

# **Design and Access Statement for 6 St Marks Crescent London NW1 7TS Conservatory Extension.**

## **Site and existing building:**

This Victorian house is a single family dwelling Primrose Hill, arranged on five floors with an existing conservatory at basement level in the back garden. A conservatory has already been added to the neighbouring house, no. 5 in recent years.



**The back of 6 St Marks Crescent  
from the garden.**



**The back of 6 St Marks Crescent  
From the towpath. Roof lights hardly visible.**

## **Design:**

This application seeks permission to enlarge the single storey conservatory to bring it out into the garden to match the depth of the one at No. 5, whilst keeping its lean-to style. The depth of the ground floor balcony would also be increased to match that of No.5.

In addition, internal arrangements will be modified to provide disabled facilities including an internal wheelchair lift, and a wheelchair accessible WC and shower/bath, as the owner/occupier of the house is becoming infirm and needs to plan for limited mobility. By extending the conservatory we will be creating a larger, lighter space for her. The internal lift to the ground floor will allow her to use the current kitchen and living room whilst she is still able to do so.

The proposed basement conservatory extension will project a further 950mm into the back garden to line through with the one next door. The principal of the existing lean-to glazed roof will be extended using double glazing. The existing window frame work will be re-used, if possible, but with new double glazing, on a new retaining wall. This wall will be lined with bricks salvaged from the existing wall for the few courses above ground level.

The sitting room balcony at ground level will be extended into the back garden by an additional 640mm, again to match the one at no. 5, re-using the existing cast iron balustrade and steps down to the garden. It will be finished, as now, with an asphalt coating.

In addition to the conservatory extension, the proposal includes the replacement of the three existing Velux windows in the attic with a run of four Veluxes in the same style, close together and with doubled height. There are a number of roof lights in other houses in the row including some with similar doubled up Velux roof lights.



**The backs of the adjoining houses in St Marks Crescent, showing the variety of existing roof lights.**

**Access:**

The new design will improve the existing access situation and provide appropriate facilities.

PMA. Aug 2015.