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design and access statement 30 St. Mark's Crescent . Primrose Hill . London . NW1 7TU

Planning Application

Planning issue

-

27.01.25

The team

Client Architects Landscape Designers

Project Managers

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01

1.01 Introduction

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

following works:

- terrace

We are not seeking any increase in demise.

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

• Replacement of fenestration / doors to the lower ground floor rear

• Remodel existing planters to the lower ground floor rear terrace

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Aerial view of site





View of property from St. Mark's Crescent

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1.02 The Site

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The site area is approximately 211 m2. The property forms part of the terrace that runs along St. Mark's Crescent, which is a residential road.

St. Mark's Crescent is a quiet residential Road in Primrose Hill / Camden Town border. No. 30 is accessed from St. Mark's Crescent and the property's rear garden is largely enclosed, with views past the house to the left hand side, when viewed from the road.

30 St. Mark's Crescent is a brick and stucco fronted period property. The road consists of a number of period homes in a limited variety of styles and this property is not as deep as others in the road reflecting its position in the street.

30 St. Mark's Crescent is not Listed. It sits within the Primrose Hill Conservation Area.

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1.03 Context

01

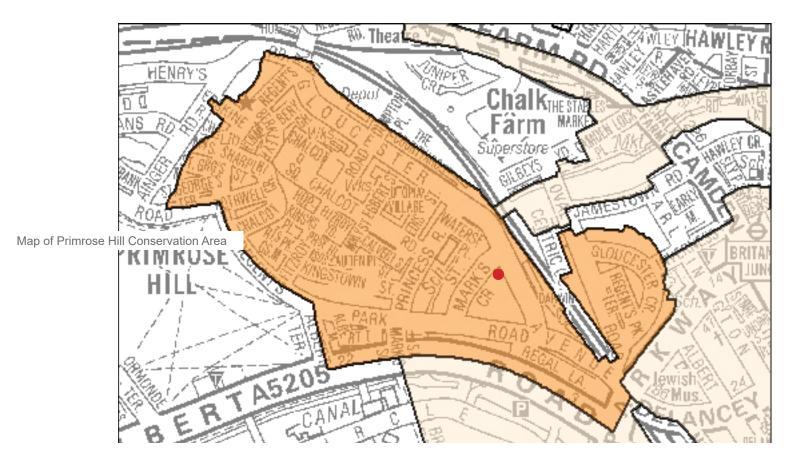
The property is located within the Primrose Hill Conservation Area, as indicated by the red dot on the adjacent map.

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.



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Proposed Elevations 1.04

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1.4.1 St. Mark's Crescent Elevation

No changes are proposed to this elevation.



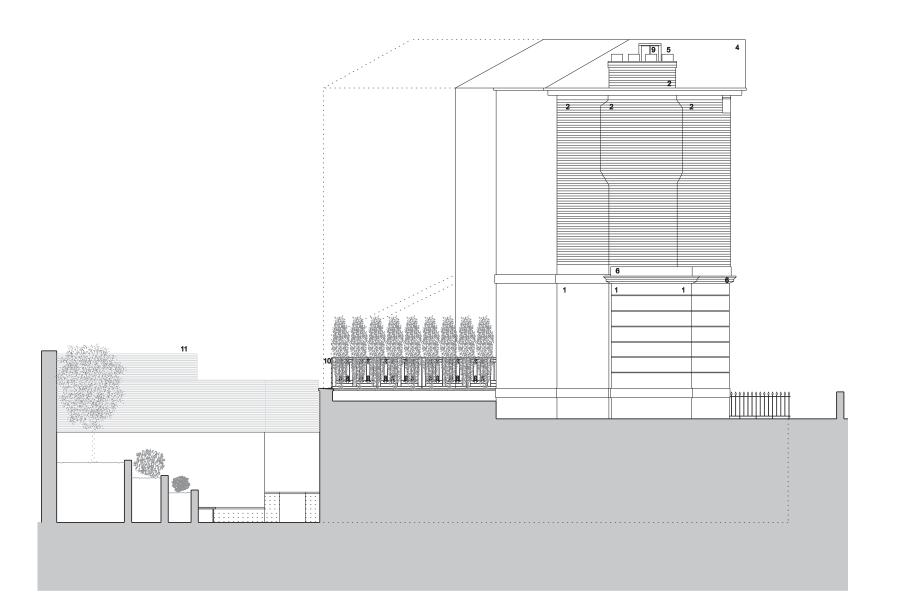
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1.4.2 Side Elevation

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No changes are proposed to the property elevation.

functional and useable space.



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Within the sunken courtyard, the existing planter is being remodelled, to provide a more

1.4.3 Rear / Garden Elevation

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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 fenstration is concerned, the proposal is more tradional doors, with fixed side lights, to allow for easier access and long term maintenance.



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1.05	Materials and colours
1.5.1	External Walls
•	Yellow London stock brickwork to White insulated rendered blockw
1.5.2	Window
•	Softwood painted Regency Style Crittall doors to rear garden area
1.5.3	Doors
•	Crittall doors to rear terrace
1.5.4	Roofs

01

Single ply membrane to rear extension - Grey colour finish Slate

Proposed materials

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to match existing work with associated detailing to match existing

e windows, finished in white a, finished in black

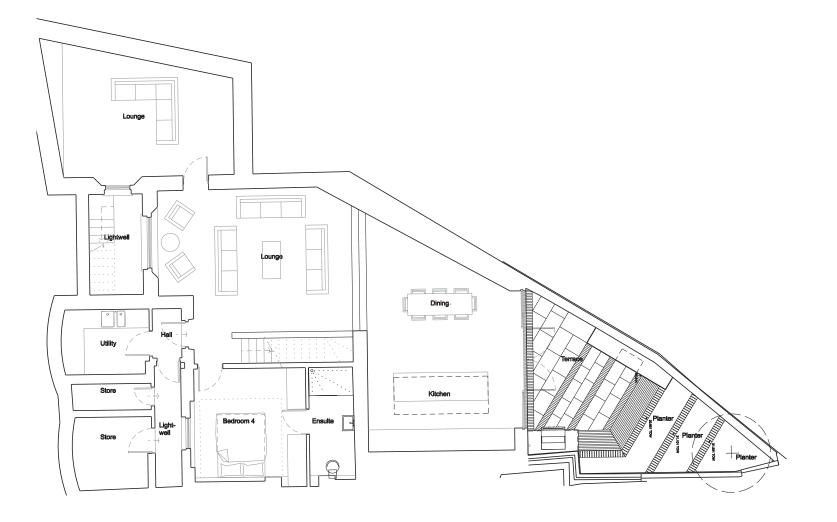
Proposed plans 1.06

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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.

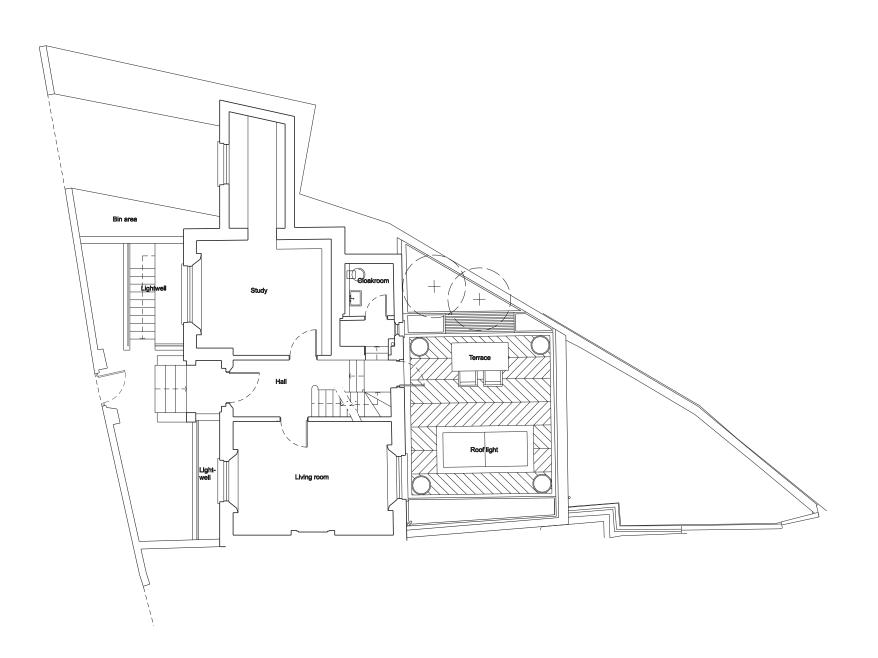


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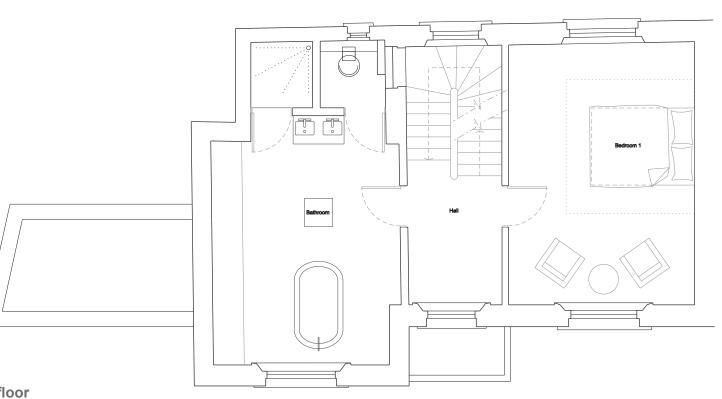
1.6.2 Raised Ground Floor

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No changes are proposed to this floor level.



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1.6.3 First Floor

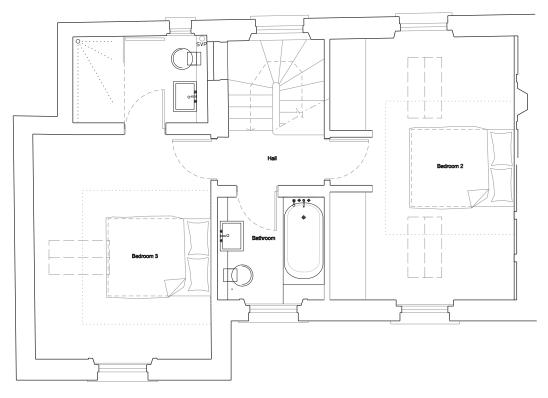
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No changes are proposed to this floor level.

1.6.4 Second Floor

No changes are proposed to this floor level.

First floor



Second floor

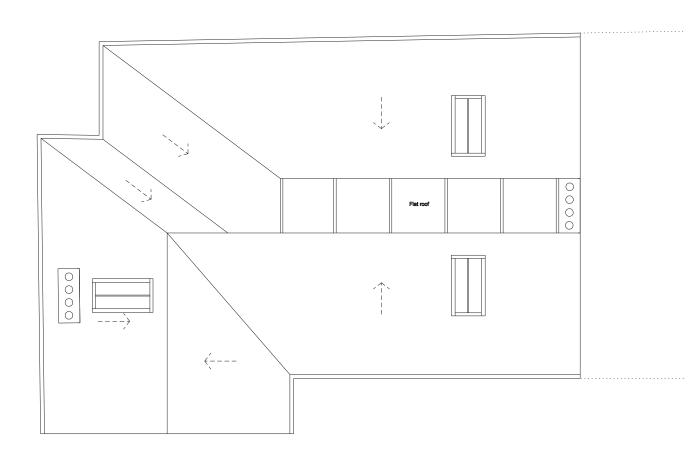
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1.6.5 Roof

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No changes are proposed at this level.



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The purpose of this section is to consider the accessibility of the proposal with regard to Mobility Impaired Persons (MIP), wheelchair users, ambulant disabled and people with limited dexterity, limited comprehension or sensory impairment. The criteria used for this assessment, were those set out within Approved Document Part M of the Building Regulations (2015 Edition), Approved Document Part K of the Building Regulations (2013 Edition), Lifetime Homes and Camden's Guidelines.

Car parking and setting down points 2.1

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**

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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.

Principle entrance 2.4

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.

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02

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.

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