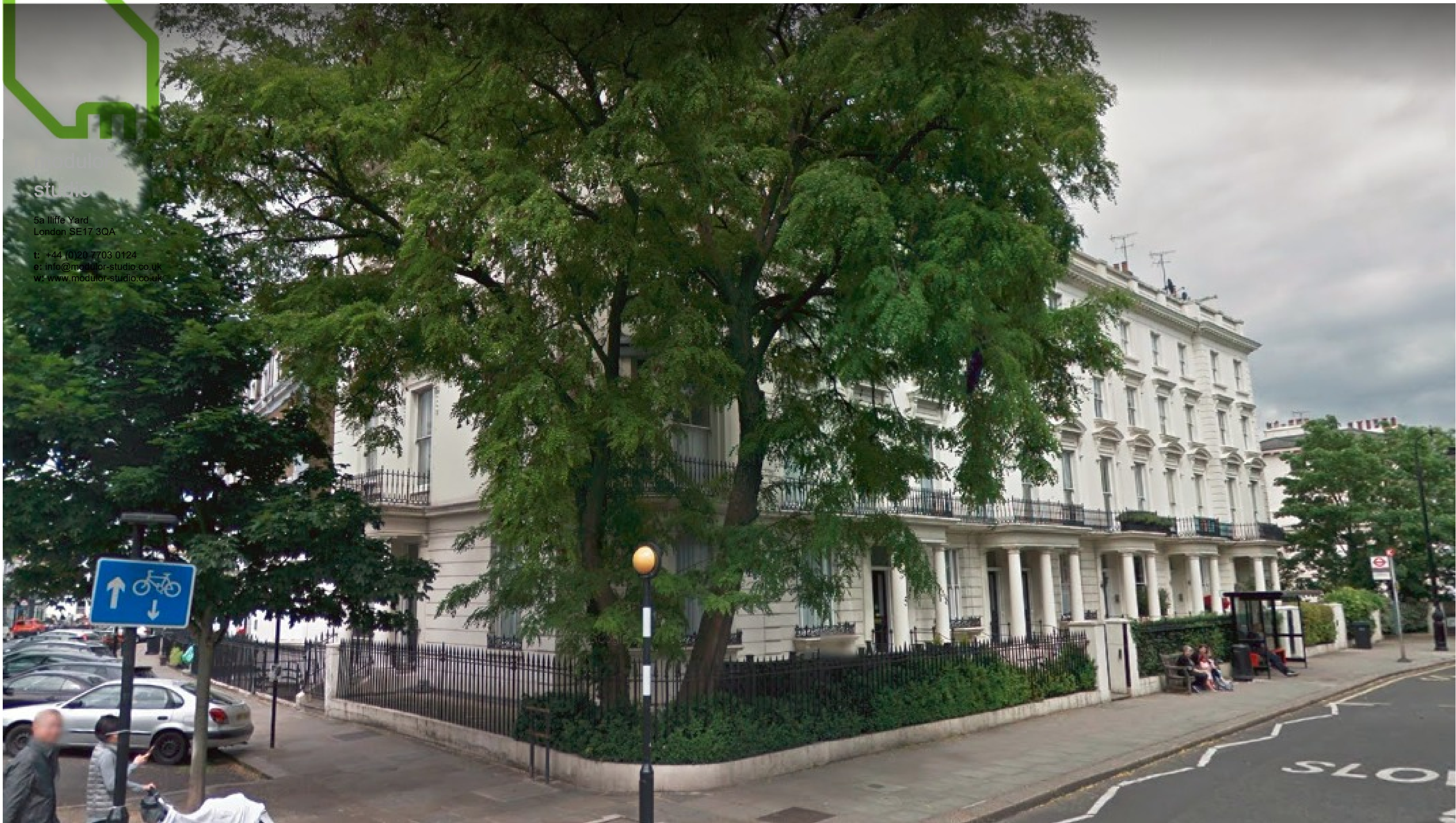




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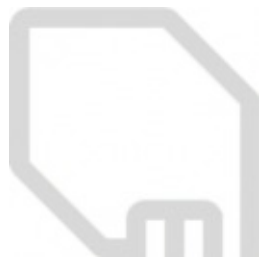


Vernon House, 5-8 St. Mark's Square, Primrose Hill, NW1 7NT

Prepared for: SAV Group

Design and Access Statement

September 2018



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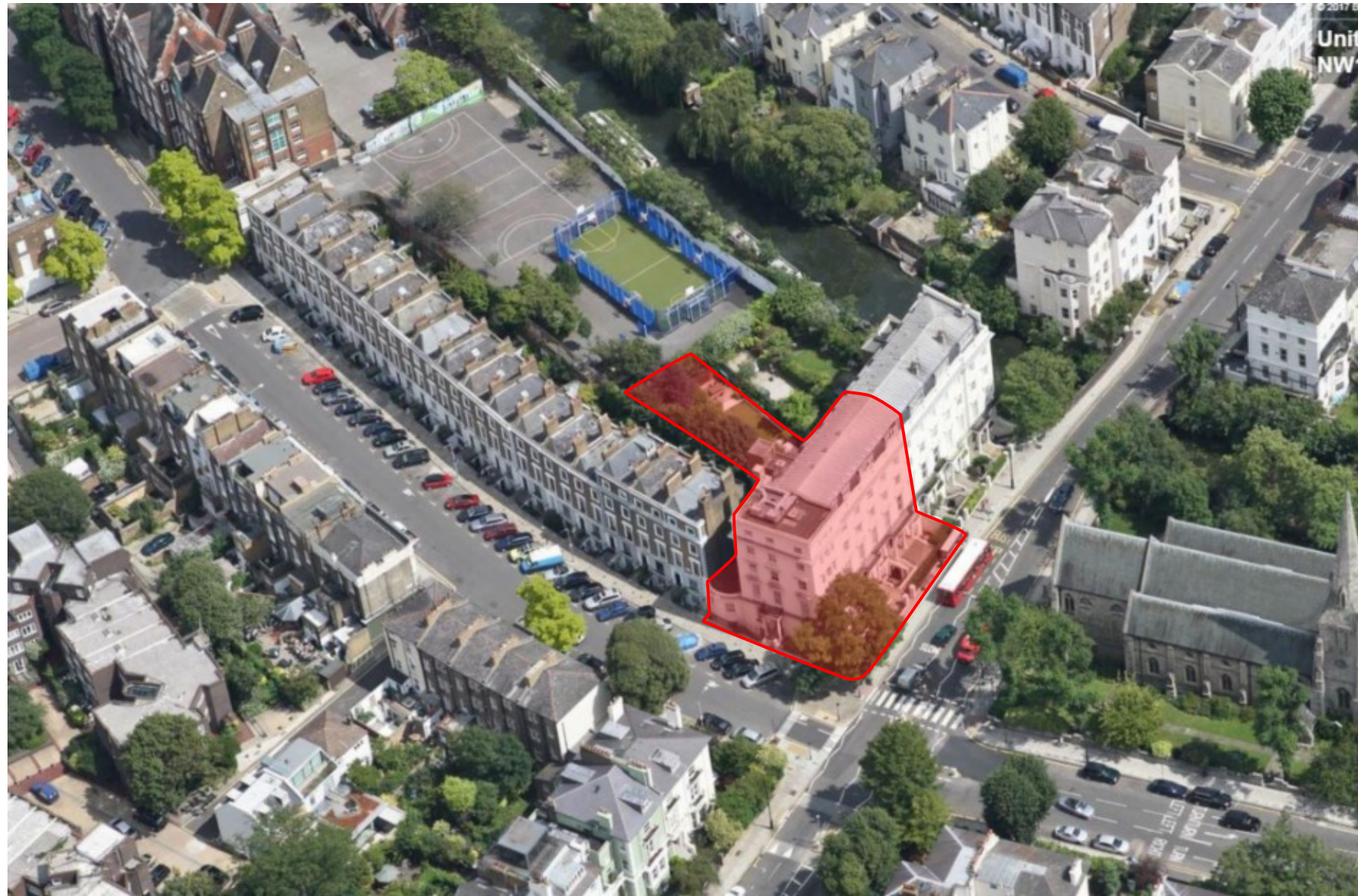


Image 01 Site Location - Birds Eye View East

 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 Listed Building Consent Applications for the replacement of windows with new conservation casement windows and door 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 the replacement of non original metal windows and door with new conservation casement timber windows that will improve the quality of the existing accommodation and external appearance.

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.

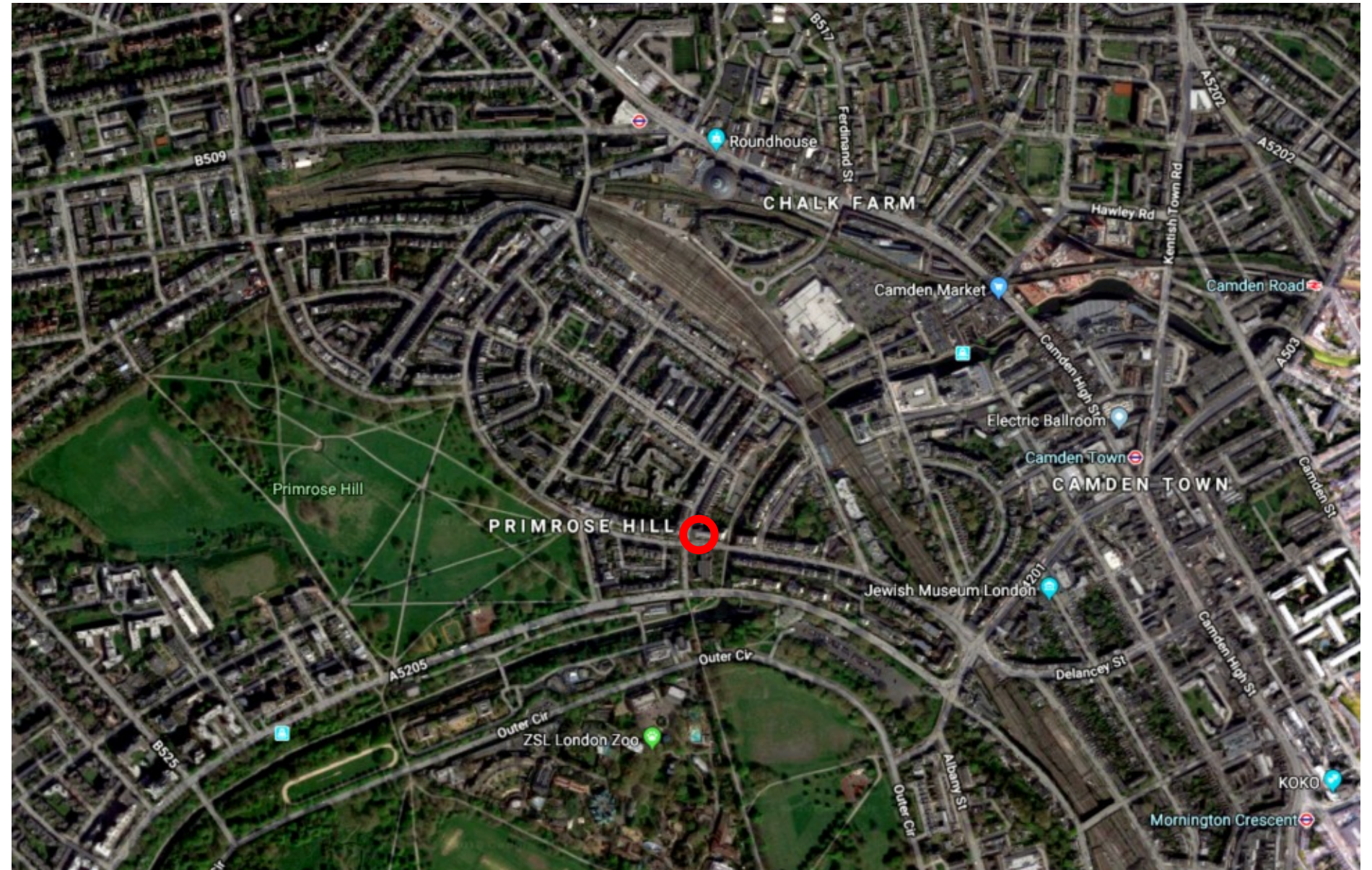
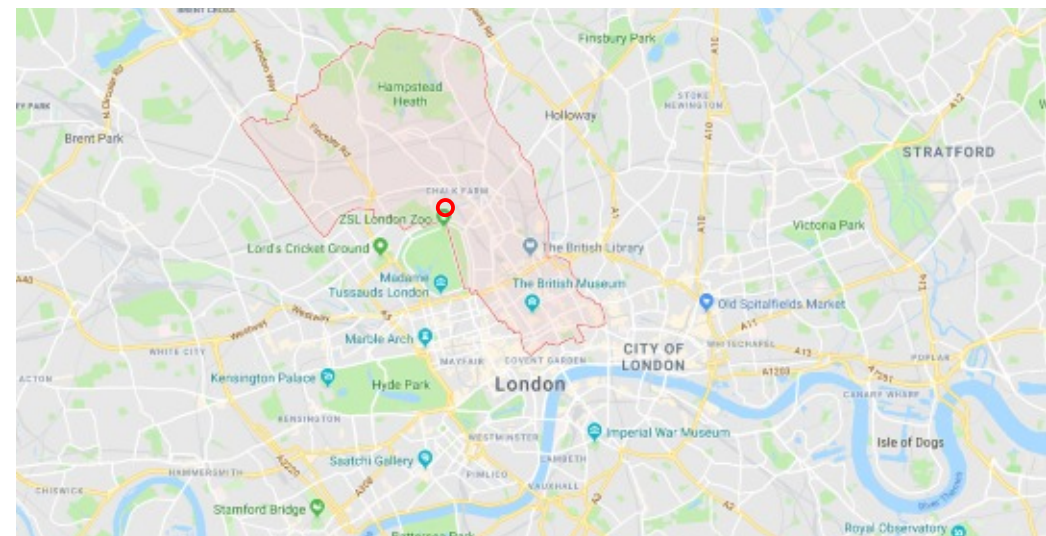
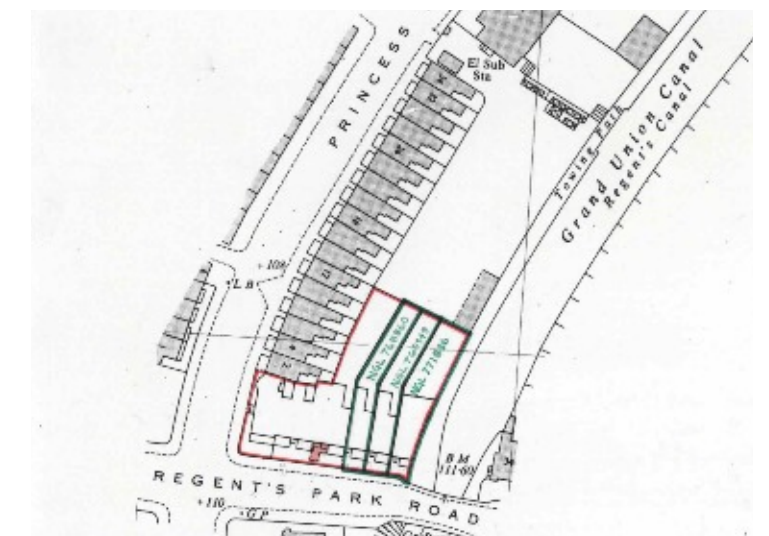


Image 02 Site Location - Satellite Map

 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.

Image 03 National Heritage List for England Map



1



2



3



4

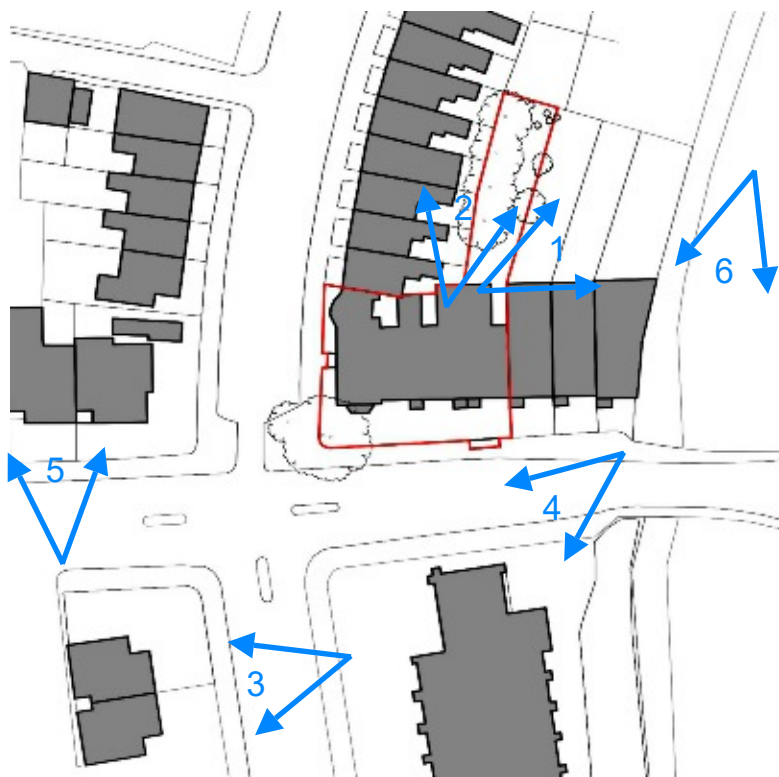


Image 04 Key Plan



5



6



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 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.



Image 06 Existing Building, street view

4.3 Existing Windows and Door

The existing windows and door that are proposed to be replaced are located in the fourth floor mansard roof dormers to front and back and lower ground rear closet wing extension. All of them are non original feature and design, consisting of single glazed steel framed casements.



Image 07 Dormer windows on fourth floor



Image 08 Door to garden - Lower ground floor (external)



Image 09 Door to garden - Lower ground floor (internal)



Image 10 Dormer windows on fourth floor - detail



Image 11 Dormer window on fourth floor (internal)



Image 12 Dormer windows on fourth floor (internal)



5. Proposed Scheme

5.1 Proposed Windows and Door

The proposal involves replacement of 1 door in the lower ground floor level rear closet wing and 10 windows in the fourth floor mansard's roof dormers.

5.2 External Design

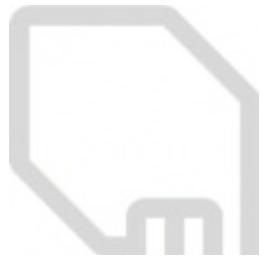
The proposed replacement windows and door are of traditional casement design with conservation style window profiles matching that of the original building. The proposals do not alter the external appearance of the principle facades of the existing building/terrace and are limited to the rear closet wing at lower ground floor and set back at mansard level.

5.3 Materiality

The proposed windows and door are made of white painted softwood window frames with satin chrome ironmongery matching that of the original building.



Image 13-15 Proposed casement windows and garden doors - reference images



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6. Conclusion

6.1 Opportunity

In conclusion, the proposed scheme is designed to enhance and improve the appearance of the existing building by replacement of non original metal windows and door with conservation style timber casements constructed providing visual continuity and consistency.

Furthermore, the proposal will enhance and improve the quality of existing accommodation and energy efficiency.

7. Appendices

- 17023_PL5_001 Existing Site Location and Block Plan, 1:1250,1:500
- 17023_PL5_070 Existing South Elevation, 1:50
- 17023_PL5_071 Existing North Elevation, 1:50
- 17023_PL5_170 Proposed South Elevation, 1:50
- 17023_PL5_171 Proposed North Elevation , 1:50
- 17023_PL5_410 Proposed Window Schedule, 1:25
- 17023_PL5_411 Existing and Proposed Window/Door Sections 1:5

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