

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:

- Alterations to lower the front brick wall and unify piers
- New metal rail on top of lowered brick wall
- New metal gate
- New PV panels to front roof

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:

- The lowered brick wall, similar to the brick fence of the neighbouring property on Cannon Place, maximises the view from the basement windows. With new plants, the front garden will look more leafy and better connect the house to the exterior.
- The new lower brick wall, metal railing, and gate keep the space safe and define the private property.
- New PV panels on the front pitch roof to maximise the use of renewable energy. In a previous planning submission, we sought permission for new photovoltaic panels in the inner part of the double pitched roof.

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.



Brick Walls - Cannon Place

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

Where making good would be required to existing brickwork, 'new' bricks would be reclaimed and match the existing.

The new metal railing and gate will be black painted to match the railing of the opposite property.

Sustainability, Energy Use and Biodiversity:

The proposed changes are in line with the desire of the owners to make the house as sustainable and energy efficient as possible.

There will be new planting in the front garden, with the benefit of the street scape and positively impacting climate mitigation and biodiversity.

The PV panels on the front roof aim to maximising the use of renewable energy.

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 gate and front fence would work better with the adjacent property on the east side of Cannon Place and on the opposite side. We will retain the original brick colors typical of the original fence, with red brick used as feature and yellow brick for the wall. We consider the proposal to work harmoniously with the heritage asset, and preserve the character of the conservation area.

