



'The Cottage', Spaniards Road, London NW3 7JH
Design and Access Statement
January 2025

Application for Planning Consent for provision
of PV panels

HP Architects

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1.0 INTRODUCTION - PROPOSAL

The following Design and Access Statement is submitted to London Borough of Camden as part of the Planning Application for the provision of new PV panels to be positioned on the flat roof to the single family dwellinghouse (Class C3), The Cottage, Spaniards Road, London NW3 7JH. It should be read in conjunction with HP Architects drawings of the existing and proposed single dwelling house, together with the Heritage Statement.

The site is located on the edge of one of the outlying zones of the Hampstead Conservation Area, Sub Area Eight - The Elms. It is outside, but adjacent to Hampstead Heath, which is classified as both Public Open Space and Metropolitan Open Land.

The existing detached two-storey dwelling house and double garage sits on a linear plot, bounded by Hampstead Heath on two sides, Mt Tyndal Apartments on the third side and accessed from Spaniards Road (1).

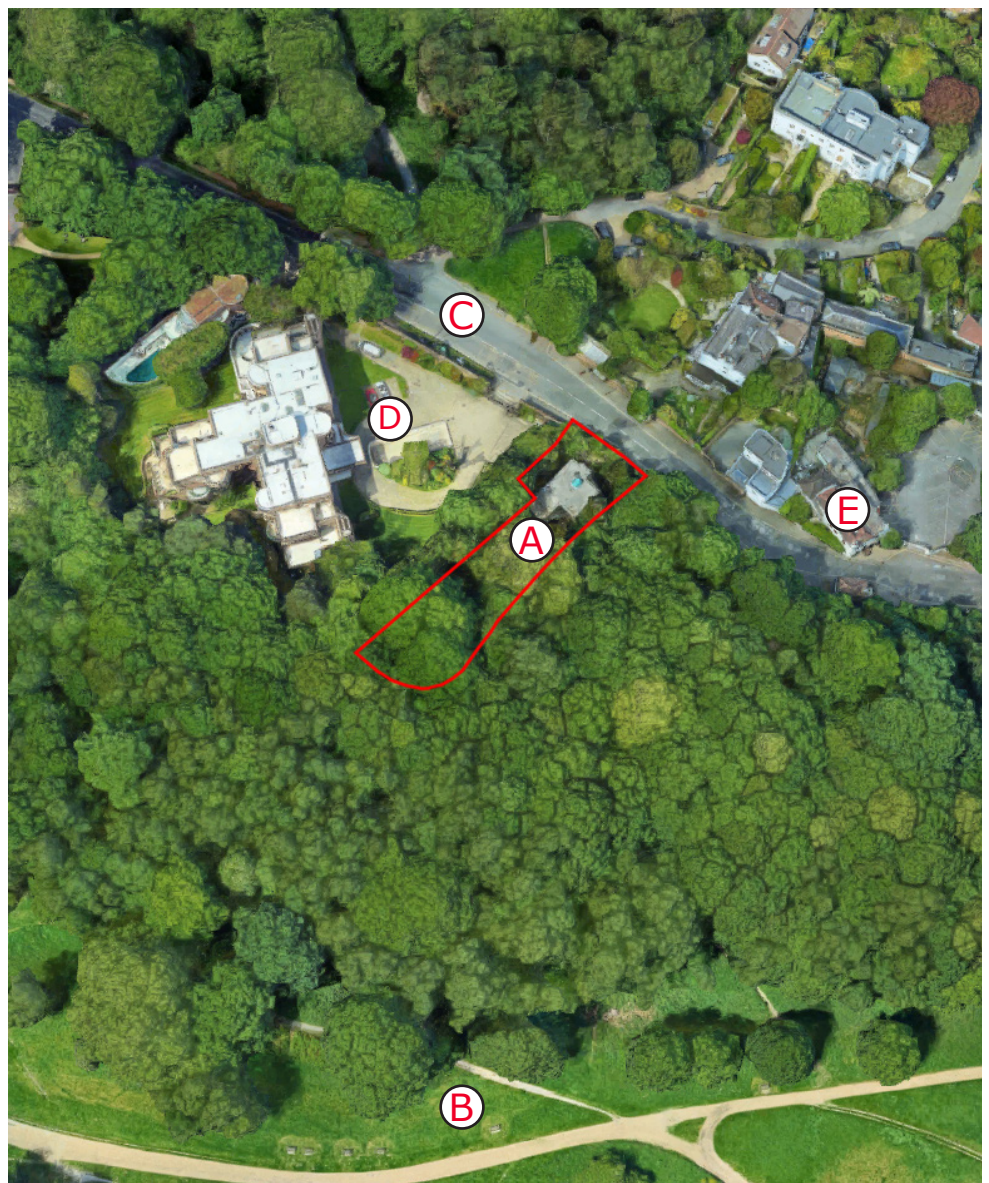


Image 1 Key:

- A 'The Cottage'
- B Hampstead Heath
- C Spaniards Road
- D 'Mount Tyndal'
- E 'The Spaniards'

1. Aerial View of Site Location

The Entrance to the property is from Spaniards Road, and the house is all but invisible from the public realm, being set below the road and screened by a high brick boundary wall, and by dense tree and shrub planting from the Heath and from the adjacent grounds of Mount Tyndal (2).



2. Spaniards Road, property entrance

The two-storey property dates from the mid 1940's, of brick construction with a concrete flat roof and has been in the ownership of the client's family since the 1960's. It has suffered bad vandalism in the recent past and is at risk of dereliction (3 and 4).



3. Existing front entrance (now blocked up)



4. Existing double garage and side entrance

2.0 PLANNING HISTORY

Previous planning applications for 'The Cottage' can be found on the Camden Council (web site) – planning search web page, over the last 35 years, as far as records go back online:

2010/2060/P

Date: 06/07/2010

Proposal: Erection of first floor side extension above existing garage; first floor front elevation extension (infilling existing balcony); two-storey rear extension with associated first floor side and rear elevation balconies; associated alterations including replacement windows and rendering of first floor level, all to single family dwellinghouse (Class C3)

Decision: Granted

2014/5100/P

Date: 30/03/2015

Proposal: Erection of two storey plus basement dwelling following the demolition of existing two storey dwelling

Decision: Granted Subject to a Section 106 Legal Agreement 30-03-2015

2022 /0815/P

Date: 18/09/2023

Proposal: Erection of 1st floor side extension above existing garage; part 2-storey rear extension; replacement windows, insulated rendering system to external fabric, and enclosure for ASHP.

Decision: Granted

2023/4352/P

Date: 14/06/24

Proposal: Details pursuant to Conditions 4 (landscaping), 6 (trees), 7 (ASHP details) and 8 (biodiversity) of planning permission 2022/0815/P dated 18/09/2023 for: (Erection of 1st floor side extension above existing garage; part 2-storey rear extension; replacement windows, insulated rendering system to external fabric, and enclosure for ASHP.)

Decision: Granted

3.0 THE SITE AND CONTEXT

a) Heritage Impact

Research into the building's history has revealed that it is erroneously classified as an early 20th Century house. It was in fact, constructed probably in the 1940's as demonstrated on 1936 OS Map of the site, on which it does not feature, whereas on the 1951 OS Map it first appears on site. (5 and 6).



5. Ordnance Survey Map 1936



6. Ordnance Survey Map 1951

The Cottage has been owned and occupied by the Kershen family since the 1940's. The building is not listed but, despite the misdating, does form part of the Conservation Area.

Following the recent planning approval (2022/0815/P) and approval of planning conditions (2023/4352/P), work on site was begun in autumn 2024 (7, 8 and 9).



7, 8 and 9. Current progress on site

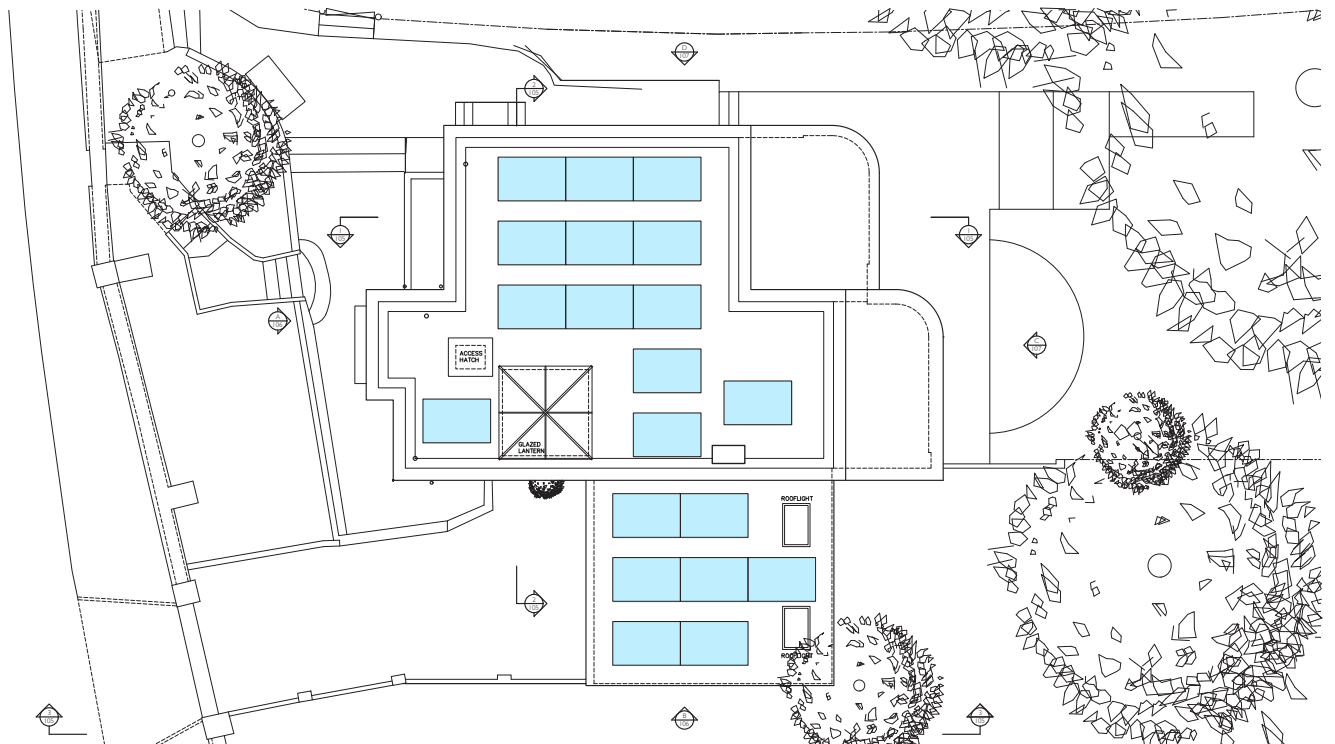
4.0 SCHEME PROPOSAL

The proposals are for PV panels to be afixed to the flat roof of the property (10).

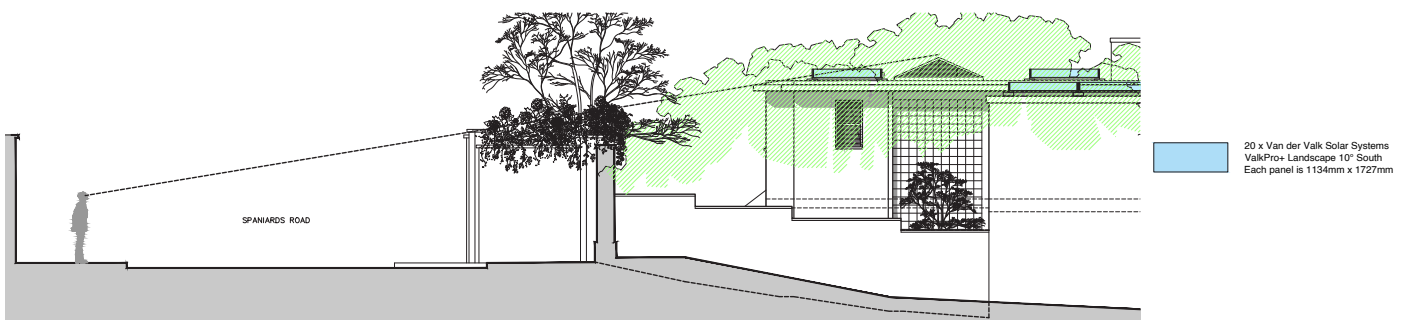
The panels will be 20 x Van der Valk Solar Systems ValkPro+ Landscape 10° South.
Each panel is 1134mm x 1727mm

Additional information is included in Appendix A

The visual impact of the PV panels from Spaniards Road is kept to a minimum due to the existing site topograpghy, trees / foliage, high brick boundary wall and the shallow 10 degree pitch of the PV panels



10. Proposed Roof Plan



11. Proposed Visual Impact Section

5.0 ACCESS STATEMENT

Existing provision is unchanged.

6.0 SUSTAINABILITY

The clients enthusiasm to embrace a sustainable design for the building with the already approved use of an external insulated render system to the external walls increasing the thermal capacity of the envelope therefore reducing the amount of energy needed to heat the building.

The use of air source heat pumps providing a renewable energy sourced and now with the current proposal to increase the renewable energy source with PV panels providing a clean, green source of energy to reduce the carbon footprint.

7.0 SUMMARY

This application seeks planning permission and conservation area consent for new PV panels to the flat roof of the residential property in Camden.

The proposed works are considered to fully comply with the requirements of Camden Council Core Strategy and the saved policies of The Camden Local Plan.

Within Camden approximately 25% of carbon emissions come from homes (Carbon Descent 2019). Therefore, increasing the energy efficiency of the existing building stock in the Borough is a critical component of reaching a Net Zero Carbon future.

