



# DESIGN & ACCESS STATEMENT

SEPTEMBER 2017  
27 JEFFREY'S ST, NW1 9PS

# CONTENTS

- 1.0 FOREWORD
- 2.0 BACKGROUND AND EXISTING CONDITION
  - 2.1 SITE AND SURROUNDINGS
  - 2.2 DESCRIPTION AND ANALYSIS OF THE EXISTING BUILDING
- 3.0 PROPOSAL
- 4.0 DESIGN
  - 4.1 OBJECTIVES
- 5.0 EFFECT ON NEIGHBOURING BUILDINGS
- 6.0 MATERIALS
- 7.0 EFFECT ON THE STREET SCENE
- 8.0 SCALE
- 9.0 LAYOUT
- 10.0 AMENITY AND LANDSCAPING TREATMENT
- 11.0 ACCESSIBILITY
- 12.0 CONCLUSION

## 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.

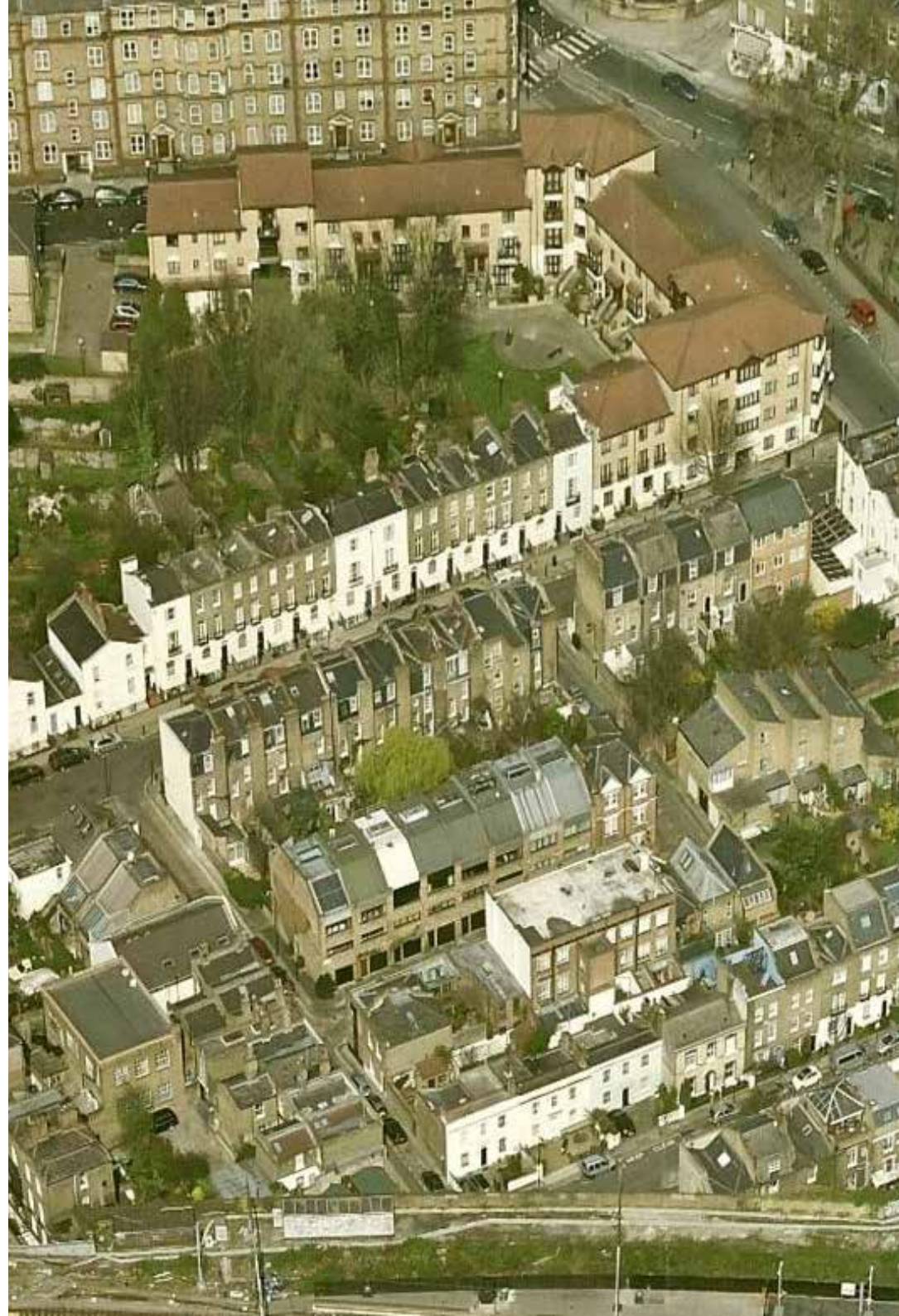
The site has a Grade II listing which applies to Nos.11-33 (Odd) and attached railings. It is within the Jeffrey's Street Conservation Area.

### 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.

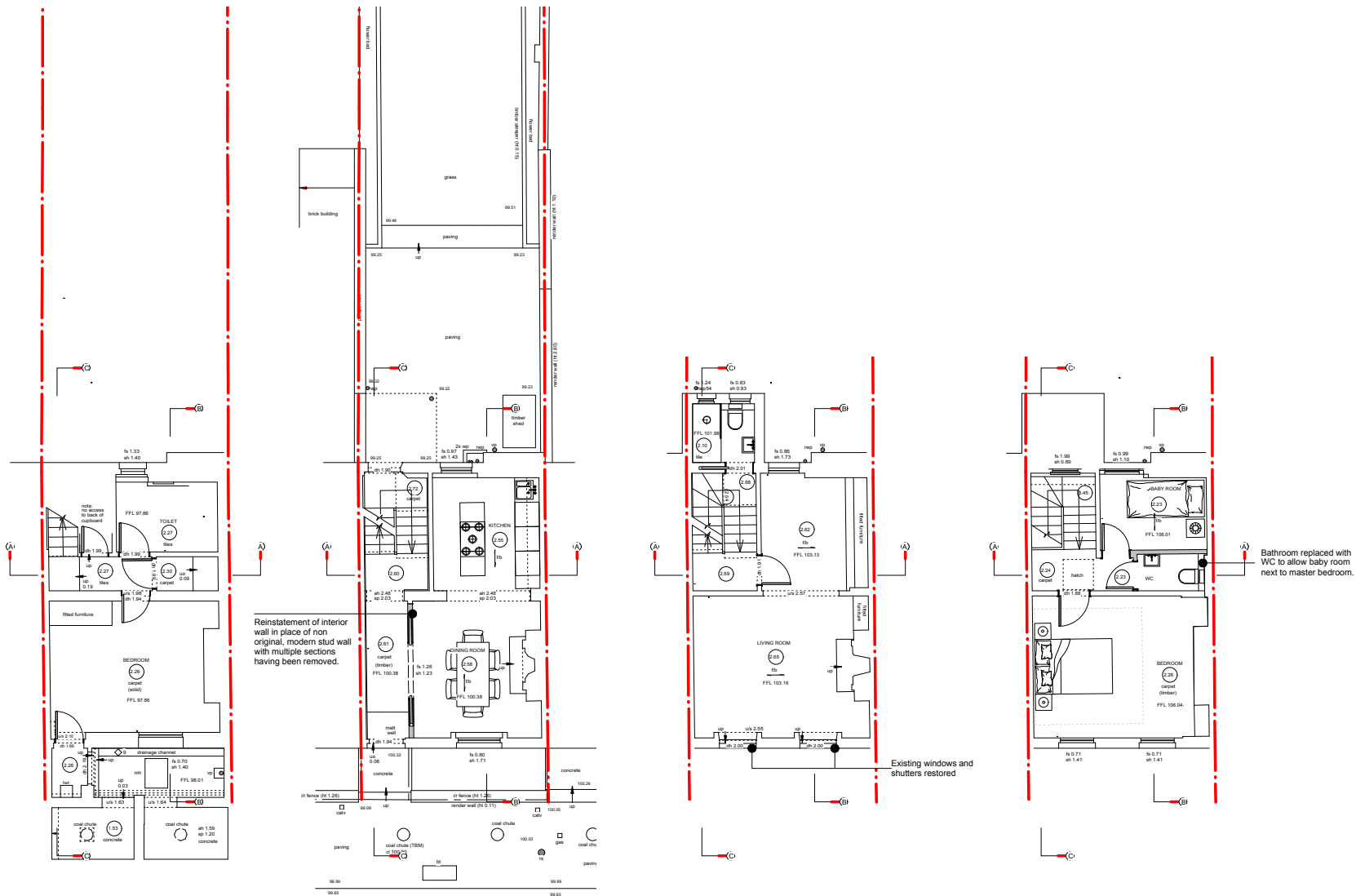
It remains as its original purpose intended; a single family dwelling of 3 storeys and basement. The existing property has a GIA of approximately 108sqm.

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 proposal is for the alteration of the ground floor interior wall, the first floor window restorations and a second floor WC. A heritage statement supports this design and access statement and demonstrates that the proposals do not affect any historical fabric.



LOWER GROUND FLOOR PLAN

JEFFREYS STREET  
GROUND FLOOR PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN

## 4.0 DESIGN

### 4.1 OBJECTIVES

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

- To restore the wall separating the hallway and dining/ kitchen area as a solid wall with the inclusion of sliding double doors.
- To improve the existing windows at first floor which have suffered from multiple layers of paint and ill maintenance. Restoring them is of benefit to the property.
- The bathroom at second floor is very large and the occupants are in desperate need of a baby room adjacent to the master bedroom for their young daughter. By splitting the existing bathroom, it has been possible to create a WC and a single bedroom without extending the footprint of the existing bathroom or impacting the master bedroom.



## 5.0 EFFECT ON NEIGHBOURING BUILDINGS

All alterations are internal or restorations, therefore they will have no effect on neighbours.

## 6.0 MATERIALS

All alterations are internal or restorations. Materials are to be sympathetic with the style and period of the property.

## 7.0 EFFECT ON THE STREET SCENE

No changes to the front elevation.

## 8.0 SCALE

All alterations are internal or restorations.

## 9.0 LAYOUT

As mentioned, the occupants require a second bedroom to be located on the same level as the master bedroom for practical reasons with a young child.

## 10.0 AMENITY AND LANDSCAPING TREATMENT

No alterations.

## 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.