

4.0 Design and Access Statement

FLOOR	AREA	EXISTING		PROPOSED		CHANGE	
		m ²	sq ft	m ²	sq ft	m ²	sq ft
Total Gross	Gross External	329.00	3,541.32	343.50	3,697.40	14.50	156.08
Basement	Gross External	88.00	947.22	102.50	1,103.30	14.50	156.08
Ground	Gross External	63.50	683.51	63.50	683.51	0.00	0.00
First	Gross External	63.50	683.51	63.50	683.51	0.00	0.00
Second	Gross External	58.00	624.31	58.00	624.31	0.00	0.00
Third	Gross External	56.00	602.78	56.00	602.78	0.00	0.00

Existing and proposed area table

4.1 Use

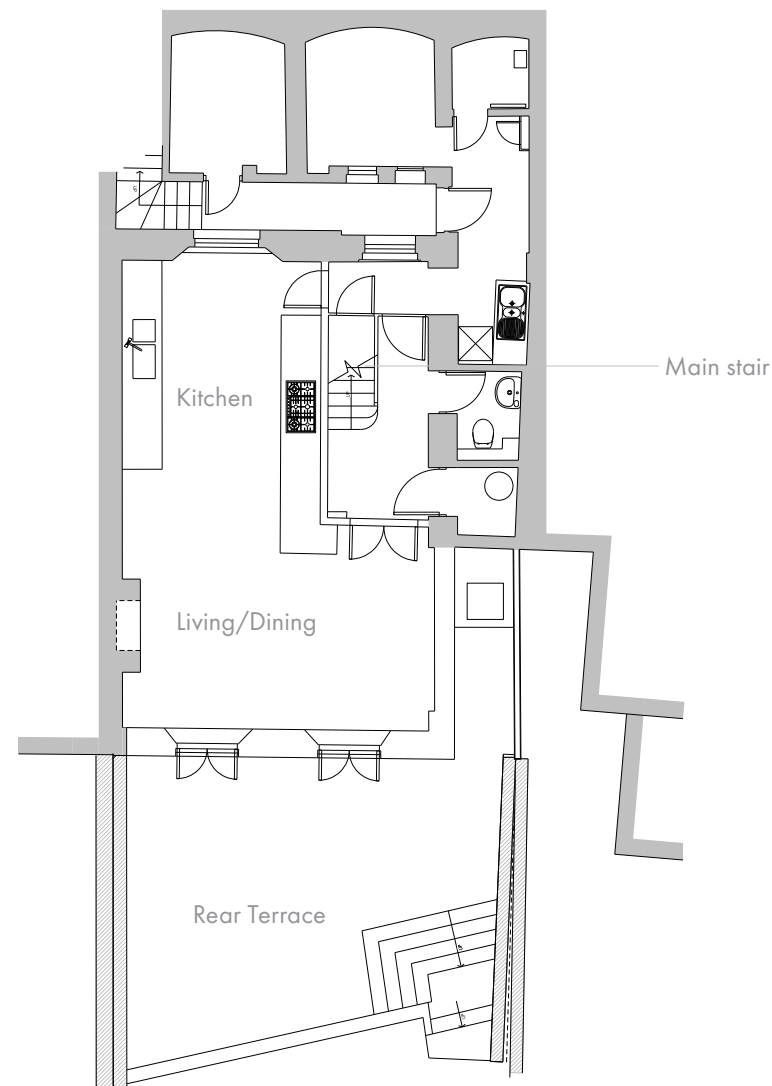
Existing Use:
The existing use is a single family residential dwelling

Proposed Use:
There is no change of use proposed in this application

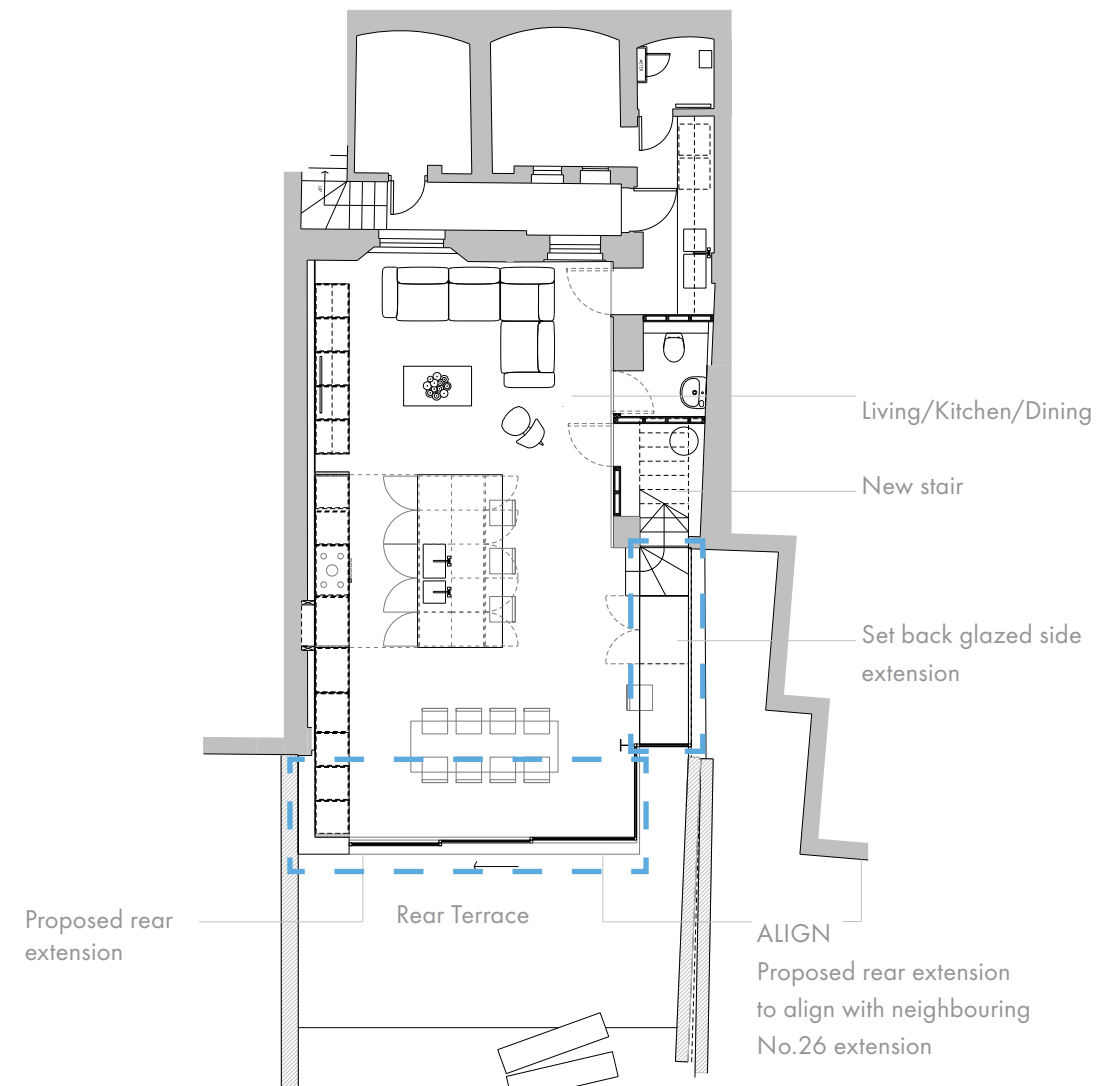
4.2 Amount

Existing Amount:
Existing areas are shown in the adjacent table

Proposed Amount:
Due to a small rear extension at basement level the proposed area will increase by 14.5m² as indicated in the adjacent table.t



Existing Basement Floor - Scale 1:150



Proposed Basement Floor - Scale 1:150
(extensions highlighted in blue)

4.3 Layout

Basement Floor

Existing Layout

The basement floor is accessed via the main stair and consists of a combined kitchen and living/dining space.

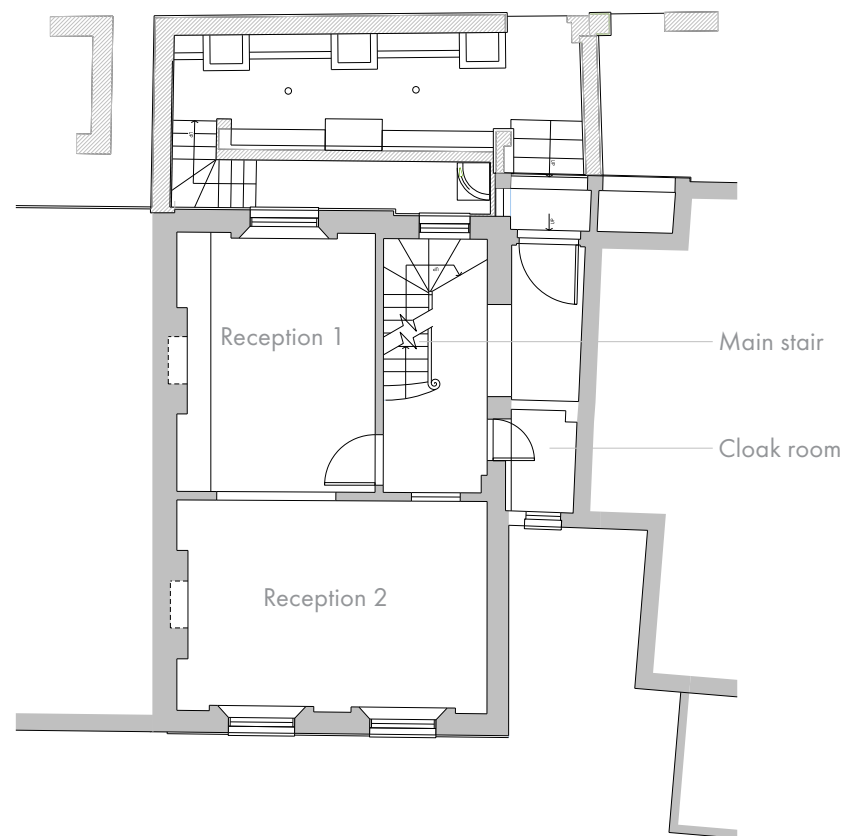
Double doors open out unto the rear terrace and garden.

Proposed layout

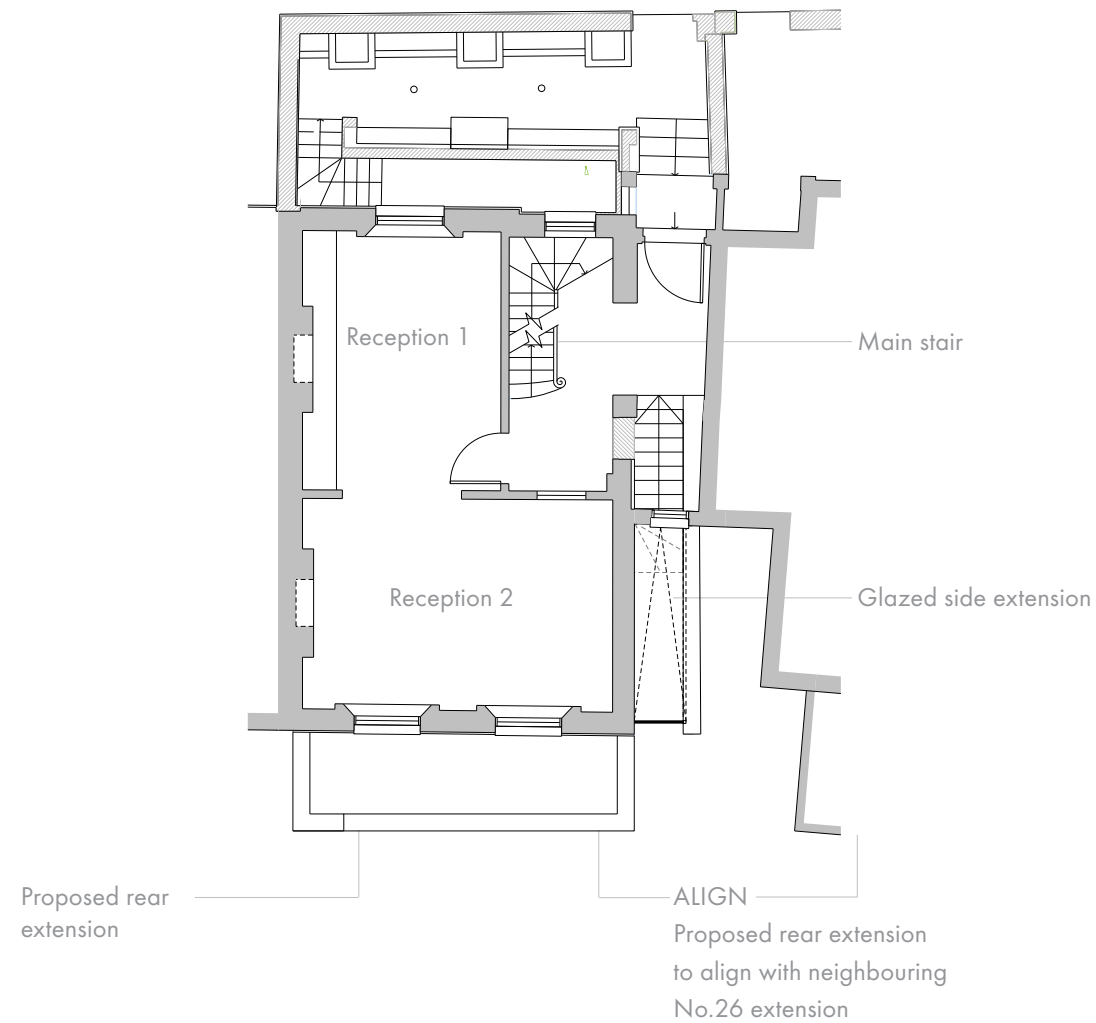
The proposed layout provides a more efficient internal space through a combined, open kitchen, living and dining space.

The rear extension houses full width, glazed sliding doors to maximise natural light in the basement floor.

The side extension provides access to the ground floor.



Existing Ground Floor - Scale 1:150



Proposed Ground Floor - Scale 1:150

Ground Floor

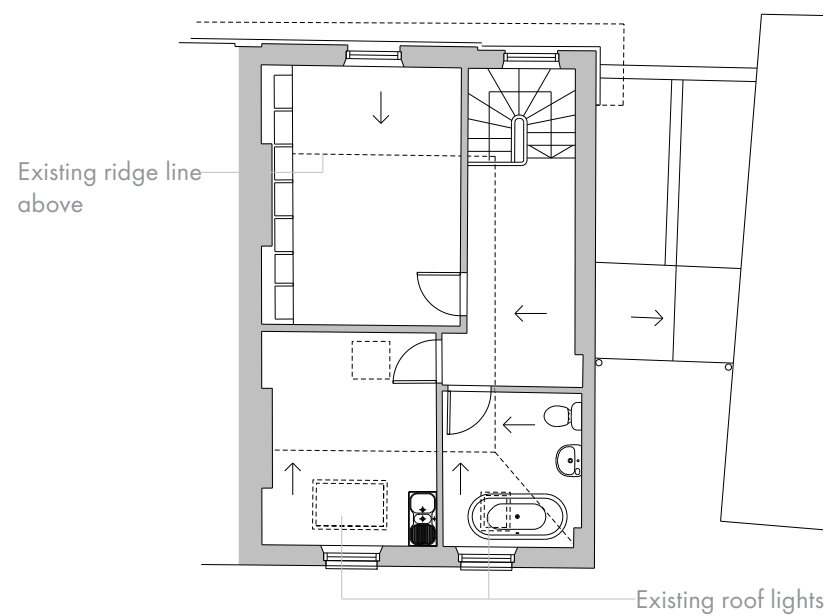
Existing Layout

Access is gained at ground floor through a hallway which houses the main stair. There is no planned interior changes to the 2 reception rooms.

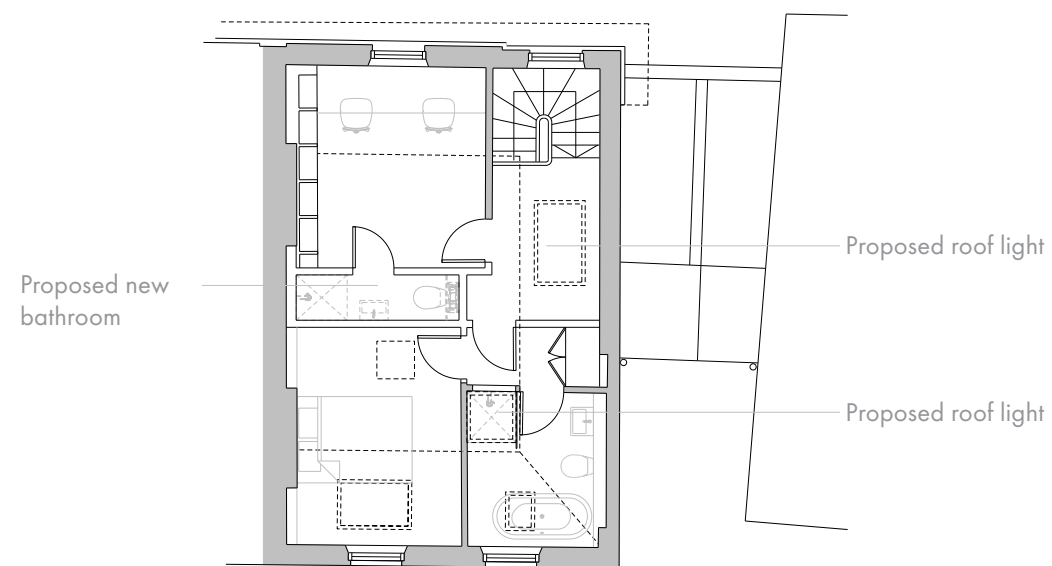
Proposed layout

A new stair is proposed directly in front of the front door, to provide access to the basement floor below.

The cloak room would have to be removed to accommodate this and would be located instead in a cupboard under the stair.



Existing Third Floor - Scale 1:150



Proposed Third Floor - Scale 1:150

Third Floor

Existing Layout

The third floor comprises of a bathroom, bedroom and study. Each room is accessed via the main stair and dark hallway.

Proposed layout

It is proposed that an additional bathroom is provided next to a future study or bedroom, two new roof lights are also proposed. One over the dark hallway to maximise natural light and one above the shower in the refurbished bathroom.



4.4 Scale

Windows at the rear of the property are larger at ground and 1st floor levels, compared to the smaller sash windows on the 2nd and 3rd floors.

It is proposed that the the French doors at basement level are replaced with double glazed sliding doors that comply with building regulations. These new sliding doors will be housed within a rear extension, that is modest in scale and will align with the edge of the building.

The proposed rear extension will be comparable in size to the neighbouring No.26 extension (highlighted in orange).

The proposed side extension (to house the new basement stair) is also modest in scale. It will be glazed to reduce its visual impact and admit light into the basement floor.

Two additional rooflights are proposed at the rear and side of the roof to admit more natural daylight into a poorly lit top floor. There are no proposed changes to the roof profile.



Rear view of St. Mark's Crescent and neighbouring houses (site highlighted in blue)



Rear view of St. Mark's Crescent (site highlighted in blue)

The adjacent photographs show the view from the rear of St Mark's Crescent. The applicant's property has been highlighted in blue.

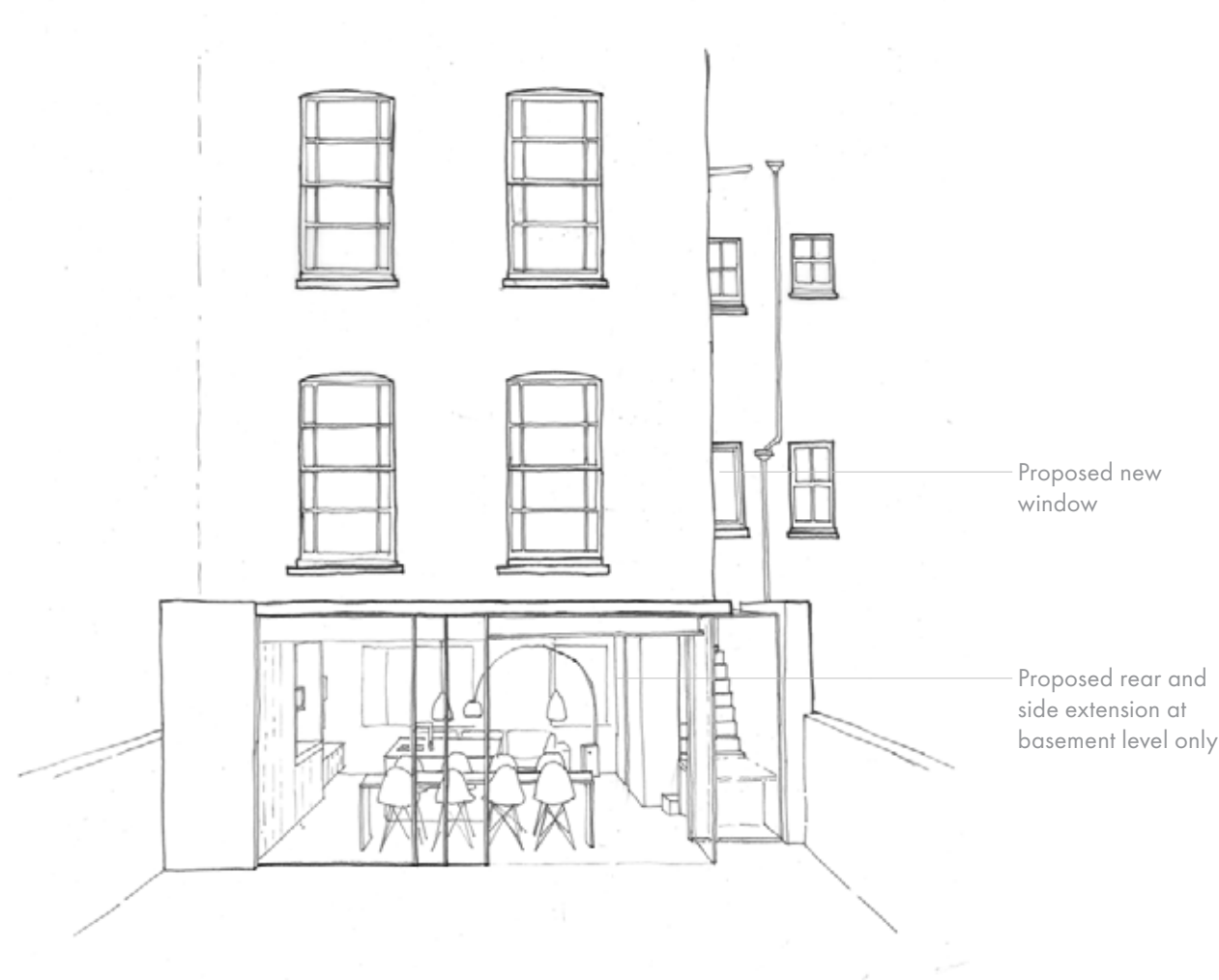
It is clear from both photographs that there is no visibility of the lower floor of No.27, specifically the basement and ground floors due to the dense planting and existing trees. Views from above would also be impaired due to the number of mature trees outside the property.

The scale of the proposed extension takes the surrounding views into account, and given it is only proposed at basement level, it places no visual harm on the conservation area. The existing recess between the buildings is also unaffected visually.

Neighbouring extensions are visible and have been highlighted in orange.



Rear elevation of No.27 with basement level concealed behind garden



Proposed rear elevation of No.27 showing proposed rear and side extension

4.5 Appearance

Existing Appearance:
No 27 St Marks Crescent is a terrace property of brick construction, faced in yellow brick on the street side and brown stock brick at the rear.

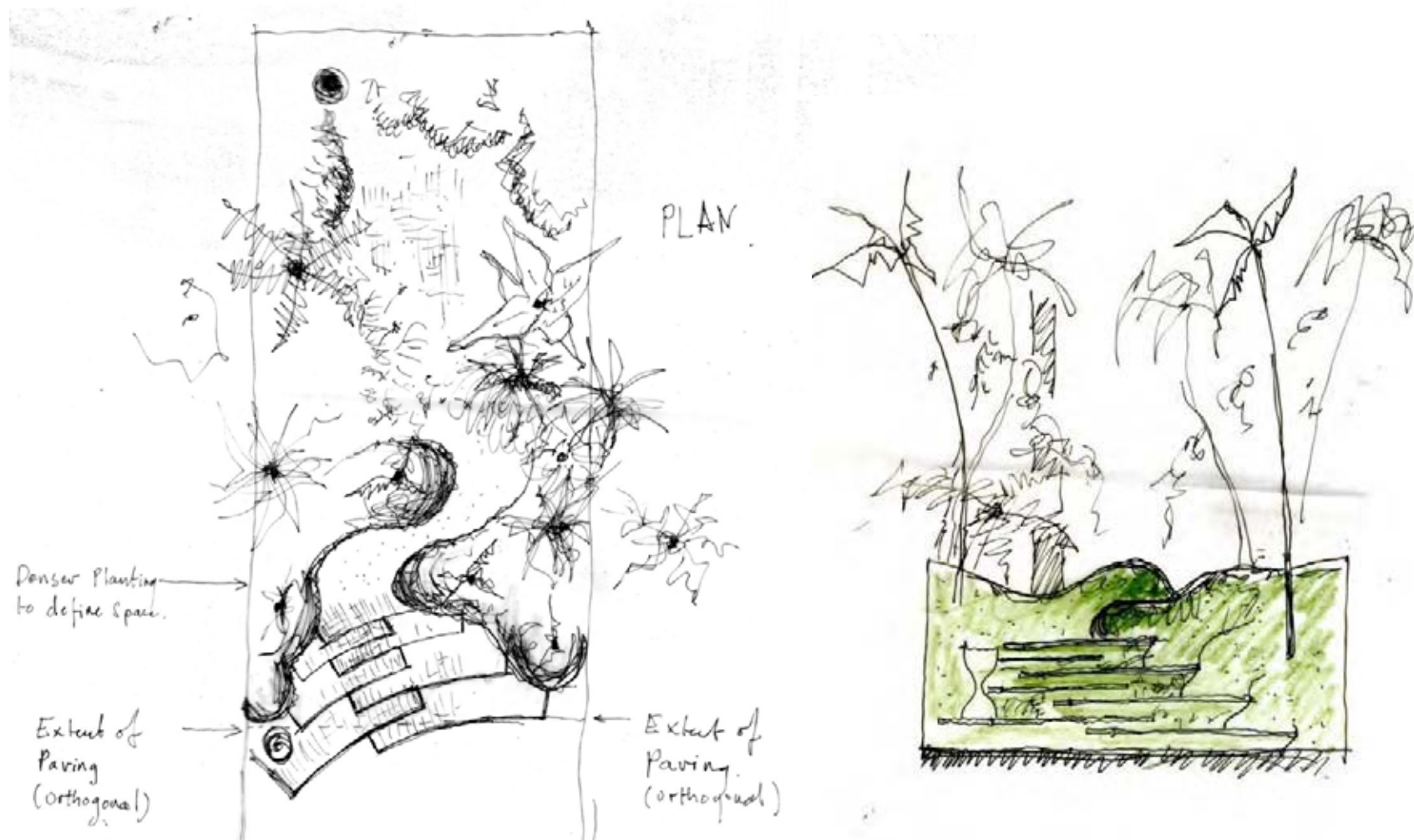
The rear elevation contains white timber sash windows with brick soldier courses above.

Proposed Appearance:
The proposal aims to preserve the appearance and character of the building at street elevation, so there are no proposed works at the front of the house.

The proposed rear extension houses glazed sliding doors that will improve the connectivity with the garden and significantly improve daylighting at this level. The glazed doors will also reduce the visual impact of the extension, so that it does not appear as a solid and bulky mass.

The proposed side extension at basement level, will be constructed in glass, both its roof and front facade, to reduce its visual mass and allow further daylighting into the building. The existing brick party wall will be constructed so that it is suitable for building use and meet building regulations.

In addition, a new window is proposed above the side extension. This is positioned in line with the adjacent windows so the rhythm of the rear facade is maintained. This replaces an existing window which wasn't aligned.



Proposed landscape sketch of rear garden



View of existing garden from living room



View of rear garden



View of rear terrace area

4.6 Landscaping

Existing Landscaping

The existing rear garden consists of a terrace at basement level and planting at ground level. The garden is held behind a retaining wall which dominates the view from the basement floor.

Proposed Landscaping

It is proposed that this retaining wall is removed and more gradual steps built to link the terrace area to the garden. This will increase the visual connection between the garden and house and encourage use.

The aim of the landscape scheme is to softly bring the garden down to the lower level via new meandering steps and the proposed planting strategy is to enrich the current planting with a denser and more diverse understory of low lying plants.

There are no trees proposed for removal in the rear garden and the root protection area of the existing trees will be left undisturbed.

4.7 Access

Existing Access:

The entrance to No 27 St Marks Crescent is set back from the street and accessed via 4 steps to the front door.

Proposed Building Access:

There is no change proposed to building access.

5.0 Sustainability Statement



5.1 Building Fabric

All of the existing building fabric is to remain, except for the proposed openings for the rear and side extensions. These will contain new windows that will have thermally broken frames and be double glazed to meet Building Regulation U Values.

5.2 Lighting

External lighting in the rear garden will be low level, energy efficient lighting and in the interior, energy efficient lighting will be provided where possible.

5.3 Ventilation

The proposed enlarged sliding doors will have a larger open area than the existing french doors, thereby improving natural ventilation opportunities when open.

The openable rooflight at the top of the staircase hallway will allow for the stack effect, sucking hot air up through the house and ejecting it at roof level, passively cooling the house. The proposed new rooflight in the bathroom will also improve ventilation.

5.4 Water

Water saving models for kitchen appliances will be provided where possible, reducing water consumption in the property.



6.0 Quality Management System

6.1 BAA Quality Management System

Revision No.
002

Revision Date
03.12.2012

Revision Description
Planning Application Design & Access Statement

File Location
012-019-A-IMAGES-REPORTS-
130206-D&ASTATEMENT

Filename
A12-019-130206-St Marks Crescent D&A-REV01

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7.0 Appendices

Document Issue Register										BenAdamsArchitects																			
Register					Full Drawing Register																								
PLEASE ACKNOWLEDGE RECEIPT OF DRAWINGS Reasons: I - Information T- Tender AB - As Built A - Approval C - Construction P - Planning M - Multiple					Project															12-019 - 27 St Marks Crescent									
					ISSUE NO.		1	2	3	4																			
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ISSUE REASON		I	P	I	P																								
DRG NO.		TITLE			SCALE	SIZE																							
12-019-A003		Existing Site Plan and Ground Floor			1:50	A1	-																						
12-019-A099		Existing Basement Floor Plan			1:25	A1	-			-																			
12-019-A100		Existing Ground Floor Plan			1:25	A1	-																						
12-019-A199		Proposed Basement Floor Plan			1:25	A1	-			-																			
12-019-A200		Proposed Ground Floor Plan			1:25	A1	-																						
12-019-A500		Proposed Long Section			1:50	A1				-																			
12-019-P001		Site Location Plan			1:1250	A1			-			A																	
12-019-P002		Siteplan			1:500	A1			-			A																	
12-019-P099		Existing Basement Floor Plan			1:500	A1			-			A																	
12-019-P100		Existing Ground Floor Plan			1:25	A1			-			A																	
12-019-P103		Existing Third Floor Plan			1:25	A1			-			A																	
12-019-P104		Existing Roof Plan			1:25	A1			-			A																	
12-019-P121		Existing South Elevation			1:50	A1			-			A																	
12-019-P130		Existing Long Section			1:50	A1			-			A																	
12-019-P199		Proposed Basement Floor Plan			1:25	A1			-			A																	
12-019-P200		Proposed Ground Floor Plan			1:25	A1			-			A																	
12-019-P203		Proposed Third Floor Plan			1:25	A1			-			A																	
12-019-P204		Proposed Roof Plan			1:25	A1			-			A																	
12-019-P401		Proposed South Elevation			1:50	A1			-			A																	
12-019-P500		Proposed Long Section			1:50	A1			-			A																	
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DOCUMENT ISSUE REGISTER

Drawing Register

7.1 Existing and Proposed Drawings

Project	St. Mark’s Crescent
Page No.	11
Job No.	012-019
Source	