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Vernon House, 5-8 St. Mark's Square, Primrose Hill, NW1 7NT

Prepared for: SAV Group

## Design and Access Statement

April 2018





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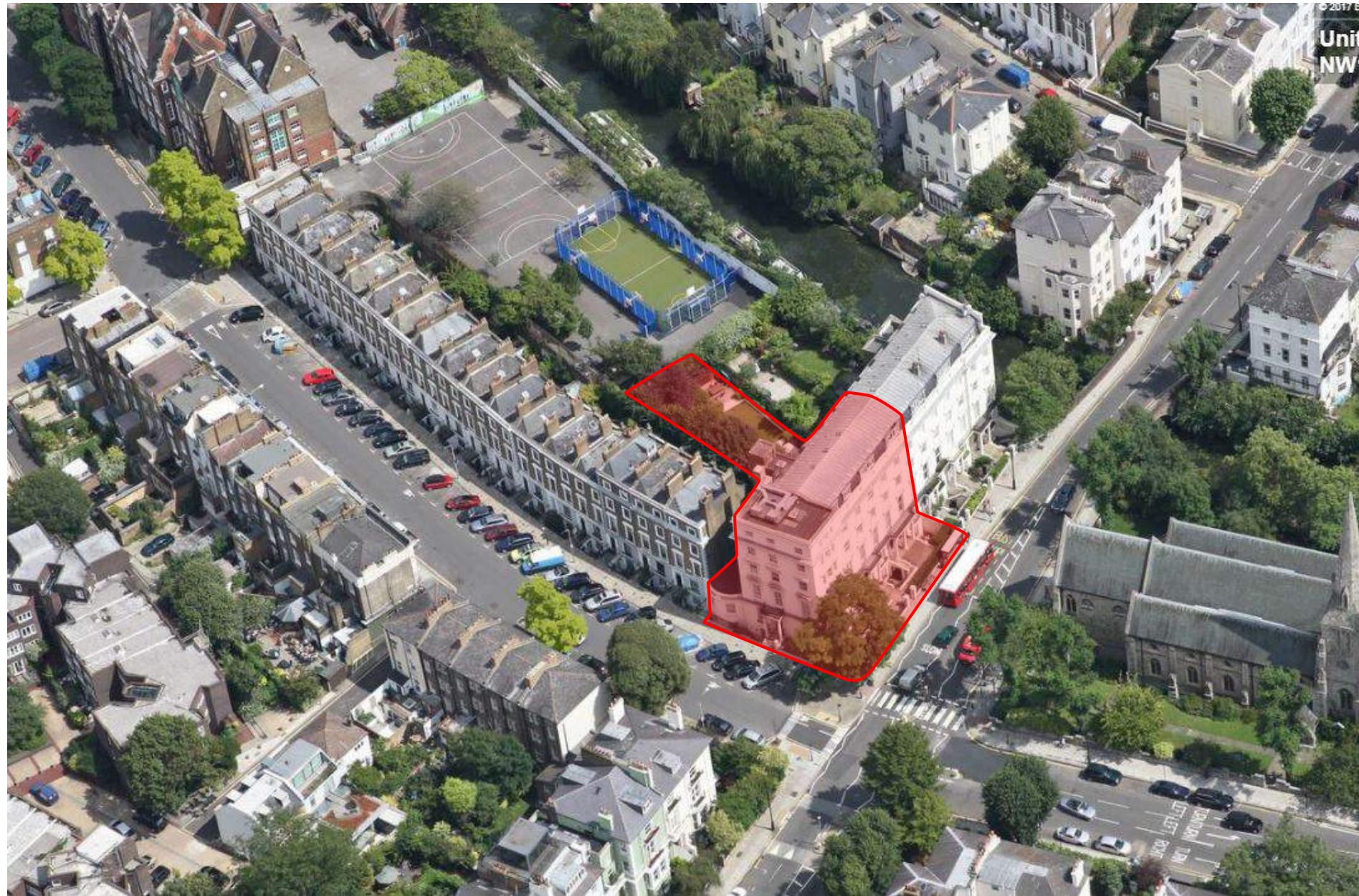


Image 01 Site Location - Birds Eye View East

 Site Location

## 1. Introduction

### 1.1 Brief

This report has been prepared by Modulor Studio Ltd on behalf of client, SAV Group. The intention of this report is to support a Listed Building Application for the internal refurbishment and renovation of an existing building at 5-8 St. Mark's Square, Primrose Hill, London NW1 7NT.

The report describes the proposal in the context of the site's listed status and fabric, and illustrates the design approach in terms of layout and appearance giving careful consideration to the preservation and enhancement of the heritage asset.

### 1.2 Proposed Development

The proposed scheme is for the internal refurbishment and renovation only: to upgrade modern and worn out finishes and services, and to improve layout and functionality of both common and living spaces.

The proposed development at 5-8 St. Mark's Square, Primrose Hill, London NW1 7NT is referred to as 'the application site' in this Statement.

### 1.3 Accompanied Reports

The proposal has been developed in conjunction with input from the specialist consultants and is accompanied by the following reports:

- Cover Letter (by City Planning)
- Heritage Statement (by Heritage Collective)



## 2. Location Analysis

### 2.1 Borough Context

The site is located within the London Borough of Camden in central London, the Primrose Hill area between Camden Town and Regents Park.

Vernon House sits on the intersection of St Mark's Square, Princess Road and Regents Park Road. The Square follows an L-shape running north to south between Prince Albert Road and Princess Road, and east to west between Regent's Park Road.

### 2.2 Land Use

The site is located in a predominantly residential area made up of attractive period terraced houses and flats. The well known local land mark of St Mark's Church sits opposite the subject property. The rear garden backs onto the Primrose Hill Primary School with Regents Canal running at the end of the terrace to the east.

The area benefits from a large range of amenities. The world famous London Zoo in Regent's Park is a short walk to the south. There is a very strong independent and boutique retail and restaurant offering on Regent's Park Road, with larger retailers a short distance away in Camden Town. The area is very well served by schools with St Mark's Hall Nursery situated opposite and Primrose Primary School, North Bridge House Prep School, Cavendish School and The Hall School all within walking distance.

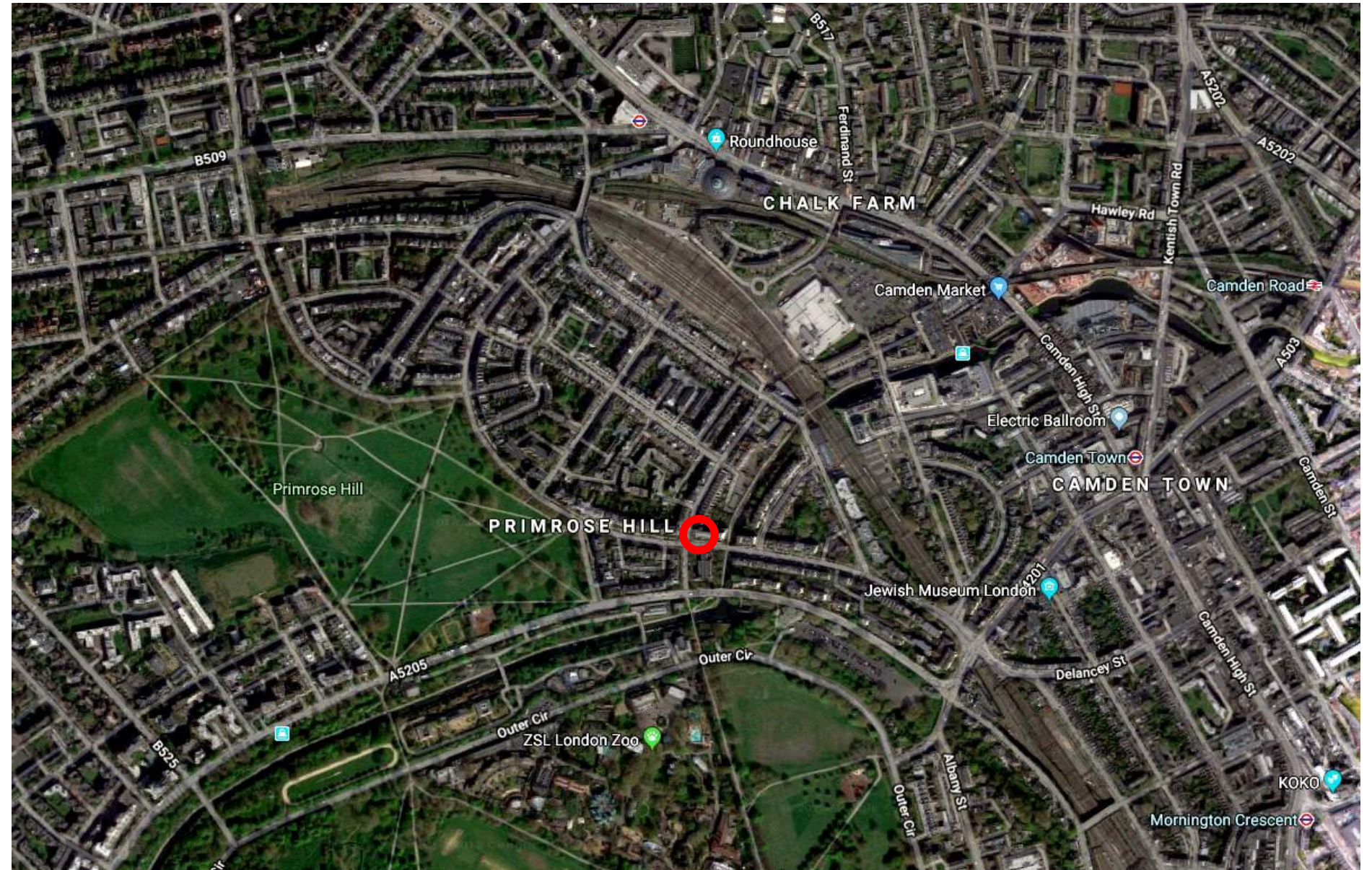
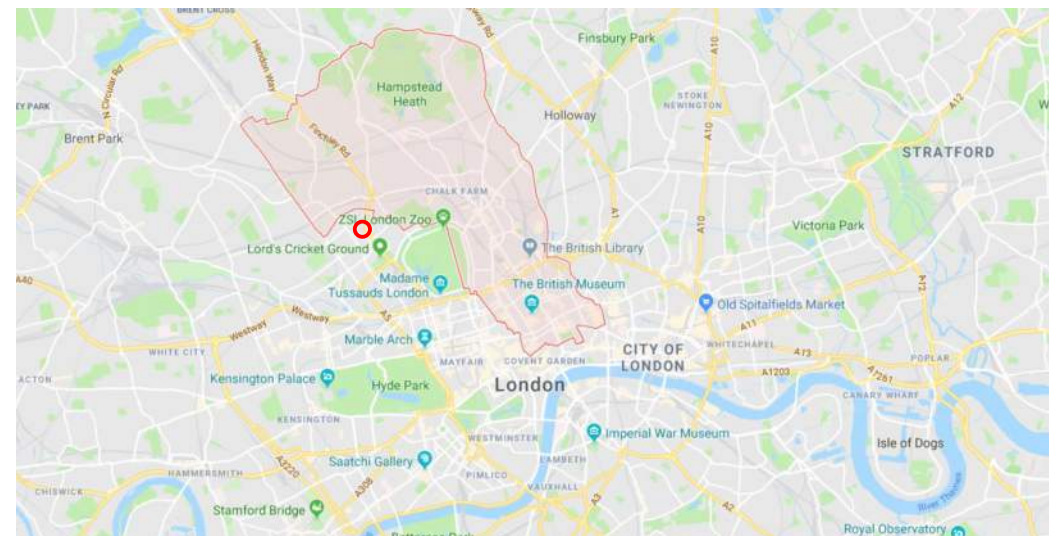


Image 02 Site Location - Satellite Map

 Site Location



1. Borough's context



2. Title Plan





Image 03 National Heritage List for England Map

### 3. Urban Analysis

#### 3.1 Heritage

The site sits within Primrose Hill Conservation Area and is in close proximity to a number of nationally listed grade II buildings. The application site itself forms part of a grade II listed terrace which originally comprised 8 terraced houses. The significance of Vernon House is largely derived from its group value and external elevations. Internally the original remaining features have been diminished. For full description of the heritage value please refer to Heritage Collective Heritage report and English Heritage List entry Number: 1245876.

#### 3.2 Immediate Context

The buildings in the surrounding area similar in style, scale, height and materiality.

- ▲ Listed Building
- ▭ Park and Garden





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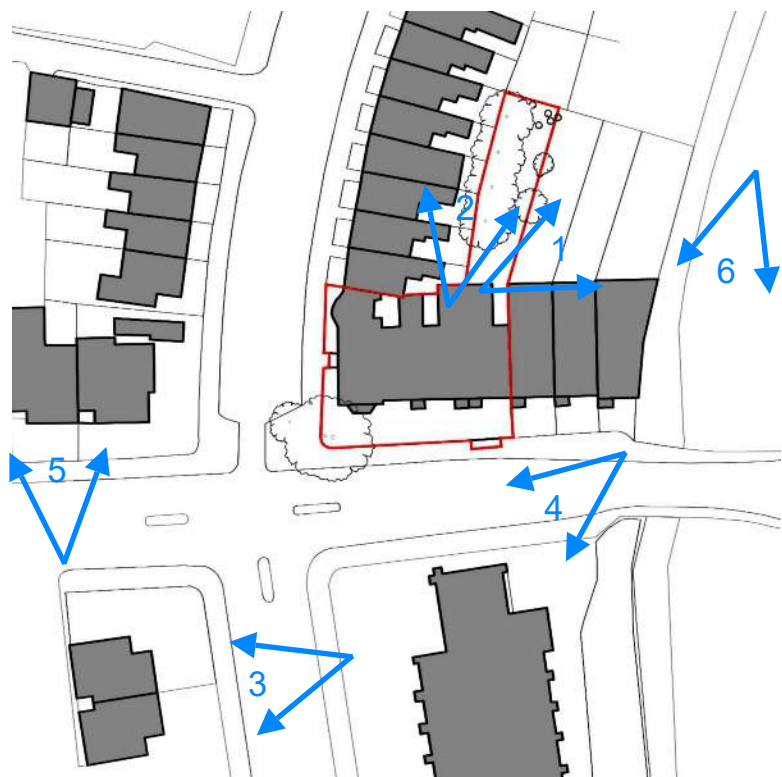


Image 04 Key Plan



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Image 05 Aerial View

## 4. Site Appraisal

### 4.1 Site Access

The application site is bounded by St. Mark's Square to the south and Princess Road to the East. It is accessed from St. Mark's Square. The other site boundaries are formed by the rear gardens of adjacent properties and Primrose Hill Primary School. The site area is 0.0816 Hectares.

### 4.2 Existing Building

The existing building consists of 6 levels in an L shape across the corner plot. The existing Gross internal Floor area is approximately 1,609 sqm.

The existing building dates from the 1860's. The materials used are: London yellow stock brick, stucco, white frame double hung sash windows & batten lead roof.

The existing circulation is set around one of the original stair cores and second a emergency staircase which was inserted as part of a 20<sup>th</sup> century intervention.

The existing internal layout is inefficient and outdated.

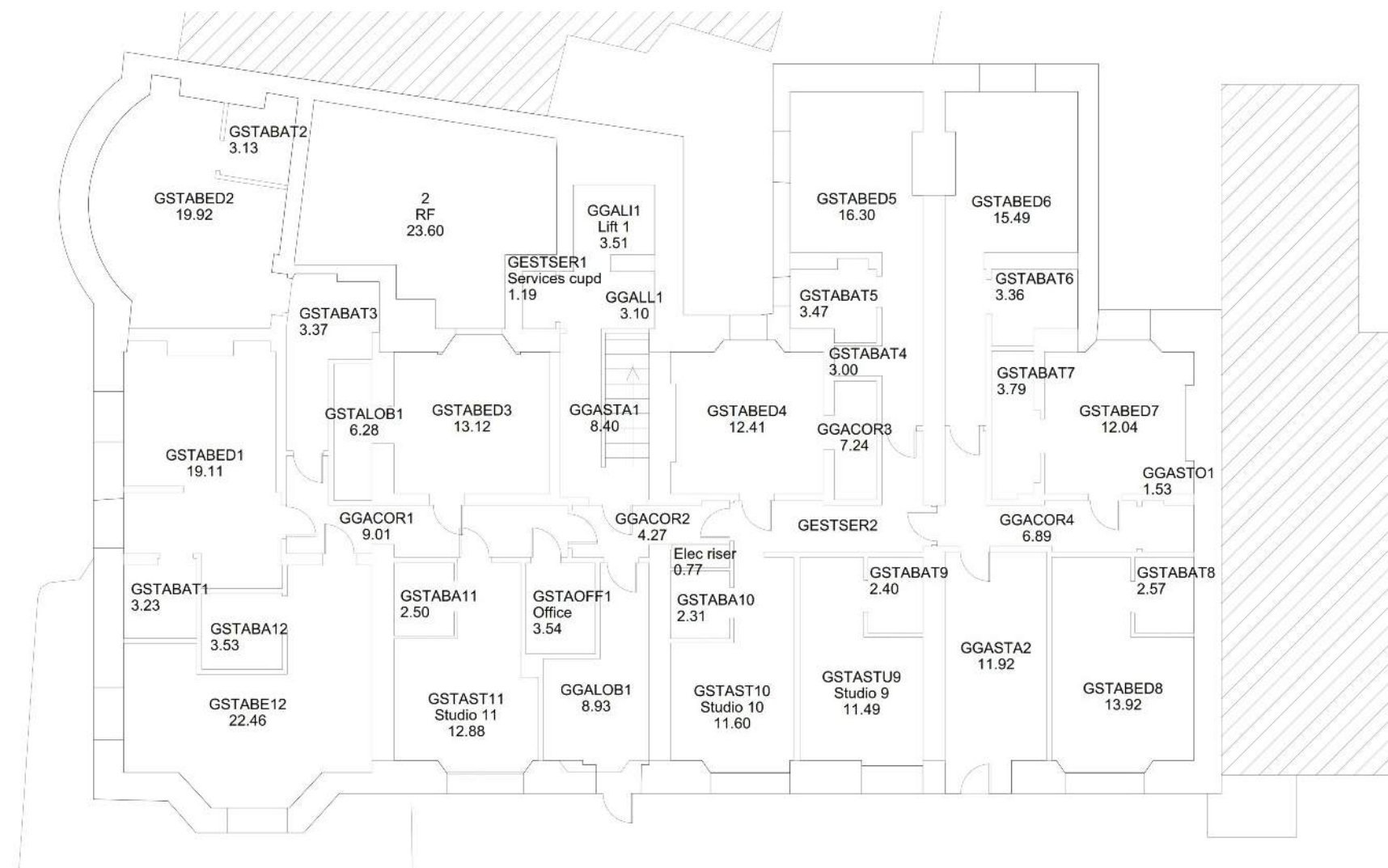


Image 06 Existing Ground Floor Plan





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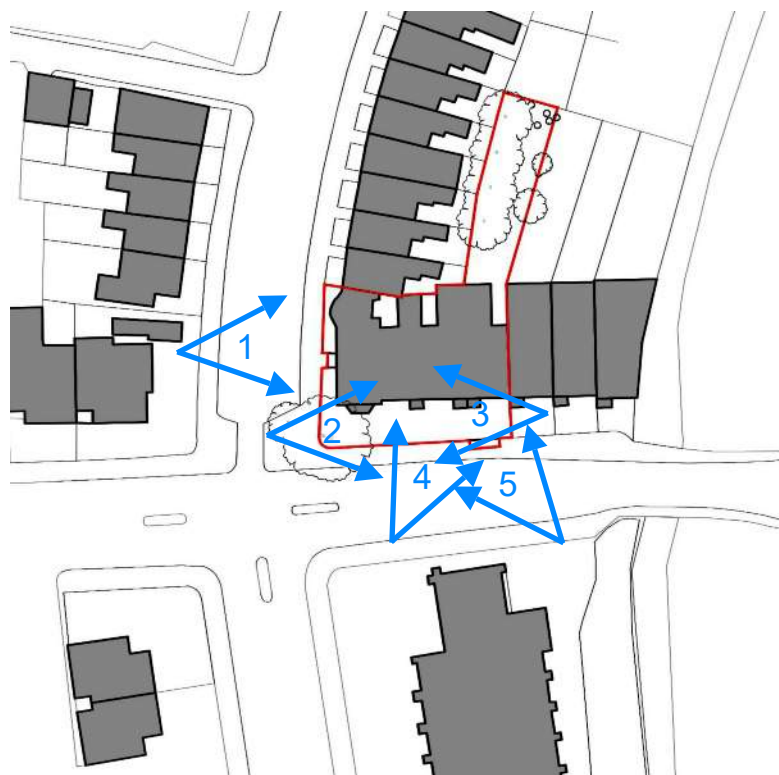


Image 07 Key Plan



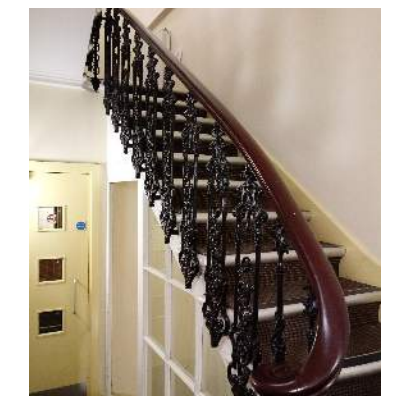
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## 5. Planning history

There is no recent record of relevant planning or listed building applications relating to numbers 5 to 8 St Mark's Square.

There are a number of planning and listed building applications submitted and approved in 1996 & 1997 which involved internal reconfiguration of the building and change back to single family dwellings of numbers 9 to 11. These applications have been implemented.



1. WEST ELEVATION - PRINCESS ROAD



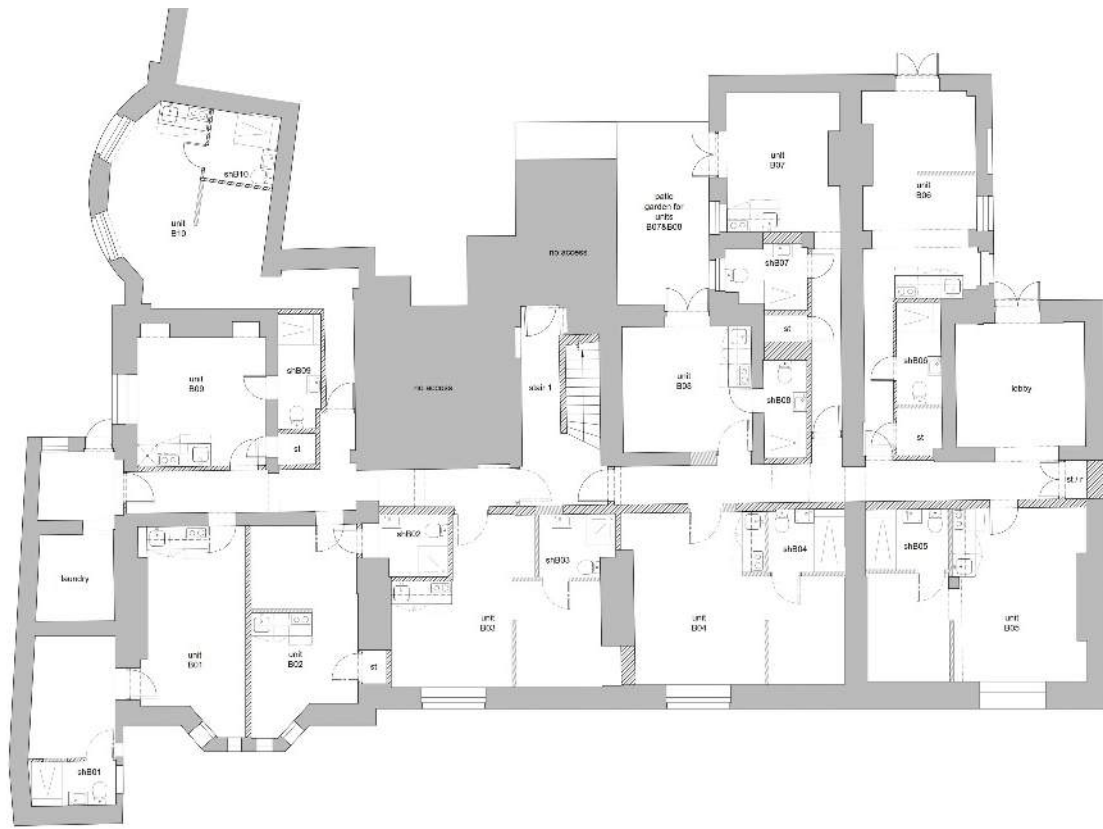
2. SOUTH ELEVATION - EXISTING FRONT AREA

HUNT THOMPSON ASSOCIATES

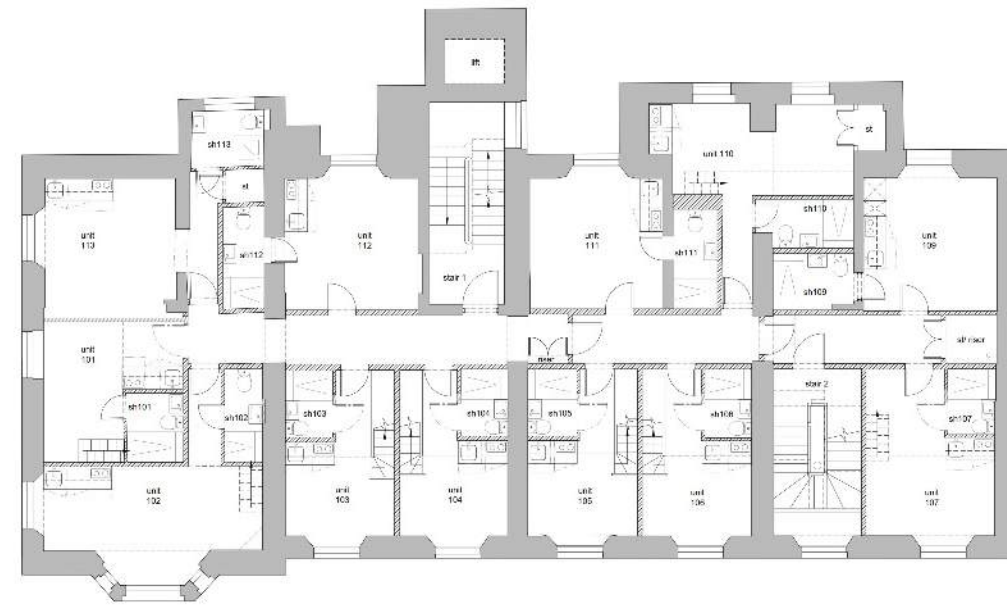
VERNON HOUSE

JULY '96





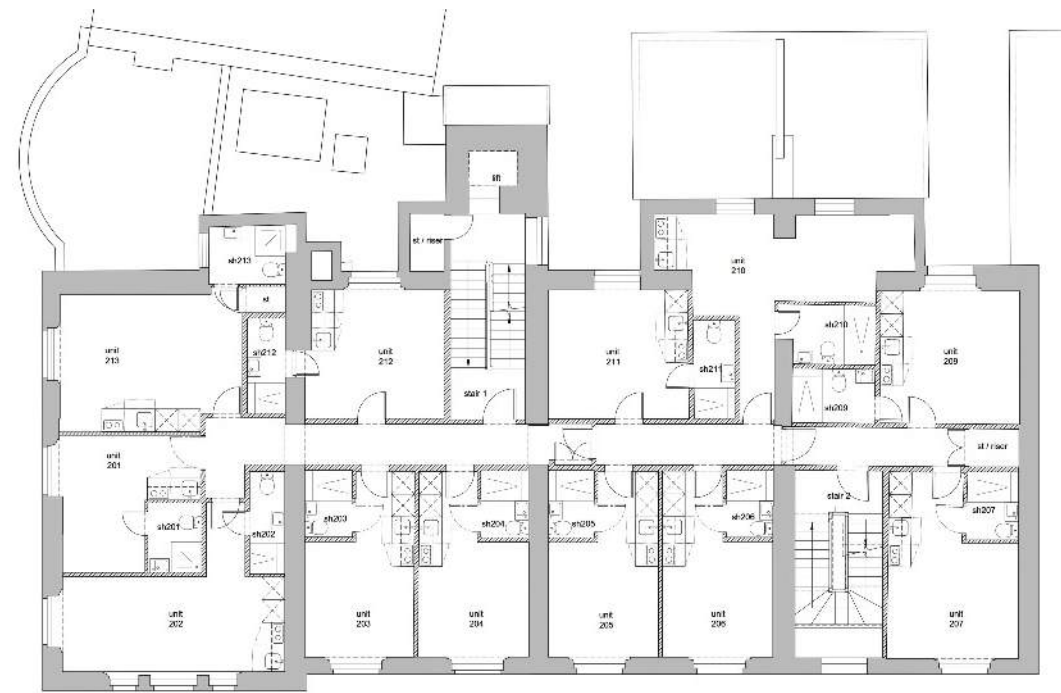
Proposed Lower Ground Floor Plan



Proposed First Floor Plan

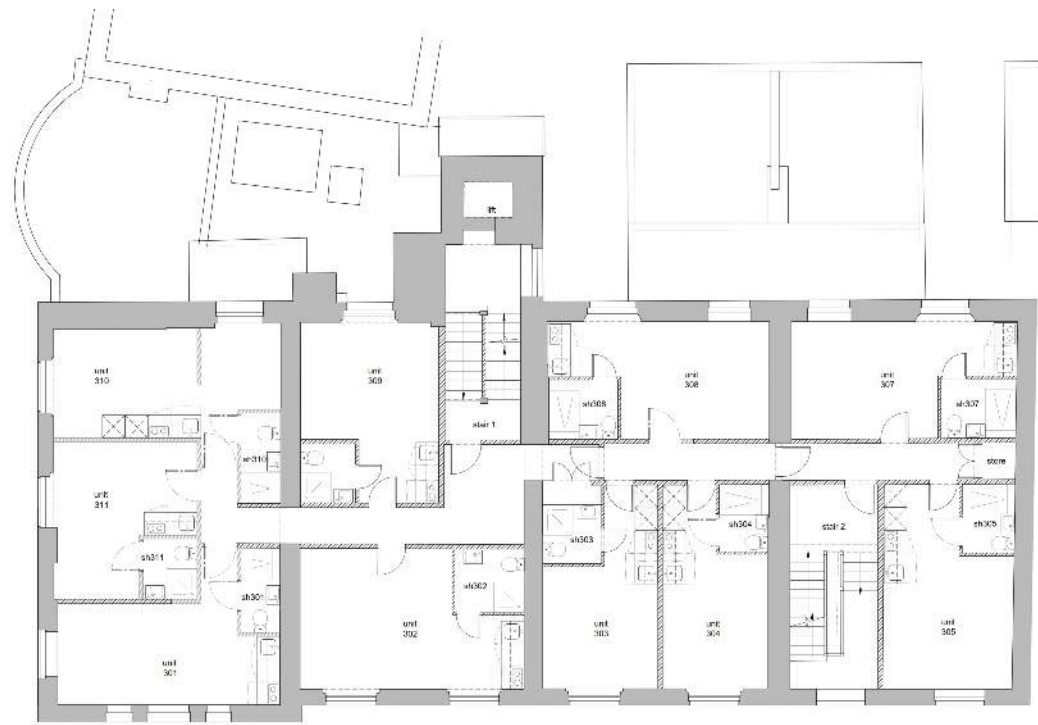


Proposed Ground Floor Plan

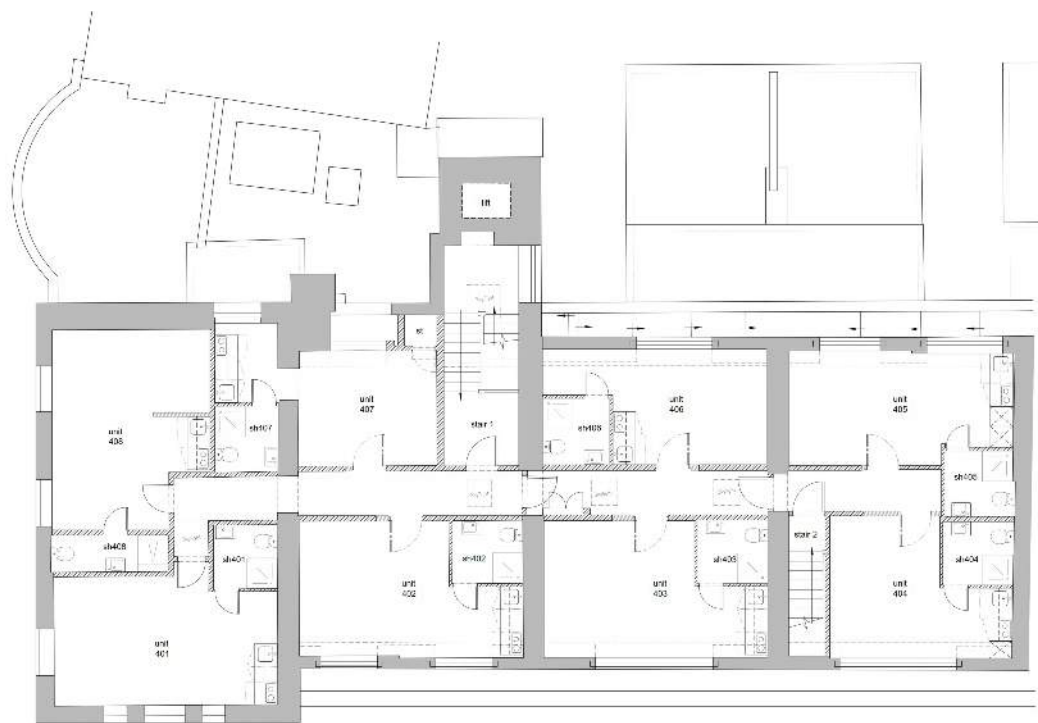


Proposed Second Floor Plan





Proposed Third Floor Plan



Proposed Fourth Floor Plan

## 6. Proposed Scheme

### 6.1 Proposed Layout Design

The proposed layout remains largely the same, with the majority of interventions relating to minor amendments to door positions within modern internal unit partitions. For details please refer to Heritage Assessment, as well as existing plans showing demolition differentiating between modern and original fabric being removed.

### 6.2 External Design

The proposed development does not alter the external appearance of the existing building and is limited to internal changes only.

### 6.3 Internal Concept

The proposed internal refurbishment concept aims to restore the principle of the period features with clear distinction between original features and new interventions. For secondary floors (basement, third and fourth floor) it is proposed to keep the interior concept to a plain and neutral palette and detailing.

### 6.4 Materiality

The materials chosen for the interior will enhance and improve the appearance of the existing building.

Where existing original features such as windows, window shutters, staircases remain these will be refurbished, repainted and restored.

For principle floors and spaces it is proposed to replace existing modern skirting boards and architraves with period mouldings, with reinstatement of cornices to key spaces, these are subject to future detailing and proposed to be dealt with by the condition.

The proposed modern interventions will be plain and lack detail as to appear subservient to the original features.



## 7. Precedents & References

Both the client and members of the project team have previously successfully renovated and restored listed buildings.

These include 66-67 Guilford Street in the borough of Camden, which was on the English Heritage 'at risk' register and has subsequently been refurbished and restored.

Another example is the refurbishment and renovation of the former Greenwich Fire Station at Tunnel Avenue which included both internal and external renovations.



Image 9-12 66-67 Guilford Street before renovation

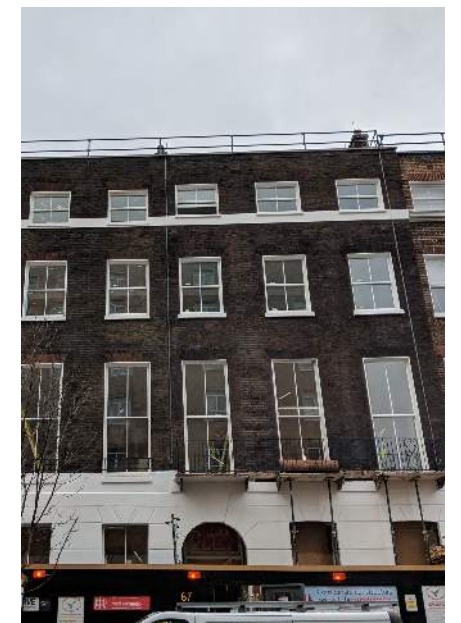
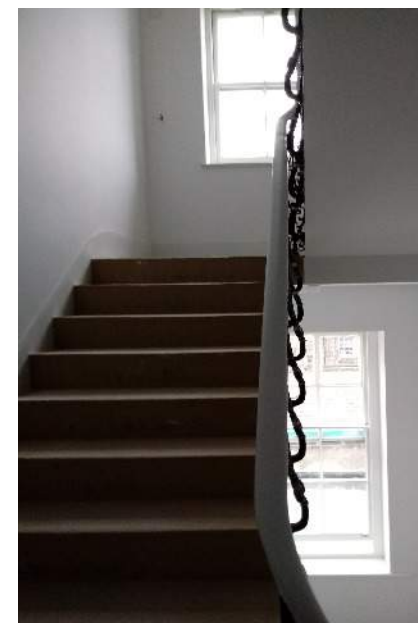


Image 13-16 66-67 Guilford Street after renovation



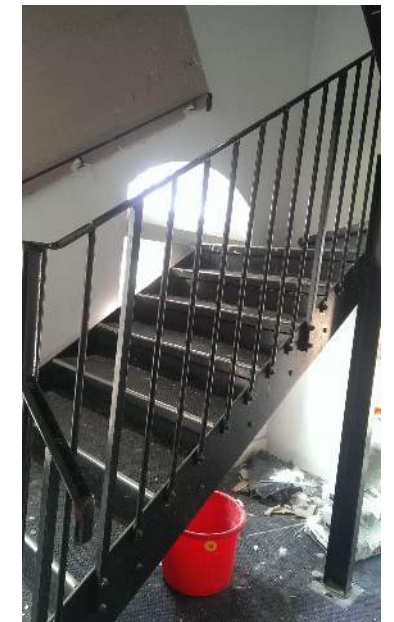


Image 17-20 Greenwich Fire Station before renovation

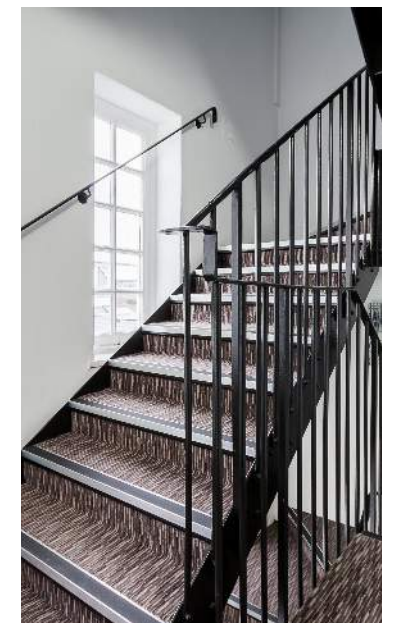
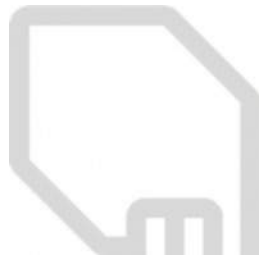


Image 21-24 Greenwich Fire Station after renovation





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## 8. Ecology Statement

### 8.1 Sustainability

Sustainability is a key consideration in the scheme development - specifically in achieving low energy demand whilst assessing methods of integrating renewable technologies.

Due to listed building status it is not proposed to thermally upgrade existing fabric but all new services will meet or exceed current building regulations and contribute to reduction in building's CO2 emissions.

### 8.2 Landscape Design

The proposal does not include any changes to the existing landscape.

## 9. Waste & Transport Strategy

### 9.1 Waste and Recycling Provision

The proposed development does not affect the existing refuse and recycling provision.

### 9.2 Transport

The area benefits from good communication links with Chalk Farm Underground Station (Northern Line) to the north and Camden Town Underground Station (Northern Line) to the east. The area is also well served by bus services into Central London and the surrounding area.

The proposed development does not alter the provision of on site car or cycle parking.



## 10. Conclusion

### 10.1 Opportunity

In conclusion, the proposed scheme is designed to enhance and improve the interior of the existing building which is in need of upgrade and renovations.

The proposed alterations affect mainly modern finishes and later additions and minimise alteration to the retained original fabric of the listed building.

The proposed refurbishment offers an opportunity to both restore the very few retained original features, and reinstate the period detailing in the primary spaces.

The remaining areas will benefit from the quality upgrades to the building.

Overall, the proposal aims to improve the internal amenity of the existing building by providing high quality and well managed accommodation by the owners and their design team who have a proven track record in similar schemes.

## 11. Appendices

- 17023\_PL1\_001 Site Location and Block Plan, 1:1250
- 17023\_PL1\_009 Existing Lower Ground Floor Plan, 1:100
- 17023\_PL1\_010 Existing Ground Floor Plan, 1:100
- 17023\_PL1\_010\_1 Existing Ground Floor Mezzanine Plan, 1:100
- 17023\_PL1\_011 Existing First Floor Plan, 1:100
- 17023\_PL1\_011\_1 Existing First Floor Mezzanine Plan, 1:100
- 17023\_PL1\_012 Existing Second Floor Plan, 1:100
- 17023\_PL1\_013 Existing Third Floor Plan, 1:100
- 17023\_PL1\_014 Existing Fourth Floor Plan, 1:100
  
- 17023\_PL1\_109 Proposed Lower Ground Floor Plan 1:100
- 17023\_PL1\_110 Proposed Ground Floor Plan, 1:100
- 17023\_PL1\_110\_1 Proposed Ground Floor Mezzanine Plan, 1:100
- 17023\_PL1\_111 Proposed First Floor Plan, 1:100
- 17023\_PL1\_111\_1 Proposed First Floor Mezzanine Plan, 1:100
- 17023\_PL1\_112 Proposed Second Floor Plan, 1:100
- 17023\_PL1\_113 Proposed Third Floor Plan, 1:100
- 17023\_PL1\_114 Proposed Fourth Floor Plan, 1:100

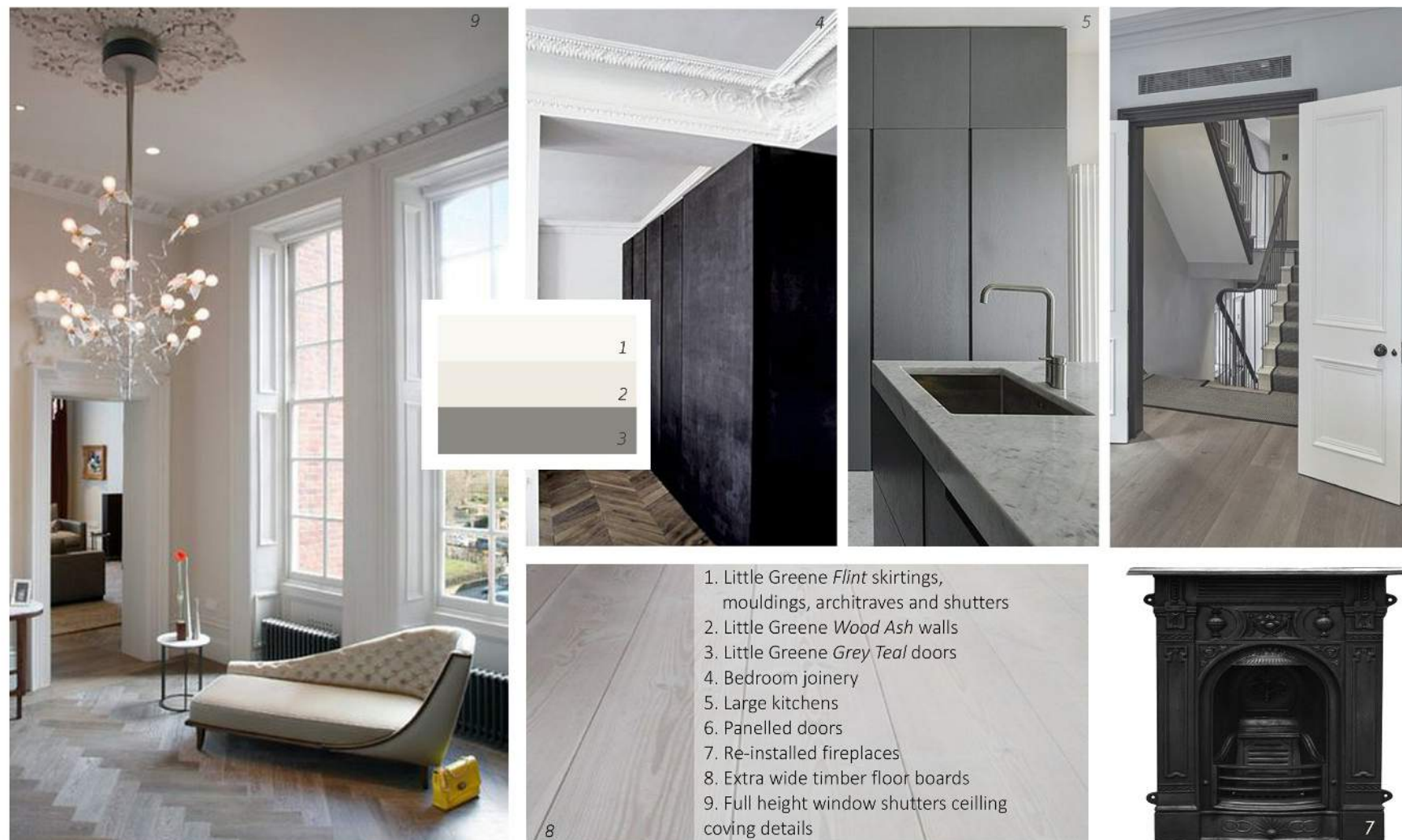
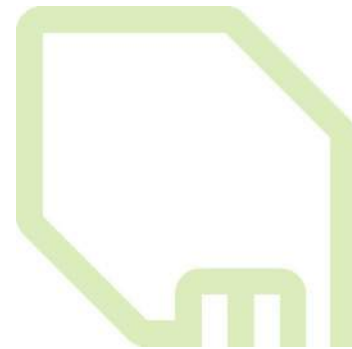


Image 25 References - Design Intentions



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