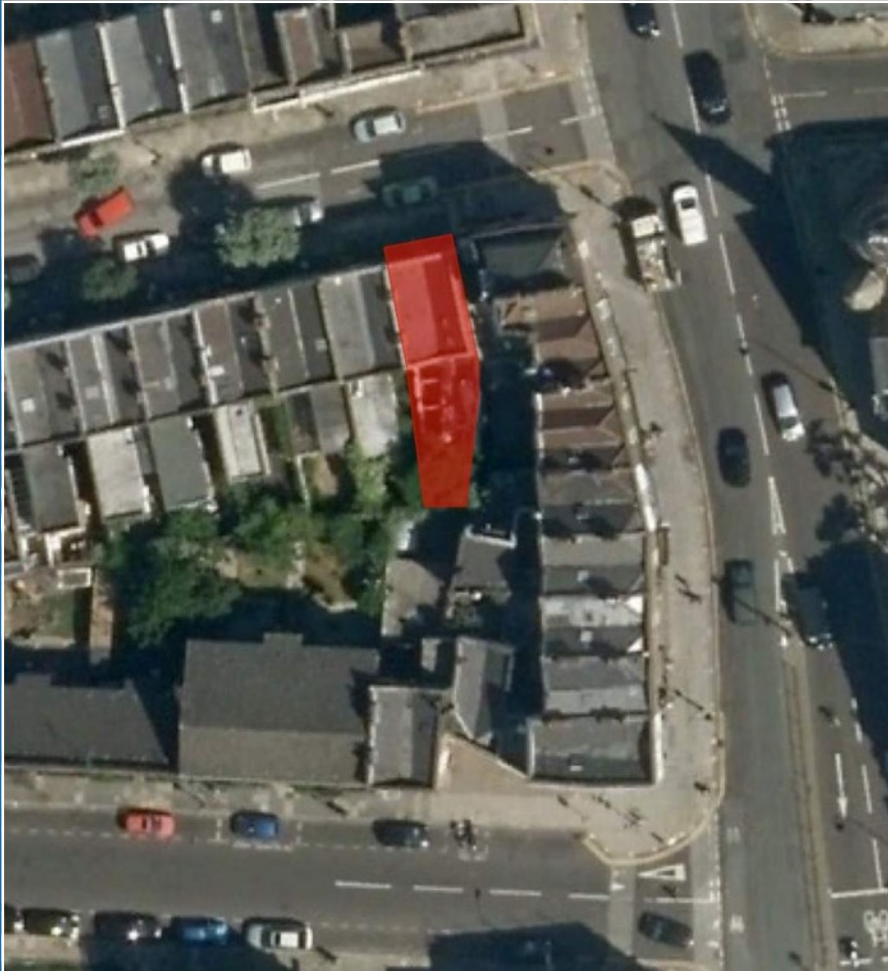


# HERITAGE STATEMENT

September 2015



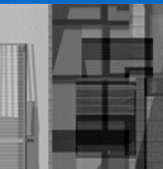
PROPOSED RESIDENTIAL EXTENSION  
at  
1 Kelly Street

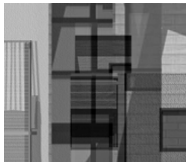
**London NW1 8PG**

**YURKY CROSS**

CHARTERED ARCHITECTS

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





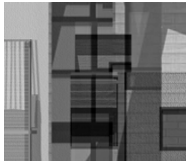
INTRODUCTION

SECTION 1            SITE ANALYSIS

SECTION 2            HERITAGE ASSET ASSESSMENT

SECTION 3            PROPOSED DEVELOPMENT

APPENDIX A           APPLICATION DRAWINGS



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 and Design & Access Statement submitted with the Application.

## SITE LOCATION

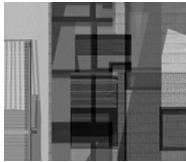
The site comprises a two storey terraced property at No1 Kelly Street in the heart of Kentish Town, North London.

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



Image from imaps

# SITE CONTEXT



## EXISTING STREET VIEWS



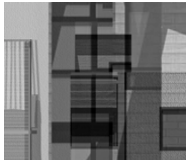
View into Kelly Street from the junction with Kentish Town Road



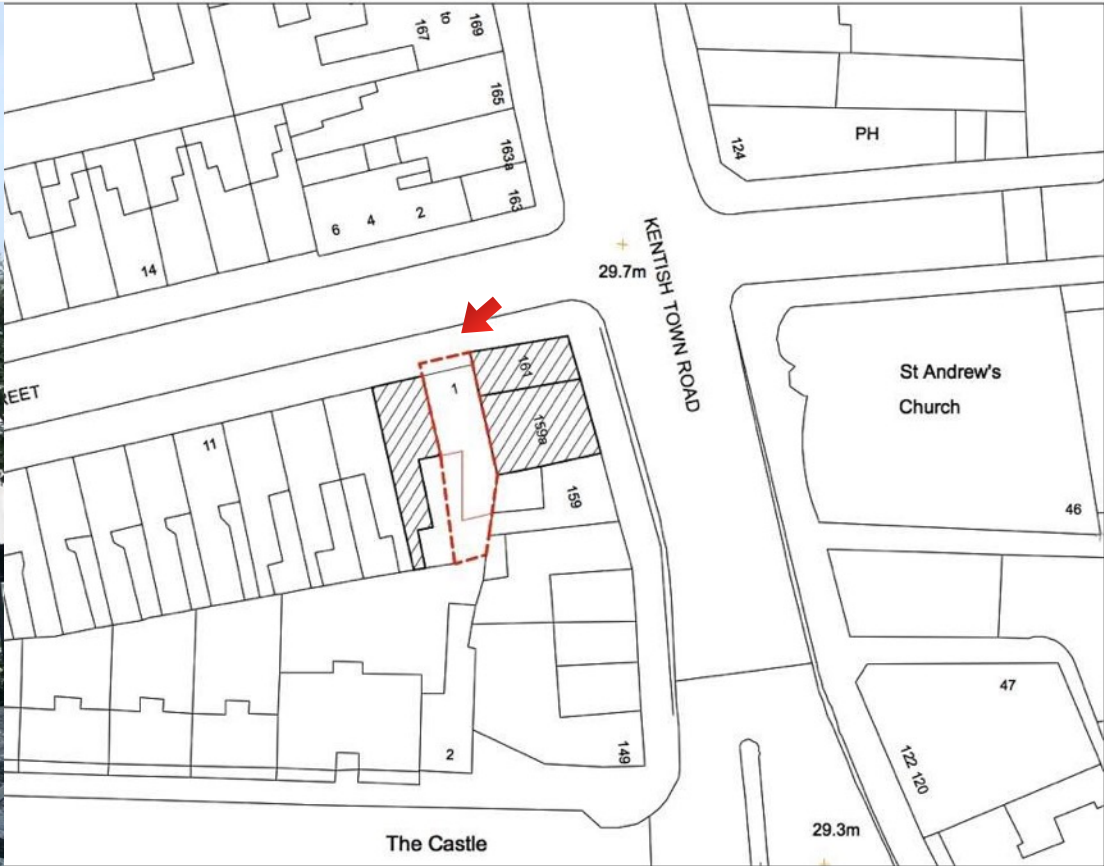
Looking towards junction of Kelly Street with Kentish Town Road

# SECTION 1: SITE ANALYSIS

# SITE CONTEXT



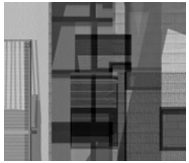
## EXISTING STREET VIEWS (Cont)



Nos 1 - 7 Kelly Street

# 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.

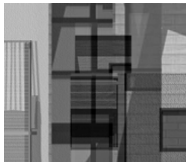


Rear elevation of 1 Kelly Street.



Front elevation of 1 Kelly Street.

# EXISTING HOUSE



## EXISTING REAR OF BUILDING + GARDEN



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



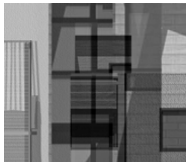
Rear courtyard



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

## SECTION 1: SITE ANALYSIS





## 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.

### GRADE II LISTED STREET

Kelly Street is collectively Grade II listed ( List entry no. 1379228).  
Description: Numbers 1-49 and attached railings,1-49 Kelly Street.

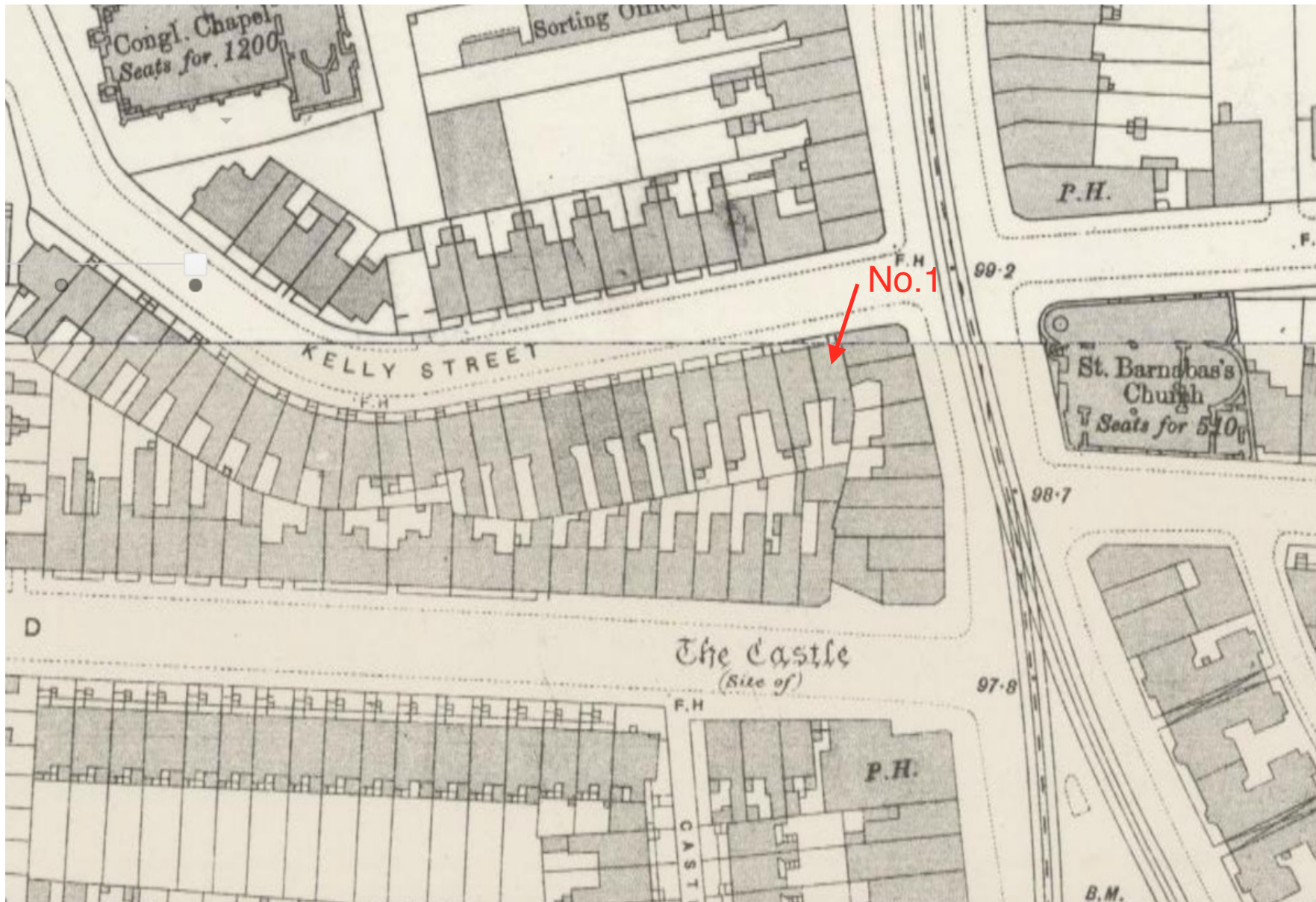
The List entry description is concerned with the front facades of 25 terraced houses which includes No1. Notable front facade features that are common across the terrace are described with particular detail picked out for Nos. 43-49. Forecourt railing details are also noted to be cast iron.

The commentary advises that the building interiors were not inspected.

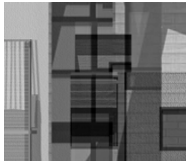


Railing detail to No.1 Kelly Street

# HERITAGE ASSET ASSESSMENT



Extract from Ordnance Survey Mapping 1893-96



## ASSET ASSESSMENT

### Understanding of the significance of the heritage asset.

The heritage asset under consideration comprises two key elements:

- 1 The streetscene of Kelly Street
- 2 The contribution made by individual building facades to the streetscene.

The Conservation Area Appraisal highlights the unique character of the street:

*'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 individual house frontages that collectively create this ambience all have a consistency of architectural scale and detail which is made individual by the colour scheme adopted by the whole street.

The front facade and forecourt detailing of No.1 Kelly Street makes a significant contribution to the character of the street, being the first house encountered on the southern side when entering the cul-de-sac from the junction with Kentish Town Road.

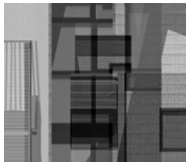
### Front Facade- Existing condition

The key front facade features common to all 25 properties and described in the listing are in good order on No.1. In particular, elements such as the sill guards are all present and well maintained.

The decorative paintwork to the rendered facades and expressed details ( window surrounds, moulded bands etc) are in good order.

The street edge cast iron railings and associated details are also well maintained on this property.





## DESIGN JUSTIFICATION

### Principles behind the Proposal

The existing property is configured with an elongated ground floor rear extension containing the kitchen and beyond that to the very rear, the main bathroom.

This arrangement is not consistent with modern standards of residential accommodation with occupants having to negotiate a kitchen in regular use to access the toilet and bathroom when needed.

The shape and extent of the extension results in a cramped and shaded external space at ground floor that will not readily accommodate amenity use. The resultant impact of this constraint is the informal use of the flat roof over the extension as a seating terrace.

There is a mature magnolia tree in the rear garden that has outgrown the space. This adds to a diminution of the daylight and the sense of a cramped external environment. The Owner wishes to retain the tree.

The owner wishes to rectify these characteristics to improve the internal and external living environment in a manner that befits the elegance of the original building. The key aims are therefore:

- 1 Provide a shared bathroom at first floor accessed from the stair landing.
- 2 Provide an improved living/dining/kitchen space that makes best use of the available natural daylight and creates a new space in proportion with the existing main rooms of the house.
- 2 Improve the external rear space to provide better quality amenity and landscaping, with appropriate setting created of the retained tree.

Expected Impact the proposals will have on the special interest of the listed building and its setting.

The proposed design is centred on the demolition of the existing single storey rear extension and the construction of an new rear extension that is :

- (a) more in keeping with the character of the building and
- (b) more appropriate for the rear external space and its proportions

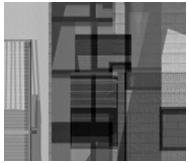
To create the design, certain structural alterations are proposed to the rear facade of the main building, however the area of facade proposed to be altered in this way is for the most part re-modelling alterations undertaken in conjunction with the extension when this was first constructed some fifteen years ago.

The special interest in the historic building is the front facade and the forecourt detail elements. These are not impacted by the proposals and will be completely unaffected.

As part of the works, the facade will be inspected and any essential decorative repairs will be carried out to ensure this aspect of the building continues to contribute as handsomely to the streetscene as it currently does.

The Conservation Area Appraisal expresses concern over the gradual erosion of rear gardens and verdant character of the terrace group due to large extensions. These proposals will result in a larger rear garden space for the dwelling and improve the setting of the mature magnolia tree in the garden.

The design will therefore positively impact upon the special interest of the building and its setting in this regard.



## PROPOSED WORKS

### To be read in conjunction with Drawing PL004

The proposed works to the existing structure comprise the following:

- 1 Demolition of the existing single storey extension, with the east boundary wall retained where fit for re-use.
- 2 Partial demolition of the west boundary wall to suit proposed extension.

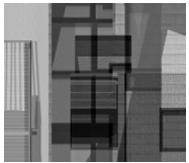
Existing rear wall of main house:

- 3 Removal of 2 No. windows and 1 No. external dorset to rear elevation ( see drawing PL004 following ).
- 4 Insertion of 2 No. new lintels to rear elevation and the removal of existing brickwork under as shown ( see drawing PL004 following ).
- 5 The extension of 1 No. existing window opening to accommodate new extended sash window at first floor ( see drawing PL004 following ).
- 6 No new works proposed to main roof.

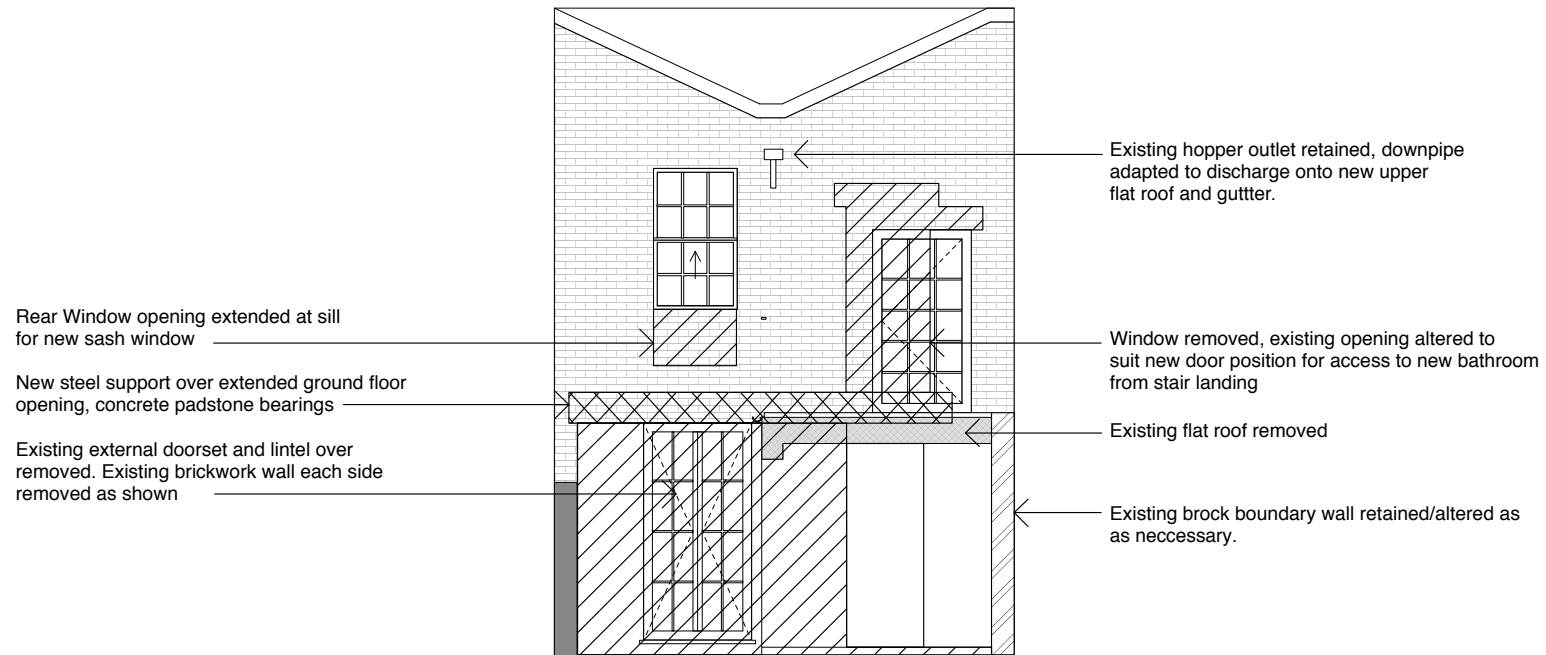
Existing interiors of main house:

- 6 Ceilings at ground and first floor to rear rooms retained.
- 7 New rear wall configuration re-plastered internally at ground and first floors, skirting and coving re-instated to match existing.
- 8 Existing floor construction at ground and first floors retained.
- 9 No new works proposed to internal finishes of main roof.

# PROPOSED DEVELOPMENT




## SECTION 3: DESIGN PROPOSAL



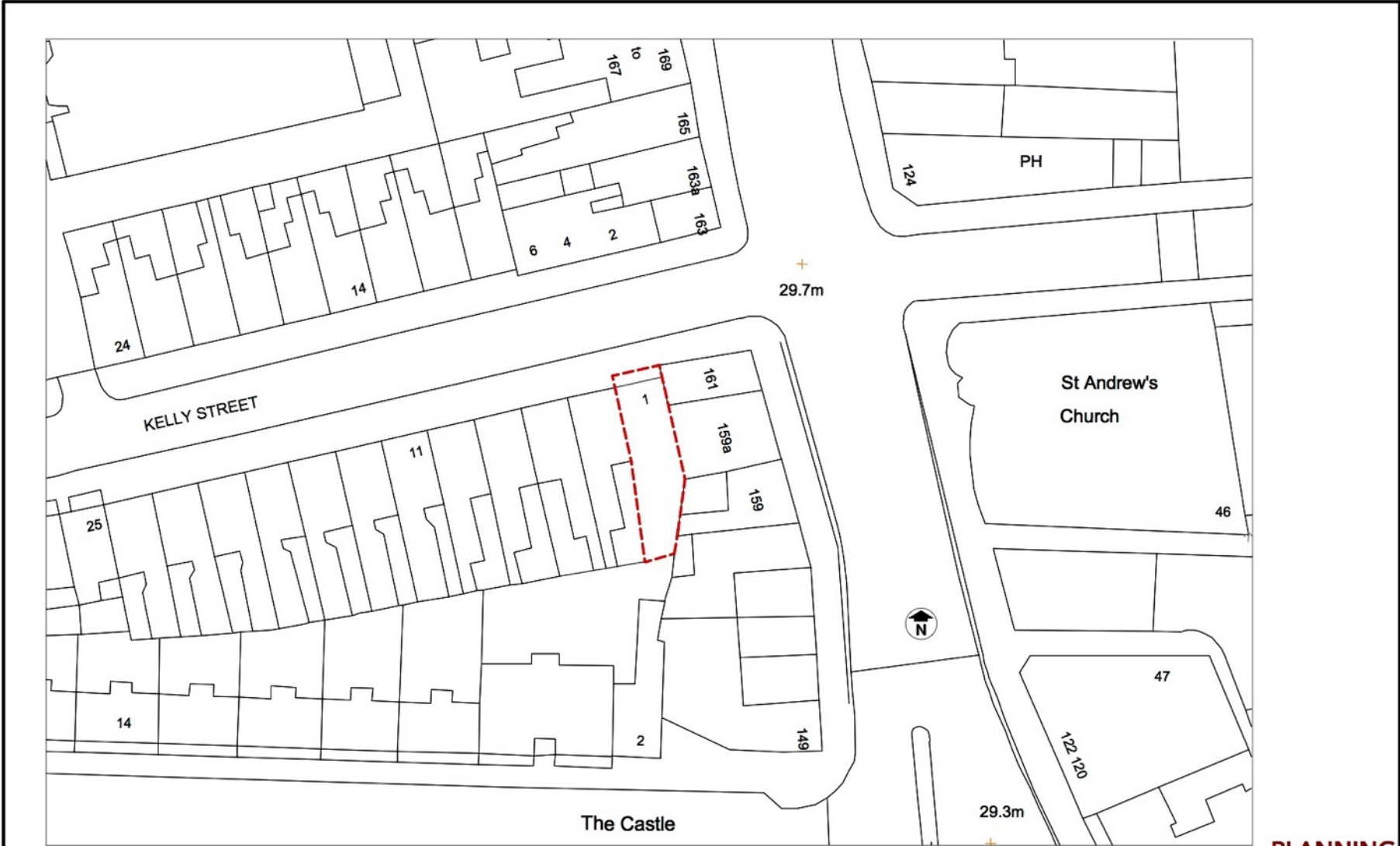
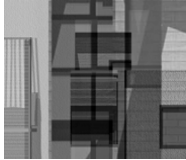
### Rear Elevation Section

Propose Works to Existing Main Rear Wall

**PLANNING**

 <b>YURKY CROSS</b> CHARTERED ARCHITECTS 167 York Way LONDON N7 9LN T 020 7267 0481 F 020 7267 1248 E info@yurkycross.co.uk	<b>PROJECT</b> 1 Kelly Street, London NW1 8PG	<b>DRAWING TITLE</b> As Existing-Proposed Works	<b>DRAWN BY</b>	<b>SCALE</b>	<b>DATE</b>	<b>REV</b>
				1:50 @ A1	Jul 2015	
			<b>CHECKED BY</b>	<b>PROJECT NO.</b>	<b>DRAWING NO.</b>	
				14907	PL004	

# APPLICATION DRAWINGS



**PLANNING**



**YURKY CROSS**  
 CHARTERED ARCHITECTS

167 York Way LONDON N7 9LN  
 T: 020 7267 0491 F: 020 7267 1248 E: info@yurkycross.co.uk

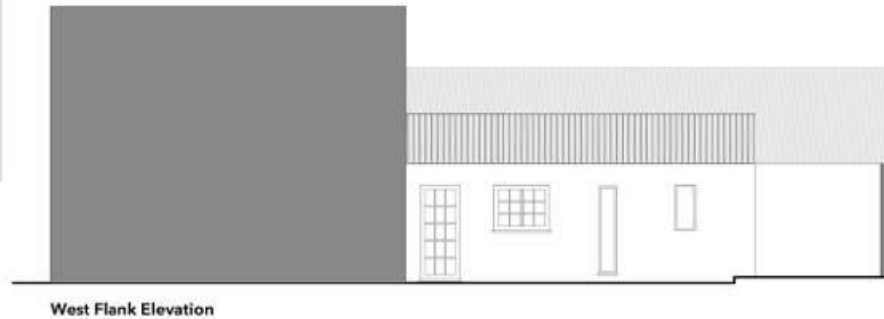
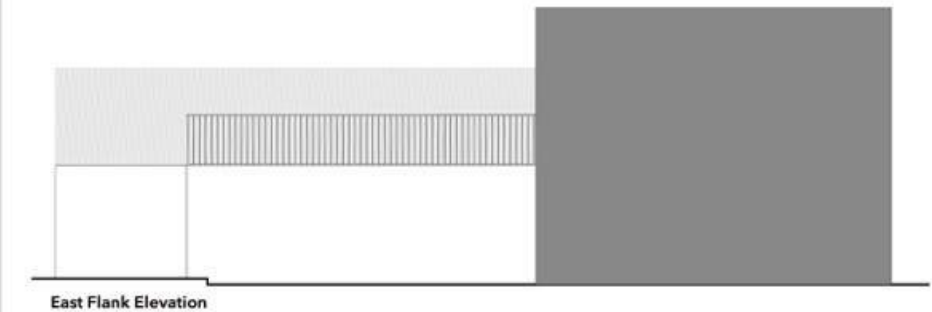
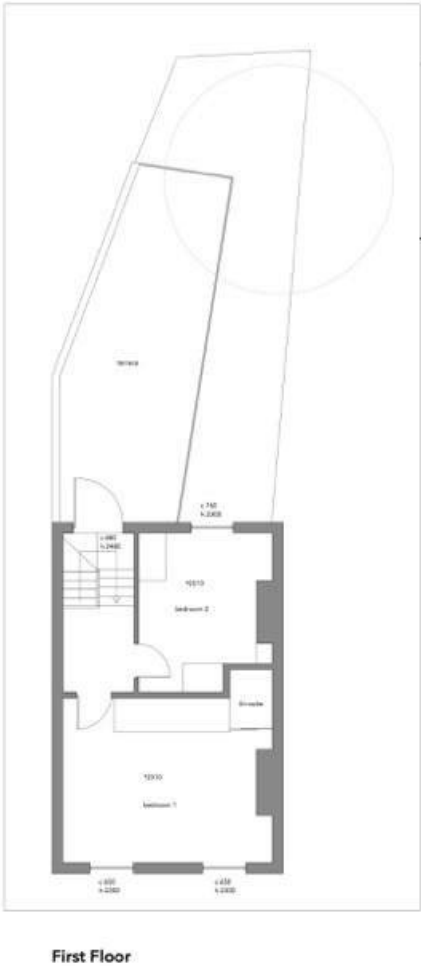
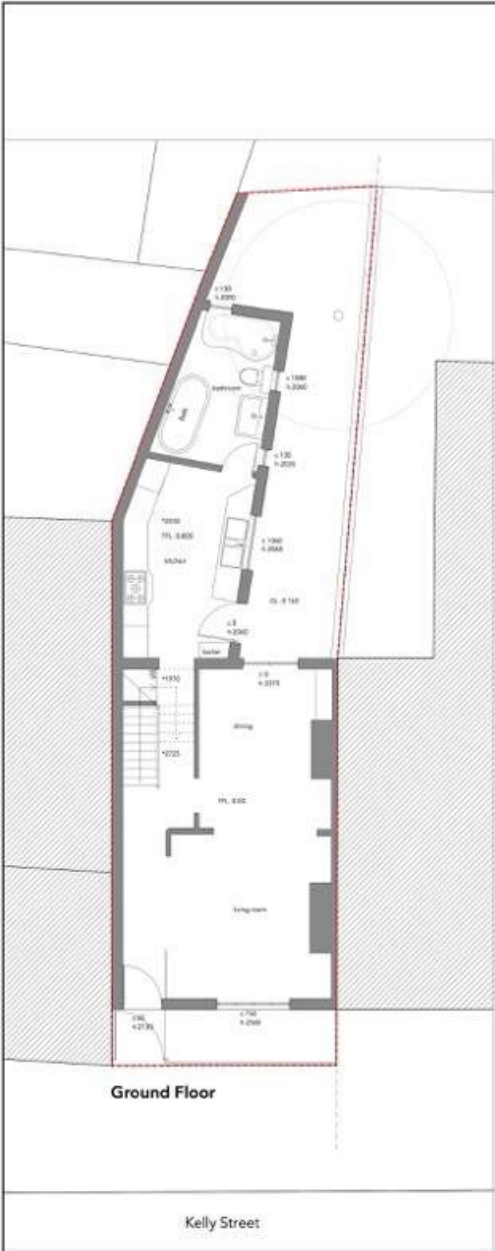
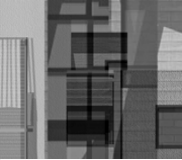
<b>PROJECT</b>
1 Kelly Street, London NW1 8PG

<b>DRAWING TITLE</b>
Site Location Plan

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	14907	PL001	



# APPLICATION DRAWINGS



**YURKY CROSS**  
ARCHITECTS

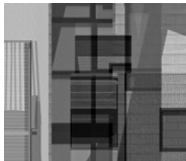
1 Kelly Street,  
London NW1 8PG

DRAWING TITLE  
As Existing

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PROJECT NO: 14907  
DRAWING NO: PL002

**PLANNING**

# APPLICATION DRAWINGS



APPENDIX A : APPLICATION DRAWINGS