

SANDOVAL  
Studio 209  
D&J Simons Building  
150 Hackney Road  
London, E2 7QL

Date: 10 September 2018  
Ref: 21MC\_12\_DAS

Planning Services  
London Borough of Camden  
Town Hall  
Argyle Street  
London  
WC1H 8ND

## SUPPORTING DESIGN AND ACCESS STATEMENT

For:  
21 St. Marks Crescent, NW1 7TU

### Proposal

Construction of new lower ground floor rear extension with roof terrace above, and associated side infill conservatory and two-storey rear extension at ground floor level.

### Site & Surroundings

The application site is a four-storey terraced building with raised ground floor and conventional eaves. The house dates from the mid 19<sup>th</sup> century and is among the majority of the houses on the eastern side of the road that follow the more conventional pattern of the mid-Victorian Southampton Estate.

The property is not a locally or statutory listed building however, Camden Council's Primrose Hill Conservation Area Statement classifies St Marks Crescent as 'Secondary Road' in terms of contribution to the character of the area, and the house itself is among those classed as a 'building which makes a positive contribution' and as such, the proposed design is in accordance with the objectives of policies CS1, CS5, CS14 and DP25, as well as section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

### Design

The proposed design involves the demolition of the existing two-storey rear extension (part single-storey) in order to make a better use of the land by reducing its depth and excavating further to achieve suitable headroom, preserving adequate amenity space and garden setting.

Due to the narrow, deep site, bringing natural light into the lower ground floor has been achieved with a combination of roof lights and vertical glazing (conservatory) through a double height space, not only maximising natural light gain and ventilation but also strengthening the connection between the existing house and the new extension.

At ground floor level, the proposed new double storey extension has been designed to provide key areas as the original layout fails to provide services to the upper floors and when designing the new extension we have been aware of the need to contain its overall volume no greater than those at the immediate properties, most notably at No.22 (PEX0201071).

By reason of its position and volume, there would be no detrimental impact upon the amenities of neighbouring properties of an overbearing or overshadowing nature. The design rationale behind the scheme is not to provide additional living space for the property owners, but to improve the quality and design of all internal areas and the relation with its own particular external conditions.

It is also important to state the front façade will remain unchanged.

### Sustainability & Environment

The application proposes to use sustainable materials where possible. All new doors & windows will be constructed in accordance with Part L providing high levels of energy efficiency. The scheme will provide good levels of natural daylight and sunlight and will result in a better amenity space for the occupiers.

### Use

The proposed changes will be for the sole enjoyment & use of the current occupier.

### Access

Both pedestrian and vehicular access to the property will remain unchanged.

### Conclusion

For all reasons detailed above, it is felt that the proposed scheme would be harmonious with the building and not be out of keeping with the visual amenity of the area. The design has taken into consideration many of the UDP policies that are central to the Councils approach to this type of work.

Yours sincerely,  
Abraham Sandoval  
*Director*

---