**Design and Access Statement**

**For proposed alterations and repair work**

**At**

**33 Goldington Street, London NW1 1UE**

Prepared by Smiley Jim Ltd

8th March 2021

Revised 22nd June 2021

1. **Introduction**

This design and access statement forms part of the planning and listed building applications for the proposed alterations and repair works to 33 Goldington St. It is to be read in conjunction with drawing numbers MP01 Existing Plans, MP02 Existing Sections, MP03 Existing Elevations, MP04 rev a Proposed Plans, MP05A rev a Proposed Elevations, MP05B rev a Proposed Elevations (2), MP06A rev a Proposed Sections, MP06B rev b Proposed Sections (2), MP07 rev a Door Schedule, MP08 rev a Details Doors, MP10 Details Mouldings, and MP12 Details En-Suite Shower Room.

 2. **The Site and Surrounding Area**

33 Goldington St is a modest Grade II Listed Building built c1850. It is one of a terrace of 14. The front of the property has a stuccoed rusticated ground floor exterior, with brick first and second floors. The windows on the first and second floors have stuccoed window embellishments. There is a balcony at first floor level with cast iron railings. The building has a simple three-cell layout, although this was subjected to changes when owned and converted by the council. There are no comments in the listing with regards to the interior of the property, which lost many of its original mouldings and detailing when the council carried out their conversion. It is considered to be a positive contributor to the Kings Cross St Pancras Conservation Area.

The front of the property faces onto Goldington Street. The rear faces onto communal garden land that is shared with the houses within this terrace and similar terraces along Medburne St and Penryn Street.

There are some local shops along Pancras Road and Crowndale Road, and more extensive shopping facilities towards the centre of Camden. …./cont.

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There are bus routes along Pancras Road and Crowndale Road. The nearest train stations are locations are at Kings Cross and Mornington Crescent.

 3. **Planning Context**

1. **Relevant History**

It is understood that the Street underwent some bomb damage during WW2, resulting in remedial work (ie with the roof structures in particular), which has consequently impacted on many of the original features.

The row of 14 terraced houses were converted in the late 20th Century as a London Borough of Camden Rehabilitation Scheme. We are not aware of any material changes to the property since then.

1. **Relevant Policies**

National Planning Framework (2019)

The London Plan (2016) as amended

The Draft London Plan (with modifications) 2019

Camden Local Plan (2017)

* D1 Design
* D2 Heritage

Kings Cross/St Pancras Conservation Area Statement

1. **Pre-Planning Advice**

Pre-Planning advice was sought in 2020, ref 2020/5525/PRE for the proposed work. The case officer was Josh Lawler, with additional comments provided by Nick Baxter. The advice given has been taken into account in preparing this application, with additional supporting information being provided where requested.

 4. **Proposed Work**

 4.1 **Ground Floor**

a) It is proposed to form a new opening between the front and rear rooms. This will result in the loss of a non-period serving hatch. The new opening is to be 2020mm wide x 1980mm high, and will leave substantial nibs either side – there is precedent for similar openings in the street (eg ref 2013/7721/L). See drawing MP06A rev a for details.

b) Form new recess opening between existing rear room and wc to provide much needed storage cupboard. Remove fanlight over existing wc door. (See drawing MP04 rev a).

c) Replace existing rear door and fanlight with new timber and glass door and fanlight (D5) in existing opening. (See drawing MP08 rev a). …/cont.

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d) Replace internal non-period door to front room with 4 panel Victorian style door (D2). Install 4 panel Victorian style door to rear room, where door is currently missing (D3).(Note: wc door(D4) is believed to be original and new doors will match this wherever possible – see drawing MP08 rev a for details of proposed doors).

e) Re-instate Victorian style skirtings, architraves and mouldings. Existing cornice to front room and hall to be retained. Existing skirting to front room to be retained, although where this has been patched in due to later fitted cupboards, the non-period sections are to be removed and replaced with new to match. (see Drawing MP10 for details of proposed mouldings).

g) Remove existing non-period fitted cabinets and shelving to front room.

h) Open up front room chimney to receive new kitchen cooker/range. Opening to be 950mm x 1850mm (see drawing MP06B rev b).

i) Remove electrical cupboard in hall. Relocate gas meter to box outside front of building.

j) Install water feature and planting bed in rear courtyard garden, using brickwork, bonded, pointed and selected to match existing, and new paving to terrace and steps.

4.2 **First Floor**

a) Remove existing bathroom, dressing room and hot water cylinder and cupboard (see drawing MP04 rev a).

b) Reinstate working Victorian style fireplace to front room (see drawing MP06B rev b).

c) Remove existing non-period doors. Install new 4 panel Victorian style doors (see drawing MP07 rev a).

d) Remove existing non-period skirtings, architraves and cornices, and replace with new Victorian style mouldings (see drawing MP10).

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In the pre-planning notes from Josh Lawler and Nick Baxter, they noted that “these works are likely to be beneficial as they would reinstate the plan form at this level.”

4.3 **Second Floor**

a) Form new openings from master bedroom to hall (D9)and plasterboard over existing door opening (D8) (see drawings MP04 rev a and MP06A rev a).

b) Form new en-suite shower room, with flush plain “secret” door (D10). The walls of the shower room will be differentiated from the original plan of the main room - this could be achieved by the shower room walls stopping short of the ceiling, and leaving a space above it or by incorporating a glazed strip between the top of the shower room walls and the ceiling of the main room. New ceiling of shower room to have waterproof plywood finish, painted (a similar arrangement was approved at 29 Goldington St (application ref 2013/7721/L). Install new plain “secret” door (D11) to bathroom. See drawings MP04 rev a and MP12 for details.

c) Construct new compact/space saving staircase from landing to loft, to replace existing loft hatch/stairs (see drawing MP04 rev a). The rectangular space of the stair and landing will be retained ensuring that the current cell arrangement of the existing property can be read.

In the pre-planning notes from Josh Lawler and Nick Baxter, they noted that “the provision of the bathroom at this floor is less harmful than having it on the first floor”. It was also suggested to use a space saving staircase for access to the loft.

The existing ductwork in the corner of the rear rooms at ground, first and second floors will be retained (although reduced in size where possible) and used for drainage pipework as presently exists.

4.4 **Loft**

During the pre-planning consultation, Josh Lawler and Nick Baxter noted that the “roof appears already to have been converted for habitable use and has a substantial hatch.” The proposed work to this area is mainly to improve access to the space, and to update it in line with building regulations. It is proposed to install new reinforcing timber framework to the sides of central loft space, adding new joists alongside the existing ones for strength, supported off the new timber reinforcing. New rafters will be added alongside the existing for strength, insulated and finished with new plasterboard (the internal finish of the space is not original). Externally, the roof slate finish is to be cleaned of moss and made good with materials to match the existing, repairing pointing to brickwork and lead flashings as required, in materials to match.

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 5. **Heritage**

It is not proposed to alter the external appearance of the property with regards to the front elevation, maintaining the architectural integrity of the street frontage. The replacement rear door and fanlight are in the existing opening, and in a simple style that matches the adjacent window, and which we believe to be acceptable. The simple water feature is in brickwork to match the existing The paving and finish to the steps will enhance the existing courtyard garden.

Internally, the architectural layout of the main spaces will be maintained, with the exception of the second floor rear room, which will be sub-divided to provide a bathroom and en-suite shower room (this replaces an existing similar division on the first floor which has been removed) – this was considered appropriate in pre-planning comments received. The ceiling of the en-suite shower room will maintain the plan form of the original layout, and has been approved at 29 Goldington St ref 2013/7721/L.

In general, it is the owner’s intention to restore much of the character of the original Victorian building, while upgrading the structural and environmental performance in line with modern standards.

 6. Access

 There are no proposed changes to the access.