

5 Cannon Place | February 2024

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1 - Introduction

Project Summary

This Design and Access Statement accompanies a householder application at 5 Cannon Place, NW3 1EH, for the following:

- Replacement of the top three-floor windows with new triple-glazed windows.
- Enlargement of the ground floor rear window opening for new doors
- New ASHP to the rear garden,
- New external stair to the west side of the property.
- New PV panels to the south-facing internal double-pitched roof.
- New metal gate at the side of the existing external stairs.

Site Description

The existing building is a four-storey detached dwelling on Cannon Place's north side. It has a small front and a large rear garden. The site slopes up from front to back. There is a small front garden and an extensive back garden access from the upper ground floor.

The lower ground floor is a semi-basement (below the rear garden level). Entry is via a side access door below the stairs to the main ground floor. An internal stair connects these floors.

The set of steps which lead to the main entrance door gives access to the ground floor. On this level there are the kitchen, dining and living rooms, a small WC and access to the rear garden. On the first floor, there are three bedrooms, and on the second floor, there are four.



2 - Context

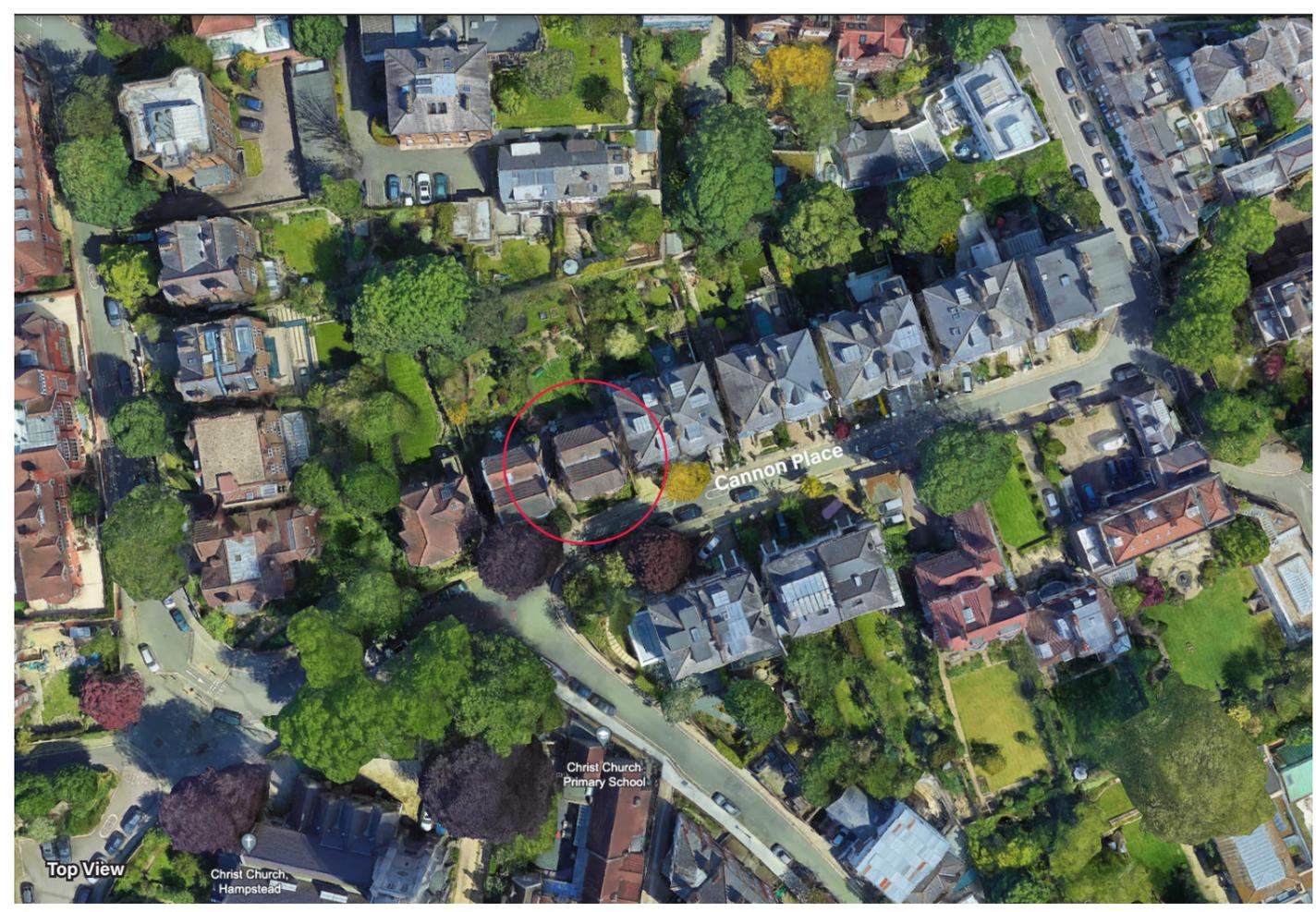
Site Context

The property within the London Borough of Camden falls under the Hampstead Conservation Area and is subject to Article 4 directions.

The genesis of Cannon Place dates back to the early 18th Century with the construction of Cannon Hall, followed by the later additions of Cannon Lodge and Christ Church Vicarage. Houses numbered 2-8 were erected in the mid-19th Century, while those on the north side, including No. 5, were built in the late-19th Century (1880s).

No. 3 and 5 Cannon show distinct form and design characteristics. Each detached-four-story house features two-storey double bays on the front elevations, complemented by small balconies. The walls are made of London stock brick with highlighted corners and lintels in red brick. The rear showcases additional detailing on keystones and door surrounds. The double-pitched roofs are finished with plain clay tiles. Both No. 3 and 5 give a positive contribution to the Conservation Area.

Significantly, No. 5 Cannon Place was once the residence of the renowned Egyptologist Sir Flinders Petrie, as commemorated by a blue plaque on the front elevation.



3 - The Project

Project Description

The proposed works comprise of:

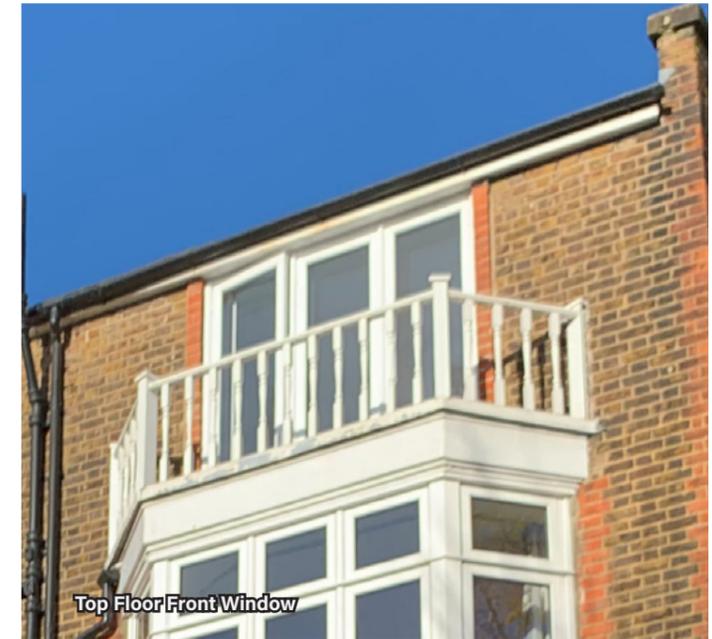
- Window replacement with matching-style triple-glazed windows to make the house more energy efficient. Details are provided in drawing P155-PD-30 and P155-PD-31.
- Lower the sill of the rear living room window to create an opening for a garden door. The new triple-glazed door will match the materials of the existing windows and will allow a more direct connection between the living area and the garden.
- Reinstating an external metal stair for direct access to the rear garden.
- Installation of new air source heat pump in the rear garden to provide the house with a more sustainable heating system.
- New photovoltaic panels in the inner part of the double pitched roof. They will be hidden from the main view and would provide the property with renewable energy sources.
- New metal gate and reailing to the side courtyard

Project Use and Layout

There are no meaningful changes to the current layout. The main habitable spaces will be located on the three upper levels, whilst the basement will be used as an ancillary space to the main house.

Scale and Amount

There are no changes to the existing habitable square meters of volume of the property.



External Amenity

The existing property has a small front garden, a large rear garden and a small side amenity space. There will be no changes to the exterior space other than the additional stairs to connect the lower level to the upper-level rear garden and new planting to the front garden

Materials

New windows/doors would be traditionally styled and timber framed to match the existing. The glazing panes would be triple-glazed for improved energy efficiency. Where making good would be required to existing brickwork, 'new' bricks would be reclaimed and match the existing.

The new external stair up to the rear garden of the upper flat would be made of steel and painted dark grey.



Sustainability, Energy Use and Biodiversity:

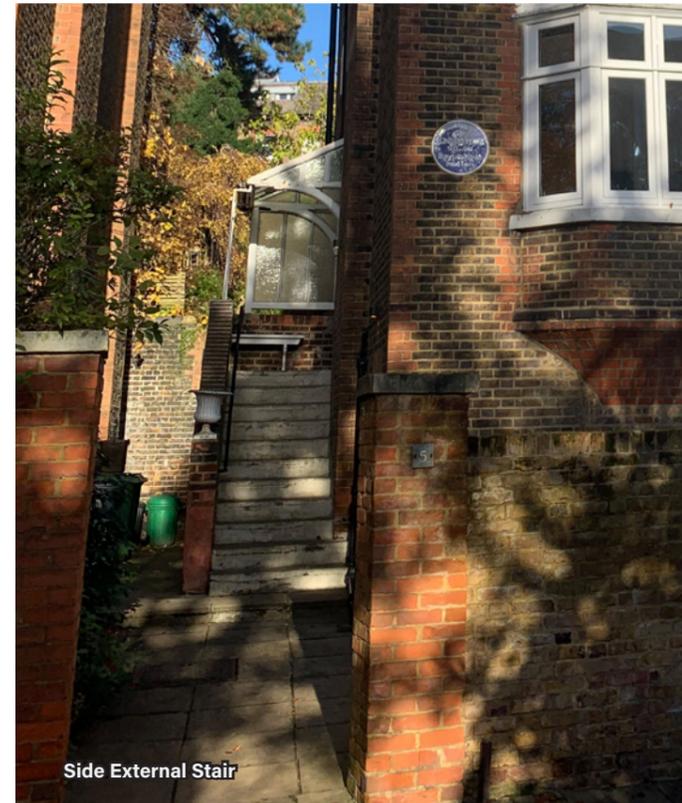
The proposed improvement to the fabric has as a primary target improving the energy performance of the building and making the project as sustainable as possible. Replacement windows and doors would be triple-glazed with superior draft-proofing. Improvement to the airtightness of the building and interior insulation would drastically reduce the energy required for space heating and domestic hot water. Ventilation will be provided by a mechanical ventilation heat recovery system.

The air source heat pump would provide a new energy-efficient heating system, and new PV panels would be installed on the roof, maximising the use of renewable energy.

There will be new planting in the front garden, and new swift bricks will be installed in the rear elevation, positively impacting climate mitigation and biodiversity.

Access

The existing building is accessed via the side stairs that lead to the ground floor entrance. The basement is connected to the main house by an internal staircase, but it can also be accessed with a separate entry door at the lower level. We propose no changes to the existing access to the property.



4 - Planning Considerations

Planning Policy

In preparing the planning application, we considered the following relevant planning policies:

- A1 Managing the impact of development
- D1 Design
- D2 Heritage
- CC1 Climate change mitigation
- Hampstead Conservation Area Statement (2002)
- The London Plan (2021)
- National Planning Policy Framework (2021)

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 new side stair to the side courtyard will be behind the existing external stairs; therefore, it will not be immediately visible from the street. The new gate to the side courtyard would be well set back. We consider the proposal to work harmoniously with the heritage asset, and preserve the character of the conservation area.



Street View



Rear View of The Neighbouring Property