

Planning Application

The team

| | |
|-----------------------------|-------------------------|
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1.01 Introduction

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

The Planning Application seeks full planning permission from Camden Council for the following works:

- To the rear terrace, create a planter to the boundary with No. 29 St Mark's Crescent. Planting to be at least 1.8m high - Black Bamboo (*Phyllostachys Nigra*).
- Green roof to be replaced with decking.

The property is currently being refurbished inline with the permission granted in January 2014 - 2013/5039/P. Subsequent to this, we have received approval for the following Non Material Amendments:

- | | |
|---------------------------------|------------------|
| • 2014/2196/P - Rear balustrade | 3rd April 2014 |
| • 2014/2923/P - Rear windows | 8th May 2014 |
| • 2014/2924/P - Roof | 30th May 2014 |
| • 2014/3635/P - Parapet height | 20th August 2014 |

This application relates purely to the rear terrace. We are not seeking any increase in demise or alterations to the existing facades.

1.1.1 Consultation

The Client has spoken to the Case Officer in the last 24 hours on amendments required within the application. These are reflected in the landscape section.



Aerial view of site



Aerial view of site

1.02 The Site

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.

The building is currently being refurbished to bring the property up to the standards required for a modern family home. Many of the existing rooms being rather small.

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



View of property from St. Mark's Crescent

1.03 Context

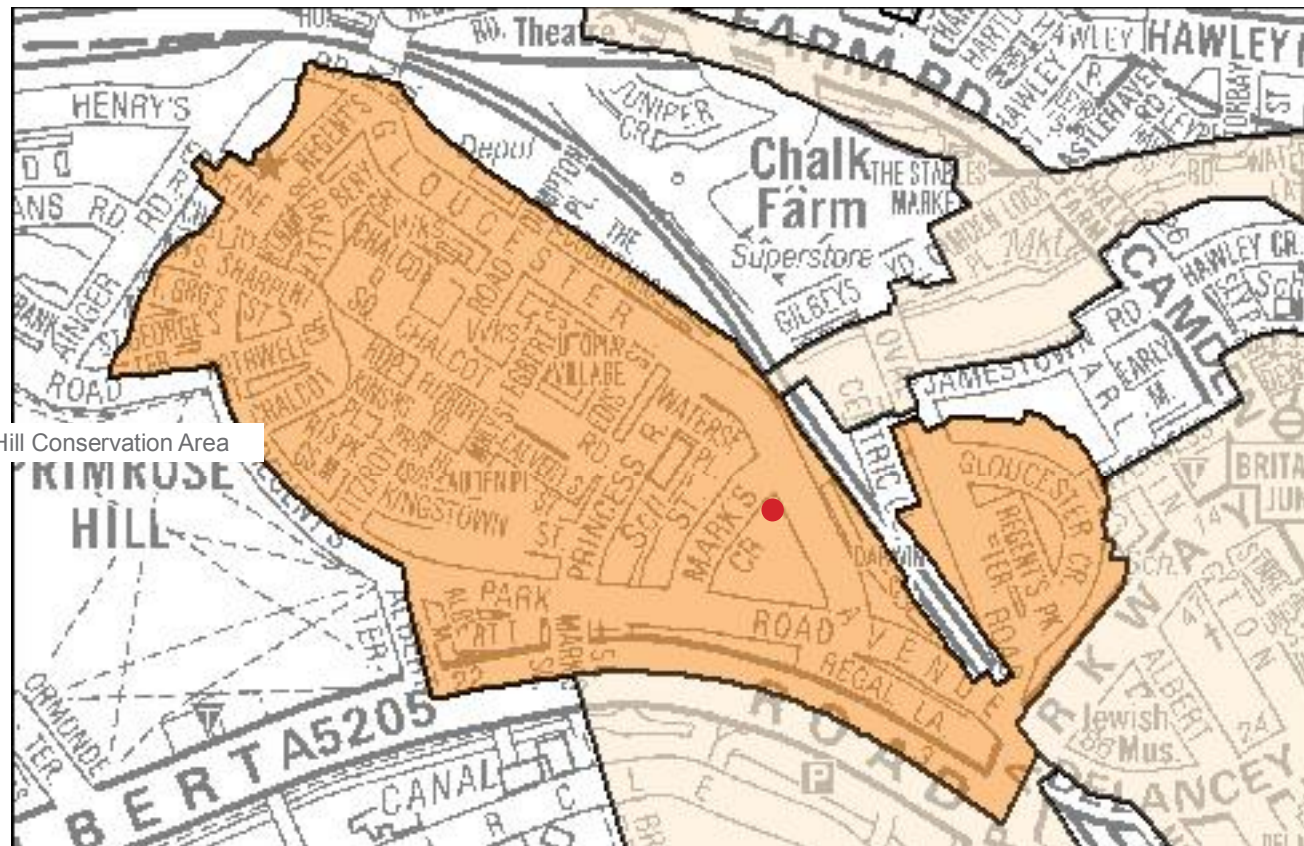
The property is located within the Primrose Hill Conservation Area, as indicated by the red dot on the adjacent map.

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



Extension to the rear of Gloucester Avenue



Extension to the rear of 29 St. Mark's Crescent



Extensions to the rear of 28 and 29 St. Mark's Crescent



New extension progressing to the rear of No. 30 St. Mark's Crescent

The frontage of the properties along this street show consistent detailing and character, with the window and door surrounds and bay windows.

To the rear, many properties have been extended across the width of the property at ground floor and sometimes the first, in various forms, to provide further accommodation. There are several examples of this in the vicinity of the property, as we see in the images opposite, at 26, 28 and 29. No. 27 was recently granted permission to extend. Also a number of properties have extended to the rear along Gloucester Avenue.

1.04 Proposed Elevations

1.4.1 St. Mark's Crescent Elevation

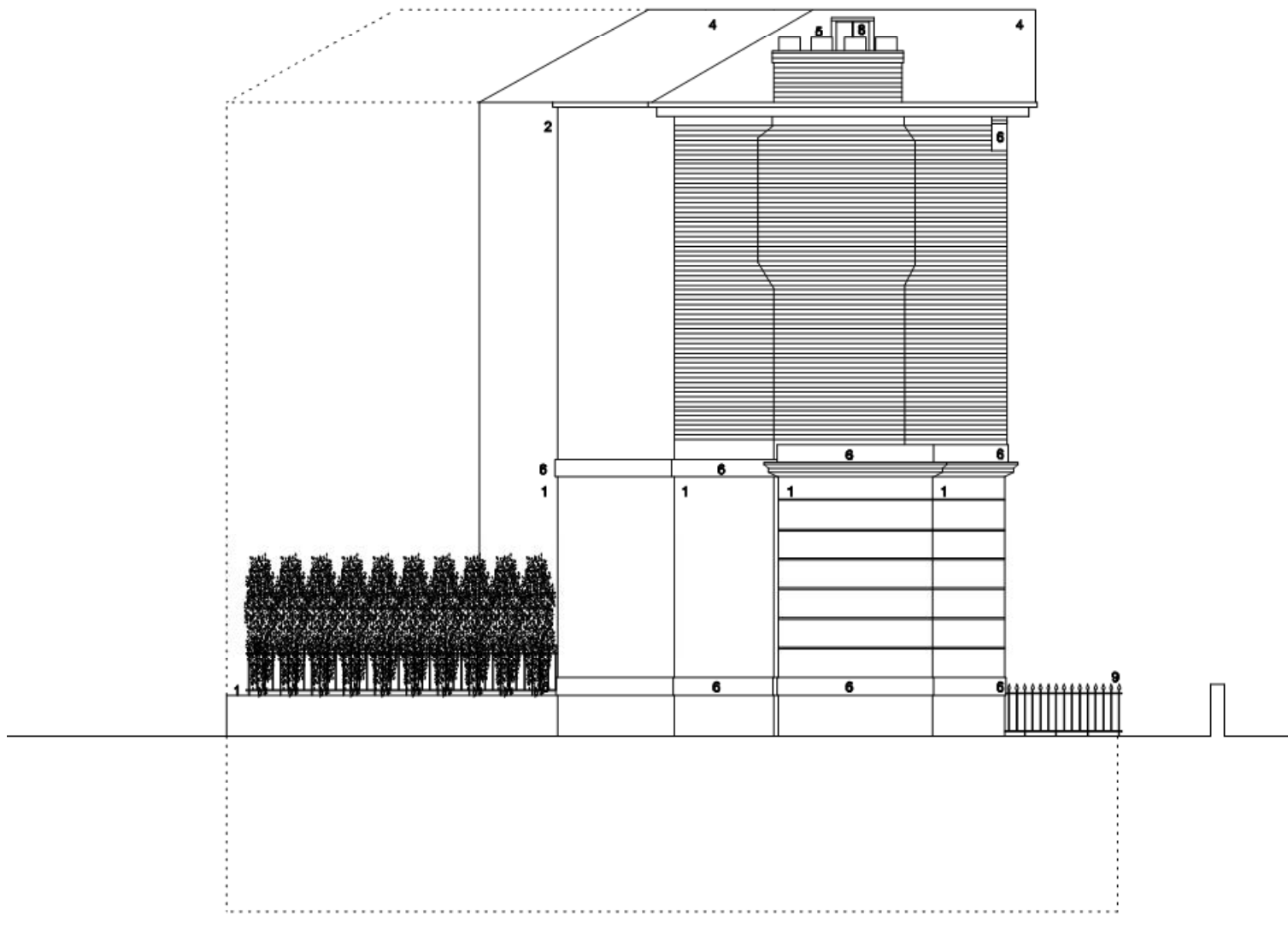
No change is sort to the front elevation.



1.4.2 Side Elevation

Essentially the rear elevation remains as granted permission but we are seeking the approval of a planter, with Black Bamboo grown to a height of 1.8m, to the neighbouring property as seen in this image.

Otherwise, we are not proposing any other changes to the property.



1.4.3 Rear / Garden Elevation

Essentially the rear elevation remains as granted permission but we are seeking the approval of a planter, with Black Bamboo grown to a height of 1.8m, to the neighbouring property as seen in this image.

Otherwise, we are not proposing any other changes to the property.



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 roof terrace

1.5.4 Roofs

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



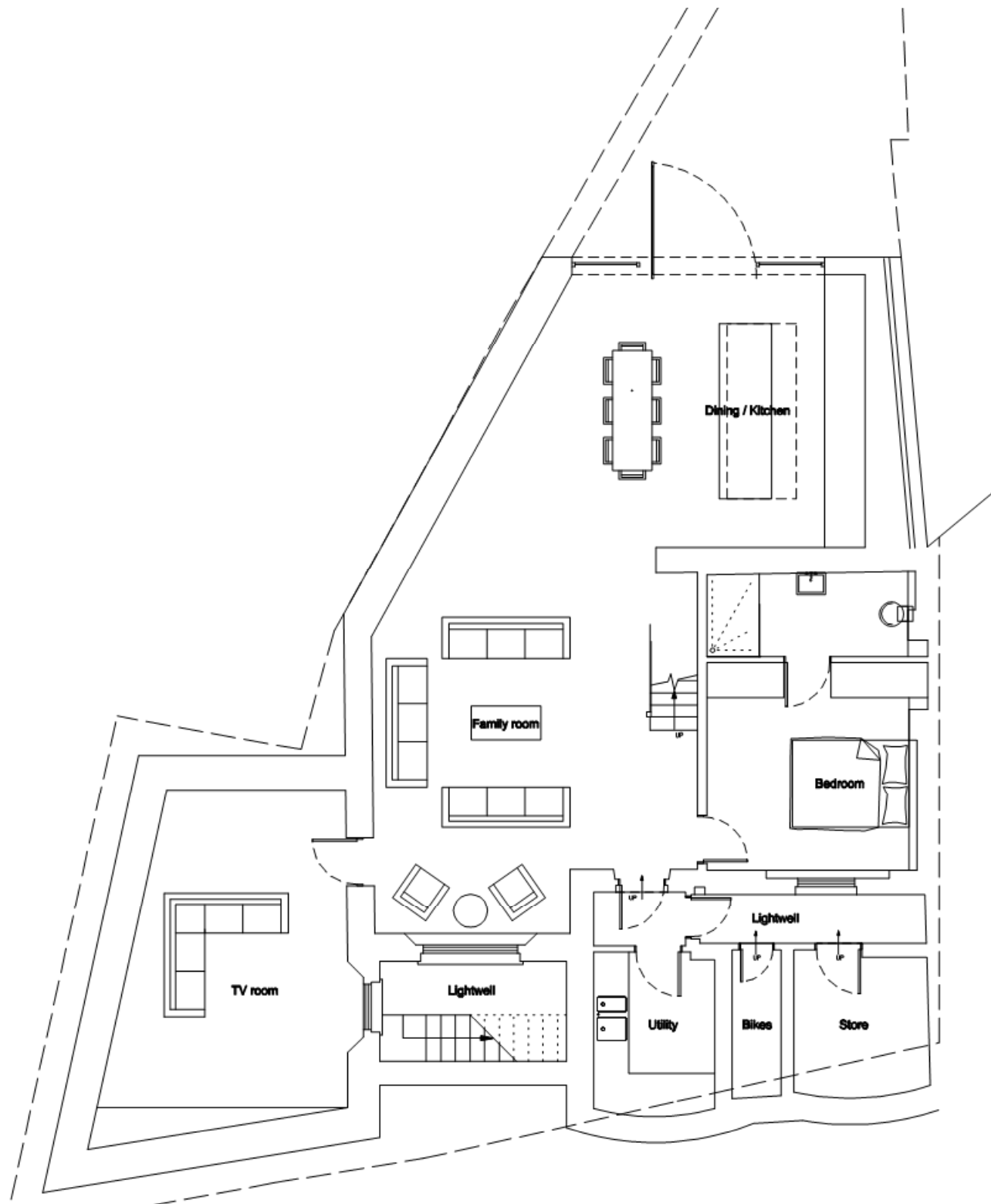
Proposed materials



1.06 Proposed plans

1.6.1 Lower Ground Floor

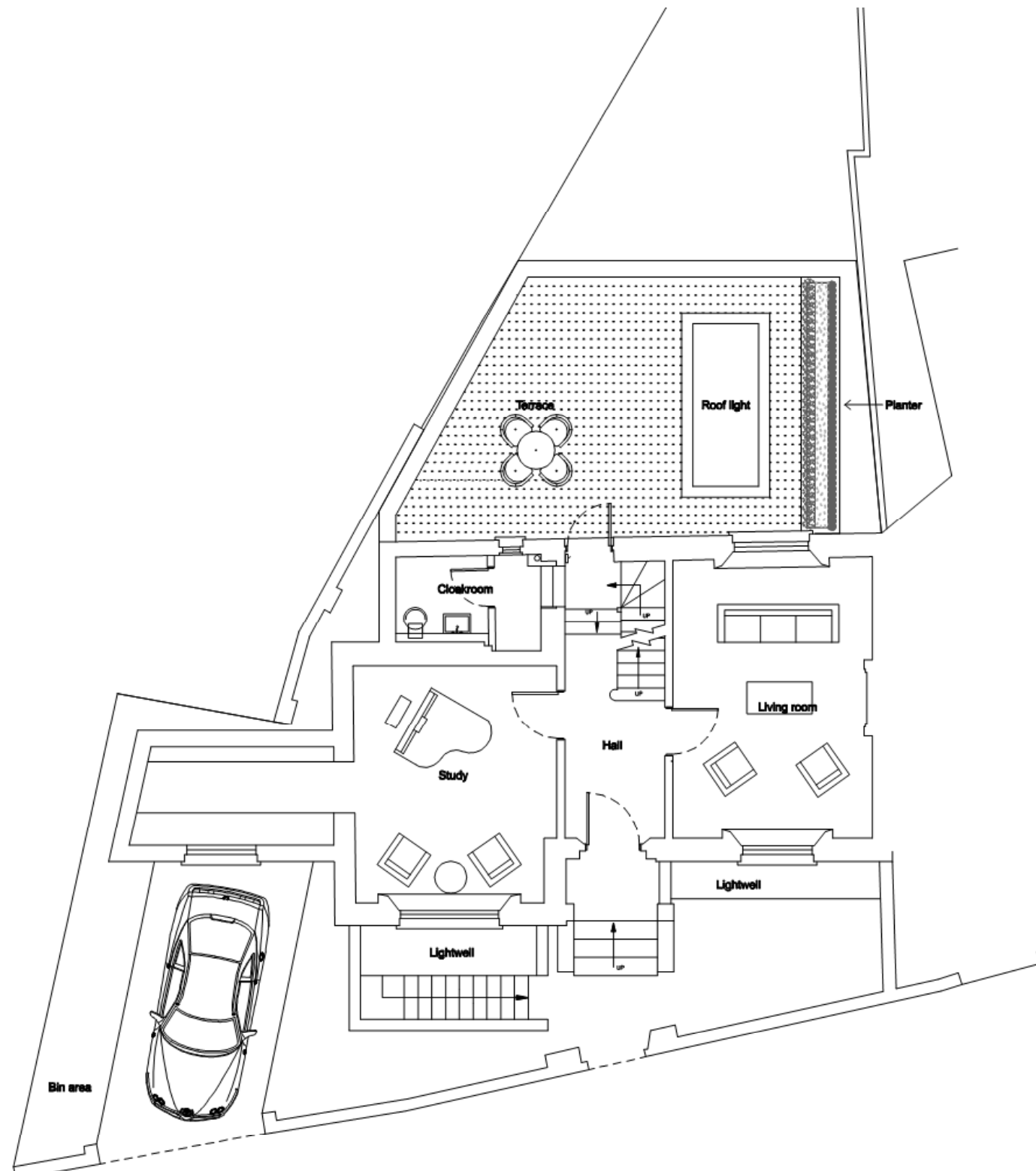
No change to the layout at this level.



1.6.2 Raised Ground Floor

The application relates to this level and the proposed planter to the boundary with No. 29 and the change of the green roof in this area to decking. Otherwise there are no other changes / proposals at this level.

Revisions to the design of the planter have allowed for dense planting, using a layering process - from the front to the back of the unit.

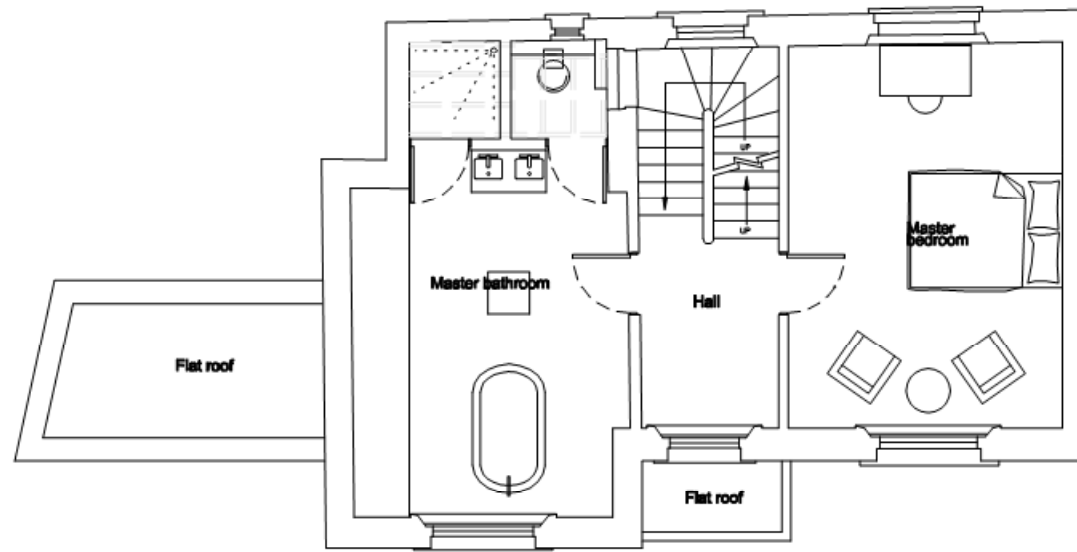


1.6.3 First Floor

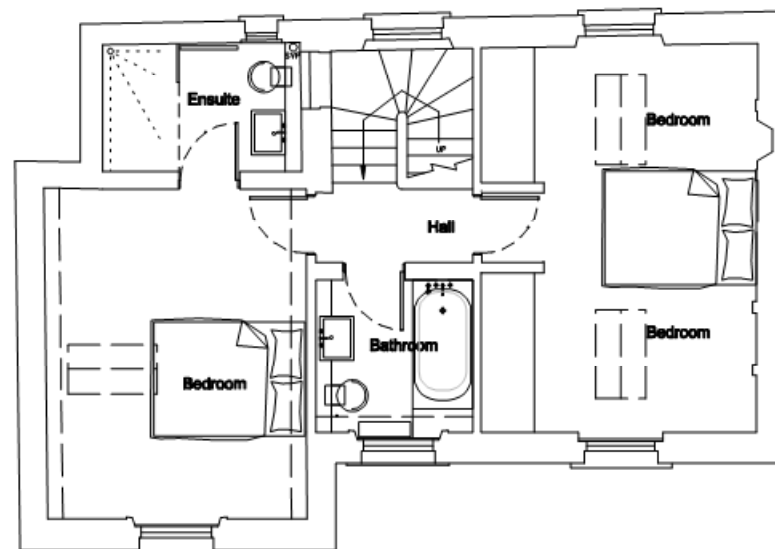
No change to the layout at this level.

1.6.4 Second Floor

No change to the layout at this level.



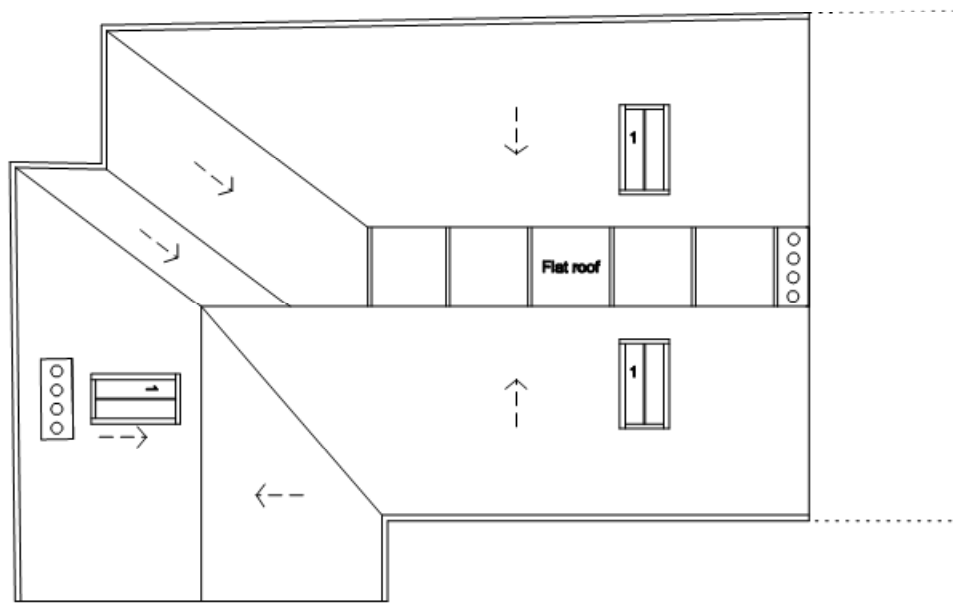
First floor



Second floor

1.6.5 Roof

No change to the layout at this level.



1.07 Areas

| Floor | Area - Existing | | Area - Proposed | | Area - Difference | |
|---------------|-----------------|---------|-----------------|---------|-------------------|------|
| | sqm | sqft | sqm | sqft | sqm | sqft |
| Lower ground | 159.91 | 1721.26 | 159.91 | 1721.26 | 0 | 0 |
| Raised ground | 71.53 | 769.94 | 71.53 | 769.94 | 0 | 0 |
| First | 62.96 | 677.70 | 62.96 | 677.70 | 0 | 0 |
| Second | 62.96 | 677.70 | 62.96 | 677.70 | 0 | 0 |
| Amenity space | 1191.24 | 1191.24 | 1191.24 | 1191.24 | 0 | 0 |

1.7.1 Area schedule (GEA)



1.8 Landscape

1.8.1 Design and planting

We propose the use of planting to create a physical / visual and sensory boundary between No. 30 and No. 29 St. Mark's Crescent.

The design is based on a layering of plant types. To the rear of the planter and on the boundary with No. 29 will be (at least) 2200mm high - Black Bamboo (*Phyllostachys Nigra*); inbetween will be Box (*Buxus Sempervirens*) to a height of 1200mm and to the front onto the terrace, will be Lavender 'Hidcote' (*Lavandula angustifolia*) to a height of 800mm.

This will all be contained within a rendered planter with decking throughout the surrounding area.

All of this plant layering will provide a visually impervious screen to the neighbouring property and thereby improve on the current Approved Scheme, which allows direct and unimpaired views into No.29.



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 (2004 Edition), Approved Document Part K of the Building Regulations (2000 Edition), Lifetime Homes and Merton's Guidelines.

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.