

Basement Flat, 26 St Mark's Crescent

# Design & Access Statement

This design and access statement supports a full planning application for the basement flat of 26 St Mark's Crescent, NW1 7TU and should be read in conjunction with the attached Application Forms, Drawings and Heritage Statement .

The proposals comprise a single-storey rear extension at basement level.



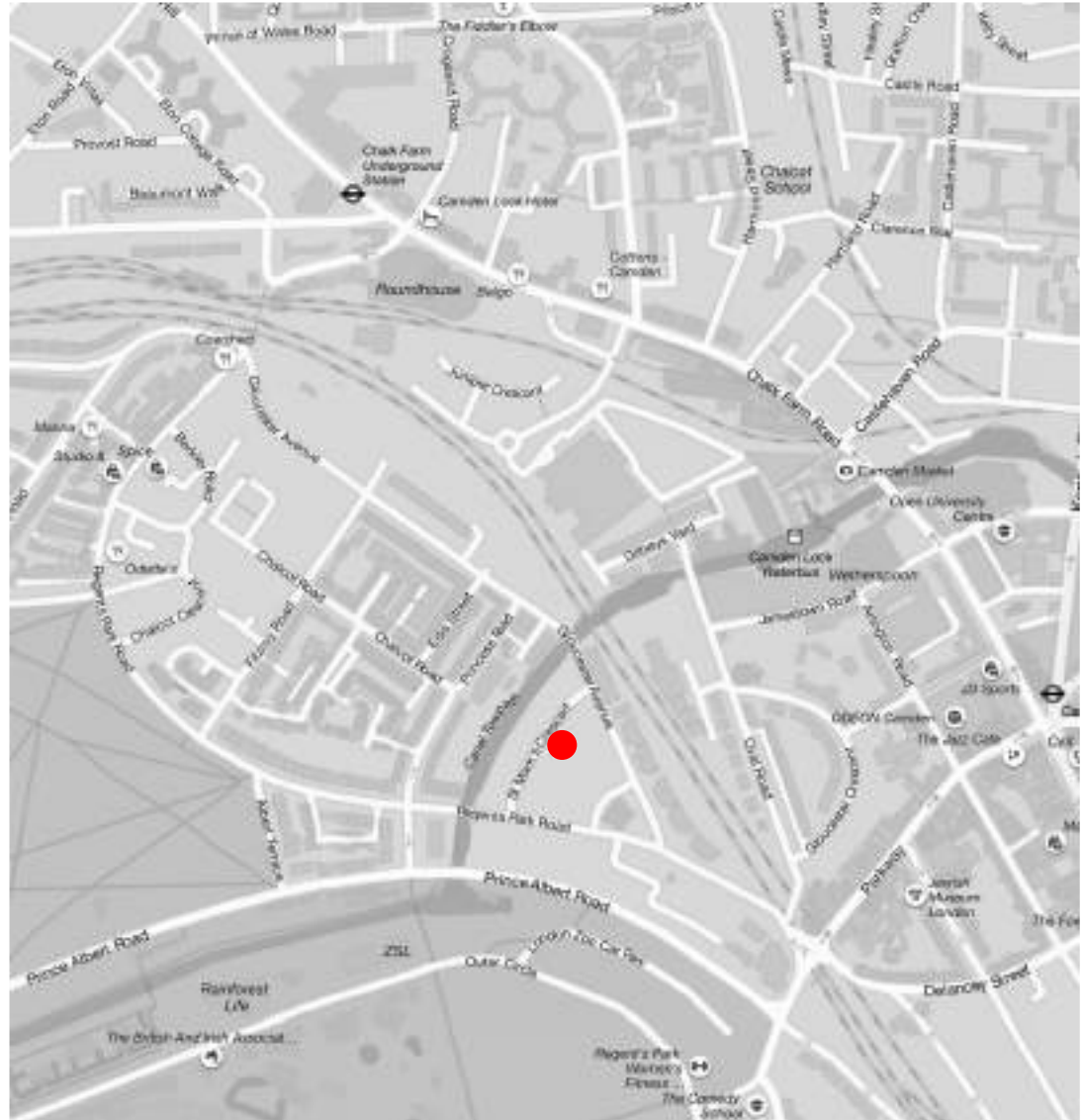
## 1.1 Site location

St. Mark's Crescent runs parallel to Regent's Canal between Gloucester Avenue and Regent's Park Road. The site is situated half way along the street on the eastern side.

The site sits within the Primrose Hill Conservation Area and the Regent's Park Road South sub-area.

The street features a number of villas, set back from the street, generally with rusticated stucco plasterwork at ground and basement level, and window surrounds with hoods and projecting cills above.

No 26 forms one half of a semi-detached villa with No 27. The pair are four-storeys plus basement. The property is not listed but is noted as making a positive contribution to the character and appearance of the conservation area.



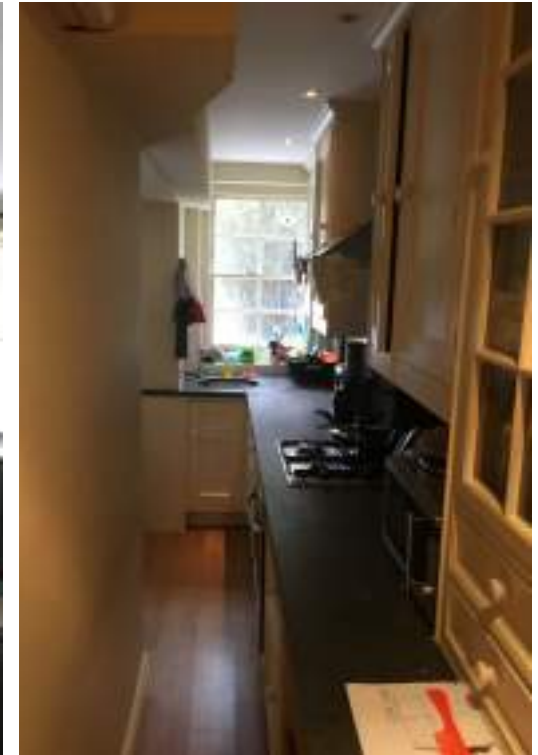
## 1.2 Existing basement flat

The existing basement is used as a separate flat from the rest of the building and is accessed via an external flight of stairs from the pavement to an entrance door in the front lightwell.

The basement flat comprises master bedroom, guest bedroom or study, bathroom, living room, and kitchen. The kitchen is small, and its use is significantly compromised by an existing structural wall.

The living space is small for both living and dining room while the fenestration gives limited daylight to the spaces at the rear of the building.

The external door in the centre of the rear elevation also restricts the layout of furniture in the rear room.



### 1.3 Existing rear elevation

The original 19<sup>th</sup> century rear elevation of 26 St Mark's Crescent is faced in soot-stained yellow stock brick with brick soldier courses above wood sash windows.

A later four-storey side extension was added with similar materials and detailing albeit not built to the same standard.

There are a number of unsightly services on the external elevation.



## 1.4 Neighbouring extensions

The adjoining property at No 27 St Mark's Crescent features a well designed extension in yellow London stock brick and floor to ceiling glazed sliding doors. No 28 also features a rear extension of similar size.

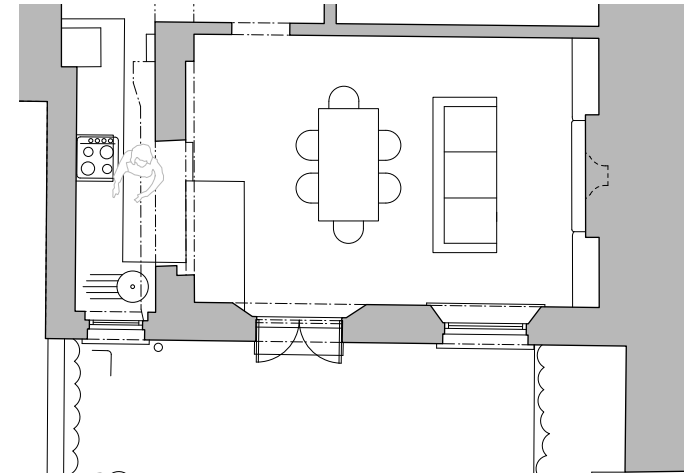


## 2.1 Proposals

There are no proposed changes to the use or access to the basement flat.

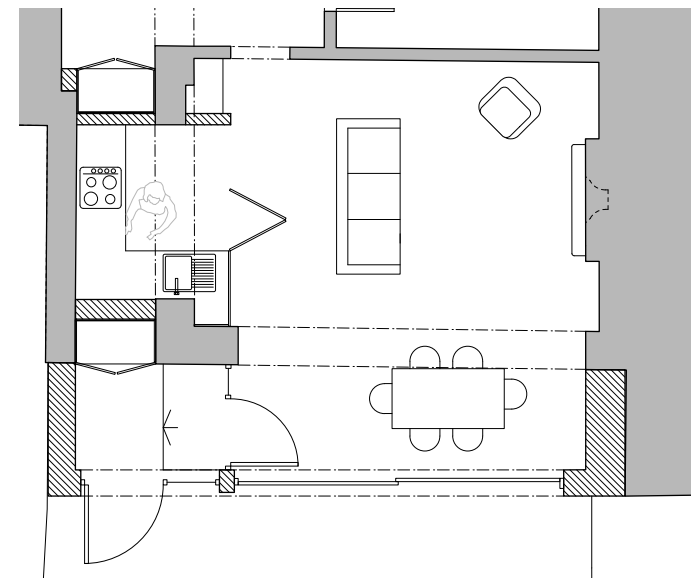
The proposal consists of an extension to the rear at basement level. This involves demolition of a proportion of the existing rear elevation and construction of a rear basement extension. The existing basement flat has a gross external area of 80m<sup>2</sup>. The proposed extension will increase this by 13m<sup>2</sup> to 93m<sup>2</sup>.

The proposed extension provides space for a more generous living space and allows for a more functional kitchen layout. The rear entrance lobby also allows the garden to be accessed without passing through the living space, as well as giving space for coats. The full height glazed sliding doors and rooflight maximise natural light and create a better connection between living space and garden.



Existing rear ground floor layout

Proposed rear ground floor layout



## 2.2 Scale and materials

On the front elevation, the only proposed alterations will be to refurbish the existing windows and glaze with Slimlite double-glazed units. The proposed changes to the rear will not be visible from the street.

The proposed rear extension is modest in scale, similar to those at 27 and 28 St Mark's Crescent. The proportions of the rear elevation pick up on those of the house itself with large areas of glazing to the original house, and a subordinate door in front of the side extension. The subdivision of the rear elevation also avoids it appearing as a single bulky mass.

The extension will be constructed using high quality materials which are sympathetic to the building: yellow London stock brick walls; metal standing seam roofing and powder coated double glazed doors and windows.



## 3.0 Planning Statement

The proposed rear extension has been developed based on the following relevant policies:

- Camden Local Plan
- Camden Planning Guidance – CPG 1 Design
- Primrose Hill Conservation Area Statement

### **Camden Local Plan - Policy D1 Design**

*The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:*

- *character, setting, context and the form and scale of neighbouring buildings;*
- *the character and proportions of the existing building, where alterations and extensions are proposed;*
- *the prevailing pattern, density and scale of surrounding development;*
- *the impact on existing rhythms, symmetries and uniformities in the townscape;*
- *the composition of elevations;*
- *the suitability of the proposed design to its intended use;*
- *inclusive design and accessibility;*
- *its contribution to public realm and its impact on views and vistas; and*
- *the wider historic environment and buildings, spaces and features of local historic value.*

### **Camden Planning Guidance (CPG 1 - Design)**

- *Alterations should always take into account the character and design of the property and its surroundings.*
- *Windows, doors and materials should complement the existing building.*
- *Rear extensions should be secondary to the building being extended.*

*In regard to rear extensions, CPG also states they should:*

- *be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing;*
- *respect and preserve the original design and proportions of the building, including its architectural period and style;*
- *respect and preserve existing architectural features, such as projecting bays, decorative balconies or chimney stacks;*
- *respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space;*
- *not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, and sense of enclosure;*
- *allow for the retention of a reasonable sized garden; and*
- *retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area*



## 3.0 Planning Statement

### **Primrose Hill Conservation Area Statement**

- *PH25 Extensions and conservatories can alter the balance and harmony of a property or of a group of properties by insensitive scale, design or inappropriate materials. Some rear extensions, although not widely visible, so adversely affect the architectural integrity of the building to which they are attached that the character of the Conservation Area is prejudiced.*
- *PH26 Rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the Conservation Area. In most cases such extensions should be no more than one storey in height, but its general effect on neighbouring properties and Conservation Area will be the basis of its suitability.*
- *PH27 Extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings. The acceptability of larger extensions depends on the particular site and circumstances.*
- *PH28 Rear extensions will not be acceptable where they would spoil an uniformed rear elevation of an unspoilt terrace or group of buildings.*

Since it was built in the 19<sup>th</sup> century, the rear elevation of St Mark's Crescent has seen a number of alterations, including No 26 itself.

The proposed extension responds to the existing building in both the plan and elevational treatment and is consistent with neighbouring extensions.

The proposed extension would not be visible from the street and is modest in scale, being only a single storey in height and adding only 13m<sup>2</sup> to the gross external area. This also ensures that the extension remains secondary to the main building.

High quality materials will be used, which are appropriate to the host building and will weather and age gracefully.

## 4.0 Sustainability Statement

In order to minimise the environmental impact of the building the approach has been to improve the building fabric.

As the building is of historic value, the majority of the building fabric will be retained, however the front elevation is to be insulated internally to improve its performance. The floor build up will also include additional insulation. The windows to the front elevation will be overhauled and re-glazed with Slimlite double-glazed units.

The construction of the extension will exceed requirements set out in current building regulations for walls, roof and glazed doors and windows.

A more efficient boiler will also be fitted as part of the works.