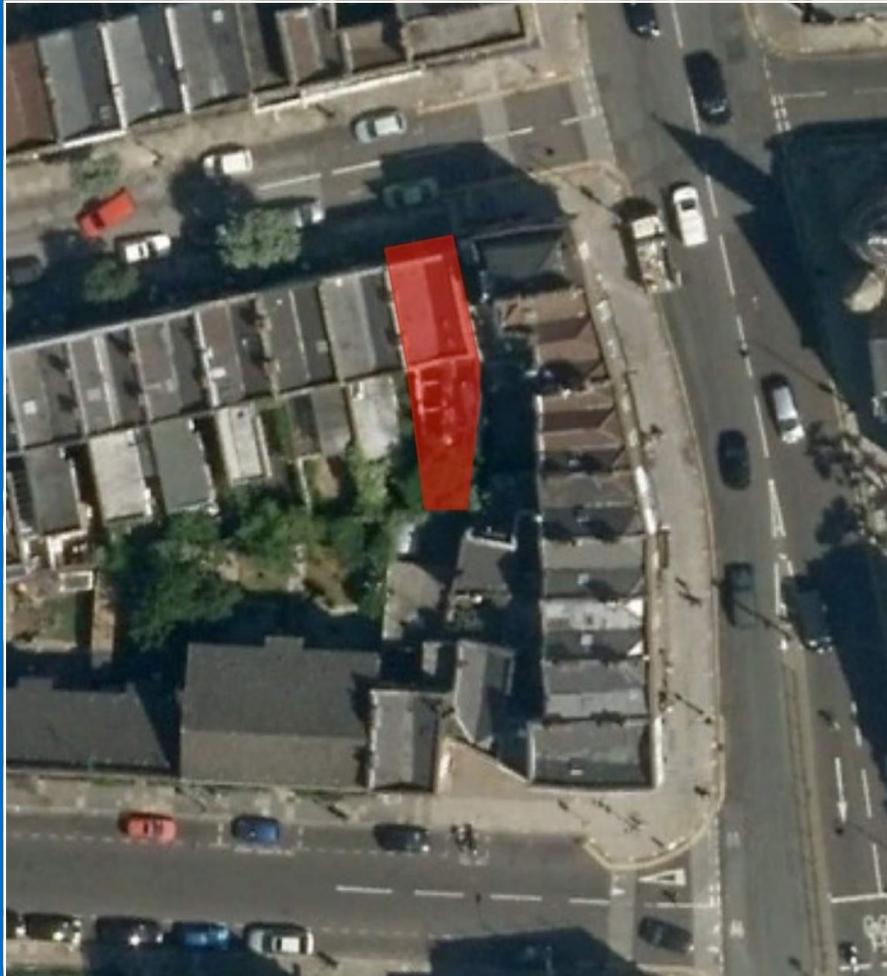


DESIGN STATEMENT

July 2015



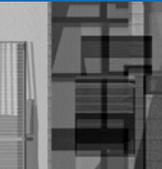
PROPOSED RESIDENTIAL EXTENSION
at
1 Kelly Street

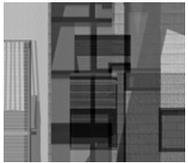
London NW1 8PG

YURKY CROSS

CHARTERED ARCHITECTS

167a York Way, London. N7 9LN T: 0207 267 0481 F: 0207 267 1248



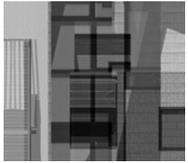


INTRODUCTION

SECTION 1 SITE ANALYSIS

SECTION 2 PLANNING BACKGROUND
 CONSERVATION AREA APPRAISAL

SECTION 3 DESIGN PROPOSALS



This statement has been produced on behalf the Owner to support a Planning Application in connection with the proposed rear extension of the property, together with minor internal alteration works.

This document supports the Design Drawings submitted with the Application and provides background on the existing dwelling, its character and the local context. The constraints and opportunities created by the Conservation Area is explored as is the Listed status of the building.

The document concludes with an explanation of the design solution and how this is informed by the site analysis.

SITE LOCATION

The site comprises a two storey terraced property at No1 Kelly Street in the heart of Kentish Town, North London.

The Kelly Street terraces were constructed between 1850 and 1860 during a period of rapid development in the area.

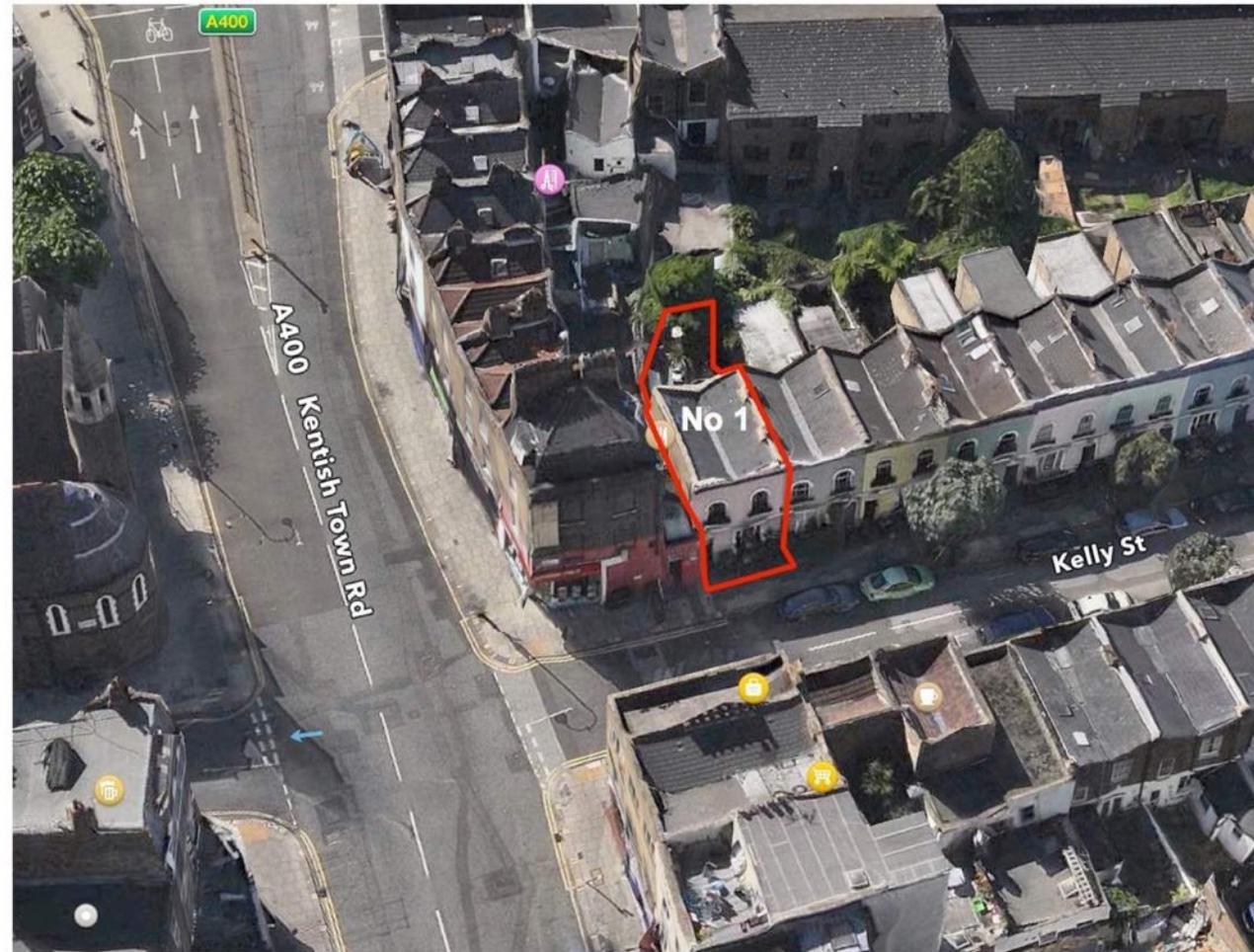
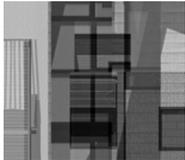


Image from imaps

SECTION 1: SITE ANALYSIS

SITE CONTEXT



EXISTING STREET VIEWS



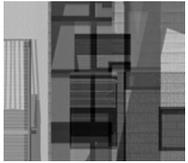
Kelly Street



Junction of Kelly Street with Kentish Town Road

SECTION 1: SITE ANALYSIS

EXISTING HOUSE



The existing property comprises a two storey, two bedroom dwelling with an open plan ground floor arrangement leading to a single storey back addition that houses the kitchen and bathroom.

The two bedrooms are on first floor, the front room has a small en-suite shower.

There is a small open space to the rear dominated by a mature magnolia tree.

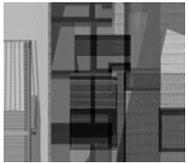


Rear elevation of 1 Kelly Street.



Front elevation of 1 Kelly Street.

EXISTING SITE



EXISTING SITE CONTEXT



Back addition of No.3 Kentish Town Road- from back addition roof.



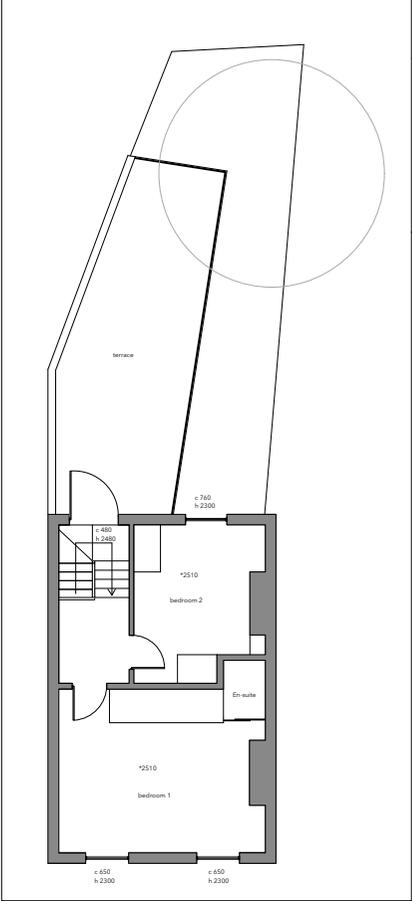
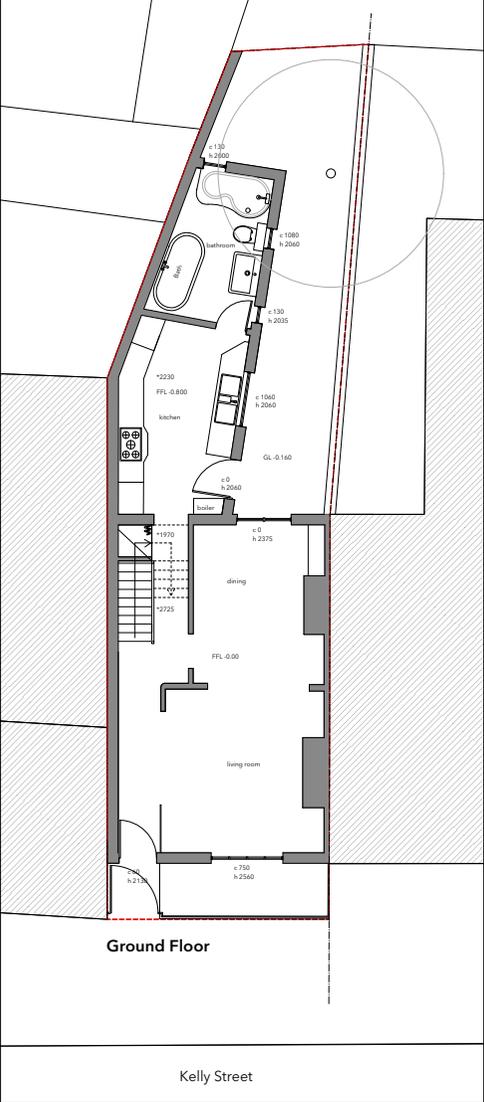
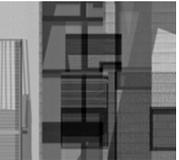
Rear courtyard



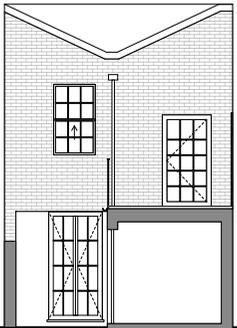
Rear elevations of properties on Kentish Town Road from back addition roof.

SECTION 1: SITE ANALYSIS

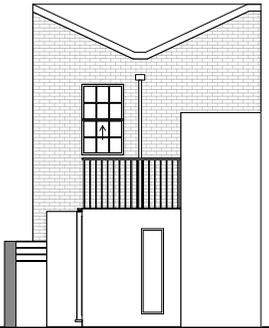
EXISTING BUILDING



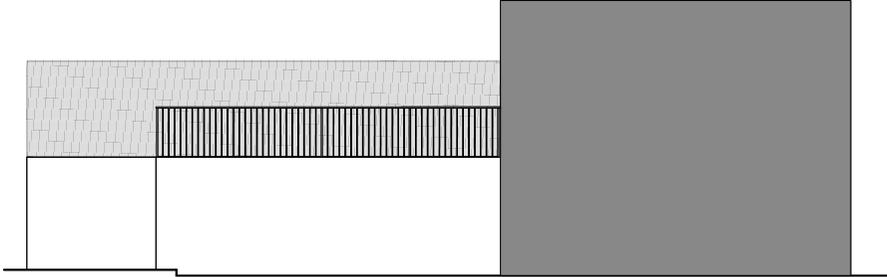
Front Elevation



Rear Elevation Section



Rear Elevation



East Flank Elevation



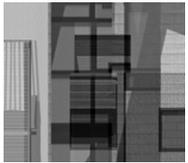
West Flank Elevation

SECTION 1: SITE ANALYSIS



YURKY CROSS CHARTERED ARCHITECTS 117 TON WALK LONDON, W1J 9AN TEL: 020 7463 1000 FAX: 020 7463 1001	PROJECT 1 Kelly Street, London NW1 8PQ	DRAWING TITLE As Existing	DRAWING NUMBER 14907/SK002
	DATE 15th Aug 2014	BY [Signature]	CHECKED [Signature]

ALL DIMENSIONS TO BE CHECKED ON SITE AND ANY DISCREPANCIES REPORTED IMMEDIATELY. THIS DRAWING MUST NOT BE SCALED.



PLANNING BACKGROUND

CONSERVATION AREA

The property forms part of a curved terrace of similar buildings that make up the greater part of Kelly Street, all of which lie at the heart of the Kelly Street Conservation Area.

The notable characteristics of the building group and the collective streetscene are set out in the Kelly Street Conservation Area Appraisal and Management Strategy, adopted as planning policy in March 2011.

The Summary of Special Interest in relation to Kelly Street is as follows:

‘ Kelly Street is now an intimate, narrow cul-de-sac of small two storey terraced properties. The relatively narrow tree lined road runs east to west in an elbow shaped curve, distinct where the prevailing street plan is predominantly a pattern of grids running perpendicular and parallel to the main historic road, Kentish Town Road. Prior to becoming a cul-de-sac, Kelly Street was a through route which linked Castlehaven Road to Kentish Town Road. Individual plots are long and narrow. The houses are distinct (in an area chiefly made up of typical 19th century terraces and post war housing) as a result of their brightly coloured stucco fronts, black cast iron railings, window guards and small front gardens. ‘

The Appraisal provides the following guidance on rear extensions:

‘ In recent years, largely due to the increased intensity of residential use and consequent conversion of properties, there has been a number of planning applications for large rear extensions, including the listed buildings on Kelly Street (referred to in paragraph 7.3) and some loss of rear gardens to hard landscaping. This results in a loss of amenity of residents and erosion of the leafy, verdant character of the conservation area. Applications are always assessed in line with Camden Local Development Framework Policies and Guidance, and particular care should be taken to ensure that the attractive garden setting of the host building, neighbouring gardens and any private open spaces is not compromised by overly large extensions and areas of hard landscaping. Residents are encouraged to maintain as much soft landscaping as possible in rear gardens. ‘

The Management Strategy provides guidance on the relevant Planning Policy and Legislation.

LISTED BUILDING

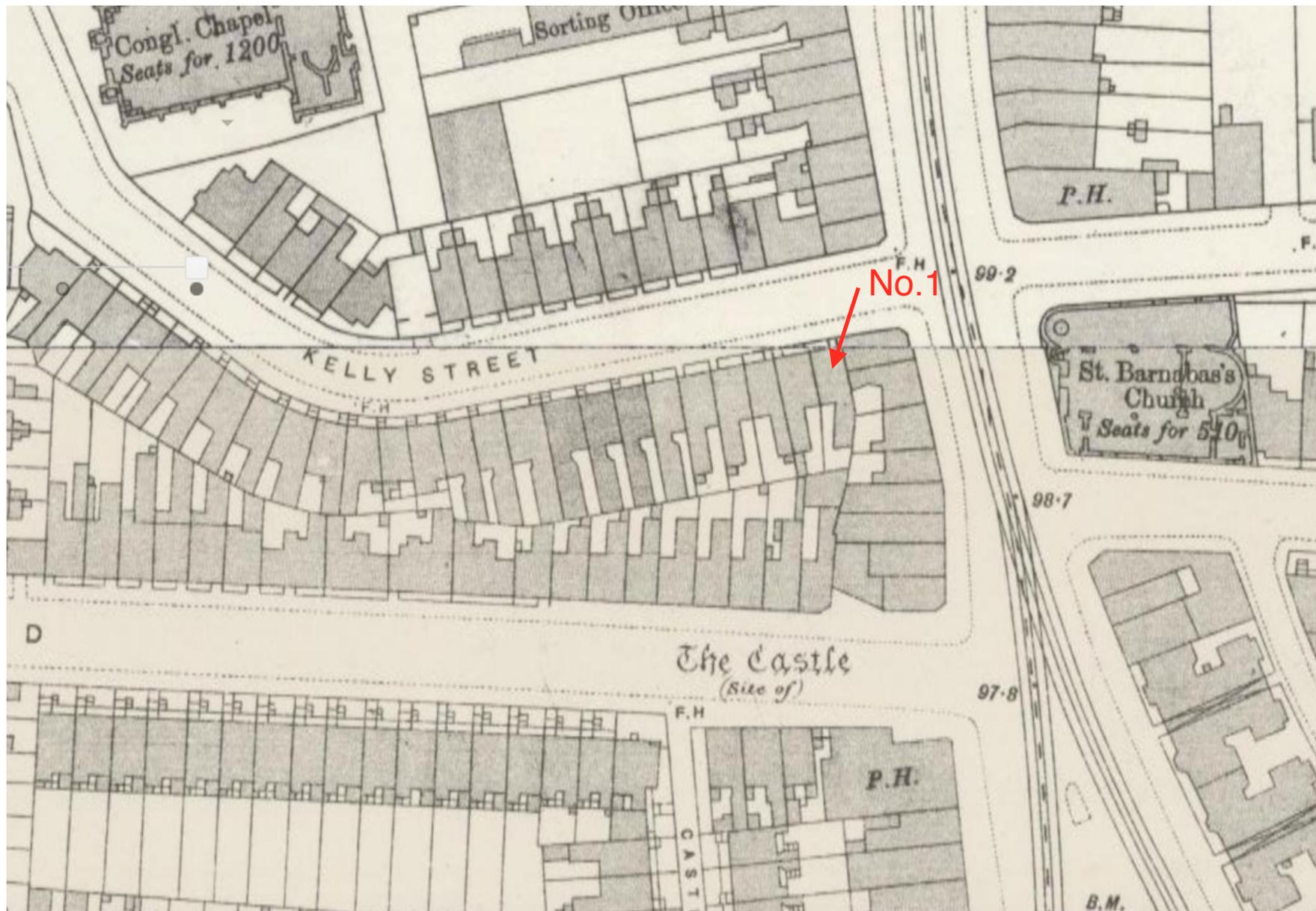
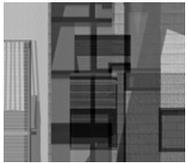
1 Kelly Street is a Grade II listed building (List entry no. 1379228).

The details of the reasons for designation are concerned with the front facade of the building, both individually and in the streetscene, together with the forecourt railing details.

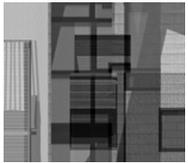
The building interior was not inspected.



Street Elevation of No1



Extract from Ordnance Survey Mapping 1893-96



BRIEF

1.0 Issues with the existing plan.

The existing dwelling layout suffers from a poor back addition arrangement that has the main bathroom at the very rear, accessed through the kitchen area.

The long, extended form of the addition within the rear garden area results in poor external spaces, with a long access passage against the western boundary and a cramped rear courtyard, dominated by a mature magnolia tree.

The bedrooms have no direct access to shared bathroom facilities.

2.0 Proposed layout improvements

The intention behind the proposed alterations to the dwelling are to create:

- 2.1 A better rear garden that has a direct relationship with the ground floor accommodation;
- 2.2 To improve the kitchen;
- 2.3 To provide a shared bathroom accessible directly from the first floor.

DESIGN SOLUTION

The solution proposes the demolition of the existing back addition and the creation of a new design over two floors, comprising the following:

- 2.4 A ground floor element which extends across the full width of the plot but a much shorter distance into the garden space than the current footprint;
- 2.5 A first floor element which is set back, both in width and in length, to create a small shared bathroom accessed directly off of the upper stair landing.

The design creates a ground floor space that opens directly onto an enlarged external courtyard, that allows the existing tree and the usable amenity space to co-exist in proper proportion.

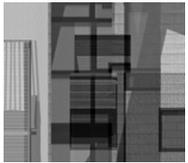
To achieve the design, minor modifications are proposed to the rear facade to create the desired opening configurations. No alteration works are proposed to the front elevation or to the main roof.

Boundary wall improvements are proposed that will enhance privacy for both the applicant and the adjoining owners, without loss of sunlight to the adjoining spaces.

APPEARANCE

The new extension and boundary wall will be constructed using London Stock facing brickwork to match the existing as closely as possible.

Windows and doors will be timber, painted white to match the existing.



DESIGN SOLUTION (Cont.)

LANDSCAPING

The new extension enables a much larger external garden to be created, that will be finished with a balanced mix of hard and soft landscaping.

The existing mature magnolia tree is retained and will have a significantly improved setting as a result.

CONSERVATION AREA APPRAISAL

The proposed extension is considered in keeping with the design guidance provided in the Kelly Street Conservation Area Appraisal discussed in Section 2.

The key guidance parameters are:

.. particular care should be taken to ensure that the attractive garden setting of the host building..

The proposed design enhances the setting of the host building by the creation of a well proportioned , useable amenity space that gives the existing tree an appropriate setting.

.. neighbouring gardens and any private open spaces is not compromised by overly large extensions and areas of hard landscaping..

CONSERVATION AREA APPRAISAL (Cont.)

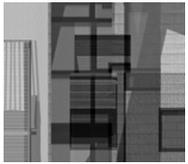
The proposed design constitutes a reduction in visual impact to the neighbouring rear garden over the existing arrangement.

‘ Kelly Street is now an intimate, narrow cul-de-sac of small two storey terraced properties...the houses are distinct (in an area chiefly made up of typical 19th century terraces and post war housing) as a result of their brightly coloured stucco fronts, black cast iron railings, window guards and small front gardens. ‘

The existing front elevation is in good order and reflects the character of the street as identified in the appraisal. The proposed rear extension and internal works have no impact on this elevation and its features.

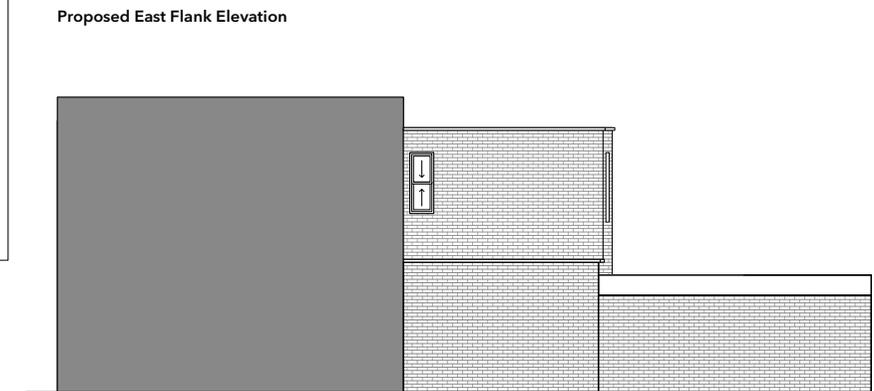
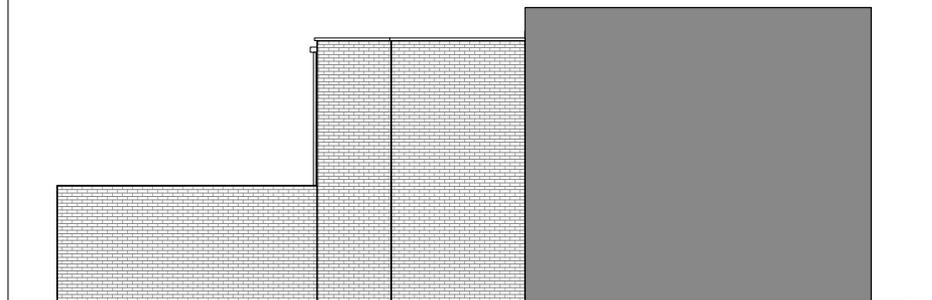
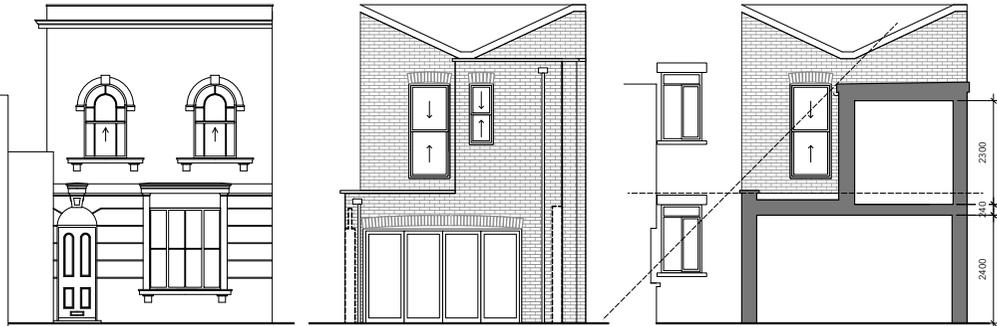
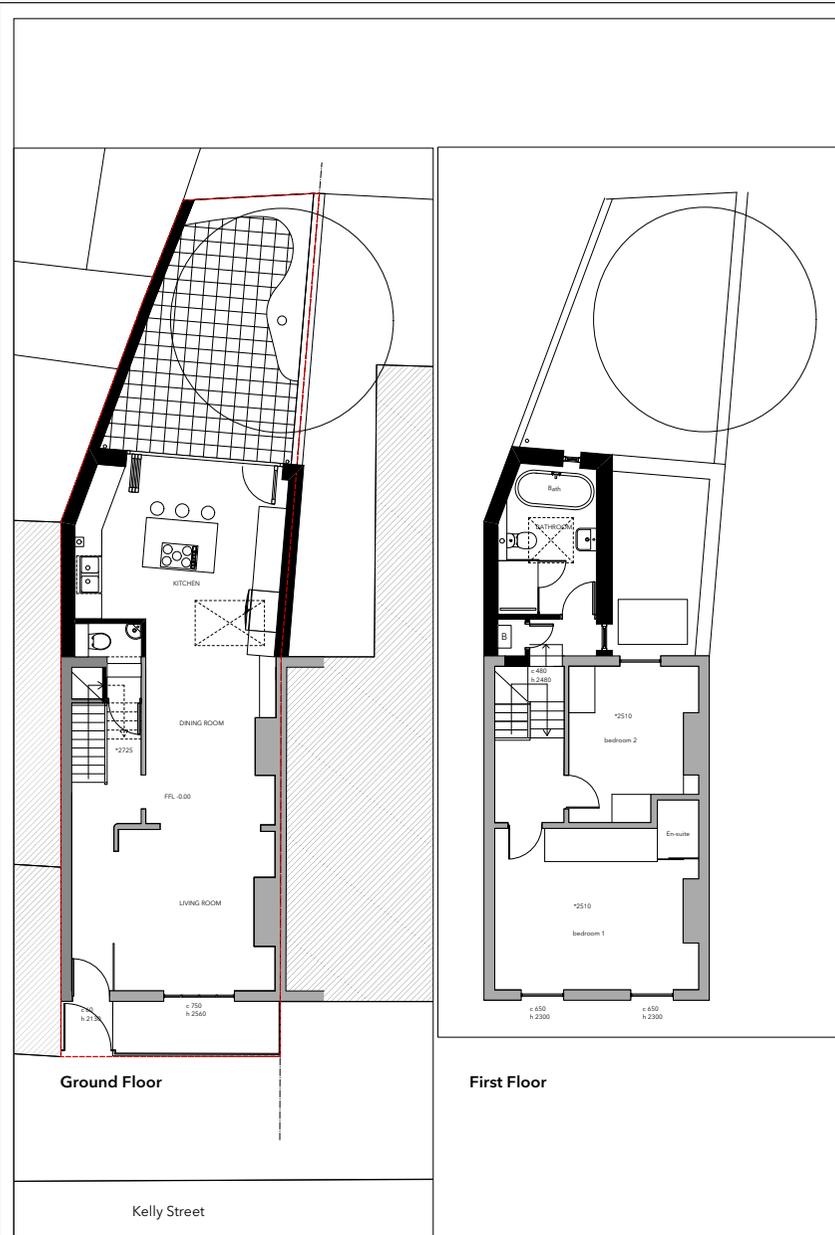
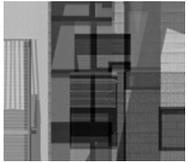
The following overlay sketch shows the scale, form and massing of the proposed design in context. The sketch also shows how adjacent properties in Kelly Street have similar configurations of two story back additions.

Drawing 14907/PL003 provides detail in plan, elevation and section of the proposals.



SECTION 3: DESIGN PROPOSAL

Context massing study using imap image to show consistent relationships created with prevailing street forms



SECTION 3: DESIGN PROPOSAL



VURKY CROSS CHARTERED ARCHITECTS 107 TON WY, LONDON, W10 6BA TEL: 020 7222 1111 FAX: 020 7222 1112	PROJECT 1 Kelly Street, London NW1 8PD	DRAWING TITLE Proposed - 2 Storey Option	DRAWING NUMBER 14907/SK003
	DATE 15th Oct 2014	SCALE 1:50 @ A1	DESIGNED BY [Signature]

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