

HERITAGE, DESIGN AND ACCESS STATEMENT

1 ST. MARK'S SQUARE, LONDON NW1 7TN

Internal and external alterations and re-instatement works.



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CONTENTS

1.0 INTRODUCTION

2.0 EXISTING BUILDING AND CONTEXT

3.0 PLANNING HISTORY

4.0 PROPOSALS

5.0 ACCESS STATEMENT

**6.0 APPENDIX A: SCHEDULE OF RECTIFICATION AND
REGULARISATION WORKS**

1.0 Introduction

This design, access and heritage statement accompanies an application for planning permission and listed building consent for external and internal alterations to 1 St. Mark's Square, London NW1 7TN. The application seeks retrospective approval to some alterations already carried out and proposes the removal of some other, unauthorised, unacceptable elements and their replacement with elements appropriate to the Grade II Listed building.

2.0 Existing Building and Context

2.1 Context and Historical Analysis/Significance

2.1.1 1 St. Marks' Square is located in the Primrose Hill Conservation Area of the London Borough of Camden, opposite the Church of St. Mark (Grade II Listed).

2.1.2 1 St. Mark's Square is a semi-detached mid nineteenth Century house, and forms part of a group of semi-detached houses whose design was envisaged as pairs of large semi-detached suburban Italianate villas. Camden's Conservation Area Statement clarifies,

"These large properties are between three and four storeys high, with basements. They are designed to appear as grand residential properties and have raised ground floors, numerous decorative features and are set back from the main road with front gardens bounded by medium height brick walls with gate piers.

The majority of villas are semi detached or form part of a terrace group. In order to reinforce the appearance of grandeur, these groups are often detailed to resemble one large villa. Symmetry is the most common way of unifying a group and can be reinforced by adding a central decorative feature such as a portico, pilasters, projecting section, gable, or pair of central porches. Another way of unifying pairs, even if asymmetrical, is to recess the entrances to the side of the property, allowing the main façade to stand proud. Subsequently, many properties are L shaped with an entrance wing set back to the side.

Dominant features of villa properties include shallow hipped roofs, strong parapet lines, chimney stacks, porches, timber sliding sash windows, bay windows to the ground and first floors, decorative railings to window cills, timber panelled front doors and steps to the entrance."

"Historically, the villas were decorated with stucco plasterwork, which had the finished appearance of stonework. Today, much of this stuccowork has been painted a cream or pastel shade. Stucco is usually applied to masonry surfaces on elevations that are visible from the street. At ground floor level, the stucco covers the entire wall surface and is generally rusticated to give the appearance of stone work, whilst on the upper floors, the stucco is smooth with strong horizontal bands and rusticated quoins to the corners of the building. Windows are well defined with projecting surrounds that may incorporate decorative keystones and heads, projecting cills, hoods and console brackets. Larger console brackets, which can take the form of detailed scrolls, decorate the projecting eaves and parapets. Stucco is also used to adorn the columns or arches to the entrance porches and introduce small sculptures and models to the main facades."

- 2.1.3 The Conservation Area Statement specifically refers to No. 1 St. Mark's Square in the following appraisal;

"Nos.1-10 St. Mark's Square and Nos.15-31 Regent's Park Road are grand terraces of listed houses with limited stucco detailing. These terraces are of four storeys, with basements, and are narrow in width, with two windows to each floor. They are discretely designed to form symmetrical compositions. This symmetry is achieved through variations in form and decoration at the centre and/or ends of the terrace, including projecting sections and arrangement of porches. The properties at Gloucester Avenue have front garden areas with low brick walls, whilst the properties at St. Mark's Square have large front areas with railings and plinths."

- 2.1.4 1 St. Mark's Square was listed Grade II in May 1974, with the following Historic England description;

"Double fronted villa, left hand bay forming return of No.16 Prince Albert Road (qv). Mid C19. Stucco with slated hipped roof having projecting console bracketed eaves and tall slab chimney-stacks. 3 storeys and basement. 3 windows. Distyle-in-antis Ionic side portico to right with fanlight and panelled door. Architraved sashes. Ground floor sashes with pilasters supporting simplified entablature lintel, central bay window. 1st floor, tripartite central sash with console bracketed pediment and stucco balcony; outer bays with cornices and cast-iron balconies. INTERIOR: not inspected."

- 2.1.5 1 St. Mark's Square has been altered and adapted over the years in response to the social changes and changes to lifestyle requirements of its occupants, but has largely retained the principal components contributing to its external appearance and character, barring the impact of recent unauthorised works to its external fabric, in particular in replacing the timber sash windows with uPVC casement windows.

As can be seen from its recent Planning History (section 2.1 below), recent planning and listed building consents meant that significant change and disruption to its internal and, to a lesser extent, external fabric was authorised by Camden Council in the course of granting consents to applications for change of use/subdivision into maisonettes and for extensions to the rear and front of the property (not implemented in full)

3.0 Planning History

3.1 Relevant Recent Planning History

1 St. Mark's Square, NW1 7TN

Application: Ref 8401532 8470191

Granted: 11.12.1984

Proposal: Change of use application, including works of conversion into 2 self-contained maisonettes.

Application: Ref 8601769 8670359

Granted: 29.01.1987

Proposal: Change of use application, including works of conversion into 2 self-contained maisonettes.

Application: Ref LE9900836 PE9900835

Granted: 04.12.2000

Proposal: The erection of a rear extension at basement level; a single storey front outbuilding at basement level with a ground floor level garden above; a single storey second floor rear extension; and internal alterations, for residential use.

3.2 Recent Unauthorised Works

Haines Phillips Architects were contacted by the current owner's representative in March 2019, when they became aware that some recent window replacement and internal and external refurbishment works were carried out without the pre-requisite Planning and Listed Building consents.

Haines Phillips Architects met with Camden's Planning and Conservation officers in charge and carried out a survey of the internal and external fabric and undertook a consultation and negotiation process with Camden's officers, to arrive at a proposal for regularisation and re-instatement works.

4.0 Proposals

4.1 Summary

The proposals for regularisation and re-instatement are based on an understanding of the pre-existing fabric (prior to the Planning and Listed Building consent of 2000), the authorised works undertaken following the 2000 consent and the 'as-built' situation resulting from the recent works. These elements have combined to allow an informed assessment of what constitutes 'unauthorised' works, which of these it is hoped can be regularised via this Application, and which of these are deemed unacceptable in the context of the Listed Building and Conservation Area, with proposals for removal and replacement with appropriate elements via this Application.

4.2 Schedule Of Internal and External Fabric Remedial Works

A schedule of the internal and external elements that are under consideration along with the proposals for either regularisation or remedial works is appended to this Statement, see Appendix A. This clearly traces the 'pre-existing' and 'as built' conditions of the various elements and makes proposals for retention and regularisation or replacement as appropriate.

4.3 Justification of Proposals

4.3.1 Elements to be retained 'as built' and regularised:

The below items refer to items described in the Schedule

4.3.1.1 External Elements:

- (i) External metal balcony railings installed to balconies of windows G-05 and F-04: As stated in the Conservation Area Statement, decorative railings to window sills are a feature of the Conservation Area. These are commonly found in the vicinity and the adjoining properties such no. 2 St Mark's Square, no's. 17,18, 20 and 21 Prince Albert Road. The recently installed railings closely match the existing original railings, do not detract from or cause any harm to the character of the Listed Building and preserve the character of the Conservation Area.
- (ii) Rear side passage and rear patio paving materials/tiles: These paved areas are not visible from the street and serve subservient/service areas to the side and rear of the property. The paving materials are of a high quality and are visually acceptable. Nearby and adjoining properties have a mish-mash of paving materials to their front gardens and side passages, mostly in concrete tiles or asphalt. Therefore these paved areas do not cause harm to the Listed Building or to the immediate context of the property and preserve the Conservation Area.
- (iii) Rear patio new brickwork garden walls to the boundaries with no. 2 St. Mark's Square and no. 17 Prince Albert Road: The brickwork walls are in keeping with existing brickwork and other garden walls and add to the character of the Conservation Area and the setting of the Listed Building.

4.3.2.2 Internal Elements:

- (i) Fireplaces: the majority of the pre-existing fireplace openings (7 no.) have been blocked up, some time following the granting of the 1987 consent. No evidence exists regarding the detail and appearance of the fireplaces or the date of their

removal/blocking. Camden Council's officers' view expressed via email was, "If we do not have any evidence regarding the fireplaces then we would be inclined not to pursue this. However we would ask that the built in cupboards in front of the chimney breast in the bedroom are removed."

- (ii) Bedroom 3 fitted wardrobe joinery along the chimney wall:
Fitted wardrobe joinery has been installed along the entire length of the chimney wall, with a dressing table and mirror section across the front of the chimney breast. However, this joinery is not full height, and the dressing table section is open between the side drawers, meaning that the chimney breast and alcoves are visible in the room as is the ceiling cornice above the fitted joinery, with the full volume and proportions of the original room clearly maintained.
- (iii) Basement boiler room and laundry room:
These are subservient service areas of the house that do not contain any relevant historic features. Minor inconsistencies exist in the layout and detail of these rooms, between the layouts consented in 2000 and the 'as built' form, as scheduled. These minor inconsistencies are of no significance to the overall character or significance of the Listed Building.
- (iv) Basement dining room/Family room opening in dividing wall:
Consent was granted in 2000 for such an opening but with narrower dimensions and with a door. However, the opening 'as built' is similar in width to the opening at ground floor level between the front principal rooms, also with no doors.

4.3.2 Elements to be removed and replaced:

The below items refer to items described in the Schedule

4.3.2.1 External Elements:

- (i) Recently installed white uPVC double glazed casement windows and French doors are to be removed from site and replaced with single glazed painted timber traditional sash windows and boxes and painted hardwood sills to match the pre-existing windows. Evidence from the 'as existing' set of drawings that accompanied the 2000 application and windows of adjoining properties has been used to establish the elevations and details of the pre-existing windows.
- (ii) Recently installed external metal security grilles to windows G-03, G-05, G-06, F-01 and F-03 are to be removed and window surrounds made good where disturbed.
- (iii) Recently installed metal railings to the top of the front garden boundary wall are to be removed and the brickwork made good where disturbed.
- (iv) Front entrance portico and steps: Recently installed mosaic tiles to the walls of the portico around the front door are to be stripped out and stucco render painted to match the existing stucco re-instated. Recently installed quartz treads, risers and retaining walls to the front portico steps are to be stripped out and replaced with stone/marble to match the existing flooring within the portico.
- (v) External CCTV: Recently installed CCTV cameras are to be altered as follows;
 - Two cameras to the left hand side of the portico to be replaced with smaller cameras located above the projecting stringcourse, hidden from view.
 - One camera to the extreme left hand of the front elevation is to be removed and the stucco made good.

- One camera to the sidewall of the property, located towards the front of the side passage, is to be replaced with a smaller camera and relocated to the rear of the side passage and above the stringcourse, out of view.
- Associated CCTV cabling is to be relocated to be above the stringcourse and contained in neat whit painted trunking, out of view.

(vi) Front Driveway/car parking area: The terracotta type tiling is to be replaced with stone paving slabs that match the existing to the perimeter of the driveway.

4.4 Conclusion

The proposed works would remove any unauthorised works that are detrimental to the character of the Listed Building and its historic significance and re-instate fabric that either matches the original removed or that represents a historically appropriate replacement.

As shown in the justification statement, some unauthorised works are minor in nature and do not detract from the significance or character of the Listed Building and preserve the character of the Conservation Area. This application seeks to retain and regularise these.

5.0 Access Statement

The application site is a private dwelling. No changes are proposed to the existing access.