

# Design & Access Statement

For **31 Medburn St, London NW1 1RH**

Project **Internal and external alterations to end-of-terrace maisonette.**



**London Borough of Camden**

July 2022

## Contents

### 1.0 Introduction

### 2.0 Assessment

- 2.1 Physical Context
- 2.2 Social Context
- 2.3 Economical Context
- 2.4 Planning Policy Context

### 3.0 Evaluation

### 4.0 Design constraints

- 4.1 Design Ethos
- 4.2 Amount
- 4.3 Layout
- 4.4 Scale
- 4.5 Landscaping
- 4.6 Appearance
- 4.7 Building Regulations
- 4.8 Access
  - Highways*
  - Servicing*
  - Transport*
  - Refuse*

### 5.0 Recommendation

# Design & Access Statement

For **31 Medburn St, London NW1 1RH**

*Project* **Internal and external alterations to end-of-terrace maisonette.**



**London Borough of Camden**

*July 2022*

## 1.0 Introduction

We apply on behalf of our clients, Ms Alina Gerasimenko and Mr Caspar Bartscherer to seek the Council's support for the internal refurbishment and associated external alterations to the maisonette at 31 Medburn St.

Located at the junction of Medburn Street and Charrington Street, the application building forms the end of the typical Georgian residential terrace at Charrington Street.

Currently, the application site fails to provide a high standard of residential amenity to the applicant, due to its partly damaged and overall dated internal finishes, as well as damaged or underutilised external amenities.

The proposed development is aimed at optimising the available and improving overall residential amenity.



**Aerial view of the site (31 Medburn St)**

---

**Alex Cheregi** Architect, BA (Hons), ARB/RIBA

25 Inwood Court, London, NW1 9HS Tel: 07438 462 351 mail: alex@iungostudio.com

# Design & Access Statement

For **31 Medburn St, London NW1 1RH**

Project **Internal and external alterations to end-of-terrace maisonette.**



## London Borough of Camden

July 2022

### 2.0 Assessment

#### 2.1 Physical Context

The site is located within Kings Cross St Pancras Conservation Area, and is very well connected to the London Transport networks, in walking distance from Euston, Kings Cross and Mornington Crescent underground and national rail stations, as well as from several local bus stations.

The house is the end of the well preserved, Grade II listed Georgian Terrace on Charrington Street.

#### 2.2 Social context

The development has been planned conscientiously so as not to impose negatively on any neighbours or the local community.

#### 2.3 Economical context

N/A

#### 2.4 Planning history and policy context

##### 2.4.2 Planning policy context

#### **National Policy Framework** (NPPF) 2018

- Paragraph 189 of the NPPF states “In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposal on their significance”.
- Paragraph 192 states that in determining applications, local planning authorities should take account of:
  - a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
  - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
  - c) the desirability of new development making a positive contribution to local character and distinctiveness.

#### **Camden Core Strategy** (2010-2025)

---

**Alex Cheregi** Architect, BA (Hons), ARB/RIBA

25 Inwood Court, London, NW1 9HS Tel: 07438 462 351 mail: alex@iungostudio.com

## Design & Access Statement

For **31 Medburn St, London NW1 1RH**

Project **Internal and external alterations to end-of-terrace maisonette.**



## London Borough of Camden

July 2022

- CS14 Promoting high quality places and conserving our heritage;
- DP24 Securing High Quality Design;
- DP25 Conserving Camden's heritage;

### **Camden Climate Action Plan** (2020-2025)

*"[ ] we need to improve the energy efficiency of buildings to reduce heating demand, and replace gas heating systems with low carbon alternatives such as air or ground source heat pumps."*

### **Kings Cross Conservation Area Statement** 22

#### **3.0 Evaluation**

Upon appraisal, we identified that a range of internal and external features, finishes and amenities have been lost and/or damaged by lack of maintenance and past insensitive interventions.

Externally, the basement coal vault which could provide for highly beneficial storage space had suffered from water ingress and its pine door is damaged and not secure. At ground floor level, the side patios on Medburn St are inaccessible as they are enclosed with fixed railings, and the external floor finish is raw concrete which is prone to moss and mould growth supported by their location on the Northern elevation.

Internally, the entrance hallway has suffered damage from water ingress, the staircase has been boarded with inappropriate materials and techniques rendering the existing steps and risers damaged and frail.

Further, we also identify the opportunity to reinstate the chimney opening, mantle and hearth as a main feature which has also been lost in the reception room.

#### **4.0 Design Constraints**

**The site is visible from a public road, Medburn St and Charrington St.  
The site is within the Kings Cross St Pancras Conservation Area.  
The property is Grade II Listed.**

#### **4.1 Design Ethos**

The application is based on improving residential amenity while addressing the main context related constraints as identified upon appraisal.

#### **4.1 Amount**

The application is for minor internal and external alterations only, does not propose to alter the envelope of the building nor to introduce new, unsympathetic features and finishes

## Design & Access Statement

For **31 Medburn St, London NW1 1RH**

Project **Internal and external alterations to end-of-terrace maisonette.**



### London Borough of Camden

July 2022

internally or externally.

#### **4.2 Layout**

The layout of the property remains unchanged.

#### **4.3 Scale**

The proposed alterations are subordinate to the original house and in keeping with the character of the listed building and the conservation area.

#### **4.4 Landscaping**

The property does not benefit from built-in soft landscaping areas.

The external hard landscaping by the flank wall is unsympathetic and we propose to lay character sensitive, Georgian Sandstone to the patios, steps and landing.

#### **4.5 Appearance**

The appearance of the building is not seen as changing from its current condition.

#### **4.7 Building regulations**

The proposal has been designed with building regulations in mind. A separate building regulations submission will be rendered upon planning approval.

#### **4.8 Access**

<i>Highways</i>	The site's response to the road layout is not seen as changing from its current condition..
<i>Servicing</i>	Access to services remains unchanged.
<i>Disabled access</i>	The layout, design and material specifications for the proposed additions and layout alterations will comply with all Building Regulation Guidelines and the policies set out in the DDA Act, providing unaltered access to the main entry.
<i>Transport</i>	The access to public transport and the need for private parking space remains unchanged.
<i>Refuse</i>	The refuse collection point remains unchanged.

## 5.0 Recommendation

---

**Alex Cheregi** Architect, BA (Hons), ARB/RIBA

25 Inwood Court, London, NW1 9HS Tel: 07438 462 351 mail: alex@iungostudio.com

## **Design & Access Statement**

*For* **31 Medburn St, London NW1 1RH**

*Project* **Internal and external alterations to end-of-terrace maisonette.**



**London Borough of Camden**

*July 2022*

In view of the issues raised the Council is respectfully asked to grant planning permission for the development as proposed.

---

**Alex Cheregi** Architect, BA (Hons), ARB/RIBA

25 Inwood Court, London, NW1 9HS Tel: 07438 462 351 mail: alex@iungostudio.com