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**DESIGN, ACCESS & HERITAGE STATEMENT
(Listed Building Consent)**

Listed Building Consent for the refurbishment and extension of a maisonette at:

Flat 76, Gilbey House, 38 Jamestown Road, London, NW1 7BY

20002-A30-001

Rev P1 10th November 2020
Planning Application Submission

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1.0 INTRODUCTION

This is a Listed Building Consent submission for minor internal alterations and refurbishment to an existing maisonette. The existing maisonette is located on the top floors of Gilbey House, a converted former industrial building in the heart of Camden Town.

2.0 THE EXISTING PROPERTY & CONTEXT

LOCAL AREA CONTEXT

The site is located on Jamestown Road. The road has a mixed use that has tended towards residential as the once industrial buildings on the northern side have been converted to residential, hotel and retail uses. Jamestown Road runs broadly east-west between Camden High Street and Oval Road. The host building, Gilbey House is Grade II listed former industrial building and is situated at the western end of Jamestown Road close to the junction with Oval Road.

FLAT 76

The property is a two storey, 3 bedroom apartment situated on the 5th and 6th floors of the existing host building, Gilbey House.

Once part of the vast site owned by the Gilbey Gin company, the building was converted into residential apartments in the mid-late 1990's through a substantial refurbishment and extension. It is suspected that the only original feature left is the original façade.

The upper level of the property, is situated within a definite new build level of accommodation set back from and not visible from Jamestown Road.

Existing photographs with annotation can be found on drgs 20002-3-005 & 006.

RELEVANT PLANNING HISTORY

Various properties have applied for and received permission for internal alterations since the original property was converted and extended. There have been no refusals on the site for works of this type.

3.0 THE PROPOSED SCHEME

The Applicant has recently purchased the property and is looking to undertake a full refurbishment and minor layout alteration prior to moving into the maisonette on a permanent basis. It will be a permanent home for their own use.

LOWER FLOOR LEVEL REFURBISHMENT

The Applicant would like to make minor alterations to the property at the lower level in order to:

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Open up the Kitchen to the Living Area and make the layout more efficient.
Create a Utility Room and separate WC off the entrance hall by rearranging the layout of the existing En-Suite and WC .

UPPER FLOOR LEVEL REFURBISHMENT

The Applicant would like to reorganise the existing layout of the property at the upper level in order to:

Create an additional bedroom by subdividing an existing (very large) room.
Create an en-suite to the master bedroom.

It is to be noted that the sizes of all the new bedrooms meet the recommended sizes for double and single bedrooms as laid out in the London Plan guidance. There are no internal rooms and existing fire escape routes have been maintained.

EXTERNAL WORKS

There are no external works proposed.

4.0 HERITAGE STATEMENT

The proposed alterations fall entirely within the curtilage of the leasehold flat (No. 76) and are alterations to internal, non-original construction of low historic significance. No works are proposed to the original façade including windows.

For the most part the conversion has been found to be of relatively poor construction and the alterations proposed go some way towards addressing this by installing new partitions and services that meet current regulations

5.0 REFUSE STORAGE & COLLECTION

Existing refuse storage and disposal will be retained as existing.

6.0 WASTE CONNECTION

Proposed new WC's and other wastes will be connected to existing soil stacks with no change to the proposed route or connection at street level.