



# DESIGN & ACCESS STATEMENT

MARCH 2017

27 JEFFREY'S ST, NW1 9PS

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# 1.0 FORWARD

The applicant has instructed ARDE to prepare and submit a planning application for the extension and alteration of 27 Jeffrey's Street, London. The building is located in the Jeffrey's Street Conservation Area and is Grade II Listed.

Alterations and extensions of listed buildings and buildings in conservation areas require justification with regard to the NPPF. This design and access statement has been prepared in conjunction with drawings and other reports which form part of this planning application.

This statement describes the existing and proposed development, sets out how the proposal meets planning requirements, outlines the rationale behind design decisions, illustrates how the building is accessed, demonstrates how the proposal complements its site and surroundings and outlines conclusions from specialist consultants to address and resolve planning issues.





## 2.0 BACKGROUND AND EXISTING CONDITION

### 2.1 SITE AND SURROUNDINGS

The property is located to the North side of Jeffrey's Street, a 5 minute walk from Camden Underground Station and Camden High Street. It is very well connected with public transport links.

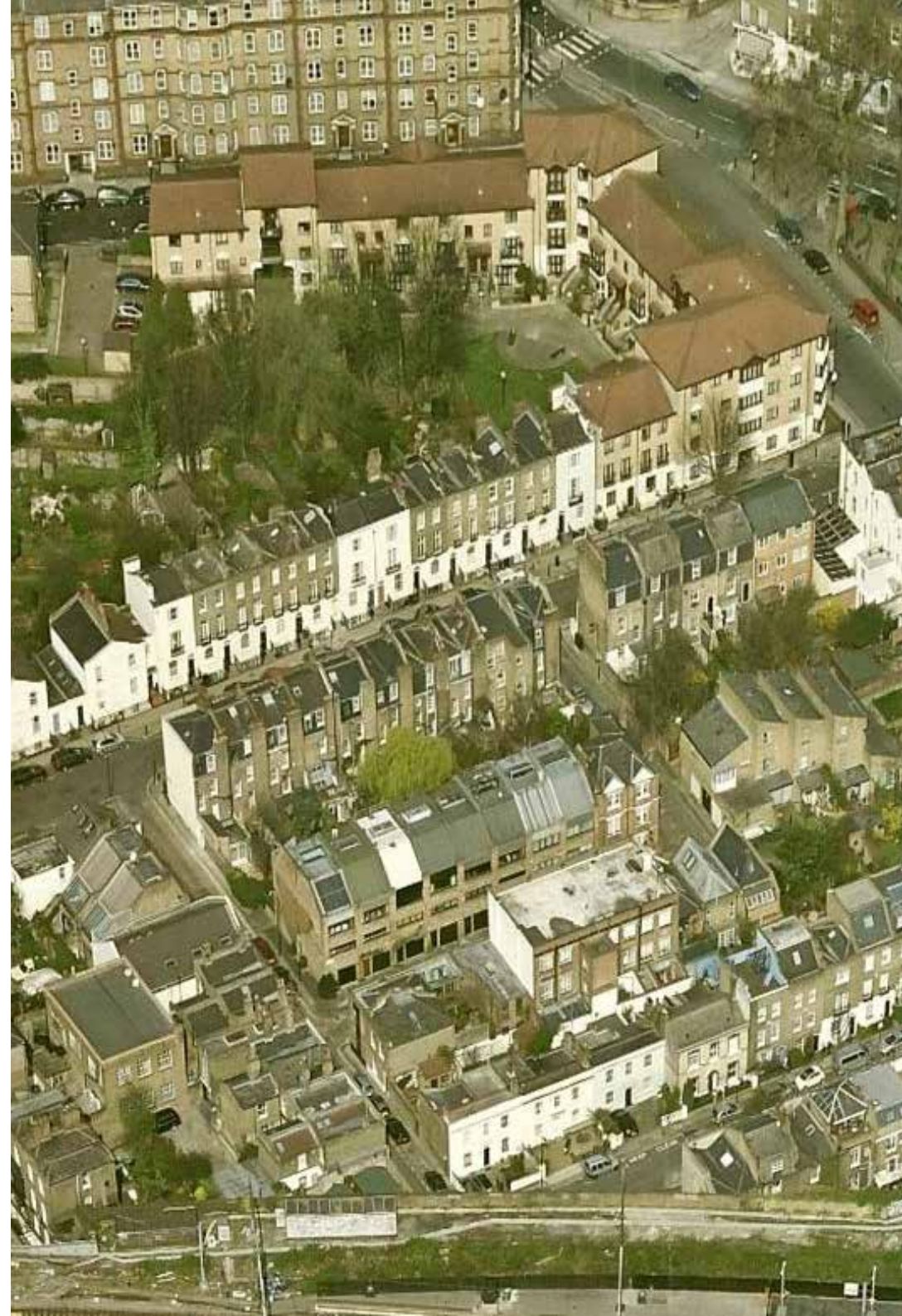
The site has a Grade II listing which applies to Nos.11-33 (Odd) and attached railings. It is within the Jeffrey's Street Conservation Area.

### 2.2 DESCRIPTION AND ANALYSIS OF THE EXISTING BUILDING

No. 27 forms part of a terrace of 12 houses, dating back from the early C19. The front facade is built from yellow stock brick, with stucco ground floors and 1st floor band. The Grade II listing applies due to its front facade - notably the windows, doors and details such as arched brick openings and sashes and cast iron railings.

It remains as its original purpose intended; a single family dwelling of 3 storeys and basement. The existing property has a GIA of approximately 108sqm.

Access to the building is via a short flight of stairs from Jeffrey's Street into a hallway, open onto the kitchen and dining area. A single set of stairs within the property leads down to the garden level, and then further down to the basement which houses a bedroom, bathroom and access to the coal stores under pavement level. Upstairs from entrance level is a WC at half level, then the living/ study area. The top most floor of the property houses a second bedroom and bathroom.



## 3.0 PROPOSAL

The proposals are all internal and do not affect any heritage or listed features.

### LOWER GROUND FLOOR:

The existing window to the front lightwell is to be widened to revert back to its existing proportions. This will allow more natural light into the bedroom and matches many properties along Jeffrey's street.

### GROUND FLOOR:

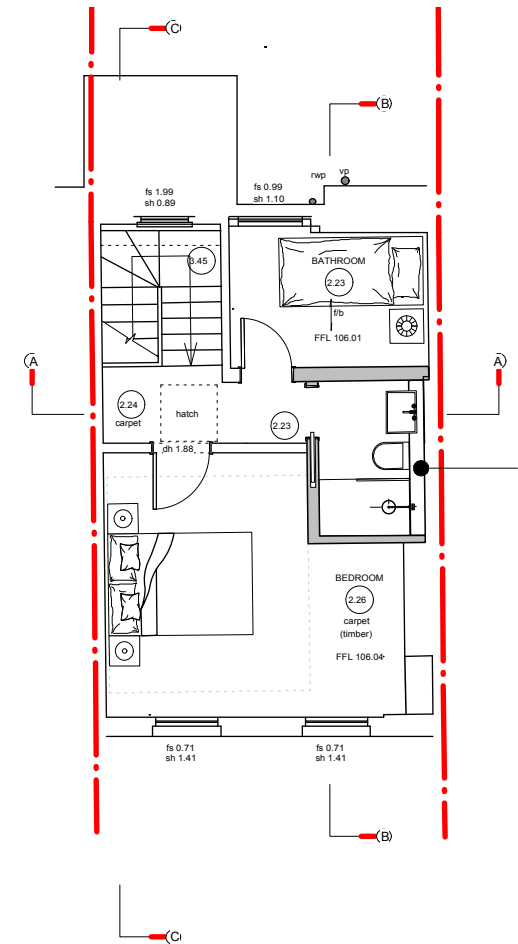
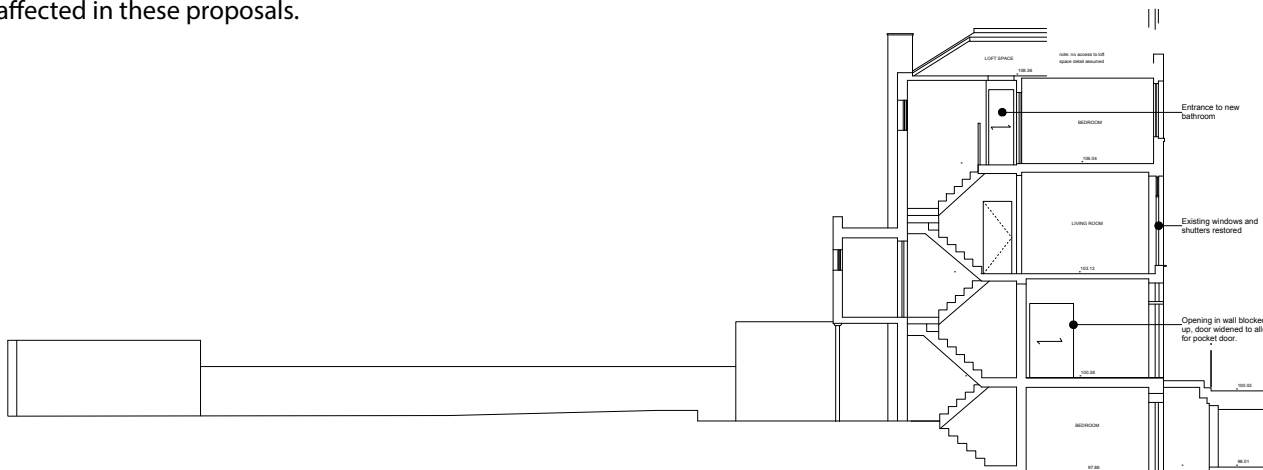
The archway between the kitchen and dining area which is not an original feature, is proposed to be altered to allow for the introduction of a new kitchen layout. The wall between the hallway and the dining area which has a large opening and doorway, is to be removed and replaced with a new wall with double sliding door. This allows more privacy in the dining and kitchen area if required and would be more similar to the original wall.

### FIRST FLOOR:

The windows and shutters to the living room at first floor level have had decades of paint layers built up. They require restoration by a specialist window restorer in order to bring them back to their original state.

### SECOND FLOOR:

The existing bathroom is a very generous size. The applicant has recently had a baby and there are not suitable rooms close to the master bedroom for the baby to sleep. Therefore the bathroom has been reduced in size in order to accommodate a single bedroom to the rear of the property, close to the master bedroom. No heritage or listed features have been affected in these proposals.



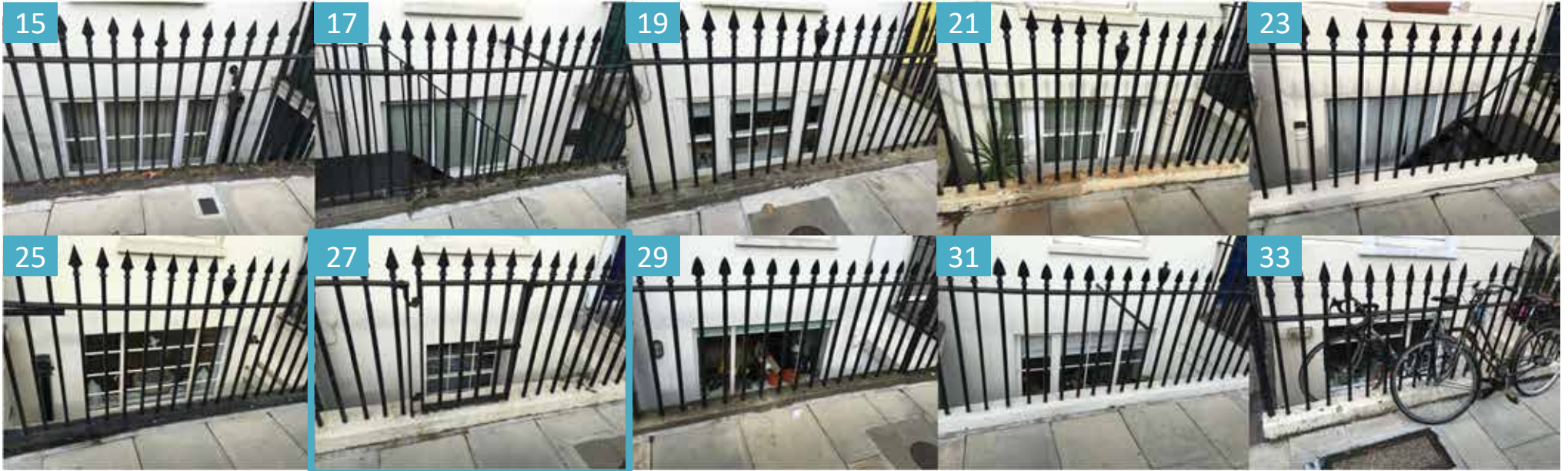
SECOND FLOOR PLAN



### 3.0 PROPOSAL

Photos of neighbouring properties with widened lightwell windows.

#### Jeffrey's Street



### 3.0 PROPOSAL



View of existing wall between hallway and dining room



View of existing archway to be removed.



View of existing archway to be extended.



View of existing large bathroom to second floor



View of existing windows and shutters requiring restoration

## 4.0 DESIGN

### 4.1 OBJECTIVES

In addition to meeting relevant planning policy, the key design criteria are:

- To create minor internal alterations which improves privacy and lighting to the interior and also accommodates a baby room close to the master bedroom.
- To ensure that the proposals are sympathetic to the existing listed building and do not affect heritage or listed features.
- To comply with listed building and planning policy.





## 5.0 EFFECT ON NEIGHBOURING BUILDINGS

The proposals will not impact neighbouring buildings as all alterations are internal. Works to the windows and shutters are restorative.

## 6.0 MATERIALS

The windows and shutters will be stripped back to their original state and will match the existing externally.

## 7.0 EFFECT ON THE STREET SCENE

No changes to the front elevation except for the widening of the window in the basement lightwell which can be seen in many of the properties along Jeffrey;s Street.

## 8.0 SCALE

N/A

## 9.0 LAYOUT

As mentioned in this report, the existing layout of the property does not allow for a baby room close to the master bedroom. This is very important to the family and therefore the proposals will greatly improve their domestic situation.

## 10.0 AMENITY AND LANDSCAPING TREATMENT

No changes.

## 11.0 ACCESSIBILITY

Access to the property remains unchanged.

## 12.0 CONCLUSION

These proposals are sympathetic to the existing building and surrounding area and are of overall benefit to the building and its appearance. They are in keeping with the Listed Building Legislation and DES1, 5, 6, 9 and 10, as well as National Planning Policy Framework and the London Plan requirements and are to the benefit of this building and the neighbouring listed houses.