

32 KELLY STREET - LONDON NW1 8PH

DESIGN AND ACCESS STATEMENT HERITAGE STATEMENT



SUMMARY OF THE PROPOSALS

The demolition of an existing glass walled and roofed room to the rear of the house at first floor level. Replacing the room with a solid-formed room of the same area (5.5 sqm)

- Full Planning & Listed Building Consent.

DRAWINGS ACCOMPANYING THIS STATEMENT

As Existing		
414.000	Location Plan	1:1250
414.001	Ground Floor Plan	1:50
414.002	First Floor Plan	1:50
414.003	Section A-A	1:50
414.004	Section B-B	1:50
414.005	Section C-C	1:50
414.006	Block Plan	1:200

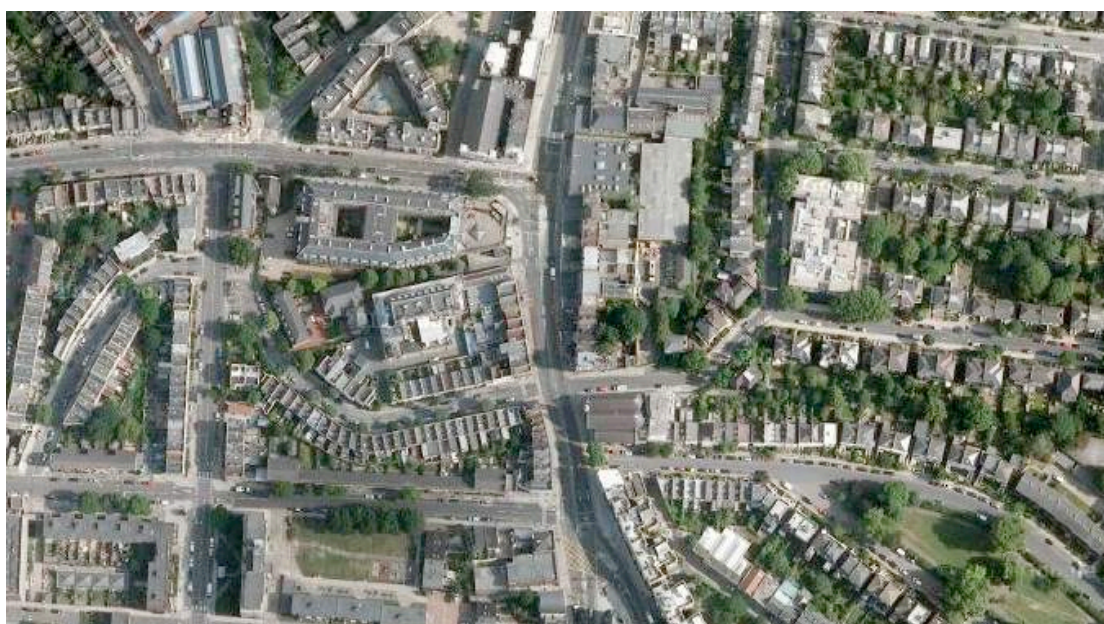
As Proposed:

414.050	Ground Floor Plan	1:50
414.052	First Floor Plan	1:50
414.053	Section A-A	1:50
414.054	Section B-B	1:50
414.055	Section C-C	1:50

CONSULTATION

The proposals forming this application have been produced following consultation as follows:

- Reference to London Borough of Camden Planning Policy.
- Reference to the 'Kelly Street Conservation Area Appraisal and Management Strategy 2011.
- Reference to London Borough of Camden Planning Guidance.
- Reference to The London Plan Policies.
- Research into the Planning Permission History of development in the locality.
- Conversations with the immediate neighbours.
- Previous conversations with Conservation Officer Charles Rose about previous, similar, development in Kelly Street.



Kelly Street [Aerial View]

HERITAGE STATEMENT

32 Kelly Street is a Grade II Listed two storey terrace house built around 1850/60. It is located within the Kelly Street Conservation Area.

Between 1776 and 1801 the population of St Pancras Parish rose from 600 to 32000, and in 1848 the formerly rural landscape was transformed when open land was cleared to make way for Kelly Street and the first Kentish Town Congregational

Church. 32 Kelly Street was built some time in the 1850s-60s as part of the rapid development of the land that was to become Kelly Street, Castlehaven Road, Castle Road and Clarence Way.

Numbers 26 to 34 Kelly Street were given Grade II Listing status in May 1974. The Listing Description concentrates on the collective merits of the group of buildings and their place in the historic street-scene.

Details

CAMDEN

TQ2884NE KELLY STREET 798-1/54/961 (North side) 14/05/74 Nos.26-34 (Even) and attached railings

GV II

Terrace of 5 houses. Mid C19. Stucco with rusticated ground floors. Symmetrical arrangement with recessed end houses (Nos 26 & 34). 2 storeys. 2 window each; No.26 with additional recessed entrance bay and No.34 with later single storey entrance extension. Segmental arched doorways with stucco surrounds of pilasters and cornices with pediments having antefixae and acroteria. Cornices continue across facades as 1st floor bands and break forward over architraved, segmental-arched ground floor sashes with shallow pediments and antefixae; bracketed sills, some with cast-iron guards. Nos 28-32, tripartite sashes with enriched console brackets supporting cornices. Upper floors with round-arched, recessed sashes (originally margin glazed) having architraved heads and vermiculated keystones; bracketed sills, No.34 retaining cast-iron window guards. No.34 retains cornice and blocking course, remainder with parapet and band. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials.

Listing Description Kelly Street.

The integrity of the heritage asset to the front of the house is, largely, intact and the proposals do not involve the front façade.

To the rear of the property there is little of the heritage asset of the building. This is a common observation for many of the houses in the street.



Rear of Kelly Street.



Rear views. No 32 Kelly street marked.

The glass structure to the rear of the property at first floor level was constructed, presumably, some decades ago. It is not in character with the historic building and it is in a poor state of disrepair.



Replacing the glass structure with a solid, brick-built structure is more sympathetic to the original material of the historic building.

PLANNING HISTORY

An on-line search on the Planning Register does not produce any results for 32 Kelly Street. However; of particular relevance are the following consents.

Listed Building Consent (HB/9470236) for the 'Demolition of existing lean to and construction of new two storey extension to existing two storey back addition', at 28 Kelly Street, was granted on 26/071994.



28 Kelly Street - Approved Extension (HB/9470236)

Listed Building and Planning applications (2009/0227/L and 2009/0081/P) for the 'Alterations to existing rear extension to dwelling house (Class C3), including installation of green roof and timber cladding, and replacement of adjoining garden shed', at 22 Kelly Street, were granted on 28/09/2009.



22 Kelly Street – Rear Extension

Listed Building and Planning applications (2012/2773/L and 2012/2770/P) for the 'Erection of a single storey rear extension following demolition of a rear extension to the single dwellinghouse.' at 20 Kelly Street, were granted on 23/07/2012.



20 Kelly Street – Rear Extension.

DESIGN DEVELOPMENT

The proposals within this Application have been derived through a careful process of design development.

USE AND AMOUNT

The current single dwelling house does not use the current glass structure for its intended purpose. The proposals will enhance the use of the house now that the family is growing.

Footprint of the glass room – 5.5 sqm

Footprint of proposed room – 5.5 sqm

Maximum internal height of the glass room – 2.1m

Maximum internal height of proposed room – 2.4m

Maximum external height of the glass room – 2.15m

Maximum external height of proposed room – 2.8m [parapet approx 3m – new to match existing]

LAYOUT

The proposed internal layout is essentially unaltered. The main entrance to the house and the location of rubbish and recycling storage remain as they are currently.

APPEARANCE, DESIGN AND SCALE

The design concept for the proposals is focused on enhancing the character of the building while achieving the practical aims described in 'Use,' above.

The main body of the house remains unaltered.

Materials:

Initial thoughts were to use a modern, contrasting material, similar to the schemes shown above at 20 & 22. But as the design progressed, we arrived at brick in a contrasting shade.

Because the new element is a continuation of the brick extension, we felt that using the same material but in a contrasting shade would be the most appropriate approach. We have proposed a contrasting shade in order to clearly state what is new, allowing the history and development of the building to be read clearly.

There are two windows proposed.

One is to be opening and acts a fire escape. Here we have proposed an alu-clad simple framed tilt and turn window. Powder coated to match the new bricks.

The other is simply to allow light through to the new small bedroom. This window will be frameless and clearly modern in style, letting it read as a new intervention. Please see a similar example below.



frameless window.

LANDSCAPING

Not affected by the works.

ACCESSIBILITY

The current house has certain issues related to its physical accessibility, and because of the nature of the building the access remains unchanged.

SUMMARY:

We feel the proposals are as low impact as possible while giving the opportunity of improving the habitable space of the house and so should be granted planning permission.

END