

Fraher & Findlay Architects

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## 2406 - 5 Cannon Place Design & Access Statement

**INCLUDING**  
Heritage Statement  
Fire Safety Statement

### Reference

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240520-REP-001 Design and Access Statement & Heritage  
Impact Assessment

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Date 20/05/24

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### Notes

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P01 - Issued for Planning

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## 2406 - 5 Cannon Place Design & Access Statement

### INCLUDING Heritage Statement Fire Safety Statement

#### Reference

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240520-REP-001 Design and Access Statement & Heritage  
Impact Assessment

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Date 20/05/24

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#### Notes

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P01 - Issued for Planning

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## 1.0 Executive Summary

### Executive Summary

This Design and Access Statement accompanies a householder application at 5 Cannon Place, NW3 1EH, and should be read in conjunction with the drawings listed adjacent.

We consider the architectural context of the site, local planning policy, structural requirements and the design proposal itself.

The principle objective is to sensitively refurbish and remodel the existing building to create a more sustainable family home suited to 21st century living .

This application seeks approval for the following works:

Replacement of the existing single and double glazed windows with new triple glazed windows

Lowering of the rear GF window sill level to form a new timber framed, triple glazed garden access door and sidelights.

New ASHP to the Side passage within a dedicated acoustic housing

New PV panels to the south-facing internal double-pitched roof and associated roof refurbishments

New Garden Gate within existing gate opening.

New Timber gate to Side passage



## 2.0 Practice Profile

### Practice Profile

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Fraher and Findlay is an award winning design-led architectural partnership established in early 2009. We deliver creative, yet accessible designs, always drawing from a project's unique relationship to its history and context anchoring it into the built and natural environment. We don't apply preconceived stylistic responses to our projects; instead we react to the brief, context and integrated/hidden narrative of the client.

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Our design strategy assesses each project as a unique architectural response, introducing experiential spaces as opposed to spaces based on theories. Through this approach we believe that space, whether private or public, can be individual, dynamic and beautiful.

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Extension to a locally listed building in Richmond



Extension to a Grade II listed building in Islington



Extension and alterations to Segal House, Lewisham





5 Cannon Place



### 3.0 Existing Building Conditions

#### 3.1 Site, Location and Context

##### Site

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5 Cannon Place is a four-storey detached late Victorian brick house forming a pair of detached buildings. The site sits in the hill on the North side of Cannon Place.

The property is in the Hampstead Conservation Area (Christ Church/Well Walk sub-area) and is subject to Article 4 directions. The property is not listed.



### 3.0 Existing Building Conditions

### 3.2 Existing Building

#### Existing Building

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5 Cannon Place 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 with roughcast stucco detailing to bays

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.

The lower ground floor accommodation is a generally single aspect semi-basement effectively due to the ground levels.

The main entrance is on the upper ground floor level, accessed from a canopied external stair to the side of the building. There is a separate entrance underneath the main entrance stair for the lower ground floor.

The Side passage runs to the brick retaining wall of the rear garden, top of which is some 3.5m up from street level.

There is no external access between the street level front garden

The Main entrance floor consists of kitchen, two sitting rooms and a cloakroom, 1-2FI have three bedrooms per floor and bathrooms.

Lower Ground floor has a self contained apartment a Room + Box room, Kitchen and bathroom + storage.

#### Existing Material Palette:

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**Plain clay tile Roof**

**London Stock Brick with Terracotta brick detail**

**Roughcast stucco bay**

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Aerial View of 5 Cannon Place



Aerial View of 5 Cannon Place



Street View of 5 Cannon Place



Rear View of 5 Cannon Place





Main Entrance seen from Street



Entrance stair and canopy

Side passage beyond main entrance.



Boundary Line between 5 & 7 Canon Place



### 3.0 Existing Building Conditions

#### 3.2 Access and Entrance

##### Access

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The property currently has no street gate.

The Street level Side passageway beyond the main entrance is used for storage and bins.

There are three number windows from 3 Cannon Place overlooking the alley. We understand two of these is from a habitable room.

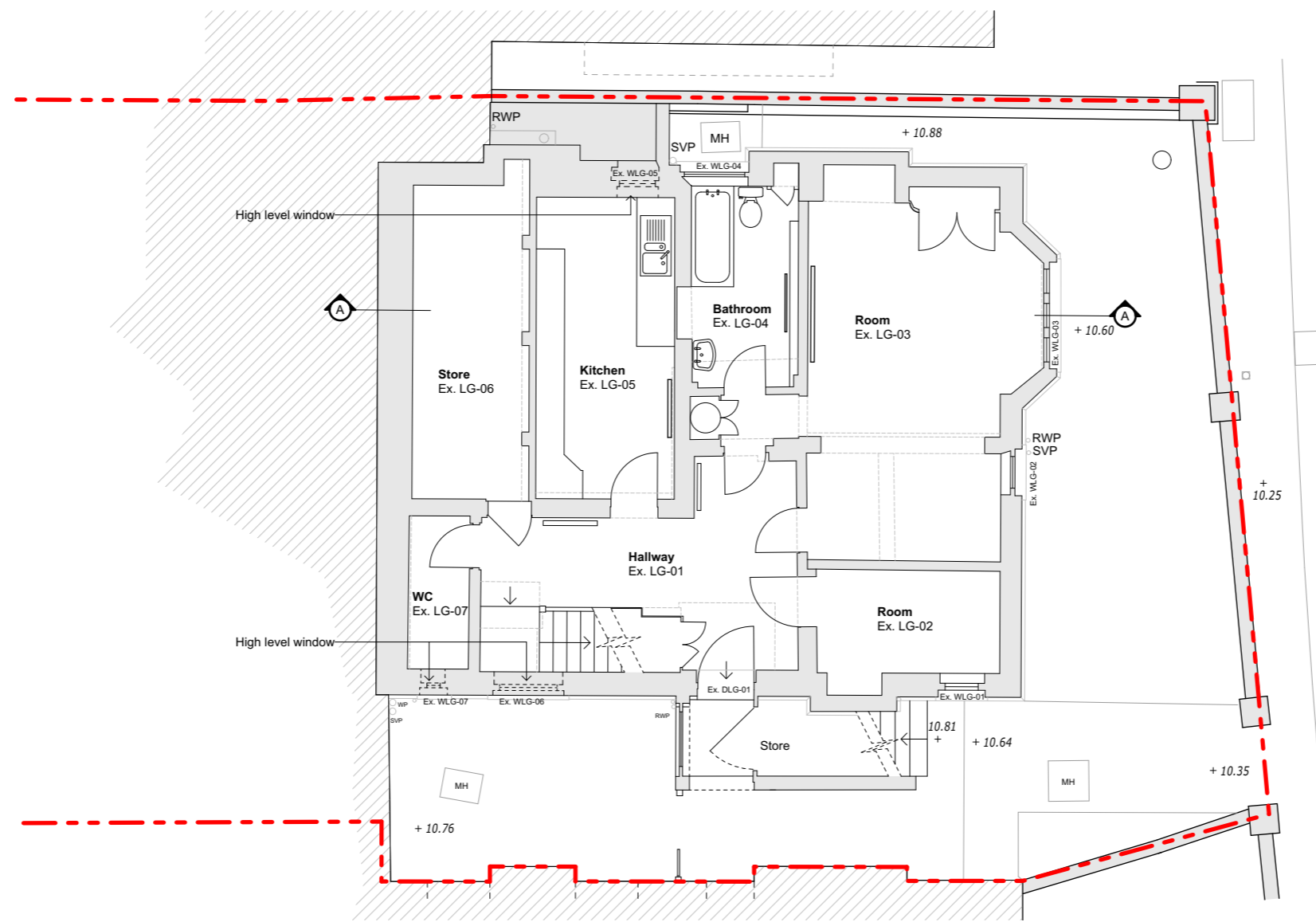
### 3.0 Existing Building

#### 3.3 Existing Drawings

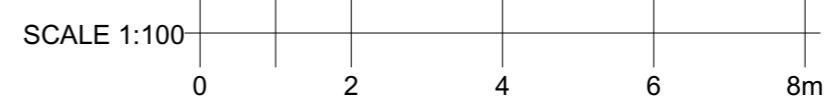
The following pages document the existing plans, elevations and sections of the building.







Lower Ground Floor Plan 1:100



- Notes
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P02	10.06.2024	Issued For Information
P01	16.05.2024	First Issue
Revisions		

Project FF24-006  
 Client Dan + Sophie  
 Location 5 Cannon Place, London NW3 1EH



Title Existing Lower Ground Floor Plan

Status Planning Scale 1:100@A3

Drawn JK Checked MJ Authorised EF

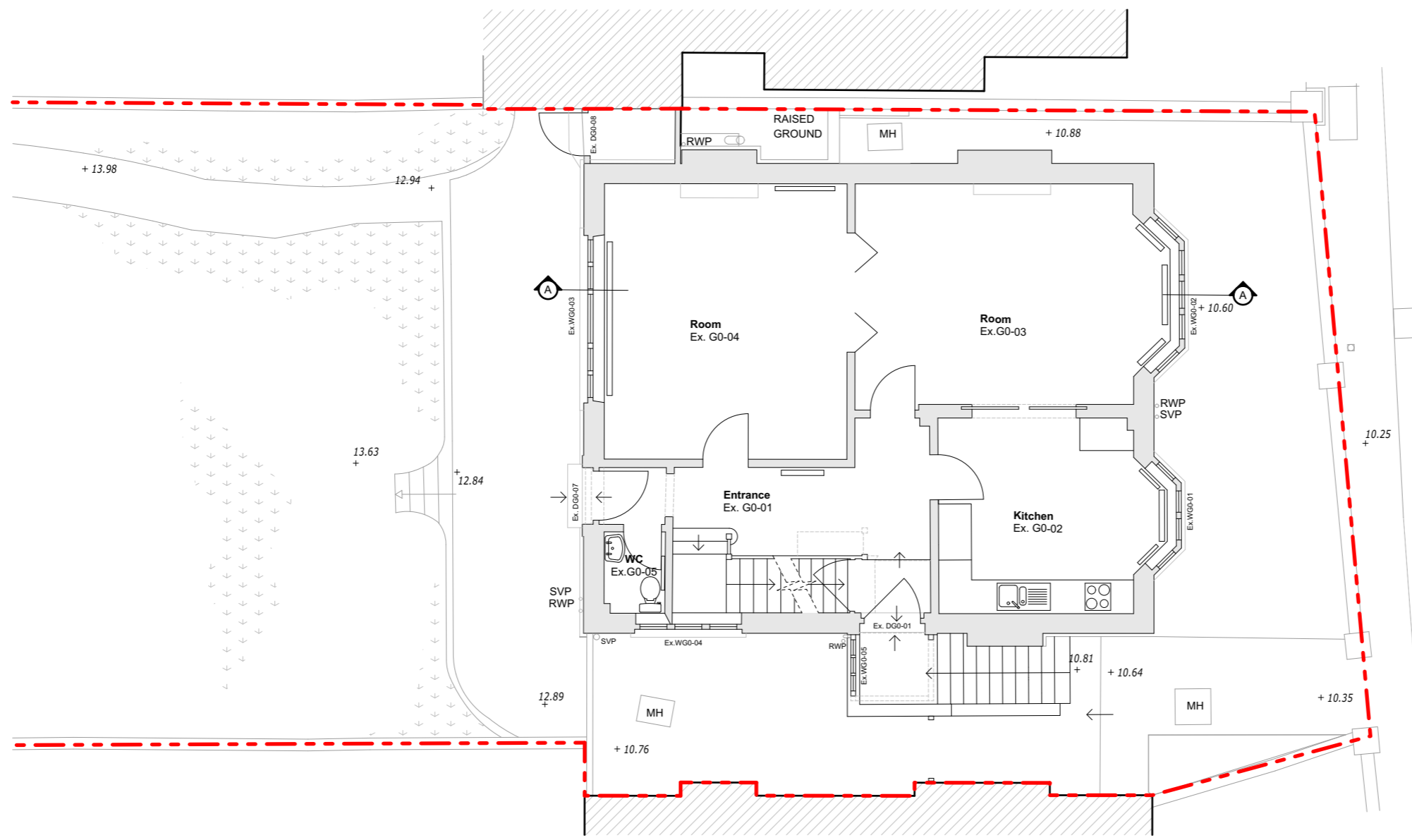
Revision P02 Date 16.05.2024

FF24006-PL-003

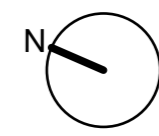


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Upper Ground Floor Plan 1:100



**Project** FF24-006  
**Client** Dan + Sophie  
**Location** 5 Cannon Place, London NW3 1EH

<b>Title</b> Existing Upper Ground Floor Plan	
<b>Status</b> Planning	<b>Scale</b> 1:100@A3
<b>Drawn</b> JK	<b>Checked</b> MJ
<b>Authorised</b> EF	<b>Date</b> 16.05.2024
<b>Revision</b> P02	<b>Date</b> 16.05.2024
<b>FF24006-PL-004</b>	









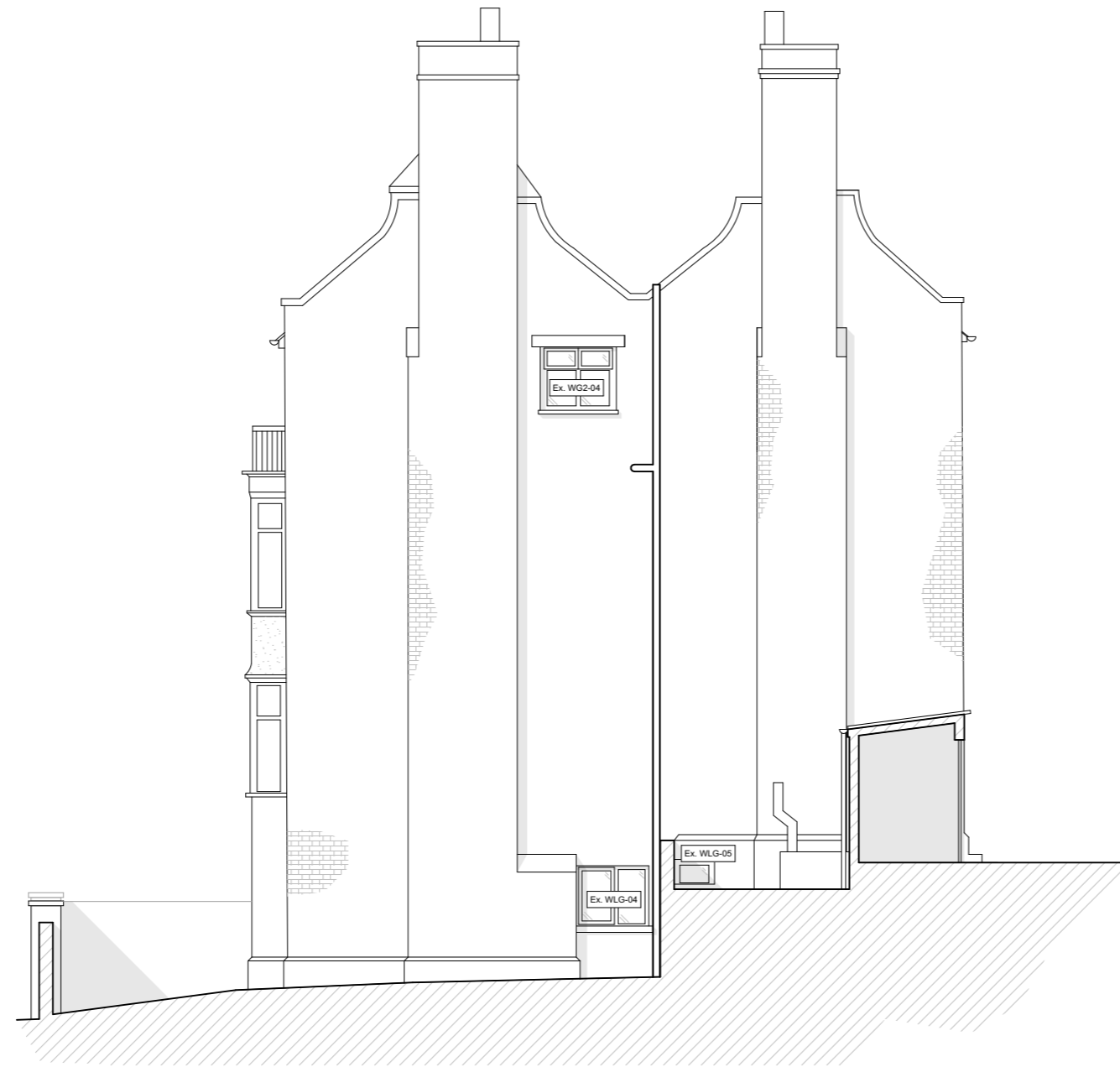












Side Elevation 1:100



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Revisions

Project **FF24-006**

Client **Dan + Sophie**

Location **5 Cannon Place,  
London NW3 1EH**



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Title **Existing Side Elevation**

Status **Planning** Scale 1:100@A3

Drawn **JK** Checked **MJ** Authorised **EF**

Revision **P02** Date **16.05.2024**

**FF24006-PL-011**



Street elevation with new Garden Gate

Side gate enclosing side passage

Existing Side passage views



Acoustic Enclosure in situ on another Camden Project



#### Approach

This application concerns a number of minor modifications to the existing building to improve its energy efficiency as part of the general refurbishment to create a family home.

The alterations proposed are as follows:

- Replacement of the existing single and double glazed windows with new triple glazed windows
- New ASHP units (one + back up) to the Side passage within a dedicated acoustic enclosure
- New PV panels to the south-facing internal double-pitched roof and associated roof refurbishments
- Lowering of the rear GF window sill level to form a new timber framed, triple glazed garden access door and sidelights.
- New Street Gate within existing gate opening.
- New Timber gate to side passage

#### Sustainability

##### External Windows

Replacement of the existing single and double glazed timber framed windows with new energy efficient triple glazed units throughout. Style of new window frames to match existing. Typical details attached

##### ASHP

Proposed installation of 2No. ASHP units to replace existing gas boiler and further upgrades to CH and DHW systems.

The new units are proposed to be located along the external wall to 5 Cannon Place on the side passage beyond the main entrance

## 4.0 Proposal

### 4.1 Design Approach

Extent of application site:	465m <sup>2</sup>
Existing building GIA:	326m <sup>2</sup>
Proposed building GIA:	326m <sup>2</sup>

stair, not visible from the street and 2 meters away from the boundary line with 3 Cannon Place.

The side passage is overlooked by windows from 3 Cannon Place. Two of these windows are from a habitable room.

The units are proposed to be housed in a dedicated acoustic enclosure. Typical details are attached with this application with the Noise Impact Assessment.

The units are effective and will be finished to blend with the surroundings: a photo from an installed enclosure from another Camden project shows similar enclosure in context.

#### PV panels

Proposed installation of new PV panels to the south-facing internal fold of the double-pitched roof and associated roof refurbishments including the relocation of existing access hatch as shown in the drawings. The new panels are not visible from the street scene or the wider Conservation Area.

#### Internal wall insulation

Whilst internal alterations do not require planning permission, the proposed floor plans demonstrate the intention to refurbish the whole building to suit the applicant's family needs to a sustainable and energy efficient standard, to which the above items are integral components together with the planned thermal lining to the all external walls.



Sketch Internal view of the proposed new garden access with an arched door

## Access

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### New Garden Door

To improve the connection to the garden, it is proposed to drop the sill below existing upper ground floor living room windows to form a new garden door with fixed side lights.

The new Timber door follows the design of the existing casement windows with the existing arched head detail retained. The proposed sill reduction does not affect the appearance of the rear elevation terracotta detailing.

### New Garden Gate and service yard gates

A new metal garden gate is proposed to the existing street opening. The gate would match the adjoining gate to 3 Cannon Place in height but would be a light metal rail construction to maintain visual access to the entrance.

Additional solid timber gate is proposed to the back of the entrance stair to close off the back of the side passage to enable more secure bike storage and generally clean up the visual appearance of the main entrance.

## 4.0 Proposal

### 4.1 Design Approach, Massing & Materiality

#### Landscape and Trees

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The proposed works will not affect any mature trees or shrubs.

#### Neighbouring Amenity & Overlook

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No impact on the neighbouring amenity. The proposed alterations have no impact to existing situation in regards of the amenity and overlooking.

#### Waste Management

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No change to the existing waste management arrangements.

#### Traffic Impact

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No Change.

#### Proposed Material Palette:

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**Plain clay tile Roof**

**London Stock Brick with Terracotta brick detail**

**Roughcast stucco bay**

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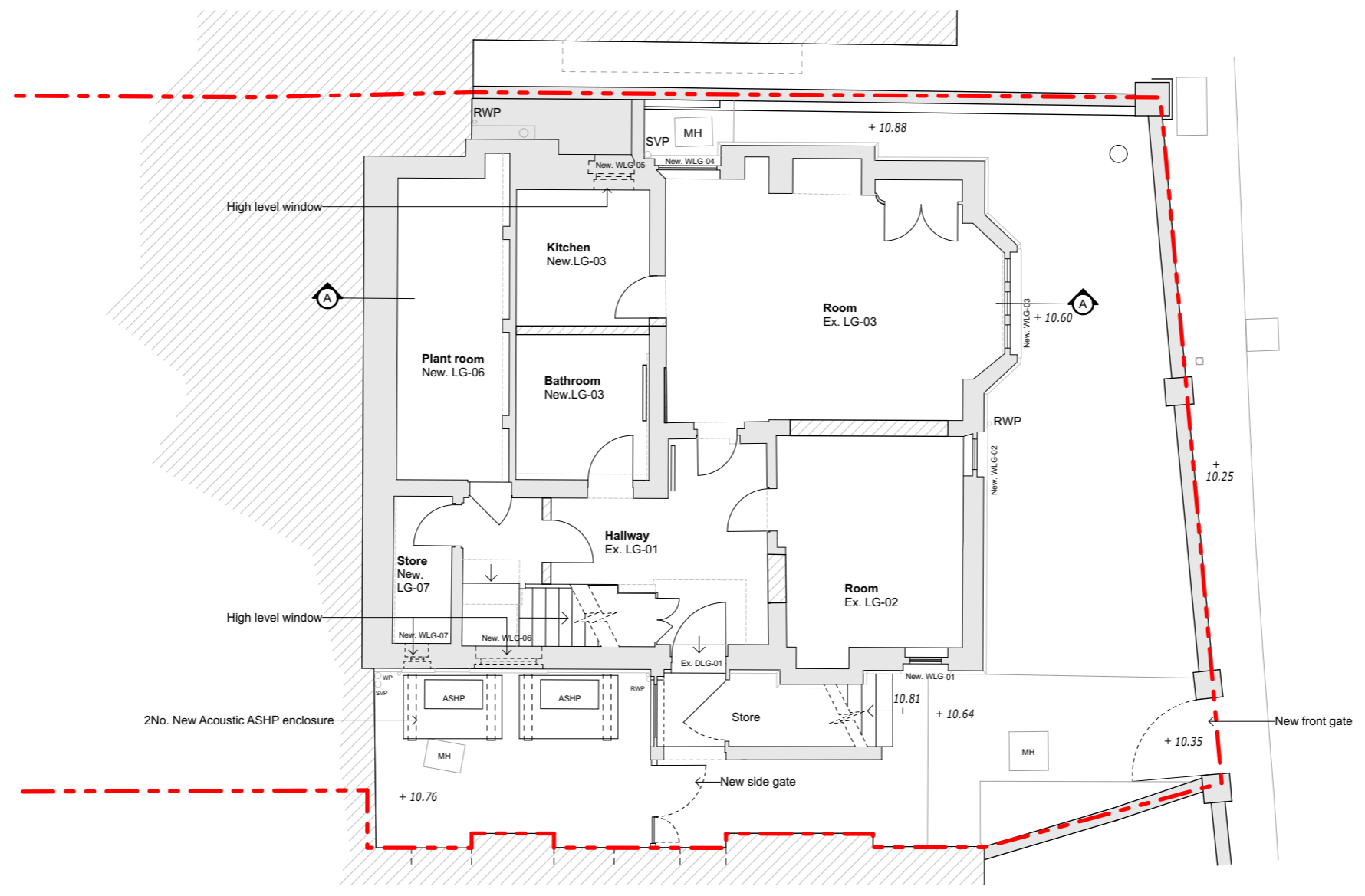
## 4.0 Proposals

### 4.2 Proposed Drawings

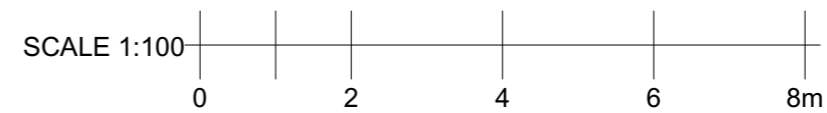
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Lower Ground Floor Plan 1:100

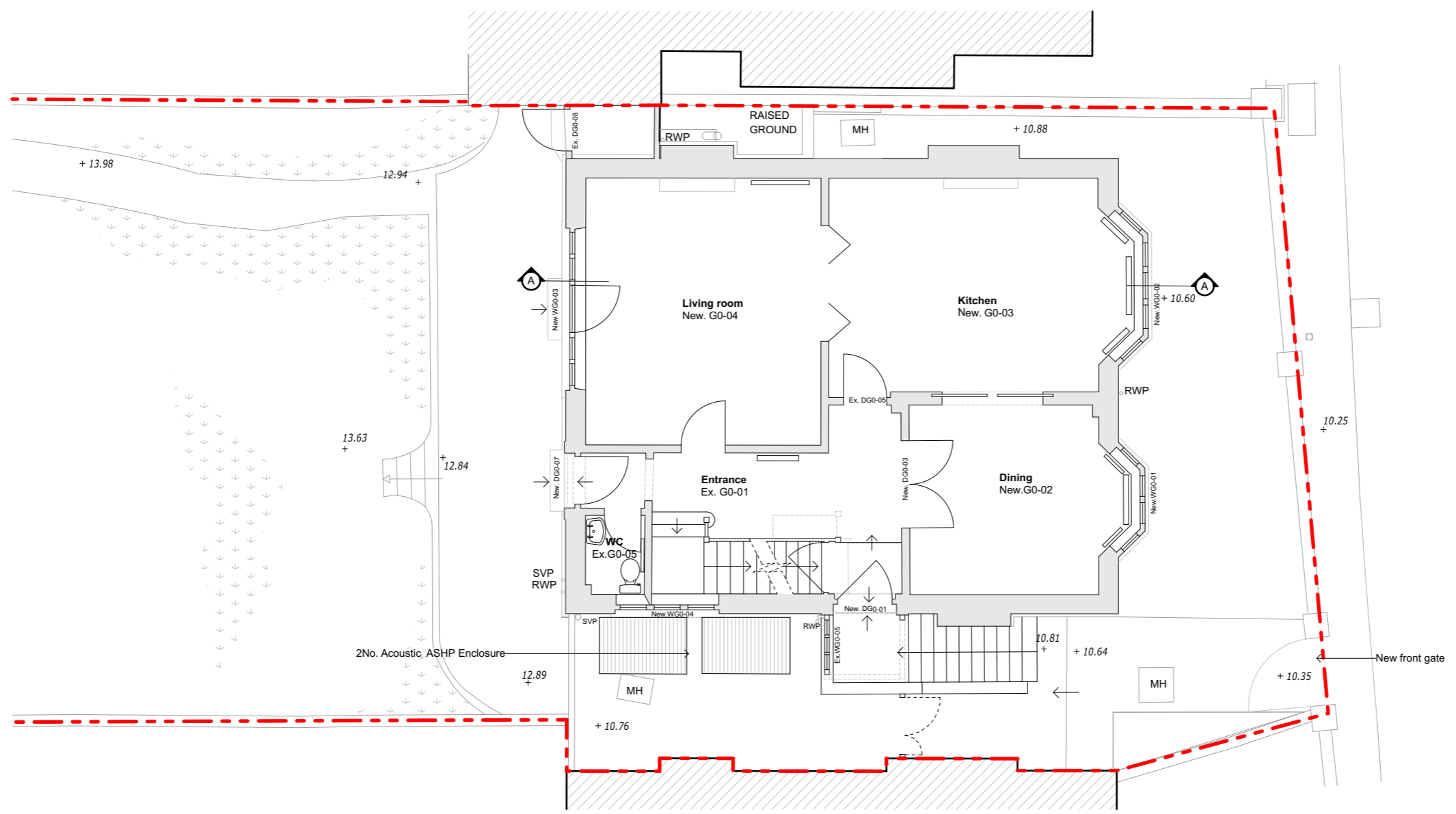


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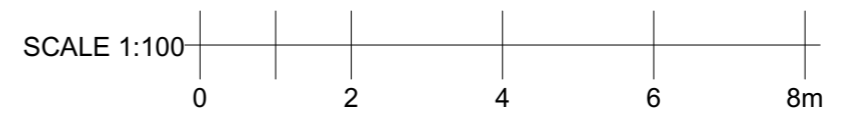
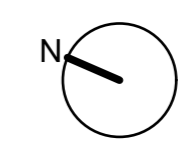
Project **FF24-006**  
 Client **Dan + Sophie**  
 Location **5 Cannon Place, London NW3 1EH**

Title <b>Proposed Lower Ground Floor Plan</b>	
Status <b>Planning</b>	Scale 1:100@A3
Drawn <b>JK</b>	Checked <b>MJ</b> Authorised <b>EF</b>
Revision <b>P02</b>	Date <b>16.05.2024</b>
<b>FF24006-PL-013</b>	





Upper Ground Floor Plan 1:100



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 Client **Dan + Sophie**  
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Title **Proposed Upper Ground Floor Plan**

Status **Planning** Scale 1:100@A3

Drawn **JK** Checked **MJ** Authorised **EF**

Revision **P02** Date **16.05.2024**

**FF24006-PL-014**

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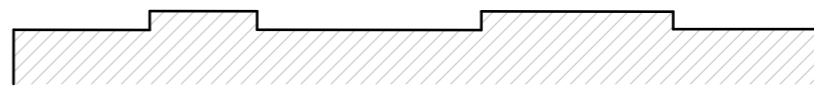
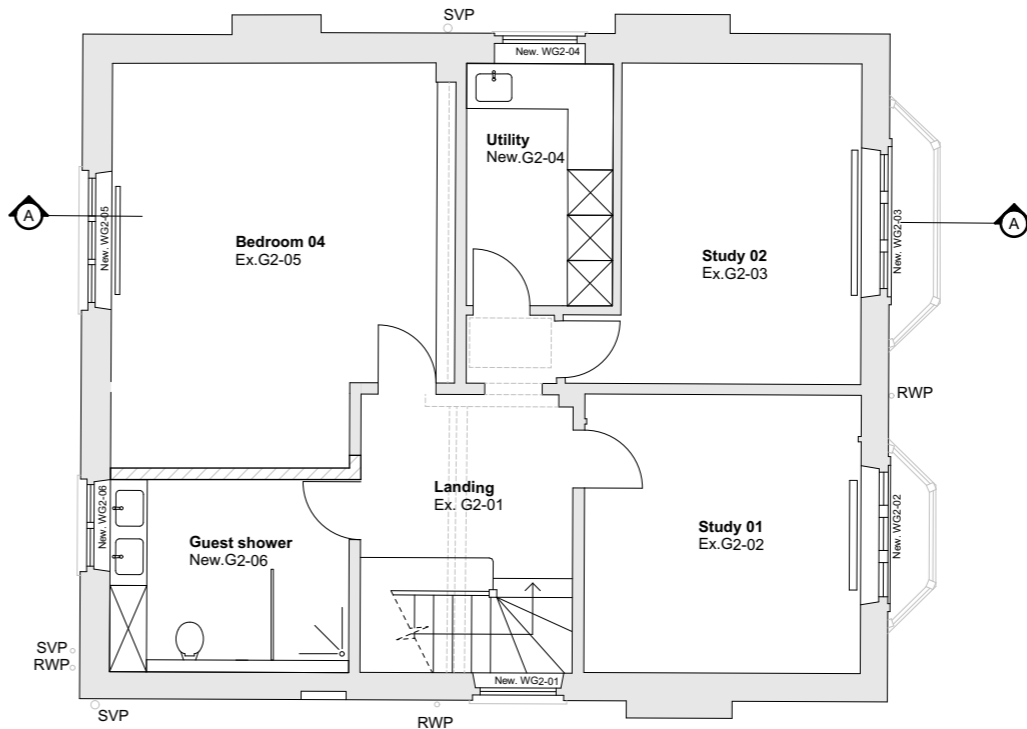
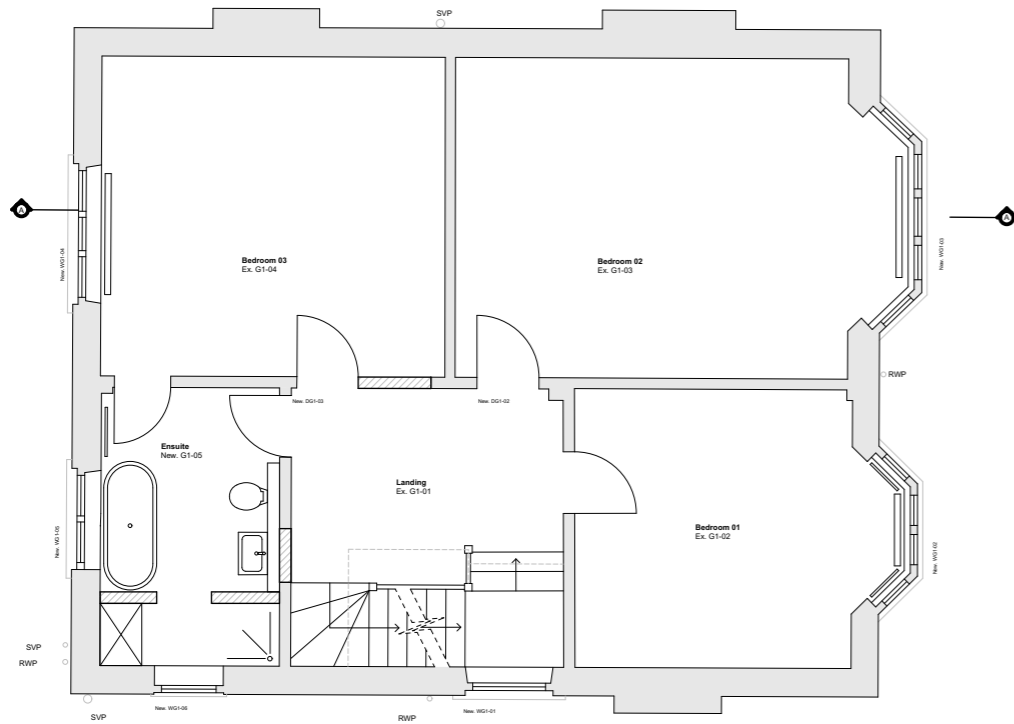
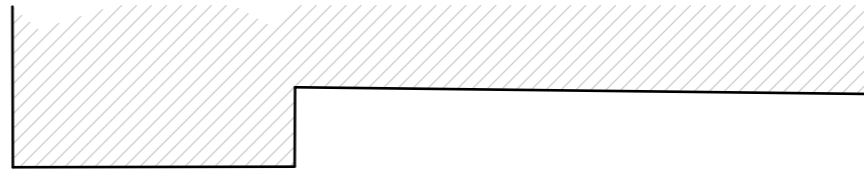
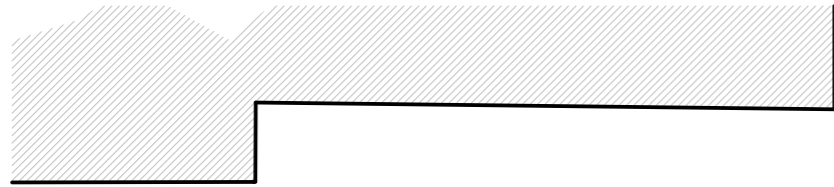
Title Proposed First and Second Floor Plan

Status Planning Scale 1:100@A3

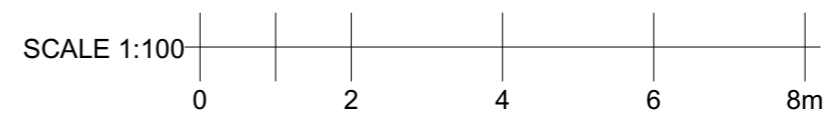
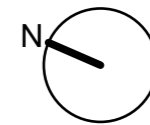
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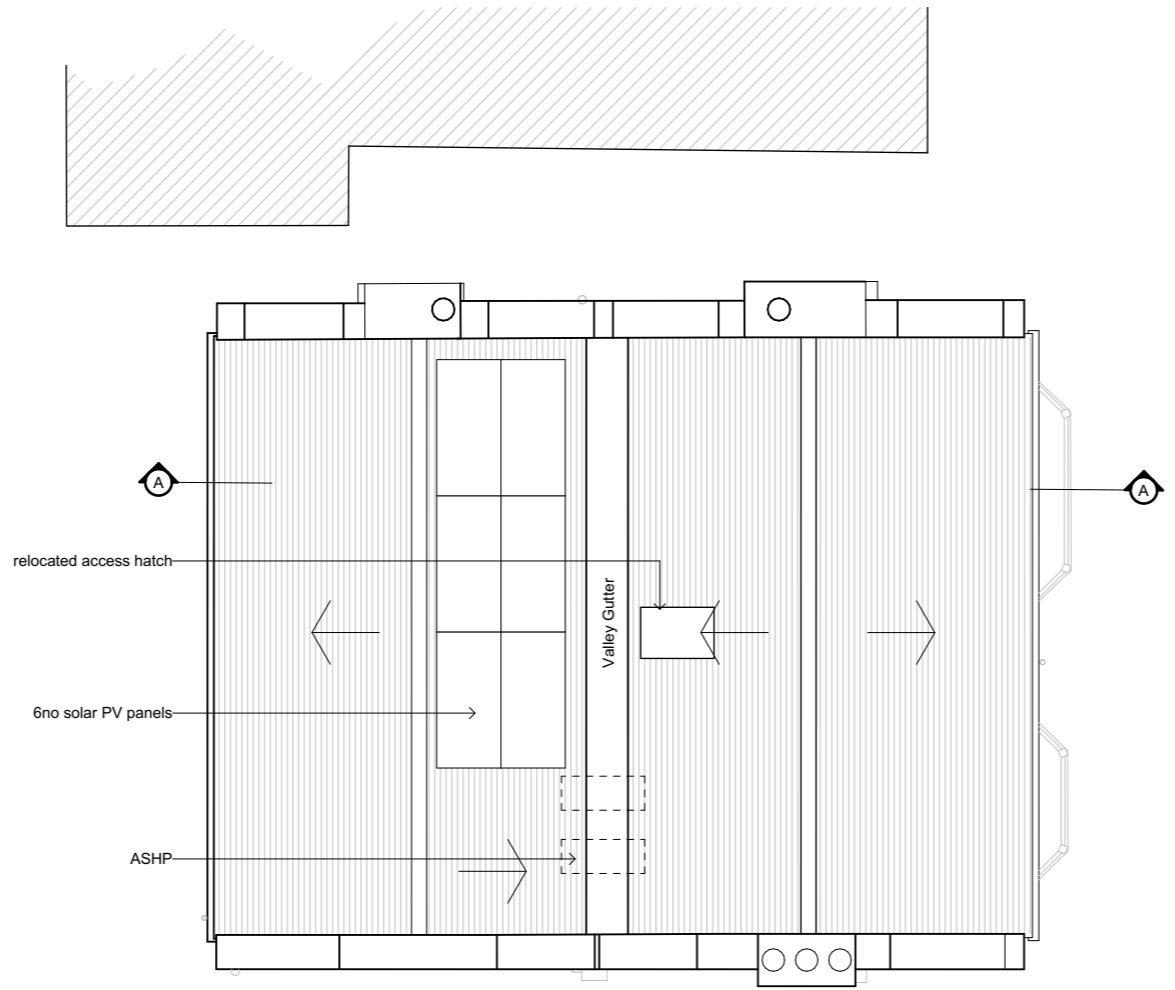
Revision P02 Date 16.05.2024

FF24006-PL-015

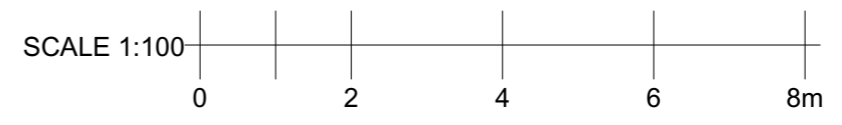
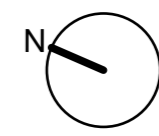
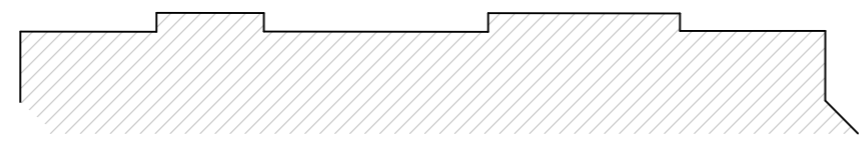


First Floor Plan 1:100





Roof Plan 1:100



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Revisions

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Title Proposed Roof Plan

Status Planning Scale 1:100@A3

Drawn JK Checked MJ Authorised EF

Revision P02 Date 16.05.2024

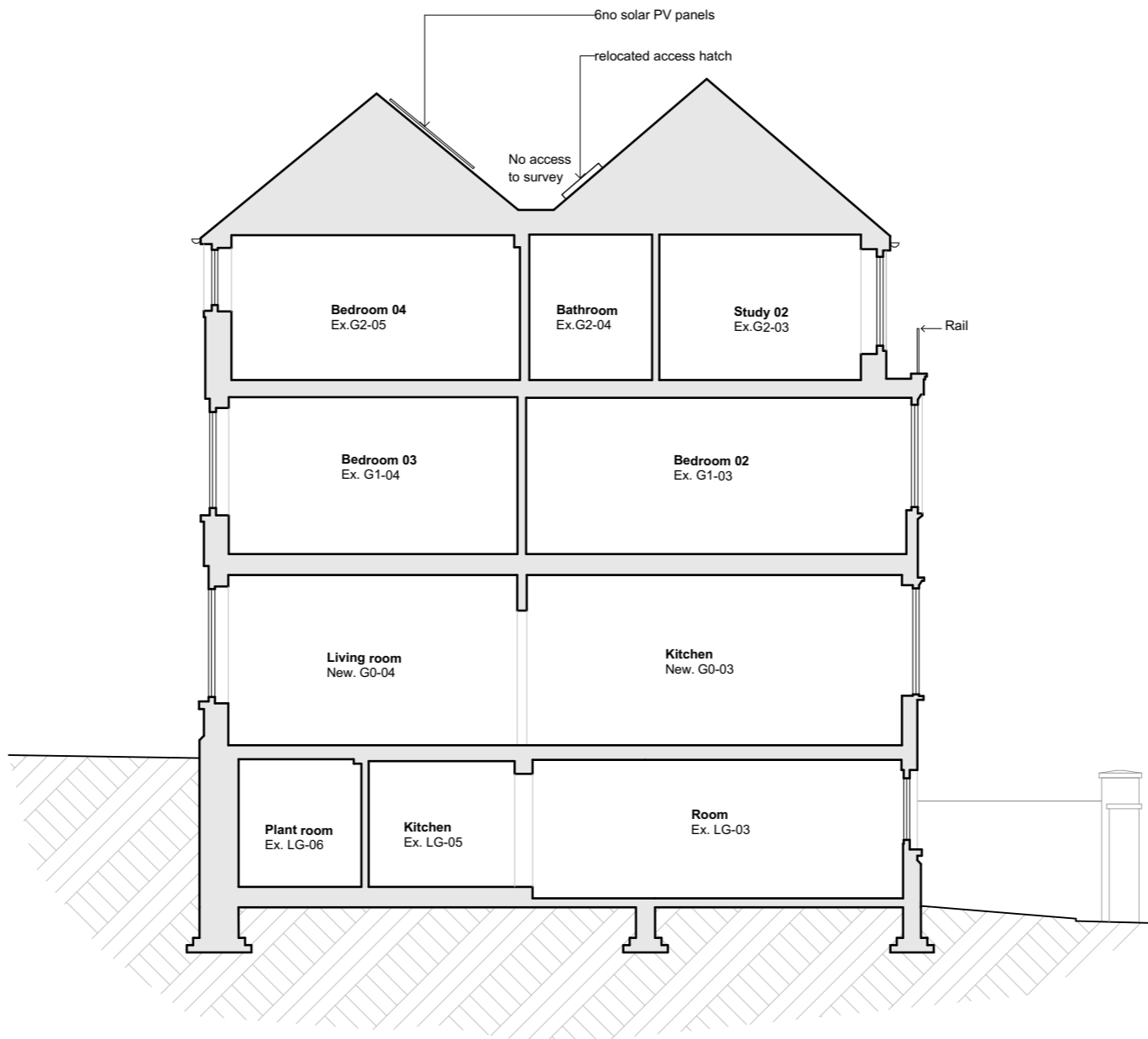
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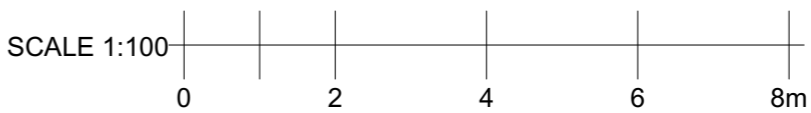


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Section A-A 1:100



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Title Proposed Sections

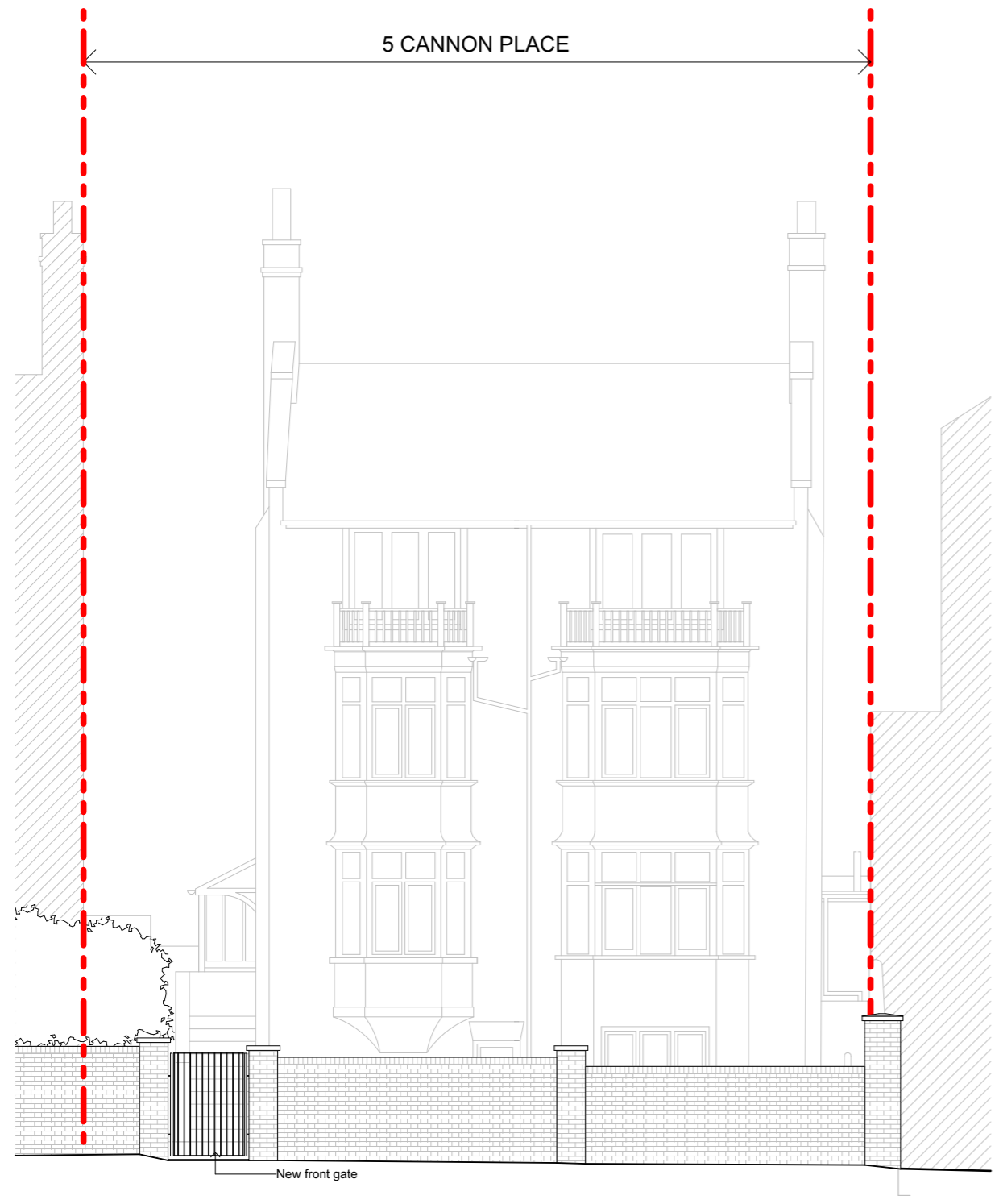
Status Planning Scale 1:100@A3

Drawn JK Checked MJ Authorised EF

Revision P02 Date 16.05.2024

FF24006-PL-017

- Notes
- 1 All dimensions and levels are to be determined and/or checked by the contractor on site, should any discrepancy be identified between the dimensions, and/or details determined on site, and those shown those shown on the relevant drawings, the architect shall be notified immediately, and their instructions obtained prior to the commencement of the work.
  - 2 The contractor shall be responsible for the design and implementation of all temporary works, and the safety and stability of the new works and adjacent structures during construction.
  - 3 Where a product is specified to be obtained from a manufacturer or supplier, the contractor shall install the product in accordance with the instructions supplied by the manufacturer. Should there be any variation between the work specified on the drawings and the manufacturers instructions, the contractor shall refer the matter to the architect for instruction before proceeding.
  - 4 If there are any discrepancies between architectural and any consultant drawings, the design team must be notified immediately, structural information takes precedence.



Front Elevation 1:100



Front Elevation 1:100

P02	10.06.2024	Issued For Information
P01	16.05.2024	First Issue
Revisions		

Project FF24-006  
 Client Dan + Sophie  
 Location 5 Cannon Place, London NW3 1EH



Title Proposed Street and Front Elevations

Status Planning Scale 1:100@A3

Drawn JK Checked MJ Authorised EF

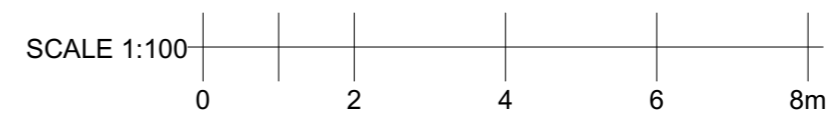
Revision P02 Date 16.05.2024

FF24006-PL-018





Rear Elevation 1:100



**Notes**  
 1 All dimensions and levels are to be determined and or checked by the contractor on site, should any discrepancy be identified between the dimensions, and or details determined on site, and those shown those shown on the relevant drawings, the architect shall be notified immediately, and their instructions obtained prior to the commencement of the work.

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P02	10.06.2024	Issued For Information
P01	16.05.2024	First Issue
Revisions		

Project **FF24-006**

Client **Dan + Sophie**

Location **5 Cannon Place,  
London NW3 1EH**



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Title **Proposed Rear Elevation**

Status **Planning** Scale 1:100@A3

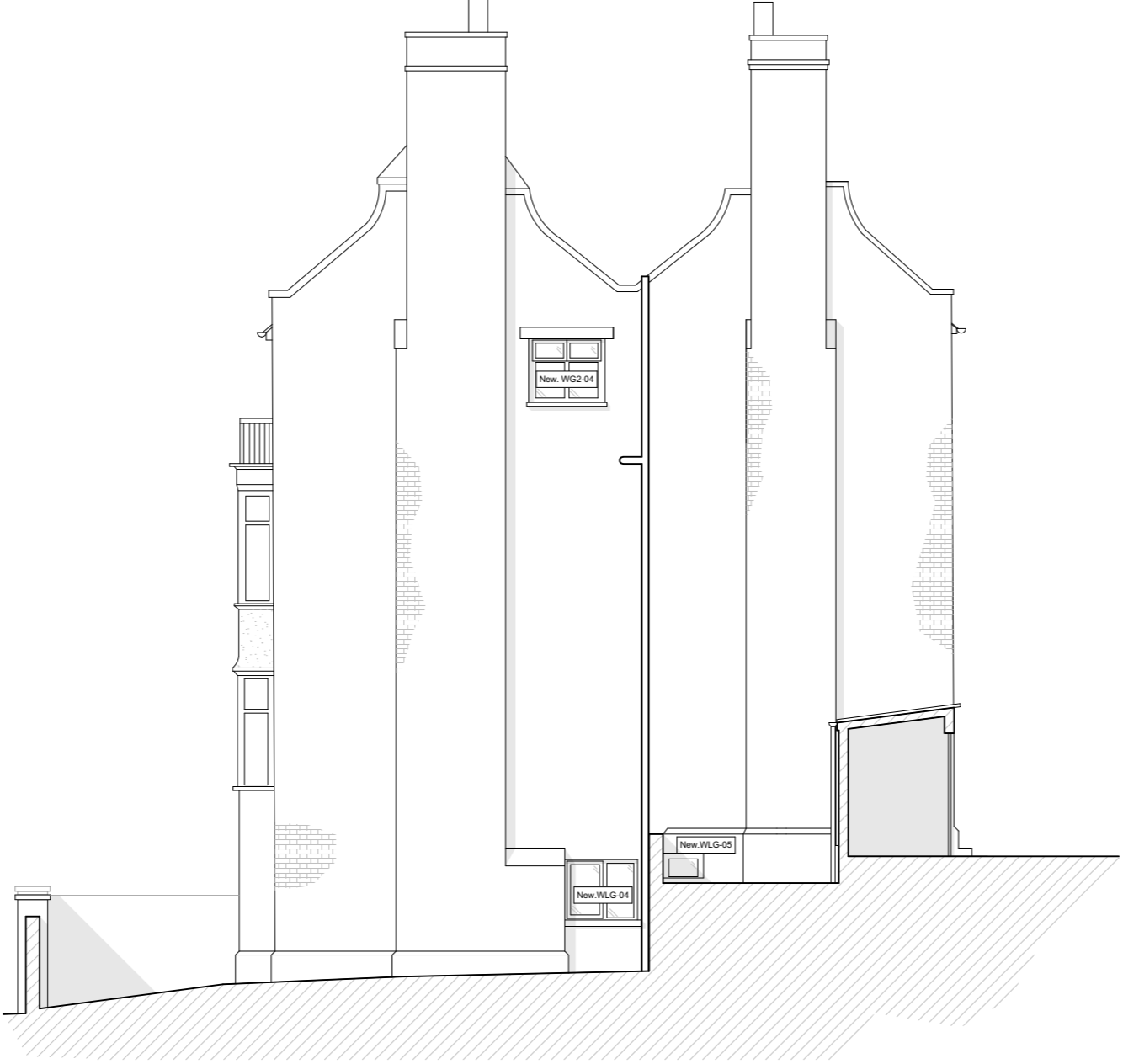
Drawn **JK** Checked **MJ** Authorised **EF**

Revision **P02** Date **16.05.2024**

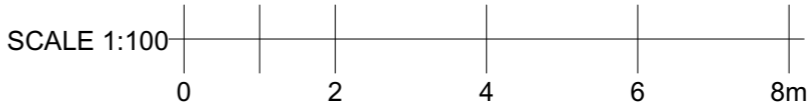
**FF24006-PL-019**







Side Elevation 1:100



**Notes**

1 All dimensions and levels are to be determined and or checked by the contractor on site, should any discrepancy be identified between the dimensions, and or details determined on site, and those shown those shown on the relevant drawings, the architect shall be notified immediately, and their instructions obtained prior to the commencement of the work.

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P02	10.06.2024	Issued For Information
P01	16.05.2024	First Issue

Revisions

Project FF24-006

Client Dan + Sophie

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Title Proposed Side Elevation

Status	Planning	Scale	1:100@A3
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Drawn	JK	Checked	MJ	Authorised	EF
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Revision	P02	Date	16.05.2024
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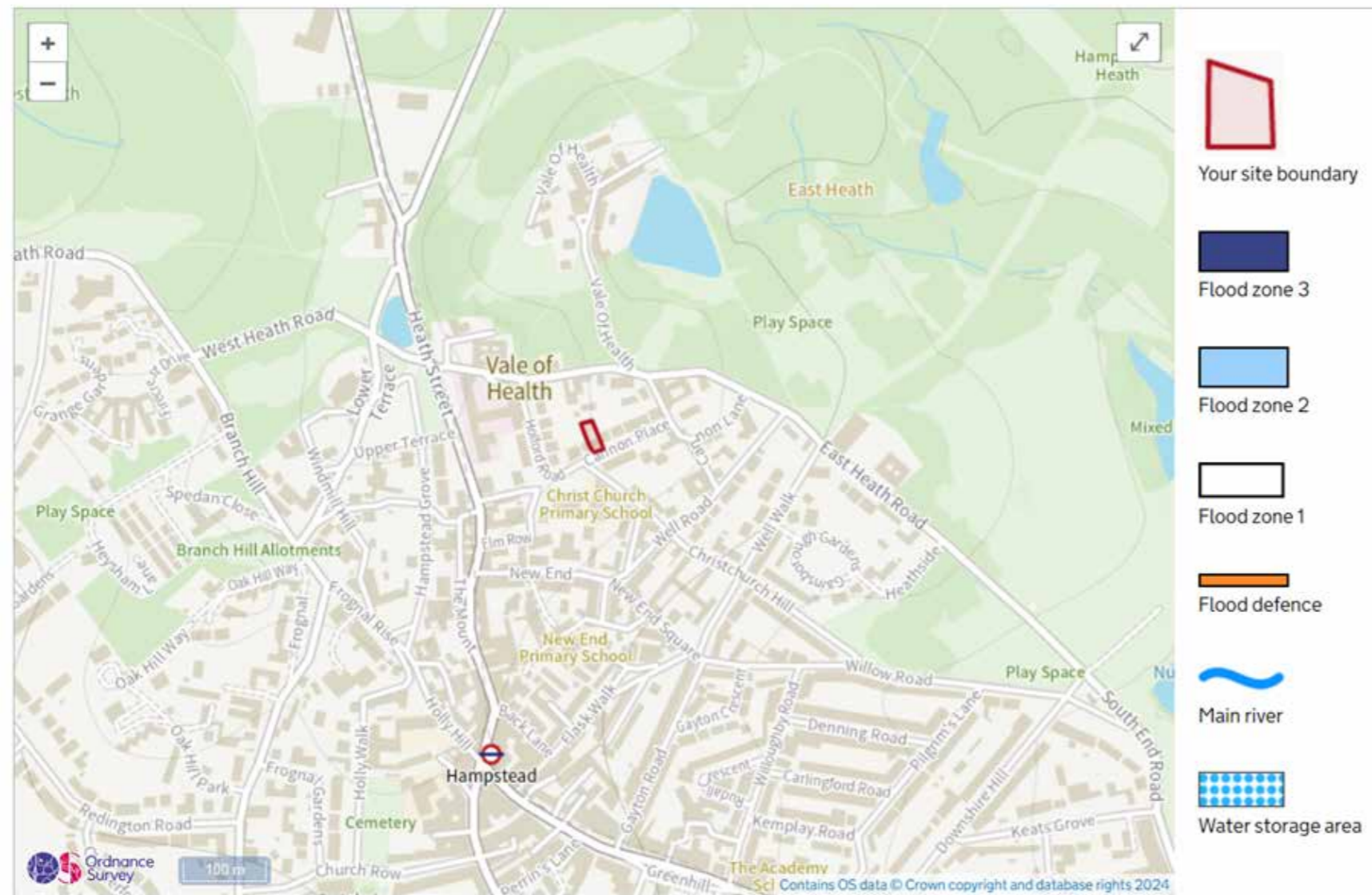
FF24006-PL-021

## 5.0 Planning Context

### 5.1 Flood Risk Analysis

5 Cannon Place is in Flood Zone 1.

No further action required





## 5.0 Planning Context

### 5.2 Fire Statement

#### Reasonable Exception Statement

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The following statement provides justification to the exception of London Plan Policy D12(A), for the proposed works to 14 Mycenae Road.

Policy D12 of the London Plan requires development proposals to achieve the highest standards of fire safety, and to include suitable outside space for fire appliances and assembly points, alarm systems, measures to reduce the spread of fire, means of escape, an evacuation strategy, and suitable access and equipment for fire fighting.

The proposal does not provide any additional habitable rooms on the top floor, nor alter the circulation and escape routes. The current fire safety measures are appropriate and will not be adversely affected by the development.

The proposals fully comply with the Approved Document B (Fire safety) – Volume 1: Dwellings (2019 edition) at Planning stage.

This document is prepared for Planning Submission only. All construction proposals will require to be approved by a registered Building Control certifier prior to starting on site, in order to ensure full compatibility with Building Control.

Access to the property for fire fighting purposes and means of escape will remain unchanged.

Detailed consideration of materials, smoke alarms, evacuation strategy and openable windows will be carried out under the Building Regulations.

## 5.0 Planning Context

## 5.3 Policy Context



1841



1912



1893



1937



### Assessment of Planning History and Context

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Conservation Area: Yes

Listed Building: No

### Relevant Planning History

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2024/0748/P Lowered front brick wall and new top metal rail, new metal gate, and PV panels on front roof slope.

WITHDRAWN

2024/0551/P Replacement of the third-floor windows with new triple-glazed windows, enlargement of the ground floor rear window opening for new doors, ASHP in rear garden, external stair to the west side of the property, PV panels to the south-facing internal double-pitched roof and metal gate at the side of the existing external stairs.

WITHDRAWN

### Planning policy

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National Planning Policy Framework (NPPF)  
Development Plan Context:

National Planning Policy Framework (Feb 2019)

Chapter 12: Achieving well-designed places

Chapter 16: Conserving and enhancing the historic environment

Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

The London Plan: Spatial Development Strategy for London (March 2016)

Policy D3 Optimising site capacity through the designed approach

Policy HC1 Heritage conservation and growth

Camden's Local Plan 2017

A1 Managing the impact of development

C1 Health and Wellbeing

D1 Design

D2 Heritage

Hampstead Neighbourhood Plan 2018-2033

Policy DH1 (Design)

Policy DH2 (Conservation Areas and Listed Buildings)

Supplementary Planning Guidance

CGP1 – Design

CPG6 -Amenity

CC1-Climate Change Mitigation

*This chapter describes the impact of the proposed development on the setting, character and appearance of relevant heritage assets, and it assesses whether there is any resultant harm to heritage significance.*

### Context

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**5 Cannon Place is in the Hampstead Conservation Area Christ Church/Well Walk sub-area) and is subject to Article 4 directions. The property is not listed.**

The Conservation Area was first designated in 1968 and extended a number of times since with the last extension in 1991. The Area sits on the hills that extend across this part of north London from Finchley Road to Highgate.

The conservation area is diverse, from the dense cluster of streets and alleyways around the High Street to the grid of the Willoughby Road area; to the expansive open spaces of Oakhill. The diverse nature of which is set against the backdrop of Hampstead Heath.

The Hampstead Conservation Area Statement (HCAS) was adopted in 2001. For the purposes of the statement, the conservation area has been divided into eight Sub-Areas. Cannon Place falls within Sub-Area 2 (Christ Church/Well Walk).

### Existing Building

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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. No.s 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).

## 5.0 Planning Context

### 5.4 Heritage Impact Assessment

#### Proposals

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The proposals include:

- replacement timber windows in line with the layout and details of the existing, - no visual impact
- new sustainable technologies on Side passage and middle roof -both not visible from the street scape and wider conservation area views.
- New access doors to the rear -Door sympathetic to the existing fenestration arrangements and not visible from the street.
- New Garden Gates - visually attractive and positive additions to the street scape.

No harm will arise from the proposed development in respect of heritage assets.

The design will not impinge upon the character of the conservation area or take away from the symmetry of this building and its adjoining Neighbours.

The proposal has no impact to the street scape within the conservation area; **Hampstead Conservation Area** will be no less significant after the proposed development than it is now.



## 6.0 Summary

The evidence enclosed in this design and access statement supports the proposals:

- The proposals are sensitive in their nature and are sympathetic in form, scale, materials and architectural details to the existing building.
- The design proposals are respectful of the nature of the setting and the existing qualities of the site.
- There will be no detrimental impact on the character and setting of the existing building, to the neighbouring properties or to the wider area.
- There is no detrimental impact to the adjoining mature trees or shrubs
- The proposed development is sustainable.
- The proposals comply with national and local policies and best practice guidelines.

In light of the above we seek approval for the proposed development.