



modulor
studio

5a Iliffe Yard
London SE17 3CA

t: +44 (0)20 7703 0124
e: info@modulor-studio.co.uk
w: www.modulor-studio.co.uk



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

May 2018



Contents

1	Introduction.....	3	8	Waste and Transport Strategy.....	12
	1.1	Brief		8.1	Waste and Recycling Provision
	1.2	Proposed Development		8.2	Transport
	1.3	Accompanied Reports	9	Conclusion.....	13
2	Location Analysis.....	4	10	Appendices.....	13
	2.1	Borough Context			
	2.2	Land Use			
3	Urban Analysis.....	5			
	3.1	Heritage			
	3.2	Immediate Context			
4	Site Appraisal.....	8			
	4.1	Site Access			
	4.2	Existing Building			
5	Proposed Scheme.....	10			
	5.1	Amount			
	5.2	Layout			
	5.3	Scale			
	5.4	External Design & Materiality			
	5.5	Proposed Use			
	5.6	Access			
6	Precedents & References.....	11			
7	Ecology Statement.....	12			
	7.1	Sustainability			
	7.2	Landscape Design			



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 Application for the erection of a single storey timber communal garden room 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

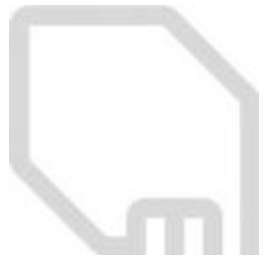
The proposed scheme is for a single storey timber communal garden room that will improve the existing accommodation.

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)
- Arboricultural Impact Assessment (by Landscape Collective)



modulor studio

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 Hill Primary School, North Bridge House Prep School, Cavendish School and The Hall School, all within walking distance.

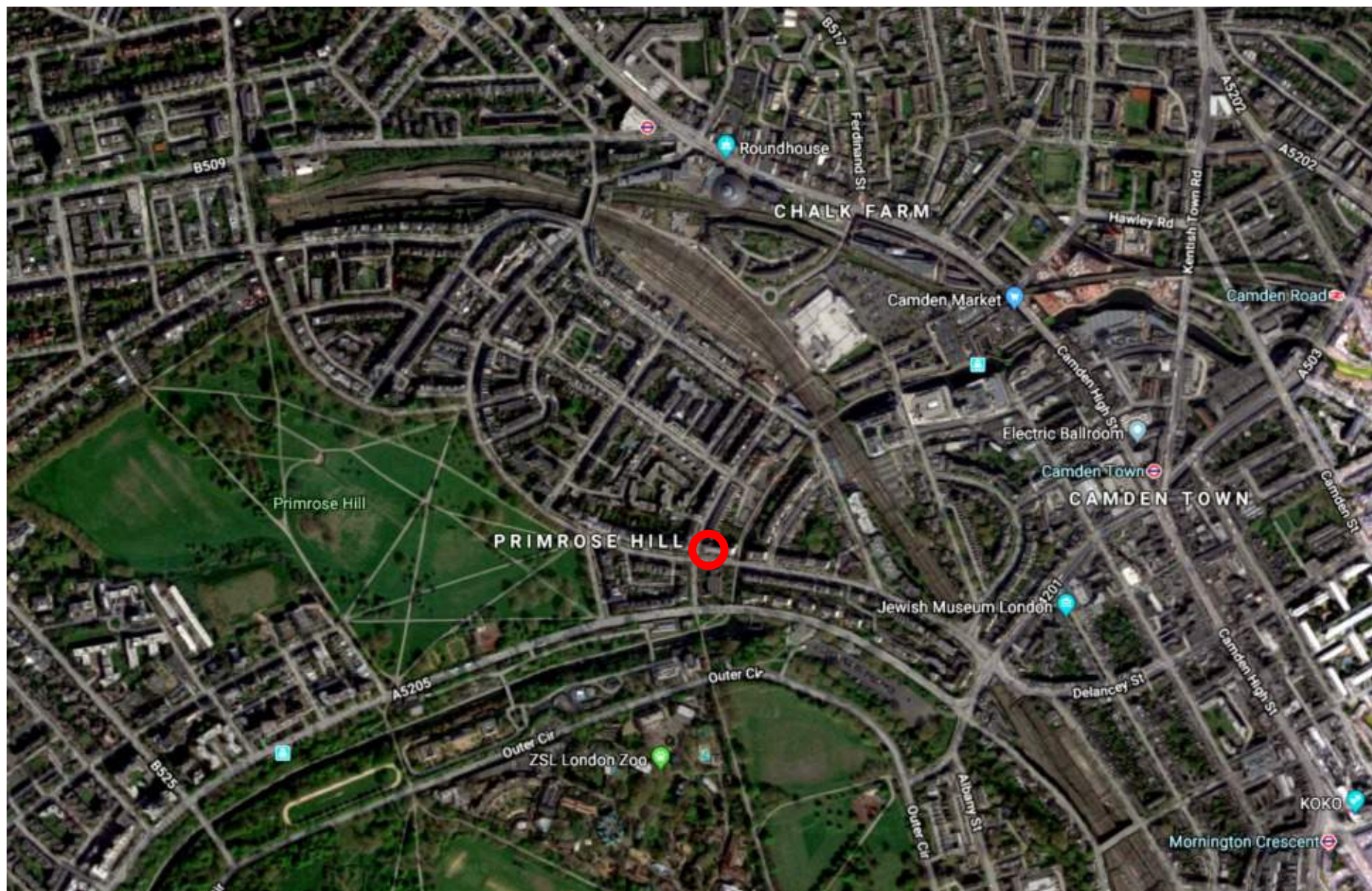
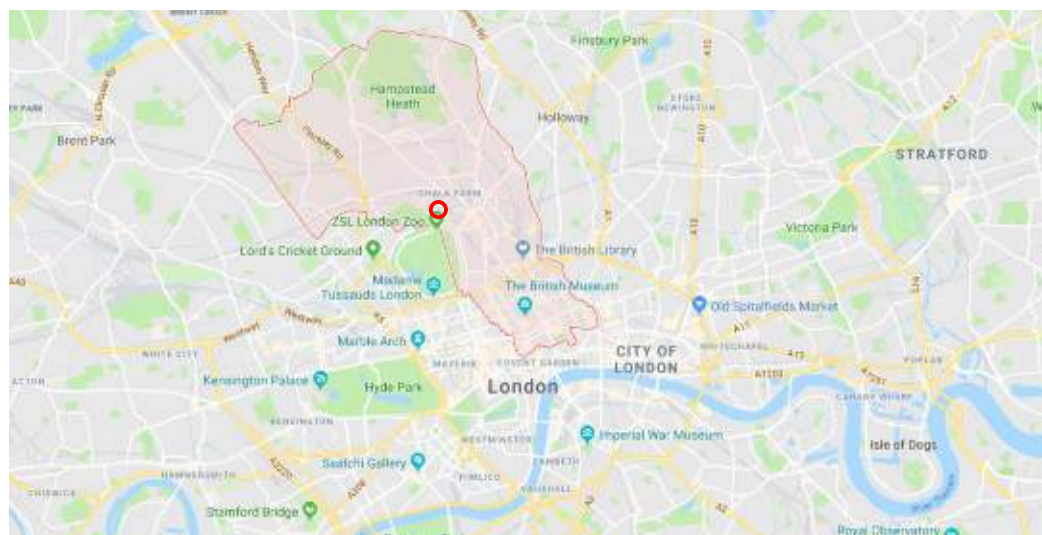


Image 02 Site Location - Satellite Map

Site Location



1. Borough's context



2. Title Plan

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 are similar in style, scale, height and materiality.



- ▲ Listed Building
- ▭ Park and Garden

Image 03 National Heritage List for England Map



1



2



3



4



Image 04 Key Plan



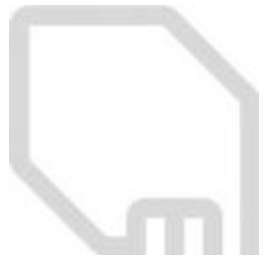
5



6



Image 05 Height Study



modulor studio

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 rear garden has an area of approximately 209m² and is covered in a combination of dated paving and perimeter soft landscaping. There are a number of mature trees lining the western boundary of the garden. For details please refer to the arboricultural report.



Image 06 Aerial View



Image 07 Existing Building, street view



Image 08 Existing rear garden



1



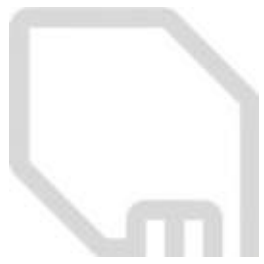
2



3



Image 09 Key Plan



modulor studio

5. Proposed Scheme

5.1 Amount

The proposed communal garden room has an internal floor area of 29.5 m2 and consists of a timber framed single storey sustainable structure set within a re-landscaped rear garden.

5.2 Layout

The proposed communal garden room is positioned at far end of the rear garden, away from the residential facades. The position of the windows and roof overhang is designed to avoid overlooking and maintain privacy. This is further enhanced by carefully considered boundary treatment and soft landscaping.

The proposed garden layout is designed to provide quality varied external amenity zones comprising of a combination of soft and hard landscaping.

5.3 Scale

The external dimensions of the proposed single storey structure are:

- Length 7.45m
- Width 3.5-5.6m
- Height 3.0m high from adjacent ground level.

The proposed structure is subservient to the main building (Vernon House).

5.4 External Design & Materiality

The proposed outbuilding is a simple contemporary structure using natural sustainable materials. Premium grade western red cedar is used for the cladding which naturally weathers to an attractive silvery shade. The windows are Scandinavian laminated pine. The roof is covered in a living sedum blanket which contributes to the biodiversity of the area and will also mean that the communal garden room is discrete when viewed from above. It is considered that the proposal with its natural materials will enhance the site and surroundings.

The proposed development does not alter the external appearance of the existing building/terrace.



Image 10-11 Walls: western red cedar



Image 12-13 Doors/windows: timber framed Scandinavian doors/windows



Image 14 Skylight



Image 15 Sedum roof



5.5 Proposed use

The proposed use for the communal garden room will be to provide communal space to the existing building.

5.6 Access

The access to the site will not be altered. The proposed garden layout includes ramped access throughout providing step free access to all external areas.

6. Precedents & References

Please refer to images 16-20 for references of completed garden structures by Ecospace studios.



Image 16-17 Similar projects by Ecospace Studios

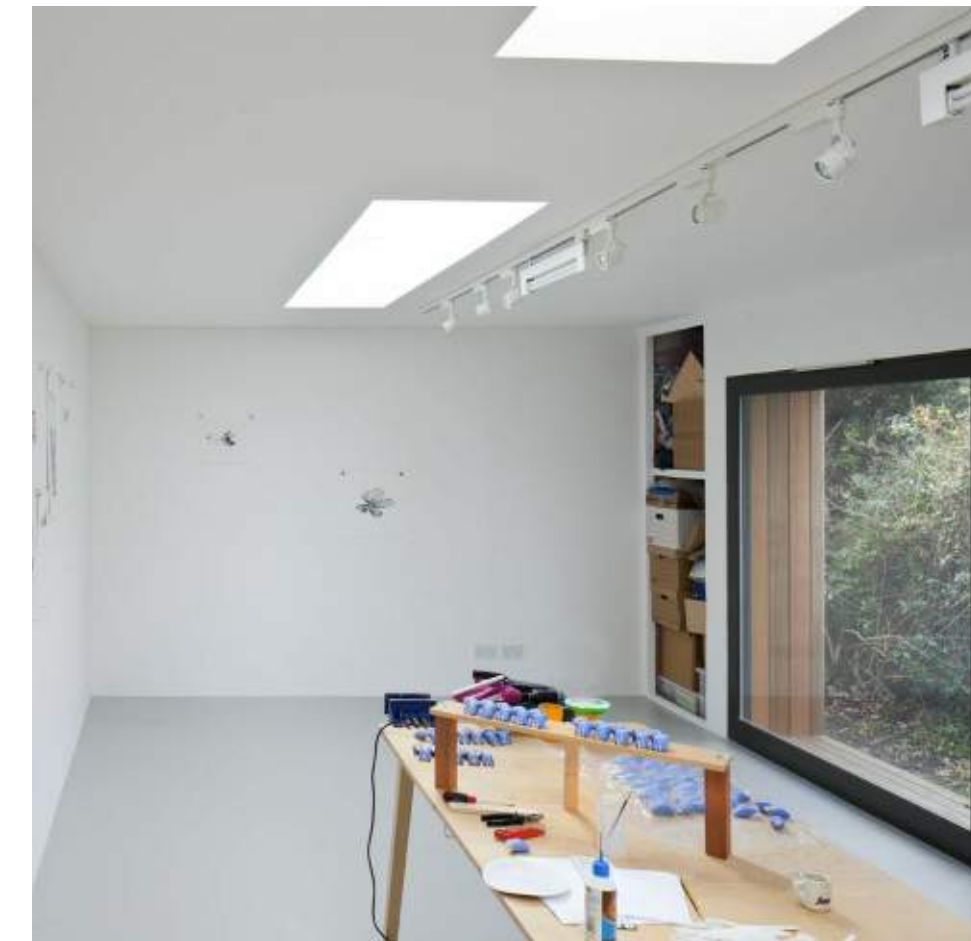
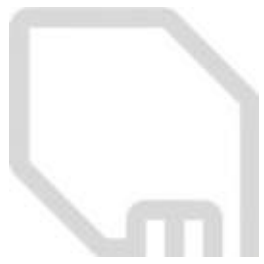


Image 18 Similar project by Ecospace Studios (interior view)



modulor studio

7. Ecology Statement

7.1 Sustainability

Sustainability is a key consideration in the scheme development - specifically in achieving low energy demand, utilising sustainable materials and renewable technologies where practicable. Due to listed building status it is not proposed to include renewable technologies such as solar panels but the proposed structure's fabric and services will meet or exceed current building regulations and contribute to reduction in the building's CO2 emissions. The proposed building materials are highly sustainable and proposed green roof and soft landscaping will contribute to the improvement in bio diversity and sustainable drainage.

7.2 Landscape Design

The garden space will be relaid with new hard and soft landscaping. Overall the amount of soft landscaping will be increased. For further details please refer to Landscape Collective documentation.

For proposed works impact on existing trees please refer to Arboricultural Impact Statement but it is worth noting that the structure does not require conventional foundations or base. It has been designed to be suspended above the ground on adjustable bearing shoes therefore eliminating harm or root damage to any nearby trees.

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.



Image 19-20 Similar projects by Ecospace Studios

9. Conclusion

9.1 Opportunity

In conclusion, the proposed communal garden room will provide additional communal space to the existing building. The proposal will moreover enhance and improve the existing garden by providing sustainable and high quality landscaping.

10. Appendices

- 17023_PL3_001 Site Location and Existing Block Plan, 1:1250,1:500
- 17023_PL3_005 Existing Rear Garden Layout, 1:100
- 17023_PL3_040 Existing Section A-A, 1:100
- 17023_PL3_041 Existing Section B-B, 1:100

- 17023_PL3_101 Proposed Block Plan, 1:500
- 17023_PL3_105 Proposed Rear Garden Layout, 1:100
- 17023_PL3_140 Proposed Section A-A, 1:100
- 17023_PL3_141 Proposed Section B-B, 1:100

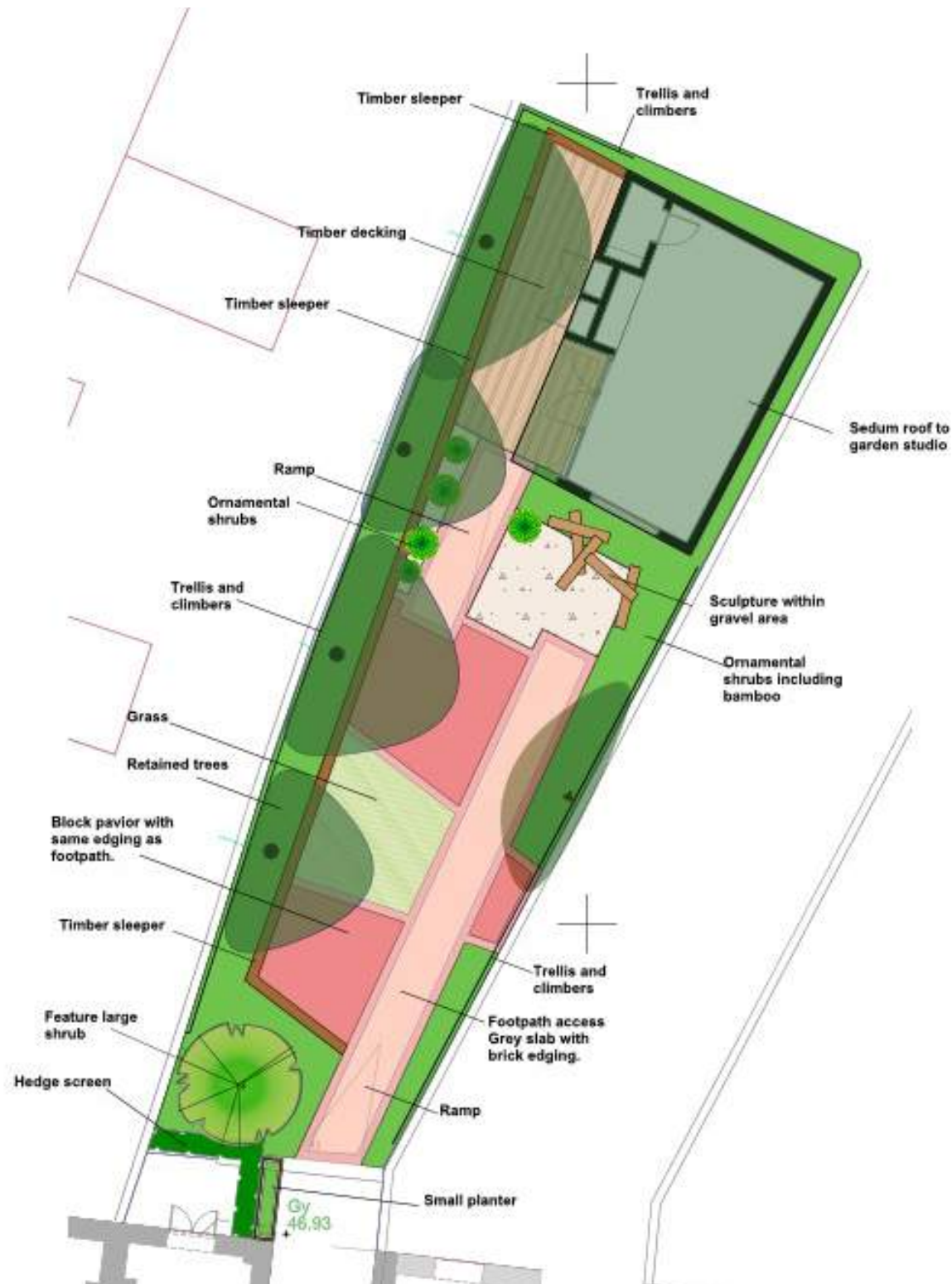


Image 21 Proposed landscape layout

Prepared by:



modulor studio

5a Iliffe Yard
London SE17 3QA

t: +44 (0)20 7703 0124
e: info@modulor-studio.co.uk
w: www.modulor-studio.co.uk