

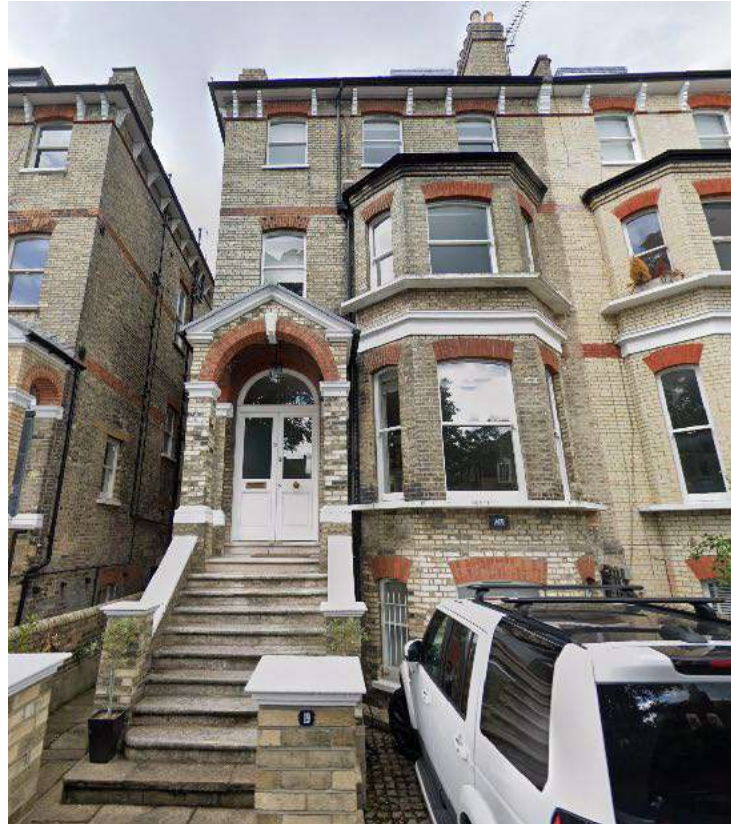
TR STUDIO

Architecture | Interiors

19 CANNON PLACE

DESIGN & ACCESS STATEMENT

This document accompanies drawings and information relating to proposed scheme at 19 Cannon Place, NW3 1EH.



1.0 INTRODUCTION

The proposals are motivated by the need to upgrade the quality of the property for continued family use.

Primary works to the property include the following:

- erection of a two storey extension to the rear garden, aligning with the neighbour's extension.
- infilling an existing archway on the front facade, incorporating a traditional sash window
- new roof lights to various locations

For additional details please refer to proposed plans and accompanying documents.

2.0 HISTORIC BACKGROUND

19 Cannon Place is a five-storey, semi-detached, late Victorian, bay windowed property set on the north side of the street and facing slightly to the south-east. It is built in buff coloured (Cambridgeshire Gaunt or similar) bricks and has a hipped, slate roof with single dormers front and back.

The main house above was last refurbished in the 1930's and hence the accommodation (kitchen, bathrooms and services generally) does not meet with modern day standards. The property has been altered in the past to create a self-contained studio flat at lower ground floor level accessible from the side of the house. A recently approved planning application proposes integrating the lower ground floor level flat into the dwelling house.

The property is not listed but is set within the Hampstead Conservation area. There are several relevant planning applications under this property, including the following:

- 19 Cannon Place London NW3 1EH (2023/1154/P) Granted (May 9 2023) - Full Planning Permission Conversion of two flats into one dwelling house.
- 19 Cannon Place London NW3 1EH (2010/5421/P) Granted (Dec 6 2010) - Full Planning Permission Enlargement of dormers to front and rear roof slope, installation of three roof lights to side roof slope, re-building of existing porch, re-instatement of bay window to front elevation, re-opening of side doorway to create new window, removal of part of landing at rear upper ground floor level, installation of sash window to rear bay window and creation of patio area at rear lower ground floor level to dwelling (Class C3).

3.0 PROPOSAL

3.1 Erection of a two storey extension to the rear garden, aligning with the neighbour's extension. A new traditional sash window to match the details of the neighbour's is incorporated. Brick used to match existing. New cast iron effect rain water goods.

3.2 Infilling at lower ground level at the rear/side of the building below the existing upper ground floor side addition, incorporating a traditional sash window to match the existing on the first floor, directly above the neighbour's.

3.3 New openable roof lights to the existing roof of the main house, projecting no more than 150mm from the roofline.

3.4 New fixed roof lights to the proposed flat roof of the extension.

4.0 LANDSCAPING

The existing paving and planting affected by the extension will be removed, and new landscaping design will be incorporated to work with the new extension, including steps connecting the new extension to the garden.

5.0 ACCESS

The access to the site will remain unchanged. The self-contained studio flat at lower ground floor level will be reconnected to the dwelling house through reinstating a staircase, as per the recent planning application approved on May 9 2023.

6.0 SUMMARY & CONCLUSION

6.1 The proposed works respect, retain and restore the original architectural integrity of the building as a whole.

6.2 To conclude, we believe that the works proposed will retain the character of the original building and the additional space created by the new extensions is in line with guidance.

Much care will be taken in detailing and selecting the materials to make sure the scheme works well within its surroundings.

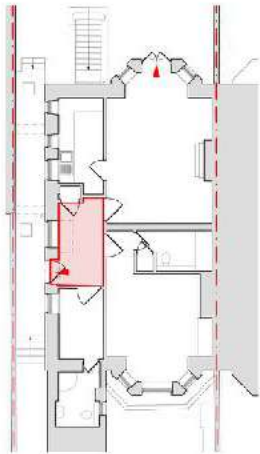
7.0 FIRE

The primary fire strategy to remain unchanged, aside from reconnecting the lower ground floor flat to the dwelling house. Building material specifications and other requirement (i.e. smoke detectors/ heat detectors) will be built according to the building control regulations.

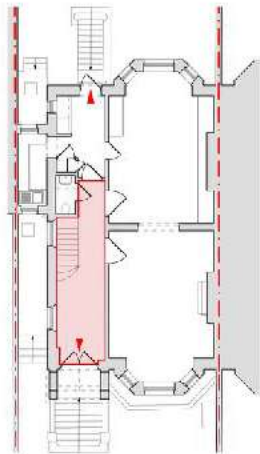
Key

▲ Fire Exit

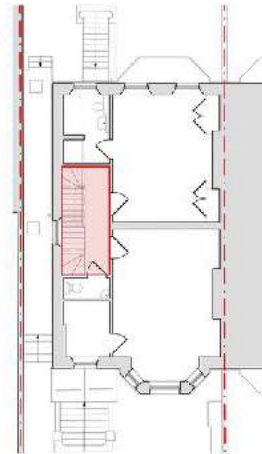
— Fire Escape Stairway



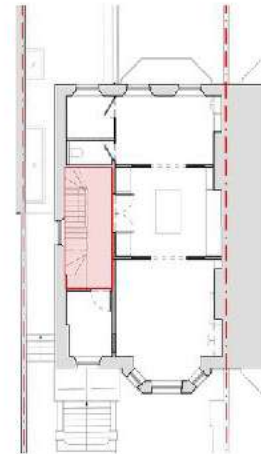
Existing Lower Ground Floor Plan



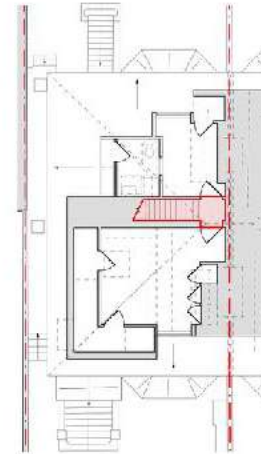
Existing Ground Floor Plan



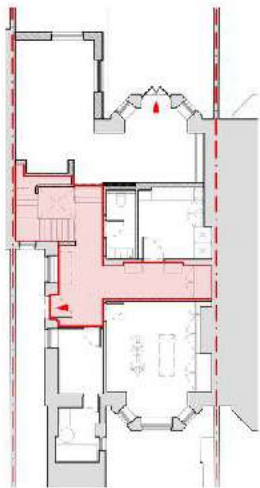
Existing First Floor Plan



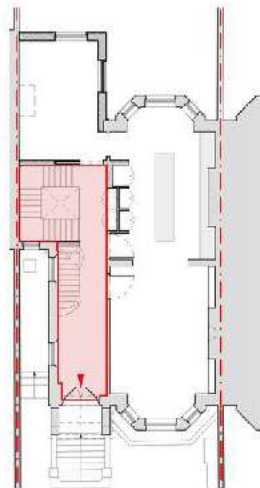
Existing Second Floor Plan



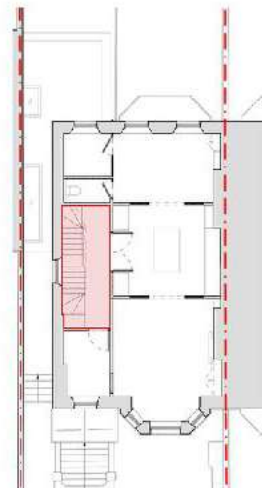
Existing Roof Plan



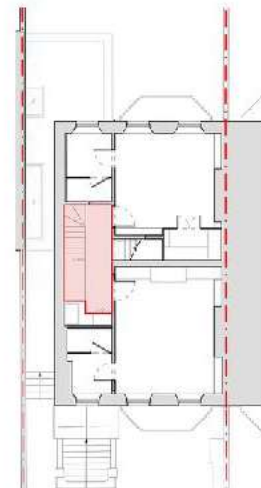
Proposed Lower Ground Floor Plan



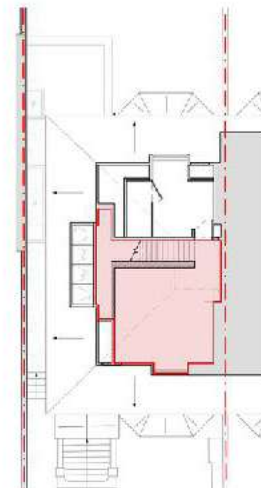
Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Second Floor Plan



Proposed Roof Plan

8.0 EXISTING SITE PHOTOS



Street facing elevation



Rear Facade

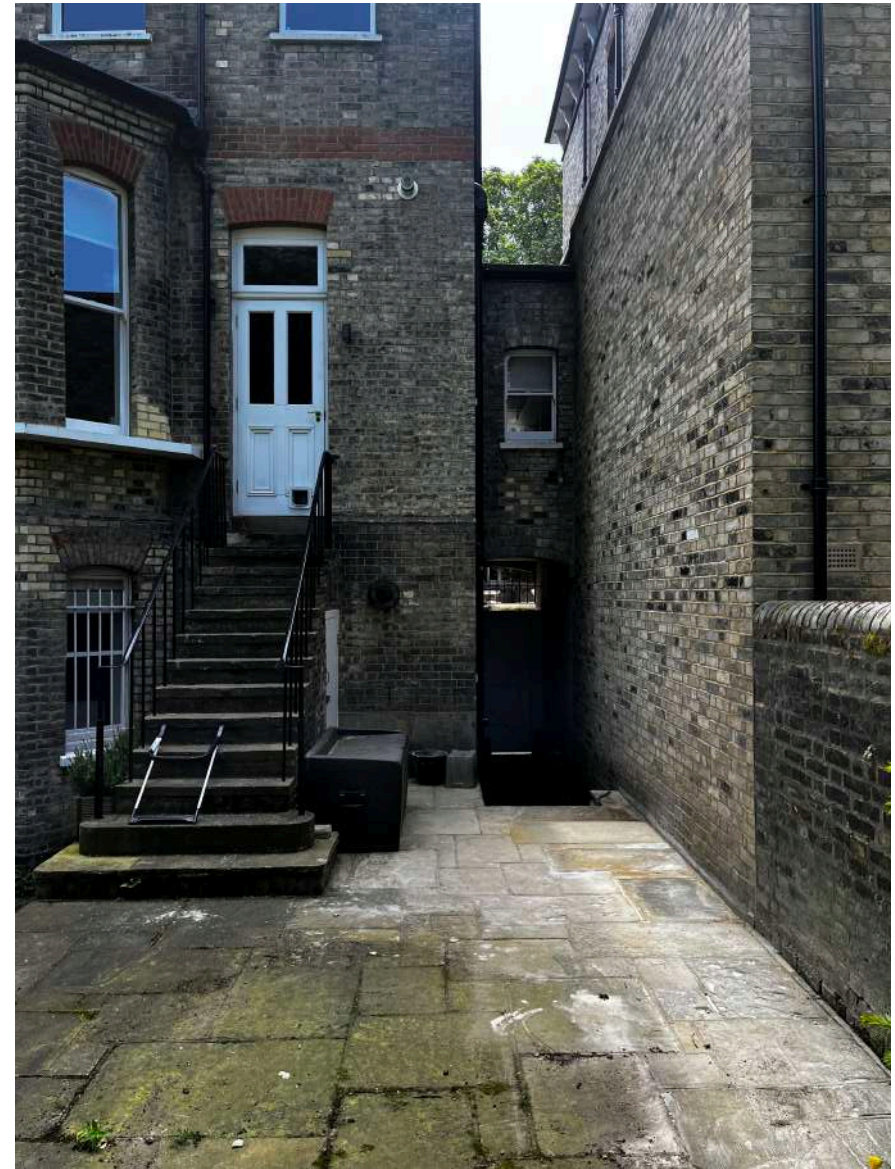


Existing Rear Lower Ground Floor Facade

8.0 EXISTING SITE PHOTOS continued



View looking towards existing side alleyway from rear garden of No.19



Close up view looking towards existing side alleyway

9.0 PROPOSED EXTENSION DESIGN



Proposed Rear Facade and Extension



View looking towards neighbouring extension



View from rear garden of No.19 showing rear elevations and previously approved neighbouring extension

9.0 PROPOSED EXTENSION DESIGN



Proposed Front Facade and Extension