

19 January 2015 — Revised 9 February 2015

## Design and Access Statement

# Rear Veranda at N° 42 Charrington Street, NW1 1RD

### Context

This application concerns N° 42 Charrington Street, NW1 1RD, which is situated in a mid-19th century Grade II listed terrace within the King's Cross St. Pancras Conservation Area. The property is a flat comprising the upper ground and lower ground floors of a mid-terrace house, near the corner with Medburn Street. The rear of the property is shielded from view from street level due to a wall along Medburn Street. Adjacent N° 6 Medburn Street features a contemporary two-storey rear extension. N° 9 Medburn Street, which forms the rear boundary of the garden of N° 42 Charrington street, features a single-storey modern glass conservatory. Some of the other properties of the terrace feature single storey rear extensions.

N° 42 Charrington Street is entered at upper ground floor level, where the kitchen and living room are situated. Stairs connect it to the lower ground level which contains two bedrooms and a bathroom. A door at the rear of the lower ground level opens up to a paved lower terrace. Eight steps up from the lower terrace leads to an upper garden covered by lawn.

### The Proposals

The flat is home to a young family with growing needs, chief among which is the need for covered amenity space. It is therefore proposed that a steel and glass veranda structure is erected over the lower terrace to allow use of the outside amenity space in wet weather.



***Aerial views of N° 42 Charrington Street looking North and looking West.***



**View of N° 42 Charrington Street from the corner with Medburn Street, looking North.**



**View along Medburn Street. N° 42 Charrington street is entirely concealed from view.**

## Design

The proposed veranda would be a powder-coated steel structure with a glass roof, measuring approximately 5,580 mm wide by 3,500 mm long, to cover the lower ground floor terrace. The veranda would be supported by the rear wall of the house at one end, and by four slender steel posts at the garden end. The roof would consist of toughened glass panels, and it would slope towards the garden end. Its maximum height would be approximately 2,970 mm from the the finished floor level of the existing patio area, keeping below the cill level of the stairwell window to the rear elevation. The steel posts would go into the ground at the upper garden level. With the exception of the roof, the veranda would be entirely open, with no walls or gable ends. It is proposed that all the metallic elements be powder coated in a grey colour.

The proposed veranda would be barely visible from the neighbouring gardens, and certainly invisible from the streets around the property.

A gap at the house end of the veranda will be provided to accommodate the existing rain water pipe. Rain water from the roof of the veranda will be shed onto the planters in the upper garden. Simple curved detailing is proposed for the design of the functional brackets. The detailing of the proposed veranda would be similar to the one shown in the photographs below:



## Access

The proposed veranda will allow use of the lower terrace in wet weather. Otherwise, the proposals neither worsen nor improve current provisions for access.

## Heritage Statement

Nº 42 Charrington street is housed within a uniform mid-19th century Grade II listed residential terrace that is marked for its positive contribution to the character and appearance of the King's Cross St. Pancras Conservation Area. The Conservation Area statement (June 2004) identifies in particular:

- the use of London stock brick with rusticated stucco at ground floor level and below,
- arched entrance surrounds,
- cast iron balconies and railings,
- stucco window surrounds at first floor level,
- butterfly roofs.

The Conservation Area statement also notes that unaltered rear elevations are visible from Medburn Street. The listing of the building seems to relate to its forming part of the complete and unaltered front elevation of the terrace along Charrington Street.

The present proposals would not affect any of the above aspects of the building and do not require the loss of any of the original fabric or detailing. Furthermore, care will be taken to ensure that the connections to the rendered rear wall are minimal. It is expected that in the event that the veranda is removed in the future the wall could be made good with minimal patch repairs. The proposals offer a way of optimally enhancing the viability of the external amenity space of this home, thus ensuring a well-maintained future for this historic building.

The present proposals are put forward as an alternative to an already consented single storey rear extension (see Planning History below). The present proposals would have a very significantly reduced impact on the existing building compared to the consented plans, and therefore represent a much more conservative approach to increasing its viability as a family home.

### **Planning History**

The same applicant holds current consent for a single-storey part-width extension under planning applications 2009/2720/L, 2009/2714/P, 2012/0308/L, and 2012/0307/P. The proposals under the fore-mentioned applications are of much greater extent and involve significant groundworks and the reduction of available garden space. The applicant would prefer to proceed with the present proposals for a glazed veranda instead, thus keeping the current garden intact while making the lower terrace much more usable.

Pre-planning advice was sought and incorporated into the present proposals. Heritage and Conservation Officer Nick Baxter visited the property in the presence of both the agent and the applicant and subsequently issued written advice (reference N° 2014/6874/PRE). The advice was generally positive and no objections were raised to the proposals in principle.

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