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DESIGN, ACCESS, HERITAGE & IMPACT STATEMENT

Our ref: 242.3.1.002

Re: 12 Jeffreys Street, London NW1 9PR

Scheme: Ground floor glass box rear extension to the side of existing extension.

Subject: Design, Access, Heritage & Impact Statement

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1. The proposal

The proposed development is for the erection of a rear glass box extension that integrates the existing outbuilding and requires the enlargement of a rear door.

Further to that the proposal seeks to reinstate the entrance door fanlight.

2. Site analysis (location and the surroundings)

The property is a Grade II listed building on Jeffrey's Street in the Jeffrey's Street Conservation Area.

The area was developed between 1810 and 1840. The main terraces of Jeffrey's St. are typically three stories high plus basement and with parapets. Each house is two bays wide with an offset front door. They have rusticated stuccoed ground floors, to look like stone, and steps up to the front door with areas (the light well by each basement).

The principle elevation is the one facing Jeffrey's Street. The proposed changes to this elevation will 'repair' the appearance from the street level.

The rear elevation faces South East and faces the rear elevations of Jeffrey's Place properties. There are no buildings in close proximity to the rear elevation. The proposed changes cannot be seen.

3. Design Process and Contents

Use of site

The property has been dedicated as residential usage throughout.

Access into the building is via the front of the building at ground floor level and is currently stepped. There are no proposed changes to the access into the building

Scale

The extent and height of the new glass box extension will not protrude further or higher than the existing outbuilding.

The works do not involve any substantial structural works and/or demolition.

Appearance

Front Elevation

The only change to the front elevation would be replacing the non-original, opaque over-panel with glazed, half-circular window to match traditional adjacent window of the front

elevation (and no 6). All framework to be hardwood and finished to match existing. All glazing to be high-performance double glazing.

Rear Elevation

The lower ground floor extension consists of a frameless high performance double glazed roof and a full height high performance double glazed elevation. There is only a short flat roof portion of the extension in order to articulate the glass box with the existing. Glazed roof to receive solar shading structure above consisting of low-maintenance Ipe-wood slats in order to prevent solar gains.
The glass box extension sits in-between the existing party wall with 10 Jeffrey's St. and the existing outbuilding at 12 Jeffrey's St. therefore preserving the existing to look like it was before. The new glazed perimeter forms distinctive steps away from the historical outline in order to achieve a clear distinction between the old and new.
The existing outbuilding will see some works to the failing and un-insulated roof, plus to the failing parapet in order to provide a robust water-proofing detail. All to be in keeping with the existing.

4. Impact

We have reviewed the impact of the extension on its neighbours and found that the proposal has no adverse impact in terms of the potential loss of natural daylight, any overcasting shadows or loss of privacy. This is simply due to the context and the scale of the extension – in other words, the new extension is set back and of such low level relatively to the main building(s) and the fence walls. It is of a height that it does not change the current relationship to the neighbouring windows and/or gardens.

All clear glazed elements are arranged so that there are no overlooking issues (in either direction).

No original features will be lost or changed as part of this proposal.

5. Access

Pedestrian

There are no proposed changes to pedestrian access.

Vehicular

There are no proposed changes to vehicular access.

Emergency

There are no proposed changes to emergency access.

5. Sustainability

The proposed extension will be highly insulated to current standards and all new windows and glazing are to be high-performance double glazing. The glass roof to receive solar shading structure above consisting of low-maintenance Ipe-wood slats in order to minimize solar gain.

6. Design Solution – Conclusion

The lower ground floor extension is distinctively different from the historic fabric. Despite the modern approach, the emphasis remains on the existing building – the extension is made of virtually frameless glass and allows unobstructed views into the garden. The extension is also virtually underground and not visible to any neighbour.

This approach and the chosen materials ensure the proposal will respect and enhance the existing building.

The high-performance glazing shows the commitment to making this as a sustainable project as possible.

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