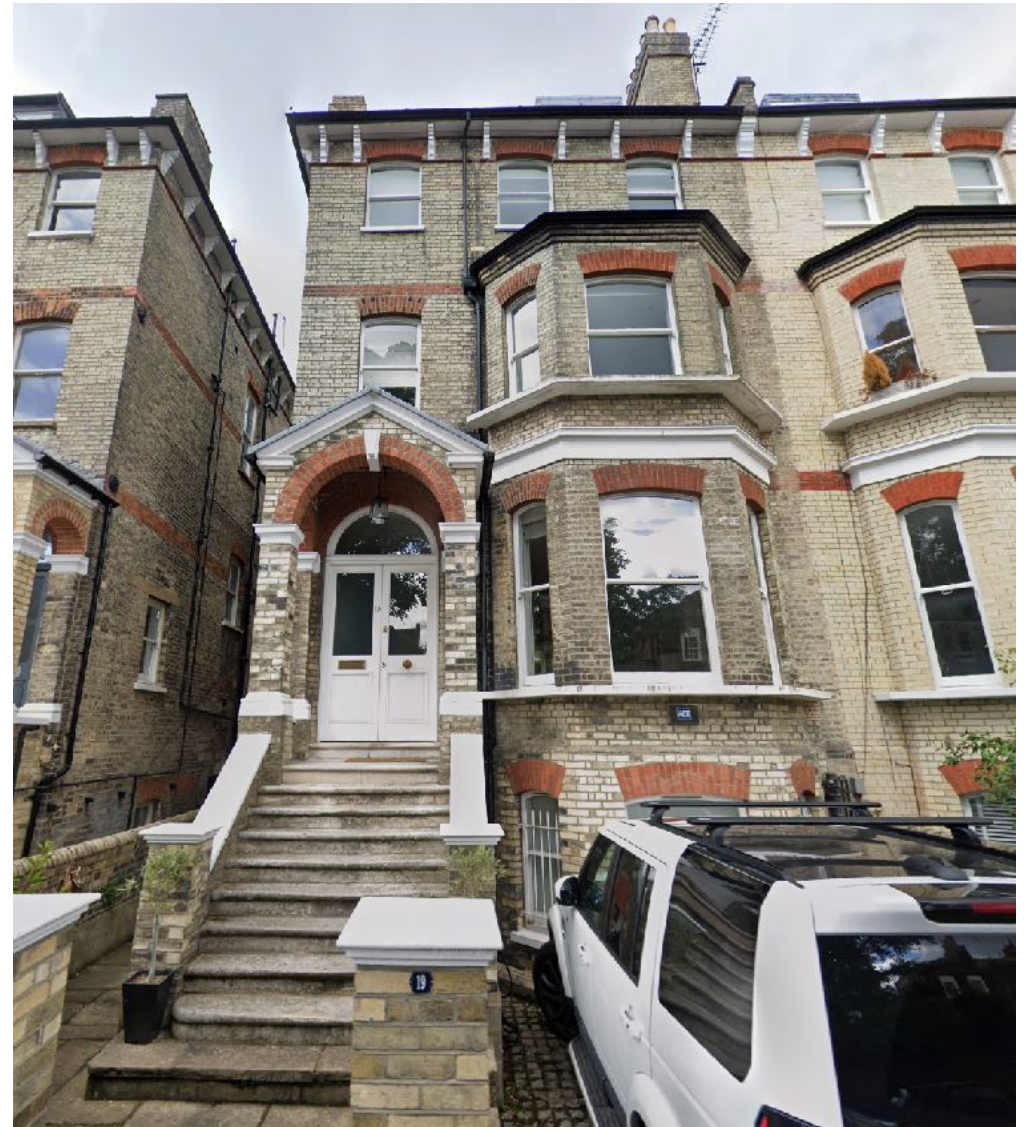


19 CANNON PLACE

DESIGN & ACCESS STATEMENT

This document accompanies drawings and information relating to the Householder Application at 19 Cannon Place, NW3 1EH.

August 2024



1.0 INTRODUCTION

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

The proposals stated in this report are in addition to a previous application and should refer to Householder Application 2023/5393/P.

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.

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 (2023/1154/P)
Granted (May 9 2023) - Full Planning Permission
Conversion of two flats into one dwelling house.
- 19 Cannon Place London NW3 1EH (2023/5393/P)
Granted (May 24 2024) - Householder Planning
Permission. Single storied rear side infill extension at
lower ground floor level with green roof, infilling of
archway on the front façade, and new timber window to
the rear at ground floor level.

3.0 PROPOSALS

The proposals are in addition to the single storey rear extensions as detailed in the proposal above for application 2023/5393/P.

Primary works to the property include the following:

- Installation of rooflight to approved single storey extension (2023/5393/P);
- Relocation of doorway on side elevation at lower ground floor level;
- New paved terrace with stone steps down to the rear garden & painted metal balustrade;
- New glazed infill set back from the original house;
- New traditional timber doors French doors to match existing on the rear elevation;
- New timber trellis screening to both boundary walls.
- Existing window on the side elevation to be replaced with smaller window to match existing.

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. 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.

9.0 EXISTING SITE PHOTOS



Street facing elevation



Rear Facade



Existing Rear Lower Ground Floor Facade