



DRAWINGANDPLANNING

[www.drawingandplanning.com](http://www.drawingandplanning.com)

# DESIGN, ACCESS AND HERITAGE STATEMENT

**Revision A**

October 2017

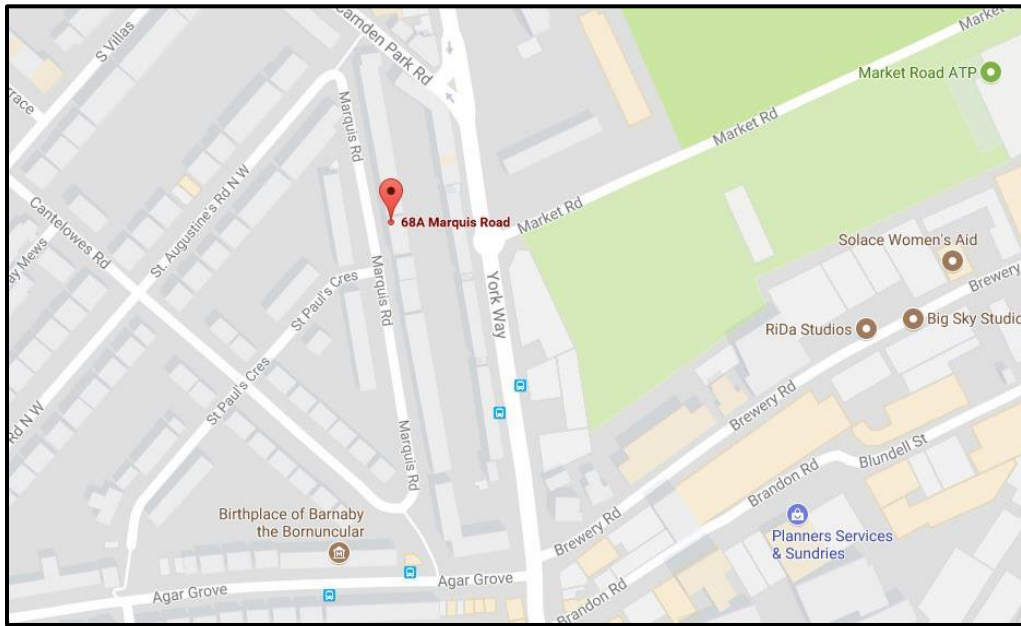
*68A Marquis Road,  
London,  
NW1 9UB*

## **1.0 Introduction:**

- 1.1 This supporting Design, Access and Heritage Statement has been prepared by Drawing and Planning Ltd, Mercham House, 25-27 The Burroughs, Hendon, London, NW4 4AR (0208 202 3665).
- 1.2 This statement supports a planning application submitted on behalf of the applicant and will look to outline the heritage considerations for the development and address the design issues.
- 1.3 This statement has been prepared for the proposed addition of a window to the side elevation of the lower ground floor maisonette at 68A Marquis Road. The purpose of this statement is to justify the planning application proposal and to demonstrate that the design of the development will positively enhance the area and have no adverse effects on the immediate or surrounding streetscape.
- 1.4 The proposed plans to accompany this application, have been designed by Drawing and Planning Ltd and the detailed drawings to accompany this application are attached to this statement.

## **2.0 The Site and surrounding area:**

- 2.1 The application site is a three-storey (lower ground, upper ground and first floor) end-of-terrace property located on the eastern side of Marquis Road, close to the junction with St Paul's Crescent. Marquis Road runs parallel to York Way. The building is in residential use as two maisonettes. This application relates solely to the lower ground floor unit, known as 68a Marquis Road.
- 2.2 The application site is typical of the small buildings located along Marquis Road. The surrounding area is residential in character and includes a variety of rear additions. All of the rear extensions in the immediate area are constructed of either brick or timber.
- 2.3 The application site is located within administrative boundaries of the London Borough of Camden and is situated within Camden Square Conservation Area but the site does not support a Listed Building.



**Fig. 1:** Location map (extract from Google Maps)



**Fig. 2: Existing View:** Front elevation 68a Marquis Road

### 3.0 Planning History:

3.1 The planning applications for this property are listed below:

- **2014/4180/P:** Details required by condition 4 (tree protection) to planning permission 23/05/2011 for the erection of single storey rear erection including the provision of new rooflights and green roof to residential dwelling – **Granted**
- **2012/1632/P:** Details of green roof required by condition 2 of planning permission dated 23/05/2011 (ref: 2011/1559/P) for erection of single storey rear extension including the provision of new rooflights and green roof to residential dwelling (Class C3) – **Granted**
- **2011/1559/P:** Erection of single storey rear extension including the provision of new rooflight and green roof to residential dwelling (Class C3) – **Granted**
- **G13/23/9/30402:** Erection of a two-storey extension at the rear - **Granted**

### 4.0 Planning Policy Consideration:

- 4.1 The merits of this application have been assessed against the policies from the Local Plan (adopted June 2017). The most relevant policies from the Local Plan are policies A1 (Managing the impact of development) from Chapter 6 - Protecting Amenity, and policies D1 (Design) and D2 (Heritage) from Chapter 7 (Design and heritage) have also been taken into consideration.
- 4.2 The proposal has taken into account specific consideration of Camden's Planning Guidance 2013, focusing on policies CPG1 (Design) and CPG6 (Amenity).
- 4.3 The proposed window addition is a very minor alteration to the existing building and has been designed specifically to complement the building and those existing designs along Marquis Road. In light of the above, it is clear that the proposal is entirely acceptable and comply with all of Camden's adopted planning policies and guidance.

## 5.0 Heritage:

### Subject Site

- 5.1 The subject property at 68 Marquis Road, is a mid to late Victorian period, 3 storey, end of terrace house constructed in the mid 1800's. The building is primarily constructed of London stock brick with areas of white painted stucco around the windows and front door, with timber sliding sash windows and a natural slate roof at an approximate 15 degree pitch. The property is located midway along the street which slopes gradually upwards south to north.
- 5.2 The house was converted into two maisonettes in the 1970's, but from the street, retains the appearance of a single house. Access to the lower maisonette is provided at the side of the house, giving both maisonettes a separate dedicated entry. Access to the upper maisonette is from the original front door.
- 5.3 At the time of the conversion, significant changes to the interior, and alterations to the fabric of the building were made. This included the removal of the original internal staircase. Despite these internal changes, the building retains its original appearance from the outside. Further improvements were made to the property when subsidence was corrected with underpinning to the north east corner. An external outhouse was also removed at this time. Planning permission was granted in 2002 for a rear extension/conservatory to the lower maisonette, however, this extension was never carried out.

### Conservation Area

- 5.4 Camden Square is an inner London suburb located north of King's Cross and St Pancras Stations, the Regent's Canal and the North London Overground railway lines, and south of the district of Tufnell Park which falls in the Borough of Islington. The Camden Square Conservation Area is centred upon Camden Square, a long green space running north east to south west parallel to Camden Square and at the heart of the grid of streets running parallel and perpendicular to Camden Road.
- 5.5 The area was laid out over fields as a planned development from the 1840s to completion around 1880. It was originally intended for the Square to be symmetrical around the church site – now at the top of Camden Square – but during construction, high density was substituted to the north east, as Camden Terrace, North and South Villas.

## **6.0 The Proposal:**

- 6.1 This application proposes the addition of a window to the side elevation of the lower ground floor maisonette. It would be located in the covered footpath to provide daylight into the living room. This window will be a double-glazed hardwood sash window of Georgian style. It would be clear glazed.
- 6.2 It should be noted that the window would not be visible from any public vantage point. The proposed development will have a negligible impact on the architectural interest of the building overall. The proposal will not alter the form of the principal façade of the building or its contribution to the Conservation Area.

## **7.0 Conclusion:**

- 7.1 This application seeks planning permission for the addition of a new window to the side of the lower ground floor maisonette at 68A Marquis Road as part of the works to improve natural daylight and ventilation to the kitchen, living and dining room areas.
- 7.2 The proposal has been carefully designed to take careful consideration of the character and appearance of the building. Additionally the proposal will make a positive contribution to the character and appearance of the Camden Square Conservation Area.
- 7.3 In conclusion, it is considered that the application proposal is appropriate and it is therefore respectfully request that planning permission is granted.