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**DESIGN and ACCESS STATEMENT for
PROPOSED EXTENSION to
1 MIDDLEFIELD, ST JOHN'S WOOD PARK
LONDON NW8 6ND**



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LONDON BOROUGH OF CAMDEN

Factual matters

Area of Outstanding Natural Beauty	No
Conservation Area	No
Flood Plain	No
Listed Building	No
Access by public transport	Jubilee Line underground at Swiss Cottage. London Transport buses on Finchley Road
Local Facilities	Doctor Dentist Hospital General stores Supermarkets Post office Public houses Restaurants et all at Finchley and Swiss Cottage
Parking	There is parking on adjacent roads within the Middlefield/ Briar Court/ Boydell Court Development + single garage parking on site.

Introduction and Background

No 1 Middlefield is a three-storey 1970's end of terrace house lying between Finchley Road and St John's Wood Park.

The property is of good quality and well maintained. It includes a garden area and single garage accessed at the rear.

The owners, Mr and Mrs Niall Shiner, wish to extend the building and improve its accommodation by providing a three storey partial side extension some 1.5m wide as well as a single storey rear extension to provide a family room located between the present house and the rear garage.

A pre-application enquiry [ENQ 01289] was made of the London Borough of Camden Council in February 2012. The Planning Officer [West Team], Nicola Tulley, responded by letter of 15 March indicating that planning permission would be required for the proposed extensions.

Following subsequent telephone discussions she also indicated that the proposed scheme, on paper, does not appear to generate any particular cause for concern.

My clients are mindful of the precedent of a very similar three storey side extension allowed at no 13 Middlefield at the other end of the terrace. See photograph on the end-paper of this Design and Access Statement.

Mr and Mrs Shiner are particularly anxious that any changes are sensitively carried out and enhance the character, as well as the use, of the buildings on the site. They have engaged the services of a chartered architect, Professor Peter Jacob BA BArch RIBA FRSA to help with their design decisions and to make this application.

Project Aims

It is hoped to complete the building work during the summer/autumn of 2012.

The changes which are proposed have been designed to have a minimal impact on both the amenity of any neighbours and the enjoyment of the main house. The proposed building will be visible from the public road so that the form, scale and materials have been selected to exactly match those of the existing terrace.

Design

The proposed extensions have been sensitively designed to complement the surrounding environment.

Of particular importance is the design of the flat-roofed single storey rear-extension family room which has been kept as low as possible to avoid impacting the amenity of the adjacent property, no 3 Middlefield. This room has a low rooflight to provide daylighting so as not to overlook the next-door garden.

The applicants wish to provide the additional building accommodation to give suitable and more modern provision for the house and improve its usability and sanitary accommodation and, by careful design, enhance the present buildings' grouping and visual character in a way that is sympathetic.

Wherever practicable new external and internal features in the extension building will be related to existing urban fabric of the other buildings on the site to provide a cohesive internal and external match.

It is hoped that these proposals will enhance the setting and appearance of the new building within the context of the area improving the present property which, in a social and design context, will be appreciated by the users of, and visitors to, the building. The implementation of the building works will give economic benefit to the area as it is intended to use local contractors and sub-contractors for the work.

Access

The present pedestrian and vehicular accesses etc will be retained without change. Existing roads, drives and footpaths etc will not be affected by the proposal

Emergency Access

Emergency vehicles, such as ambulances and fire appliances, can access the site fully from both front and rear entrances. There is ample parking for emergency vehicles and fire service and paramedic personnel will have easy access to the extended house and to all of the associated outbuildings [including the garage] from both of the entrances to the property.

Conclusion

It is hoped that the proposed design, site layout and materials will achieve a sensitive relationship with the existing buildings and their neighbours.

My clients, while wishing to improve the accommodation provision to modern standards within the context of the present building group, are very anxious to preserve the integrity of the built environment on this major site in a sensitive and measured way.

They would welcome, as would I, any further discussion and negotiation with the Borough Council's planning staff to achieve a mutually acceptable proposal to enhance and upgrade this attractive property adjacent to St John's Wood Park.

Professor Peter Jacob BA BArch RIBA FRSA

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similar proposal at no 13 Middlefield