

9 Jeffrey's Place, London, NW1

Planning Application

December 2016

Application for an single storey roof extension to the existing office building alongside with amendments to front and rear elevations.

This statement is to be read alongside Tasou Associates Planning Application drawings.



Contents

01	Contents
02	Introduction
03	Existing Site - Site Location - Site Analysis - Existing Building
04	Design - Proposed External Amendments - Proposed Roof Extension
05	Drawings - Existing Drawings - Proposed Drawings
06	Tasou Associates - Practice Profile - Precedent Projects

Introduction

This Design and Access Statement has been produced to accompany a full planning application for a single storey roof extension to the existing office building (use class B1) alongside with amendments to front and rear elevations.

The attributes of the Jeffrey's Street Conservation Area and the historic nature of the building have been taken into account and the proposal has been designed with regards to the surrounding properties in terms of daylight, sunlight and overlooking/privacy.

The building is currently in a state of disrepair and many of the original features of this historical warehouse have been lost. By reinstating original features and renovating the property throughout this proposal aims to restore the building's character and enhance the wider Conservation Area.

The proposed roof extension will be a complimentary modern addition to the existing historic building, creating 22m² of floor space to be used as a meeting room, allowing the client to make viable use of the office. This will be clad in contrasting but complimentary dark grey standing seam zinc with contemporary detailing. The design of the new addition will positively contribute to the character and appearance of Jeffrey's Street Conservation Area.



1.

9 Jeffrey's Place

1. Site Location Plan

Site Location

Existing Site Location

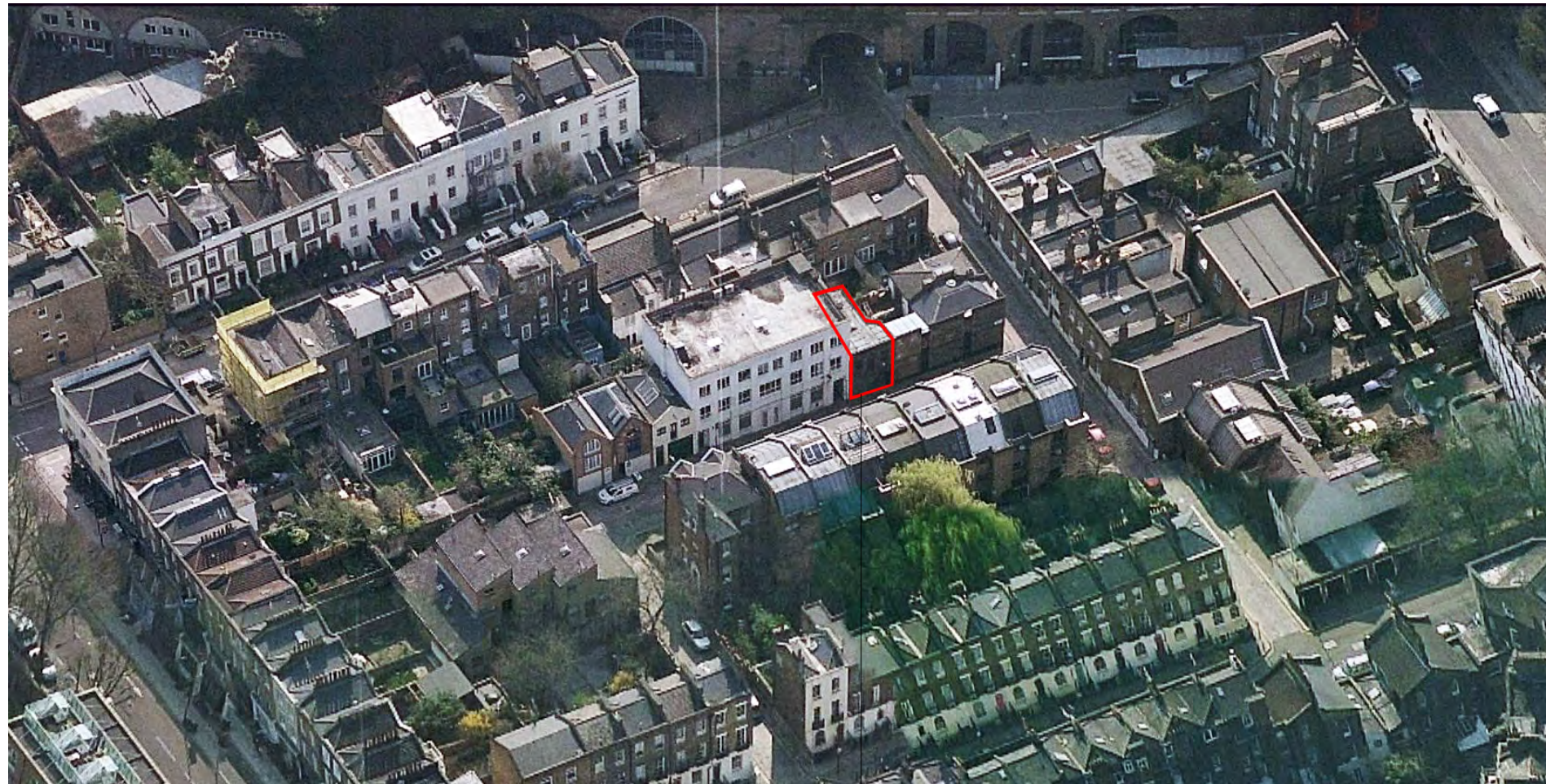
9 Jeffrey's Place is a 2-storey mews building which is believed to have been built around 1850. It is located on the western side of the road, which comprises of a mixture of 2 storey gabled facades and row of four storey modern town houses.

Transport and Local Amenities

Public transport is easily accessed from the site; as shown in the adjacent diagram, the site achieves a PTAL rating of 6a.

There are several bus stops near by. It is a short walk from Camden Road overground station (150m away) and Camden Town underground station (500m away).

The site benefits from the close proximity of the Regents canal. Both Regents Park and Primrose hill are short walk from the site.



9 Jeffrey's Place

1.

Address or co-ordinates
nw1 9pp

Access level (PTAL) **Time mapping (TIM)**

PTAL: a measure which rates locations by distance from frequent public transport services.

Map key - PTAL

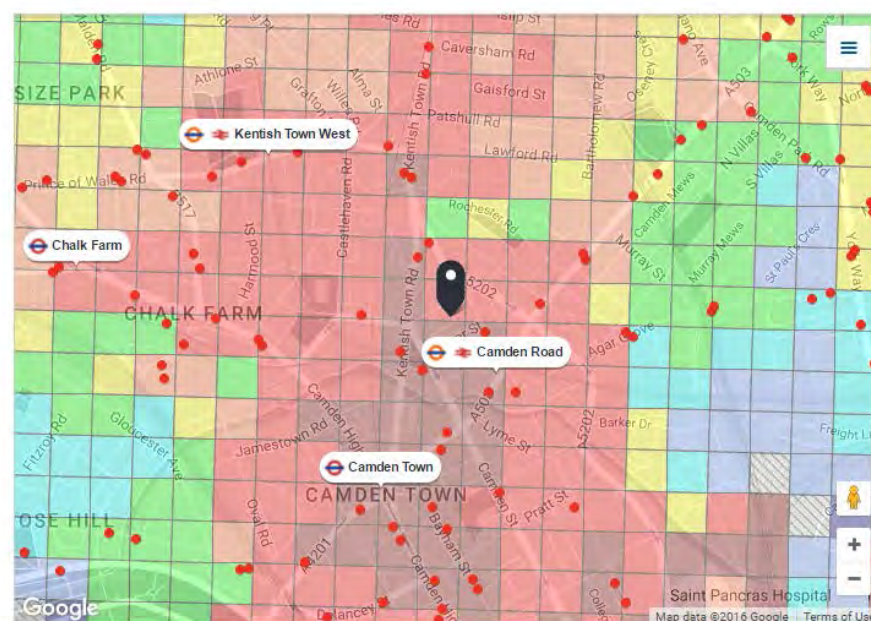
0 (Worst)	1a
1b	2
3	4
5	6a
6b (Best)	

Map layers

PTAL (cell size: 100m)

Scenario

2011 (Base year)



You can click anywhere on the map to change the selected location.

PTAL output for 2011 (Base year)
6a

2.

1. Aerial view of the site looking south

2. Extract from the Transport of London online PTAL map

Site Analysis

Conservation Area

The site is located within the Jeffrey's Street Conservation Area. The Jeffrey's Street Conservation Area is an enclave of quiet, predominantly residential, streets and narrow lanes between the busy thoroughfares of Camden Street and Royal College Street. It consists, mainly, of 18th and 19th century terraced houses set between areas of green open space. The massive brick viaduct of the North London railway cuts diagonally across the southern end of the area.

Although 9 Jeffrey's Street is stated as a building that makes positive contribution to the area and is notable because of its value as a local landmark, its maintenance has been neglected in recent years and is currently in a state of disrepair and requires attention.

The proximity of the railway is very much part of the character of this part of the Conservation Area, with industrial workshops set behind high brick walls and interwoven into the streetscape, such as the gabled frontages.

None of the properties on Jeffrey's Place are listed.

Jeffrey's Place Streetscape

Jeffrey's Place is a cobbled lane that branches off Prowse Place and turns through 90 degrees to join Jeffrey's Street. On the north side is a row of four storey modern town houses (Nos. 12-19), built in the 1970s, of stock bricks, with the top floor set back behind roof terraces.

The south side comprises a mixture of workshops and commercial buildings.

No.4 is a single storey garage of no historical or architectural interest. Nos. 5 and 6 are 2.5 storeys with gabled fronts and hoists. 7-8 Jeffrey's Place is the largest building in conservation area, its façade was recently stripped back to its original brick and new dark grey industrial Crittall style windows installed.

No. 9 has is visually similar to nos. 5 and 6, has a tall garage opening with a hoist above.

From Jeffrey's Place there are views of the largely unspoilt roofs of the surrounding terraces in Ivor Street, Jeffrey's Street and Royal College Street.



1.

9 Jeffrey's Place



2.



3.



4.

1. Jeffrey's Street Conservation area. Image sourced from Jeffrey's Street Conservation area statement

2. 12-16 Jeffrey's Place. Image sourced at Chestertons website

3. 7-8 Jeffrey's Place. Image sourced at Davis Brown website

4. 5-8 Jeffrey's Place. Image sourced from Google Street view



Existing Building

Use

9 Jeffrey's Place is a two storey, terraced building which was originally constructed at around 1850 as a storage space / coach house. It has been modernised in conjunction with its use as offices and it's maintenance has been neglected in recent years. It is evident that 9 Jeffrey's place pre-dated neighbouring buildings on either side.

The Current Building

The building is constructed using solid, load-bearing brickwork and the main roof is flat and covered with zinc sheeting. The windows are timber framed casements with glass louvers that are believed to be introduced in 1960's. At ground floor level at the front of the building there are timber double doors which have been boarded over internally. The loading door at first floor level has also been boarded over from the inside.

The rear elevation of the building looks out onto and is built on the boundary with the garden of No. 9 Ivor street.

The proposal aims to sensitively develop and restore the building to create a high quality office space suitable for a modern work team, such that it will once again make a substantial positive contribution to Jeffrey's Street Conservation Area.

1. Existing front elevation
2. Existing rooflight at first floor level
3. Existing pre-cast concrete staircase and doors boarded over internally
4. View towards the front at first floor level, loading door boarded over internally

Design

PROPOSED ALTERATIONS TO EXISTING BUILDING FABRIC

The existing timber casement windows have unsightly and unsecure glass louvered panels which are in poor condition. This proposal seeks to replace these windows with grey powder coated Crittall style windows with double glazed units. The style of windows references the building's commercial past and the established industrial aesthetic of the south side of Jeffrey's Place. This will be a significant improvement on the building's appearance and will be more in keeping with the area.

The loading door at first floor level will be replaced with a new full height glass door with a delicate metal balustrade in front to form Juliette balcony.

At ground floor level, the garage doors are currently in disrepair. Our proposal took inspiration from the existing façade and has been sensitively designed to sympathetically improve it:

- To reinstate the timber cladding across the opening of the coach house, the timber clad section of the building will be equally divided in 4 sections and entrance door will be now situated at the third section.
- The two panels on the left hand side will be proprietary hardwood T&G panel sliding doors with glazed wall behind. The panels slide over to the far right hand side to improve natural daylight at ground floor workspace. The moving sections will sit within an exposed metal track.

At the rear, all windows will be replaced with double-glazed Crittall windows, and those on ground floor will be obscured glass.

Existing London stock brickwork will be repaired and made good.

ROOF EXTENSION

The proposed roof extension will create necessary additional 22m² of high quality office space which will allow the client to viably use his office.

The proposed extension will be set back from the front of the building by over half a meter and will be clad in standing seam zinc. The new windows will be modern versions of first floor Crittall windows.

Massing

The massing of the proposed extension has been designed to maintain the privacy of the surrounding buildings. The proposed roof extension has been designed to create a transition between the scale of the buildings on either side. The proposed extension height will match the fronts of the buildings on opposite side of Jeffrey's Place. The extension will be set back from the front edge of the building to soften the impact and allow a visual distinction between the old and the new.



1. Existing front elevation

2. Proposed front elevation

Design

Materiality

The extension will be clad in dark grey standing seam zinc panels. Vertical dark grey zinc cladding is chosen to respond sympathetically to buildings across the street. The uniform surface of the material looks to offer a clean monolithic separation from the existing. The existing unsightly windows will be replaced with Crittall windows which will enhance industrial aesthetic. There will be a rooflight over the staircase allowing daylight and sunlight into the building.

The existing section of roof and new roof over extension will be sedum roofs. The creation of a sedum green roof is highly encouraged in Camden and guidance in CPG3 provides numerous benefits.

- Provide a habitat for wildlife
- Help to insulate buildings
- Slow rainwater run off and so help to prevent flooding
- Help to reduce the "urban heat island effect"

Overlooking, Daylight and Overshadowing

At the outset we considered that due to building's location within a dense urban environment there could be implications on overlooking, daylight and overshadowing. Our proposal has been sensitively designed to address these issues.

Respecting proximity of the properties on Ivor street the proposed roof extension has been set back from the rear wall by approx. 3m. The new window will have obscured glass to prevent overlooking.

Due the orientation of No.9 Jeffrey's Place (the rear is south facing) the proposed roof extension will not cast any shadowing into the rear gardens or the properties in Ivor street. There are no windows at ground floor level on the buildings opposite side of Jeffrey's Place, so there's no impact,

Precedents

We have taken inspiration from the examples shown opposite (Fig. 1 & 2) where similar materials as proposed where used. The examples are of modern yet sensitive and subservient extensions to historical properties, where zinc cladding has been used.

The proposed roof extension has been thoughtfully designed to have a minimum impact on neighbouring properties. It will be a complimentary modern addition to the existing historic building, positively contributing to the character and appearance of Jeffrey's Street Conservation Area.

1. Black Box, Islington. Marta Nowicka&Co

2. Classroom extension in south London, Studio Webb

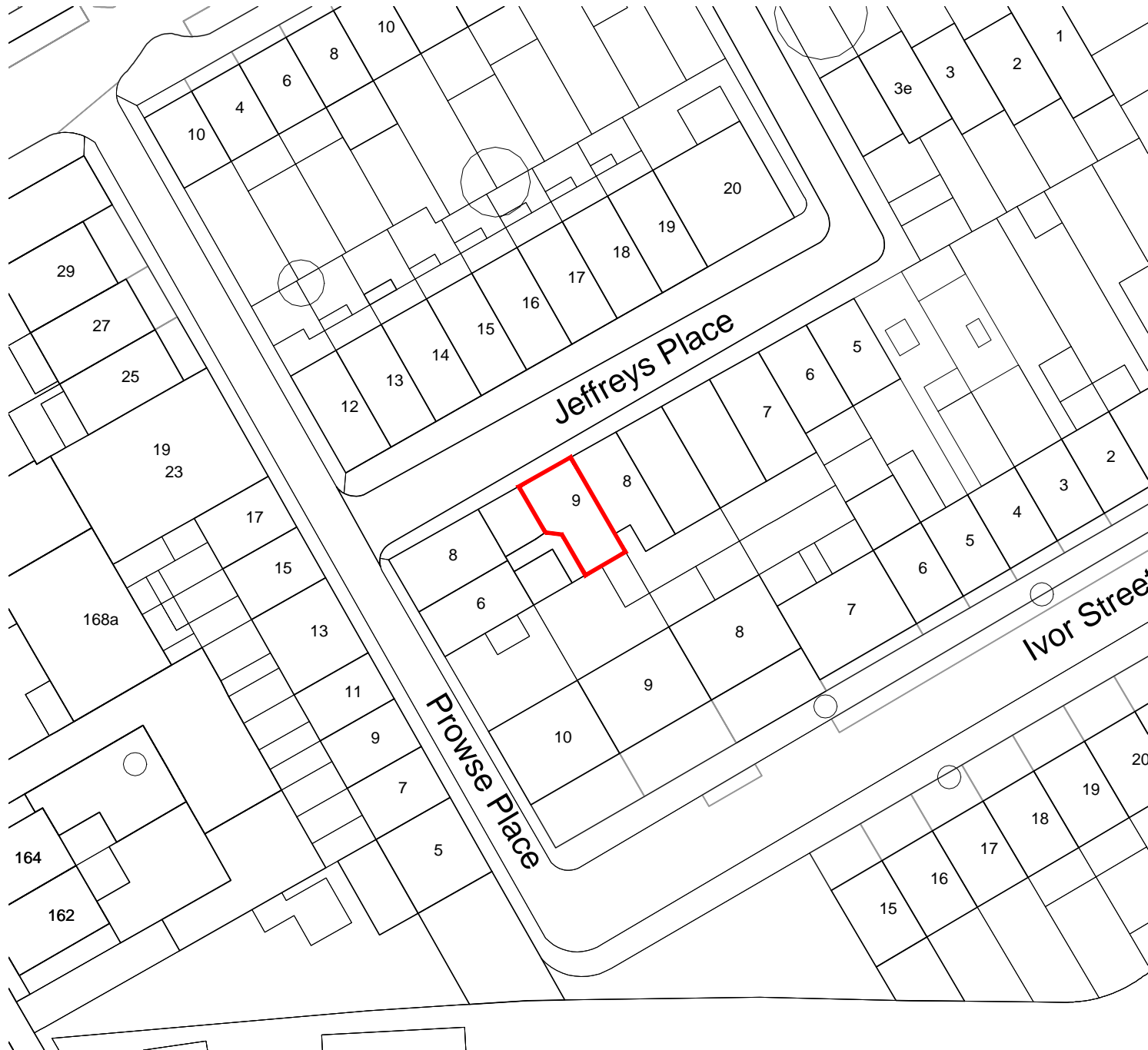


1.

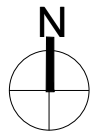
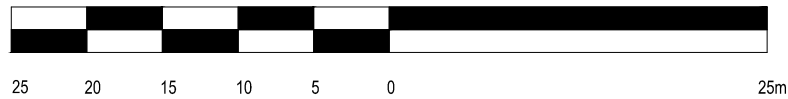


2.

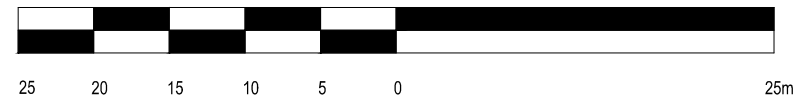
Existing Drawings



Site Plan
1:500



Location Plan
1:1250

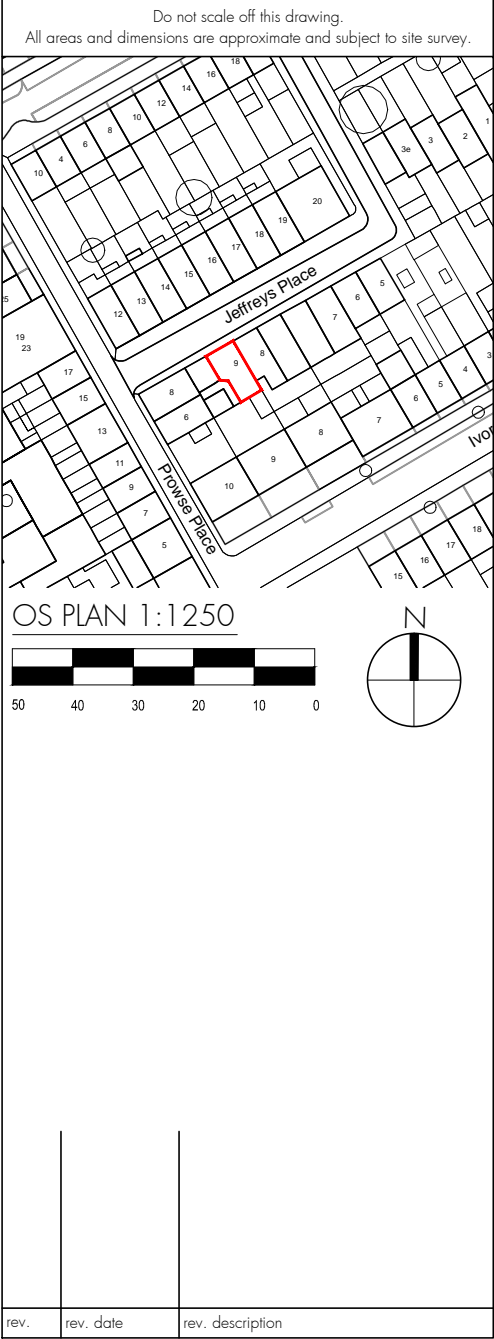
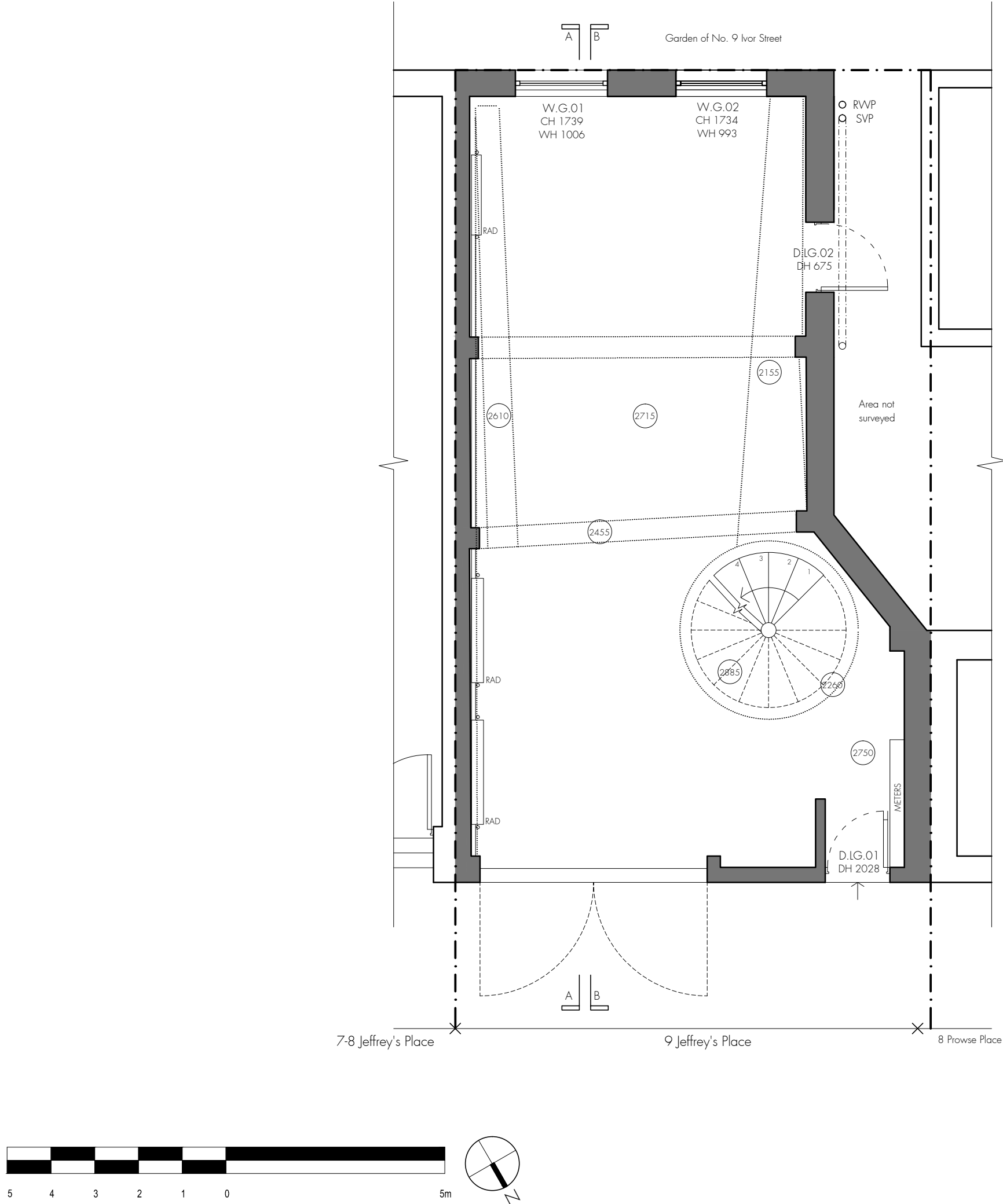


Do not scale off this drawing.
All areas and dimensions are approximate and subject to site survey.

rev.	rev. date	rev. description
------	-----------	------------------

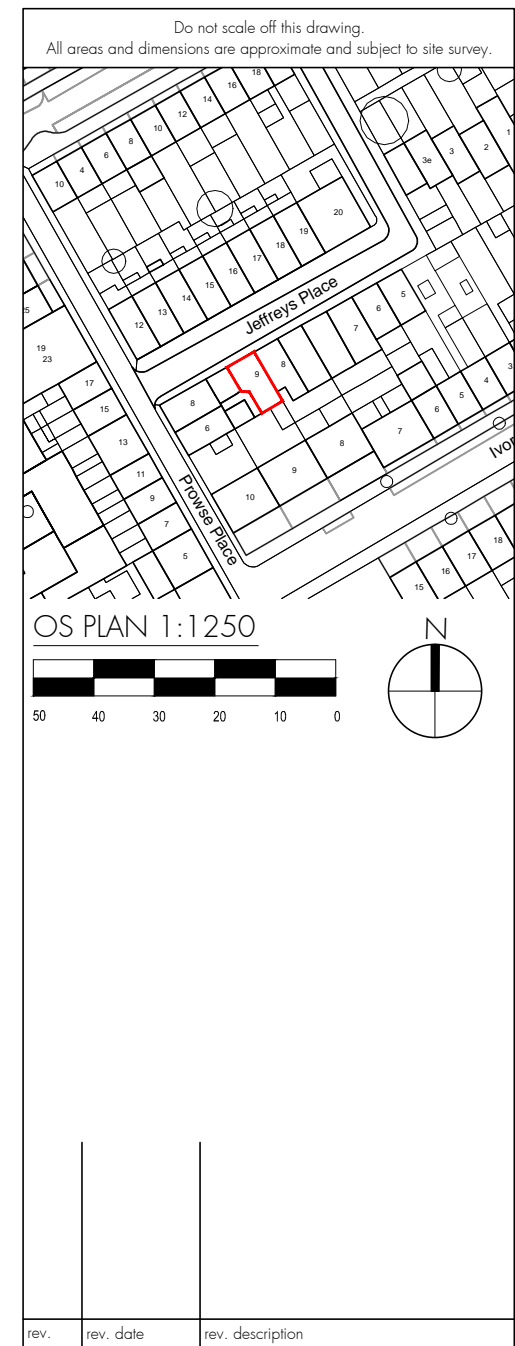
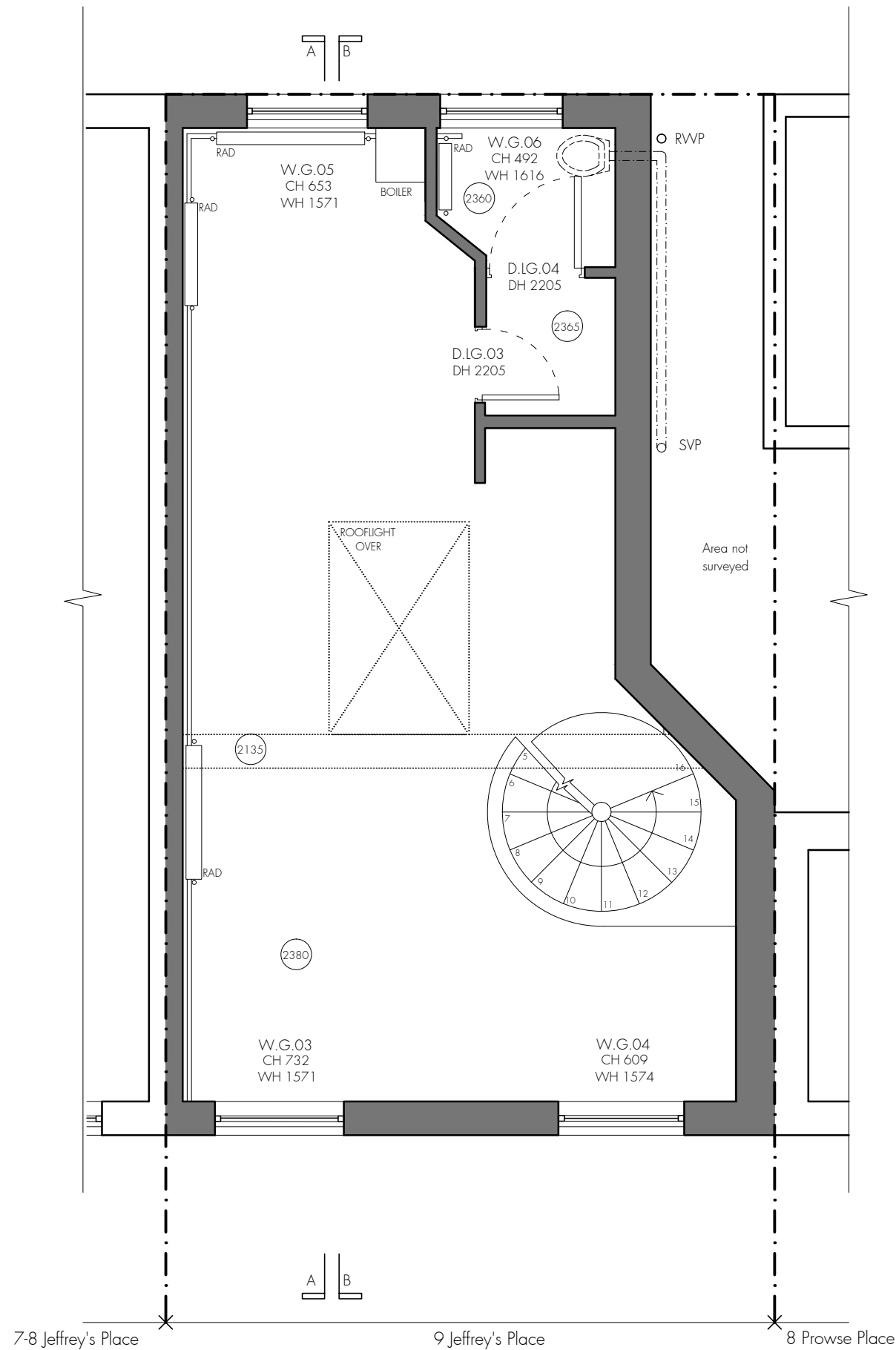
tasou
associates
architects + structural engineers

4 Amwell Street, London. EC1R 1UQ T:020 7713 7070 F:020 7713 7071 E:tasou@tasou.co.uk		
project 9 Jeffreys Place London NW1 9PP		
drwg title Site and Location Plans		
date November 2016	drwg no. SL/01	rev. /
scale @ A3 1:500, 1:1250	job no. 1662	



tasou
associates
architects + structural engineers

4 Amwell Street, London. EC1R 1UQ T:020 7713 7070 F:020 7713 7071 E:tasou@tasou.co.uk		
project 9 Jeffrey's Place London NW1 9PP		
drwg title Existing Ground Floor Plan		
date November 2016	drwg no. EX/01	rev. /
scale @ A3 1:50	job no. 1662	

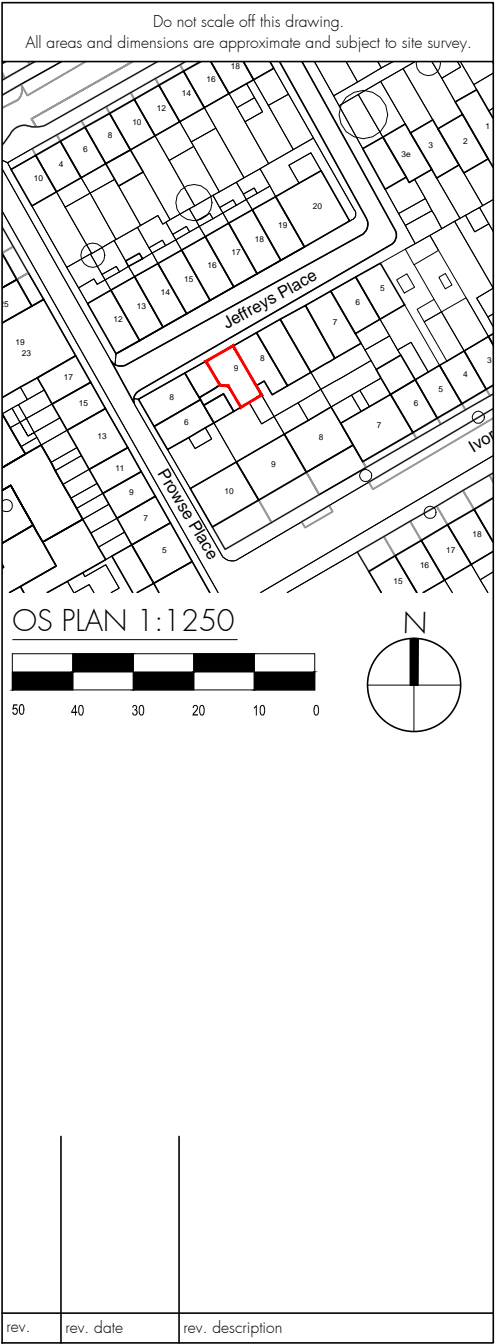
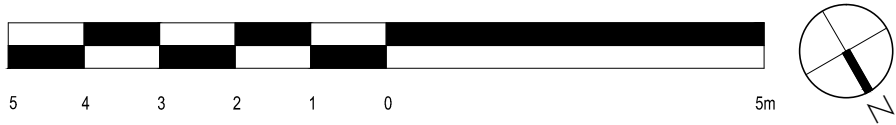
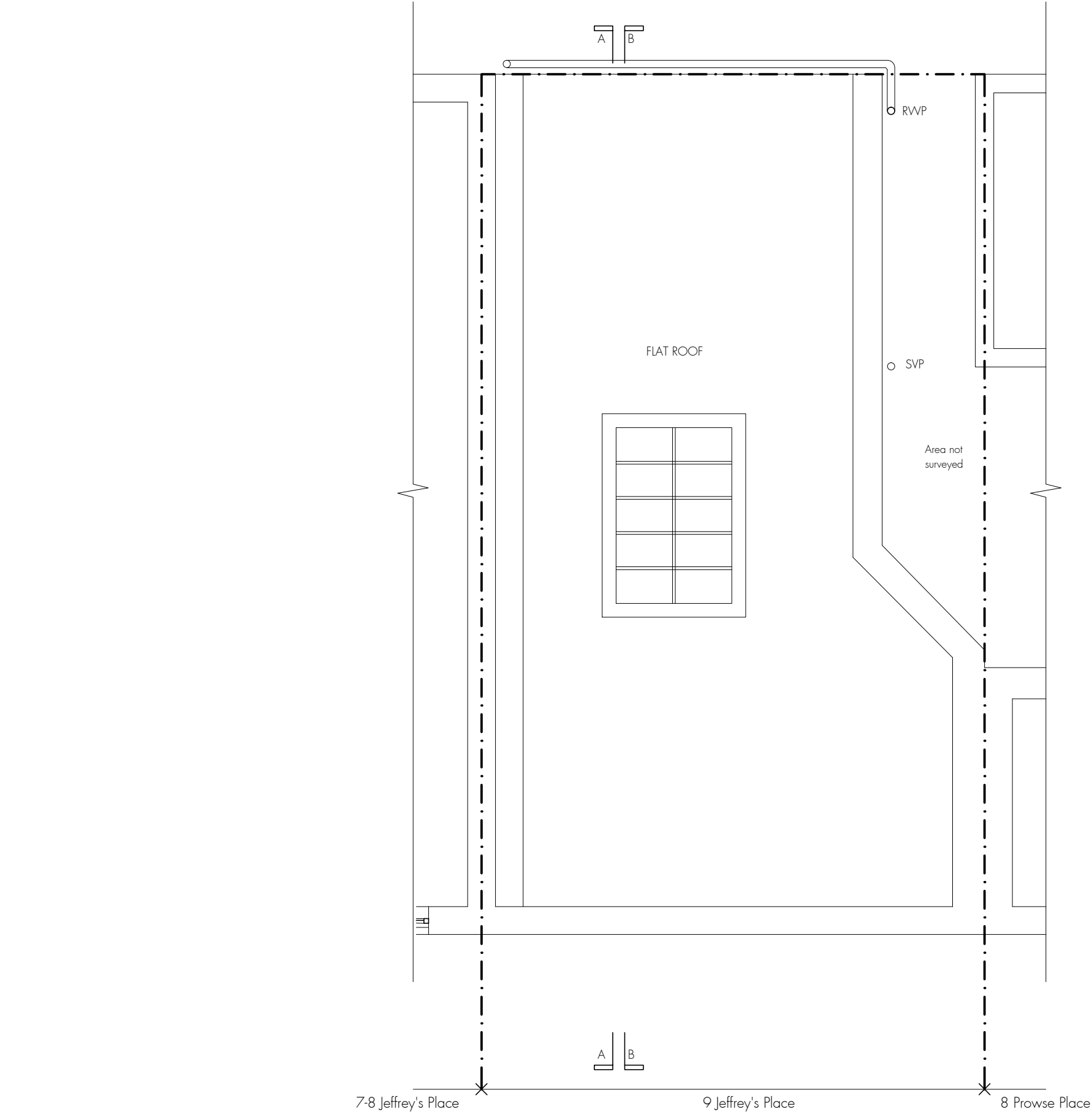


tasou
associates

architects + structural engineers

4 Amwell Street, London. EC1R 1UQ T:020 7713 7070 F:020 7713 7071 E:tasou@tasou.co.uk		
project 9 Jeffrey's Place London NW1 9PP		
drwg title Existing First Floor Plan		
date November 2016	drwg no. EX/02	rev. /
scale @ A3 1:50	job no. 1662	

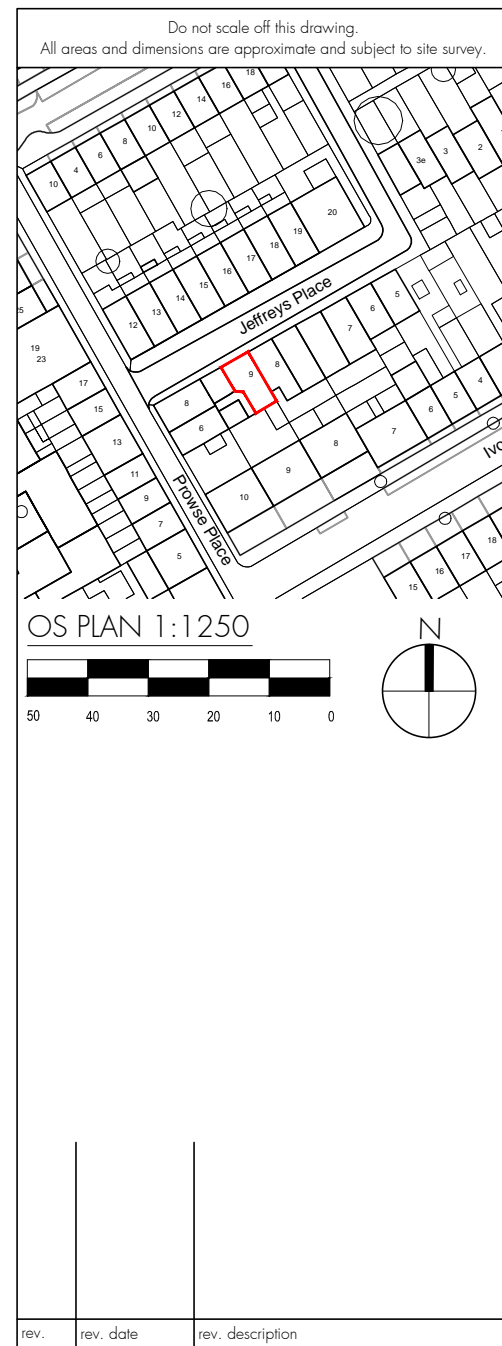
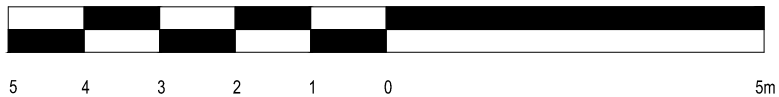
© copyright of tasou associates



tasou
associates

architects + structural engineers

4 Amwell Street, London. EC1R 1UQ T:020 7713 7070 F:020 7713 7071 E:tasou@tasou.co.uk		
project 9 Jeffrey's Place London NW1 9PP		
drwg title Existing Roof Plan		
date November 2016	drwg no. EX/03	rev. /
scale @ A3 1:50	job no. 1662	

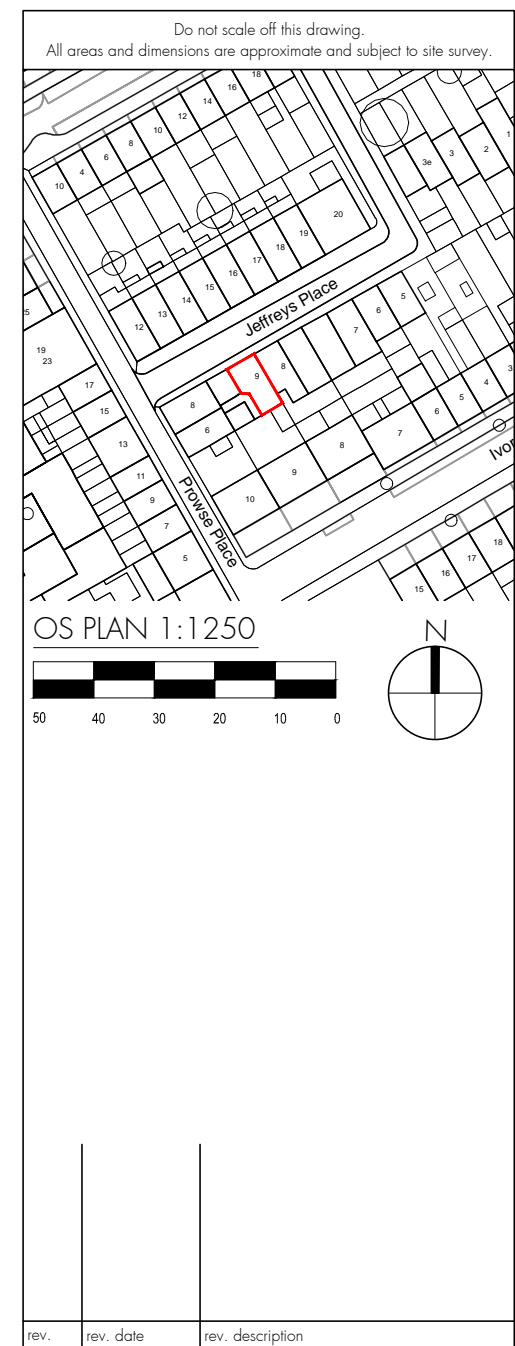
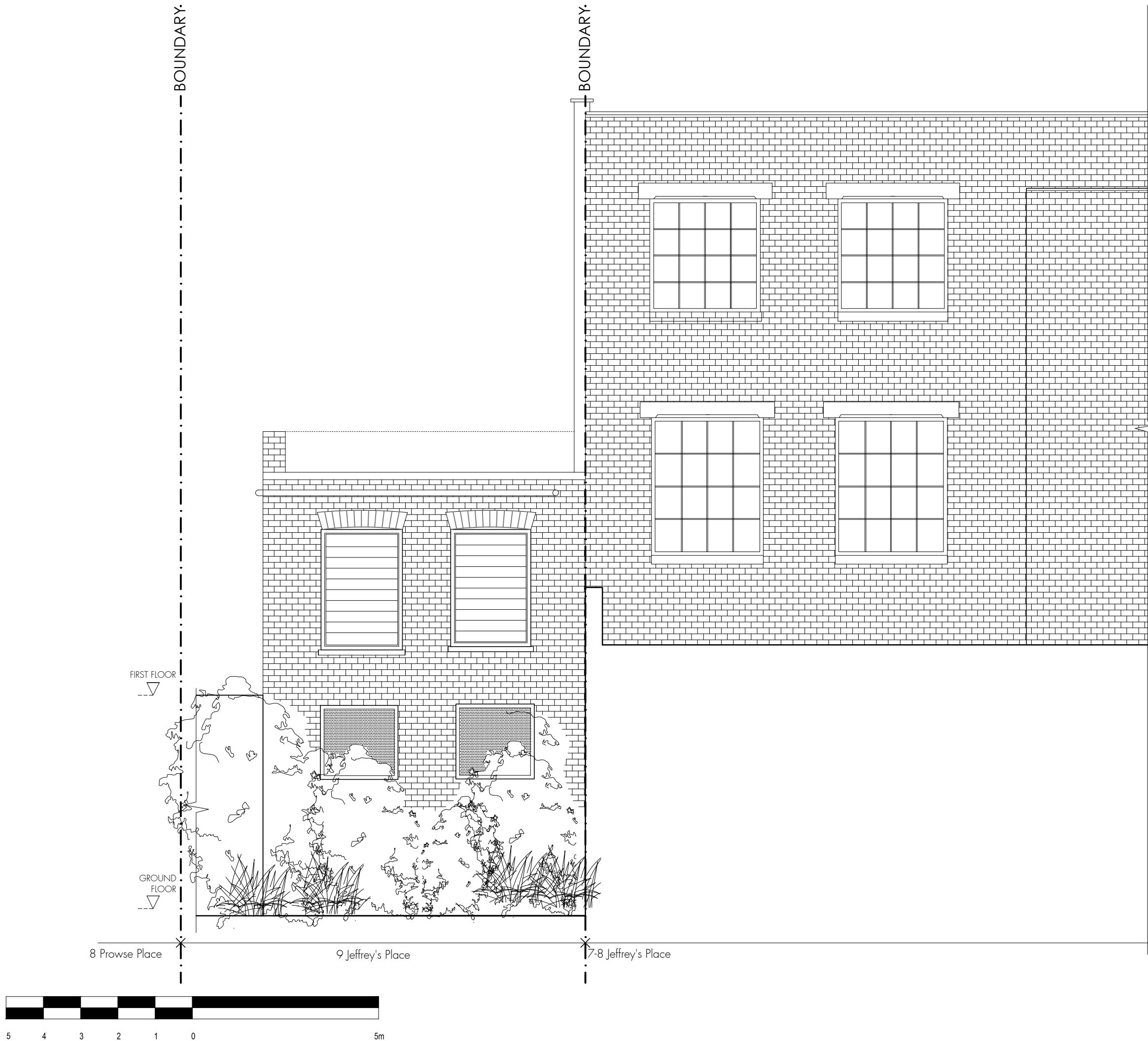


FIRST FLOOR
--▽

GROUND FLOOR
--▽

tasou
associates
architects + structural engineers

4 Amwell Street, London. EC1R 1UQ T:020 7713 7070 F:020 7713 7071 E:tasou@tasou.co.uk		
project 9 Jeffrey's Place London NW1 9PP		
drwg title Existing Front Elevation		
date November 2016	drwg no. EX/04	rev. /
scale @ A3 1:50	job no. 1662	



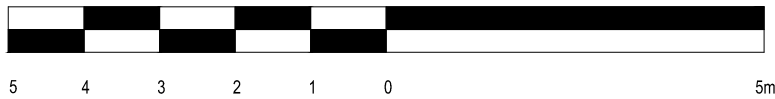
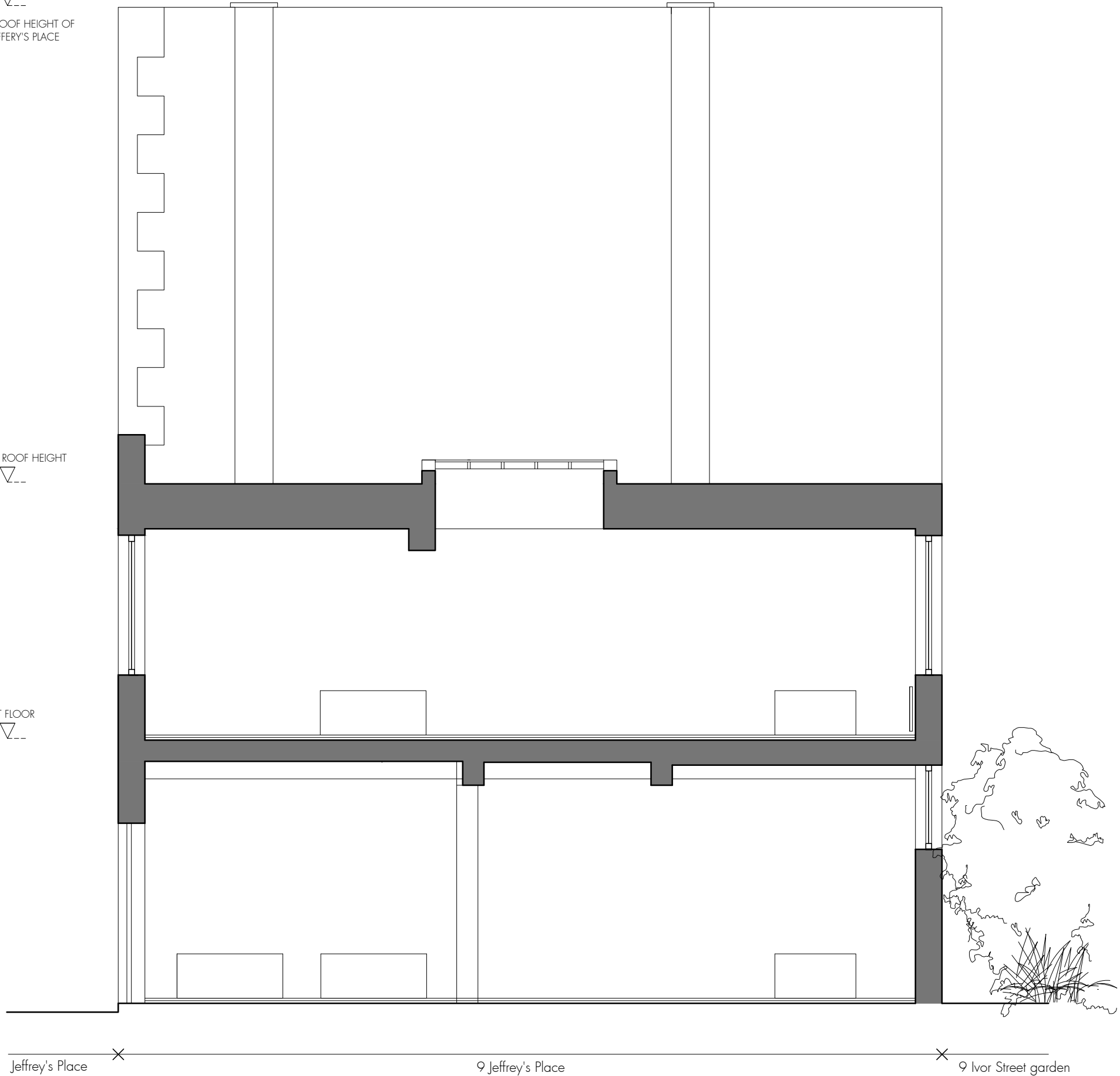
tasou
associates architects + structural engineers

4 Amwell Street, London. EC1R 1UQ T:020 7713 7070 F:020 7713 7071 E:tasou@tasou.co.uk		
project 9 Jeffrey's Place London NW1 9PP		
drwg title Existing Rear Elevation		
date November 2016	drwg no. EX/05	rev. /
scale @ A3 1:50	job no. 1662	

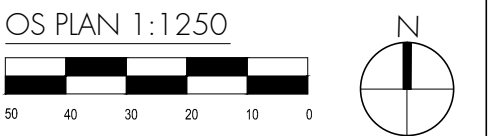
▽--
APPROX ROOF HEIGHT OF
7-8 JEFFERY'S PLACE

APPROX ROOF HEIGHT
▽--

FIRST FLOOR
▽--



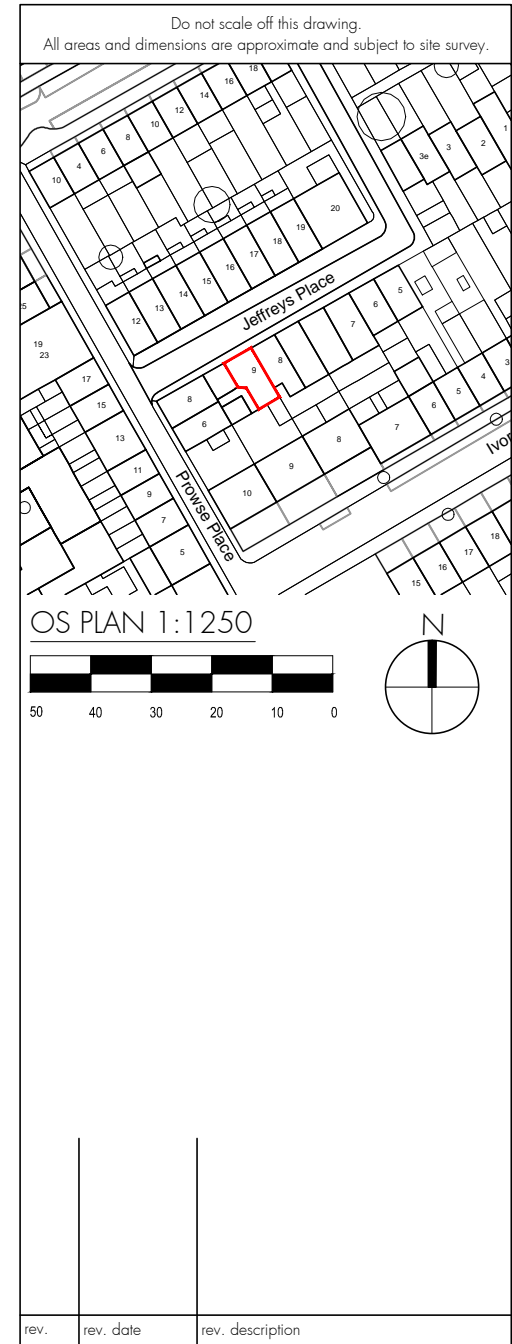
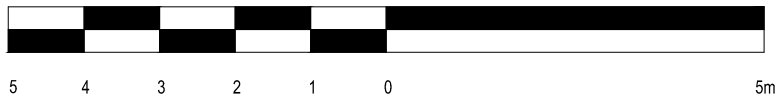
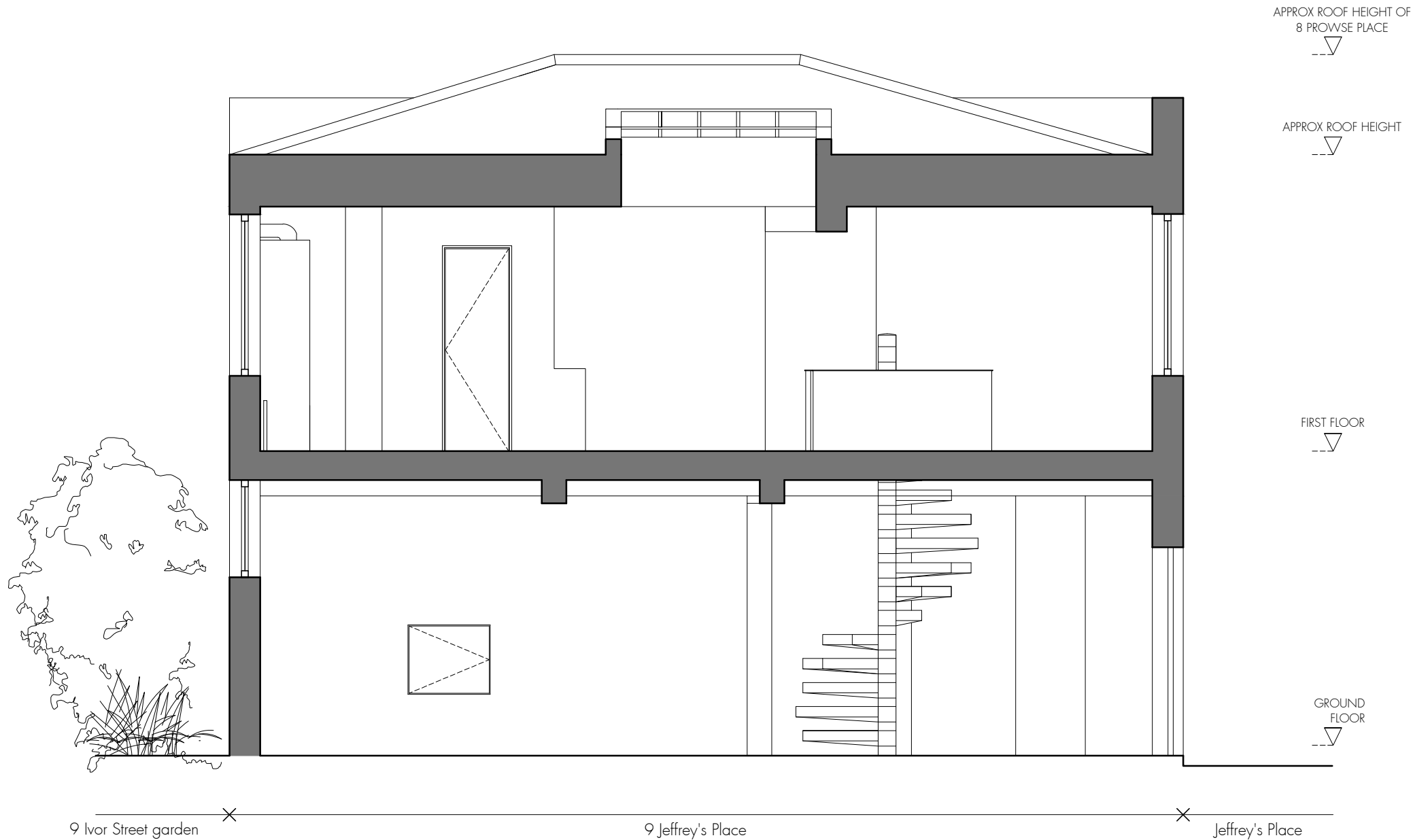
Do not scale off this drawing.
All areas and dimensions are approximate and subject to site survey.



rev.	rev. date	rev. description

tasou
associates
architects + structural engineers

4 Amwell Street, London. EC1R 1UQ T:020 7713 7070 F:020 7713 7071 E:tasou@tasou.co.uk		
project 9 Jeffrey's Place London NW1 9PP		
drwg title Existing Section AA		
date November 2016	drwg no. EX/06	rev. /
scale @ A3 1:50	job no. 1662	

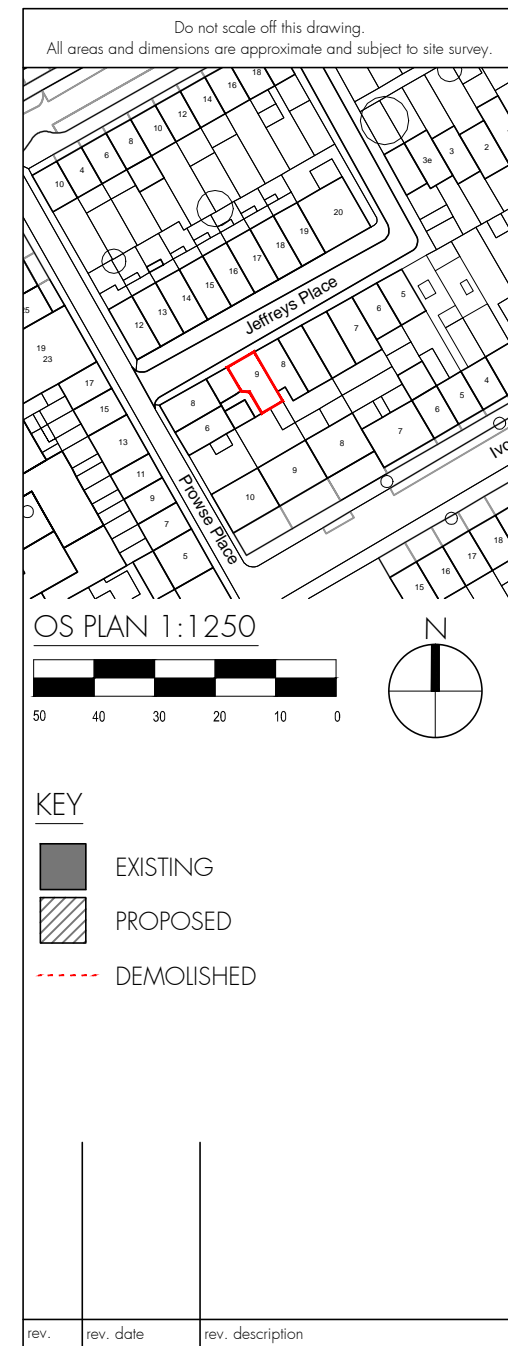
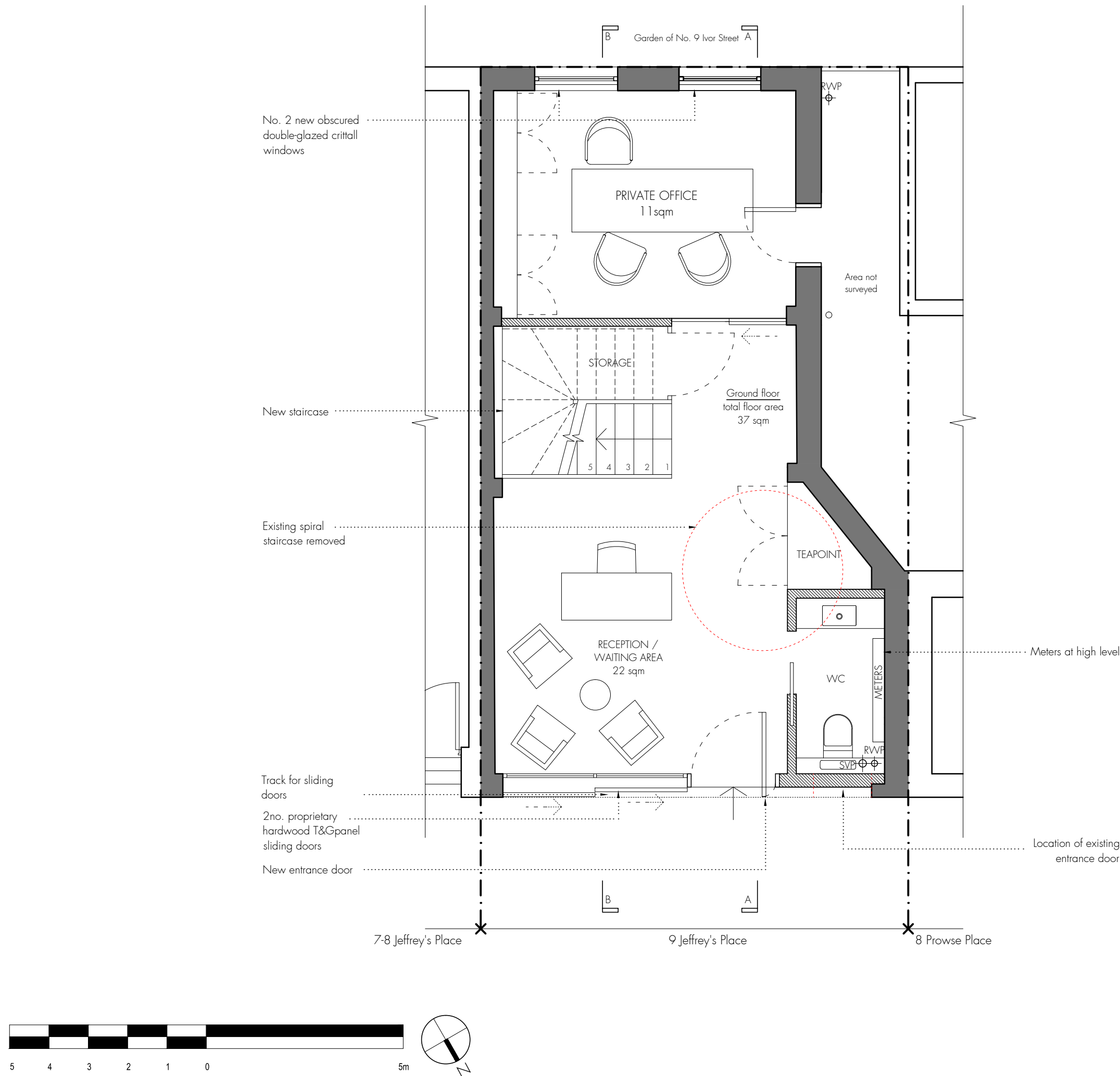


tasou
associates

architects + structural engineers

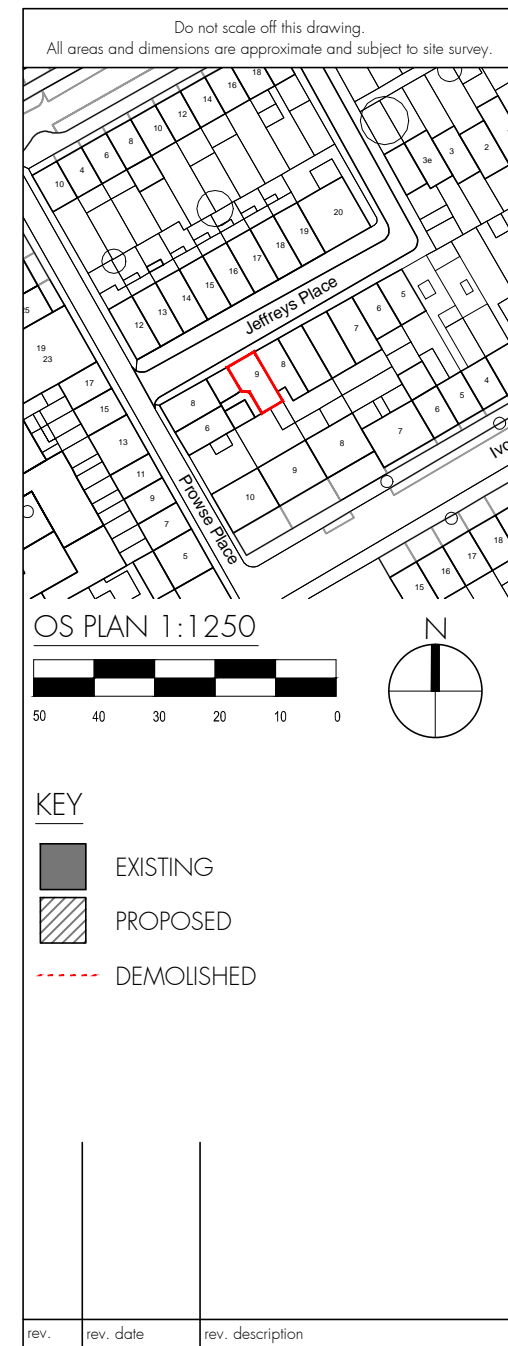
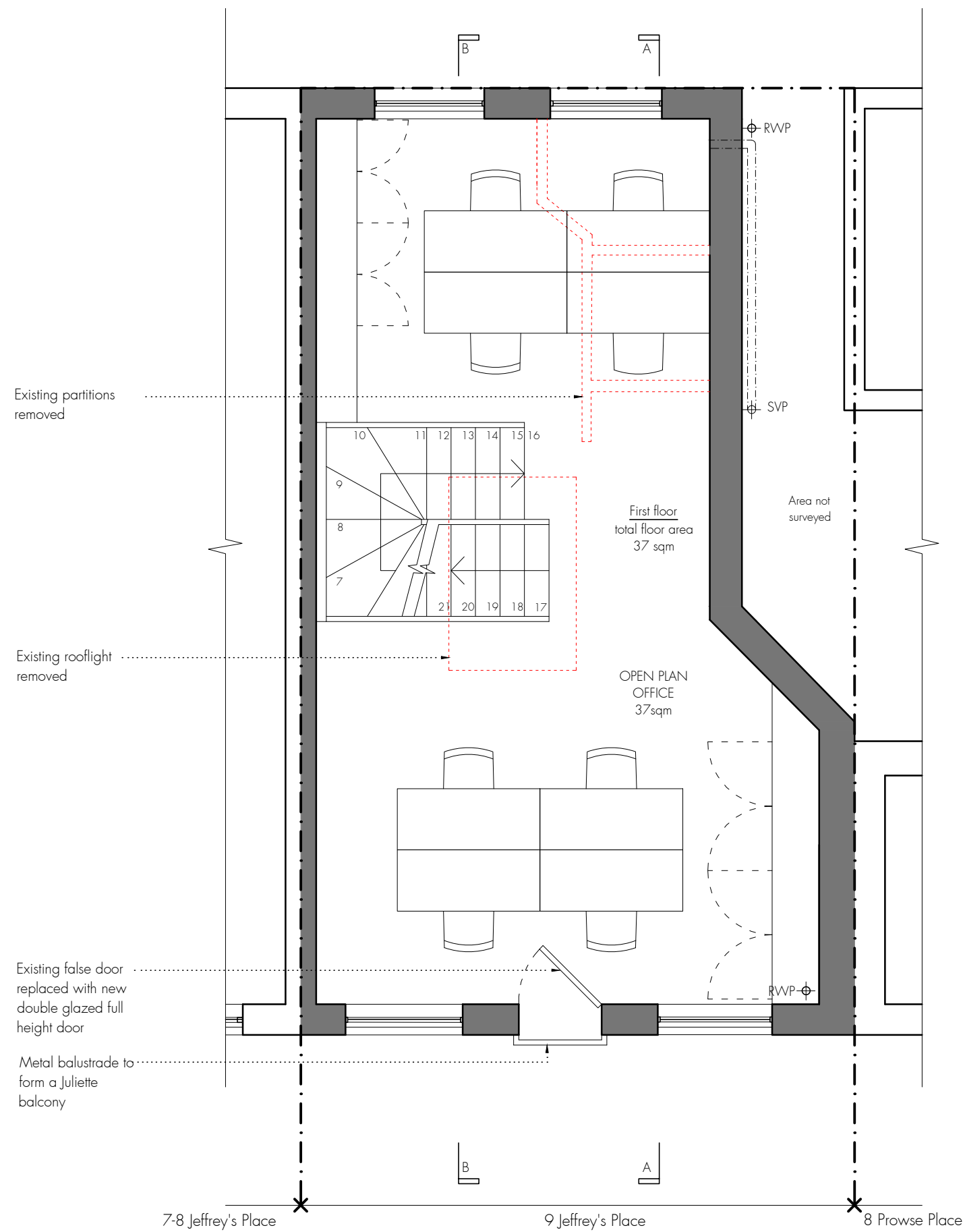
4 Amwell Street, London. EC1R 1UQ T:020 7713 7070 F:020 7713 7071 E:tasou@tasou.co.uk		
project 9 Jeffrey's Place London NW1 9PP		
drwg title Existing Section BB		
date November 2016	drwg no. EX/07	rev. /
scale @ A3 1:50	job no. 1662	

Proposed Drawings



tasou
associates
architects + structural engineers

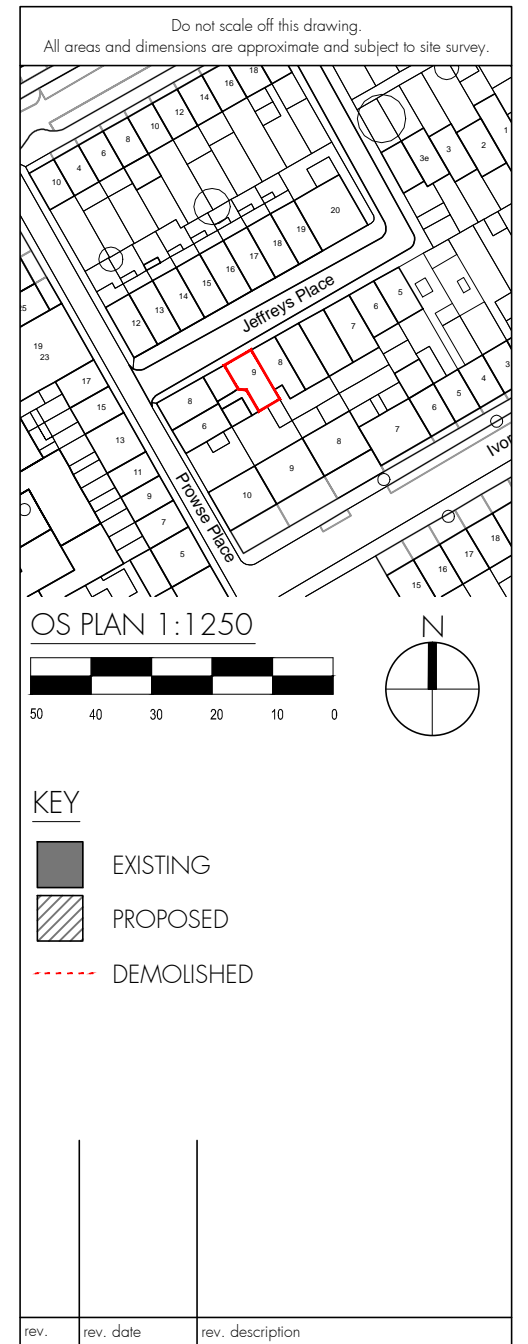
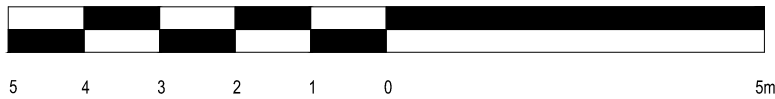
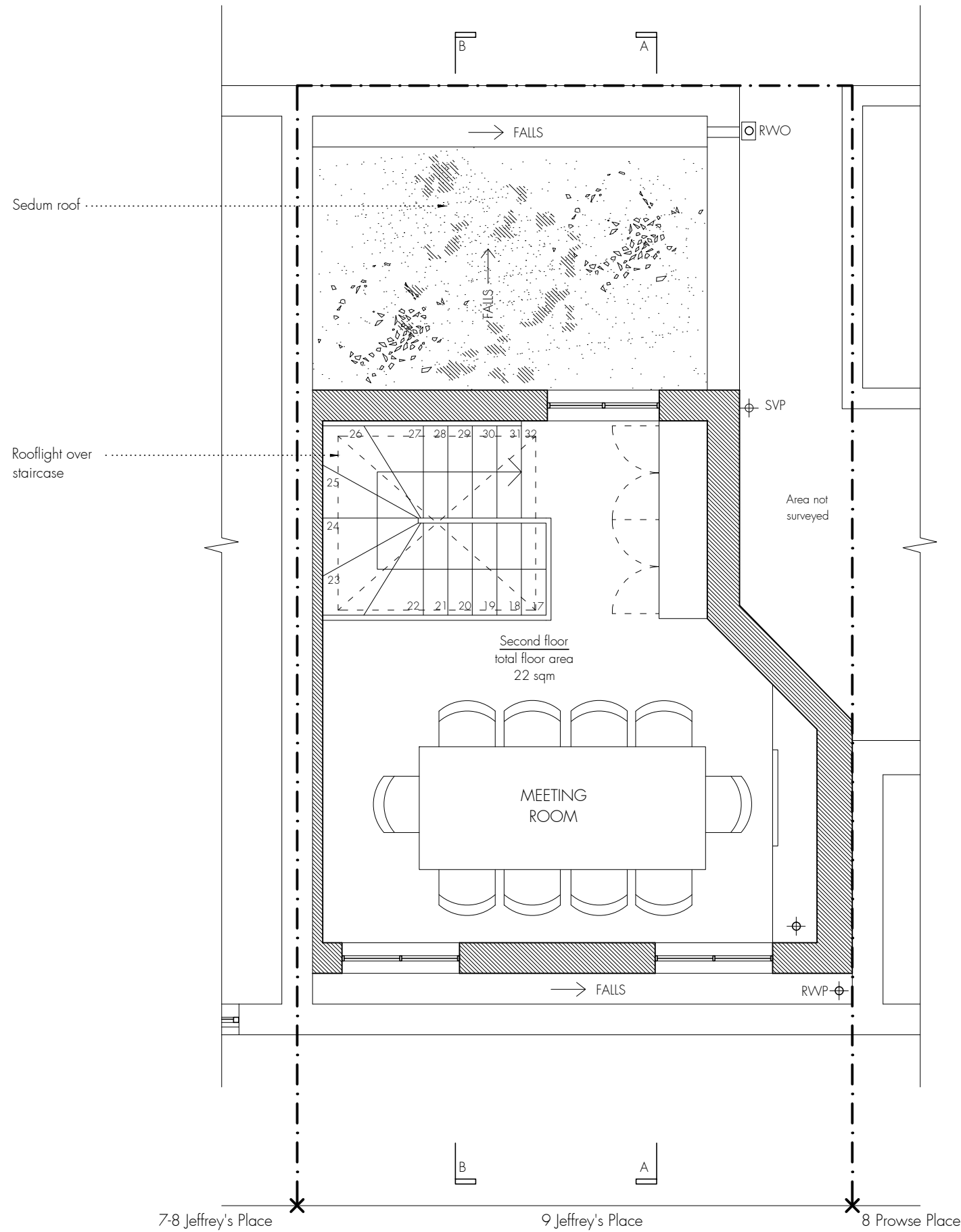
4 Amwell Street, London. EC1R 1UQ T:020 7713 7070 F:020 7713 7071 E:tasou@tasou.co.uk		
project 9 Jeffrey's Place London NW1 9PP		
drwg title Proposed Ground Floor Plan		
date November 2016	drwg no. PP/01	rev. /
scale @ A3 1:50	job no. 1662	



tasou
associates

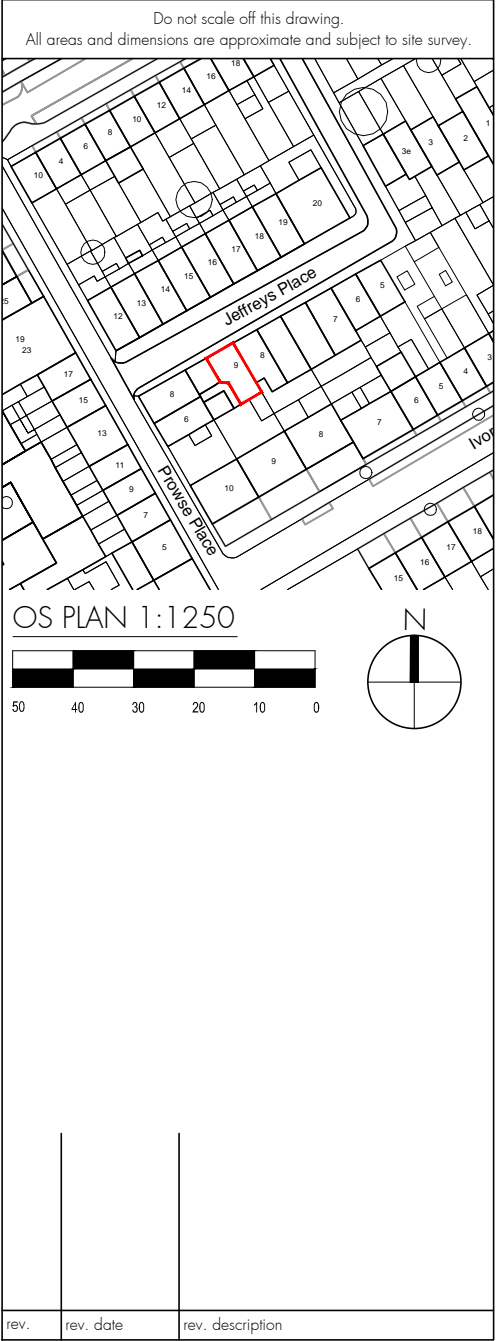
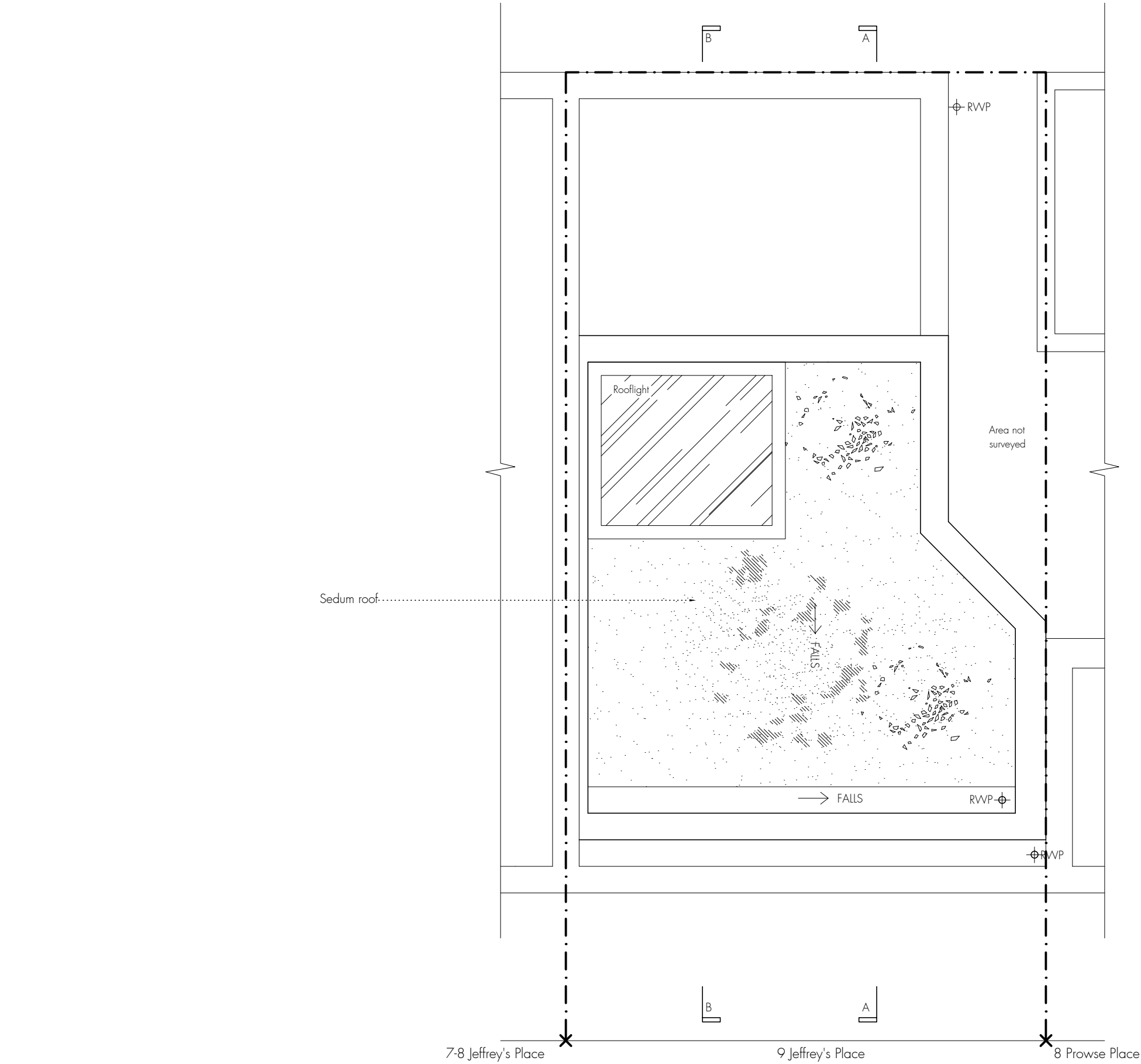
architects + structural engineers

4 Amwell Street, London. EC1R 1UQ T:020 7713 7070 F:020 7713 7071 E:tasou@tasou.co.uk		
project 9 Jeffrey's Place London NW1 9PP		
drwg title Proposed First Floor Plan		
date November 2016	drwg no. PP/02	rev. /
scale @ A3 1:50	job no. 1662	



tasou
associates architects + structural engineers

4 Amwell Street, London. EC1R 1UQ T:020 7713 7070 F:020 7713 7071 E:tasou@tasou.co.uk		
project 9 Jeffreys Place London NW1 9PP		
drwg title Proposed Second Floor Plan		
date November 2016	drwg no. PP/03	rev. /
scale @ A3 1:50	job no. 1662	



tasou
associates

architects + structural engineers

4 Amwell Street, London. EC1R 1UQ T:020 7713 7070 F:020 7713 7071 E:tasou@tasou.co.uk		
project 9 Jeffrey's Place London NW1 9PP		
drwg title Proposed Roof Plan		
date November 2016	drwg no. EX/04	rev. /
scale @ A3 1:50	job no. 1662	



Proposed roof extension to be clad in standing seam zinc.

New dark grey powder coated aluminium framed windows with double glazed units.

Hoist painted dark grey

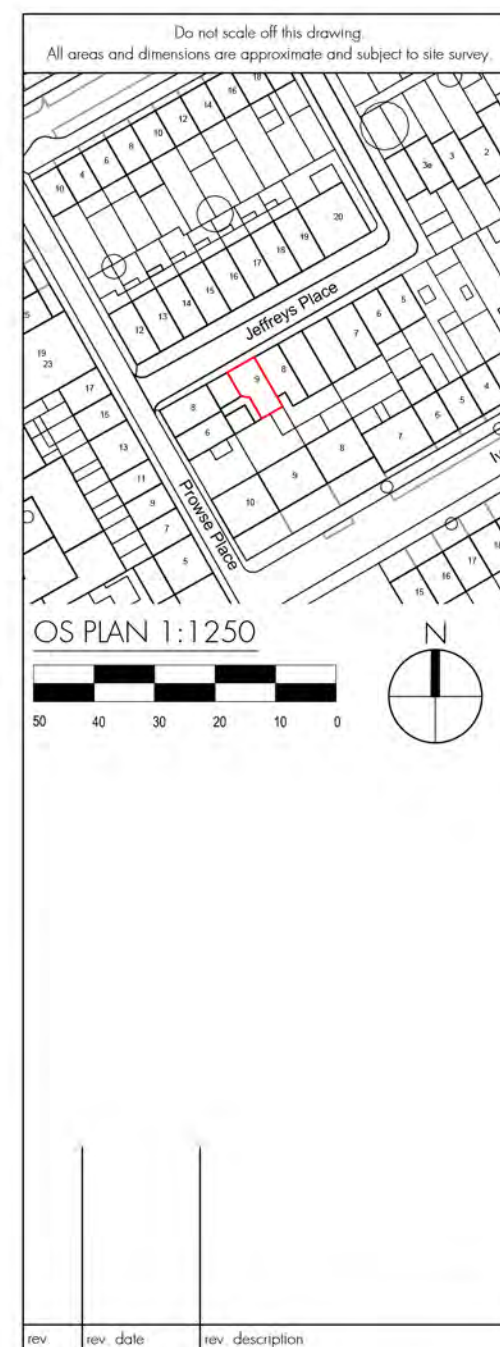
2no. new double glazed crittall windows in existing openings, to match 7-8 Jeffrey's Place

Existing false door replaced with new double glazed crittall full height door

Exposed metal track for sliding panels

Dark grey entrance door

2no. proprietary hardwood T&G panel sliding doors



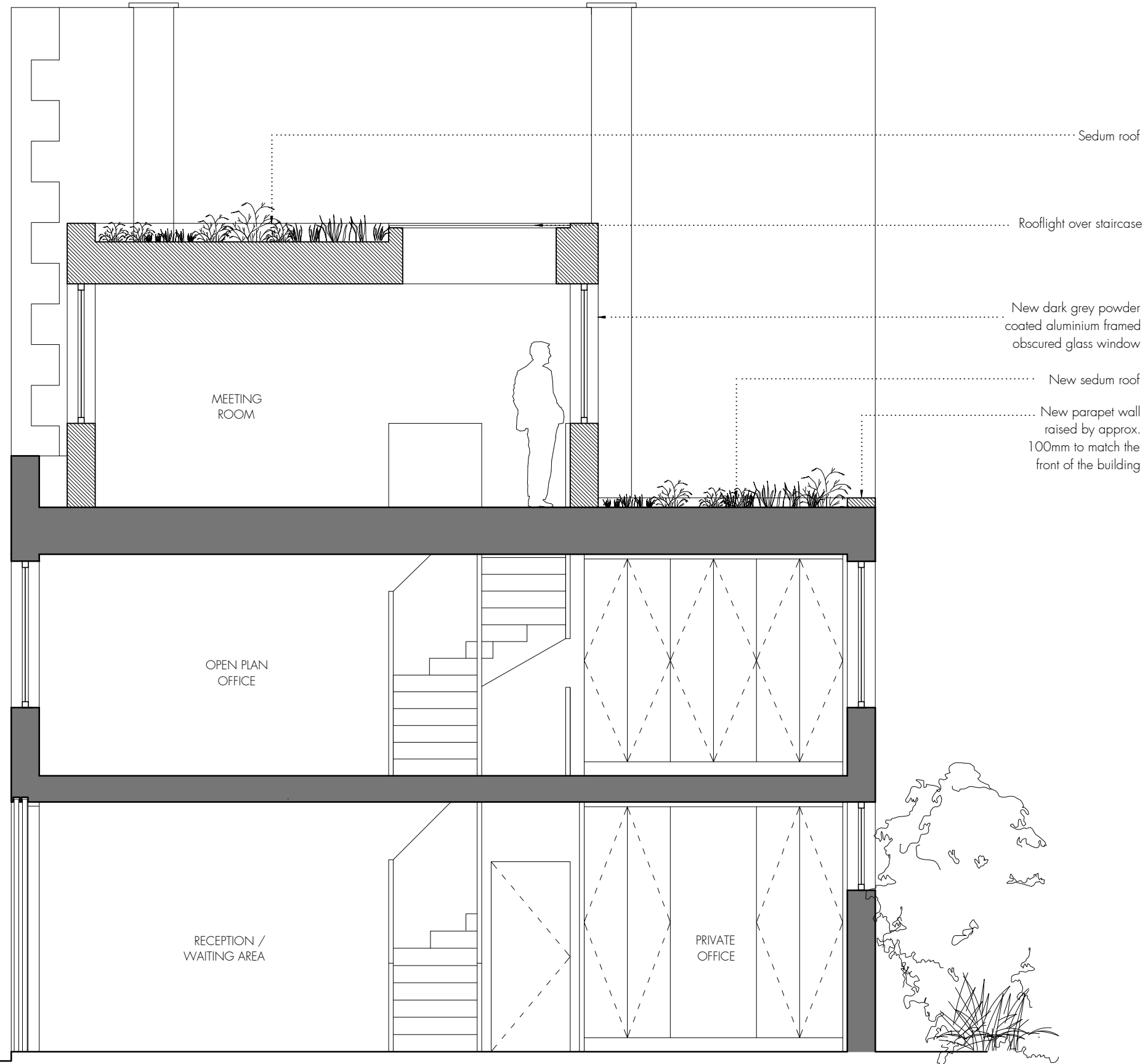
tasou
associates architects + structural engineers

4 Amwell Street, London. EC1R 1UG T.020 7713 7070 F.020 7713 7071 E.tasou@tasou.co.uk		
project 9 Jeffrey's Place London NW1 9PP		
dwg title Proposed Front Elevation		
date November 2016	dwg no. PP/05	rev /
scale @ A3 1:100	job no. 1662	

▽
APPROX ROOF HEIGHT OF
8 JEFFERYS PLACE

▽
APPROX ROOF HEIGHT

▽
FIRST FLOOR



Sedum roof

Rooflight over staircase

New dark grey powder
coated aluminium framed
obscured glass window

New sedum roof

New parapet wall
raised by approx.
100mm to match the
front of the building

MEETING
ROOM

OPEN PLAN
OFFICE

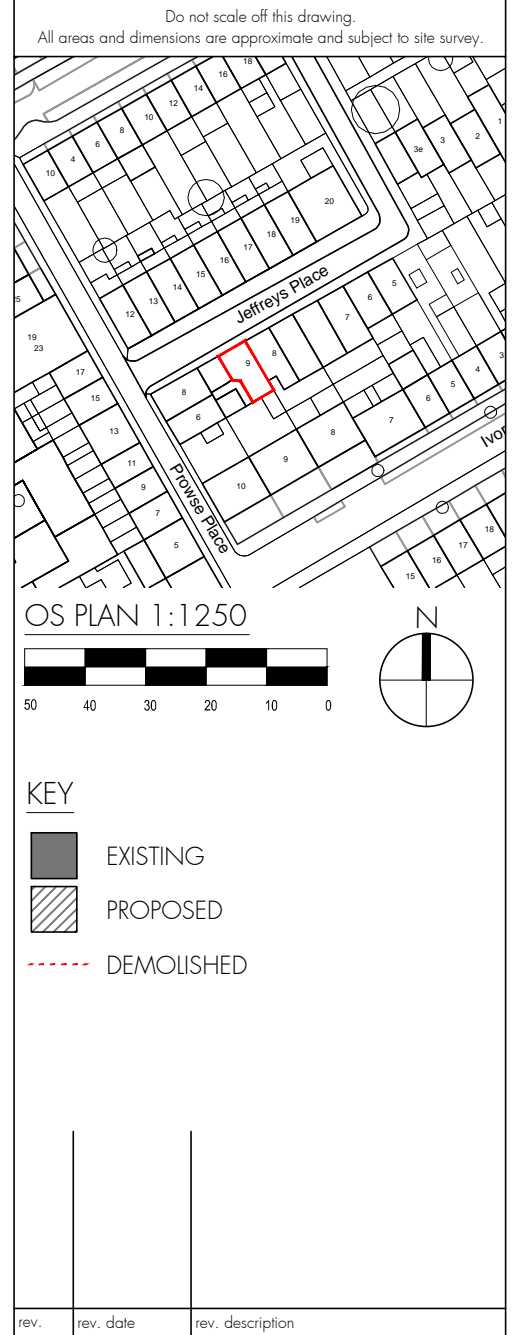
RECEPTION /
WAITING AREA

PRIVATE
OFFICE

Jeffrey's Place

9 Jeffrey's Place

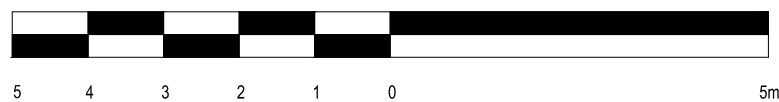
9 Ivor Street garden

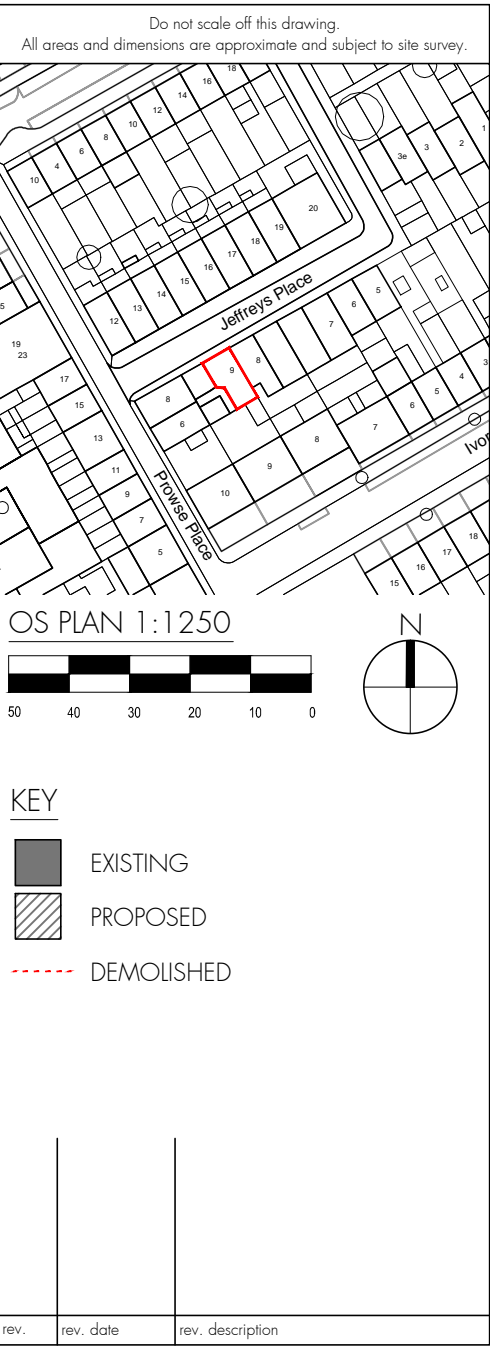
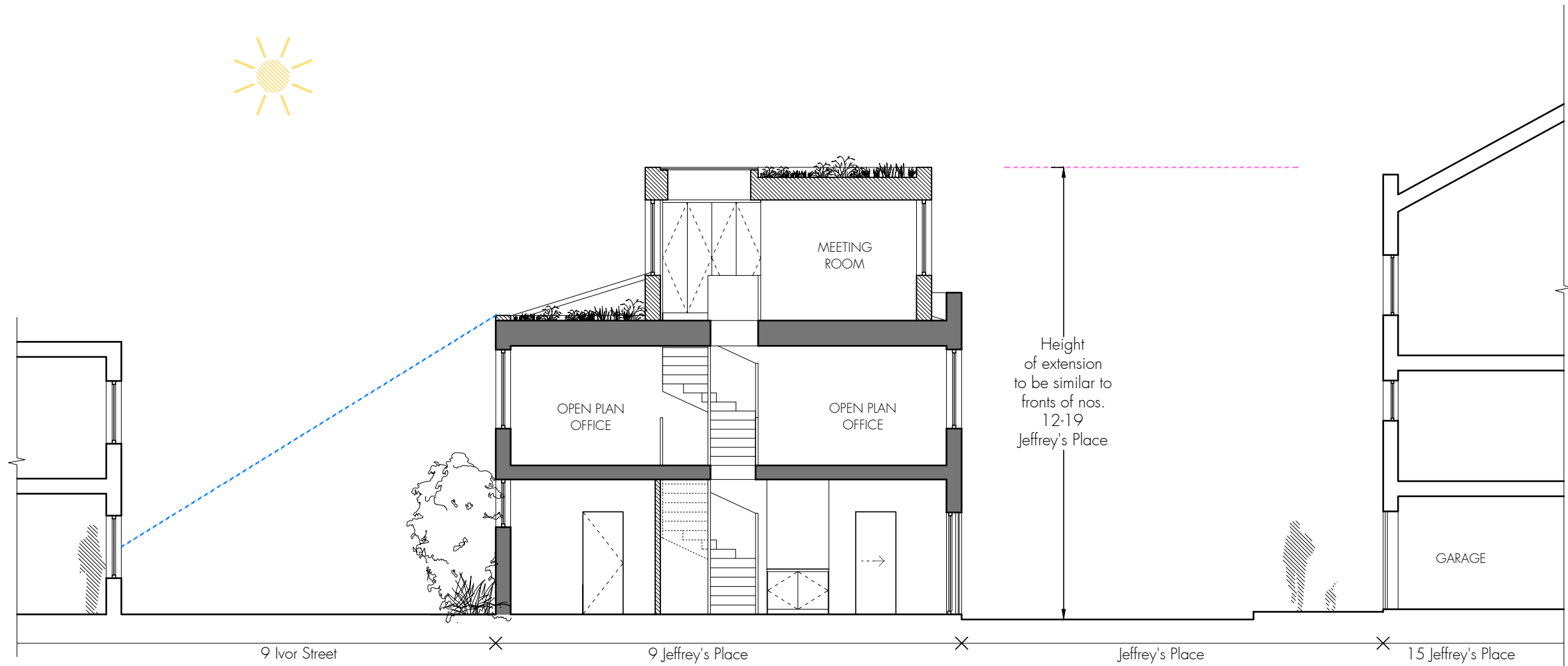


tasou
associates architects + structural engineers

4 Amwell Street, London. EC1R 1UQ T:020 7713 7070 F:020 7713 7071 E:tasou@tasou.co.uk		
project 9 Jeffreys Place London NW1 9PP		
drwg title Proposed Section AA		
date November 2016	drwg no. PP/07	rev. /
scale @ A3 1:50	job no. 1662	

© copyright of tasou associates





tasou
associates
architects + structural engineers

4 Amwell Street, London. EC1R 1UQ T:020 7713 7070 F:020 7713 7071 E:tasou@tasou.co.uk		
project 9 Jeffrey's Place London NW1 9PP		
drwg title Proposed Section BB		
date November 2016	drwg no. PP/08	rev. /
scale @ A3 1:100	job no. 1662	

Tasou Associates

Architects and Structural Engineers, Est. 1988

Tasou Associates is an RIBA chartered practice, committed to delivering projects with an emphasis on detail, space and quality of light. Our Islington office has been designing in North and North West London for over 25 years.

We ensure that every project we undertake is treated with the same design consideration, whether for a private client, property developer or housing association.

We have significant experience in Listed Building and Conservation Area projects and take great pride in designing within these parameters to achieve outstanding results. Our extensive portfolio of unique homes exhibits our understanding of the delicate balance between historical restoration and contemporary intervention.

Tasou Associates have a commendable history of creating beautiful yet functional designs within difficult urban sites. We work closely with individuals, planners and developers alike to create outstanding buildings that are tailored to both the client’s brief and the inherent context. Our portfolio spans from bespoke houses to one-off developments, all of which are tackled with an emphasis on design and attention to detail.



1. River Street Mews, Islington, 2015
2. River Street Mews, House 6, 2015
3. Highbury New Park , Islington, 2015
4. Park Place, Islington, 2006

Amwell Street, EC1R

Single Use Commercial Office

A creative, modern office space in Islington, London.



1. The front elevation

2. The main office

3. The Basement Meeting room

4. The Rear Facade

City Garden Row, Islington

Office Space

Partial conversion of warehouse space to bespoke offices



1. Office interior

2. The Front Facade

3. Staircase detail



Britannia Street, Camden

Office Space

A 2600msq conversion of existing warehousing to provide an art gallery and offices on the ground floor with flats above.



- 1. Office Interior
- 2. External Courtyard
- 3. Office Juliet balcony



Britannia Street, Camden

Mixed use, Residential and Retail

A 2600msq conversion of existing warehousing to provide an art gallery and offices on the ground floor with flats above.



1. The Front Façade, Night

2. The Communal staircase

3. Residential Interior

