

SHER + WHITE ARCHITECTS



Design & Access Statement
31 ST MARK'S CRESCENT
December 2016

Prepared for LB of Camden

Design & Access Statement

31 St Mark's Crescent, London NW1 7TT

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1.0 Existing House and Surrounding Context:

1.01 The existing building is a single family dwelling house that lies within the Primrose Hill Conservation Area. It is a 19th Century terraced house with accommodation arranged over lower ground, ground, first and second floor levels.

1.02 The front and rear elevations are rendered with a painted finish. There is an existing projecting entrance portico to the front door. No.31 is the end house in a terrace of 5 properties (no.s 31, 1, 2, 3 and 4 St Mark's Crescent), and has an existing side annex over all 4 storeys. The mirroring end of terrace property (no. 4) also has a 4 storey side annex building. The two end properties are not identical, no. 4 having a bay window configuration at the rear on ground floor, while no. 31's rear façade is flat. In addition, the height of the flat roof of the side annex to no. 4 comes up to the underside of the eaves of the main roof of the house, while at no. 31, the flat roof is approximately 300mm lower than the eaves of the main roof.

1.03 There is a small paved area at the front, ground floor level, with painted metal railings overlooking a lightwell to the lower ground level. Below the paved area are vaulted storage spaces accessed from the lower ground floor lightwell. A low brick wall and wrought iron entrance gate form the front boundary of the property.

1.04 The existing pitched slate roof ridge runs along the full width of the terrace with a cross hipped form returning at each end of the terrace and terminating in a gable end on the front elevation. All existing windows are single glazed timber framed sash windows.

1.05 The rear boundary of the site is defined by Regents Canal. The rear garden

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level sits approx. 1m above lower ground floor level and backs onto the canal.

- 1.06 The other properties in this terrace (no.s 1, 2, 3 and 4 and indeed further properties along the street) all benefit from rear extensions/conservatory additions in various forms at lower ground level. Other notable additions and amendments to the other properties in the terrace include extended rear elevation ground floor balconies and new conservation rooflights in the main roof on the front and rear elevations.

Refer to Appendix A - existing photos

2.0 - Design statement:

- 2.1 This statement has been prepared in support of the application for householder planning permission and conservation area consent for 31 St Mark's Crescent NW1.
- 2.2 The proposals involve internal and external refurbishment works, internal layout changes throughout the house, the addition of a single storey rear extension at lower ground floor, new window configuration to the existing side annex building, new conservation rooflights in the main existing roof, a new bin store at the front at ground level and a new window configuration to the under pavement area at lower ground floor level. The proposals also seek to replace all existing single glazed sash windows for new double glazed sash windows, all to match existing in terms of appearance.
- 2.3 **Removal of staircase**
It is proposed to remove the existing external staircase from the rear ground floor terrace to the garden in order to avoid overlooking and maintain the neighbour's privacy. The design proposes a more direct access from the new extension at lower ground level into the garden via a refurbished patio.

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2.4 Single storey extension

The depth and height of the proposed single storey rear extension matches that of the neighbouring property at no.1 St Mark's Crescent. It is proposed to finish the building in painted render to match the existing rear elevation and all new windows are PPC aluminium framed units to contrast the existing building as a clear modern insertion. The roof to the extension is part timber decked balcony and part green roof with fixed rooflights positioned to complement the internal layout.

2.5 Ground floor level rear balcony

It is proposed that the existing balcony is extended in width and depth to be similar in proportion and size to that of neighbouring no.1. This also echoes similar situations along the terrace. It is proposed to re-use and replicate the ornate cast iron balustrade that is typical of these types of houses.

2.6 Side annex

It is intended to replace the windows in the rear elevation of the existing side annex building with a new tall frameless glazed window opening across ground, first and second floors which will relate more appropriately to the internal functions of the house. The second floor window is proposed to wrap over and join a new rooflight in the flat roof of the side annex. It is also proposed to match the volume of the corresponding side annex of no. 4 St Mark's Crescent by raising the roof up to the eaves level of the main roof, as per no. 4 St Mark's.

On the side elevation of the annex, it is proposed to relocate and resize the 2 existing window openings (at 1st and 2nd floor) to suit the revised internal layout and to add 3no. new window openings to match. All new windows to the side elevation will be fixed PPC aluminium framed units.

2.7 Main roof

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Conservation rooflights are proposed in the side and rear elevations of the main pitched roof.

3.0 Trees & hedges:

There are no trees or hedges affected by the proposal.

4.0 Access:

Access to the site remains as existing.

5.0 Parking:

No changes are proposed to the existing parking allocation on site.

6.0 Sustainability:

The proposals will accord with the current Building Regulations, Part L. The proposed new extension construction and all new windows will perform thermally, considerably better than the existing.

7.0 Conclusion:

The proposals have been carefully considered in order to result in a sensitively designed scheme. The house will be repaired, refurbished and restored to a high standard, creating a well laid out family home with a greatly improved aesthetic contribution to the conservation area.

In accordance with the UDP (Policy H27- Extensions to Residential Property) the proposed rear extension building is of a scale which is appropriately subordinate to the existing building and matches neighbouring rear

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extensions in scale and volume. All external amendments, improvement works to the fabric of the building and new windows/doors are proposed with materials either to match or to complement and contrast those of the existing house. The proposals do not adversely affect the amenity of surrounding houses, including access to natural light, privacy and outlook.

The proposals are intended to be sensitive to the Conservation Area, making minimal impact on the surroundings.

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Appx. A_ Photos



Front Elevation



Rear Elevation

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Rear Elevation of terrace