

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

SUPPORTING DESIGN AND ACCESS STATEMENT

For:
21 St Marks Crescent, NW1 7TU

Proposal

Replacement of metal railings to the front light-well and main entrance balustrade; replacement steps and pavement in front garden (retrospective).

Site & surroundings

The application site is a four-storey terraced building with raised ground floor and conventional eaves. 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 existing front garden area was found empty of planting, with unsightly concrete paving, and railings severely damaged by corrosion - especially at the lower end - which not only decreased its stability but also made reparations impossible.

The proposal seeks to improve the front garden. A new black painted metal railing of traditional design had been installed, including a new gate to match this. Both elements have been increased in height as the existing balustrades were only 80cm; considerably below current safety standards of the Approved Document K 2010.

The existing paving had also ceased to fulfil its function as watermarks appeared inside the existing vault's ceiling which is a clear sign of leaks. A new sandstone paving is proposed for the front garden and steps, matching that of neighbouring properties such as No.8, No. 29 & No30.

In summary, the property has been renovated using a palette of material and finishes that are sensitive to and enhance the building's character and heritage by making similar modest alterations already in-situ in the adjoining properties on the terrace.

It is also important to note the rhythm and treatment of the front façades at St Mark's Crescent is irregular in principle; most properties on the terrace display a varied number of railings and gates configurations as shown in fig 1 to 9 below.

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



fig 1. No.21 existing front steps & paving



Fig 2. existing railings as found



fig 3. No17 St
Mark's Crescent



fig 4. No17 St
Mark's Crescent



fig 5. No18 St
Mark's Crescent



fig 6. No25 St
Mark's Crescent



fig 7. No.28 St
Marks Crescent



fig 8. No.21 St
Marks Crescent



fig 9. No.21 St Marks Crescent, current front steps & balustrade.