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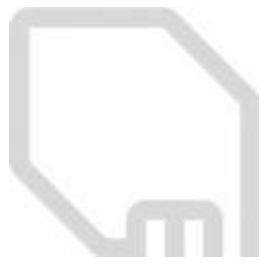
Vernon House, 5-8 St. Mark's Square, Primrose Hill, NW1 7NT

Prepared for: SAV Group

Design and Access Statement

Modulor Studio Ltd is a company registered in England and Wales. Company registration number 08128698

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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 Full Planning and Listed Building Consent Applications for a two storey rear infill extension to an existing building at 5-8 St. Mark's Square, Primrose Hill, London NW1 7NT.

The report describes the proposal in the context of compliance with the national and local planning policies and site's listed status, and illustrates the design approach in terms of layout, appearance and materiality, giving careful consideration to the preservation and enhancement of the heritage asset.

1.2 Proposed Development

The proposed scheme is for a two storey rear infill extension that will improve the existing accommodation.

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

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.

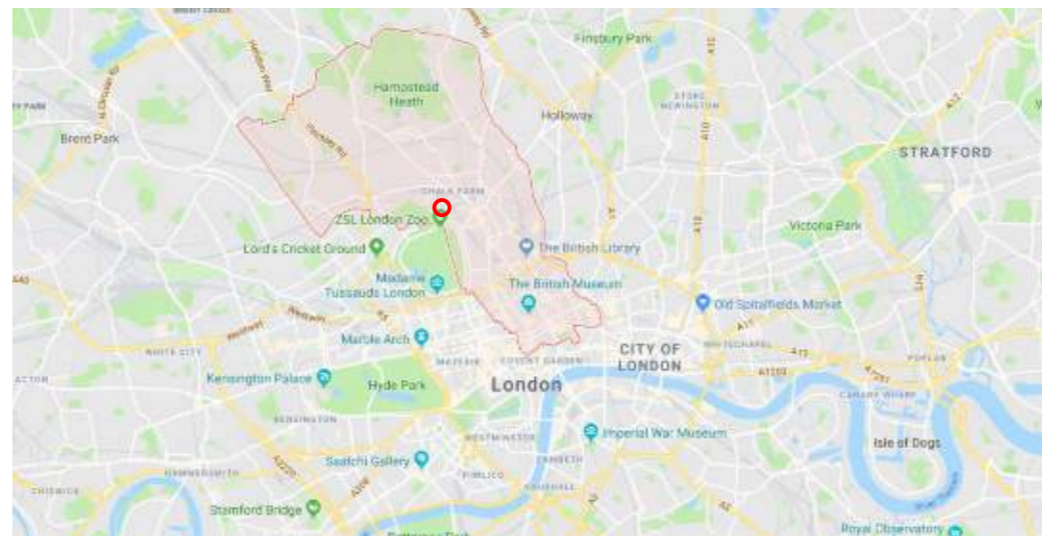
The area benefits from a large range of amenities. The world famous London Zoo in Regent's Park is a short walk to the south. There is a very strong independent and boutique retail and restaurant offering on Regent's Park Road, with larger retailers a short distance away in Camden Town. The area is very 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.

3. Urban Analysis



Image 02 Site Location - Satellite Map

 Site Location



1. Borough's context



2. Title Plan



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 are similar in style, scale, height and materiality.

3.3 Height Study

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

Please refer to image 6 for more detail.

▲ Listed Building

▭ Park and Garden

Image 03 National Heritage List for England Map



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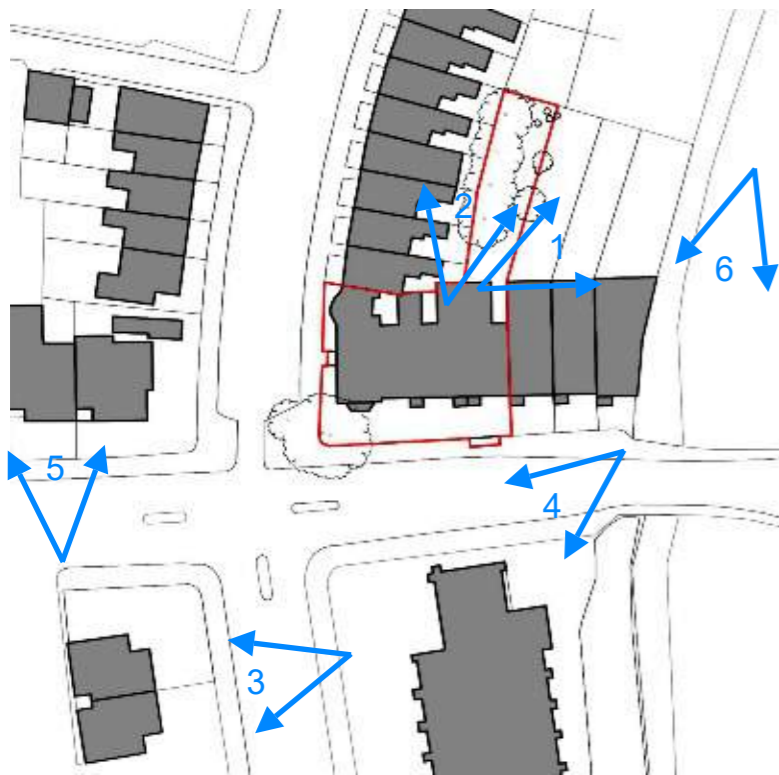


Image 04 Key Plan



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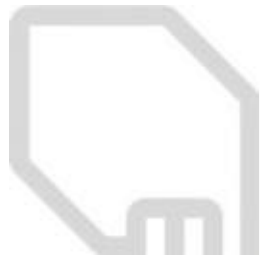


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- 1 Storey
- 2 Storeys + pitched roof
- 3 Storeys + pitched roof
- 4 Storeys + pitched roof
- 5 Storeys + pitched roof

Image 05 Height Study



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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 and batten lead roof. The existing circulation is set around one of the original stair cores and a second emergency staircase which was inserted as part of a 20th century intervention. The existing internal layout is inefficient and outdated.



Image 06 Aerial View



Image 07 Existing Building, street view



1



2



3



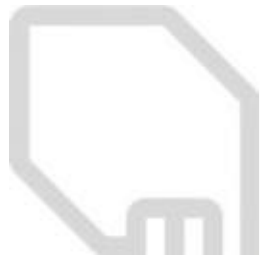
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Image 08 Key Plan



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5. Planning history

5.1 Recent planning history

A listed building application for internal refurbishment of the existing building has been submitted recently and is currently being validated by the Camden Council. There is no recent record of other relevant planning or listed building applications relating to numbers 5 to 8 St Mark's Square.

5.2 Previous applications

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.

There are two listed building and two planning applications relating to similar two storey rear extensions to numbers 9 (2007/0498/P & 2007/0499L) & 10 (2004/2242/P & 2004/2244/L) St. Marks Square. All of them have now been approved and implemented. The size, appearance and materiality of both are very similar to that proposed within this application.



Image 9-11 Approved and implemented rear two storey extensions to 9 and 10 St. Mark's Square



Image 12-14 Proposed schematics diagrams

6. Proposed Scheme

6.1 Proposed Layout Design

The proposed layout remains the same with the exception of the area within the original lightwell to closet wing of number 8 St. Mark's Square.

It is proposed to convert and extend the existing lower ground floor lobby leading to the rear garden into 13.5 sqm of communal space.

To provide uniform appearance across the rear of the original terrace its is also proposed to extend G.07 providing an additional 13.5 sqm of floor space at ground floor level.

The only interventions relate to removal of the existing timber door at lower ground floor level and a sash window at first floor level where the level of the existing cill will also be lowered. The proposed alterations and removal of the original fabric are less extensive than those approved at numbers 9 & 10 as they don't include removal of load bearing masonry walls.

The existing side windows of B06 and G06 at lower ground and ground floor level will be infilled internally and externally with the original windows/fabric retained.

For further 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 principle facades of the existing building/terrace and is limited to the rear closet wing at lower ground and ground floor levels.

The proposed infill extension is designed to be subservient to the host building with lightweight and glazed construction providing minimal visual and physical intervention to the original fabric which will remain visible.

6.3 Internal Concept

Internally it is proposed to retain the appearance the existing external walls that are being enclosed with brickwork being cleaned and painted and left true faced.

The proposed alterations to the existing window and door apertures will retain existing proportions, shutters and timber panelling leaving legible record of the original layout of form.



Image 15 Existing garden view 01



Image 16 Proposed garden view 01



Image 17 Existing view 02



Image 18 Proposed view 02



by Victrosa

Image 19-20 Slim line aluminium framed sliding window references



by Victrosa

6.4 Materiality

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

Externally the proposed palette will be limited to :

- Slim line aluminium framed sliding windows
- Batten and patinated lead roof to match existing
- Aluminium trims and rainwater goods

The proposed materials were chosen based on appearance, quality and uniformity with those already present within the rear elevation.

Internally, the materials will be limited to those present within the original building .

The existing external brick walls that are being enclosed will be made good and painted white with existing window openings, arches and cills being retained to make original built form and materials legible.



by Glazing Vision

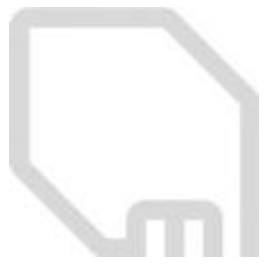
Image 21-22 Aluminium framed fixed skylight



by Glazing Vision



Image 23-24 Batten roll lead roof



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7. Ecology Statement

7.1 Sustainability

Sustainability is a key consideration in the scheme development - specifically in achieving low energy demand and utilising renewable technologies where practicable.

Due to listed building status it is not proposed to include renewable technologies such as solar panels but all of the new building fabric services will meet or exceed current building regulations and contribute to reduction in building's CO2 emissions.

7.2 Landscape Design

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

8. Waste & Transport Strategy

8.1 Waste and Recycling Provision

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

8.2 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.

9. Conclusion

9.1 Opportunity

In conclusion, the proposed scheme is designed to enhance and improve the appearance of the rear of the existing terrace by providing visual continuity and consistency. Furthermore, the proposal will enhance and improve the existing accommodation.

10. Appendices

- 17023_PL2_001 Existing Site Location and Block Plan, 1:1250,1:500
- 17023_PL2_009 Existing Lower Ground Floor Plan, 1:50
- 17023_PL2_010 Existing Ground Floor Plan, 1:50
- 17023_PL2_011 Existing First Floor Plan, 1:50
- 17023_PL1_040 Existing Section A-A, 1:100
- 17023_PL1_041 Existing Section B-B 1:100
- 17023_PL1_070 Existing North Elevation, 1:100

- 17023_PL2_101 Proposed Block Plan, 1:500
- 17023_PL1_109 Proposed Lower Ground Floor Plan, 1:50
- 17023_PL1_110 Proposed Ground Floor Plan, 1:50
- 17023_PL1_111 Proposed First Floor Plan, 1:50
- 17023_PL1_140 Proposed Section A-A, 1:100
- 17023_PL1_141 Proposed Section B-B, 1:100
- 17023_PL1_170 Proposed North Elevation, 1:100



HUT Architects



Cross Harris Architects



Tigg CollArchitects

Image 25-27 Reference images of similar projects utilising slim framed extensions to period properties

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