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Planning Application March 2017

**Design & Access Statement**

Top Floor Flat

15 St Marks Crescent

London

NW1 7TS



## Introduction

This application is for the replacement of one first floor rear window with a door and balustrade.

## Existing property

The existing property is a semi-detached house which has been split into a ground and lower-ground flat and a first and second floor flat. This application pertains to the upper flat.

The property lies within the Primrose Hill Conservation Area and backs onto the Regents Canal.





St Marks Crescent consists of a series of semi-detached houses separated by a path which leads down to their respective rear gardens at lower-ground level.



Path separating semi-detached houses



View of rear of St Marks Crescent from public footpath along Regents canal



The lower flats along St. Marks Crescent benefit from a rear garden and a roof terrace at ground floor level providing important amenity space. The upper flats however do not have such space and the majority of the properties only have a small balcony which needs to be accessed from a staircase off a half-landing with winders. As shown here not only is this inconvenient it its also extremely dangerous with a very real risk of falling down the stairs behind.



## Design principles and amenity

This application proposes to provide safely accessible external amenity by providing a set of inward opening doors in place of the existing rear window at first floor level and a balustrade around the flat roof of the bay window below.

This will not only provide a small outdoor area which is safe to access but also greatly improve the visual outlook from the room. For example, from a lower position (sitting at a sofa or in wheelchair for example) a set of doors will allow views of the canal.

The proposed door type will match those of the bay window doors below with additional transoms to reference the sash windows above. The balustrade will match the adjacent set to the existing balcony which are painted black metal.

Shown here is the proposed rear elevation. The adjoining property has some differing elements to the applicant property such as the long side window, the smaller arched window at roof terrace level and the absence of a decorative balustrade from the staircase window and one at the main roof level, and a lower roof terrace. Although technically these present an existing imbalance to the rear elevation it is arguably not detrimental to the overall character of the house as there is still a visible order to the elements. By keeping the new door within the existing opening, it maintains this visual order.



Rear elevation of Nos 14 & 15

