

## DESIGN ACCESS AND HERITAGE STATEMENT

### JOB TITLE

RECONFIGURATION OF A LOWER GROUND  
FLOOR FLAT

### ADDRESS

3A HURDWICK PLACE,  
LONDON NW1 2JE

### CLIENT

MARTIN GRIFFITHS

### JOB NUMBER

16130

### COMPOSED BY

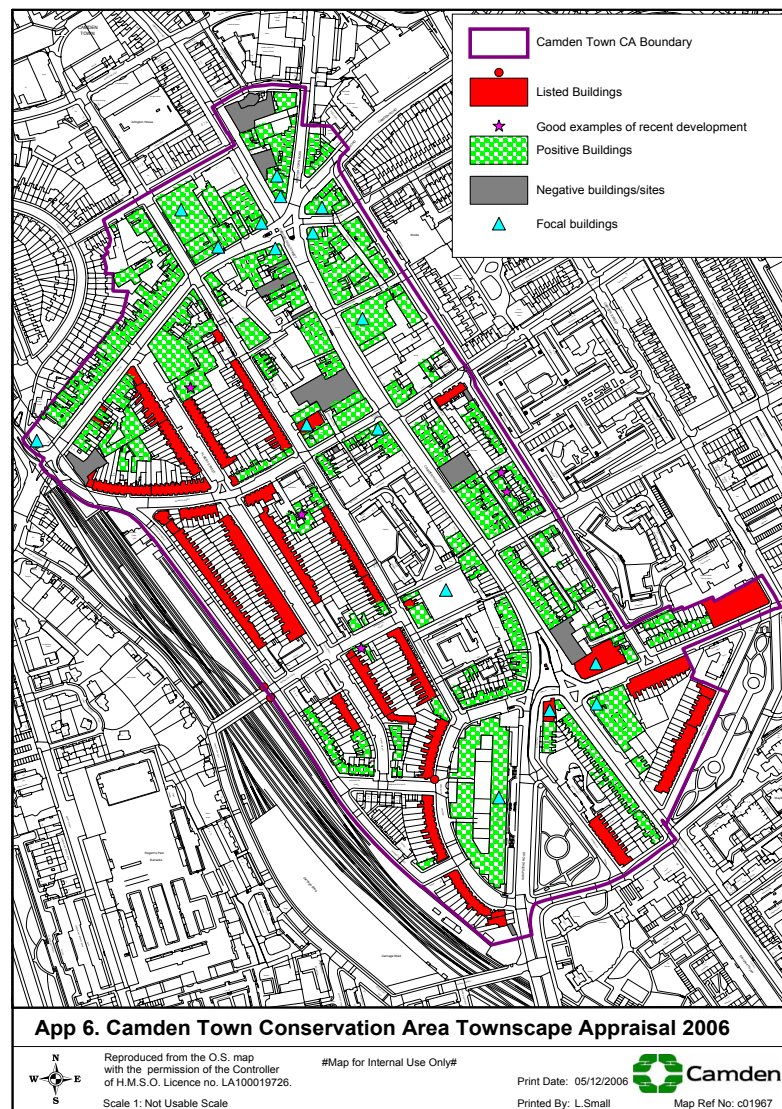
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Architect, Build London Architecture Ltd

## 1.0 RESPONSE TO CONTEXT:

### 1.1. The Heritage:

3 Hurdwick Place is a mid-terrace house located in the northern side of Harrington square, it is situated within the Camden Council. The total area of the premises is 140 m<sup>2</sup>. From both sides to the dwelling are other residential dwellings. 3A Hurdwick Place is a lower ground floor flat.

3 Hurdwick Place falls within the Camden Town Conservation Area. The property is not a Listed Building. The property is in the list of Positive Buildings of the Camden Town Conservation Area.



Camden Town Conservation Area was designated by the London Borough of Camden on 11th November 1986. The boundary was extended in 1997 to include the triangle behind Camden Town underground station. The Camden Town Conservation Area lies central to the Borough of Camden.

The residential parts of the Conservation Area are largely homogenous in scale and character, having been laid out within a period of three decades spanning the years 1820-1850. The western part of the Conservation Area comprises long residential terraces running in a north-south direction (Mornington Terrace, Albert Street and Arlington Road) intersected by shorter terraces (Delancey Street and Mornington Street).

A second pocket of residential development falls south-east of the High Street (Harrington Square and Oakley Square). The area contains a large number of good examples of early/mid 19th century built terraced London houses, generally of a uniform appearance, and many statutorily listed for their special interest.

Yellow stock brick is the predominant building material, with decoration in the form of rusticated ground floors, stucco mouldings around openings, and stucco parapet cornices. Roofs are mainly covered in natural slate, windows are mainly painted timber box sashes and doors are painted timber with moulded panels.

Although this part of the Conservation Area is dominated by early 19th century development, there are examples of 20th century residential building, many of which arise from World War II bomb damage to the original 19th century terraces.

Harrington Square has been much altered. It was originally laid out as a planned mid 19th century composition. Part of the east side remains, a stucco-trimmed yellow stock brick terrace dating from 1834 with arched first-floor windows set in stucco panels. The northern stretch of this terrace was destroyed by World War II bomb damage, and has been replaced by a post-war housing block, Hurdwick House. The terrace on the south side of the square was demolished for local authority housing redevelopment in the 1960s.

## **1.2. Proposal:**

It is the primary principle of this application to improve the existing accommodation whilst preserving and enhancing the existing building and its context within the established Camden Town Conservation area. Our proposal include:

1. Reconfiguration of a lower ground floor flat 3A Hurdwick Place.
2. As a result of the proposed reconfiguration, one living room/kitchen, two bedrooms and one bathroom would be created.
3. The rear extension would be built on the lower ground floor level.
4. New external staircase would be installed at the rear of the house.
5. One new window would be installed to the rear external wall of the proposed extension (at the rear of the house).

6. The chimney breast and part of the existing internal walls would be removed to achieve more internal space.
7. The proposed conversion will be subordinate to the original building in terms of both scale and materiality.

## 2.0 USE:

The use of property is a lower ground floor dwelling (flat), consists of one living room/kitchen, two bedrooms, patio, bathroom and toilet. Building is currently a four storey residential dwelling with lower ground floor. The property has a rear garden.

Existing and proposed use of the building and site is retained as a residential dwelling.

## 3.0 AMOUNT:

The existing floor area of the flat is approximately 56.18 m<sup>2</sup>. The proposed development does not involve increasing the existing total floor area - the proposed floor area of the flat is approximately 54.11 m<sup>2</sup>. The new proposed staircase will reduce the existing floor area.

Proposed floor areas of the rooms: Living room/kitchen – 21.07 m<sup>2</sup>; Bedroom 1 – 8.08 m<sup>2</sup>; Bedroom 2 – 10.11 m<sup>2</sup>; Bathroom – 3.69 m<sup>2</sup>; Hallway – 6.90 m<sup>2</sup>; Utility – 2.45 m<sup>2</sup>.

## 4.0 LAYOUT:

The proposed development will not bring any alterations to either the site arrangement or the building boundary. The reconfiguration of the lower ground floor flat and the new rear extension will improve the space of the flat. The design for the property involves erection of the rear extension on the lower ground floor level which would be in proportion to the size of the existing house, would appropriate in terms of design and materials.

**Orientation/light/ventilation:** Proposed new window at the rear of the house will help to maximize natural light levels.

**Affect on neighbours:** There will be no impact on neighbouring house to both side of proposed site, regarding shadowing, lighting, visibility and proximity. There is no impact regarding overlooking as there are no openings proposed on sidewalls.

## 5.0 SCALE:

The proposed reconfiguration of the existing lower ground floor flat and erection of the rear extension on the lower ground floor level will not affect the existing scale of the building.

## **6.0 APPEARANCES**

It is proposed to use materials which are simple, sustainable and in keeping with the surroundings. The new structures external appearance will remain subservient to prevent any visual conflict with the existing building.

The proposed design aims to maintain as much as possible of the existing materials. If the use of new material was unavoidable, matching materials in colour and shape will be used.

The roof to the rear extension will be pitched, covered with slate in dark grey colour. The external walls of the rear extension will be brickwork matching the existing house. White double glazed timber sash type window will be installed to the rear of the house, matching the style of the lower storeys existing fittings. There is no new elements or materials proposed to the front of the house.

## **7.0 LANDSCAPING:**

No alterations are proposed to the existing landscape.

## **8.0 ACCESS:**

The main access will remain as existing.

## **9.0 CONCLUSION:**

It is considered that the impact of the proposed works is minor and has no harmful effect on the building asset based on the fact that work is predominantly to the rear of the property and in keeping with the property's character and in accordance with local and national policies. This modest conversion has minimal impact on the site or those of its neighbours, and ensures its continued use as a private dwelling.

We will be happy to revise the drawings if any amendments required.