

## DESIGN & ACCESS STATEMENT

### No. 10 PROWSE PLACE



Ariel View of location with No. 10 Prowse Place highlighted in red.







View of 10 Prowse Place- previously No2 Jeffereys Street on Right Hand side.

## INTRODUCTION

### Jeffreys Street;

No.10 Prowse Place, previously known as No.2 Jeffreys Street is a Grade 2 listed building within the Jeffreys Street conservation area lying South of Kentish Town and North of Camden Town.

The property lies on the South side of Jeffereys Street at the end of a terrace of 10No., three storey plus basement houses built around 1800. They have London stock brick 1<sup>st</sup> and 2<sup>nd</sup> floors above rusticated stucco ground and basement floors.

The 1<sup>st</sup> and 2<sup>nd</sup> floors have 2No. sash windows with cast iron balconies on the 1<sup>st</sup> floor. Ground floors have an arched sash window next to entrance doors with semi circular fan lights above. These are set back from the street by lightwells with cast iron railings and a stepped path cantilevering over the lightwell to the front door in all cases except No. 10 Prowse Place.

At No10 the entrance was moved in the 1900s to the side on Prowse Place. The location of the former gate can still be seen in the railings but the path and doorway have been removed and an arched sash window now replaces the original entrance, front door and fan light.







Railway bridge Prowse Place.



Jeffereys Street at top of Prowse Place



View from back of No10

### Prowse Place:

Prowse Place, perpendicular to Jeffereys street starts in Bonny Street, continuing under the railway, past Jeffereys Place and terminating at Jeffereys Street. Unlike the grand Georgian Jeffereys street it has a very different industrial feel made up of small domestic properties, works shops and the flank walls of industrial buildings and the terraces on Jeffereys Street and Place. The street is bisected by a large dominating brickwork archway supporting the railway above. North of the railway tunnel on the West side No.s 5-17 are a terrace of small-two storey brick houses dating from around 1850's, which open direct onto the pavement and are noted by Camden's historic description of the conservation area for their cast-iron boot scrapers set into the front walls. It also notes:

*'The proximity of the railway is very much part of the character of this part of the Conservation Area, with industrial workshops set **behind high brick walls** and interwoven into the streetscape, such as the gabled frontage of No. 19 Prowse Place.*

*At the north end, a pair of modern houses (Nos.25 & 27) adorned with Virginia creeper, are set back from the original building line, bridging the gap between the 19th century terraces and No.29, a Victorian building with an **incongruous, suburban appearance**'*



No.25-29 Prowse Place on LHS No10 sash window visible on RHS



View of Jeffereys Street from Prowse Place.







View of the rear of the property in 2010



View from Prowse Place in 2010

## No.10 PREVIOUS PLANNING CONSENT

The current owners purchased the property in 2010. Very little of the original features remained internally and at the rear all the original windows had been replaced. There was a small rear extension adjacent to the side entrance, patio doors from the basement on to the garden and modern sliding windows in place of the mansard roof. The property required up dating throughout including replacing many of the windows that were rotten.

Planning permission was granted and work carried out in 2010-11 to extend at the rear creating a single storey snug at basement level and a two storey extension off Prowse Place with a shower room slightly elevated from the entrance level and a utility below at a slightly lower level than the snug. The application also included reinstating the sash windows and mansard roof.

Unfortunately, with a significant amount of work to do, a limited budget and new to renovating buildings the work was designed very much for the here and now. Very little thought was put into how the property would be used or to future proofing it with ideas of how it could be adapted to suit the new owners future changing requirements.

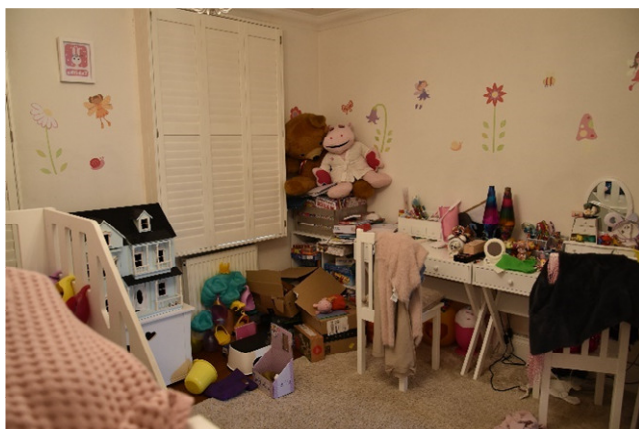




Snug



Utility off snug



Girls' room.



Sitting room used for sleeping during night call

## 2021

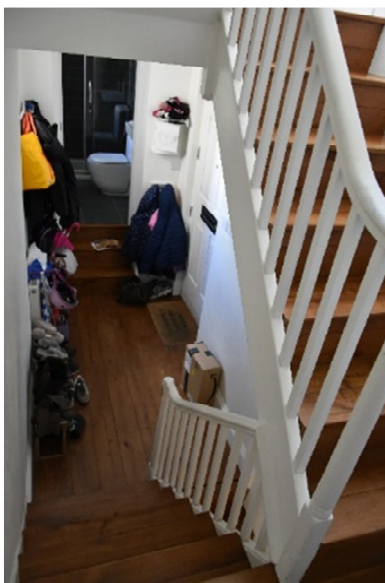
Ten years on the situation has changed significantly. The couple now have two girls aged 8 and 6 and have put off having a third child. They regularly have an elderly relative to stay which is set to become permanent. They both work for the NHS as doctors. One as an Obstetrician at the Royal London the other specializing in infectious diseases at the Chelsea and Westminster. Both work daily hours starting at 8.0am but when 'on site call' can extend up to 11pm. If they are on call at home, they are expected to be in hospital within 30mins making the property's location ideally situated to both hospitals

The property currently has three bedrooms, the girls share one and when the spare room is occupied with guests, often an elderly relative, the person on call sleeps in the sitting room to prevent disturbing the other members of the household. The shower room is perfectly located to prevent waking others in such circumstances. The snug is however small and if someone is sleeping in the sitting room there's very little room for anything let alone homework, working or simply relaxing.

Moving East or West, further North or South is potentially difficult for getting into either or both hospitals, combined with rising property prices and lack of time exacerbated by the pandemic they have decided to re look at their current home.







Hallway & shower room



Wasted circulation space in basement.



Large bathroom / shower on first floor

## THE BRIEF

In order to remain in the property, the following requirements are believed to be essential:

- A 4<sup>th</sup> bedroom. Allowing the flexibility for a third child, an elderly relative to move in permanently and/or the girls to have their own rooms as they move up into secondary school.
- A secondary family sitting area to allow the existing sitting room to be used independently particularly if on call and the four bedrooms are occupied. This ideally needs to be off the kitchen dining room allowing use of these spaces at the same time. It needs to be large enough to have a sofa, television and an area for a desk/ use of a computer with books laid out.
- Maintain 2 bathrooms as the house potentially will have up to 6 occupants. Ideally away from the sleeping areas so usage in the early hours does not disturb people sleeping
- A utility area for washing away from the bedrooms and main reception areas to prevent disruptions when catching up on sleep during the day.







Existing Rear extension and snug from garden.



Rear elevation.



View of back of Jeffereys Street from Prowse Place.

## DESIGN

A number of different solutions have been explored including using the front vaults and replacing the entrance on Jeffereys Street. This was however believed to exasperate the lack of space internally. The design therefore:

- Restores the 1<sup>st</sup> floor bathroom to a bedroom creating the 4<sup>th</sup> bedroom.
- Replaces the existing two storey extension with a three-storey extension. This hides the existing poor brickwork to the rear elevation and creates a blank flank wall in keeping with the industrial feel to Prowse Place, similar to the adjacent terrace flank wall to Jeffereys Place. A sash window on the 3<sup>rd</sup> floor rear elevation maintains the view towards Jefferey Street from Prowse Place.
- The side entrance is moved towards the stairs allowing the extension to be fully usable on each floor.
- The existing snug is sunk into the ground further than the existing utility room and takes up the full width of the property. it is also extended out into the garden flush with the new extension to give a rectangular more usable space.
- The existing shower room is extended towards the hallway incorporating a utility cupboard.
- A second bathroom is constructed on the 3<sup>rd</sup> Floor.



## TOLEMAN ASSOCIATES

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Four storey extension at No18 Jeffereys Street



Flank wall to Jeffereys place on Prowse Place



Poor unmatched brickwork to No10



Existing extension to No10 out of proportion with Industrial feel to Prowse Place

## ACCESS

The proposals have very little effect on access to the property for disabled, elderly and small children's use.

Internally stairs are introduced to the snug however it's considered that the benefits of having an area where children can work, play or relax in close proximity to the kitchen dining area increases safety and outweigh the down side.

The second bathroom located closer to the 2<sup>nd</sup> floor is also seen as a positive aspect in terms of improving access at night.

## CONCLUSION

The proposals would allow the current owners to continue to live in their home whilst maintaining their jobs in the NHS, allowing their family to grow in an area that they are familiar with and have established roots over the last 11 years.

The proposals are considered less imposing than the extension at No.18 in the same terrace where the parapet lines up with the 2<sup>nd</sup> storey roof and the blank flank wall fits in with the industrial feel of Prowse Place. The proposed extension will hide the existing unmatched brickwork around the 1<sup>st</sup> floor landing sash window and by incorporating a similar sash window in the top bathroom will maintain the view when walking up Prowse place.

