

BenAdamsArchitects

St. Mark's Crescent — February, 2012

Design & Access Statement



Contents



1.0 Project Particulars

- 1.1 Introduction

2.0 Site Analysis

- 2.1 Historic Context
- 2.2 Context Survey & Site photos
- 2.3 Rear view
- 2.4 Side terrace
- 2.5 Neighbouring extensions
- 2.6 Transportation Assessment

3.0 Planning Statement

- 3.1 Planning Statement

4.0 Design & Access Statement

- 4.1 Use
- 4.2 Amount
- 4.3 Layout
- 4.4 Scale
- 4.5 Appearance
- 4.6 Landscaping
- 4.7 Access

5.0 Sustainability Statement

- 5.1 Building Fabric
- 5.2 Lighting
- 5.3 Ventilation
- 5.4 Water

6.0 Quality Management System

- 6.1 BAA Quality Management System

7.0 Appendices

- 7.1 Existing and Proposed Drawings

1.0 Project Particulars



Aerial view with site indicated in blue (BING maps)

1.1 Introduction

The following design and access statement supports a full planning application for alterations to a single family dwelling, located at No.27 St Marks Crescent, London, NW1 7TU.

Planning approval is requested for the following:

- Single storey rear and side extension at basement level
- 2 additional rooflights

This application should be read in conjunction with the attached drawings outlined in the drawing register.

2.0 Site Analysis



Front elevation No.27 St. Mark’s Crescent



View of St Mark’s Crescent facing towards Regents Park Road

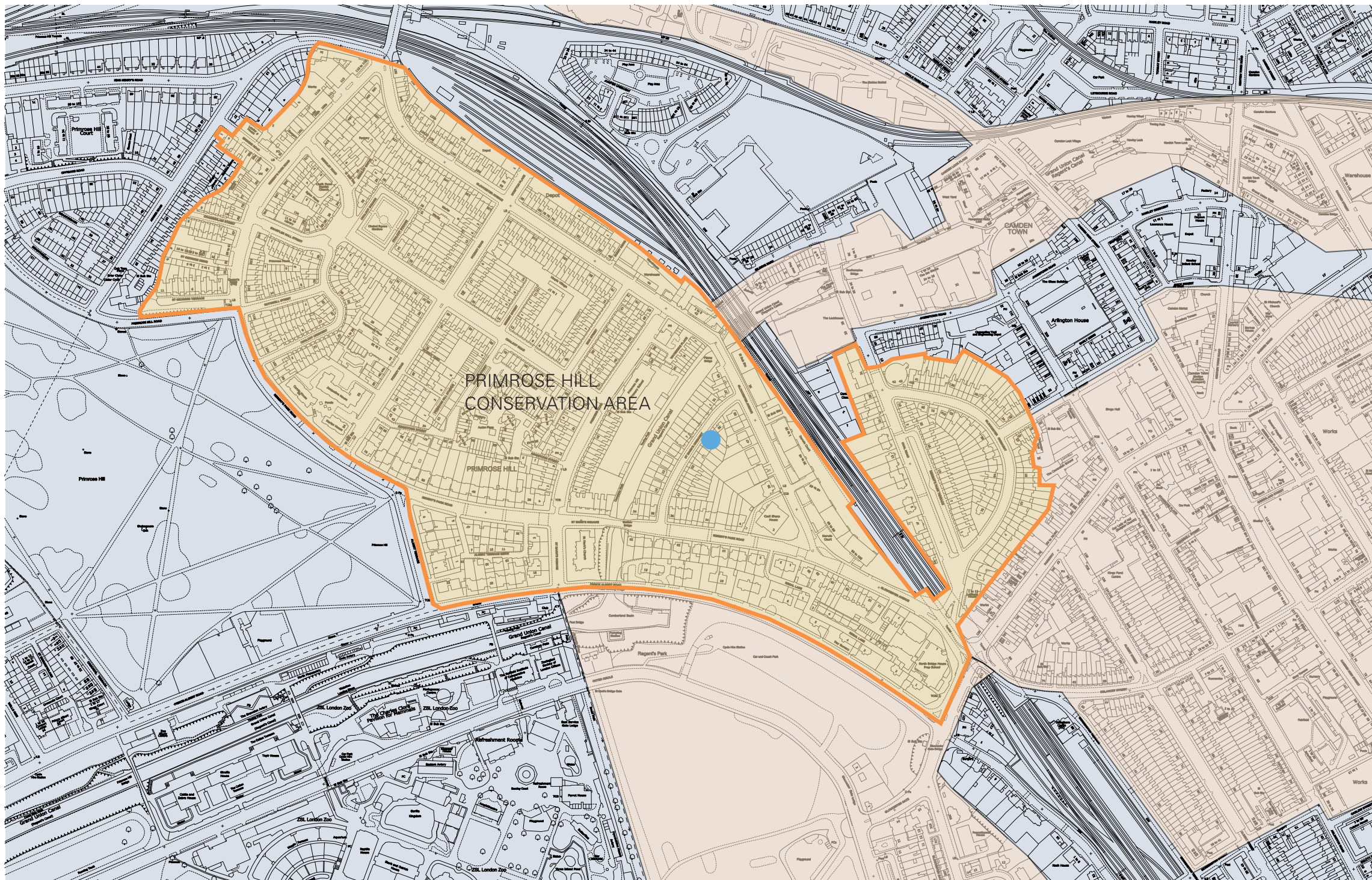
2.1 Historic Context

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

No.27 St Marks Crescent is a 19th Century, 4 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 Italianate villas: stucco plasterwork at ground floor level and window surrounds with decorative heads and projecting cills.

The property is not listed but is notable for making a postive contribution to the special character and appearance of the area.



Map of Primrose Hill conservation area (site indicated by blue dot)

2.2 Context Survey & Site Photos

No. 27 St. Marks Crescent is located within the Primrose Hill conservation area, as indicated by the blue dot in the adjacent conservation area map.

The conservation area statement divides Primrose Hill into further 4 sub-areas. 27 St Mark's Crescent is located within the sub area: Regents Park Road North.



Rear elevation of neighbouring house No.28 showing infilled extension (highlighted in orange)



Rear view of No.27 (applicant's property)



View of neighbouring No.26 rear extension

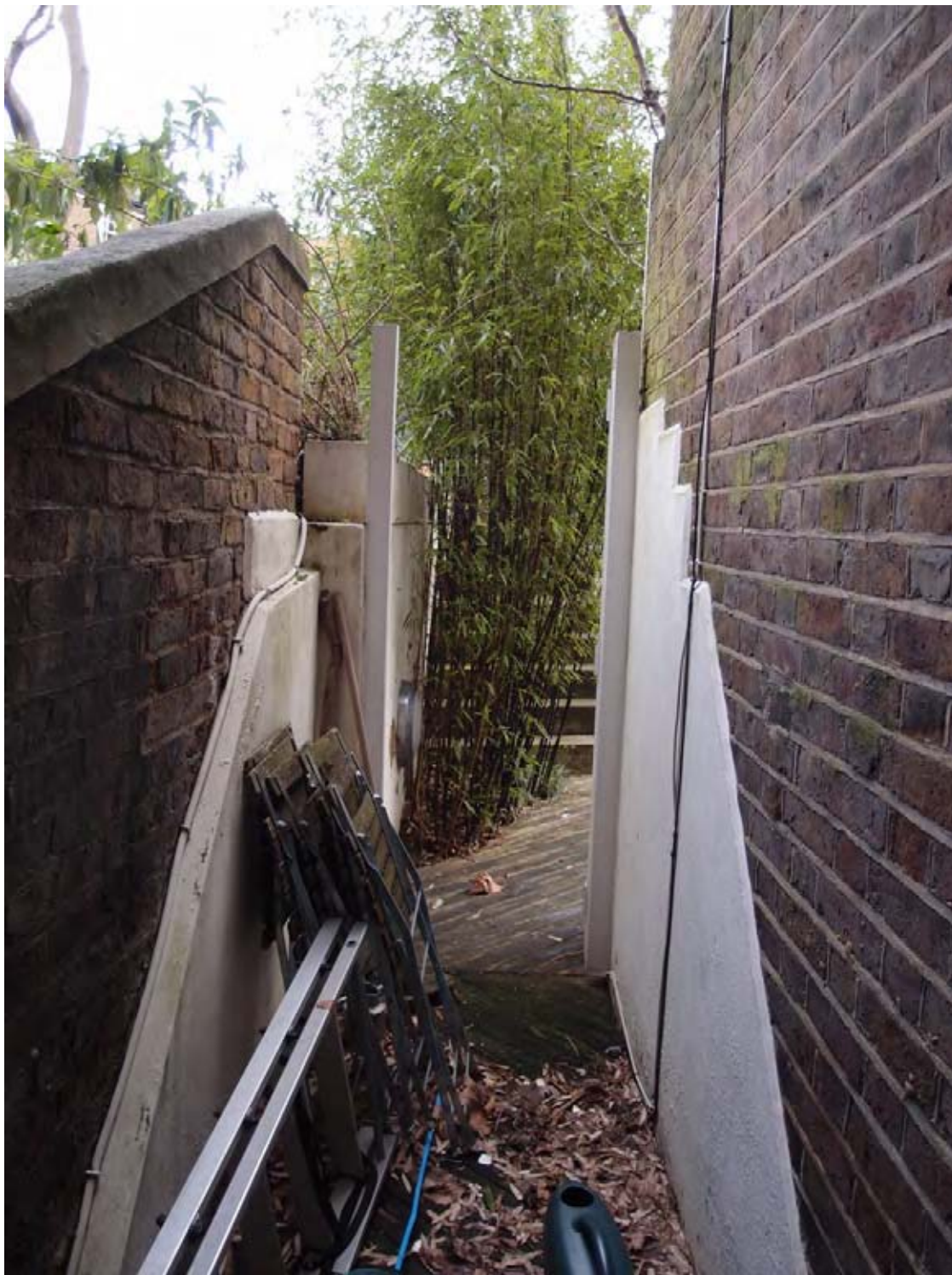


Rear view of existing recess between No.27 and No.26

2.3 Rear view

The rear elevation of No.27 is highlighted in blue in the adjacent photograph.

Neighbouring properties No.26 and No.28, along with their existing rear extensions, are also shown.



View from within No.27's side terrace (applicant's property)



View of side terrace and party wall from neighbouring property No.26

2.4 Side terrace

The adjacent photographs show the existing side terrace which is concealed and hidden from view, when looking from properties behind No. 27 St. Mark's Crescent.

The photograph on the right shows the view from neighbouring property No.26. This is clearly restricted by the existing party wall and gate.

In addition, this view is from a utility room which has minimal use. The neighbours have also been consulted and have no issues with the proposed scheme.



Rear Extension St. Mark's Crescent



Rear Extension on St. Mark's Crescent



Rear and side extension on 47 Gloucester Avenue



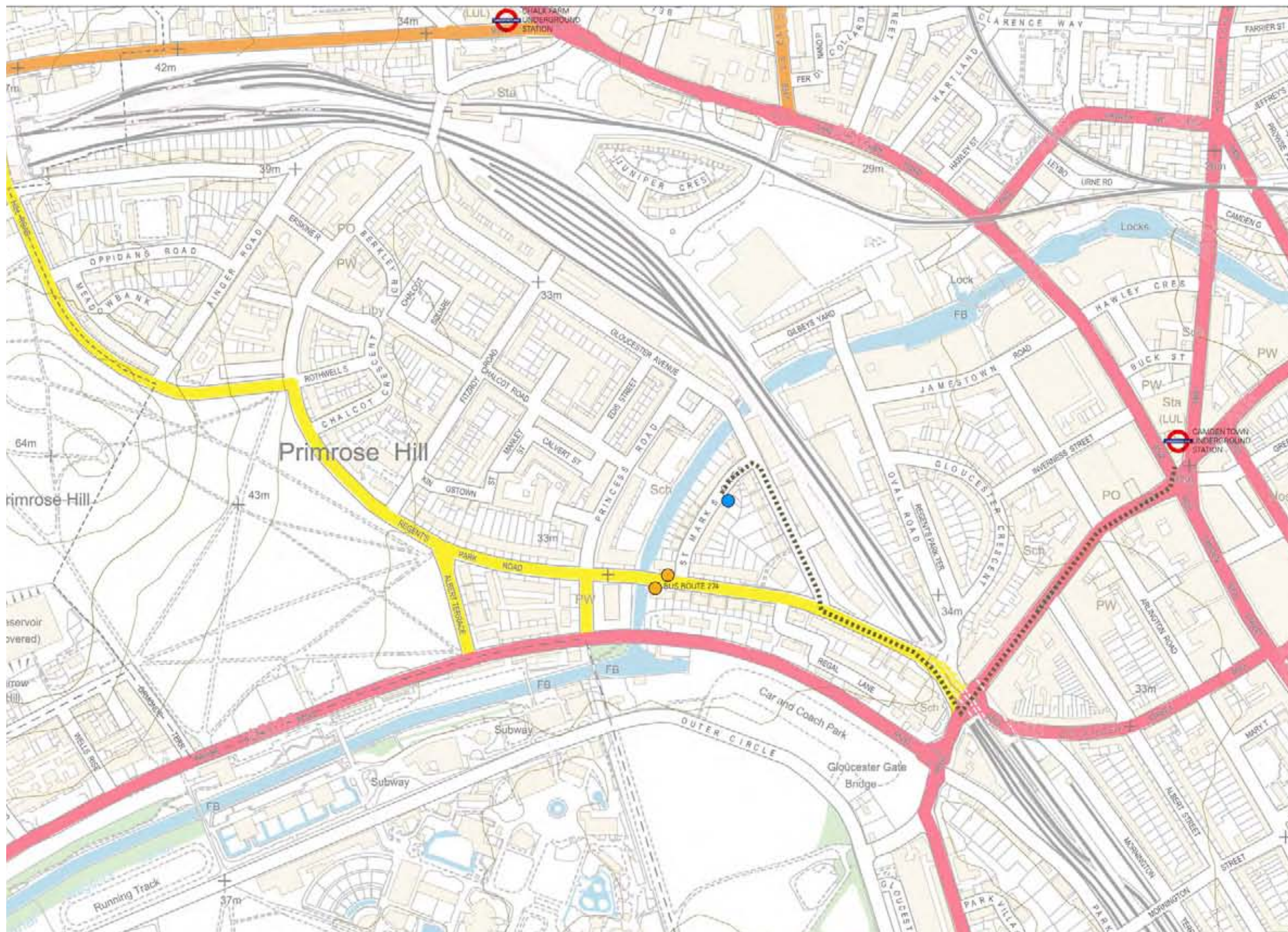
Rear Extension St. Mark's Crescent

2.5 Neighbouring extensions

The adjacent photographs illustrate the number of rear extensions within the surrounding area, both on St. Mark's Crescent and Gloucester Avenue.

There are a wide range of extensions in both scale and materiality, with many at basement and ground level.

In addition the basement extension at 47 Gloucester Avenue is at both the rear and side of the property.



Transportation map (site indicated by blue dot)

2.6 Transportation Assessment

The property is well connected to public transportation. It is a 10 minute walk to Camden underground station and a 2 minute walk to bus route 274 on Regent's Park Road.

It is also close to Prince Albert Road, Chalk Farm Road and Camden High Street.

3.0 Planning Statement

3.1 Planning Statement

This application proposes alterations to the rear of the property to improve the living accomodation at basement level, whilst respecting the character of the existing building and its context.

It consists of a proposed small, discreet rear and side extension at basement level

This proposal has been developed in accordance with the following relevant policies:

- Local Development Framework (LDF) Development Policies (DP)
- Primrose Hill Conservation Area Statement
- Camden Planning Guidance (CPG 1 - Design)
- Building Regulations 2010 Approved Document L1B; Conservation of Fuel and Power in Existing Buildings

Local Development Framework (LDF)

Development Policies (DP)

As noted in the Development Policies, the Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

- a) character, setting, context and the form and scale of neighbouring buildings;
- b) the character and proportions of the existing building, where alterations and extensions are proposed;
- c) the quality of materials to be used;
- d) the provision of visually interesting frontages at street level;
- e) the appropriate location for building services equipment;
- f) existing natural features, such as topography and trees;
- g) the provision of appropriate hard and soft landscaping including boundary treatments;
- h) the provision of appropriate amenity space; and
- i) accessibility.

The proposal responds to the form and scale of the neighbouring buildings as well as the existing house. This is further illustrated in section 4.4 Scale.

High quality materials will be used throughout and there are no proposed changes to the front of the building.

Primrose Hill Conservation Area

Statement (PHCA)

Within the PHCA statement, the following guidelines are raised regarding extensions:

- PH25 - Extensions and conservatories can alter the balance and harmony of a property or of a group of properties by insensitive scale, design or inappropriate materials. Some rear extensions, although not widely visible, so adversely affect the architectural integrity of the building to which they are attached that the character of the Conservation Area is prejudiced.
- PH26 - Rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the Conservation Area. In most cases such extensions should be no more than one storey in height, but its general effect on neighbouring properties and Conservation Area will be the basis of its suitability.
- PH27 - Extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings. The acceptability of larger extensions depends on the particular site and circumstances.
- PH28 - Rear extensions will not be acceptable where they would spoil an uniformed rear elevation of an unspoilt terrace or group of buildings.

The proposed rear and side extension are small in scale and proportion, having minimal impact on the balance of the overall property, and neighbouring properties. They have been carefully designed, and have considered the massing of the existing house. The extension has also been sized in relation to the existing rear extension to No.26. (See sections 4.3 and 4.4).

Camden Planning Guidance

(CPG 1 - Design)

In relation to extensions, alterations and conservatories CPG 1 notes the following:

- Alterations should always take into account the character and design of the property and its surroundings.
- Windows, doors and materials should complement the existing building.
- Rear extensions should be secondary to the building being extended.

Specifically, CPG 1 also states with regards to rear extensions:

- Be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing;
- Respect and preserve the original design and proportions of the building, including its architectural period and style;
- Respect and preserve existing architectural features, such as projecting bays, decorative balconies or chimney stacks;
- Respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space;
- Not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, and sense of enclosure;
- Allow for the retention of a reasonable sized garden; and

- retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area.

The proposed rear and side extension has a very small footprint to minimise overshadowing and overlooking that would be caused with a larger and taller mass. It is also secondary in scale to the main building.

It will also create a visual connection with the existing garden as it is proposed that the rear extension contains glazed sliding doors and the side extension is fully glazed to reduce its visual impact. This is further illustrated in Sections 4.4-Scale and 4.5-Appearance.

Building Regulations

The proposed new glazing to the extension will comply with the current Building Regulations Part L1B, promoting natural daylight and consequently lowering the energy required to light the home.