



## DESIGN & ACCESS STATEMENT

Proposed Ground Floor Cupboard to  
33 Betterton Street, London

July 2018

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## Introduction

This Design & Access Statement is to be read in conjunction with the proposals submitted for incorporation of a small internal cupboard at ground floor level to be used for electrical services. The property is Grade II listed and these proposals refer to the following previous Planning and Listed Building Consent for the new extension by Camden Council:

**2015/3248/P** *Alterations to front elevation at ground floor level, insertion of pavement rooflight and railings, and associated internal and external alterations including extension at rear basement level to ground and basement floor maisonette (Class C3).*

**2015/4236/L** *Alterations to front elevation at ground floor level, insertion of pavement rooflight and railings, and associated internal and external alterations including extension at rear basement level to ground and basement floor maisonette (Class C3).*

## Context

33 Betterton Street is situated in a built-up urban location close to Covent Garden. As well as being a listed building the site sits within the Seven Dials Conservation Area and forms part of a larger urban block.

The proposals will not be visible by the general public as the works affect only the internal ground floor hallway of the building.

## Heritage Statement

*"Listing NGR: TQ3025181187  
TQ3081SW BETTERTON STREET  
798-1/105/92 (South side)  
15/01/73 No.33*

*GV II*

*Terraced house with later shopfront. Early C18, refaced early C19. Yellow stock brick. 4 storeys and basement. 2 windows. C20 shopfront. 1st and 2nd floors with gauged reddened brick arches to recessed casement windows. Rebuilt parapet. INTERIOR: has good early C18 staircase to top of house with closed, moulded string, square newels and twisted balusters. Moulded dado and some original doorcases. Hall with arched opening, some panelling and boxed out cornice. Included for interior."*

The following statements provide a considered and proportionate justification to show that appropriate conversion of this building can be achieved by the methods chosen and no elements of heritage value are affected. Attention has been given to minimise the loss of historic fabric.

The proposed works of alteration are intended to be consistent with the relevant guidance of Central Government on alterations to listed buildings and development within conservation areas contained in Planning policy guidance: Planning and the historic environment, PPG 15; and Repairs and alterations to listed buildings; and with the relevant published guidance of English Heritage on

alterations to listed buildings including Conservation principles, policies and guidance for the sustainable management of the historic environment. PPG 15 emphasises the need for reasonable flexibility and imagination to be shown by all parties involved in alterations to listed buildings.

In our opinion these proposals adhere to the planning policies in the most appropriate manner. They do not adversely affect the character or appearance of the street or conservation area and respects the architectural character of the existing building.

### **The construction proposals**

The proposals as per the schedule of works do not negatively impact on the character of the area or buildings setting.

- A new partition enclosure around recently installed electrical equipment that services the apartments.
- A new timber door will be incorporated for access to the electrical equipment.
- No existing building elements will be disturbed or altered to form its inclusion.
- The internal proposals are minimal, maintain authenticity, and have no impact on the original fabric.

### **Assessment of the impact of the proposals on the Heritage Asset**

There will be minor physical and aesthetic impacts:

#### Physical impact

There are small amount of new elements such as the stair case and terrace finishes. These changes do not affect the historic plan form and are not irreversible.

#### Aesthetic impact

The visual impact on the works will be minimal as all new materials proposed are sympathetic but of contemporary nature to differentiate from the existing. Architecturally and proportionally all these new elements blend in.



## **Design Statement**

Use, layout and size

The proposals look to relocate incoming mains electrical equipment serving the building. The equipment was originally installed in the basement of the building. Following planning permission/listed building consent for conversion of the basement and ground floor of the premises to a self-contained apartment the incoming mains required relocating. The most appropriate place for its new location is within easily accessible communal 'landlord' areas. Given the narrow hallways of the existing building the most logical location is tucked under the stairway at ground floor.

It is proposed that the equipment is secure within a lockable space therefore a new timber stud partition is envisaged to enclose it a new lockable timber door will provide access. It is envisaged that the cupboard will take up approximately 0.5m<sup>2</sup> in area and make the most of a potentially redundant internal space.

The installation of the new partition and door will not impact on existing features of heritage value. Existing timber wall panelling in the hallway will remain in situ with the installations formed around them.

Appearance

The new cupboard will be designed to feel a natural part of the hallway, in keeping with the original features evident. The drawings submitted as part of this application highlight how the design has attempted to blend the intervention with its environment.

Access

Sited at ground floor the mains electrical equipment is in an improved location compared to the original position. At ground floor it is more easily accessed and maintained.

## **Conclusion**

This report assesses and sets out the justification for the proposals to demonstrate the character and appearance of the building will not be substantially or inappropriately altered.

The design takes full account of the significance of the building and it is our professional view that the proposals will not cause harm or loss to that significance, ensuring that the building can continue to accrue value (in terms of significance). In this respect there appears no material reason in conservation terms why the Authority should not grant listed building consent.