

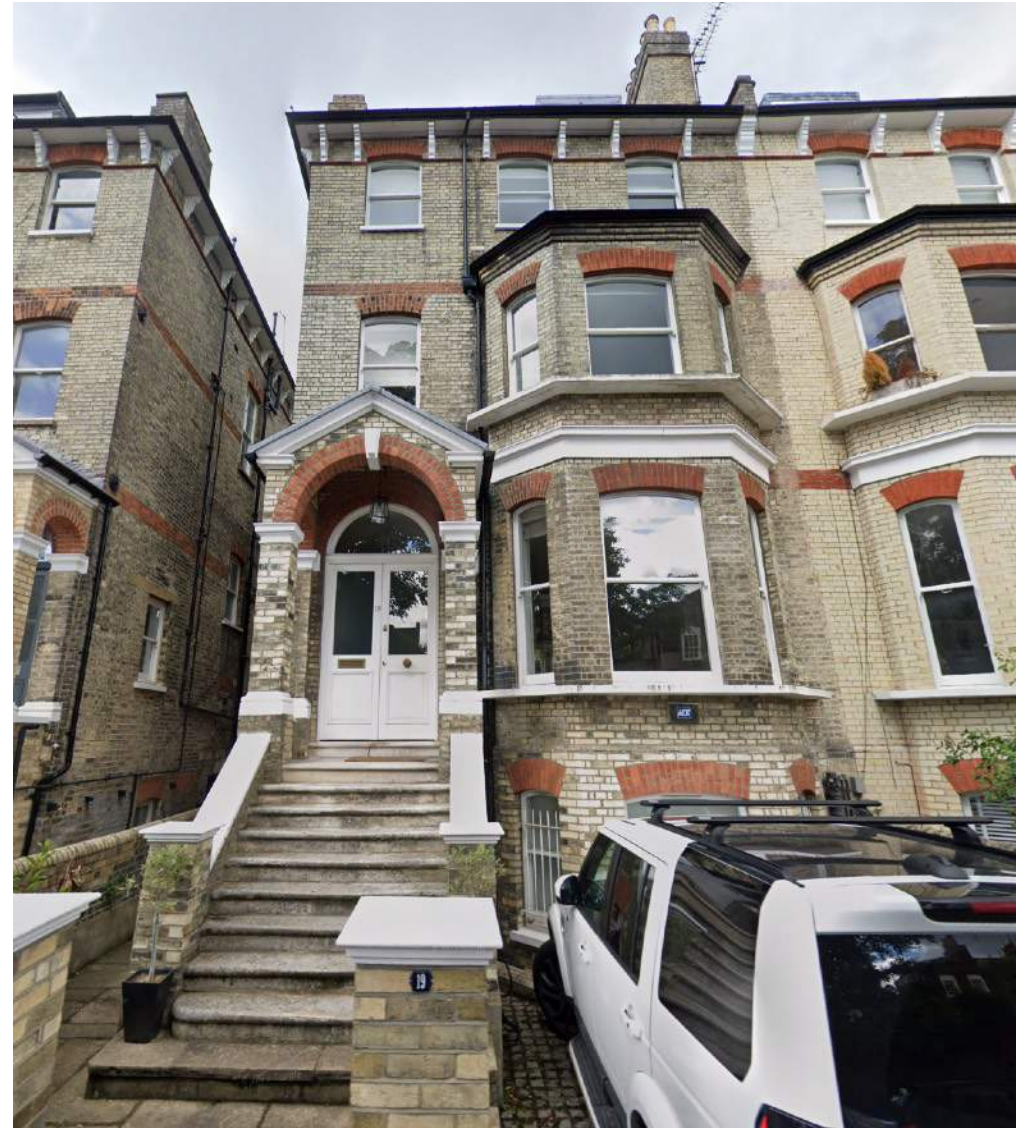
TR STUDIO

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:

- The continuing conversion of the two residences (basement flat and house above) into a single family home;
- Erection of a two storey extension to the rear with a single storey side extension, aligning with the neighbour's extension;
- Infilling an existing archway on the front facade;
- 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 accommodate a single carstand at lower ground floor level, entered from Cannon Place.

In accordance with a previously approved planning application, a self-contained flat at lower ground floor level has been integrated into the main dwelling house, making it a single dwelling and therefore entitled to permitted development rights.

The property is not heritage listed. It is in the Hampstead Conservation Area (CA15).

There are several relevant planning applications under this property, including the following:

- 19 Cannon Place London NW3 1EH (2023/2360/P)
Granted (September 2023) - Full Planning Permission.
Erection of two-storey rear extension at lower ground and ground floor levels, infill extension on the side elevation at rear lower ground floor level, four rooflights on the side (western) elevation of the main roof slope and a green roof on the flat-roof extension.
- 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

Erection of a two storey and single 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.

Infilling an existing archway on the front facade, forming part of the side extension, incorporating a traditional sash window to match the existing on the first floor directly above and the neighbour's.

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

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

New privacy screen separating No.19 and No.21, to prevent overlooking into the subject property (No.19).

4.0 MATERIALS

The extension has been developed with regards to its immediate context, ensuring the design displays a sensitivity to the character of the host property through its use of material. The proposed treatment of the new extension will be materially brick and lightweight glazing, and tones/colours in-keeping with the existing materials. The glazing was carefully considered as it will disappear as it reflects the lush nature of the rear garden and appears subordinate to the host property.

Minimal detailing does not compete with the existing fenestration to the original dwelling, so that the new additions and alterations remain subordinate to the host property. Both extensions speak to each other visually and accentuate the beauty of the host property. There will not be any changes to the front boundary treatment of the property, excluding the infill of the archway in the side passage, which will be seamlessly finished to integrate it into the surrounding fabric.

5.0 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.

6.0 SUSTAINABILITY

In line with planning policies adopted by Camden Borough council, the construction of the project will be carefully considered so that the proposals are mindful of the environment. New walls will be insulated, and all new glazing will be double glazed and thermally broken. The proposed green roof will increase biodiversity and improve SuDS performance. Additionally, energy efficient materials and construction will be employed to improve the green credentials of the historic property.

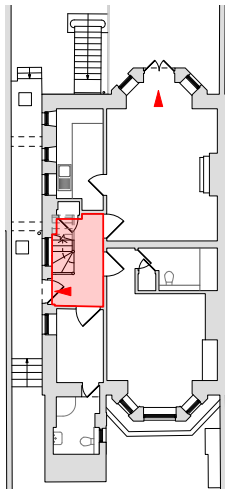
7.0 ACCESS

The proposed works will not alter the existing use of the property, affect pedestrian access or reduce disabled access. Existing transport links remain unchanged.

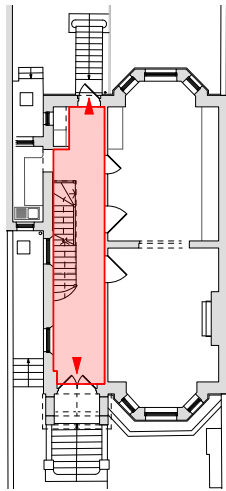
8.0 SUMMARY & CONCLUSION

Overall the proposal complies with the broad requirement for high quality design that enhances the appearance of the existing house. It also preserves the character of the wider terrace, along with the surrounding area. Measures taken support the council's approach in Policy D1 to minimise impact on the local environment and the scheme ensures the amenity of the neighbouring properties is not impacted.

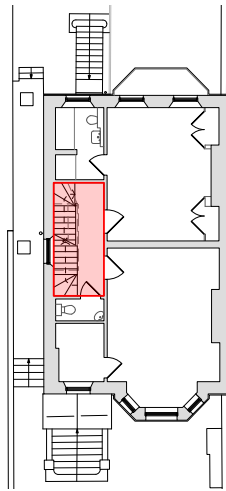
The development allows generous daylight, sunlight and privacy for the adjoining neighbour. There is no additional harm to the character and appearance of the existing building, the street scene and the wider locality. No harm is caused to the living condition of the neighbouring residents and the proposals represent a high-quality design.



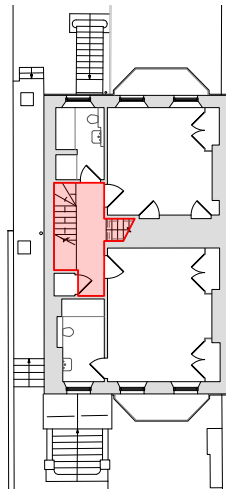
1 Existing Basement Floor Plan



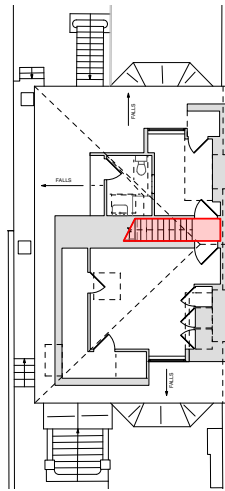
2 Existing Ground Floor Plan



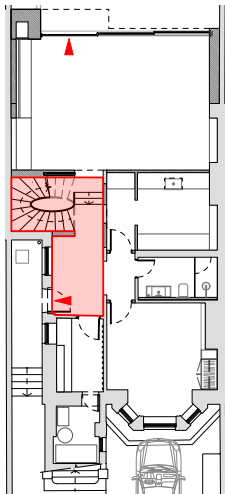
3 Existing First Floor Plan



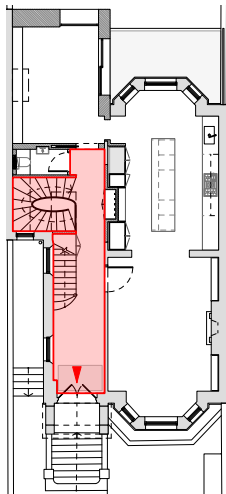
4 Existing Second Floor Plan



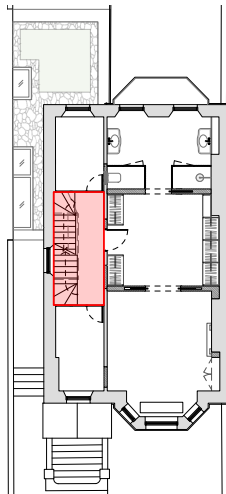
5 Existing Third Floor Plan



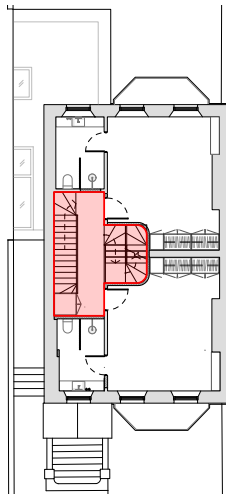
6 Proposed Basement Floor Plan



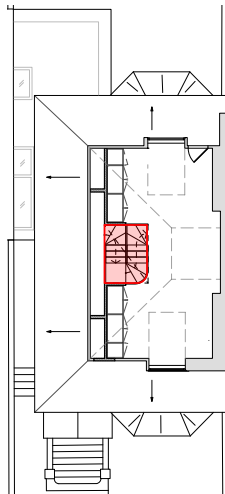
7 Proposed Ground Floor Plan



8 Proposed First Floor Plan



9 Proposed Second Floor Plan



10 Proposed Third Floor Plan

9.0 FIRE

The primary fire strategy remains unchanged. Exits are provided at the lower ground and ground floors.

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

10.0 EXISTING SITE PHOTOS



Street facing elevation



Rear Facade



Existing Rear Lower Ground Floor Facade

11.0 CAMDEN - A HISTORY OF MODERN EXTENSIONS

The map displays 21 numbered locations of modern extensions in Camden, London. A red dot on the map indicates the location of 19 Cannon Place. The map is overlaid with a grid and various colored areas representing different types of developments. The following table lists the numbered locations and their corresponding building names and dates:

Number	Building Name	Year(s)
1	No 6 Ellerdale Road	1876-76
2	No 8 Platts Lane	1895-96
3	No 20 Frognal Way	1934
4	Isokon building	1929-34
5	No 9 Frognal Way	1936
6	No 66 Frognal Way	1938
7	No 1-3 Willow Road	1938
8	"Broadside", Admiral's Walk	1960
9	No 80-90 South Hill Park	1954-56
10	No 78 South Hill Park	1963-65
11	No 9 West Heath Road	1964
12	No 11 East Heath Road, "The Treehouse"	2019
13	No 49a Downshire Hill	1975-76
14	Branch Hill Estate	1974-76
15	No 21 Well Road	2005
16	No 21 Well Walk	
17	No 27a Redington Road	2005
18	No 16 Holly Walk	2005
19	No 6 Redington	2006-7
20	No 14a Redington	2006
21	No 3 Admirals Walk	2018

Notable surrounding developments - 19 Cannon Place shown with red dot

12.0 CONSERVATION AREA ANALYSIS - THE PLANNING CONTEXT

EXISTING REAR EXTENSIONS

The diagram below shows the various scales and styles of rear extensions to neighbouring houses. There is a mixture of single storey, two storey, and half and full width extensions. They have been clad in a variety of materials including brick and metal. They extend varying distances from the primary rear elevation of the houses.

It can be seen that the conservation area, and particularly this row of properties, is characterised by a variety of single and two storey extensions in different styles.



No.23
Existing full width single
storey extension.

No.19
Approved 2 storey
closet wing extension.

No.15
Existing half width,
single storey extension.

No.11
Existing half width,
single storey extension.

No.21
Existing half width
extension with roof terrace.

No.17
Existing half width 3
storey extension.

No.13
Existing full width single
storey extension.

No.7
Existing half width single
storey extension.

12.0 CONSERVATION AREA ANALYSIS - THE PLANNING CONTEXT

EXISTING REAR EXTENSION SETBACKS

The diagram below shows the variety of rear extension setbacks along the row of terraces. The setback proposed at No.19 steps between the neighbouring properties at No. 17 and No. 21. It can be seen that the adjoining properties and conservation area are characterised by rear setback of varying sizes.

- ■ ■ ■ PROPOSED SETBACK OF No.19
- ■ ■ ■ NEIGHBOURING SETBACK



12.0 CONSERVATION AREA ANALYSIS - THE PLANNING CONTEXT

EXISTING ROOF ALTERATIONS

The diagram below shows the various scales and styles of roof level additions to neighbouring houses. There are a variety of dormer sized and scales, including flat and pitched roof dormers. A number of houses have side dormers. There is a wide variety of roof lights.

No.25 & 23
Full plan mansard
additions and rooflights

No.19
Front and rear flat roofed
dormers and rooflights

No.13 & 11
Front and rear pitched
roof dormer.

No.21
Front and rear flat
roofed dormers

No.17 & 15
Front, rear and side flat
roofed dormers.

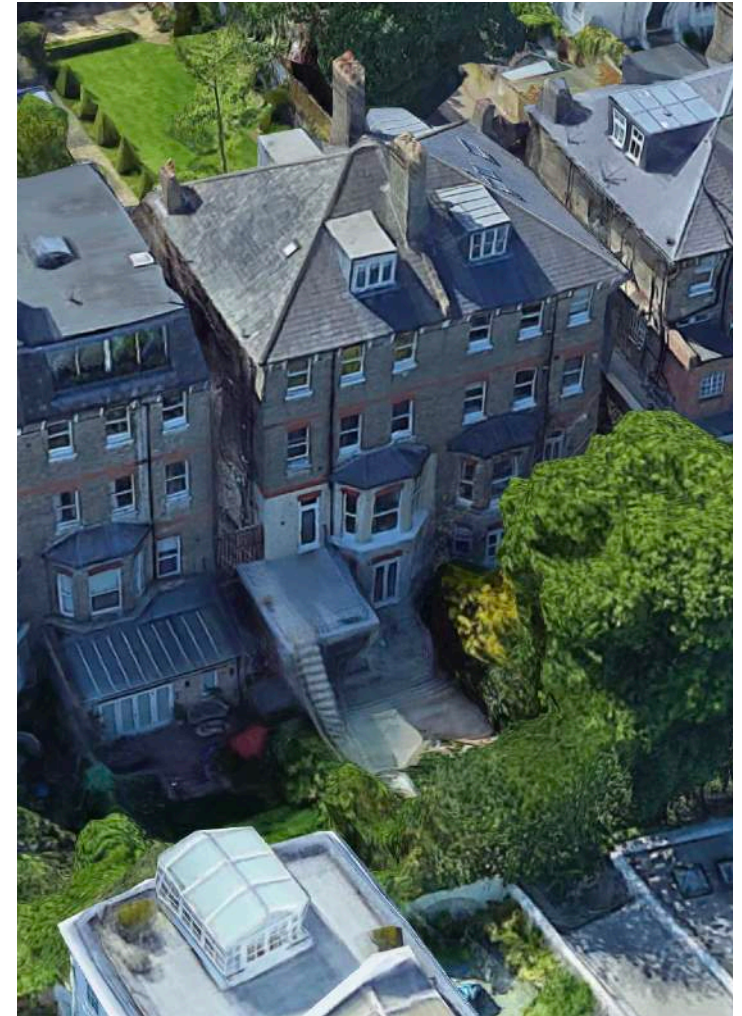
No.9 & 7
Front, rear and side flat roofed
dormers and a variety of
rooflights.



12.0 CONSERVATION AREA ANALYSIS - PLANNING PRECEDENTS

No. 21 CANNON PLACE [2018/0242/P]

Approved and built zinc clad single storey extension with roof terrace. This extension allows for significant overlooking not the private open space at 19 Cannon Place. A privacy screen has been proposed between the properties to reduce overlooking from the neighbour into No. 19.



04 Proposed West Elevation / 21A Cannon Place
00_115 Scale 1:100

05 Proposed North Elevation / 21A Cannon Place
00_115 Scale 1:100

12.0 CONSERVATION AREA ANALYSIS - PLANNING PRECEDENTS

No. 17 CANNON PLACE [2018/0242/P]

Approved and built brick clad three storey closet wing extension. The massing at No. 19 has been designed to reflect the massing of the closet wing at No. 17.

The previously planning application at No.19 [2023/2360/P] for a two storey closet wing was approved on this basis.

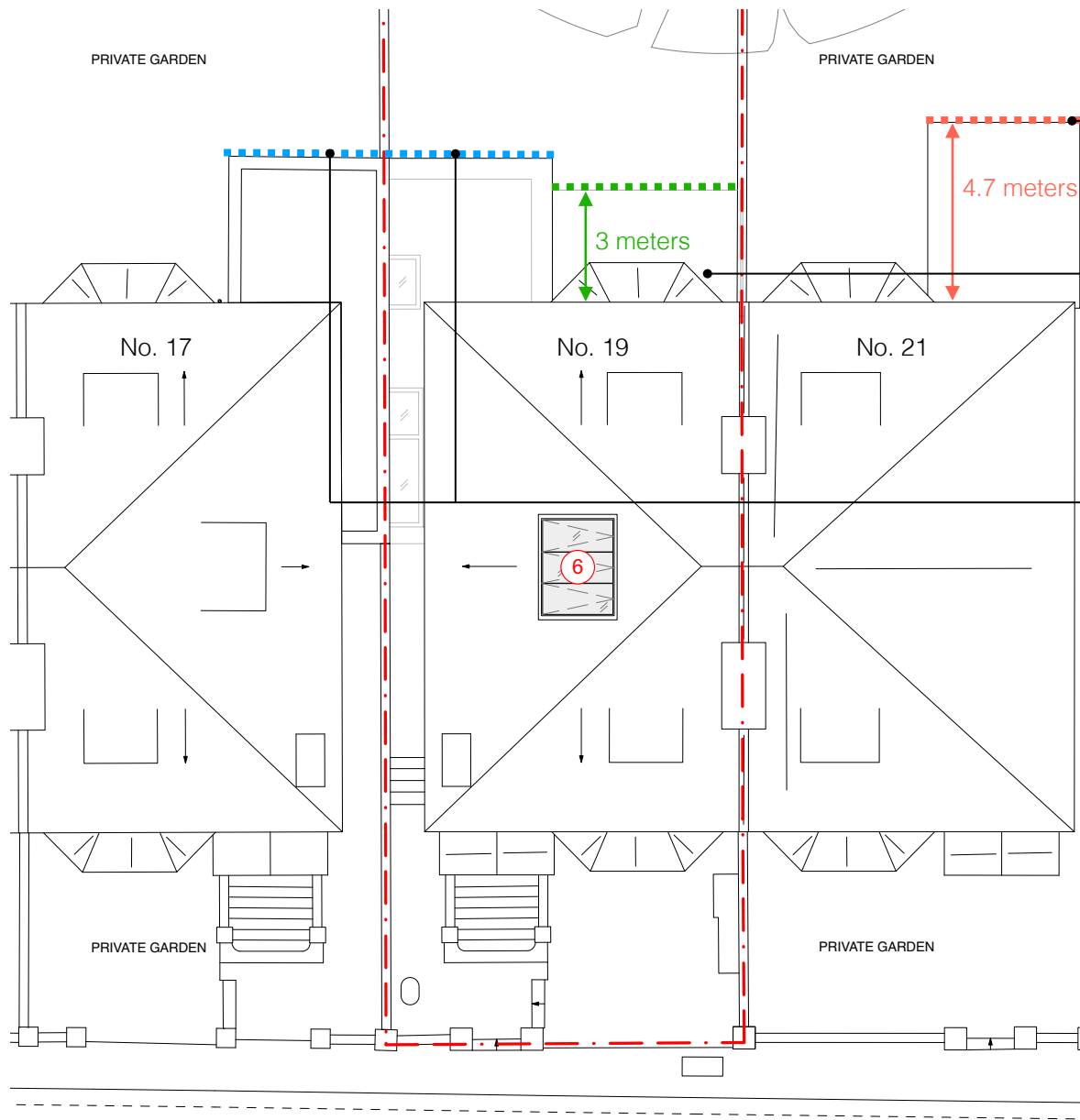


No. 19 CANNON PLACE
As approved [2023/2360/P].

No. 17 CANNON PLACE
As built.



13.0 PROPOSED EXTENSION DESIGN



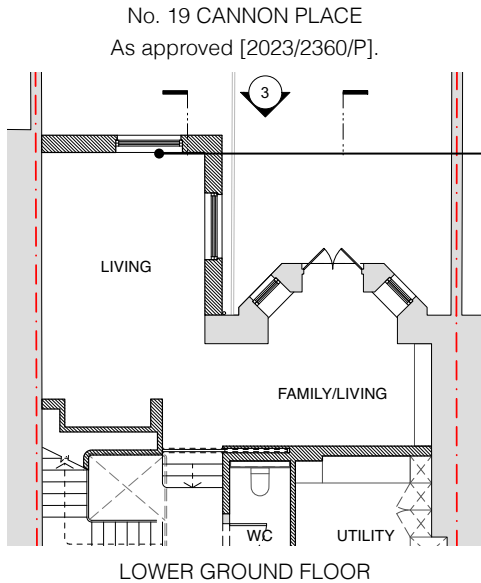
The existing single storey extension at No. 21 extends 4.7 meters from the primary rear elevation. To roof terrace on the rear extension creates significant overlooking into the private open space at No. 19.

The proposed infill extension at No.19 extends 3 meters from the primary rear elevation of the dwelling. This distinguishes the side extension from the volume of the closet wing, and is substantially smaller than the adjoining extension at No.21. Adhering to the Permitted Development setback constrains the overall mass of the extension.

The proposed closet wing at No.19 matches the alignment of the closet wing at No. 17. The proposed massing of the closet wing is the same as that previously approved [2023/2360/P]

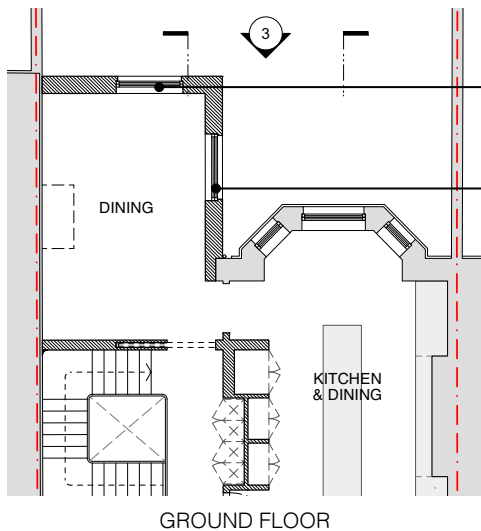
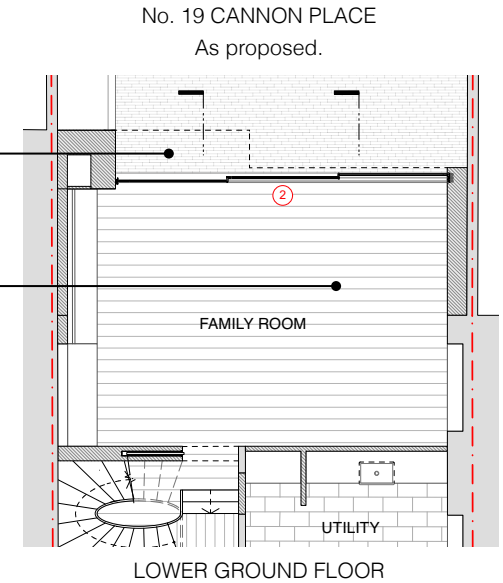
13.0 PROPOSED EXTENSION DESIGN - APPROVED AND PROPOSED PLANS

The proposed extension preserves the dominant pattern of setbacks in adjoining properties, maintaining the character of the conservation area. It also maintains the approved volume of the closet wing at No.19. The side infill extension is set back from the elevation of the closet wing to create a visual separation.



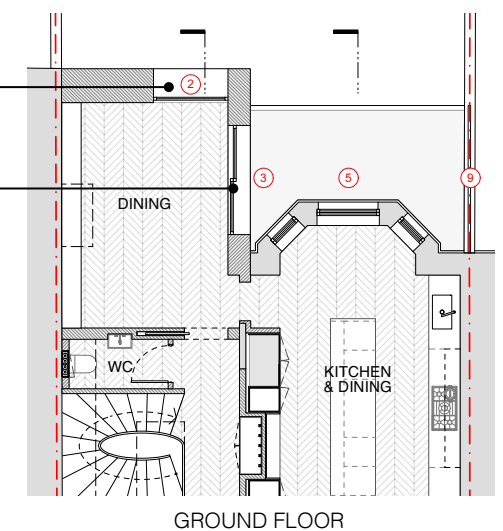
The living space at the lower ground floor is extended out towards the garden. The increased glazing allowed for a stronger connection between the interior space and the landscape. This floor of the extension is not visible from adjoining properties or public space.

The proposed side extension from the closet wing extends 3 meters from the rear elevation, within the required dimensions for Permitted Development.



Width of proposed window matches that of approved window to reflect the proportion and format of the fenestration on the rest of the building. Proposed window recessed to increase privacy to garden at No. 17.

Proposed window on side of closet wing widened towards the existing house. This allow for more light into the dining room, whilst having no impact on the privacy of No.21, as the bay window obscures the view. The lowered sill has no privacy impact due to it's distance from the boundary.



13.0 PROPOSED EXTENSION DESIGN - APPROVED AND PROPOSED ELEVATIONS

No. 19 CANNON PLACE
As approved [2023/2360/P].



No. 19 CANNON PLACE
As proposed.



Width of proposed window matches that of approved window to reflect the proportion and format of the fenestration on the rest of the building. Proposed window recessed to increase privacy to garden at No. 17.

Increased glazing at lower ground floor, primarily below the height of the boundary fence.

14.0 PROPOSED EXTENSION DESIGN - EXISTING REAR ELEVATION



14.0 PROPOSED EXTENSION DESIGN - PROPOSED REAR ELEVATION



15.0 PROPOSED PRIVACY SCREEN

