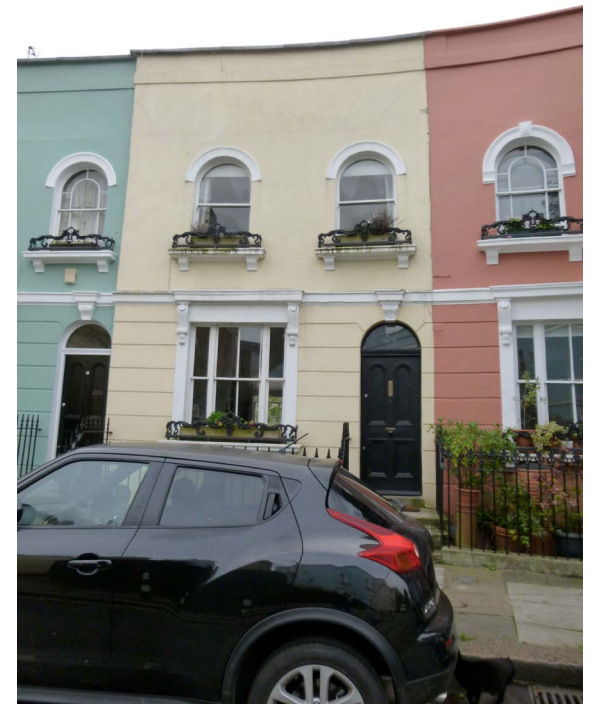


27 KELLY STREET, LONDON, NW1 8PG
Design and Access Statement (including Heritage Statement)
June 2014



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TO BE READ IN CONJUNCTION WITH:

Existing plans, sections & elevations
Proposed plans, sections & elevations

1.1 EXECUTIVE SUMMARY

This Design and Access Statement has been prepared by Granit Architects for Camden Borough Council in February 2014.

1.2 DEVELOPMENT OBJECTIVES

Obtain listed building consent for proposed alterations to existing property to include:

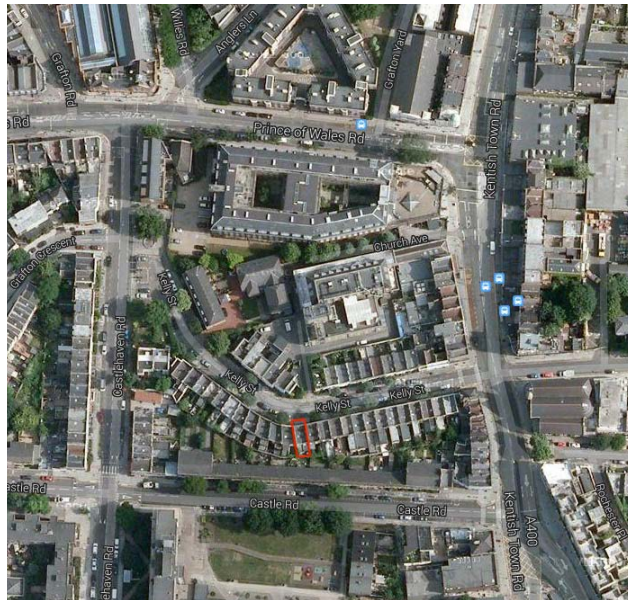
- New improved access to rear garden - through reception room instead of bathroom.
- Block up existing access through bathroom to garden and add a new double glazed window to match appearance of rest of property.

All proposals are detailed further in this document.

2.1 SITE ANALYSIS

The existing house is a terraced property, originally built approximately mid 19th century. It sits on the north/south axis. The property has access to a small rear garden and is one of three properties on the street with a basement / front light well. It is assumed that the basement was added sometime between post war and pre 1996.

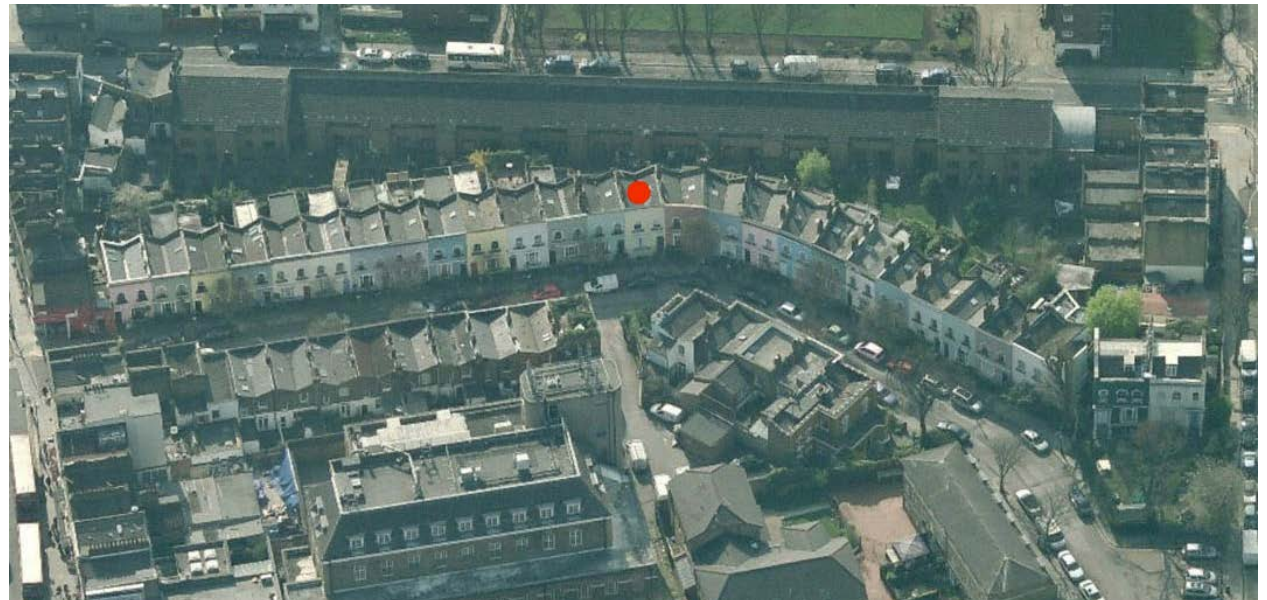
The property is Grade II listed, and within the Kelly Street Conservation Area. Details of the listing and conservation area characteristics can be found in the Heritage Statement of this document.



Aerial view



Bird's eye view - North



Bird's eye view - South

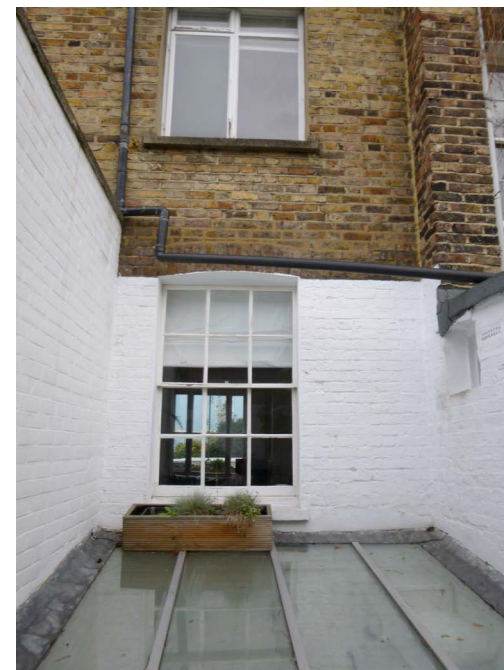
2.2 PHOTOS - GROUND FLOOR AND GARDEN IMAGES



View to existing window to reception room



Existing door to rear garden (through bathroom)



View to existing window and glass roof.



View out to garden
27 Kelly Street London, NW1 8PG
For Arabella Pack and Simon Dix



View to existing garden access and external store.



Existing garden layout

2.3 HERITAGE STATEMENT

Grade II listed property, first listed 14-May-1974. Details of English Heritage listing (entry no. 1379228):

"Terrace of 25 houses. Mid C19. Stucco with rusticated ground floors. EXTERIOR: 2 storeys. 2 windows each except No.49 with additional recessed entrance bay. Round-arched doorways with panelled doors and keystones with broken forward cornices continuing as a band at 1st floor level and breaking forward over ground floor tripartite sashes where supported by enriched console brackets. Wide bracketed sills mostly with elaborate cast-iron guards. No.49, square-headed doorway with stucco doorcase of panelled pilasters surmounted by enriched console brackets supporting a cornice; fanlight and panelled door. Moulded band at 1st floor level continuing as a plain architrave down the sides of the ground floor tripartite sash with wide bracketed sill and elaborate cast-iron guard. 1st floor sashes round-arched with architraved heads and nailhead keystones, margin glazing and bracketed sills with elaborate cast-iron guards. No.49, 1st floor with lugged architrave 4-pane sashes with vermiculated keystones and bracketed sills with elaborate cast-iron guards. Cornice and blocking course except Nos 43-49 with parapets.

INTERIORS: not inspected.

SUBSIDIARY FEATURES: attached cast-iron railings to areas."

The listing mainly focuses on the uniform front elevations of the properties on Kelly Street.

Previous Planning History for 27 Kelly Street

- Erection of rear ground floor extension and rear basement conservatory in lightwell with minor internal alterations. Permission granted in 1998. Reference: PE9700971R1 and LE9700972R1.
- Retrospective listed building consent for the enlarged window opening and dropped sash window at first floor, opening onto rear extension roof. Permission granted 2002. Reference: LEX0100677.
- Retrospective planning for the alterations to the lower ground floor layout. Permission granted January 2014. Reference: 2013/7940/L.
- Full planning and listed building consent granted for the installation of glazed walk-on roof to replace existing roof of rear basement utility room, installation of replacement windows to front lightwell and rear first floor level. Minor internal alterations also proposed. Permission granted April 2014. Reference: 2014/1099/L and 2014/1023/P.

Kelly Street Conservation Area Characteristics

(Points taken from Kelly Street Conservation Area Appraisal and Management Strategy adopted 23 March 2011 by Camden Borough Council)

- Kelly Street Conservation Area proportional street width to building height. Kelly Street has similar formal layout to surrounding streets however the smaller terraced properties follow the bend of the narrow curved street which is an uncharacteristic road form in the wider area.

- Within the appraisal document, Kelly Street is described as *"an immaculate, cheerfully painted enclave overflowing with potted plants, clearly a source of pride to its residents."*

Point 5.7

"The listed terraces on Kelly Street are of a smaller scale to those on Castlehaven Road: two storey (as far as is known, 3 have basements) with brightly coloured stucco fronts enriched with cornices and a variety of decorative mouldings around windows and front doors. Roof extensions, where they exist, are concealed behind parapet walls"

As well as that quoted above, Kelly Street is also characterised by:

- curved terraces on a narrow cul-de-sac
- timber doors and large tripartite windows with bracketed cornices found on the ground floor.
- round headed fanlights and windows create a visual rhythm along the street.
- many first floor windows have keystone headed cornices and console brackets 23-27 do not have the keystone-headed cornices
- elaborate ironwork guards and railings

- Kelly street is not identified as an area at risk by English Heritage
- No listed building within the conservation area are on the current English Buildings at Risk Register

Point 13.27

"In all cases the Council will expect original architectural features and detailing to be retained, protected, refurbished in the appropriate manner, and only replaced where it can be demonstrated that they are beyond repair."

Internal Observations

The interior of the property was not inspected as part of the listing but it is important to note the following:

- cornicing can be found in the original house.
- door architraves are of a consistent style throughout the original house.
- the window architraves are also all of a similar appearance throughout.
- fireplaces can be found in the two reception rooms at the front of the property.



Front Elevation (image taken from Google Street View)



View down Kelly Street

3.1 DESIGN PRINCIPLES

PROPOSALS

All proposals to alter the existing property are sympathetic to the original character of the building. All existing architectural features of special interest have been retained.

Ground Floor / Rear Garden:

- Block up existing rear door (currently in the bathroom) and add a double glazed timber sash window.
- Create a new entrance to the garden from the living room. Existing window width and head height to be retained. 1 no. step required to access garden level.

3.2 USE

The property will continue to be used as a private residential family home. There is no plan to change this.

3.3 LAYOUT

The proposals allow for the existing property to be used in a more efficient way. For example, to enter the garden you currently have to walk through the bathroom. We have proposed double doors from the reception room out to the garden where there will be a walk on roof above the basement utility (as approved for applications 2014/1099/L and 2014/1023/P).

We feel this will link the reception rooms to the outside enabling a better relationship between the internal and external areas. This will also ensure the occupants don't need to go through the bathroom to access the garden, as this isn't ideal.

The internal layout of all 3 floors will remain as existing and we feel that we have retained all notable architectural features.

3.4 OVERLOOKING/PRIVACY

The proposals do not allow for overlooking to either of the neighbouring properties.

3.5 SCALE

The proposals will not affect the setting of the building from the street level. We are not proposing any additional accommodation.

The proposals aim to not impact on the character of the conservation area and will arguably have no impact on the public realm. They also aim to preserve the character of the existing property and have been carefully considered to best enhance the spaces within it. This proposal uses the area we have and does not compromise any of the internal space.

3.6 DAYLIGHT/SUNLIGHT

Adding double doors to the rear elevation will allow for more light to enter the rear reception room and give better access to amenity space.

3.7 LANDSCAPING

The landscaping proposals form part of approved planning applications 2014/1099/L and 2014/1023/P which achieve a better layout than existing.

3.8 APPEARANCE & MATERIALS

The materials chosen are to match the existing as closely as possible.

- Where applicable, any new bricks required will be to match appearance of existing exactly.
- Any new windows will be double glazed timber sash to match the appearance of the existing.
- New double doors proposed to rear elevations to be timber framed patio style doors with a glazing formation as shown on the drawings. We would look to work with the council on the best appearance for these doors.

3.9 ACCESS

At present, access to the garden is gained from a door to the rear via the ground floor bathroom.

The proposals allow to block up the current rear access and create new access from the reception room.

As explained previously in this document (and as shown on the drawings) this rear access would create a better connection between the garden and the internal space.

3.10 PRECEDENTS

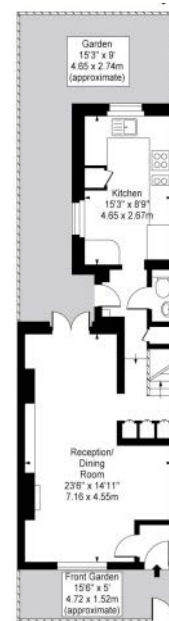
Below is a list of properties within Kelly Street that currently have direct access from the rear ground floor room to the garden:

- 5 Kelly Street
- 7 Kelly Street
- 12 Kelly Street
- 13 Kelly Street
- 15 Kelly Street
- 17 Kelly Street
- 19 Kelly Street
- 24 Kelly Street
- 29 Kelly Street
- 30 Kelly Street
- 32 Kelly Street

There may well be further examples on the street too.
To the right are some plans and images showing these examples

4.1 SUMMARY OF PROPOSED DEVELOPMENT

The proposal offers a good opportunity to create a high quality dwelling whilst having little impact on the character of the listed building / conservation area. We have tried to develop a proposal that meet the needs of our client whilst having minimal detrimental impact on the surrounding area, and therefore hope that the proposal finds favour.



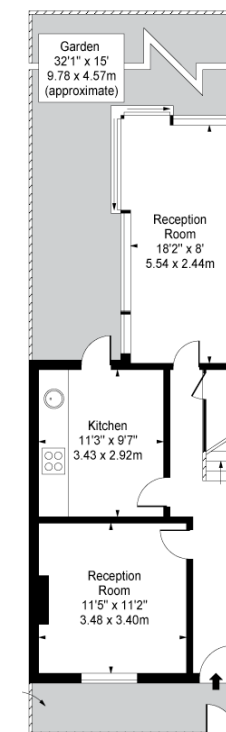
13 Kelly Street



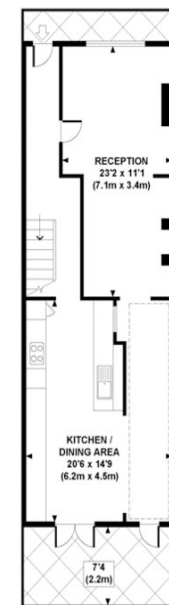
7 Kelly Street



12 Kelly Street



Ground Floor
7 Kelly Street



GROUND FLOOR
17 Kelly Street



13 Kelly Street



17 Kelly Street



Ground Floor
12 Kelly Street