

Planning Application

The team

Client : Ms M. Monroe
Architects : kingconroy architects
Landscape Designers : Mazzullo + Russell Landscape Design
Project Managers : Jorge Radis Project Management

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1.01 Introduction

This Design and Access Statement is written to support the Planning Application for 30 St. Mark's Crescent, Primrose Hill, London.

The Planning Application seeks householder planning & demolition in a conservation area permission from Camden Council for the following works:

- Replacement of fenestration / doors to the lower ground floor rear terrace
- Remodel existing planters to the lower ground floor rear terrace

We are not seeking any increase in demise.



Aerial view of site



Site location plan



View of property from St. Mark's Crescent

1.03 Context

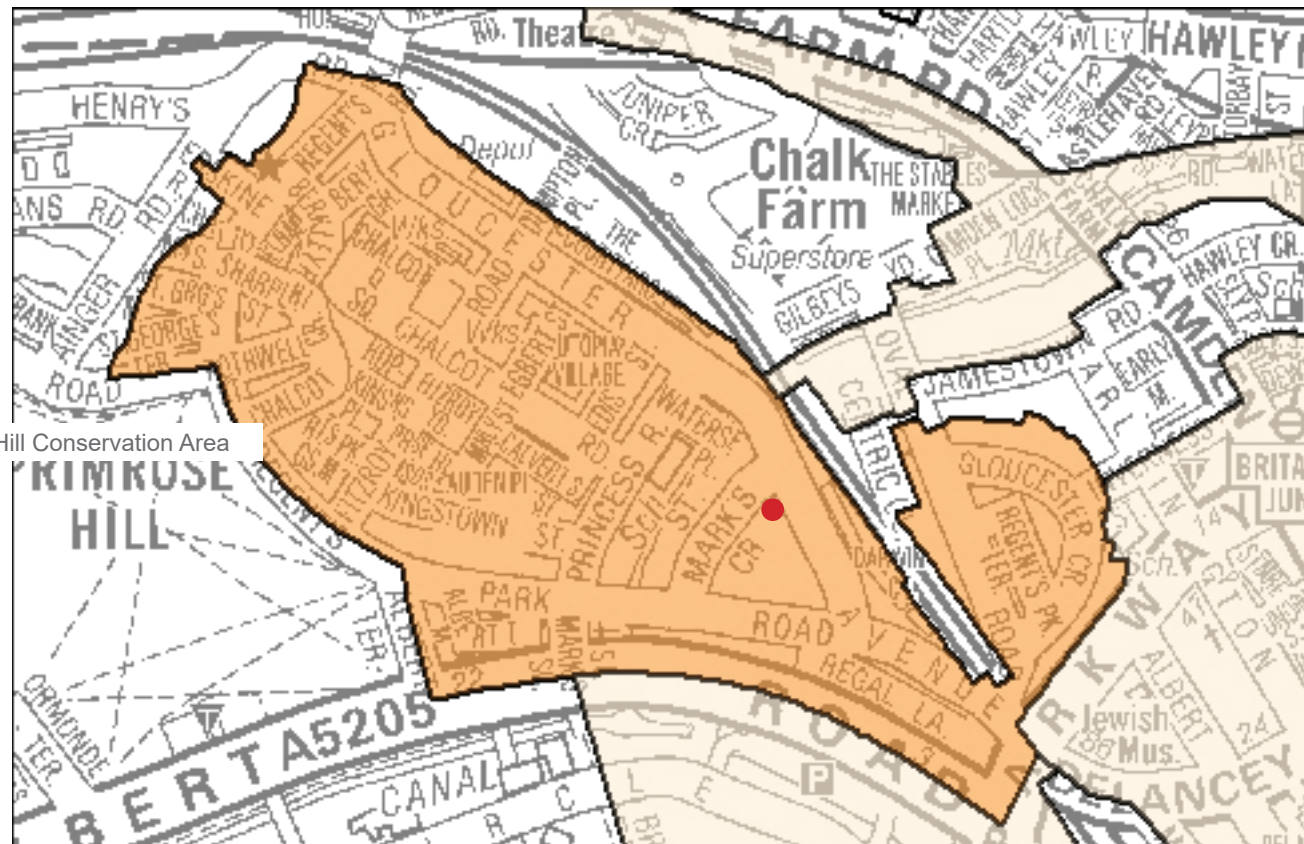
The property is located within the Primrose Hill Conservation Area, as indicated by the red dot on the adjacent map.

The conservation area is divided into four further sub-areas, No. 30 St. Mark's Crescent is located within the sub area: Regents Park Road North.

St. Mark's Crescent runs parallel to the Regent's Canal and contains a number of villa style properties and a high density of development.

No. 30 St. Mark's Crescent is a 19th Century, 3 storey terraced house with a basement. The building's entrance is set back from the street with the ground floor raised above street level.

The facade has numerous decorative features typical of the properties in the surrounding area; stucco plasterwork at ground floor level and window surrounds with decorative heads and projecting cills.



Map of Primrose Hill Conservation Area

1.04 Proposed Elevations

1.4.1 St. Mark's Crescent Elevation

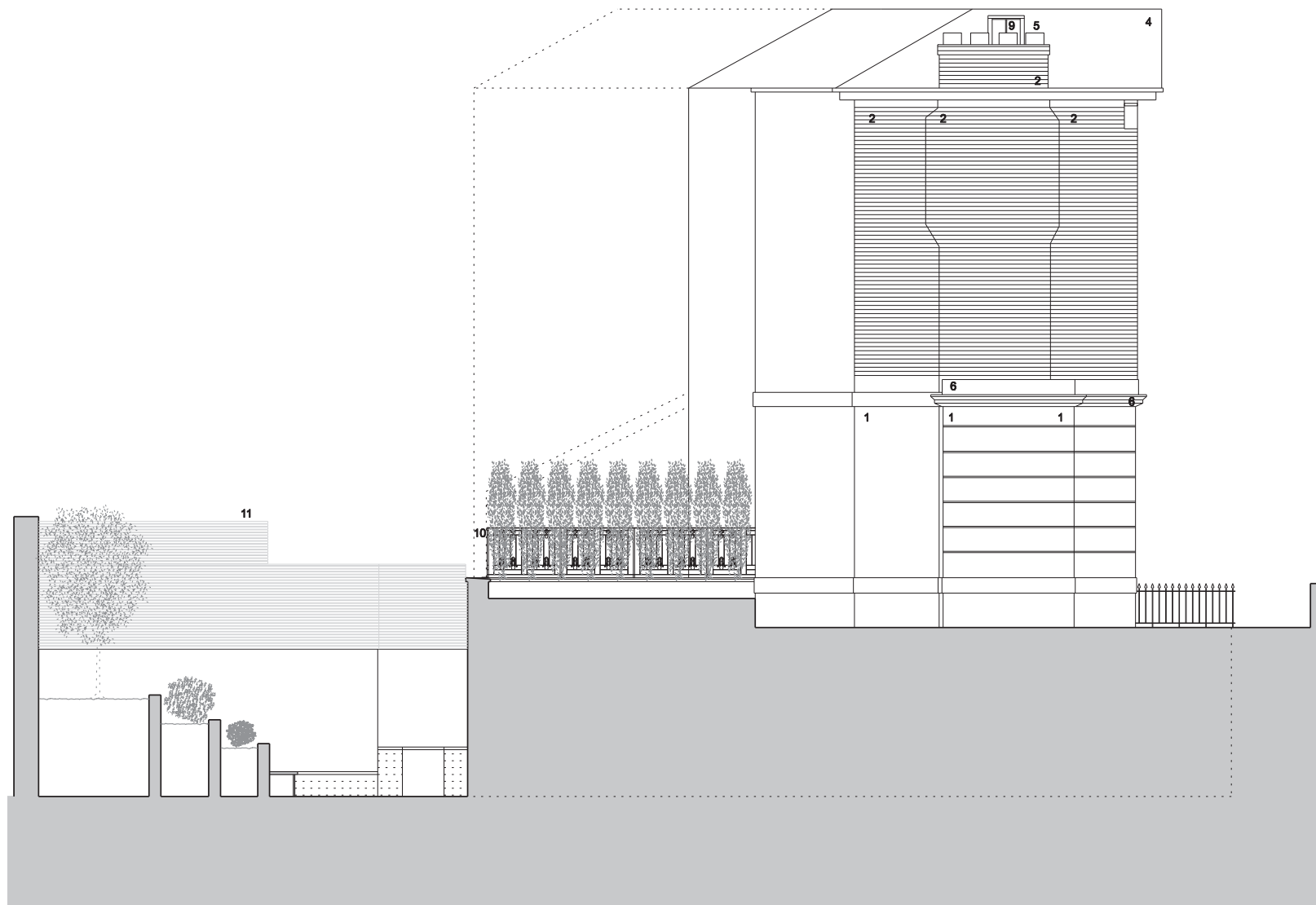
No changes are proposed to this elevation.



1.4.2 Side Elevation

No changes are proposed to the property elevation.

Within the sunken courtyard, the existing planter is being remodelled, to provide a more functional and useable space.



1.4.3 Rear / Garden Elevation

The only proposed change sort to this elevation is the replacement of the existing fenestration leading out to the sunken courtyard area, as it does not function properly at this point in time.

We are not seeking to increase the size of the opening, purely a like for like replacement in terms of size. As far as the articulation of the fenestration is concerned, the proposal is more traditional doors, with fixed side lights, to allow for easier access and long term maintenance.



1.05 Materials and colours

1.5.1 External Walls

- Yellow London stock brickwork to match existing
- White insulated rendered blockwork with associated detailing to match existing

1.5.2 Window

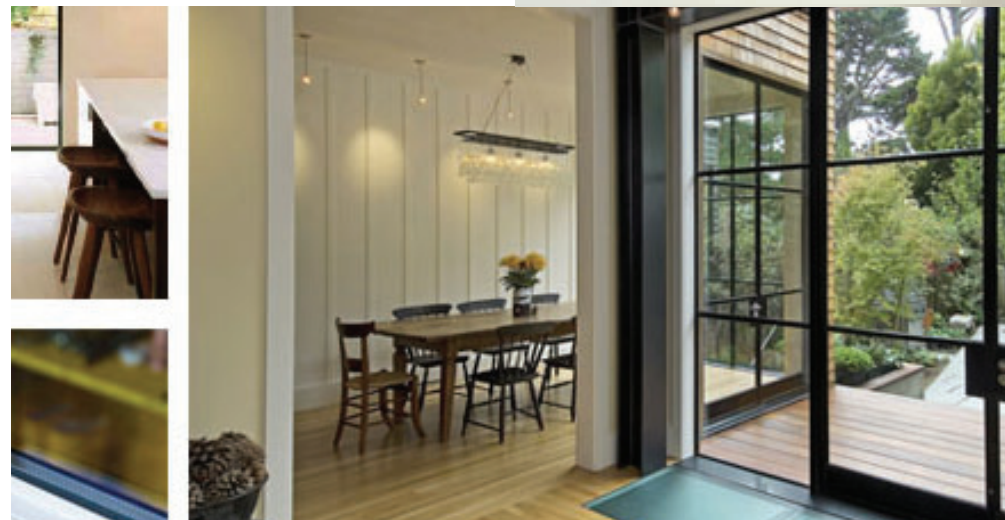
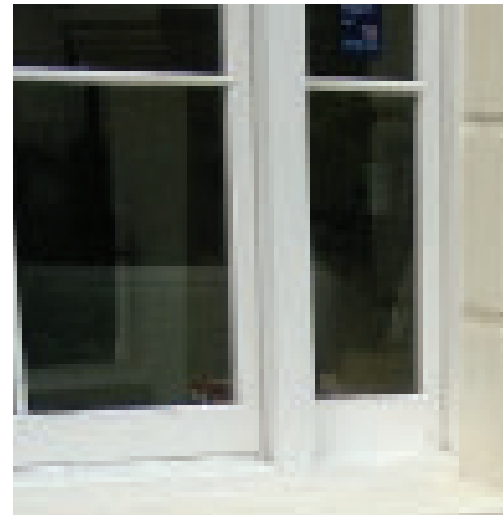
- Softwood painted Regency Style windows, finished in white
- Crittall doors to rear garden area, finished in black

1.5.3 Doors

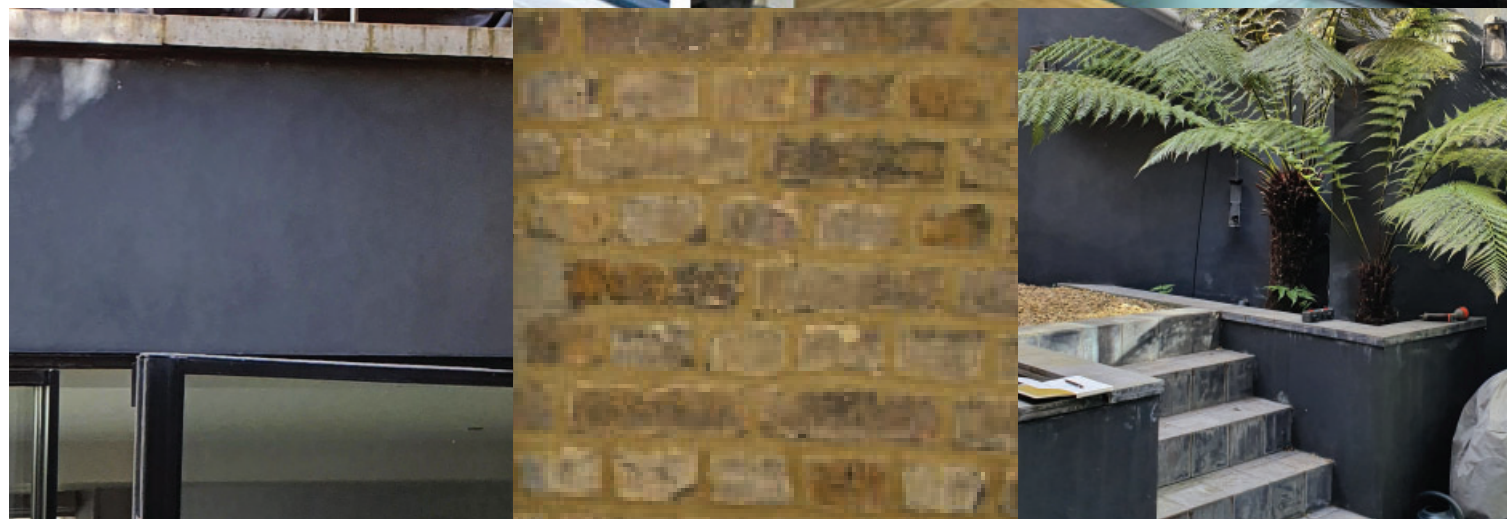
- Crittall doors to rear terrace

1.5.4 Roofs

- Single ply membrane to rear extension - Grey colour finish
- Slate



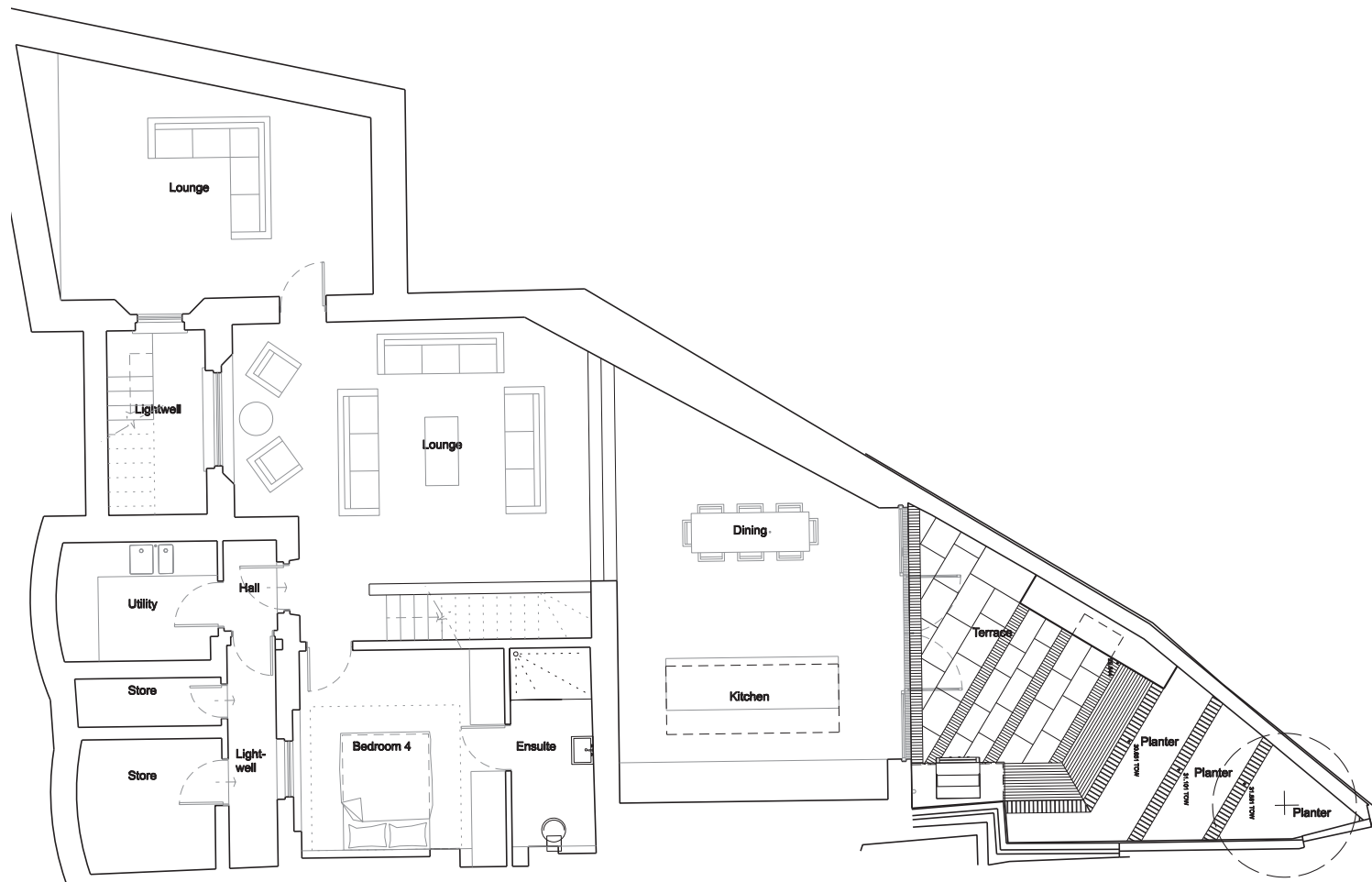
Proposed materials



1.06 Proposed plans**1.6.1 Lower Ground Floor**

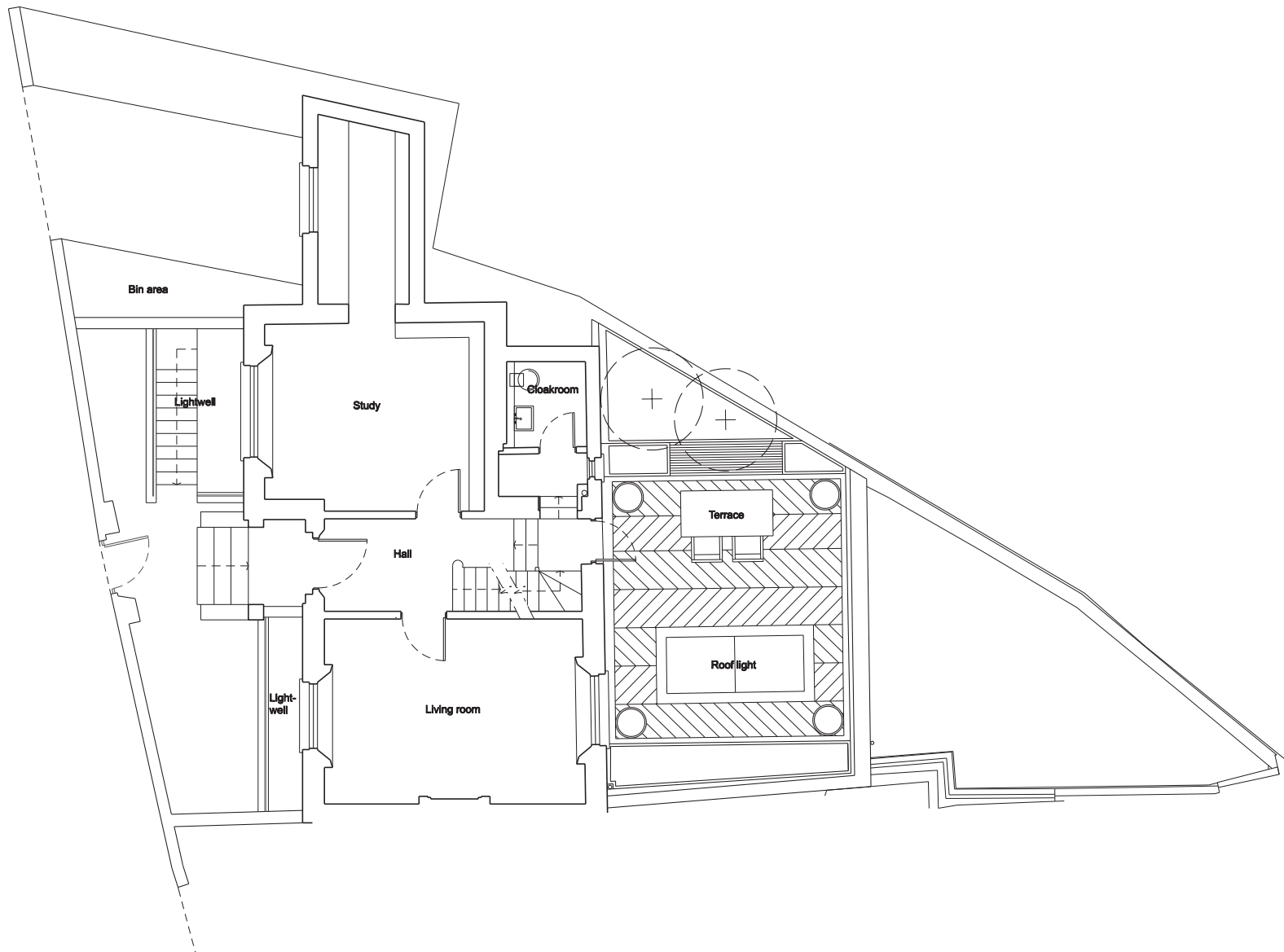
It's at this level that we seek all the changes proposed within the application. The doors out to this area will be reduced in size to a standard format, as opposed to the current pivot door format, that are causing the occupants issues.

The other aspect of the application is the remodelling of the planters to provide an improved useable area at this level.



1.6.2 Raised Ground Floor

No changes are proposed to this floor level.

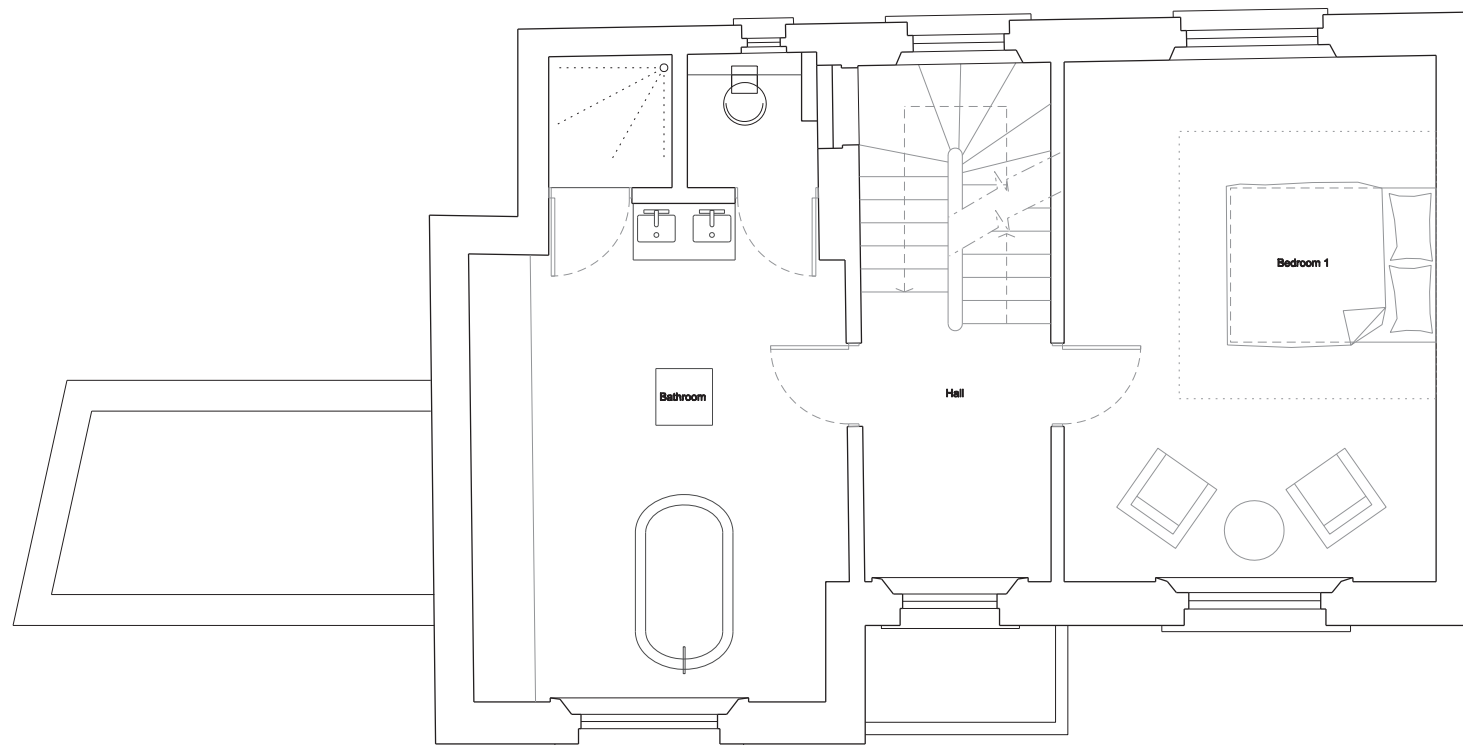


1.6.3 First Floor

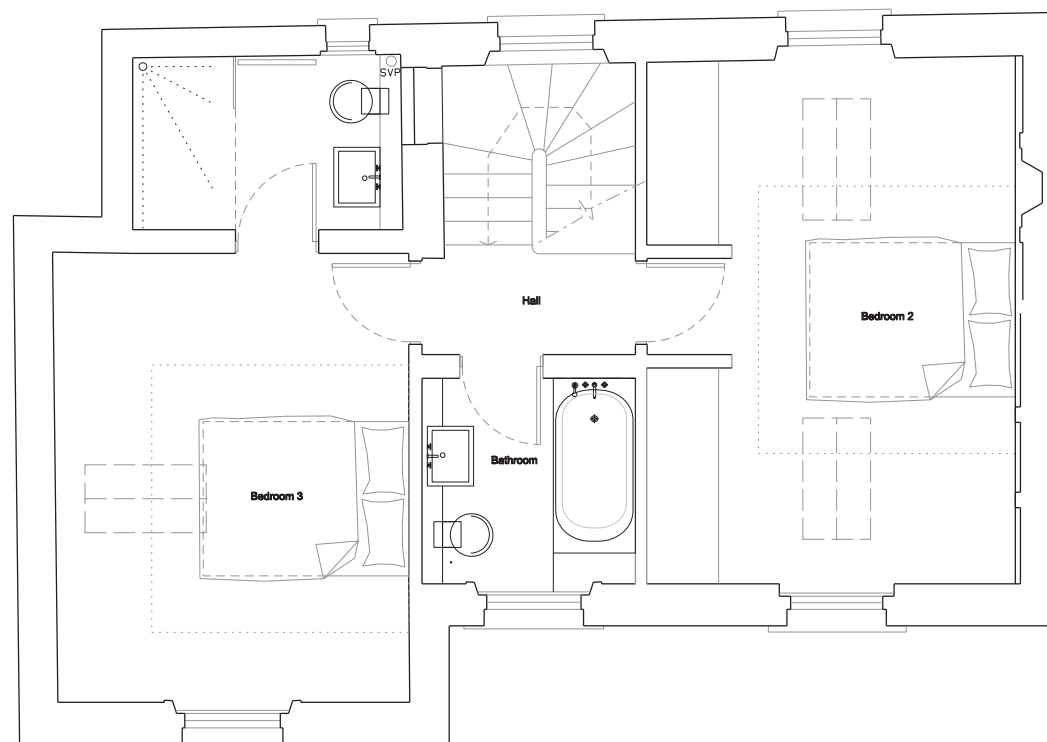
No changes are proposed to this floor level.

1.6.4 Second Floor

No changes are proposed to this floor level.



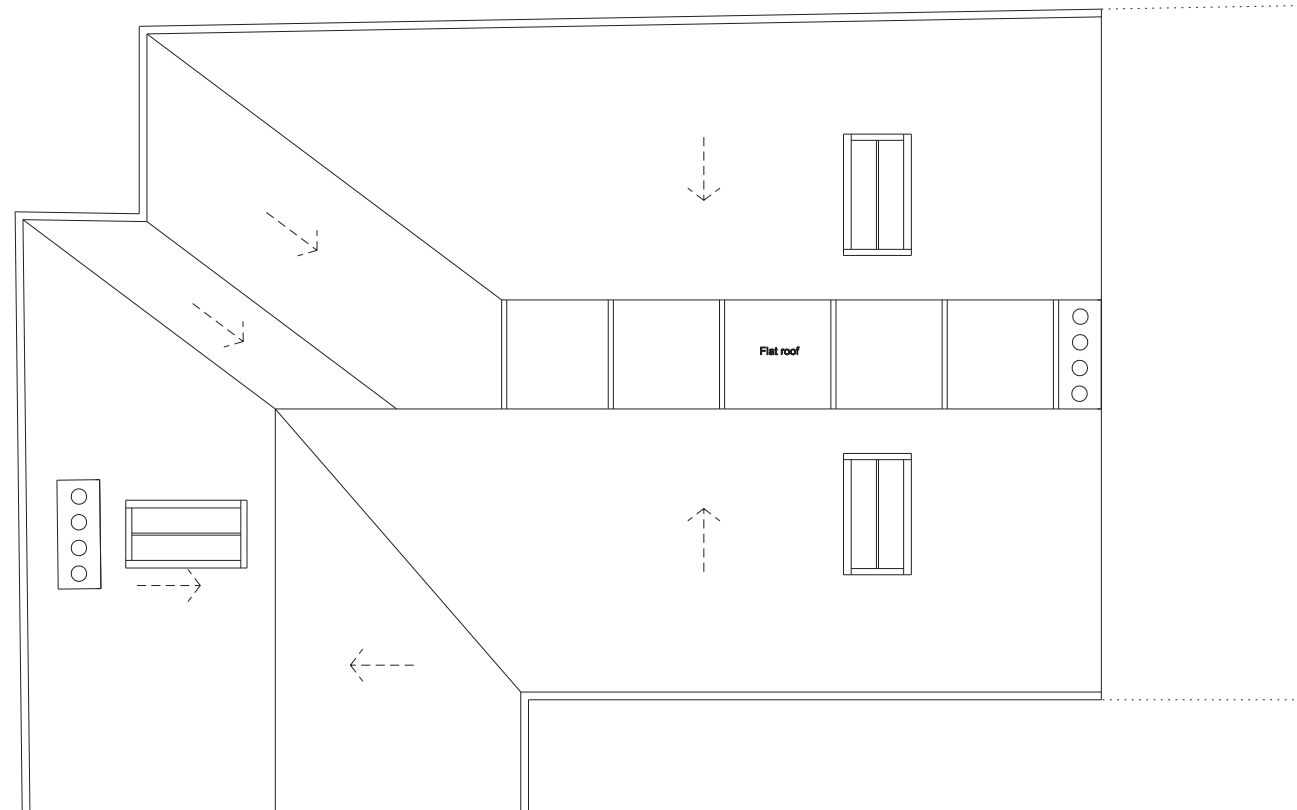
First floor



Second floor

1.6.5 Roof

No changes are proposed at this level.





2.1 Car parking and setting down points

The site has off street parking to the front of the property, along with the ability of setting down in the street adjacent to the front door.

2.2 Public transport

The site is well served by public transport, listed below are the available services.

2.2.1 London Underground

The Camden Station on the Northern Line is 10 minute's walk away to the north east of the site. The station is in Travelcard zone 2.

2.2.2 Bus Routes

There are bus stops within minutes walk from the proposed application site on Gloucester Avenue and Prince Albert Road serviced by the C2, 24, 27, 31, 168, 274, 393, N5, N28 and N31 bus routes.

2.3 Building approach

The current hard landscaping provides a relatively level and unimpeded access to the development including refuse areas. A minor step of 30mm between the footpath and the house level exists.

2.4 Principle entrance

There are a series of steps up to the front door, due to the historic design of the properties in this area, providing a raised ground floor. At this stage as there is no requirements for level access by the inhabitants, no change is proposed. The entrance is illuminated. The floor finishes both internally and externally use slip resistant materials.

2.5 WC provision

WC provisions are located on the entrance level.

2.6 Internal access

The stair is under 1000mm wide, with balustrade to one side, which would be difficult for ambulant disabled people to negotiate. Currently there is no provision to change the vertical access and circulation.