

DESIGN & ACCESS STATEMENT

24 Betterton Street
London
WC2H 09BU

HILL MITCHELL BERRY

A R C H I T E C T S

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PROJECT NO. 1435

26.01.15

This document is to be read in conjunction with the Heritage Statement prepared by John Martin Robinson dated December 2014.

Although a Householder Application is made, this statement is necessary because the proposals affect a Grade 2 Listed Building.

This statement addresses the relevant headings from CABI's *Design and access statements: how to write, read and use them*. [www.cabi.org.uk/files/design-and-access-statements.pdf]

The National Planning Policy Framework includes that plan-making and decision-taking on proposals which will affect heritage assets, should only be made following an evidence-based assessment of the factors that confer significance upon such assets.

1.0 Design and Access Statement

1.1 Use

The building has established Use Class C3, residential. The proposal is to retain this use. As stated in the Heritage Statement a section of the property has been used as a shop at some point. The existing building is separated into units and the proposal includes reinstating the property into a single dwelling with the entire area being used as its original use as a single residential dwelling.

1.2 Amount

The proposal does not increase the footprint area of the existing property and therefore retains the current amount. This is therefore sympathetic to the buildings listing and character. Camden Core Strategy 2010-2015 section CS1 deals with Distribution of Growth. 24 Betterton Street is within an area of the borough that is not able to grow due to its current heavily populated mass. Therefore our proposal is to develop an already formed site and not put any strain on the borough to develop the area further.

1.3 Layout

The proposed layout of the property remains as existing externally. The internal is to undergo minor alterations with many original features reinstated. The main internal alterations include (this list is not extensive and HMBs drawings should be read in conjunction with points below):

- Non-original layout to ground floor utility revised.
- Kitchen location revised on first floor.
- New opening between kitchen and breakfast room on first floor.
- New storage to the first floor within dining room.
- New layouts to bathrooms in general.
- New opening into bathroom on the second floor.
- New opening into the rear dressing room on the second floor.
- New opening between bedroom 1 and front dressing room.
- New opening between bedroom 3 and dressing room 4 at third floor level.

1.4 Scale

Like the amount of the building the scale remains as existing. The external foot print does not alter and the internal alterations do not affect the scale internally keeping

the existing partitions walls in their existing locations. This is therefore sympathetic to the buildings listing and character.

1.5 Landscaping

The proposed includes a general tidy up of the rear garden with a number of planting beds removed and new stone paving installed.

1.6 Appearance

All materials are to match the materials used within the existing property. This is therefore sympathetic to the buildings listing and character. Camden Core Strategy 2010-2015 section CS6 deals with Providing Quality Homes. Our proposal will provide a quality home in what is at present redundant and in need of repair.

1.7 Access

Access to the property is retained as existing. This is therefore sympathetic to the buildings listing and character.

2.0 Conclusion

As described above the proposed works do not compromise the existing building and its listing. This is critical to our proposal as 24 Betterton Street is an interesting building with a long history. We hope that our proposed layout is seen as sympathetic to the buildings needs and forms a modified layout that compliments the buildings listing and character.

All materials are to correspond with existing materials within the property, ensuring that the existing fabric is respected.

With all these points considered we feel that the proposal is sympathetic to the buildings listing and character and will enhance an extremely interesting property.