

## Design and Access Statement

No6 St John's Wood Park, London NW8 6QS



A. Scope:

This design and access statement has been prepared in support of planning applications for No6 St John's Wood Park, NW8 6QS. The property is not listed building and it is not within Conservation Area in the London Borough of Camden

B. Site and Its Surroundings:

1. 6 St John's Wood Park is a detached house, comprising of 390sqm arranged over 3 floors on the site of 340sqm.
2. The property is situated on East-Side of St John's Wood, within walking distance to the shops, amenities transport links (Jubilee Line and Metropolitan Line).
3. From the historic maps it is suggested that the site suffered from damage during WWII bombing. The current property is thought to be built on the site after 1950s.
4. The property is currently used as a single family house.

C. Design Proposal:

The following drawings should be read in conjunction with this statement  
Job No: 216-10

As Existing  
01, Topo  
02, Ground  
03, First  
04, Second  
05, Elevations

As Proposed  
101P, Ground Floor Plan (As Proposed)  
102P, First Floor Plan (As Proposed)  
103P, Second Floor Plan (As Proposed)  
104P, Roof Plan (As Proposed)  
105P, Front and Rear Elevation (As Proposed)  
106P, Section S1 and S2 (As Proposed)  
107P, Side Elevations (As Proposed)  
108P, Rear and Front Elevation Views (As Proposed)  
109E, Front Wall (As existing)  
109P, Front Wall (As proposed)

Other Documents  
Design and Access Statement  
OS map  
Block Plan

#### E. Planning History

5. There is no planning record on Camden planning search.
6. No7 St John's Wood Park was substantially refurbished and extended 2019/2479/P.
7. No5 St John's Wood Park was substantially refurbished and extended 2017/2255/P

#### F. Proposal and Policy

The proposal has been designed with consideration to:

- a) National Planning Policy Framework 2012
- b) London Plan 2011,
- c) Camden Local Plan 2017
- d) Camden Planning Guide 9 design 2021, Home Improvement 21, Water and Flooding 2019)

#### G. Proposal / Amount / Design

8. The property is single family house. The proposed works include remodelling of the existing layouts, mainly on ground and first floor to suit the growing family's needs and to create a functional, adoptable and lighter spaces more suitable for family living.
9. The ground floor is proposed to be altered to create open plan living accommodation. Rear doors are proposed to be enlarged and new slim framed aluminium, bi fold door installed. This would allow more light into the living room and better connection with the rear garden.
10. It is proposed to remove existing first floor conservatory and balcony and to replace it with brick infill extension (insulated cavity walls). This will bring improvement to the layout of the existing bedroom and also, it would improve privacy and overlooking issues with No5 that currently exist.
11. It is proposed to raise slightly the existing, rear extension parapet wall so it is 150mm above flat roof finish. This will result in parapet wall of the same height as at No5. Existing flat roof is to be thermally upgraded and extended over the proposed extension. New hopper gutters are proposed.
12. It is proposed to convert existing garage into a guest bedroom. The proposal includes removal of the garage door and installation of new timber framed bay window. Currently the garage is not used for a car parking due to its small size. The 2 car park spaces are available in the front yard, which is a common feature. This conversion will create easily accessible accommodation on the ground floor, improving adaptability and functionality of spaces. There is a strong precedent in the neighbourhood to support this conversion.
13. It is proposed to widen one of the car entrance gates to improve car access. This would involve some minor alterations to the front wall. Similar alterations have recently been approved at No5 and also at No7 St John's Wood Park.

14. It is proposed to install Air Conditioning Multi Split System:

After studying the possibility of thermally insulated 1950's cavity wall it has been decided, due to disruption and cost, not to include it in this application. It is proposed to install efficient AC system which will be primarily used as additional heating source. Proposed Air conditioning, - Daikin Multi Split System with one condenser unit (734x958x34 HxWxD) located within side passageway.

*"A Multi-Split system is highly efficient, delivering up to A+++ efficiency in cooling and up to A++ efficiency in heating, thanks to advanced technologies such as R-32 low-impact refrigerant and a swing compressor that reduce its environmental impact by 68%."*

H. Sustainability Measures Proposed :

- a) 210L water butt to collect water for the garden needs.
- b) Existing flat roof is to be fully insulated to current building regulation requirements
- c) New brick infill extension and the new ground floor front bay window to be fully insulated to current building regulation requirement.
- d) New bi-fold door to be double glazed to current building regulation requirements
- e) All existing windows are to be overhauled and draft proofed
- f) Existing paving and AstroTurf to be removed and new permeable clay pavers laid as shown on the drawings.
- g) New system boiler proposed to current building regulation requirements.

J. Access

15. The access to the property remains unchanged.

K. Conclusion

- 16. This application provides sympathetic renovation which follows Camden Council's home renovation guide.
- 17. The exterior alterations are respectful and complimentary to the original character of the area and also existing building.
- 18. Designed spaces are functional and adoptable and thermal upgrade of affected area will have benefits to internal environment.
- 19. It is considered that proposals enhance the appearance of the area and provides light, adaptable and functional internal living spaces to suite modern family living.

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Figure 1. Front Elevation showing No7 and No6 St John's Wood Park



Figure 3. Front Elevation showing No6 and No5 St John's Wood Park



Figure 4. View on No's 4 to 1 St Johns Wood Park – all with converted garages and bay windows





Figure 5. Rear Elevation - showing 1st floor conservatory and terrace



Figure 6. Existing conservatory



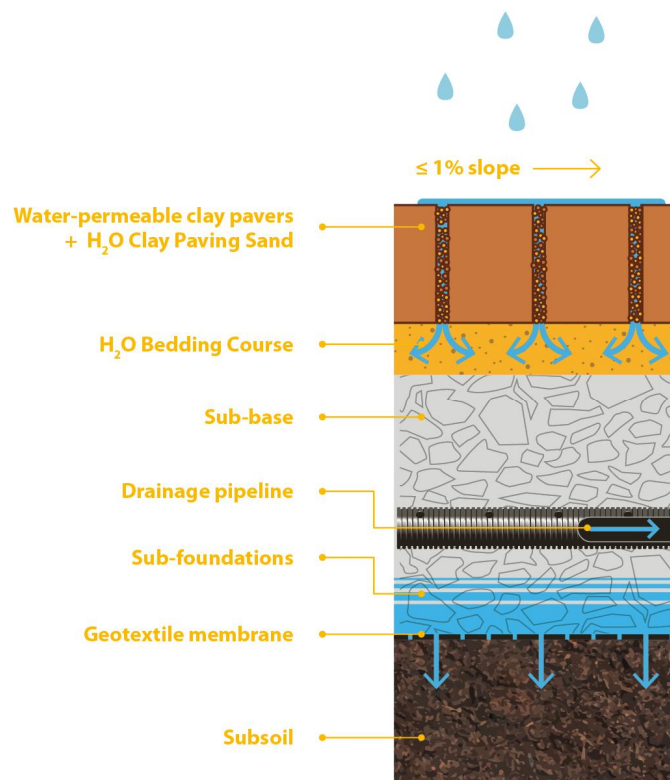


Figure 7. Existing rear garden



Figure 8. Existing garden- showing existing openings proposed to be enlarged





Vande Moortel paviors /ancienne-belgique/pearl-grey

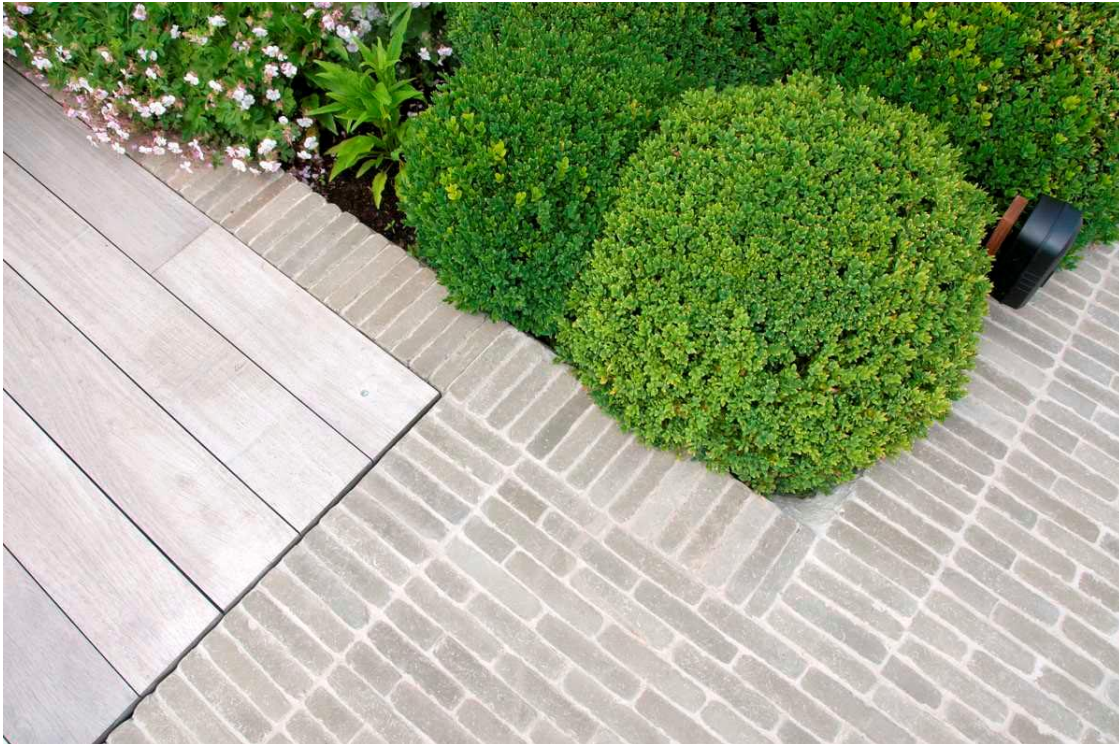


Figure 9. Proposed permeable paviors



Figure 10. Proposed A/C outside unit



Figure 11. Existing side passage where A/C is proposed to be wall mounted.



## APPENDIX 1

### HOME ENERGY EFFICIENCY MEASURES

MEASURE	COST/PAYBACK	IMPROVEMENT	DISRUPTION
Loft insulation	£	⬆️⬆️⬆️⬆️	⚠️
Pipes/boiler tank insulation	£	⬆️⬆️⬆️	⚠️
Draught proofing	£	⬆️⬆️	⚠️
LED lighting	£	⬆️⬆️	⚠️
Cavity wall insulation	£ £ £	⬆️⬆️⬆️⬆️	⚠️
Room in roof insulation	£ £	⬆️⬆️⬆️⬆️	⚠️⚠️⚠️
Internal wall insulation	£ £ £	⬆️⬆️⬆️⬆️	⚠️⚠️⚠️⚠️
Floor insulation	£ £ £	⬆️⬆️⬆️⬆️	⚠️⚠️⚠️
Solar PV (electric)	£ £ £	⬆️⬆️⬆️	⚠️
Upgrading windows / new windows (single to double glazing)	£ £ £	⬆️⬆️	⚠️⚠️
Ground source heat pump	£ £ £ £	⬆️⬆️⬆️⬆️	⚠️⚠️⚠️⚠️
Air source heat pump	£ £ £	⬆️⬆️⬆️	⚠️⚠️⚠️
External wall insulation	£ £ £ £	⬆️⬆️⬆️⬆️	⚠️⚠️⚠️

Cost/payback

Improvement level

Disruption

£ = high £ = low  
 £ £ £ £ = £10k +  
 £ £ £ £ = £5k-10k  
 £ £ £ = £500-5k  
 £ = less than £500

All development (including extensions) are required to consider sustainable development principles from the start of the design process and include these in their Design and Access Statement. A simple checklist of measures is provided below which you can submit with your planning application to demonstrate what you have considered.

MEASURE	CONSIDERED Y/N	INCLUDED? SPECIFICATION
Loft insulation	na	na
Pipes/boiler tank insulation	yes	New system boiler, installation to BR compliance
Draught proofing	yes	An overhaul and draft proofing of existing windows specified
LED lighting	yes	yes
Cavity wall insulation	yes	Not to be carried out at this stage due to disruption and cost
Room in roof insulation	yes	upgrade of the existing insulation not to be carried out at this stage due to disruption and cost
Internal wall insulation	yes	No
Floor insulation	Yes	No
Solar PV (electric)	Yes	No
Upgrading windows/new windows (single to double glazing)	Yes	overhaul and draft proofing
Ground source heat pump	yes	No
Air source heat pump	yes	No
External wall insulation	yes	No