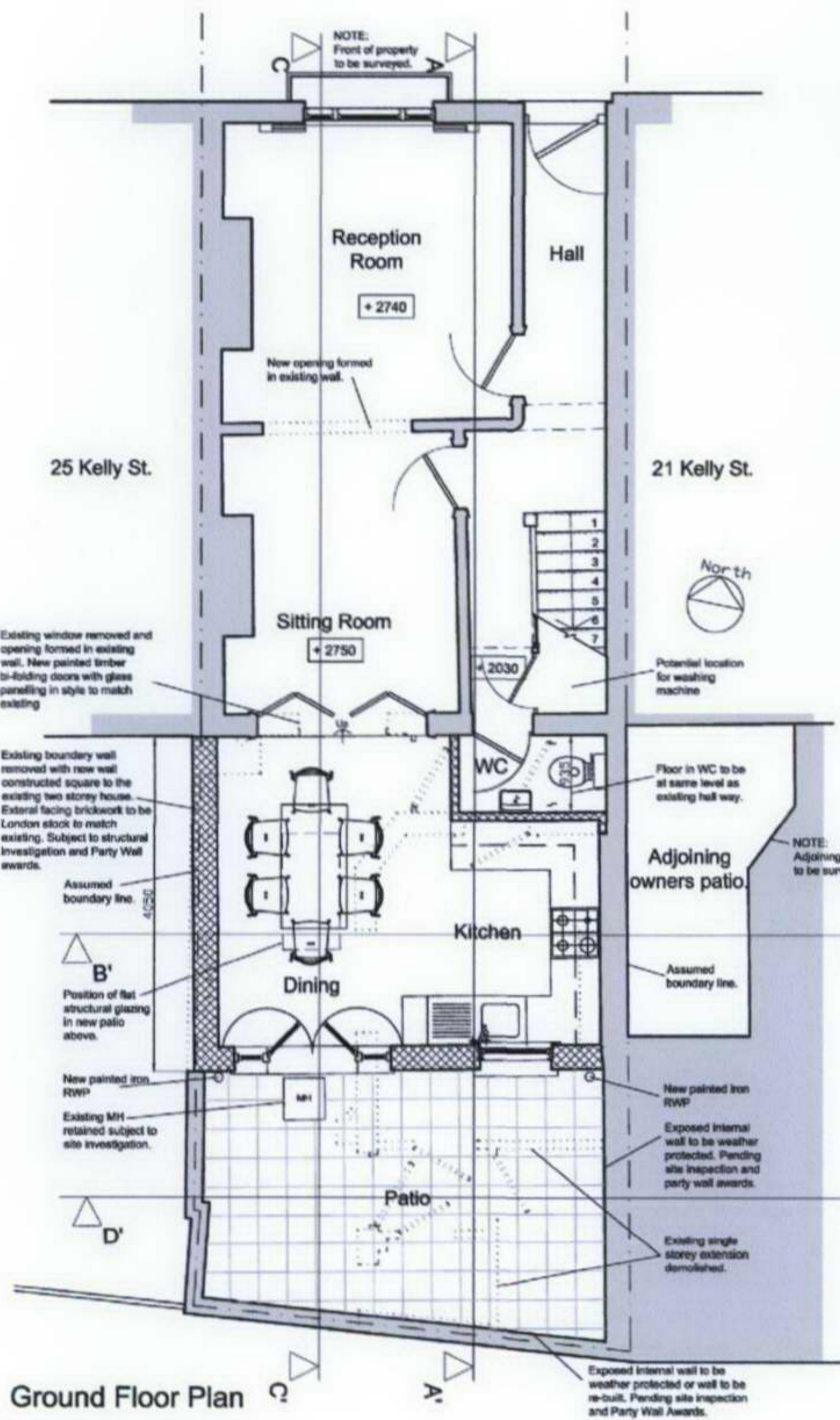
### Proposal

In light of the condition and appearance of the non-original side extension our client decided that demolition would be the most appropriate and viable option. This also created the opportunity of replacing the side extension with one that would be more in-keeping with the existing property. (Please refer to the proposed plans on page 8)

The client's requirement for the new extension was for a combined kitchen/dining room that was connected to the rest of the house - it was felt that the current situation split the house. In order to achieve this, it was decided that the proposed new extension should be built across the full width of the property and extend only half way into the rear area. By doing this our client would also create a more usable garden which is also an important requirement.

The first floor extension is for the new bathroom and covers approximately half the proposed ground floor foot print. The bathroom has been located here so that it is close to the existing bedrooms – this being one of the problems with the present situation. The size of the bathroom also needs to be increased from the existing to include for a separate shower. Please note that, due to the requirements of the DDA, a second WC has been located on the ground floor to replace the one removed.

To the side of this the flat roof (above the dining area) has been proposed as an external patio with a flush structural glass roof light. Access on to it is to be from the rear bedroom through new French doors. The doors will also improve the amount of daylight in the rear room.



### Proposed Materials and Finishes

The proposed extension is to use materials and details to match the existing main two storey house, therefore:

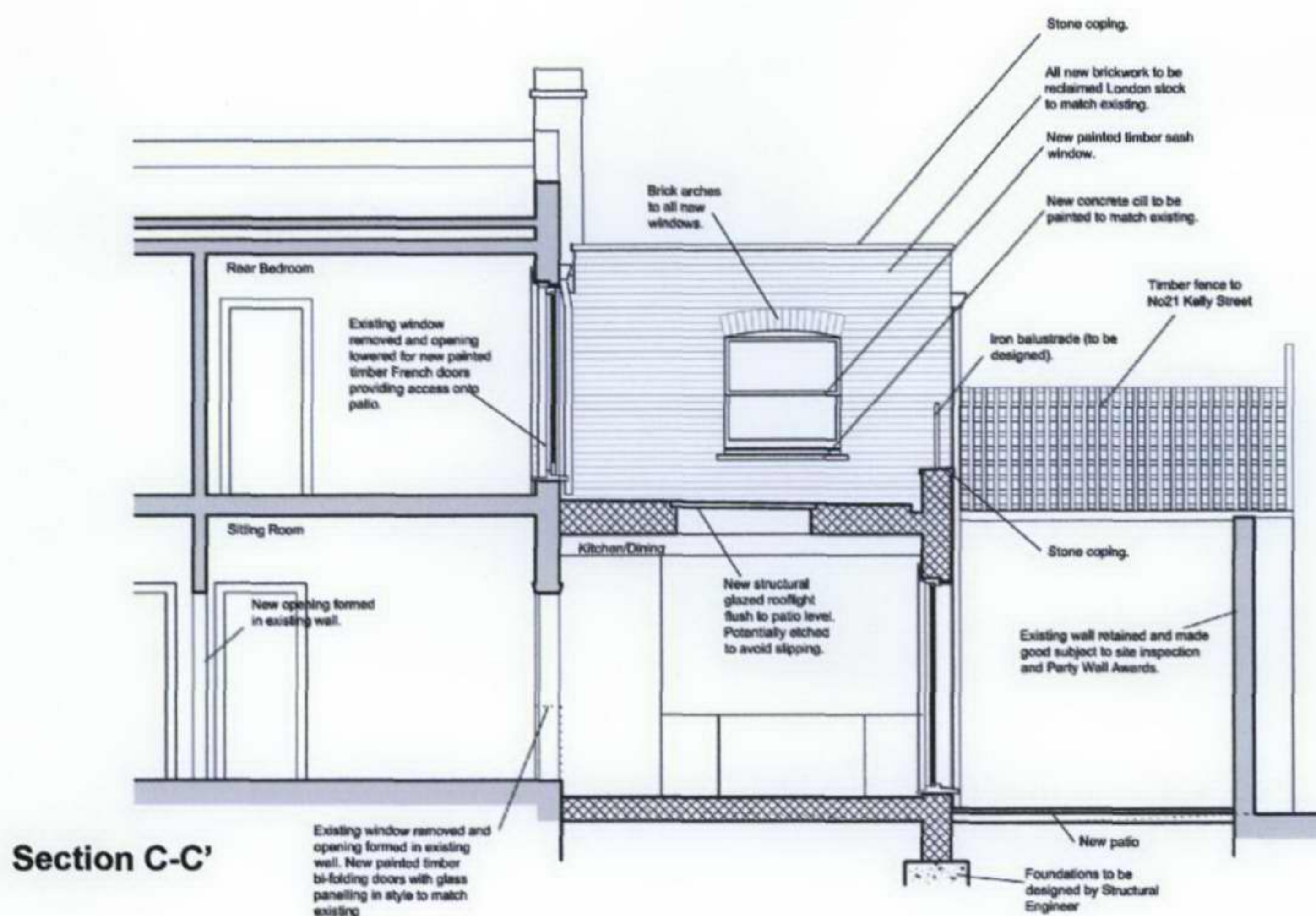
- the extension is to be faced in London stock bricks;
- the windows are to be painted timber sashes in brick arched openings with painted concrete cills;
- the doors are also to be painted timber in a traditional style with glass panels;
- the roof (to the first floor extension) is to be asphalt but will be hidden from view by the proposed parapet detail;
- the roof to the ground floor will use paving to match the main garden area with flush structural glass roof light;
- all rain water goods are to be cast iron to match the existing with the hoppers being of a traditional design;
- The railings around the first floor patio are also to be of a traditional design.

### Elevations

The overall design approach to the elevations has been to keep them simple with the intention of minimising their visual impact. This is evident in the choice of using parapet walls which are to be capped with coping stones. The other reason for parapets is to avoid runs of guttering around the flat roofs which we felt would not be appropriate in this situation.

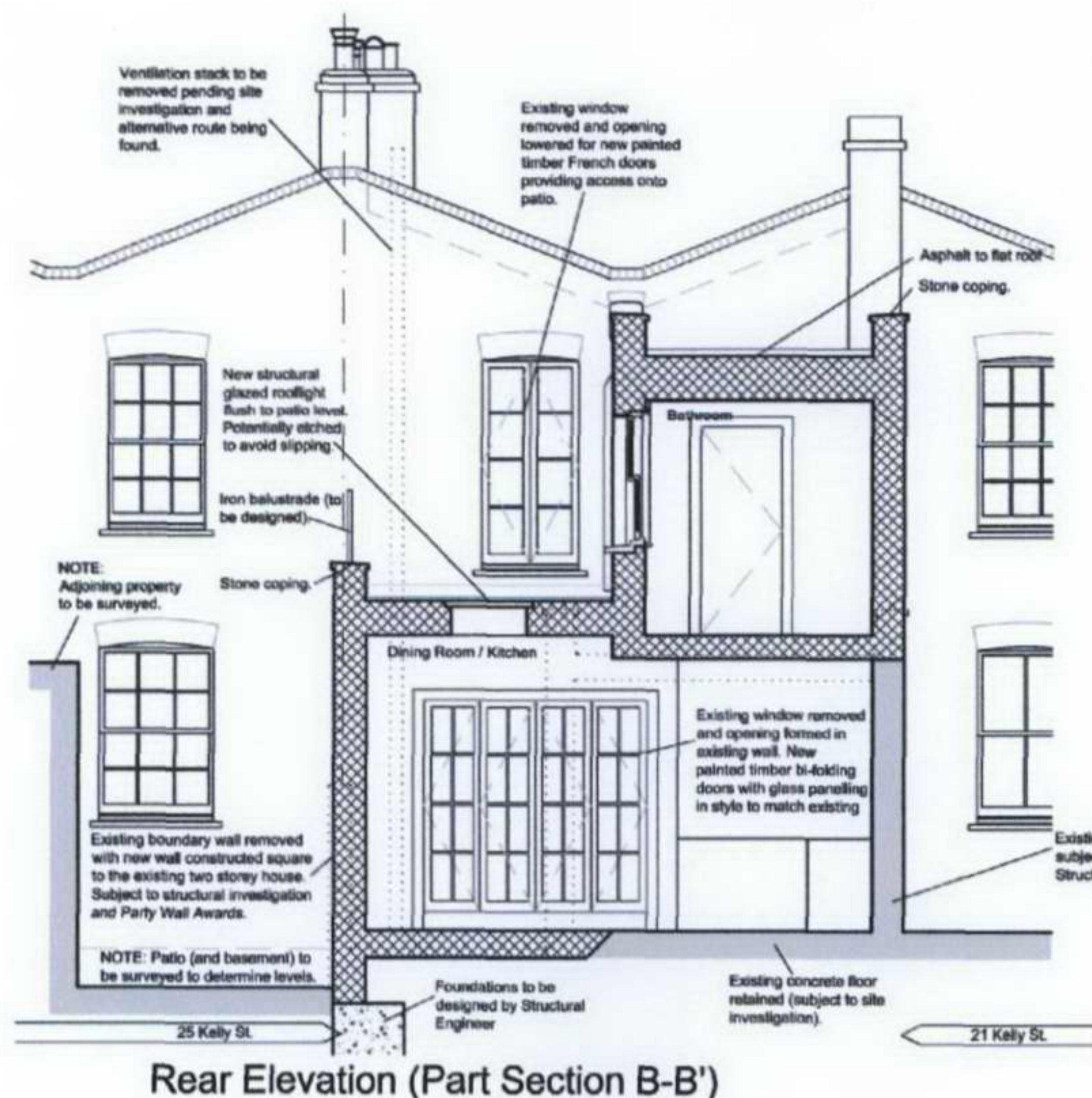


Rear Elevation (Part Section D-D')



### Internal alterations

As can be seen on the proposed plans (page 8) these have been kept to a minimum. However, an opening is proposed in the existing wall between the front and rear rooms (as has been done on a number of the adjoining properties) because the client was concerned that the rear ground floor room would be too dark once the extension was completed. By connecting the rooms natural lighting should be improved and the perceived space increased.



**Accessibility**

The main access into the property is unchanged but internally it can be seen to be improved. The current proposal has reduced the number of internal steps on the ground floor to just one – down into the new kitchen/dining room and level access from the principal rooms and entrance level to a WC has now been achieved with the inclusion of the secondary WC at the end on the existing hallway.

**Sustainability**

All the new works are to comply with current building regulations and a Full Plans application will be submitted to Camden Building Control for approval.