

DESIGN, ACCESS AND HERITAGE STATEMENT



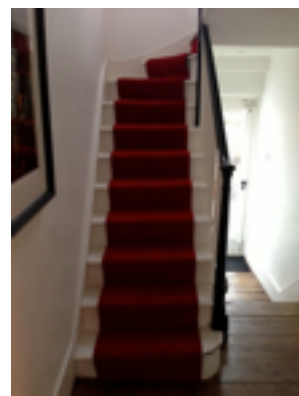
9 Medburn Street

February 2013

DESIGN AND HERITAGE STATEMENT

1.0 The Existing Building

- 1.1 No.9 Medburn Street is a Grade II listed building in the Kings Cross/ St. Pancras Conservation Area (No.22), Subzone 1: Crescent Gardens and St. Pancras Way. It is a three storey house built as part of a terrace of 11 houses in 1841-1844. It's built of yellow stock on the upper floors with rusticated stucco on the ground floor and has a 2 window bay width. It has a rounded arched front doorway with a keystone, pilaster jams that carry cornice heads and a plain fanlight overhead. The lintels have gauged brick arches over the recessed sash windows and the first floor has two non original cast iron balconettes in front of its windows reflecting the remains of a classical 'piano nobile' affect.
- 1.2 The internal alterations, since the Council's acquisition and rehabilitation of the terrace in 1972, have retained the plan form; the main chimney breasts to the front rooms of the house; the internal doors; architraves; shutter and shutter boxes on the ground floor front room; and original butterfly roof shape. However, the rear chimney breasts and original fire places have been removed, many of the original sash windows have been replaced, probably as a result of bomb damage, and alterations to one of the ceilings on the second floor was carried out.





- 1.3 The internal layout is a standard late Georgian/early Victorian layout with the plan form following the two room on each floor identikit. However, none of these houses had, or have today, any service wings on the rear elevation and are likely to have had external lavatories. They would have been considered third or fourth rate houses within Georgian categorisation, based on the London Building Act 1774 and are only 15'6" wide (4.72m).
- 1.4 It is considered that the primary listed building interest of this building is the front facade's contribution to the townscape of Medburn Street and the character of the conservation area.

2.0 The Proposals

2.1 The Rationale

2.1.1 Given the relatively small ground floor area of the front room and kitchen (approx 21 sq m) in proportion to size of the rest of this family house (three bedrooms approx area of 42.4 sq m) our clients wish to extend the kitchen space to allow a greater integration of the cooking and eating functions and include a utility room into the main house instead of in an external shed where it is at present.

2.1.2 Taking into consideration the guidance in the English Heritage publication, London Terraced Houses 1660-1860 that “full-width rear extension should not *usually* be allowed” and the guidance from the Kings Cross /St Pancras Conservation Area Statement (Dec 2003) paragraph 7.10.5 that “full width extensions are not *normally* allowed” a half width extension was considered. However, the amount of space gained by a half width extension was considered prohibitively small and narrow. Any extension could not block or extend half way across the existing rear window to the kitchen so the extension would have to be restricted to either side of the back door or window opening.

2.1.3 The narrow width of the building and the fact that it does not have a ‘closet’ wing led to the conclusion that a minimal full width extension would be the best response to add accommodation to this house.

2.2 The Design

2.2.1 In accordance with Kings Cross and St. Pancras Conservation Area Statement the proposed extension respects the prevailing domestic scale. The size of the proposed extension is in proportion to the rooms within the existing plan form of the original house, the overall size of the proposed dining space is 5 x 4m, while the existing front room on the first floor is 4 x 5m.

2.2.2 The design presents an imaginative and carefully considered architectural response that does not mimic or devalue the original architecture but presents a contemporary light touch that could act as an exemplar for similar extensions. The transitional glazed link, which allows clear views to the rear elevation of the building from within, also stitches the simply detailed ‘new’ element to the old building.



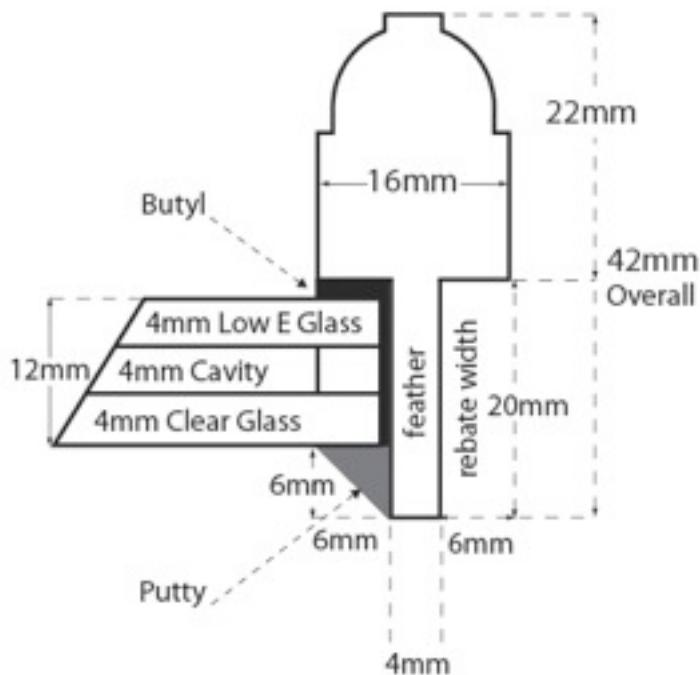
2.2.3 It is considered this sensitive design response is sympathetic to the policies in the Conservation Area Guidance by being

“carried out in a sensitive way, to preserve what is special about the building, and allow it to continue being used and enjoyed.”

2.2.4 A very careful consideration of the building’s scale and room proportions was undertaken to design an extension that respects its architectural integrity and retains the character of the original building. The rationale for the extension is to design a structure that is as unobtrusive as possible, to slot into a space at the rear of the property between existing flanking boundary walls and present a lightweight well designed glazed elevation to the rear garden. It is proposed to design a sedum roof to minimise the proposal’s impact on views from the upper windows of neighbouring properties and contribute towards the its long term sustainability. The scale of the extension is considered sub-ordinate to the original house and the use of slim line window sections (maximum 50mm wide sections) will help to underline the bespoke nature of the materials. The party walls will be in bricks to match the yellow stock bricks found on the main building and the overall height when viewed from the garden will be no greater than 2.6m.

2.2.5 Unlike the green spaces within the centre of the perimeter blocks of the listed buildings on Charrington Street, Goldington Street and Penryn Street there isn’t a similar space at the rear of Medburn Street and therefore there would not be any public views to this extension.

- 2.2.7 To contribute towards the free flow of movement and the integration of the domestic uses on the ground floor it is proposed to create an opening between the front and rear rooms. This opening, 1.6m wide, in scale with the proportions of the room size, will have architraves to match the originals as well as 2 four panel doors.
- 2.2.6 It is also proposed to replace the non original timber sash windows with Slimlite double glazed windows which allow for narrow Lamb's tongue glazing bars to be used (16mm) to match the original sash windows of this period.



2.3 Sunlight and Daylight

- 2.3.1 The daylight, sunlight and privacy of the adjacent neighbours at no. 7 Medburn Street has been taken into consideration. The orientation of the proposed extension faces north west and will therefore not have an impact on the sunlight or daylight of the adjacent property, and there will not be any over-looking of any neighbouring properties.

2.4 Materials

- 2.4.1 The proposed construction will use lightweight materials that slot into the brick walls of the rear garden and like the example below will present a contemporary design that complements rather than mimics the Georgian architecture. Thus pre-

senting a structure that reflects the best quality modern materials that do not detract from but enhance the classic simple palate of materials.



2.4.2 The window frames will be 'Fineline' with minimal frames of alloy aluminum.



2.4.3 The roofing system is also proposed to present a light hand in terms of it's intervention into the existing ecosystem and architecture of the terrace. The roof's sedum planted '3rd facade' when viewed from the upper floors of neighbouring houses will reflect a sympathetic response to this urban site.



- 2.4.4 The proposed replacement windows will fulfill the building's responsibility to the environment by insulating and conserving energy as well as being sensitive to the dimensions of the original lambs tongue glazing bars.



3.0 Access

3.1 **Public Transport**

- 3.1.1 The property is 5 minutes walk to Kings Cross Station/St Pancras and is well served by all mode sof public transport - buses, underground and trains.

3.2 **Disability**

- 3.2.1 The inclusion of a WC and shower room within the proposed new extension will contribute towards making the house more accessible for wheelchair users.

3.2.2 The ground floor front room can still be used, with the proposed interconnecting doors closed, as a bedroom.

4.0 Summary

4.1 It is considered that the extension preserves and enhances the special character and appearance of this listed building and is of the highest quality in terms of design, materials and proposed execution. The proposals satisfy policy CS14 of the Core Strategy by preserving and enhancing Camden's rich and diverse heritage assets and their settings, including the Kings Cross St Pancras conservation area and this 1840's listed building.

4.2 The proposed extension is also considered to adhere to the guidance in the Kings Cross St Pancras Statement, paragraph 7.10.1 as it will not alter the balance or harmony of the terrace and its scale, design sensitive and materials are appropriate. It will be unobtrusive and will be "no more than one storey in height" and have a minimum effect "on neighbouring properties and conservation area" .

4.3 The extension is also clearly subordinate to the main building, in accordance with paragraph 7.10.4 and does not extend rearwards beyond the line of neighbouring extensions or above the height of neighbouring extensions and retains a substantial proportion of the original garden. In accordance with the guidance in 7.10.5 it follows the scale of existing rear extensions in the terrace.

4.4 It is considered that if allowed the standard of materials and design of the proposed extension could act as an exemplar for future extensions in this terrace.