

# DESIGN AND ACCESS STATEMENT

## INTRODUCTION

This Design and Access Statement - incorporating Planning Statement, has been prepared by Laura Muner Architect – the Agent, on behalf of Sergio Conforti - the Applicant, in support of the application for Planning Permission for the development of the Site: flat C, 1 St. Martin's Close, London NW1 0HR.

## THE SITE AND ITS CONTEXT

1 St. Martin's Close is a three storey end of terrace house located at the corner between Saint Martin's Close and Camden Street.

Flat C, the property in question, occupies the second (top) floor.

Flat A and B are located respectively at ground floor and first floor.

The elevation on Saint Martin's Close faces South-South-East, while the elevation on Camden Street faces North-East-East.

Garden to flat A, together with all rear gardens in the terrace, share their North-West boundary with Saint Martin's Gardens Park, which stretches also around the side elevation and provides a cushion between the property and Camden Street.



St. Martin's Close is a cul-de-sac street. The Close presents quite a homogeneous front where almost all the terrace houses share the same appearance, with stucco render ground-floor, face brickwork to first and second floor and timber sash windows.

No.1, no.2, no.3, no.4, no.5 and no.6, are all two-window-wide and all entrance doors are on the right hand side.

No.7 is three-window-wide (although windows are here of different proportion: less wide and taller) and the entrance door is on the left hand side.

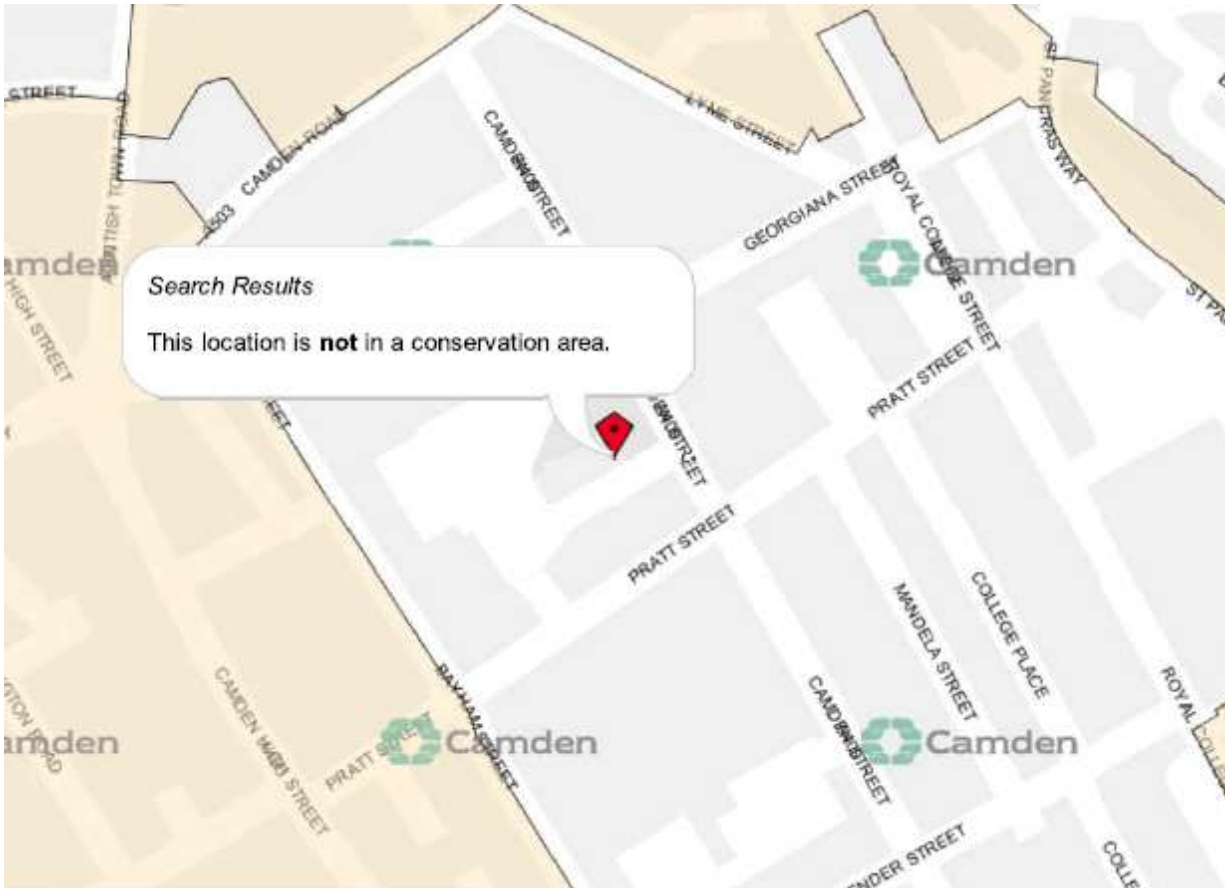
No.8, at the very bottom of the Close, is five-window-wide and the entrance door is in the centre.

All terrace houses' roofs appear to be London roofs, with the gutter in the centre.

The decorative top cornice to the front is almost un-interrupted all through the terrace except for no.7 and no.1 where it is missing.

The side elevation to no.1 has no windows and its finish is green colour render.

### The site is not in a Conservation Area.



Two features deserve mentioning:  
St. Martin's Gardens and  
All Saints Greek Orthodox Church.

#### **St. Martin's Gardens**

St. Martin's Gardens, formerly known as Camden Town Cemetery, lie north of Pratt Street, between Bayham and Camden Streets.

The ground, 3¼ acres, was acquired in 1803 by Trustees, under an Act of Parliament, to provide an additional burial ground for the parishioners of St. Martin-in-the-Fields.

It was consecrated by the Bishop of London on 12th September, 1805. The Act provided that the burial ground should become a detached portion of St. Martin's parish, but it was reunited to St. Pancras after the Local Government Act of 1899.

The St. Martin's Almshouses were built in 1817 and there was also a chapel within the ground. In 1854 the trustees obtained parliamentary powers to build on the south-east portion of the ground which had not so far been used, and St. Martin's Close and the adjoining houses in Pratt and Camden Streets were erected there.

Between 1855 and 1860 strong local feeling was aroused by an attempt by the trustees to build on part of the ground which contained graves.

This was eventually prevented, and in 1887 the parish of St. Pancras was enabled to take over the cemetery and lay it out as a garden, although the freehold remained vested in St. Martin's. It was opened by the Countess of Rosebery on 24th July 1889, when a memorial cross was unveiled, raised by public subscription to the memory of Charles Dibdin.

The entrance from Camden Street has a pair of wrought-iron gates, with an elaborate overthrow, having the words "St. Martins" in cursive capitals as part of the design; that to Pratt Street had a pair of cast-iron gates hung on posts surmounted by urns but one gate is now missing.

The many gravestones from the old cemetery have been cleared and removed to the perimeter, although a few remain in situ.



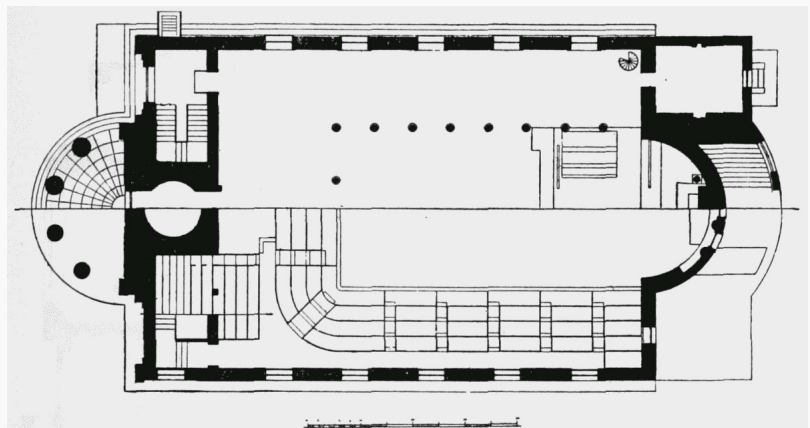
The park underwent a major restoration in 2005 and is now a well-balanced mix of trees, grassland, shrub beds and wild flower borders. A children's play area is surrounded by a wild flower meadow.

St Martin's Gardens has once again been awarded a Green Flag in 2010 - deserved national recognition that these gardens are of the highest quality.

### **All Saints Greek Orthodox Church**

The church was designed by William Inwood and his son, Henry William, and is one of the four churches erected in the parish by these architects. It is a fairly large building of yellow stock brick, with east and west ends faced in Portland stone. The plan is rectangular, with an eastern apse mirrored by a semi-circular portico at the west end. Just behind the portico is a cylindrical stone tower surrounded by columns, in imitation of the Choragic Monument of Lysicrates in Athens. The Ionic order is based on fragments brought back from Greece by Henry Inwood and now in the British Museum. The interior has a flat ceiling, with galleries on three sides supported by Ionic columns.

The east end is of an unusually elaborate design for a church of this type and includes two small wings containing flights of stairs leading to the vaults.



The church was developed from the 1790s onwards in the then largely rural parish of St Pancras, on the northern fringe of London.

The parish church was one of the oldest in England, but it had been neglected since the 14th century when most of the inhabitants of the parish had moved to Kentish Town in the northern part of the parish.

In 1818 a Church Building Act had been passed by Parliament to facilitate the construction of new churches in London's many new districts, including this one for Camden Town.

Erected at a cost to the parishioners of nearly £ 20,000, the church of All Saints was originally consecrated as Camden Town Chapel, on 15th July 1824.

*It became a parish church in its own right in 1852 and a district chapelry in 1863 and a vicarage under the St. Pancras Ecclesiastical Regulation Act of 1868.*

*In 1948 the church was leased to the Greek Orthodox Church authorities and chiefly used by Cypriots living in the area.*

*In 1991 All Saints was raised to the status of a Cathedral.*

*The church has been renovated a number of times, most recently in January 2009 under the supervision of English Heritage and co-sponsored by the National Lottery and donations from the Greek Orthodox Community of the parish.*

## **ACCESS**

### **existing**

The only existing access to the property is a pedestrian one from the pavement in St. Martin's Close.

Our proposed development does not include any changes to the current arrangement.

Flat A is accessible from its ground floor entrance door. Flats B and C - at first and second floor - are accessible from the same stairs and so is the communal terrace, at half landing level, between flat B and C levels.

### **proposed**

In the proposed development the existing entrance door to flat C at second floor remains in the same position.

The proposed two new flights of stairs start from inside flat C and develop above the existing communal stair-case.

*(This will require The Applicant to buy the space over the staircase together with the loft space and this will be dealt with in due time.*

*The Applicant has already informed his landlord – Camden Council – about his wish to extend the loft and informally submitted a sketch of the proposed development. Following that, we were happy to learn that no objections in principle were raised by the freeholder.*

*The Applicant will look into buy the space over the staircase together with the loft space should this application be successful.)*

## **DESIGN**

### **layout**

The proposed development includes two new flights of stairs to be built over the existing staircase and starting from the hall inside existing flat C.

The new stairs will lead to a new third floor, converting flat C into a maisonette.

The proposed top floor will consist of an additional bedroom, an en-suite bathroom and a boiler box-room where the existing boiler, currently located at second floor, will be relocated.

### **amount**

The total footprint of proposed third floor will be of approximately 28.4 m<sup>2</sup>, including:

4m<sup>2</sup> occupied by stairs and landing,

1m<sup>2</sup> occupied by boiler room,

4.8m<sup>2</sup> occupied by en-suite bathroom,

16m<sup>2</sup> occupied by bedroom at full height,

2.6m<sup>2</sup> occupied by bedroom space below sloped roof.

### **exterior appearance**

The proposed roof extension will have straight wall and flat roof at the rear, while at the front of the building the roof will slope 30°. The sloped roof will be set back to leave untouched the existing parapet to the front.

There will be two dormers to the front and three windows to the rear.

### materials

Windows' frame will be in the same style and materials as below windows so to give a seamless appearance to the proposed front elevation.

The finish to sloped roof at the front will be roof tiles.

The finish to flat roof at the rear will be resin.

The rear wall will be constructed with bricks to match the existing while the East side wall will be rendered.

## THE PLANNING HISTORY

Planning Application Search Results:

Record 1 of 1

Application Number	Site Address	Development Description	Status	Date Registered	Decision
<a href="#"><u>J12/13/21/18371</u></a>	1 St. Martin's Close, N.W.1.,	Change of use of 1 St. Martin's Close, N.W.1., including works of conversion, to form one self-contained flat and one self-contained maisonette.	FINAL DECISION	27-02-1974	Permission

## CONCLUSIONS

The discreet appearance of the proposed development makes it blend in with the existing building.

The small scale and the position of the proposed development make it be of hardly any consequence in the surrounding landscape.

My client and I trust that in the light of the carefully considered design, Planning Permission can be granted.