

23 MARQUIS ROAD
DESIGN AND ACCESS STATEMENT



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1.0 INTRODUCTION

1.0.1 This Design and Access statement has been prepared as part of a planning application to replace a number of non original windows to 23 Marquis Road. It also covers reinstatement of an original rear access door opening, minor enlargement of an upper window opening, replacement of ground and lower ground front doors, installation of 3 conservation rooflights and works to the front garden.

1.0.2 The house has lost its original window configuration and the replacement casement windows lack sympathy and aren't in keeping with the character of the conservation area. The same applies to the front doors and the front garden which is currently a concrete slab laid at a level that is causing damp ingress on the lower ground floor.

1.0.3 This application seeks to reinstate important lost features of the house so that it can make a positive contribution to the conservation area. Where possible these changes will upgrade the thermal performance of the house to reduce energy consumption.

2.0 SITE

2.1 Location

23 Marquis Road

London

NW1 9UD

The site is located midway along the northern part of Marquis Road. The site is well placed, equidistant between the transport links of Camden Road, Caledonian Road and Caledonian Road and Barnsbury National Rail.

The site enjoys proximity to Caledonian Park and the retail facilities around Camden Town and Kings Cross St Pancras.

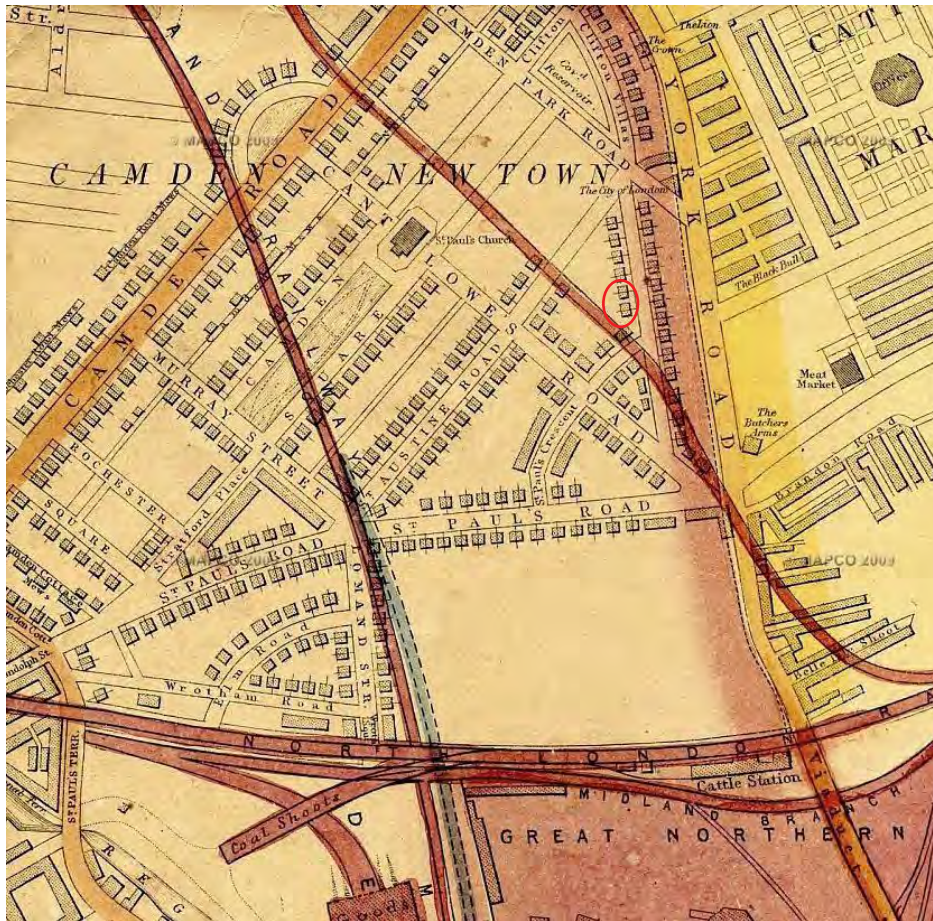


Aerial View



Ordnance Survey

2.2 Historic context

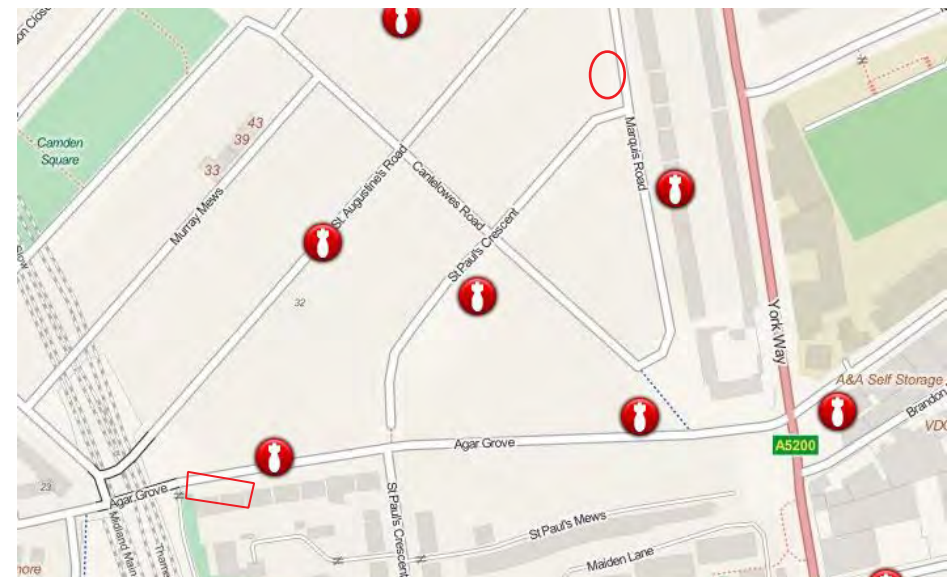


Map- 1868 showing the planned layout around Camden Square and the local cattle market.

2.2.1 The extant pattern of streets surrounding Camden Square was laid out in the mid C19th. With advances in rail connections affluent citizens began moving away from the congestion and grime of the city centre and outlying areas such as Camden were targeted for development.

2.2.2 In 1824 Camden Road was constructed across fields and at this time the streets around Rochester Square began to be laid out. The Camden Estate laid out the remainder of the streets in the 1840's as a 'higher class' piece of development to contrast with the earlier portions of Camden Town which were degenerating as the city expanded outward.

2.2.3 Marquis Road suffered from enemy action during WWII and middle part of the road was damaged.



WWII bomb map showing that that HE's bombs fell in close proximity to the application site.

2.3 Listing

2.3.1 23 Marquis Road is not listed.

2.4 Conservation Area

2.4.1 23 Marquis Road Crescent is part of the Camden Square Conservation Area, adopted in March 2011.

2.4.2 Marquis Road is described within the Conservation Area documents as follows:

From the north end at Camden Park Road, the terrace drops abruptly from raised three storeys to more modest houses similar to St Paul's Crescent. A significant number have lost details - particularly around window surrounds and several have had their brick elevations rendered. The extent of loss of detail in this part of the conservation area may be in part due to war damage. Two telephone poles with associated wires remain.

3.0 EXISTING BUILDING

3.1 The house has lost all its original windows to the front and rear elevation but retains the original window surrounds and window openings. To the rear the former garden access door has been infilled to create a window. Both front doors have been replaced and the front garden has been covered with a concrete slab.

3.2 The purpose of this application is to reinstate lost features and lost character of the house so that it makes a positive contribution to the Conservation Area. Luckily there are many examples of original doors, windows and boundary walls in the immediate area and replacing these precedents will be used to match the replacements.



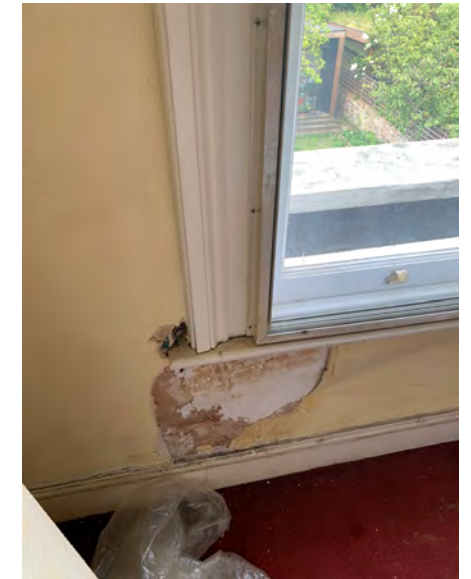
23 Marquis Road front elevation



23 Marquis Road rear elevation



Concrete front garden



Rear window to top floor to be enlarged



Typical replacement casement window



Modern windowreplacement to rear

3.3 Below are some examples of the original configuration of windows and doors to the rear and the front of houses of this age and type.



Original rear elevation at 6 St Pauls Crescent



Original french doors to the garden at 6 St Pauls Crescent



Original configuration of front windows to neighbouring building and original capped squat columns either side of entrance.



Original stone capped balcony to bay window.

4.0 PROPOSALS

4.1 The proposals are very modest and seek to improve the character of the Conservation Area by reinstating lost features and glazing arrangements.

4.2 At roof level we are proposing introducing three conservation rooflights to the rear roof pitch laid flush with the surrounding roof finish to bring more light into the top floor bedrooms.



Conservation rooflights flush with roof finishes.

4.3 All the existing modern windows throughout the house will be replaced with sliding sash windows with glazing divisions that match the original configuration. The windows to the front of the house will be single glazed with the exception of the lower ground floor which will be micro doubled glazed to improve security. The windows and doors to the rear of the property will be micro double glazed to improve thermal performance and improve security.

4.4 The original rear access door opening will be reinstated and a new fixed timber window installed in the position of the door. The window is designed to look like an original window. The existing french doors will be replaced with a new double glazed set which more closely match the original configuration.

4.5 On the front elevation, the front area is currently paved with concrete that is set at a high level against the front wall of the house, bridges the DPC and is creating internal damp problems. This slab will be broken out and a new natural stone front garden and steps installed with a french drain against the front of the house to address the damp issues.

4.6 Both front doors are of tired, modern design and will be replaced with a traditional Victorian four panel door more closely matching the original configuration with some glazed elements.

4.7 The front garden is designed to have an area for wheelie bin storage and an area for soft landscaping. The new position of the steps more closely matches the original configuration.

4.8 The missing cast iron decorative rail on the front bay window would be reinstated to match the original design.



Example of original decorative baluster



Example double glazed sliding sash window

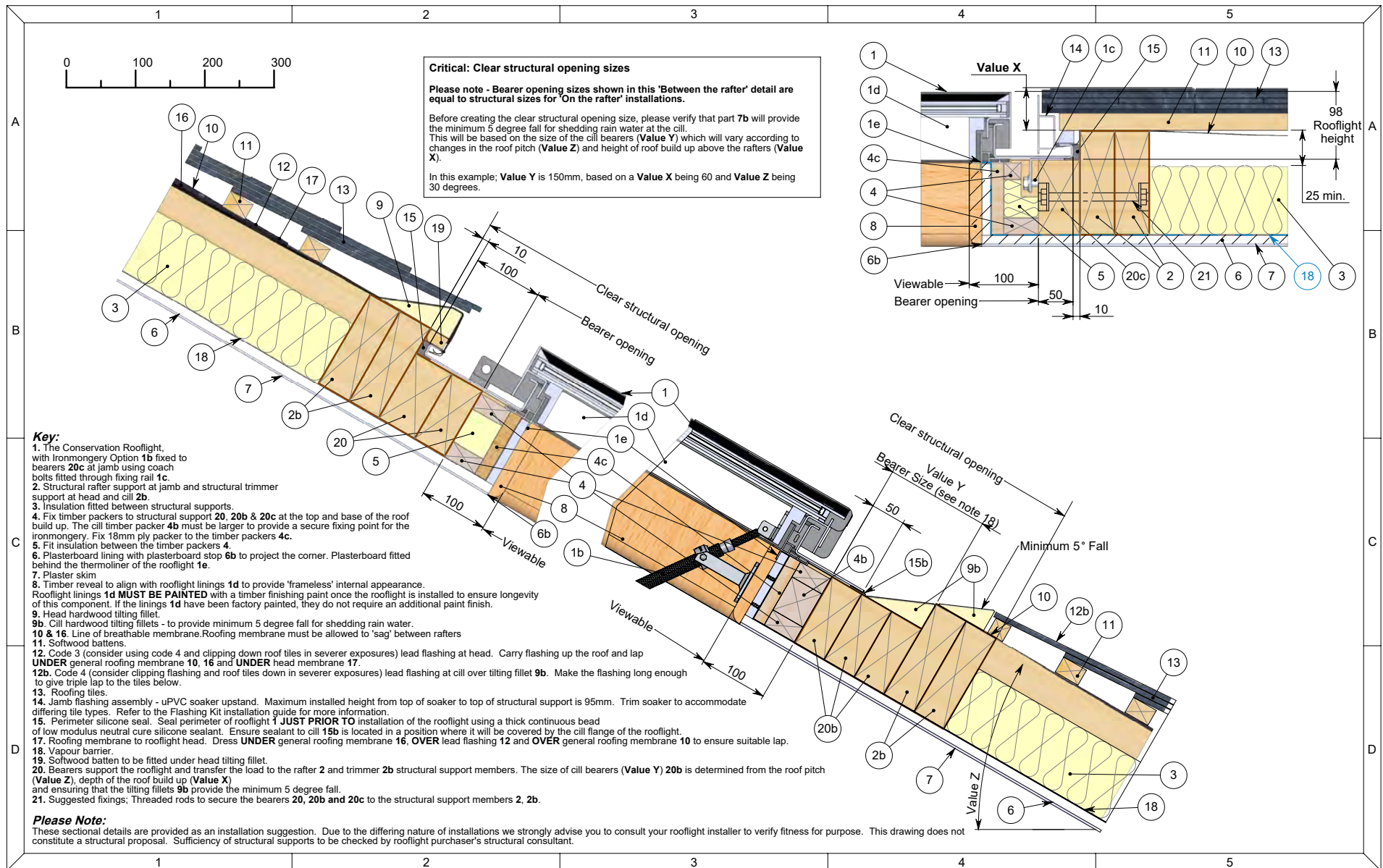


Modern brickwork removed to form new opening

4.10 The image on the left above shows an original decorative cast iron railing to a front window which would be replaced and reinstated. The image on the right shows a 'conservation range' micro double glazed sliding sash window with waxed cords and weights and shows how sympathetic this type of window can be.

4.11 The third image clearly shows the infill area to the lower ground floor rear access door that will be removed to create a new, tall opening.

4.12 Overleaf is a proposed detail of the conservation rooflight set within the existing roof finish.



TITLE : **The Conservation Rooflight**
 > A roof window range suitable for pitched roofs between 17.5° and 65°
 > Detail applicable ONLY to rooflight models with integral casement timber linings

Cold Roof | Slate Tile | Flashing Kit
'Between the rafter' installation detail

DWG NO. : CR_CRSF_FK_A SHEET NO. : 1 OF 1

SCALE : 1:5 @ A3 DO NOT SCALE DATE : 26/11/2019

This is a suggested installation detail which may not be exactly applicable to all situations and constructions. It is not a detailed or constructional proposal. Installers and designers are advised to check their own details for compliance with all currently applicable Local Authority by-laws, Acts of Parliament and British / ISO standards.

REVISION: **A**

the Rooflight Company
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w: www.therooflightcompany.co.uk
 t: 01993 833 108
 e: info@therooflightcompany.co.uk

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5.0 CONCLUSION

5.1 The proposals set out in this document and the supporting drawings take measures to greatly improve the contribution of 23 Marquis Road to the character of the conservation area.

5.2 Changes to the front of the house reintroduce sympathetic flooring materials such as soft landscaping and york stone paving and reinstate missing window configurations, giving the terrace a more coherent appearance.

5.3 Changes to the rear are discreet and use reinstate missing details and window configurations. Modern interventions such as adjustments to door and window openings are discreet and use traditional materials and details to actively improve the character of the conservation area.

5.4 It is for the reasons above that we respectfully request that the application is permitted without delay.