

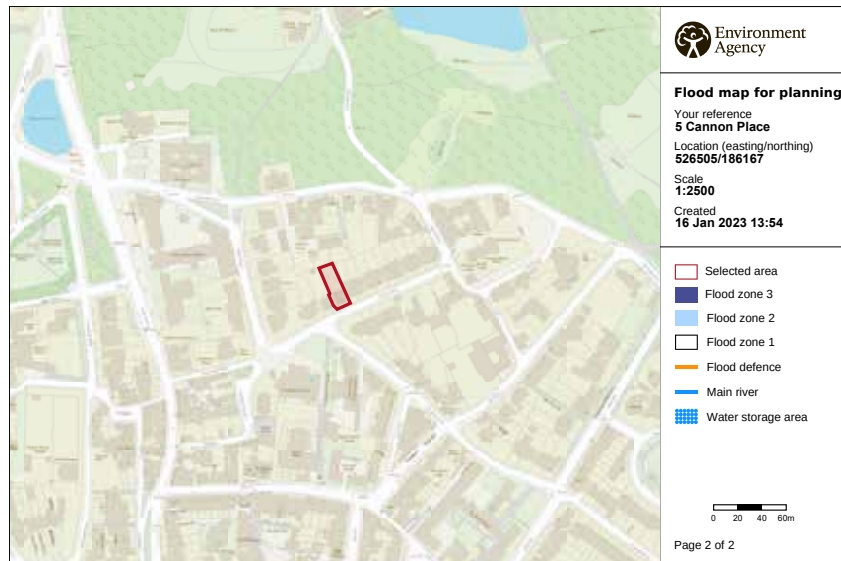
## Design & Access Statement

26.04.2023





Aerial view



Flood risk map (source - government flood map for planning)

## Introduction

This Design and Access Statement accompanies a full planning application at 5 Cannon Place, NW3 1EH, for the proposed sub-division of the existing private dwelling house to create a separate two-bedroom apartment at lower ground floor and installation of a new external stair.

## The Site

The existing building is a four-storey detached house. The house sits on the north side of Cannon Place. The site slopes up from front to back, with the lower ground floor being a semi-basement – ie below the level of the rear garden at the rear.

The lower ground floor of the house has a side access door, which sits below the entrance steps to the upper part of the house. It is also accessible via an internal stair. It has a separate kitchen, a bathroom and WC, and further rooms which have been used as bedrooms, playrooms, and storage. The largest room has a bay window which looks onto the front garden and Cannon Place beyond. Ceiling heights are relatively low, ranging from just under 2.2m to just under 2m in the kitchen and rear store (the floor level to these rooms steps up from the typical level).

The upper ground floor is entered via a set of steps which lead to the main entrance door. It contains the main kitchen, dining and living rooms. A small WC and access to the rear garden. At first floor there are three bedrooms and at second floor there are a further four bedrooms.

The site falls within flood zone 1, with low risk from flooding from rivers/the sea and/or surface water.





Birds-eye view from the south



Birds-eye view from the north

### Site Context and Heritage

The property is in the London Borough of Camden and falls within the Hampstead Conservation Area (Christ Church/Well Walk sub-area) and is subject to Article 4 directions.

The development which created Cannon Place started with the building of Cannon Hall in the early 18th century, followed by Cannon Lodge and Christ Church Vicarage later in that period. Nos 2-8 were built in the mid-19th Century. The houses along the north side, including No 5, were built in the late-19th century (1880s).

No. 3 and 5 Cannon are distinct in terms of form and design. Each is a detached house of four stories, with two-storey double bays to the front elevations, topped by small balconies. Walls are faced in London stock brick with corners and lintels picked out in red brick. To the rear key stones and door surrounds have more detail. The twin dual pitched roofs are finished in plain clay tiles. The relatively high boundary walls are yellow brick between red brick piers. Both No 3 and 5 are noted as making a positive contribution to the CA.

No. 3 has a prominent mature beech tree in the front garden which has clearly necessitated the rebuilding of a section of garden wall. The original windows below the right side bay to No. 3 have been replaced with French doors and a new window created to the left side of the projecting bay.

Notably, the Egyptologist Sir Flinders Petrie lived at No. 5 Cannon Place (there is a blue plaque on the front elevation).

### The Proposed Development

The proposed works are for the sub-division of the existing private dwelling house to create a separate two-bedroom apartment at lower ground floor and a maisonette above set over upper ground, first and second floors.

The proposed works include the following elements:

- Amendments to fenestration with windows created / enlarged to provide sufficient daylight and aspect.
- The existing floor level at lower ground floor would





Front elevation from the west



Front elevation from the east

be lowered slightly to create sufficient internal head-room

- Planted privacy screen to window to Bedroom 1
- Lowered external ground level to suit larger window to Bedroom 2
- Front garden fenced off and demised to the new apartment, with external ground level lowered to provide level-access from inside and improve privacy from the street.
- Reinstatement of an external stair for access to rear garden for upper maisonette

The upper maisonette formed as part of the proposed sub-division would be adequate in terms of all minimum planning policy standards relating to space, aspect etc. The current owners of the house would continue to live in the upper maisonette. Therefore the following information will focus on the newly formed apartment at lower ground floor.

The new apartment would be triple aspect. The existing floor level would be lowered slightly to create additional ceiling height - excavation to accommodate the lower level would not be below the existing foundations. This would mean that 2.5m minimum ceiling height (to min. 75% of floor area) set out in the London Plan would not be achieved. However, a 2.3m clear ceiling height would be achieved to 100% of the floor area (except storage).

### **Proposed Use and Layout**

The new dwelling formed at lower ground floor would be a private residential apartment with two bedrooms. It would be entered via the front path, shared with the upper maisonette. With the new front door and entrance lobby being below the existing entrance steps to the upper ground floor.

The flat would have an entrance hall with coat storage, off of which the two bedrooms, shared bathroom and south facing living area would be accessed. Doors in the living room would give access to the garden. A store beside the entrance door would provide storage space.





Front garden



Side passage and boundary wall No. 7 side



Front garden



Side passage - window to existing bathroom

### Scale/Amount:

The existing lower ground floor is circa 80m<sup>2</sup> in area (GIA). The floor areas for the ground, first and second floors are 82.5m<sup>2</sup>, 82.5m<sup>2</sup> and 80m<sup>2</sup> respectively (GIA). With the total floor area for the house being circa 325m<sup>2</sup>. This excludes the external storage rooms.

The front garden and side passages/courtyard total 67m<sup>2</sup>. Of which 31m<sup>2</sup> is soft landscaped - lawn or planted bed. The rear garden is 240m<sup>2</sup>, of which 175m<sup>2</sup> is soft landscaped.

The proposed apartment would have a floor area of 80m<sup>2</sup>. The minimum nationally described space standards for a two-bedroom (four person) apartment over a single storey would be 70m<sup>2</sup>. It would have two double bedrooms and a large (35m<sup>2</sup>) open plan living, dining and kitchen area. The ceiling heights would be 2.3m for over 100% of the floor area (excluding stores).

The south-facing external amenity space would be 29m<sup>2</sup> in area (including the side passage but excluding 5m<sup>2</sup> for external bike/bin storage). Of which 20.5m<sup>2</sup> would be soft landscaped - lawn or planted bed. The remaining 33m<sup>2</sup> side passage / courtyard area would include 3m<sup>2</sup> of planted bed.

The upper maisonette would occupy the remaining floor area over ground floor (upper), first and second floors totalling 245m<sup>2</sup>, and retain the full rear garden.

These proposed areas would meet the minimum space standards in the London Plan, with the exception of ceiling heights which would be limited by structural viability.

### External Amenity:

The proposed apartment would have a good sized private garden. The lowering of the existing ground level to this area would enhance the screening and privacy provided by the existing brick wall along the front boundary. A 1.8m high fence would separate the garden from the access path shared with the upper maisonette. There is a good example of a private garden fronting the street at No. 2 Cannon Place (opposite the site). The large green space of Hampstead Heath is a couple of minutes walk away.





Detail of existing window



Example external staircase

### **Materials:**

New window openings would have decorative lintels faced in red brick to match the existing openings. Where making good would be required to existing brick work, 'new' bricks would be reclaimed and match the existing.

New windows / doors would be traditionally styled and timber framed to match the existing. The glazing panes would be double glazed for improved energy efficiency.

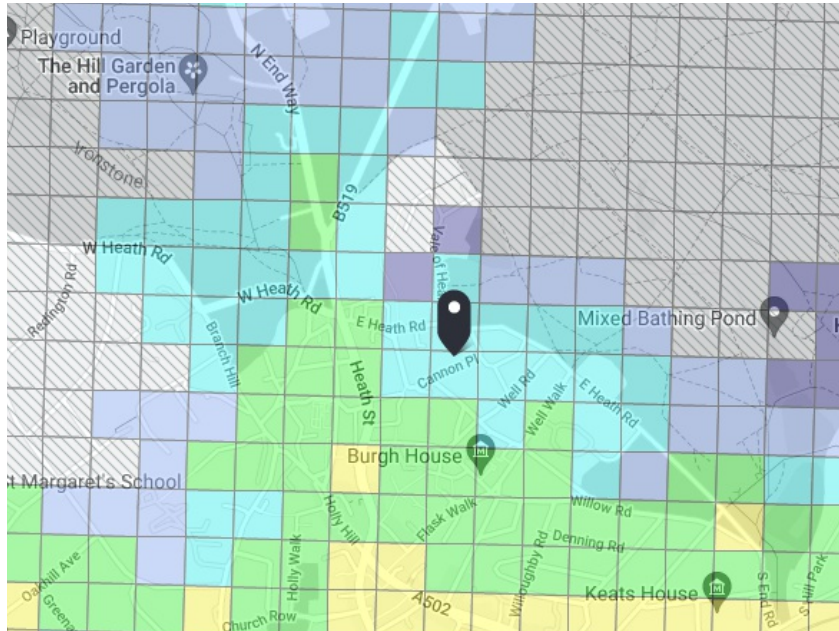
The garden to the lower ground floor apartment would be separated from the front path by a new fence. The bin storage integrated into this fence would have timber doors fronting the shared path. The two bins serving the upper maisonette would be separated from the front garden by a low brick wall and roof - so only accessible from the shared path. The bins to the lower apartment would have doors both sides for easy-access. The new access gate and fences would be slatted timber, painted dark-grey.

The new external stair up to the rear garden of the upper flat would be formed in steel and painted dark grey. New / replacement paving would be York stone slabs.

### **Sustainability, Energy Use and Biodiversity:**

Insulation and damp-proofing would be installed to the floors and external walls for the apartment at lower ground floor. New /replacement windows and doors would be double glazed with superior draft-proofing. These fabric improvements would reduce the energy required for space heating and domestic hot water, therefore a relatively small gas fired boiler would be suitable to serve the heating needs of the apartment.

The newly paved patio area to the front garden would be partly offset by the creation of planted beds to the side passages, the loss of a small area of lawn is considered significant. No trees, hedges or significant shrubs would be removed as part of these proposals. Therefore medium to long-term impacts on biodiversity would be minimal.



PTAL Map - 5 Cannon Place is rated as 2



Existing access to cellar - to become entrance door the new apartment



Stairs up to existing main entrance door

### Transport, Car and Cycle Parking:

The site has a PTAL rating of 2. According to the PTAL report, Hampstead Underground station is a 12 minute walk away. Bus Stops served by buses 210 and 268 are 5-7 minutes walk.

There is on street parking provision along Cannon Place, with resident permits required to park Monday to Saturday 9-8pm. A number of properties have off-street parking, No. 5 does not. In accordance with Camden's Local policy T2, the proposed new apartment at lower GF would be car-free - ie no off-street parking would be provided, and would not be entitled to on-street parking permits. The existing occupants of the house would remain as occupants of the upper maisonette following development, therefore any existing parking permits allocated to the house would remain in use by them.

Secure parking / storage would be provided in the front garden of the lower apartment, under the new stair for the upper maisonette, with space for two bicycles each.

### Fire Safety:

The proposed sub-division to form a two-bedroom apartment at lower ground floor, and a maisonette above would be designed to meet all aspects of fire safety as set out under the Building Regulations and other relevant requirements and guidance.

The dwellings would be separated and structure protected by 60 minute fire-resisting construction. A mains wired fire detection and alarm system would be installed.

Escape from the lower ground floor apartment would be via a fire-protected lobby leading to outside. With an alternative means of escape via the front garden.

Fire escape provision to the upper maisonette would remain as the main internal stair and the main entrance door. The proposed external stair would provide an additional means of escape to street via the rear garden.

Fire appliances would pull up in the street in front of the site. Fire-fighters would access each dwelling via the principal entrance doors to each property.





Entrance path leading to side passage



Rear elevation



Rear garden



Rear patio - upper ground floor level

### **Access / Inclusive Design:**

The new apartment would have level access via the existing entrance path from the street. Following sub-division, this path would be shared with the upper maisonette. The apartment's level threshold entrance door would be from the side passage at lower ground floor, below the existing entrance steps leading up to the main door to the upper maisonette.

The garden to the apartment would have a gate from the shared path, with bin storage for both the apartment and the upper maisonette incorporated into the new dividing wall (space for 2x bins per dwelling).

The new external stair would re-instate direct external access to the rear garden of the upper maisonette.

### **Planning Policy:**

We have prepared this planning application with reference to and consideration of the following relevant policy documents and guidance:

#### Camden Local Plan (2017)

Particular reference to the following policies:

- H1 Maximising housing supply
- H3 Protecting existing homes
- H7 Large and small homes
- A1 Managing the impact of development
- D1 Design
- D2 Heritage
- CC1 Climate change mitigation
- T1 Prioritising walking, cycling and public transport
- T2 Parking and car-free development

#### Hampstead Conservation Area Statement (2002)

#### Hampstead Neighbourhood Plan (2018)

DH1 Design

#### Camden CPGs (2021): Design, Housing, Transport

#### The London Plan (2021)

With particular reference to the policies contained in Chapters 3 Design, 4 Housing, 10 Transport

#### National Planning Policy Framework (2021)





Retaining wall dividing side passage and rear garden - note non-original brickwork



Rear of entrance / side passage area



Side elevation to No. 3 Cannon Place - in area of external stair proposed to be reinstated



Retaining wall seen from rear garden

### Heritage Impact

The proposed alterations to the exterior of the property are limited, both in number and scope, with design and detailing to match the original features - the changes proposed to the fenestration of the front elevation mirror those already carried out at No. 3. The new fence and bin store to the front garden would be discrete. Fences to the side courtyard would be well set back, as would the external stair. Therefore there would be no harm to the heritage asset and the character of the conservation area would be preserved.

### Conclusion

The proposed conversion of the lower ground floor at 5 Cannon Place into a new flat would provide an additional self-contained home without detrimental impact on the host-building or surroundings.

The subject property has been shown to be suitable for sub-division and the proposed flat appropriate in terms of size, layout and provision of amenity space. The new dwelling would offer significant improvement in terms of energy use and occupant comfort, with increased insulation and energy efficient space and water heating. External amenity would be incorporated. There would be no impact on the amenity or sunlight/daylight provision to the neighbouring properties.

The proposed alterations to fenestration, external ground levels and the new external stair have been designed and scaled to be sensitive to the original house, using high quality materials and detailing that would complement the historic context. The character of the heritage asset and conservation area would be preserved.

We believe that the proposal detailed here should be acceptable, both in view of local and national planning policy, and the context of the street and established pattern of development in the immediate and local built environment.