



13 Colville Place, W1T 2BL
Design & Access statement
Planning Statement
and Heritage Statement

Justification added	27.08.2014
Minor corrections	16.06.2014
Minor corrections	12.06.2014
First issue	9.06.2014

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1. Type of Application:

Householder Application and Listed Building Consent with Design and Access statement (Not P.D as within a Conservation Area)

2. Location of proposed development:

13 Colville Place, W1T 2BL

3. Introduction:

This report prepared by zeropointone in support of a Listed Building Consent application for partial reconfiguration of the lower ground and ground floors. It is a combined report for conciseness combining:

- Planning Statement
- Design & Access Statement
- Heritage Statement / Historic Buildings Impact Assessment

A complete set of existing and proposed drawings with annotations are enclosed as part of the application and should be read in conjunction with this report.

4. Date of Preparation:

9th June 2014

5. Date of any amendments:

27th August 2014

6. Applicant:

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7. Agent:

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8. Usage Class and principle description of proposals:

- Usage Class C1 - no change
- Partial internal reconfiguration to lower ground and ground floors involving
 - Installing a shower and washbasin in the basement
 - Removing the existing stud walls in the basement to make it more open plan
 - The bedroom on the lower ground floor becoming a play area / bedroom.
 - Converting current bathroom at half landing at rear into a utility room, with the addition of a sink and the existing toilet to remain.
 - Redecoration and ceiling lighting to basement
 - Replacement of decking at rear terrace incorporating walk on rooflight.
 - Removal of existing flues and associated pipework and replacement with newer neater flues in a less obtrusive location

9. Existing Site:

- The subject property is located within the London Borough of Camden and is in the Charlotte Street Conservation Area and is Grade II listed.
- Listed for group value in 1974. Listing entry as follows:
 - *List entry Number: 1356774*
 - *Location 11, 11A, 12 AND 13, COLVILLE PLACE, CAMDEN*
 - *TQ2981NW COLVILLE PLACE 798-1/98/268 (North side) 14/05/74*
 - *GV II*
 - *4 terraced houses with later shops. c1766, altered. Built by John Colville. Multi-coloured stock brick. 3 storeys and cellars; No.13 with attic dormers. 2 windows each. Early C19 wooden former shopfronts with pilasters carrying entablature and small panes. Shop and house doorways with fanlights, No.13 patterned, and panelled doors. Gauged red brick flat arches to recessed sash windows with original glazing bars, except No.12 and 2nd floor of No.11. Parapets. INTERIORS: not inspected.*
 - *Listing NGR: TQ2948581690*
- The property is a five storey Georgian terraced house with residential (C3 usage) with a front entrance in a terrace of listed buildings
- The street is a small residential passage with the closest shops and services located in Charlotte Street and Goodge Street.
- The property in is single residential use and as illustrated in the attached plans the accommodation at present comprises of bedrooms and bathrooms to the second and third floors, living rooms on the first floor, a kitchen / dining / living space on the ground floor, and ancillary storage and utility areas on the lower ground floor together with a bedroom.

10. Planning History:

- Related to the property:
 - Listed Building Consent was **granted** on 9th October 2013 for application 2013/5324/L for the replacement of a dormer window and door at third floor with timber framed double glazed windows, and replacement of door at rear elevation of dwelling.
- Adjacent / immediate vicinity:
 - Listed Building Consent was **granted** on 27th November 2003 for application 2003/1761/L for works to a dwelling house including removal of a wall at basement level, minor adjustments to a staircase, and a replacement of existing rooflights at ground floor level.

11. Scope of works:

- Lower Ground floor
 - Carefully remove non original partition walls dashed in brown as drg PR 002 and make good sympathetically any connections and abutments with existing fabric.
 - Relocate boiler to new Utility Room on Upper Ground Floor.
 - Relocate Gas meter as indicated.
 - Build new shower, add washbasin and connect to existing waste.
- Upper Ground floor
 - Carefully remove existing shower and washbasin as dashed in brown on drg PR 003 and make good existing floor finish as necessary.
 - Install new boiler, sink, and white goods. Duct flue from boiler and extract from dryer through existing dry lined ceiling to first floor in new pipes as drg. PR 004
- First floor
 - Strip back existing timber decking and form opening for new walk on rooflight trimmers to S.E design and specification.
 - Install new walk-on rooflight to manufacturer's details and subsequent architectural details pending structural investigation.
 - Remove existing redundant boiler and dryer flue / extract pipes.
 - Fit new flue and extract pipes in finished as detailed below as drg. PR 005
 - Fit new stained timber decking to same level as existing an but up with new rooflight.

12. Design concepts applied to the proposal:

- The proposals aim to keep the existing structural and external walls, to avoid the loss of original features, and to enable the small footprint dwelling to remain in single residential use by allowing relocation of existing services and giving flexibility to accommodate the younger members of the family unit.
- The replacement flues will not be as obvious or rise up the building as high as the original flues and as such is sized appropriately and subordinately to the existing building in keeping with the immediate locality and the Conservation Area.
- The proposal does not compromise site accessibility and safety, existing routes are retained.
- There is no variation to existing public areas and little impact to spaces around and between buildings.
- There will be little if any impact on views and skylines as a result of the proposals due to the position of the neighbouring properties.
- The original period features and detailing of the property are to remain unchanged.

13. Materials and finishes:

- The materials to be used on the extension would be quality grade and would be matched to the existing materials adjacent as closely as possible in colour, texture, and profile and with traditional methods of construction and finishing.
- Any ironmongery, pipework etc to be painted to match the brick surface behind as required (black or white).
- The walk on rooflight is to be glass panelled in line with existing extension at lower ground floor level.

14. Key issues relating to the site and any imposed constraints:

- The building is of a very small footprint and stacked over 5 floors and to enable modern lifestyle demands of childcare and homeworking greater flexibility is required. The most sensitive option requiring the least alterations to the existing fabric and without harming the plan form is believed to be the minor adaptations sought within this application.

15. Access principles applied to the proposal:

- Since the site is an existing private residential house, it does not come within the ambit for the provision of disabled access.
- There is no change to the access arrangements (Colville Place). The site is generally level with a step up to the front door and there are no existing ramps or steep falls.
- The floor level of the existing rear terrace will remain unchanged.

16. Amenity:

- The existing rear terrace space will not be disturbed but it's value enhanced.
- Additionally natural light will now be able to penetrate to the room below through the rooflight.
- The entire premise of the application is for the potential for the property to be more suitable for the long term needs of a young and growing family.

17. Vehicular and Transport links:

The property is located in Central London with very good road, and public transport links.

1. Bus: Major bus routes are within 2-3 minutes walking distance.
2. Train: Euston and Charing Cross Stations are 15 and 25 minutes walking distance.
3. Car. The A400, A4, A501 are 2, 4, and 6 minutes drive away.

18. Sustainability:

- N/A

19. Justification for works :

- Paragraph 128 of the National Planning Policy Framework (NPPF) requires an applicant to "describe the significance of any heritage assets affected including any contribution made by their setting".
- As evidenced in the listing entry in 9.0 above the asset is the external appearance of the building with the context of the terrace/streetscape. The interior has been altered and is not part of the listing description.
- The property originally had a shop at ground floor level and the lower ground was not originally designed for residential use.
- The very compact footprint of the property and the retention of the original staircase and the plan form and proportions of the upper floors does not lend to flexible 'open plan' space for usage by a young family. Enabling supervised child support and home working

is a key element in the proposals. Core Strategy 14.2 promotes sustainability and growth and the modest (reversible) changes to the property enabling a longer tenure and encouraging young families within the heart of Central London are to be supported.

- It has been decided as such that the space best suited to being adapted is the one with the least original and historic significance and the changes are reversible and no harm is given to the building. Changes at lower ground floor are outweighed by the benefits they bring to modern use and that they avoid changes to other parts of the property.

20. Design Standards and Guidance followed:

- Camden Core Strategy and Local Development Framework (LDF):
 - CS1 (Distribution of growth)
 - CS5 (Managing the impact of growth and development)
 - CS14 (Promoting sustainable design and construction)
 - DP24 (Securing high quality design)
 - DP25 (Conserving Camden's heritage)
 - DP26 (Managing the impact of development on occupiers and neighbours)
- Supplementary Planning Guidance CPG1(Design) 2011
- London Plan 2011 (7.4 Local character, 7.6 Architecture, 7.8 Heritage Assets and & Archaeology)
- National Planning Policy Framework
- Camden Planning Guidance
- The London Plan

A. Appendix (Existing Photos)



Terrace looking west towards 38 Charlotte Street



Terrace looking west towards 38 Charlotte Street



Rear elevation looking east towards 12 Colville Place



Rear elevation looking up at first to third floors

Ground floor half-landing toilet and shower



Towards rear wall and shower



Toilet cistern and shower wall



Towards washbasin



Back towards door and half-landing

Lower ground floor lobbies between rear WC and front bedroom



Looking towards party wall with 12 Colville Place



Looking towards party wall with 38 Charlotte Street



Rear WC looking towards front of house and lobbies