

The team

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1.01 Introduction

This Design and Access Statement is written to support the Planning Application for 30 St. Mark's Crescent, Primrose Hill, London.

The Planning Application seeks householder planning permission from Camden Council for the following works:

- To the rear terrace, create a staircase that connects to the lower ground floor garden.

This application relates purely to the rear terrace and lower ground floor garden area. We are not seeking any increase in demise or alterations to the existing facades.

1.1.1 Consultation

The Agent has spoke with Camden Council regarding the need for this application.



Aerial view of site



Site location plan

1.02 The Site

The site area is approximately 211 m². The property forms part of the terrace that runs along St. Mark's Crescent, which is a residential road.

St. Mark's Crescent is a quiet residential Road in Primrose Hill / Camden Town border. No. 30 is accessed from St. Mark's Crescent and the property's rear garden is largely enclosed, with views past the house to the left hand side, when viewed from the road.

30 St. Mark's Crescent is a brick and stucco fronted period property. The road consists of a number of period homes in a limited variety of styles and this property is not as deep as others in the road reflecting its position in the street.

30 St. Mark's Crescent is not Listed. It sits within the Primrose Hill Conservation Area.



View of property from St. Mark's Crescent

1.03 Context

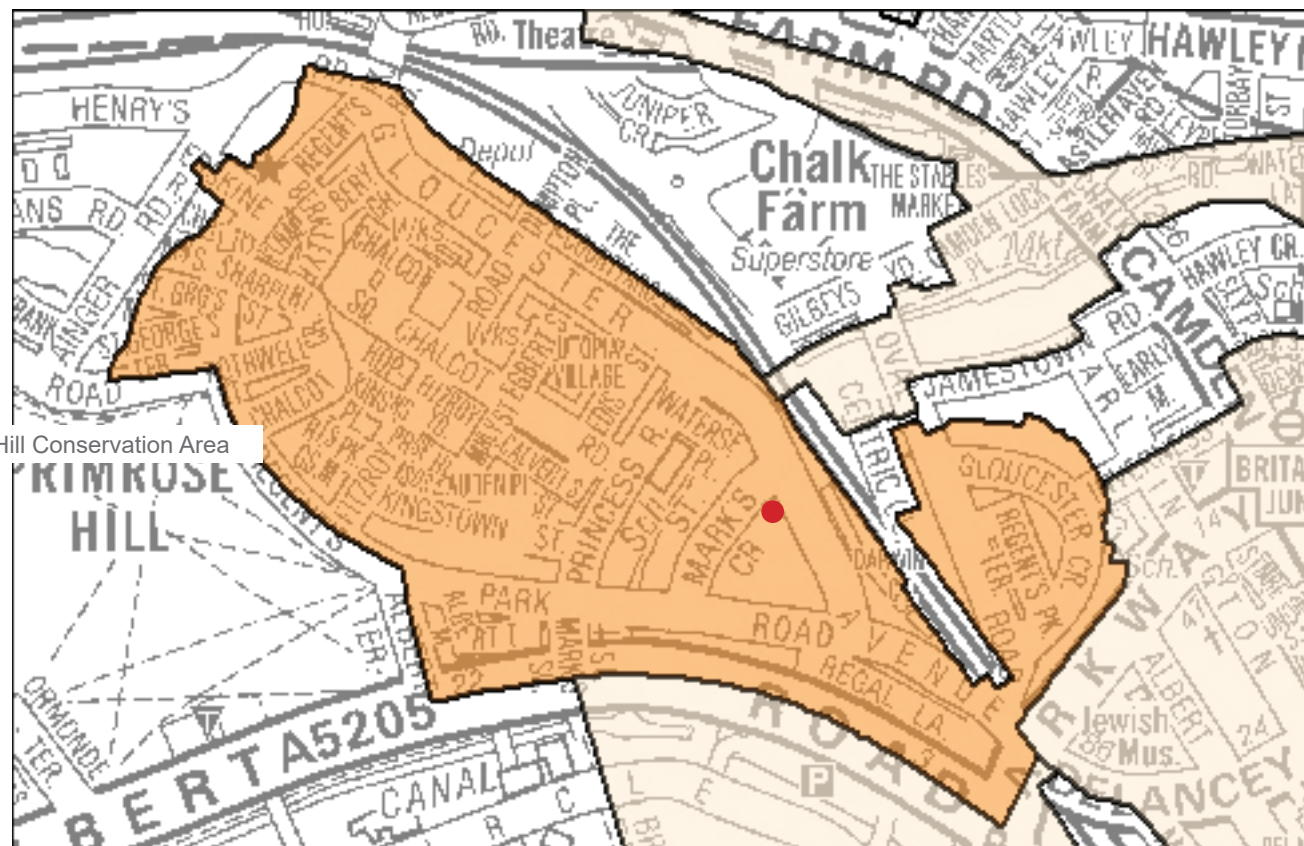
The property is located within the Primrose Hill Conservation Area, as indicated by the red dot on the adjacent map.

The conservation area is divided into four further sub-areas, No. 30 St. Mark's Crescent is located within the sub area: Regents Park Road North.

St. Mark's Crescent runs parallel to the Regent's Canal and contains a number of villa style properties and a high density of development.

No. 30 St. Mark's Crescent is a 19th Century, 3 storey terraced house with a basement. The building's entrance is set back from the street with the ground floor raised above street level.

The facade has numerous decorative features typical of the properties in the surrounding area; stucco plasterwork at ground floor level and window surrounds with decorative heads and projecting cills.



Map of Primrose Hill Conservation Area

1.04 Proposed Elevations

1.4.1 St. Mark's Crescent Elevation

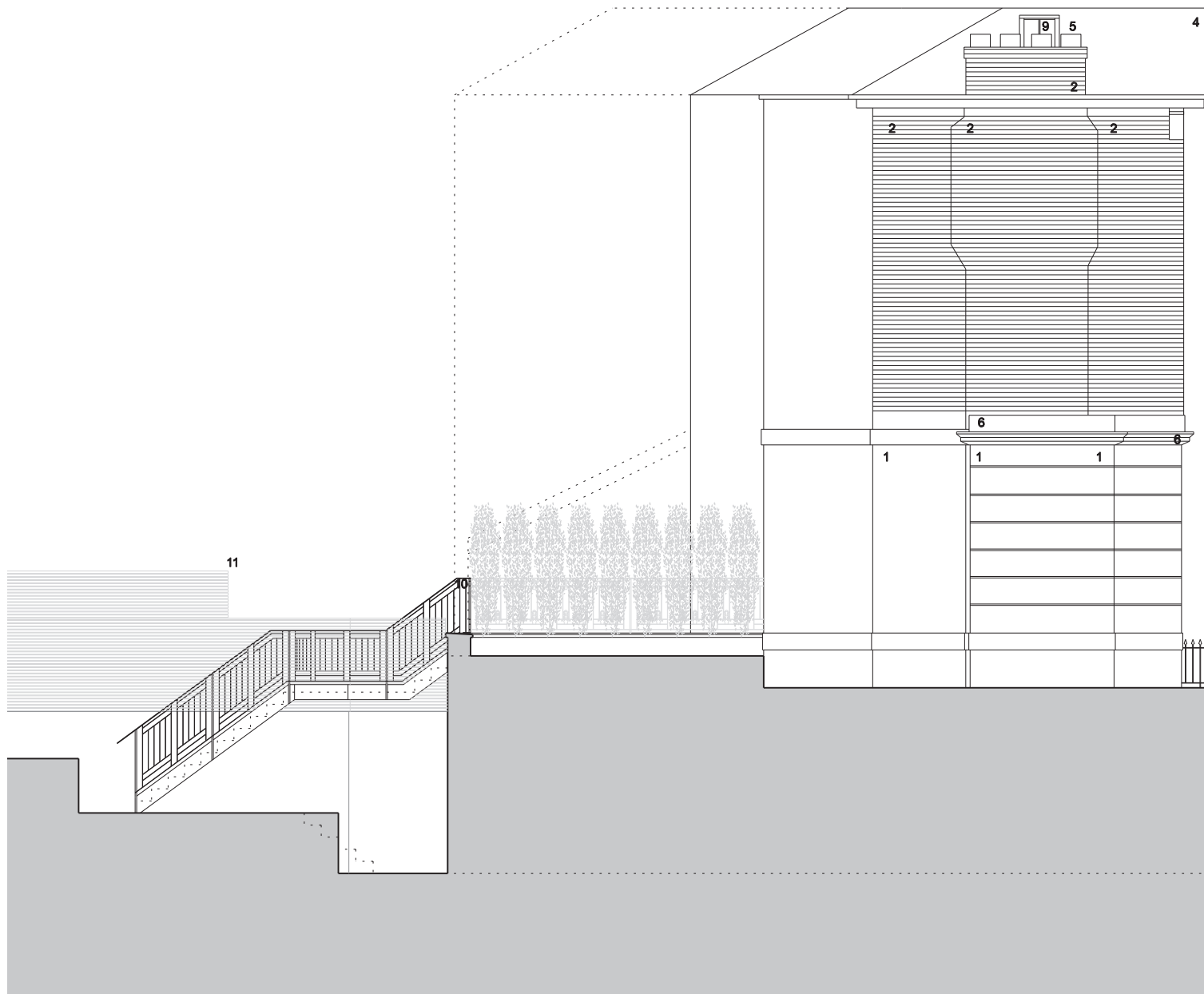
No change is sort to the front elevation.



1.4.2 Side Elevation

Essentially the proposal is for a new staircase linking the terrace to the lower garden, seen here in elevation. The balustrade reflects the current handrail design to the terrace and thereby provides a unified connection between the areas.

Otherwise, we are not proposing any other changes to the property.



1.4.3 Rear / Garden Elevation

Essentially the rear elevation remains as built but we are seeking the approval of a staircase, finished in the same cast iron design as currently seen in the terrace hand rail.

Otherwise, we are not proposing any other changes to the property.



1.05 Materials and colours

1.5.1 External Walls

- Yellow London stock brickwork
- Grey render
- Concrete copings

1.5.2 Fencing

- Softwood timber strips
- Cast iron - Black paint finish

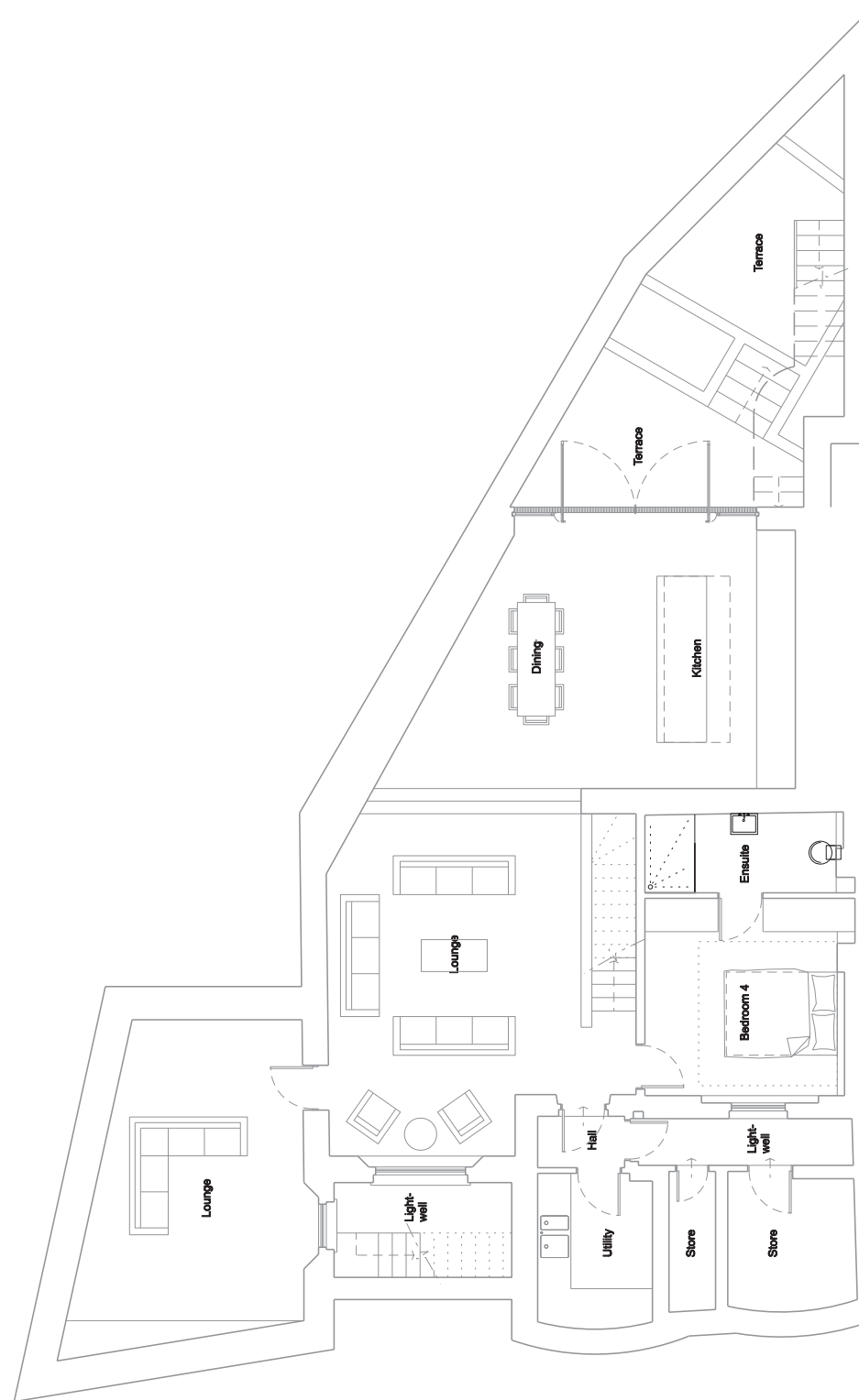
Proposed materials



1.06 Proposed plans

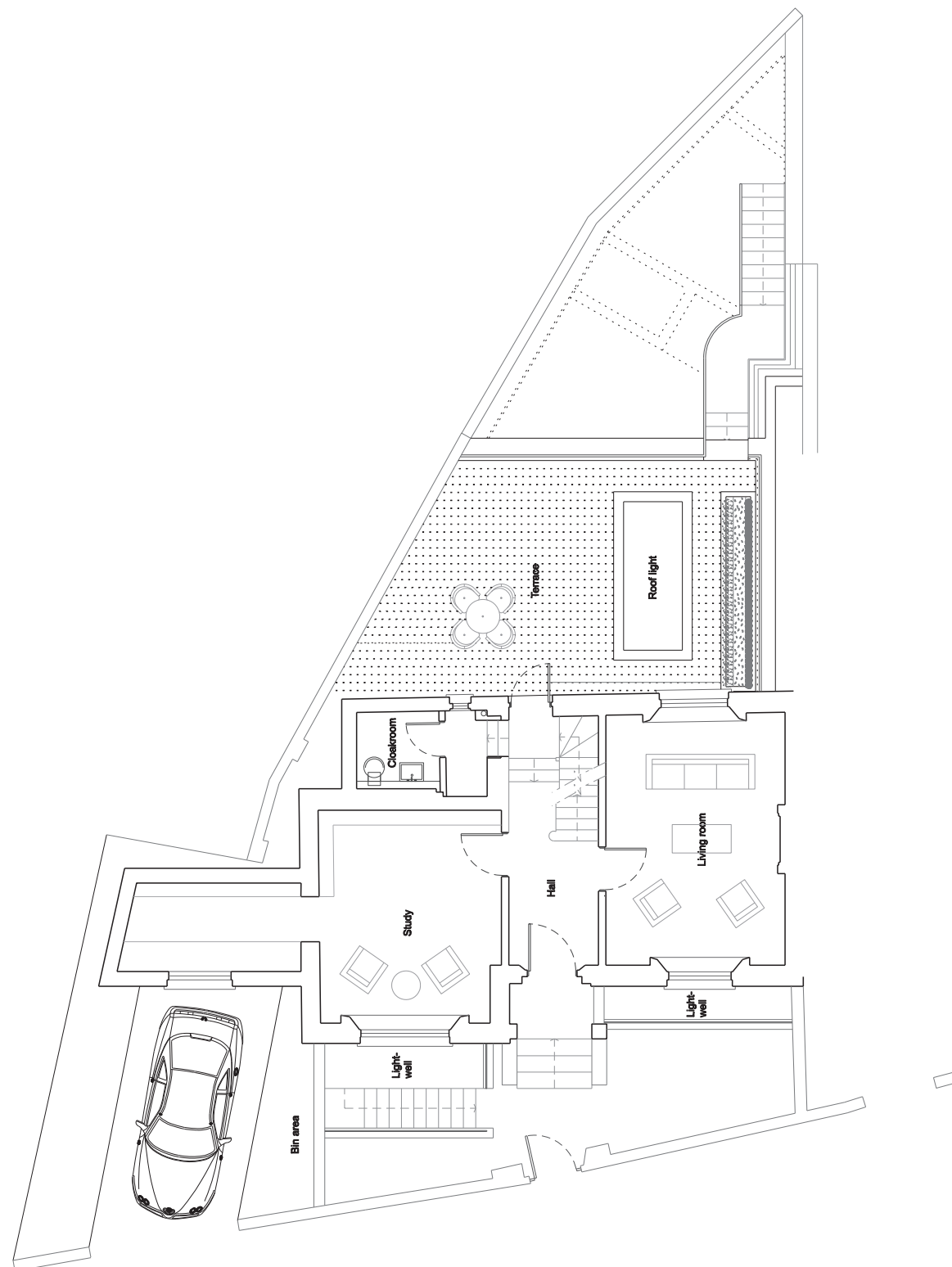
1.6.1 Lower Ground Floor

Here we see the proposed staircase landing on the raised garden area to the rear of the property. So that the staircase works and does not obscure the existing doors and window to this level, it has been placed along the boundary wall.



1.6.2 Raised Ground Floor

The staircase begins at this level from one side of the terrace, allowing for the free use of the rest of this area.

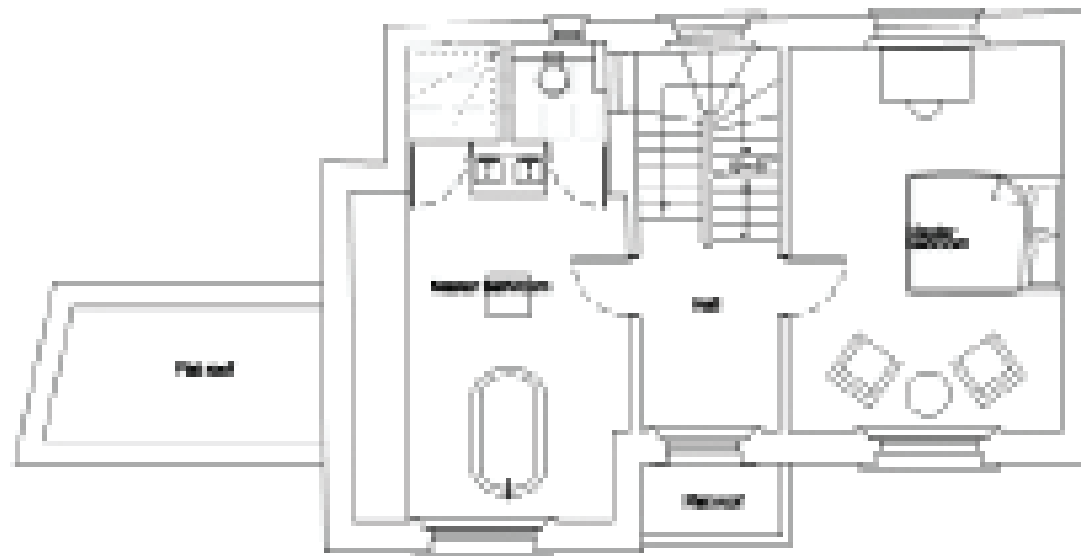


1.6.3 First Floor

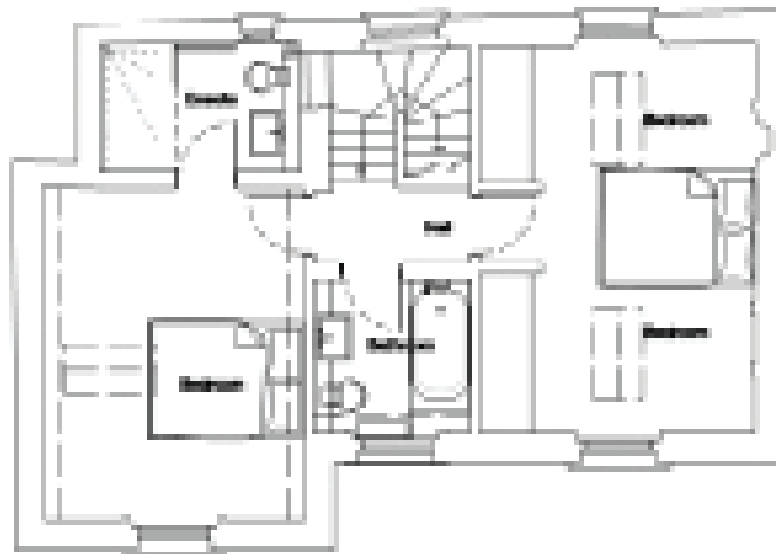
No change to the layout at this level.

1.6.4 Second Floor

No change to the layout at this level.



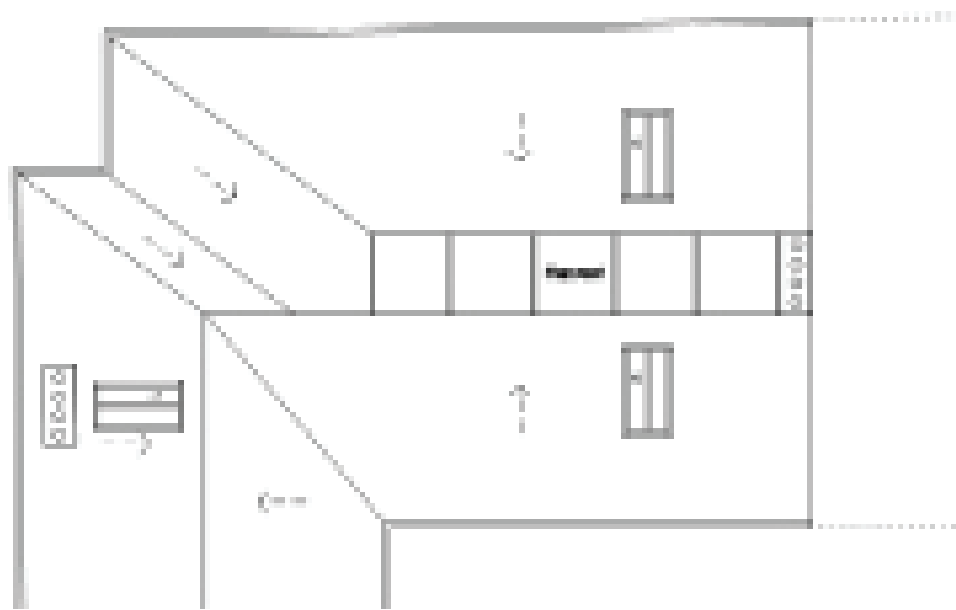
First floor



Second floor

1.6.5 Roof

No change to the layout at this level.





2.1 Car parking and setting down points

The site has off street parking to the front of the property, along with the ability of setting down in the street adjacent to the front door.

2.2 Public transport

The site is well served by public transport, listed below are the available services.

2.2.1 London Underground

The Camden Station on the Northern Line is 10 minute's walk away to the north east of the site. The station is in Travelcard zone 2.

2.2.2 Bus Routes

There are bus stops within minutes walk from the proposed application site on Gloucester Avenue and Prince Albert Road serviced by the C2, 24, 27, 31, 168, 274, 393, N5, N28 and N31 bus routes.

2.3 Building approach

The current hard landscaping provides a relatively level and unimpeded access to the development including refuse areas. A minor step of 30mm between the footpath and the house level exists.

2.4 Principle entrance

There are a series of steps up to the front door, due to the historic design of the properties in this area, providing a raised ground floor. At this stage as there is no requirements for level access by the inhabitants, no change is proposed. The entrance is illuminated. The floor finishes both internally and externally use slip resistant materials.

2.5 WC provision

WC provisions are located on the entrance level.

2.6 Internal access

The stair is under 1000mm wide, with balustrade to one side, which would be difficult for ambulant disabled people to negotiate. Currently there is no provision to change the vertical access and circulation.