

**DESIGN & ACCESS STATEMENT:
CONSENT FOR BI-FOLDING DOORS**

27 Goldington Street, London NW1 1UE

1. Details of the application:

- 1.1 We (my wife and I) would like to install a bi-folding (or similar) door at the back of our house ("**Back Doors**"). The back of the building does not form part of the listing "description" and does not in any way change the "character" of our house. We are not asking for an extension.
- 1.2 The Back Doors (once installed) cannot be seen from a public road.
- 1.3 The neighbouring properties at the back of our house have only a limited view of them because of the back wall and the bushes in our back garden (see photos 1 and 2 below). Moreover, the back of the house is nearly a metre lower than the communal garden.
- 1.4 We have discussed the Back Doors with our neighbours and they have confirmed that they will not object to our application. In fact, they think it is a very good idea, as it will only serve to improve our house and the area generally.
- 1.5 The houses in the area have adapted over the years in order to "move with the times" - otherwise the toilets would still be situated in the outhouses.



Photo 1



Photo 2

2. Why we would like to install the Back Doors:

- 2.1 The ground floor is dark and dingy - and the Back Doors would open up the house allowing it to become a family friendly place. In turn, this will attract families into the area who would be willing to invest in the houses in order to keep them standing for another 100 or 200 years.
- 2.2 Our house (and the other houses on the street) are "crying out" for double doors at the back. What we have at the moment is a modern pine back door (no different to anyone else's along our street), which is definitely not in keeping with the house.

3. Details of the listing:

- 3.1 List entry number for the house is 1078337 and can be found at:

<http://www.historicengland.org.uk/listing/the-list/list-entry/1078337>

- 3.2 The full wording of the listing description is:

"TQ2983SE GOLDINGTON STREET 798-1/84/582 (West side) 14/05/74 Nos.26-39 (Consecutive) GV II Terrace of 14 houses. 1849-1853, restored late C20 as a LB Camden rehabilitation scheme. Multi-coloured stock brick with rusticated stucco ground floors. 3 storeys and basements. 2 windows each. Round-arched doorways with fanlights and panelled doors. Ground floor sashes with margin lights. Upper floors: Nos 26-34, architraved sashes with margin lights; 1st floors with console-bracketed cornices and

continuous cast-iron balconies. Nos 35-38, gauged brick flat arches to recessed sashes; 1st floors with continuous cast-iron balconies. All with parapets. No.38 incorporating the former No.37. INTERIORS: not inspected. (Survey of London: Vol. XXIV, King's Cross Neighbourhood, Parish of St Pancras IV: London: -1952: 126)."

- 3.3 The backs of the house do not form part of the "description" of the listing
- 3.4 The installation of the Back Doors would not remove or obscure any "*important architectural elements*" of the house. We would, however, be happy to use materials and painted finishes in a manner and style consonant with the style and detail of the house.
- 3.5 The house does not contain any original features because:
 - (a) it suffered bomb damage during the second world war; and
 - (b) in the 60s and 70s, Camden Council carried out "redevelopment" work on all the houses on Goldington Street to make them into "social housing", stripping them of any original features, including removing the fireplaces and bricking up the chimney.

4. Other similar developments in the area:

- 4.1 Examples of other developments in the area include:
 - (a) 29 Goldington Street, NW1 has removed and bricked up their back window
 - (b) 15 Penryn Street, NW1 has an extension with 6 bi-folding doors and a large plastic roof light (see photo 3).



Photo 3

- (c) 26 Medburn Street, NW1 obtained listing permission to erect a ground floor single-storey rear extension (34897 Historic Planning Application).

- (d) 29 Medburn Street, NW1 obtained listing permission to erect a single storey rear extension and internal alterations to single family dwelling house (2006/4892/L), which includes 4 doors spanning the back of the building (see photos 4 and 5).



Photo 4



Photo 5

- (e) Penryn Street, NW1 Residential Extension (2015/3183/P) (see photo 6).



Photo 6

- (f) The backs of the stucco fronted houses on Goldington Crescent, NW1 (also grade II listed and the neighbouring street to Goldington Street) have been redeveloped with modern windows and balconies (see photos 7 and 8). The full wording of the listing description is:

"TQ2983SE GOLDINGTON CRESCENT, 798-1/84/581 (West side), 14/05/74 Nos.5-16 (Consecutive). GV II. Terraced crescent of 12 houses. c1849-50, restored late C20. Yellow stock brick with rusticated stucco ground floors. Symmetrical crescent with 2 central houses slightly projecting. 3 storeys 2 windows each. Round-arched ground doorways, some with pilaster-jambs, cornice-heads and fanlights; panelled doors. Gauged brick flat arches to recessed sashes; 1st floor with cast-iron balconies. Parapets. INTERIOR: not inspected. HISTORICAL NOTE: a LB Camden rehabilitation scheme which won a Civic Trust Award. (Survey of London: Vol. XXIV, King's Cross Neighbourhood, Parish of St Pancras IV: London: -1952: 126). Listing NGR: TQ2962083426"

Again, the description only relates to the front of the houses. I do not understand why Camden Council is so determined to stop us from widening our back door when it has carried out such extensive work "modernising" the backs of those houses (see photos 7 and 8).



Photo 7



Photo 8

- (g) There are hundreds of other examples of listed buildings with bi-folding (or similar) doors in the Camden area - and thousands throughout London. Some examples include 2007/3854/P, 2011/1213/L, 2004/2581/L and 2006/0864/L.

4.2 Most of the other houses on our street were, until recently, Camden Council owned, so the tenants would not have gone to the time and expense of installing bi-folding doors.

5. DP25 of the Camden Local Development Framework 2010 ("CLDF"):

- 5.1 The Back Doors will "enhance" our house (**Paragraph 25.1:** *"These places and buildings add to the quality of our lives by giving a sense of local distinctiveness, identity and history. We have a responsibility to preserve and, where possible, enhance these areas and buildings"*).
- 5.2 The Back Doors will not cause "harm to the character and appearance" our property. (*"Conservation areas: d) not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area;"*)
- 5.3 The Back Doors will not cause harm to either "the special interest of the building" or "to the setting of a listed building". (*"Listed buildings: To preserve or enhance the borough's listed buildings (f) only grant consent for a change of use or alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building; and (g) not permit development that it considers would cause harm to the setting of a listed building."*)
- 5.4 We would, however, be happy to use materials and painted finishes in a manner and style consonant with the style and detail of the house (**Paragraph 25.2:** *"We will seek to manage change in a way that retains the distinctive characters of our conservation areas and will expect new development to contribute positively to this. The Council will therefore only grant planning permission for development in Camden's conservation areas that preserves and enhances the special character or appearance of the area."* - **and Paragraph 25.3:** *"The character and appearance of a conservation area can be eroded through the loss of traditional architectural details such as historic windows and doors, characteristic rooftops, garden settings and boundary treatments. Where alterations are proposed they should be undertaken in a material of a similar appearance to the existing. Traditional features should be retained or reinstated where they have been lost, using examples on neighbouring houses and streets to inform the restoration."*).
- 5.5 The Back Doors would brighten up the ground floor of the house, so we would have to rely on lighting during the day and ventilate the house in the summer (**Paragraph 25.4:** *"Historic buildings in conservation areas can be sensitively adapted to meet the needs of climate change and energy saving – preserving their special interest and ensuring their long term survival."*)
- 5.6 We are happy to work with Camden Council and English Heritage (**Paragraph 25.13:** *"In order to protect listed buildings, the Council will control external and internal works that affect their special architectural or historic interest."*)

6. Conclusion:

The consent should be granted because:

- (a) the installation of the Back Doors will not alter the listing description;
- (b) the Back Doors will "preserve and enhance" rather than "cause harm to" the property;
- (c) the back wall is rendered and devoid of any character; and
- (d) similar work has been carried out on listed properties on neighbouring properties.