

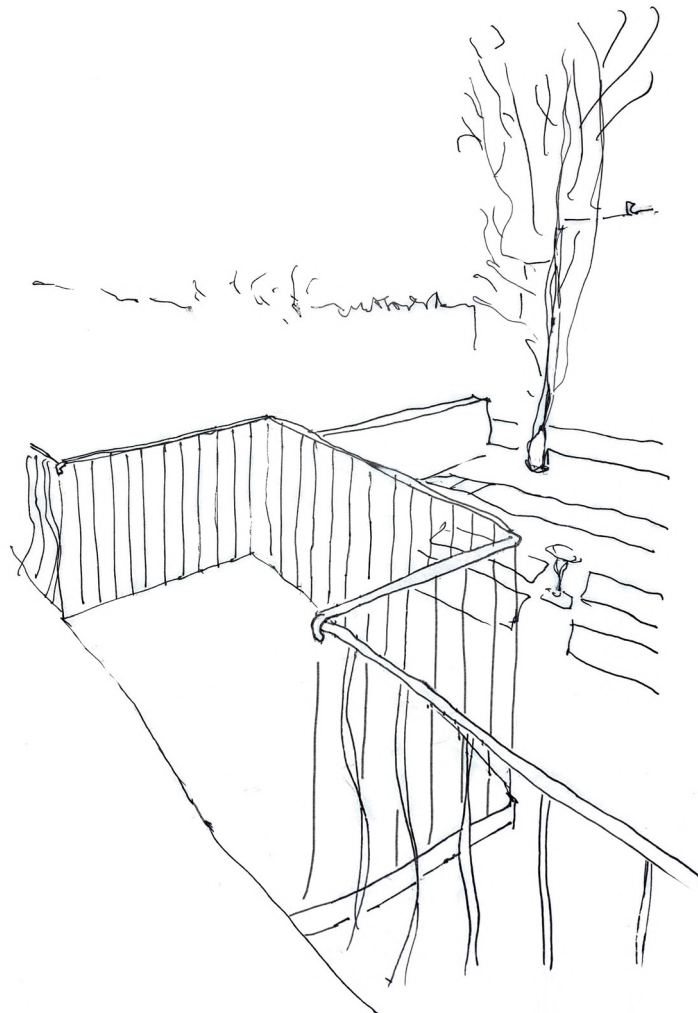
Design and Access Statement & Heritage Statement
for a balcony extension
at 7 St. Mark's Crescent, London, NW1 7TS

prepared by
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Introduction

This document has been produced to support the planning application for a balcony extension of approximately two square meters at the rear facade of a Victorian villa in St. Mark's Crescent. The purpose of this small extension is to create a small seating area that would allow the resident to enjoy the outside space without having to climb down the stairs into the garden.

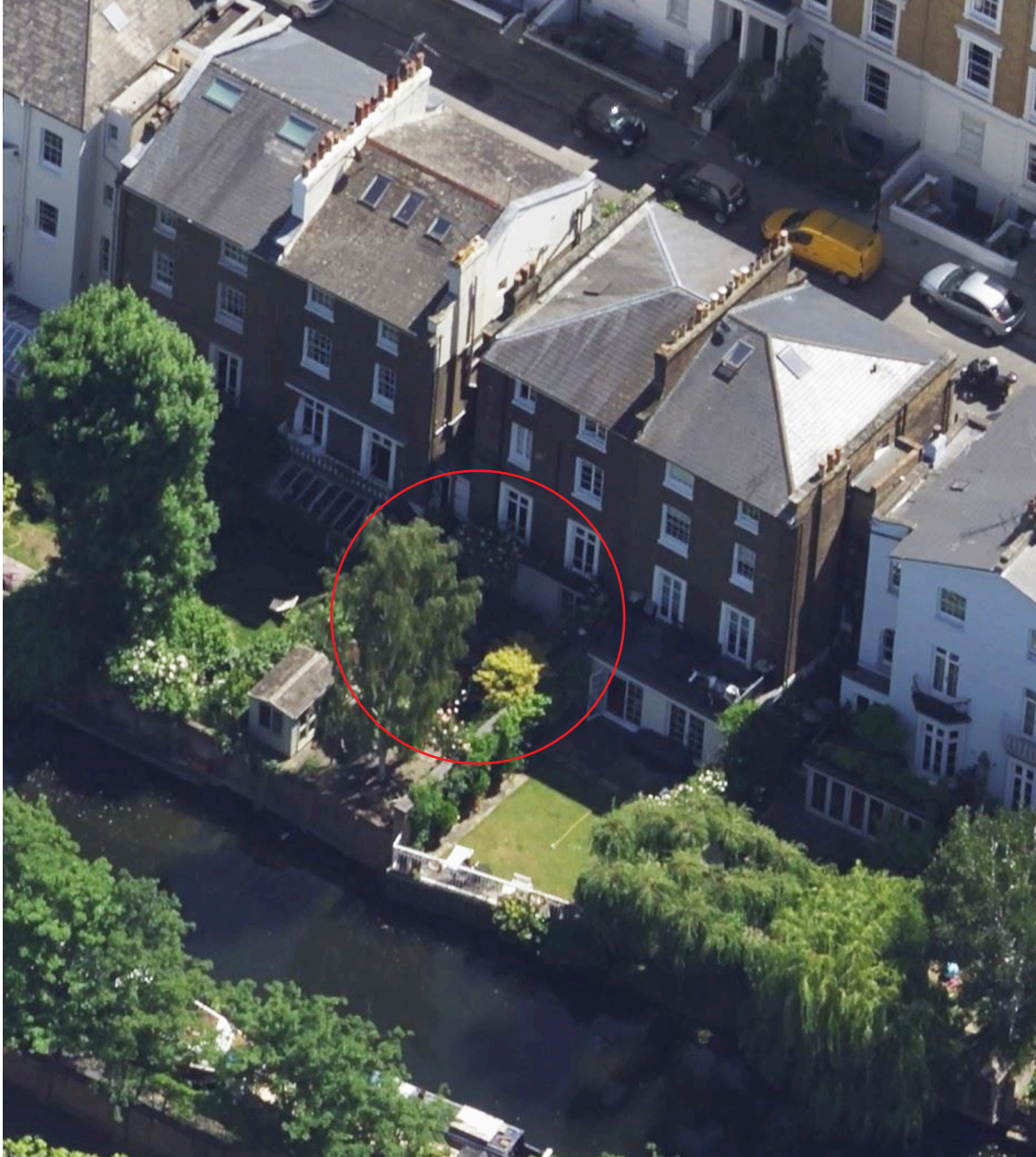


Location and heritage statement



Saint Mark's Crescent is located in the Sub-area I (Regent's Park Road South) of the Primrose Hill Conservation Area. The railway lines, the Grand Union Canal and the Regent's Park constitute strong natural and urban borders to the western part of this neighbourhood. The dominant building typology of semi detached villas of three to four storeys gives this low density area a charm of grandeur which is enhanced by an abundance of vegetation in the area, relatively large rear gardens and of course the proximity to the water and the parks.

Context and Access of rear facade and balcony



Like all gardens on St. Marks Crescent, the property at No.7 borders directly onto the Grand Union Canal giving the garden a great sense of privacy. A public towpath is located on the opposite side of the canal. Throughout the whole year boats are being moored here, creating a further visual threshold towards the private gardens opposite. The existing garden and balcony of No.7 is highlighted in the above image. Please also note the size of the neighbour's terrace to the right, which is overlooking the garden of No.7.



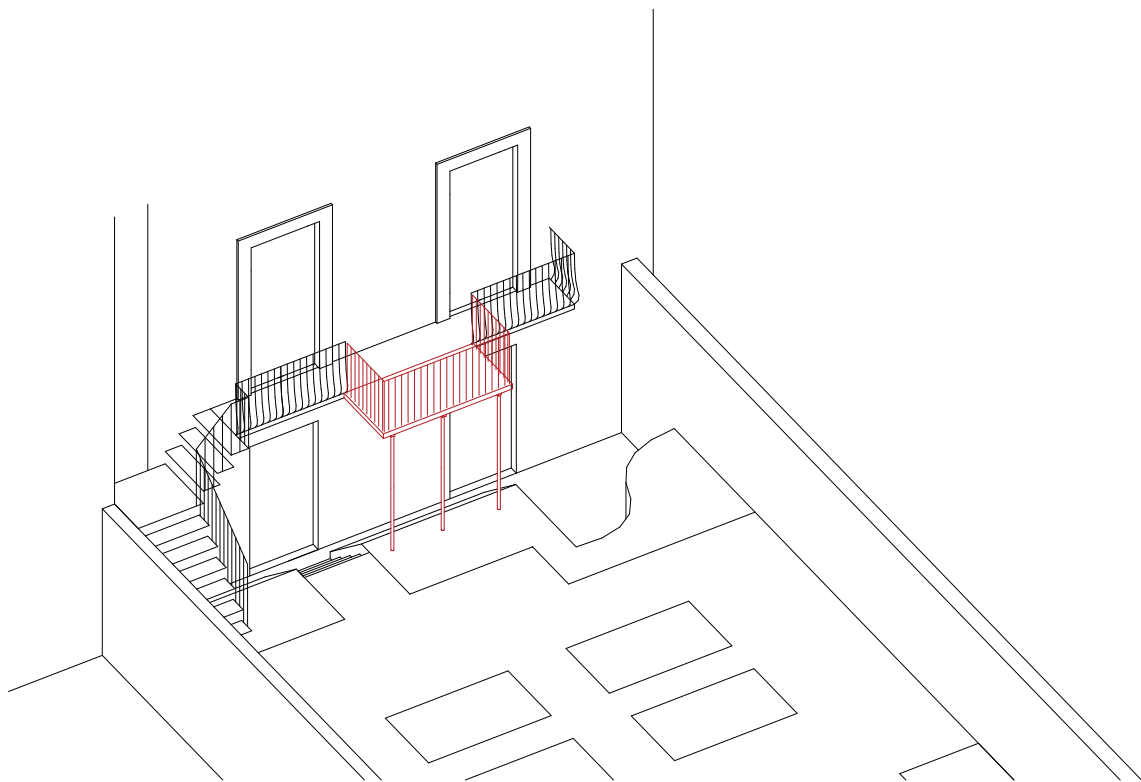
View of the garden and rear facade of No.7 in December 2021 (centre of image with green garden shed and birch tree).The garden can be accessed either by boat via the canal or through the ground floor of the premises via the existing balcony and external stairs.



View of the garden and rear facade of No.7 from the opposite towpath in April 2022. For a great part of the year the garden is a lush green space that hardly allows direct views onto the balcony from the public realm.

Proposal and related works

The proposed extension (shown in red) will add approx. two square meters to the existing balcony. Similar to the metal staircase, this small new balcony extension will feel like a part of the house without mimicking it's Victorian style (e.g. shape of balustrade elements). This blending-in will be achieved through the application of similarly dimensioned elements and colour matching of paint finishes.



A two meter long section of the existing balustrade will be removed at the centre of the existing balcony together with the current overhanging structure that runs at eye level along the balcony. The new metal balustrade will then be joined to the existing one in a sensitive way.

The added balcony element is going to be supported by slender columns and beams that run underneath the existing balcony and connect back into the external wall of the house. The frame in which the new slab or pavers will sit (made of either concrete or stone to match the existing balcony slab) will equally be made of metal.



Existing balcony situation in April 2022.



Photo collage of existing balcony with the proposed new extension at centre.