

1.0 Introduction

Jeffreys Street



Introduction

This statement has been prepared to support an application for planning and listed building consent to add a single-storey extension to the rear elevation of 21 Jeffreys Street, and some minor internal alterations.

The house lies within the Jeffreys Street Conservation Area, and dates from the beginning of the 19th century. It is grade II listed as part of the terrace on the north side of the street (numbers 11-33) (May 1974 listing entry: 1379153). The listing entry for the house describes the following:

'Terrace of 12 houses. Early C19. End houses (Nos 11 & 33) and centre houses (Nos 21 & 23) stucco with rusticated ground floors; other houses yellow stock brick (upper floors mostly refaced) with stucco ground floors and 1st floor band. 3 storeys and basements. 2 windows each except end and centre houses with 1 window each. Round-arched ground floor openings except windows of end and centre houses being segmental-arched sashes. Doorways with reeded surrounds, radial or patterned fanlights and mostly panelled doors. Ground floor sashes mostly with margin glazing. End and centre houses upper floors with segmental-arched tripartite sashes; 1st floors with cast-iron balconies. Others houses with gauged brick flat arches to recessed casements with cast-iron balconies on 1st floors; 2nd floors, segmental-arched recessed sashes. Parapets; centre houses with blocking course. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas.'

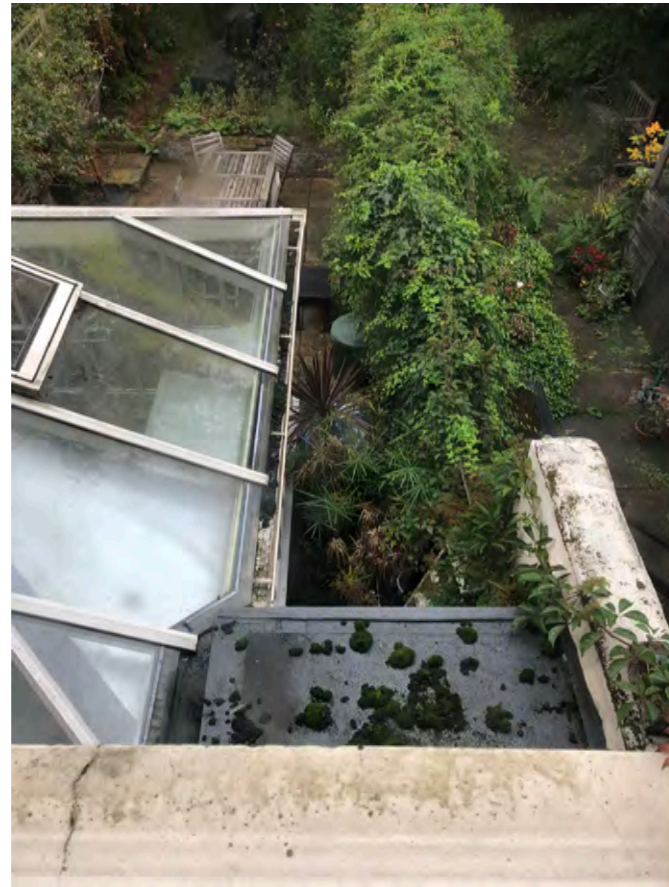
The proposal would remove an existing unattractive conservatory dating from the 1990s and replace it with a new garden room. The new room would project the same dimension from the rear elevation as the existing conservatory, but with a lower roof profile. Some minor internal alterations to the main house at ground and first floor, also forming part of this application, would restore elements of the original layout that have been subject to past alterations. The proposals also include landscape work to the rear garden, and will be carried out alongside some general repair work as described in the heritage statement.

The application comprises:

- Design and Access Statement
- Heritage Statement
- 1:625 scale OS plan of site and surrounding area.
- Existing and proposed drawings.

2.0 Site photos

Jeffreys Street



The brief – a new family living space

21 Jeffreys Street is a four storey townhouse with rooms of relatively modest proportions. The two clients have lived in the house for several years, but will shortly be a family of three. The existing sitting room at upper ground level is small and not ideally suited for use as a family living room.

The existing conservatory, also the main dining room, is used all year, but has very poor thermal performance. Its generic form sits uncomfortably with the main house. It is also difficult to maintain and its condition is deteriorating. Its pyramid pitched roof partially obscures the garden view from the kitchen at ground level, as can be seen in the adjacent photographs.

The proposal replaces the existing conservatory / dining room at garden level with a new family living space / garden room, with the existing sitting room (already open to the kitchen) becoming a dining room. The proposal also enhances the landscaping of the garden by reusing existing brick pavers to form a path to the back of the garden where a new pergola is proposed. Existing planting will be retained where possible and new planting sensitively added. The east and west boundary walls, which the property shares with adjacent houses, currently feature climbing plants and shrubs as a soft boundary. The existing trellises will be retained and extended where alterations are made, retaining and enhancing the existing boundary planting.



3.0 Design approach

Existing rear elevation of 21 Jeffreys Street



Design approach

The new room would be a light and partly glazed addition to provide a visual connection to the garden. The form and materials are sympathetic and maintain subservience to the host property.

Conservation principles

In guidance offered within the document 'Conservation Principles Policies and Guidance' published in 2008 by English Heritage (now Historic England), it is noted that:

'Owners and managers of significant places should not be discouraged from adding further layers of potential future interest and value, provided that recognised heritage values are not eroded or compromised in the process.' (paragraph 86)

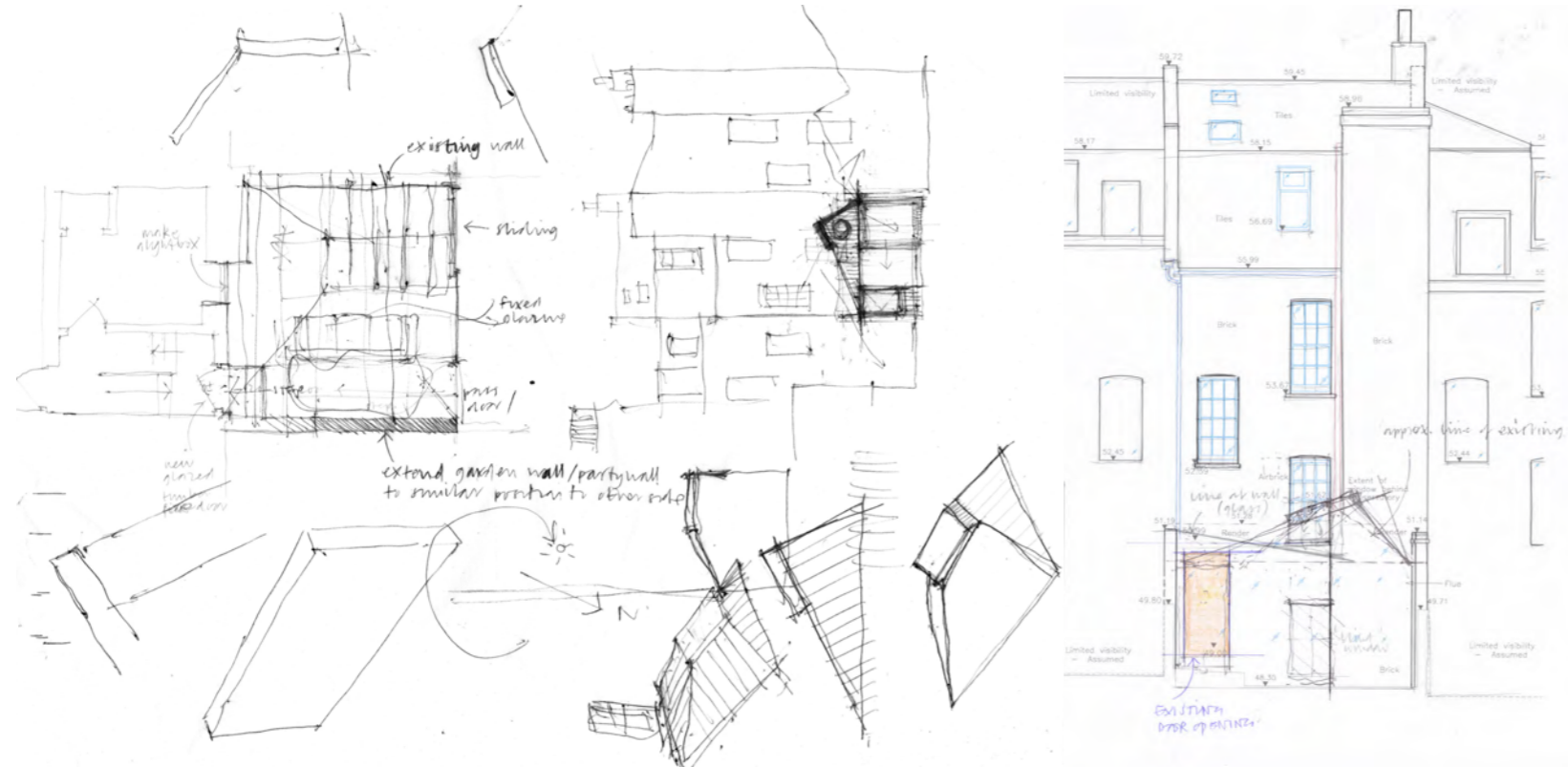
The guidance also suggests that:

'New work should aspire to a quality of design and execution which may be valued both now and in the future. This neither implies nor precludes working in traditional or new ways, but should respect the significance of a place in its setting.' (conservation principle 4.6)

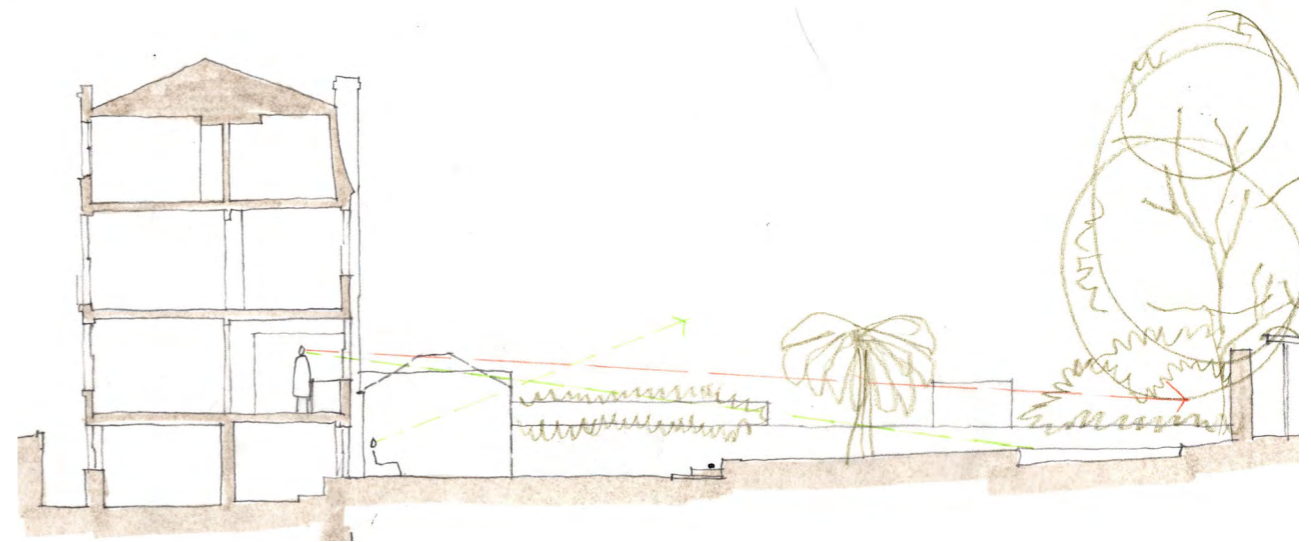
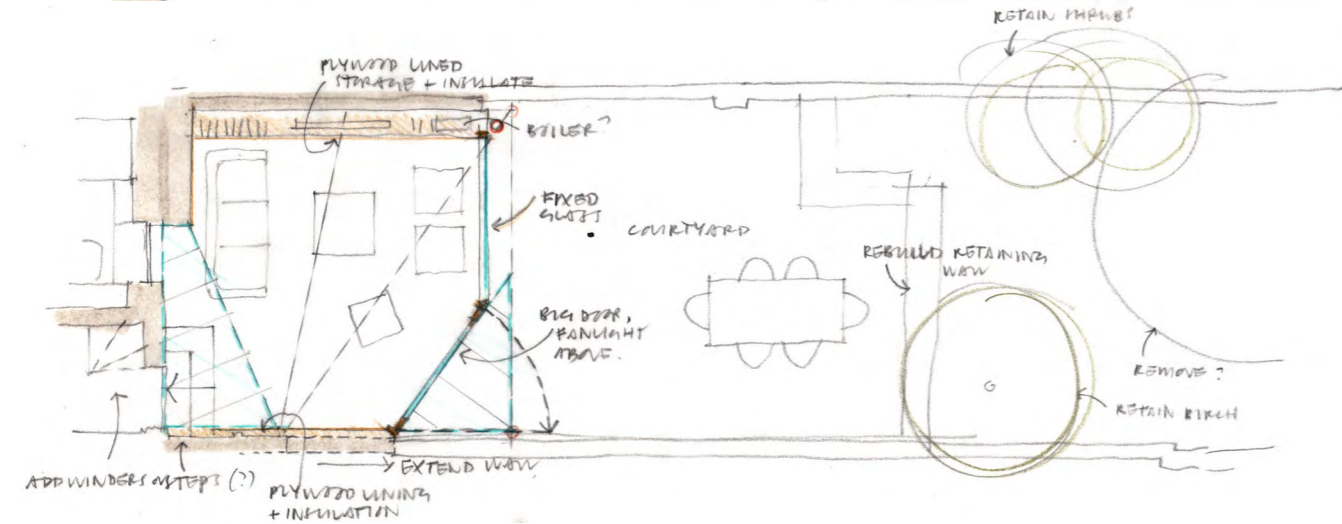
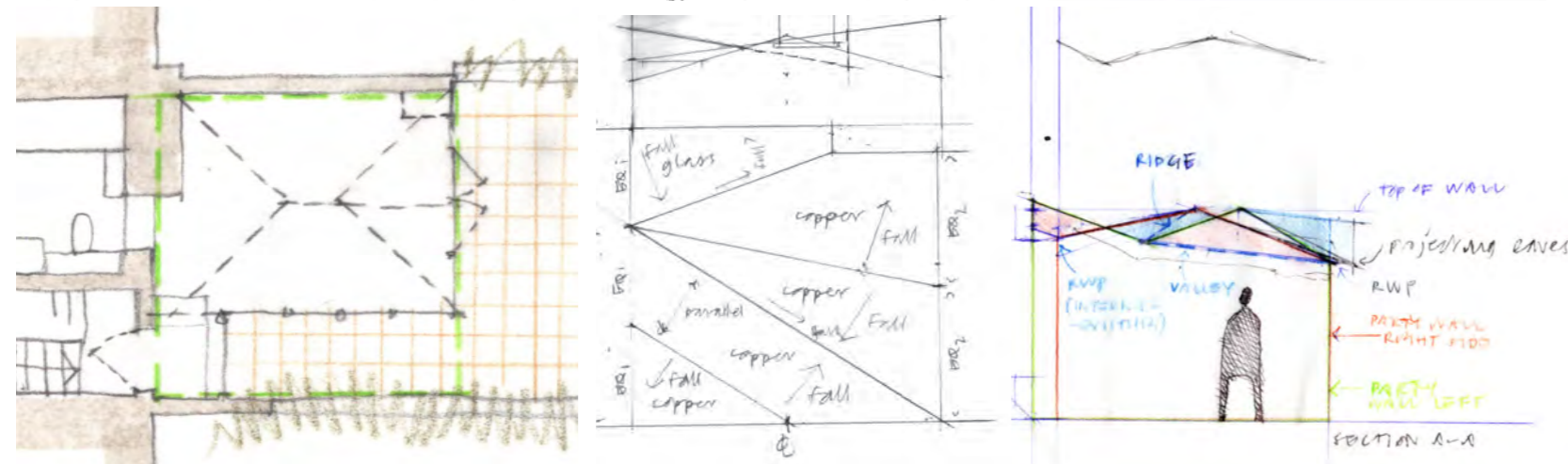
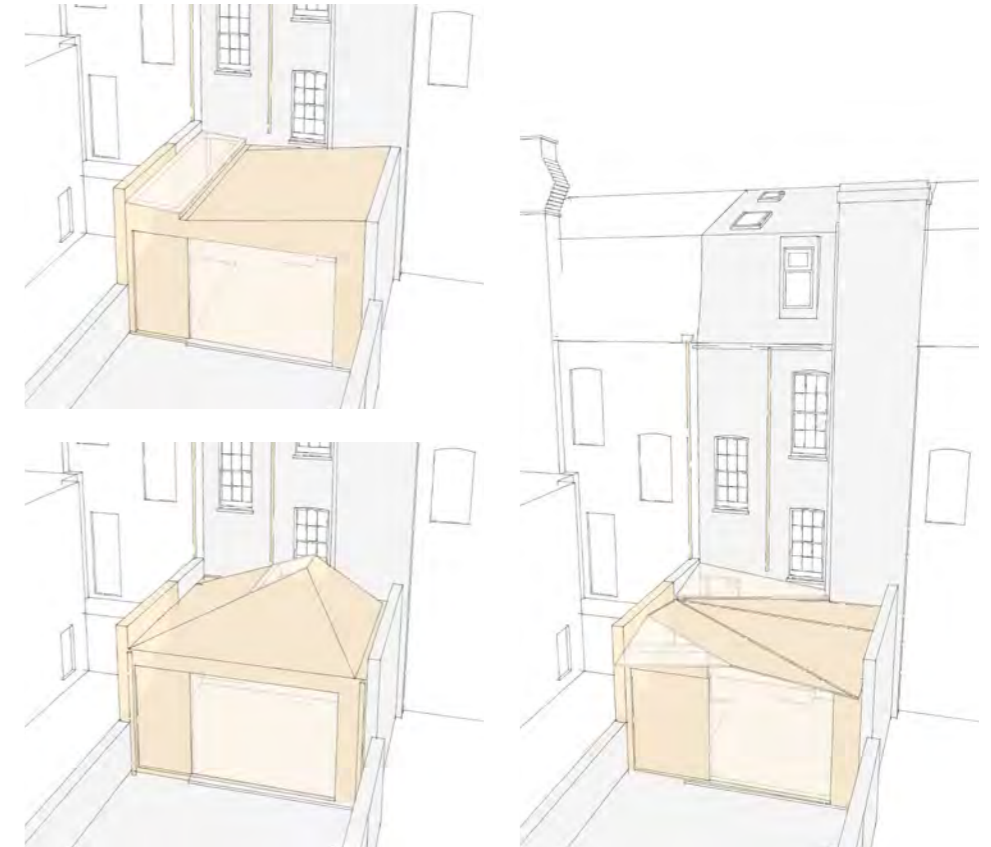
A Heritage Statement accompanies the application, describing the proposal in the context of the listed host property, its historic significance, conservation guidance, and the impact of the proposals.

3.0 Design approach continued

initial sketches

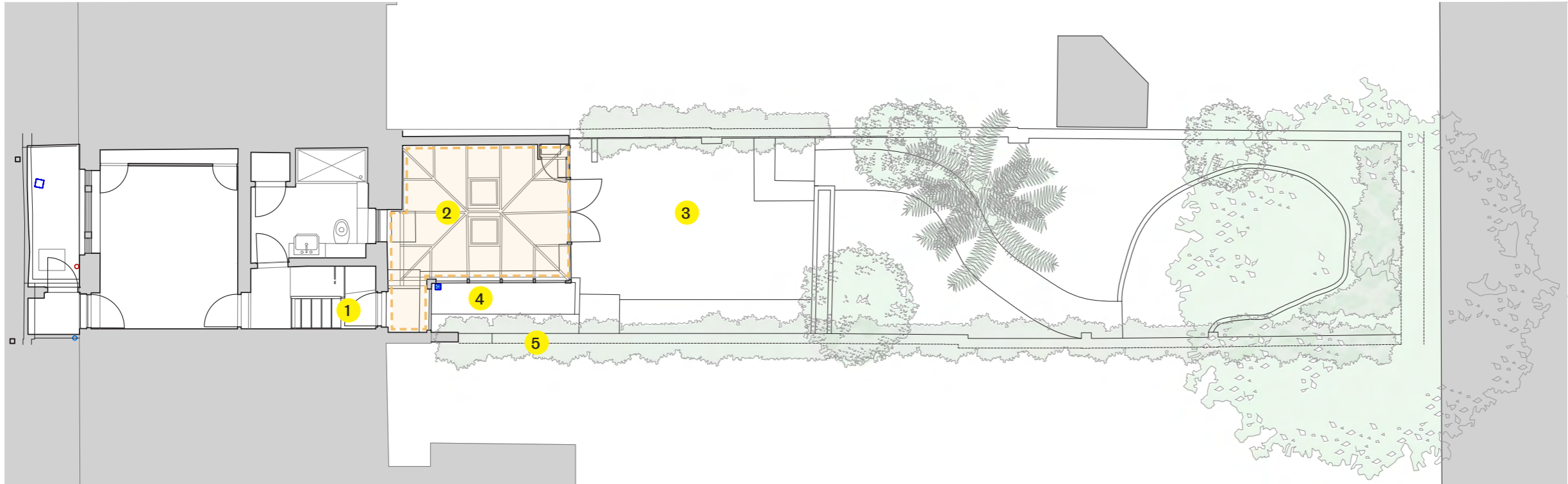


The adjacent sketches show different forms explored, and the evolution of the proposed new sitting room.

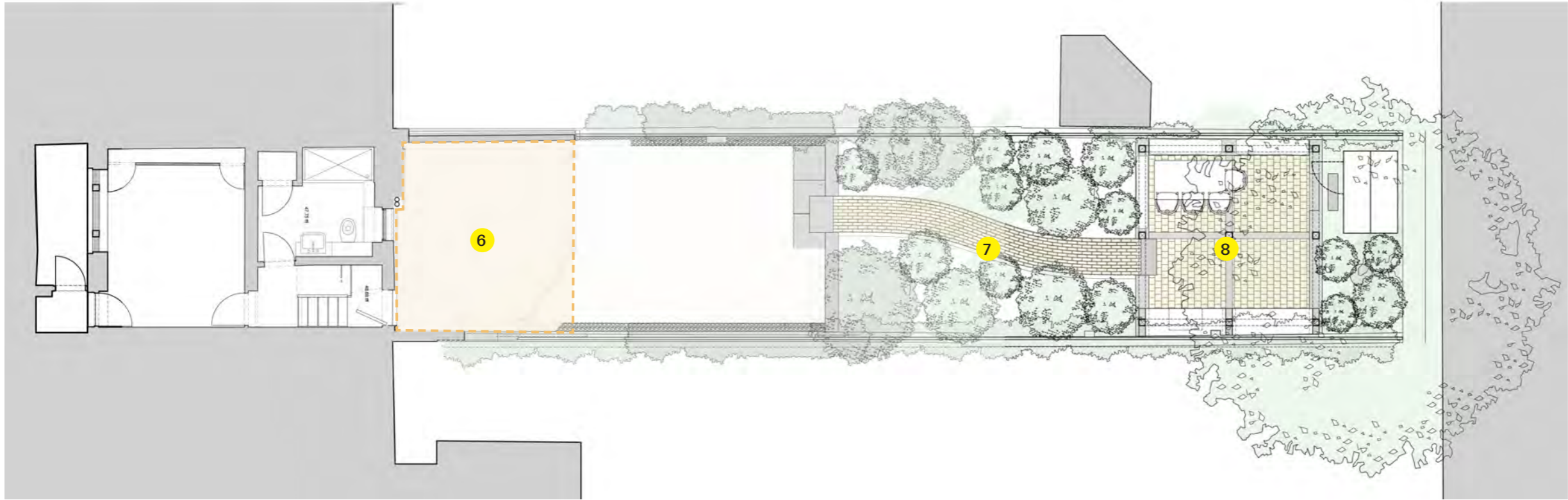


4.0 Context

Lower ground and garden - existing



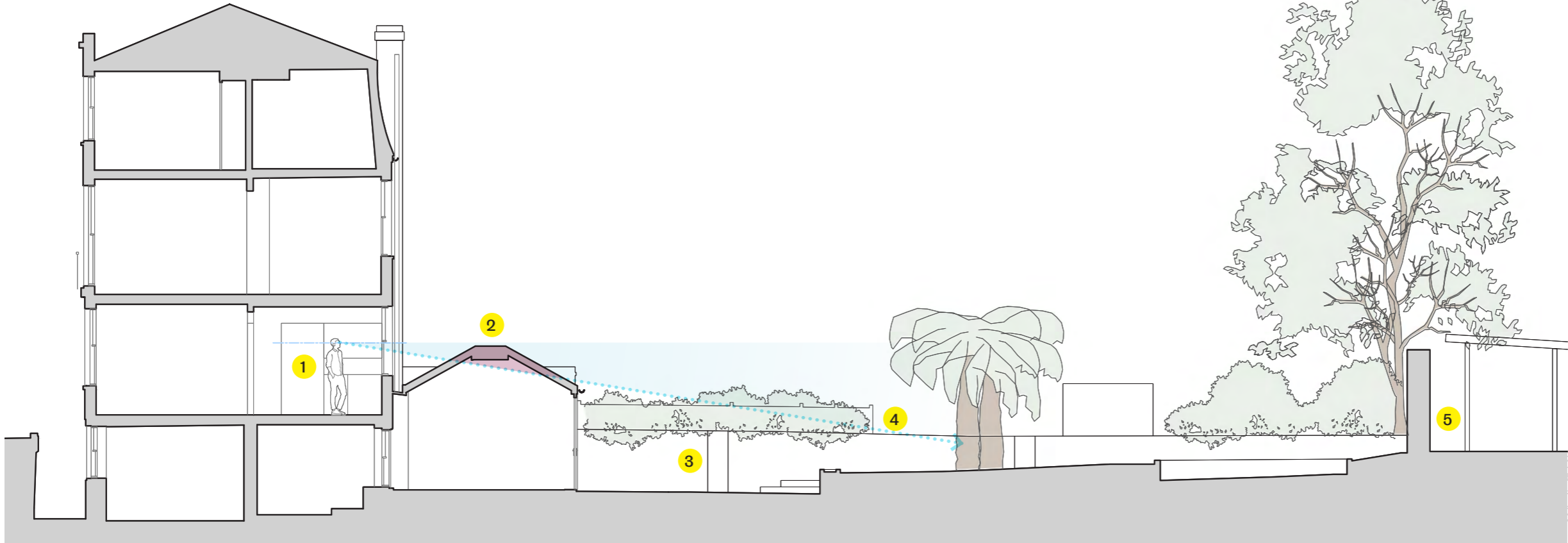
Lower ground and garden - proposed



- Key**
- Existing**
- 1. existing stairwell access to garden room
 - 2. existing conservatory / dining room
 - 3. paved courtyard
 - 4. raised concrete plinth
 - 5. garden wall with planting
- Proposed**
- 6. new garden room space
 - 7. new landscape
 - 8. new pergola

4.0 Context *continued*

Site sections - existing



Site sections - proposed



- Key**
- Existing**
- 1. existing ground floor kitchen
 - 2. existing roof profile obscuring views
 - 3. paved courtyard
 - 4. view through to garden from kitchen
 - 5. boundary wall
- Proposed**
- 6. new cross-section
 - 7. new landscape
 - 8. new pergola

5.0 Design proposal

Rear Elevation



Key

1. kitchen window
2. rainwater pipe (retain as existing)
3. rainwater pipe and existing soil pipe
4. glass rooflight
5. extension to garden wall
6. roof valley draining to rainwater pipe
7. glazed door and window
8. shallow pitched roof structure
9. glazed canopy above door

Design proposal - replacing the rear extension with a new garden room

Scale and form

The proposed new garden room would extend between the two garden boundary walls, infilling an awkward residual space adjacent to the eastern boundary. The new room would extend to the same depth as the existing conservatory, with a chamfer to the eastern boundary.

The roof level of the new room has been kept low, well below the ridgeline of the existing conservatory. This reduces the impact on the host building with a form that is appropriately scaled to the house and adjacent properties, when viewed from the garden. The lowered roof form also reinstates the partially-obscured garden view from the upper ground level kitchen window.

The new roof has a faceted, undulating form, a foreground when seen from the kitchen window with the garden view beyond. The metal roof would be pre-patinated to a burnt umber tone that is also present in the colours of the weathered stock bricks of the main house. The ridges of the roof are rotated towards the north, with the door to the garden beneath a small glazed canopy.

A glass rooflight forms the connection between the new roof and the existing rear elevation. It would bring north light to the back of the room, at the same time mediating between the existing upper ground level window cill and the head of the door from the stair landing.

The new garden room is rectangular in plan, with a corner chamfered inwards where a hardwood framed door provides access to the garden. Its floor level aligns with the existing patio, which is set slightly below the main garden level. Hardwood frames define the garden elevation and a timber frame would support the roof. The glazing would be fitted directly into hardwood mullions, with an operable fanlight above the door.

Residential amenity

A modest extension to the length of the existing eastern garden wall would be required. But both existing garden wall heights, extending from the rear elevation, would be unaltered. The majority of the existing climbing plants and shrubs that offer screening can be retained, and added to in proximity to the garden room to enhance the boundary treatment.

As a low, single-storey structure, the new garden room would not result in overlooking. The new rooflight abuts the rear of the main house, and avoids direct sightlines from neighbouring windows whilst minimising light spill at night. This is a significant improvement when compared to the existing, fully-glazed conservatory, used year-round as a dining room.

5.0 Design proposal *continued*

sketch model



Materials and details

The chosen materials are familiar, robust and largely self-finished. The modest palette of hardwood frames, patinated metal roof and glazing has a restrained tonal range that is complimentary to the main house. It also enables delicate detailing appropriate to a small form, maintaining a subservience to the host building and respect for its character. Well resolved contemporary detailing and a sympathetic material palette would also give clear definition to the new work, whilst maintaining a high quality of design and execution consistent with the character of the original building.

Landscape

Existing brick pavers would be retained and reused to form a new path between a patio area and a shaded sitting area. The new patio in front of the garden room would be retained at the existing level, and aligned with the floor level of the garden room. Steps would lead from the patio to a slightly higher level of the planted area of the garden (as existing). New native planting would enhance the existing small trees and shrubs, with some curating and renewal of existing planting where appropriate to create a small grove with a woodland character to underplanting. Beyond this is a sunken sitting area (again maintaining existing garden levels) below the shade of a new pergola and the existing tree canopy.

Minor alterations to the main house

At ground floor level, it is proposed that the existing opening between the kitchen and the current sitting room is widened to balance the opening from the sitting room (future dining room) side. At the same time, the modern plaster corbels and infilled curved corner sections of the opening would be removed to create a simpler form.

At first floor level, an original doorway position to the bedroom would be reinstated. A new partition would also reinstate the two rooms at this level, and accommodate wardrobes to the bedroom side.

Sustainable design and energy

The new garden room would be constructed with high levels of roof insulation and high performance glazing within hardwood frames. As the glazing faces north, heat gain would be minimal, and only at extremes of the day in summer months. Underfloor heating will be provided to the new room on a separate control system, and with the flexibility to connect to alternative sources of energy / heat in the future.

5.0 Design proposal *continued*

Proposed rear elevation



Biodiversity and arboreal statement

It is not considered that the proposed extension would have a significant impact upon existing tree root systems. Any existing trees in proximity to the site's working area and access routes during the construction phase would be subject to appropriate levels of protection, using methods consistent with the recommendations of BS 5837:2012 to avoid damage to trees and root systems and to prevent soil compaction.

The work is not expected to impact any European Protected Species and there has been no evidence of roosting on or within the affected fabric of the existing building during site inspection.

Flood Risk

The site is within Flood Zone 1, although there has been some flooding recorded in the vicinity on occasions when the capacity of the local drainage system has been exceeded (the most recent recorded events were in 1975 and 2002). The proposed works are not considered of a scale that would result in further significant risk.

The new roof drainage would utilise the existing rainwater drainage. The small increase in roof area would not greatly impact quantities of rainwater run-off. The paved patio will be permeable, and also laid to falls to direct rainwater into gravel borders (see drawing PA10).

Access

No changes are proposed to the existing access. The property is a private house in single occupation and does not have any specific access requirements.

Planning Policy Context

The following is a summary of the planning policy documents that are considered to be relevant:

National Planning Policy Framework (2021)

The London Plan (2021)

Camden Local Plan (2017)

Jeffreys Street Conservation Area Statement

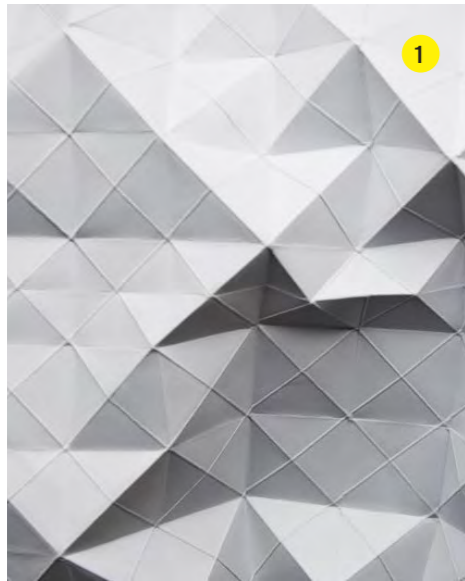
With specific reference to Paragraphs 194-207 of the National Planning Policy Framework, Policy HC1 of the London Plan, and Policies D1 and D2 of Camden's Local Plan.

Conclusion

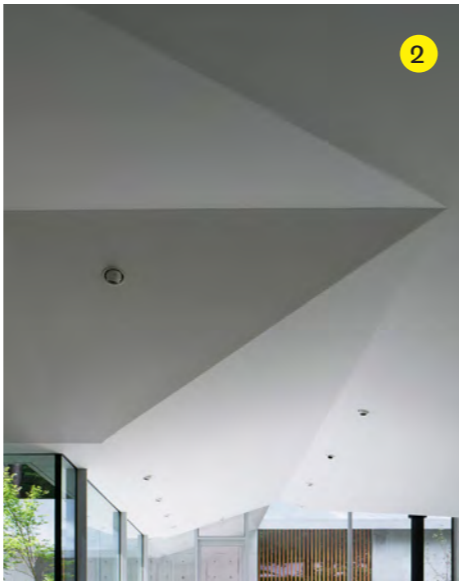
The application is considered to accord with relevant planning policy and other guidance. The proposed single storey extension is a proportionate high quality design that is sympathetic to the host property, and would enhance the appearance of the existing garden elevation.

6.0 Form and materials

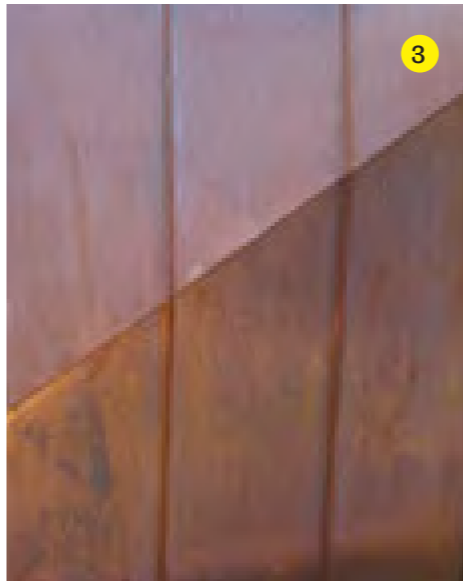
Form and materials examples



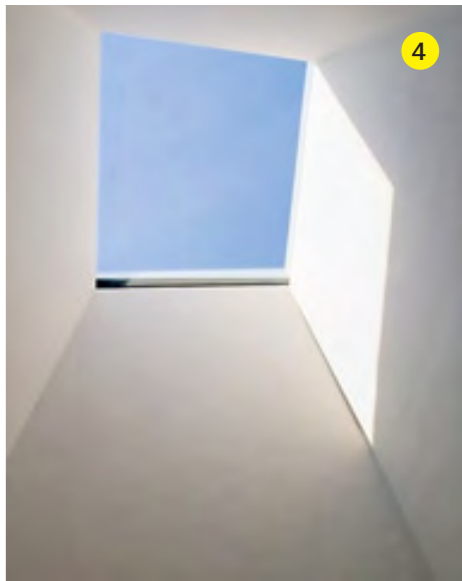
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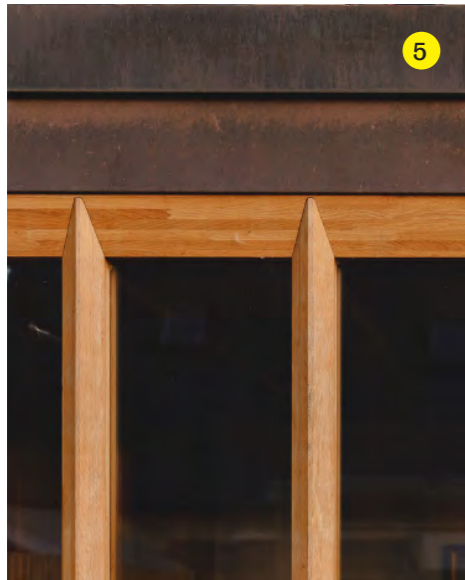
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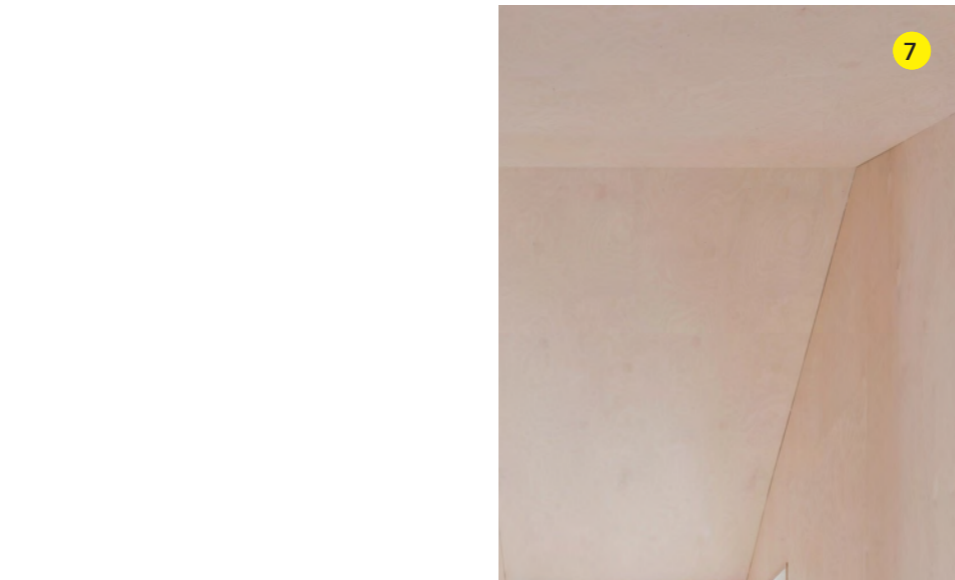
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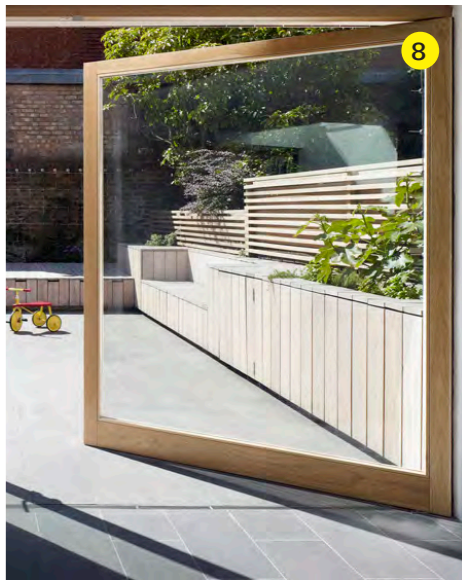
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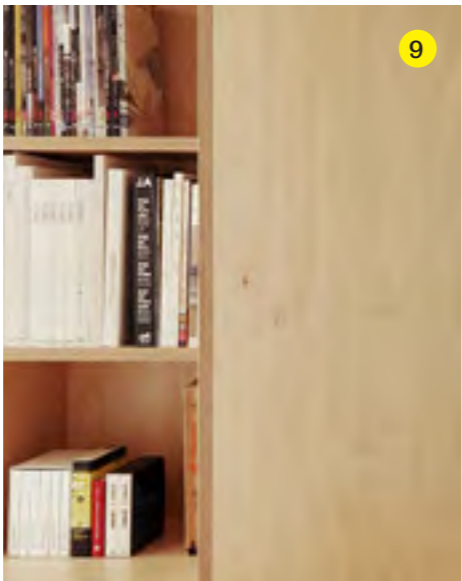
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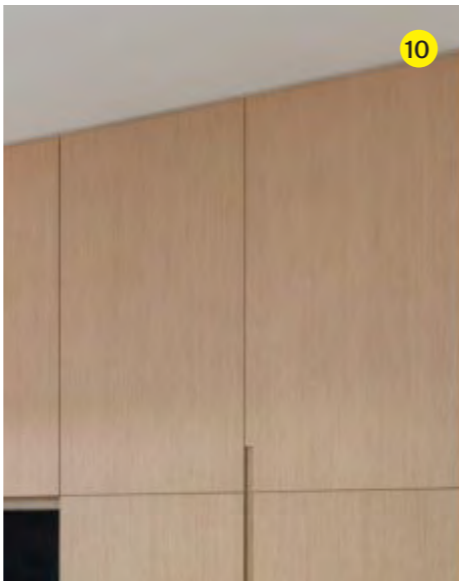
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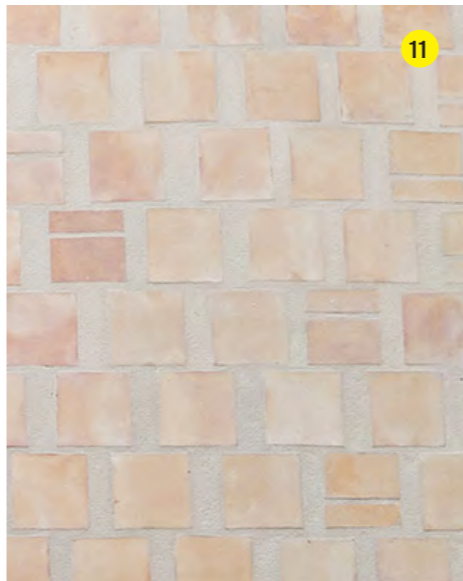
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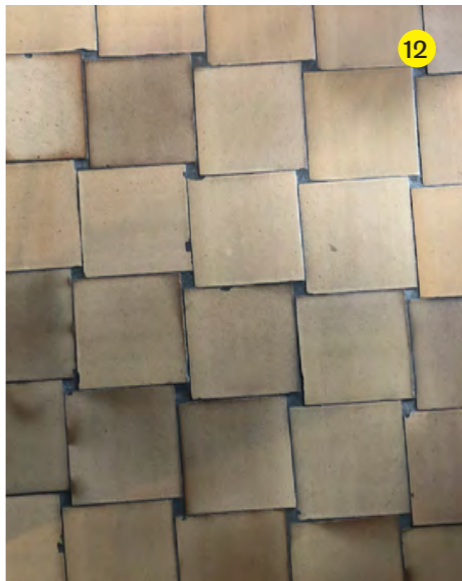
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10



11



12

- Key
- 1. folded surface topography
 - 2. faceted soffit
 - 3. patinated copper roof finish
 - 4. sky light
 - 5. shaped mullions
 - 6. landscape connections
 - 7. plywood panelling
 - 8. large hinged door
 - 9. storage wall
 - 10. hidden fittings
 - 11, 12. ceramic tile (expressed joints)

7.0 Martin Edwards architects

MEa studio, Shoreditch



The Studio

RIBA London Award 2022

RIBA / RSAW Small Project of the Year Award 2021

RIBA / RSAW Welsh Architecture Award 2021

Winner of the AJ Small Projects Award 2020

We are a small creative team of architects and designers working from a studio in Shoreditch, east London. We hope to uncover hidden opportunities in every project; by working closely with our clients to develop their brief, but also by exploring a site's character, its cultural context and traditions. We seek to create places that are engaging and stimulating, but also comfortable both in form and function.

We take a hands-on approach to design and problem solving through making and prototyping, as much as through other forms of research. Our studio is situated amongst a community of designers, artists and makers, and we benefit from being part of this environment. We try to emphasise craft in our work, and we enjoy projects that expand opportunities for collaborations with other creative people. We aspire to a different type of practise; where craftspeople can have a long-term role in the evolution of our studio.

Many of our projects are within sensitive contexts; Conservation Areas, Areas of Outstanding Natural Beauty, and Sites of Special Scientific Interest. We regularly work with listed buildings, and we enjoy working in both urban and rural settings. We avoid specialising, and believe that the breadth of our experience is one of our key strengths.

The studio's current and recent projects include work in the arts, education, community, hospitality, healthcare, workplace, residential and boutique retail fit-out, in addition to a number of private houses.

Martin Edwards BA (Hons), DipArch, ARB, RIBA

Martin studied architecture at the University of Portsmouth, RWTH Aachen, and the Bartlett School of Architecture in London. He leads the studio's projects, supported by other team members according to the needs of each project.

Martin has a background in residential, arts, community, workplace and education projects; including the Baltic in Gateshead, The Royal Academy of Dramatic Art (RADA), St Anne's College, Oxford and projects for Derwent London, Stanhope, Welbeck Land and East Thames Housing. Many of these projects have been the recipient of awards including RIBA awards and Civic Trust awards.

Martin also enjoys making, and his work includes furniture and ceramics.

Clients

In addition to many private clients, we work with developers and organisations including; ESO Capital, The Federation of British Artists, Radnor House School Group and New College, Oxford.

8.0 Planning application drawings

Drawing number	Title
A_113_PA_00	Site location and site block plan
A_113_PA_01	Floor plans as existing Sheet 1
A_113_PA_02	Floor plans as existing Sheet 2
A_113_PA_03	Elevations as existing
A_113_PA_04	Sections as existing
A_113_PA_05	Floor plans as proposed Sheet 1
A_113_PA_06	Floor plans as proposed Sheet 2
A_113_PA_07	Floor plans as proposed Sheet 3
A_113_PA_08	Elevations as proposed
A_113_PA_09	Sections as proposed
A_113_PA_10	Garden Layout as proposed
A_113_PA_11	Front elevations as proposed
A_113_PA_12	Proposed floor plan details - First Floor
A_113_PA_13	Proposed floor plan details - Ground Floor

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