

DESIGN AND HERITAGE STATEMENT 23 MEDBURN STREET NW1 1RH

BACKGROUND / CONTEXT:

The property in Medburn Street is a Grade II listed 3 storey terrace house dating from the mid-19th Century and is located in the Kings Cross St Pancras Conservation Area, Subzone 1: Crescent Gardens and St. Pancras Way. The properties on Medburn Street are constructed of London stock brick with rusticated stucco at ground floor level and shallow butterfly roofs set behind parapet walls. It has a rounded arched front doorway with a keystone, pilaster jams that carry cornice heads and a plain fanlight overhead. The lintels have gauged brick arches over the recessed sash windows and the first floor has a non original cast iron balcony in front of its windows.

Internally, the layout reflects a late Georgian/early Victorian layout with the plan form following the two room on each floor identikit - two bedrooms either side of a transverse spine wall. A number of original features have been lost. The balustrades and spindles have been replaced as well as the internal doors, architraves and mouldings. There is an ongoing damp issue on the ground floor that needs to be addressed to preserve the integrity and longevity of the house.

It is considered that the primary interest of this building is the front facade's contribution to the townscape of Medburn Street and the character of the conservation area.

PROPOSAL:

The proposal includes interior alterations to the property to create a more enhanced and efficient layout to the house. A small area in the hallway will be lowered by 2 steps to accommodate a WC under the existing staircase. The shared bathroom and main bedroom will move to the second floor with a new ensuite proposed for the main bedroom. A new opening will be created in the transverse spine will serve as access to the new ensuite. The size of the opening will be negligible and the traditional layout of the house will be preserved.

EXISTING LAYOUT:

At ground floor level, there exists a hallway running from the front to the back of the house, from which the living room and kitchen are accessed. The double winder stair is located in the south western corner of the site.

At first floor level, there is a large bathroom to the rear of the house with the main bedroom located at the front of the house. There is also a large utility storage cupboard located in the hallway.

At second floor level, there are two bedrooms - located either side of a transverse spine wall.

DESIGN:

The proposal will enhance the internal layout of the house. By lowering a small section in the hallway, a WC can be introduced under the existing stair. The lowered area will be tanked and the staircase will be protected, thus enhancing the amenity of the heritage asset. There will be no loss of historic fabric.

At first floor level, the large bathroom will be converted into a bedroom, restoring the original layout. At second floor level, the front bedroom will become the main bedroom with an ensuite bathroom, and the rear bedroom will be converted into the shared bathroom. While the ensuite requires a new opening in the transverse spine wall, it can be noted that this opening is negligible in size and will not affect the amenity of the heritage asset.

The rooms have been vertically stacked to keep the original plan of the house, with as much of the original fabric retained as possible. The restored original layout of the house, whilst preserving the original walls, enhances the use. The proposal provides a more enhanced and efficient layout for the applicant making better use of the space in the bedrooms.

There are no original features at present but the proposal will involve restoring the non-original door, architrave and skirting design ensuring the historical value of the Grade II listed property will be preserved.

DETAILS:

The existing ground floor fire place, moulding, architraves and doors are not original period pieces and will be replaced or restored to preserve and enhance the property. See Appendix A.

AMENITY:

The amenity of the property will be protected as there will be no visible alterations to the front of rear elevation. Also, the stairs which appear to be original, will be retained, along with the transverse spine wall.

The enhanced adjustments will ensure the use of the house as a family home is preserved for many decades to come. There will be no loss of historic fabric and the the heritage asset will be preserved.

ACCESS:

The access to the property will remain as is with the entrance door redecorated.

TRANSPORT:

The proposal will not have any affect on the local infrastructure.

IMPACT ON THE LISTED BUILDING:

Ground Floor:

- The lowering of the small section of the hallway will have no impact on the listed building. The foundations will need to be underpinned and tanked locally in a very small area, but none of the works will alter the appearance of the building or have an impact on the existing original stair

which will be restored and maintained. The tanking will ensure the area is well protected from water ingress and will protect the stair, which historically has had damp issues.

- The opening from the hallway to the kitchen will be blocked up with fully reversible works. It will be visible from the hallway side, but the kitchen side will be plaster boarded. The opening detailing is not original but will be restored and then lined ensuring the original plan form is preserved. The proposed works are easily reversible.
- A discreet video entry unit is proposed to be installed at the entry to the house - as indicated on the drawings. The VE system will not have an impact on the streetscape due to its discreet positioning.
- The step in the front room, which is not historic will be removed and the damp problem will be addressed. These works are intended to restore of the original levels of the front and rear reception rooms whilst addressing the damp problem which will preserve and enhance the property.
- The existing, non, original kitchen will be strip out and boxing out of the chimney breast which is also non original. This will restore the rear space to its original plan form. a new kitchen will be installed and this will be fully reversible.

First floor:

- The third bedroom will be re-instated where the existing shared bathroom is located. The transverse spine wall is retained in place and there will be no loss of historic fabric or plan form. The door to the bedroom will be re-instated to its original position.
- The non original arches to the the front bedroom are to be stripped out and the walls are to be made good. There will be no loss or damage to any historic fabric.

Second Floor:

- The existing third bedroom is to be converted to the shared bathroom. This will involve making a new opening in the hallway. The door will be a 4 panelled door.
- A store will be introduced, opening onto the hallway - similar to that on the existing first floor. The store door will be in its current position which is traditionally the entry position to the bedroom/bathroom from the hallway.
- An ensuite to the main bedroom is proposed. This will be accessed through the transverse spine wall. The new opening will be small and will not cause any damage to the heritage asset.

General:

- Generally, non original mouldings will be stripped back on the ground and first floor. There will be no loss to any historic fabric and the areas will be made good.

GLAZING:

The existing windows will be retained and the existing glazing will be replaced with 12mm Timbalite Slimline glazing units that will be putty beaded in. Restoration glass will be used as detailed in Appendix B. The spacing and depth of the double-glazing will not be noticeable, and the appearance of the glass will be identical. In terms of precedent, this has been previously allowed at 9 Medburn Street, application number 2014/3792/P.

The double glazed slimline panes will improve warmth and comfort levels (reducing heat loss and sound transmission) and will reduce condensation in the rooms and on the windows, avoiding

deterioration of the window frames in the colder months from continual condensing water. With the outer pane of the of slimline unit being in restoration glass, traditionally putty glazed into the frame, results in the new panes not being noticeable from the streetscape

CONCLUSION:

The internal alterations to the Grade II listed building are modest will provide a more enhanced use of space for the client that will preserve the use of property as a family home well into the 21st Century, preserving and restoring the historical value and character of the house. The original staircase and layout of the house will also be preserved, ensuring the heritage asset is enhanced.

The proposal complies with the following policies:

- *CS14 Promoting high quality places and conserving our heritage;* The changes will enhance the property for the clients while preserving the value of the heritage asset.
- *DP24 Securing High Quality Design;* MTA is a design based architectural practice that prides itself on high quality design and detailing.
- *DP25 Conserving Camden's heritage;* the proposal conserves the heritage asset by retaining most of the original internal fabric and restoring part of the property. There will be no harm caused to the special interest of the building.
- *National Planning Policy - PPS5: Planning and the Historic Environment;* The proposal recognises the value of the property as a heritage asset within the conservation area. It will not cause harm to the significance of the heritage asset, but will give more benefit by securing the optimum viable use of the building as a dwelling.
- *The London Plan 2011, Policy 7.8 Heritage Assets and Archaeology;* The proposal conserves the significance of the heritage assets of the property by being sympathetic to the Victorian style in architectural details and form, and is subordinate in scale to the existing extension and neighbouring extension and matches that of the other ground floor extensions in the area

APPENDIX A



Example of non-original mouldings that will be removed.



Original staircase to be retained



Underside of existing stair to be retained



The front and rear of the house will remain unchanged, the preserving the heritage asset and the conservation area.

APPENDIX B

(iii) PHOTOS OF PROPOSED WINDOW SYSTEM

SPECIFIED PRODUCT: **Timbalite** Slimline Double-Glazed Units

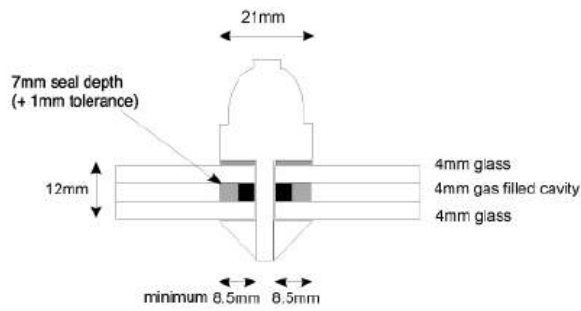
VISUAL COMPARISON WITH STANDARD DOUBLE-GLAZING:



Examples of **standard double-glazing (24mm)**



Example of **slimline double-glazing (12mm)**



Drawing of proposed window: :12mm Timbalite slimline glazing unit



Timbalite: Creating hard templates for cutting shapes accurately



12mm Timbalite units in a Grade II Listed residence in Greenwich

iv) PROPOSED RESTORATION GLASS:



v) VISUAL COMPARISON IN-SITU
(taken from Cambridge Study)

This photo shows the study at Cambridge university; the slimline double glazing was installed within an existing frame to explore the effect on the buildings appearance: Histoglass was fitting in a replica casement (left) within the existing window opening, next to an original, single-glazed casement (right).

As this photo demonstrates, the spacing and depth of the double-glazing is not noticeable, and the appearance of the glass is almost identical.



vi) VISUAL COMPARISON OF TRIPLE GLAZING vs SECONDARY GLAZING
(taken from Cambridge Study)

SECONDARY GLAZING



Internal View - N.B. intrusion into reveal and compromise of architrave details, difficulty of access to open outer window



External View - N.B. shadows of glazing bars and multiple reflections

SLIMLINE DOUBLE-GLAZED WINDOW IN SITU



External View - N.B. 'traditional' simplicity and lack of discernible double reflections.



Internal View - N.B. 'traditional' simplicity, visibility of glazing spacer.