

70A Marquis Road, London, NW1 9UB

**Design and Access Statement
February 2022**

Application site

Lower ground level flat, 70A Marquis Road, London, NW1 9UB



Local Context

The site is located to the south of Marquis Road.



The property is not listed but is located in the Camden Square Conservation Area. The building is identified as making a positive contribution to the character and appearance of the Conservation Area. Marquis Road is one of a series of relatively quiet minor roads serving predominantly residential houses.

Purpose

The application site is a raised two storey (lower ground, ground and first floor) end-terrace property located on the east side of Marquis Road. The building is split into two flats. The application proposal relates solely to the lower ground floor flat.

In addressing functional and spatial issues and making the lower ground floor flat more suitable for family living, it is proposed to extend the lower ground floor with a rear single storey extension.

Scope

The proposals comprise the following:

- Rear extension

Improvements will include the following

- New single storey extension with a “green” pitched roof with two discrete velux roof windows.

- Extension is to be used as a family room/ living room at the rear, allowing for open plan living, as it adjoins the kitchen.
- New bifold doors opening onto the rear garden area
- Improved landscaping to rear courtyard, transforming it into a garden



Photos showing entrance, & side (lower ground level) where permission to extend has already been agreed

Previous relevant planning applications for 70 Marquis Road

1. 2021/3928/P granted on 19/10/2021
2. 2003/3152/P granted on 20/11/2003

Overview

Use and Amount

The proposed development comprises the following gross internal floor areas (GIA):

Gross Internal Area Schedule (sqm)

Lower Ground Floor 102 m²

Layout

Please refer to proposed plans submitted as part of this application.

Appearance

The existing buildings are three storeys in height, constructed of brickwork with rendered sills.

The new modest single storey extension will be clad with vertical grey timber boarding to the external walls.



Example; grey timber clad (below) & of a green pitched roof (above)



The opening to the rear terrace will comprise bi-fold doors in a slim line grey aluminium framed system.

The pitched “green roof” of the extension will be sowed with a mix of meadow grass and wild flowers.

This combination of materials will give a contemporary appearance but with the natural materials, will complement and blend well with the existing building, especially as they age and patinate.

Landscaping / Treatment of outdoor space

Revising the internal arrangement of spaces creates an opportunity to address the relationship of the house with the external space.

The external space is made up of a small area at lower ground level and a larger elevated paved courtyard. It is proposed;

- For the large elevated area paved as a courtyard, to have the slabs removed and replaced with grass, increasing biodiversity.
- Two pleached trees to be planted to the rear of the garden and the shed will be removed.
- Border lighting around the edge of the new garden to be added.
- For the low-lying wall that separates the lower ground level from the elevated courtyard be removed and the two pre-existing steps to be paved with grey porcelain tiles and increased to span the width, making the newly grassed garden more accessible from the family living room through the full width bifold doors.



Photo of garden -steps and elevated paved courtyard



Photo: Shed to be removed and all paving here to be replaced with grass. Two peached trees to align this rear white wall.

- A pitched “green roof” is also proposed which will enhance the local bio diversity.

Design/ Planning policy

The guidance recommends a careful choice of materials and colour to complement the existing elevation. The proposed materials chosen are also appropriate to the Conservation Area character.

The proposal will also avoid harming the neighbour’s light and outlook. At the rear there is currently a garden wall/fence which reaches over 9ft, the shared border of 70A Marquis Road with 72 Marquis Road. The proposed extension sits inside of this 9ft wall/fence.

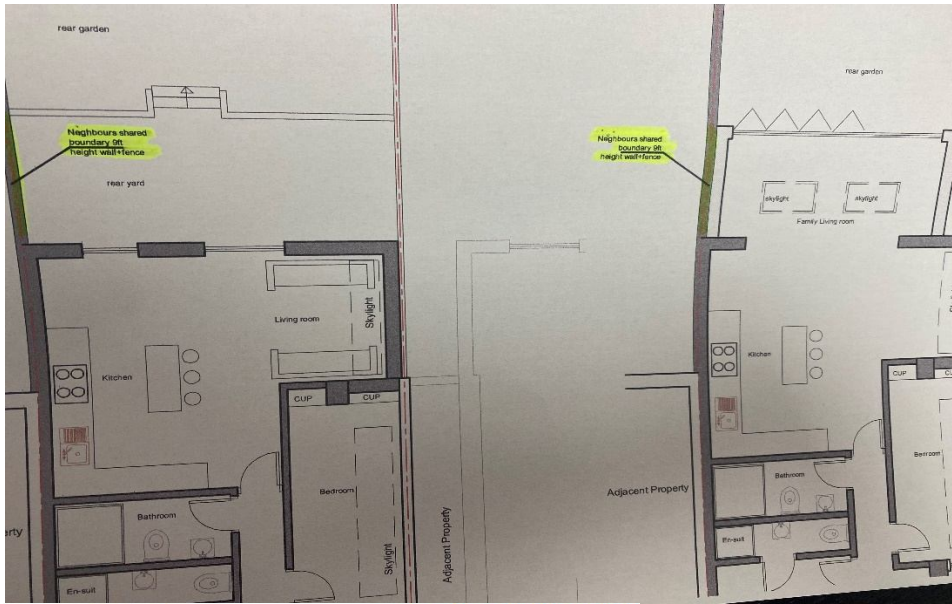


Photo: Boundary wall with fence shown of 70A & 72 Marquis Road exceeds 9ft in height, shown in photo and highlighted in yellow above (drawing)

It is proposed that the extension will be inside of this 9ft boundary wall /fence, stepping away from the shared boundary with 72 Marquis Road. It would be built only on the lower ground level.

The proposed roof extension has a pitched roof and so cannot be used as a roof terrace. The proposed roof is sloping to reduce the massing and visual impact on the neighbours.

The proposed extension is not visible from the street and will therefore not affect the streetscape of Marquis Road.

The scale and massing of the proposed new single storey rear extension is subsidiary to the main part of the existing house and is modest in size. It will therefore sit in proportion and not detract architecturally from the existing house, which still has visual dominance.

Amenity

With regards to privacy, overlooking between the new house and neighbouring properties has been avoided, with no windows or obscured windows directly facing adjacent habitable windows.

Daylight/Sunlight

The house is dual aspect, providing good sized windows to the east and west of the building. The full height, glazed doors to the living spaces maximise daylight. The kitchen /dining space and proposed family living room, with the garden are orientated towards the east, so will benefit from morning sunlight.

Precedents on Marquis Road and/ or in the conservation area

25 Marquis Road – Permission granted for mid-terrace property to have a 6m lower ground level extension to the rear. Application granted on 31/10/2014.

62 Marquis Road – Semi-detached property extends to the rear and exceeds 6m from 70A original house boundary line.

87-89 York Way within the conservation area and backing onto the garden of 70A Marquis Road, granted permission to extend up to shared rear boundary wall.

70A Marquis Road has 3.3m pre-existing extension to the rear. We are seeking permission for an additional 2.7m extension.

The way in which the plans have been amended to address previous planning objections

1. We propose stepping the extension inside of the existing 9ft boundary wall/fence between 70A and 72 Marquis Road, minimising any visual impact to 72 Marquis Road.
2. With the existing shared 9ft boundary wall/fence with 72 Marquis Road being retained, there will also be minimal to no impact to gardens north of Marquis Road.
3. We propose a reduced size for the rear extension at 2.7m, and it remains in line with precedents already granted on the road.
4. The garden of 70A, which benefits from being an end of terrace, will remain sizable and appropriate after the extension.
5. The proposed extension is to be of the same character as neighbouring properties granted planning permission with; a green roof, timber cladding and slim line aluminium framed bifold doors.
6. As reassurance the extension could not be used as a roof terrace, a pitched roof is now proposed.
7. No proposed change of use, it remains a family home so there is no potential for noise or density issues.
8. There is no green space (no trees or grass) currently on the grounds of 70A Marquis Road. The proposed planning permission seeks to plant grass and trees to the rear, therefore adding to the character of the conservation area.

Inclusive Access

The new dwelling has been designed to meet both the Lifetime Homes criteria, the GLA London Housing Design Guide and Approved Document M. In respect of AD M it is assumed that the local authority will require Category 1 standards to be met for new units.

Policy documents considered when designing and detailing the proposed works;

- Planning (Listed Buildings and Conservation Areas) Act 1990
- National Planning Policy Framework
- Camden Local Plan Policies D1-Design
- Camden Local Plan Policies D2-Heritage
- Neighbourhood Plans
- Camden Planning Guidance on Design
- Camden Square Conservation Area Appraisal and Management Strategy
- The London Plan & Accessible London: Achieving an Inclusive Environment