



planning associates  
town planning  
and development  
consultants

Design and Access Statement

## Proposed Rear Extension and Alterations

09.07

27 Perrins Walk, Hampstead, London NW3



Contents

1 Introduction ..... 1

2 Design..... 3

3 Planning Policy Context..... 6

4 Access ..... 9

5 Conclusion ..... 10

**Appendices:**

- Appendix 1 : Site Location Plan
- Appendix 2 : Street Location Plan (Street Names)
- Appendix 3 : Site Photographs

## **1 Introduction**

- 1.1** This Design & Access Statement has been prepared on behalf of Mrs Davis in support of a planning application for a proposed two storey rear extension and alterations to No 27 Perrins Walk, Hampstead, London, NW3.
- 1.2** The proposal is for a two storey rear extension to replace an existing single storey rear extension to be demolished. It includes the insertion of two additional roof lights in the roof of the house and replacing the garage doors. The proposal also includes removal of two, modern rear brick boundary walls within the garden. Full details can be seen on the submitted application drawings.
- 1.3** An application for conservation area consent for the demolition of the existing rear extension and the two brick walls has also been submitted. The existing extension and the brick boundary walls are modern and of no visual or historic interest.
- 1.4** No 27 Perrins Walk has recently been purchased by the applicant. It is a three storey mews house requiring modernisation and upgrading. Mrs Davis also owns No 27 Church Row which is a Grade II\* listed Georgian terraced house to the rear of 27 Perrins Walk. An objective is to facilitate access between the two houses and enhance the layout and design of the garden areas.
- 1.5** This Design & Access Statement is compliant with the requirements of the Planning and Compensation Act 2004 and the General Development Procedure Order 1995 (including amendments).

### **Site Context**

- 1.6** No 27 a three storey, brick mews house within a terrace on the north side of Perrins Walk. A Site Location Plan is attached as Appendix 1 and a Street Location Plan enclosed as Appendix 2. The house is located on a private mews road which is paved in setts and cobbles. The building includes a brick hexagonal bay to the front elevation. The house is constructed from yellow stock bricks with painted timber sash windows on the main elevations.
- 1.7** There is an existing single storey flat roofed extension to the rear of the property in poor condition. Planning permission was given in 1988. The extension has been

built in brick and the flat roof contains a roof light. It provides substandard accommodation and is in need of replacement.

- 1.8** To the rear of the house is a small garden which backs onto the garden of No.27 Church Row. There is a dividing brick boundary wall in poor condition. Within the rear garden of No 27 Church Row is a large lime tree and other smaller pleached limes which contribute to the character of the area and help screen nearby commercial properties. The large lime tree is retained and its protection has been discussed with the Council's Tree Officer.
- 1.9** The site lies within the Hampstead Conservation Area. No.27 Perrins Walk (and 20, 22, 23, 25 and The Cottage) is identified in the Council's Conservation Statement as a building making a positive contribution to the character and appearance of the conservation area.
- 1.10** No 27 Perrins Walk forms part of a terrace of houses. The adjoining property to the west (No 26) is a brick dwelling with a curved brick rear elevation. To the east of the site (No 28) is a single storey disused garage. Planning permission has been granted to replace this with a dwelling. New proposals are currently the subject of planning application no. 2007/2477/P.
- 1.11** To the east of Perrins Walk is Heath Street which comprises a mixture of commercial (ground floor) and residential (upper floors) property.
- 1.12** Photographs of the application property and its surroundings are enclosed as Appendix 3.

## **2 Design**

### **The Process**

**2.1** Planning and design is subjective and involves the skill of the designer or planner or architect in evaluating many issues in the process. The proposed extension has been designed having regard to the following information:

- Studying the house and its surroundings, and in particular its relationship to 27 Church Row with which it now forms one site (it is intended that 27 Perrins Walk will be used by Mrs Davis as an extension to her family home).
- Considering the accommodation requirements of the applicant and the need to modernise the property.
- Assessing the relationship between the site and adjoining properties.
- Studying proposals for the adjacent site – No 28 Perrins Walk
- Reviewing the site survey
- Discussing the draft proposals with the Council's Tree Officer
- Studying the Council's planning policies including the Conservation Area Statement for Hampstead
- Studying the character of the area and the design of other extensions
- Studying the setting of the listed buildings in Church Row

### **Use**

**2.2** The site is and will continue to remain in residential use as a single dwelling.

### **Amount**

**2.3** The proposal is for a two storey rear extension to the building. The proposed floorspace is 31.5 sq m. The floorspace to be demolished is 11.2 sq m.

## **Layout**

- 2.4** The proposed two storey extension will be sited on rear elevation of the building (replacing the existing single storey extension). The extension will project 5.05 metres from the house and extend along the eastern boundary of the site. It will be 2.6 metres min and 3,7 m max in width. The extension will accommodate a kitchen at ground floor level with a bathroom above. The extension will also be lit internally by a sky light.
- 2.5** The extension will be partly rectangular in form with a width of 2.6 metres. It will then open out, reaching a width of 3.7 metres and has been designed with an octagonal plan form to complement the appearance of the house which has a similar design on the front bay. It will also accord with and complement the circular extension on the rear of No. 27 Church Row.
- 2.6** It is proposed that two brick walls to the rear of the site will be demolished. The wall nearest the dwelling is dilapidated and of no architectural merit. There is also a modern wall set further back into the garden. It is proposed that this wall will be demolished and reconstructed to form a retaining wall to the rear patio. This will provide the opportunity for a larger patio area (along the western boundary of the site) to the rear of the house.

## **Scale**

- 2.7** The scale of the proposed extension is two storeys in height. Its scale is entirely in keeping with the house.

## **Landscaping**

- 2.8** The garden of No 27 Perrins Walk is to be extended into No 27 Church Row as both properties are in the same ownership.
- 2.9** The existing lime tree is to be retained and the proposed replacement extension has been designed to ensure that this tree is not damaged. The application is accompanied by a specialist tree report prepared by Tomlinson Tree Surgeons. Mr Dick Tomlinson is an arboriculturalist who is on a list of tree specialists approved by Camden Council's arboricultural department. In due course, the lime tree is to be pruned in consultation with the Council's Tree Officer, Mr Alex Hutson.

## **Appearance**

- 2.10** The proposed extension has been designed to match the architectural style of the mews house. The extension will have a pleasing hexagonal plan form, matching brick elevations and a parapet roof. It will include matching, vertically proportioned white painted, timber sash windows in order to continue the rhythm of the building. It is proposed that the extension will be built from matching brickwork.
- 2.11** The extension has been designed to echo and enhance the character of the house. For example, its design has taken reference to the front bay and octagonal windows. It also respects the hexagonal bay window on the top floor rear of 27 Church Row.
- 2.12** The extension has been designed to ensure there will be no adverse affect on the amenities of the existing neighbouring properties. Indeed, it will help provide visual and noise pollution protection from the machinery on the rear of 3 Heath Street (Dim Café) to the residents of Perrins Walk and Church Row (south side).
- 2.13** It is proposed that the garage door will be replaced to the front of the building. The new garage door will be constructed from timber. It will be superior in function and appearance.
- 2.14** The proposal also includes two additional conservation roof lights in the rear roofslope of the building. The windows have been designed to complement the existing roof light and the materials to be used will match the existing.

## **Economic and Social Context**

- 2.15** The proposal has come forward following the applicants recent purchase of the house and the need to renovate and modernise its accommodation.
- 2.16** The proposal will create an opportunity for local jobs during the construction phase and also provide an opportunity to purchase local materials/use services during the construction of the development.



### 3 Planning Policy Context

#### **PPS1 – Delivering Sustainable Development**

- 3.1** Achieving sustainable development is a fundamental objective of the Government's approach to planning. This objective forms the basis of most of the plan policy providing it is produced at national level. PPS1 also provides guidance in the determination of planning applications through the operation of a plan led system of development control. Paragraph 8 states that where development contains policies, applications for planning permissions should be determined in accordance with the plan, unless material considerations indicate otherwise.
- 3.2** The importance of good design is promoted in paragraph 35. Guidance states that applicants should achieve a high quality and inclusive design. The Design Policy Guidance in PPS1 has been fully considered in the formulation of this planning application.
- 3.3** Paragraph 38 of the guidance states that Local Planning Authorities should avoid policies that are unnecessarily prescriptive or detailed; all details should concentrate on guiding the overall scale, density, massing, height, landscaping and layout and access of new development in relation to the new build buildings in the local area more generally. Local Planning Authorities should not attempt to impose their architectural styles or particular tastes on applicants. It is however, considered appropriate for Local Planning Authorities to promote local distinctiveness through the policies within the plan.

#### **PPG15 – Planning and the Historic Environment**

- 3.4** The importance of good design is emphasised at Paragraph 2.14. The guidance states that new buildings should be carefully designed to respect their setting follow fundamental architectural principles of scale, height, massing and alignment and use appropriate materials. This does not mean that new buildings should replicate their older neighbours in detail, but together form a harmonious group.
- 3.5** PPG15 refers to the exercise of planning functions to the desirability of preserving or enhancing the character and appearance of a conservation area. Any development proposals within conservation areas should have special regard to



such matters as scale, height, form, massing, respect the traditional pattern of frontages, vertical and horizontal emphasis, and detailed design (e.g. window openings and the nature and quality of the materials). The main aim is to ensure that new development will harmonise with its neighbours in a conservation area (paragraph 4.18).

**London Borough of Camden– Unitary Development Plan – Adopted June 2006**

- 3.6** The current Unitary Development Plan was adopted in June 2006. The site falls within the Hampstead Conservation Area.
- 3.7** Policy B1 refers to the general design principles which all development must adhere to. The policy states that all development should respect its site and setting; be safe and accessible to all; improve the spaces around and between buildings; provide appropriate high quality landscaping and boundary treatments; seek to improve the attractiveness of an area and not harm its appearance or amenity.
- 3.8** The policy continues to emphasise the importance of good design. In assessing how the design of a development has taken these principles into account, the Council will consider the building lines and plot sizes in the surrounding area; the existing pattern of routes and spaces; the height, bulk and scale of neighbouring buildings; the design of neighbouring buildings and the quality and appropriateness of detailing and materials used.
- 3.9** Policy B3 refers to alterations and extensions to existing buildings. The Council will not grant planning permission for alterations and extensions that it considers cause harm to the architectural quality of the existing building or to the surrounding area. The Council will consider the following is assessing applications for extensions or alterations:
- a) the form, proportions and character of the building and its setting, including the garden and nearby trees, are respected;
  - b) extensions are subordinate to the original building in terms of scale & situation;
  - c) original features are retained or restored;

- d) high quality materials that match or complement existing materials are used;
- e) unsympathetic alterations or extensions are removed or improved;
- f) the architectural integrity of the existing building is preserved.

**3.10** Part B of the policy refers to the importance of townscape features. The Council will not grant consent for development which it considers would cause harm to the appearance and setting of a building or the established character of the surrounding area.

**3.11** Policy B7 refers specifically to conservation areas. The Council will only grant consent for development in a conservation area that preserves or enhances the special character or appearance of the area.

**3.12** Policy SD6 deals with the amenity of occupiers and neighbours. The Council will consider factors such as privacy, sunlight, artificial light, noise, odours, re-cycling and microclimate.

#### **Hampstead Conservation Area Statement**

**3.13** The statement describes the character of Perrins Walk and its relationship with Sub Area 4 of the Conservation Area (Church Row/Hampstead Grove). It is noted that Perrins Walk is a traditional mews development which contains various building types, mainly in residential use, tied together by the scale and rhythm of the terrace. The buildings are mainly three storeys.

**3.14** The statement outlines the Council's approach to the preservation and enhancement of the Conservation Area. The statement notes No 27 Perrins Walk to be a building which makes a positive contribution to the Conservation Area. The statement also identifies buildings or features which detract from the character of the conservation area and neutral buildings. No.27 Perrins Walk is described as a neutral building.

## **4 Access**

**4.1** There will be no change to the existing access situation to the property as a result of the proposed replacement extension. Suffice to say the house is located within an accessible location and is within reasonable walking distances of a range of shops, service and facilities and Hampstead Town Centre.

**4.2** The house is also accessible by public transport. The nearest bus stop is less than 300 metres from the property. There are a number of bus routes nearby including busses to Golders Green, Highgate, Hampstead and central London. The house is within walking distance of Hampstead Underground Station.

### **Vehicular Access**

**4.3** Vehicular access is from Perrin's Walk. The house contains an existing garage at ground floor level. The proposal does not seek to alter this arrangement.

### **Pedestrian Access**

**4.4** The project enables the formation of pedestrian access between the application property and No. 27 Church Row (owned by the applicant).

### **Inclusive Access**

**4.5** The scheme has been designed to ensure that the development complies with current Building Regulations with regards to inclusive access within the building.

## **5 Conclusion**

- 5.1** This Design and Access Statement has been prepared in support of proposals for a replacement two storey rear extension and alterations at 27 Perrins Walk, Hampstead, London, NW3.
- 5.2** A detailed site analysis has taken place including studying the appearance of the house and its surroundings within the Hampstead Conservation Area.
- 5.3** The objective has been to design an attractive extension which accords with the appearance of No 27 Perrins Walk and with the character of nearby properties. The proposal has been designed to protect and enhance the character of the Conservation Area.
- 5.4** The proposed development will maintain and enhance the character of the area in its design, scale, materials and landscaping. The proposal complies with the policy guidance in PPG15 and the Council's objectives for the Hampstead Conservation Area.
- 5.5** The planning benefits supporting the grant of planning permission are summarised as follows:
- An appropriately designed replacement rear extension and alterations to the building which protect and enhance the character of the conservation area.
  - A harmonious form of development which will not adversely affect the architectural integrity of the building to which the extension and alterations are attached.
  - A pleasing design which will complement the appearance and setting of nearby listed buildings in Church Row, and in particular 27 Church Row with which the property now forms one site.
  - A sympathetic project which will safeguard an existing large lime tree.

- A design and layout which will protect and enhance residential amenity by helping to visually screen nearby commercial properties on Heath Street.

**5.6** The existing extension and garden walls to be demolished are of no architectural or historic merit.

**5.7** The proposal accords with the policies in the Adopted Plan.

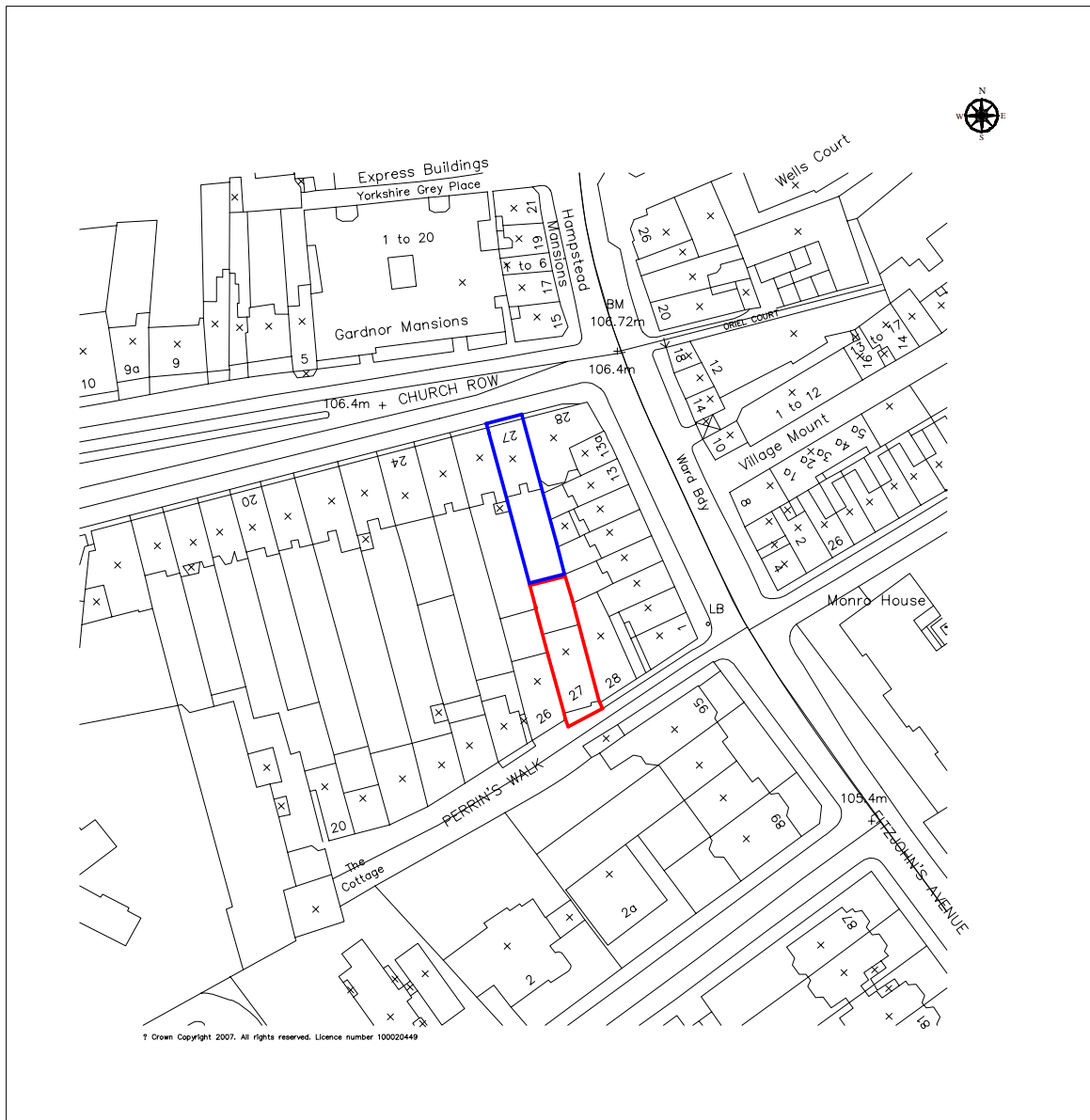
---



**PA/862/sf**  
**3 September 2007**

## **Design & Access Statement**

27 Perrins Walk, Hampstead, London NW3

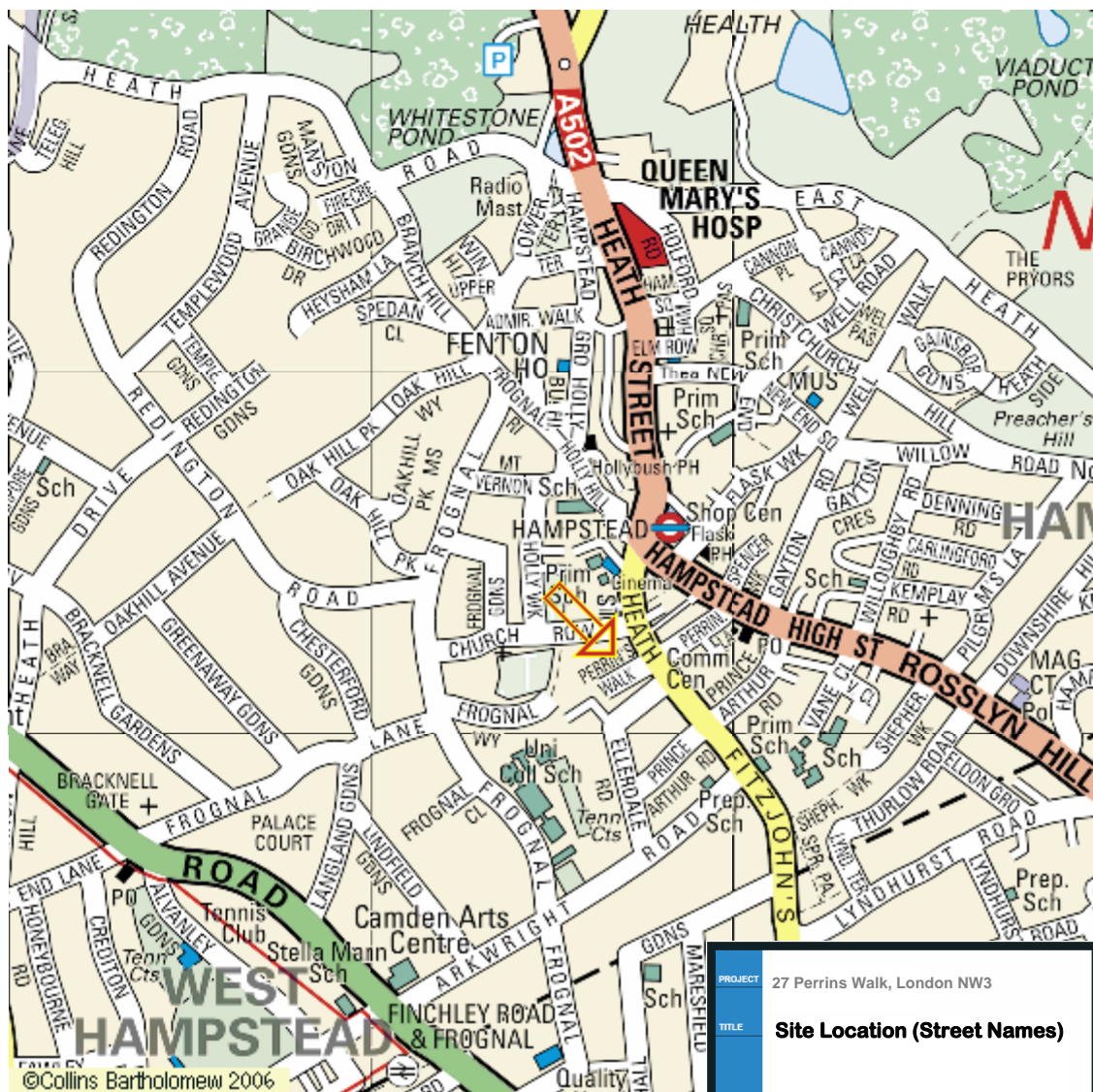
# **Appendix 1**



PROJECT	27 Perrins Walk, Hampstead, London NW3
TITLE	<b>Site Location Plan</b>
CLIENT	Mrs D Davis
SCALE	1:1250
DATE	September 2007
DRG NO.	862/100
 <b>planning associates</b>	
Chells Manor, Chells Lane, Stevenage, SG2 7AA e-mail <a href="mailto:info@jbplanning.com">info@jbplanning.com</a> url <a href="http://www.jbplanning.com">www.jbplanning.com</a> tel 01438 312130 fax 01438 312131	
 © Crown copyright   All rights reserved   Licence No. 100039935	



## **Appendix 2**



PROJECT	27 Perrins Walk, London NW3
TITLE	<b>Site Location (Street Names)</b>
CLIENT	Deborah Davis
SCALE	0.5 km Grid
DATE	September 2007
DRG NO.	862/200

**jb** planning associates

Chells Manor, Chells Lane, Stevenage, SG2 7AA  
 e-mail [info@jbplanning.com](mailto:info@jbplanning.com) url [www.jbplanning.com](http://www.jbplanning.com)  
 tel 01438 312130 fax 01438 312131



© Crown copyright | All rights reserved | Licence No. 100039935

## **Appendix 3**



Photo 1: No. 27 Perrins Walk (centre of picture)


PROJECT	27 Perrins Walk, Hampstead, London NW3
TITLE	<b>Photographs of Site and Surroundings (1 of 6)</b>
CLIENT	Mrs Deborah Davis
SCALE	NTS
DATE	September 2007
DRG NO.	862/300
<b>jb</b> planning associates <small>Chells Manor, Chells Lane, Stevenage, SG2 7AA  e-mail <a href="mailto:info@jbplanning.com">info@jbplanning.com</a> url <a href="http://www.jbplanning.com">www.jbplanning.com</a>  tel 01438 312130 fax 01438 312131</small>	
 © Crown copyright   All rights reserved   Licence No. 100039935	





Photo 2: No. 27 Perrins Walk – front elevation first and second floors

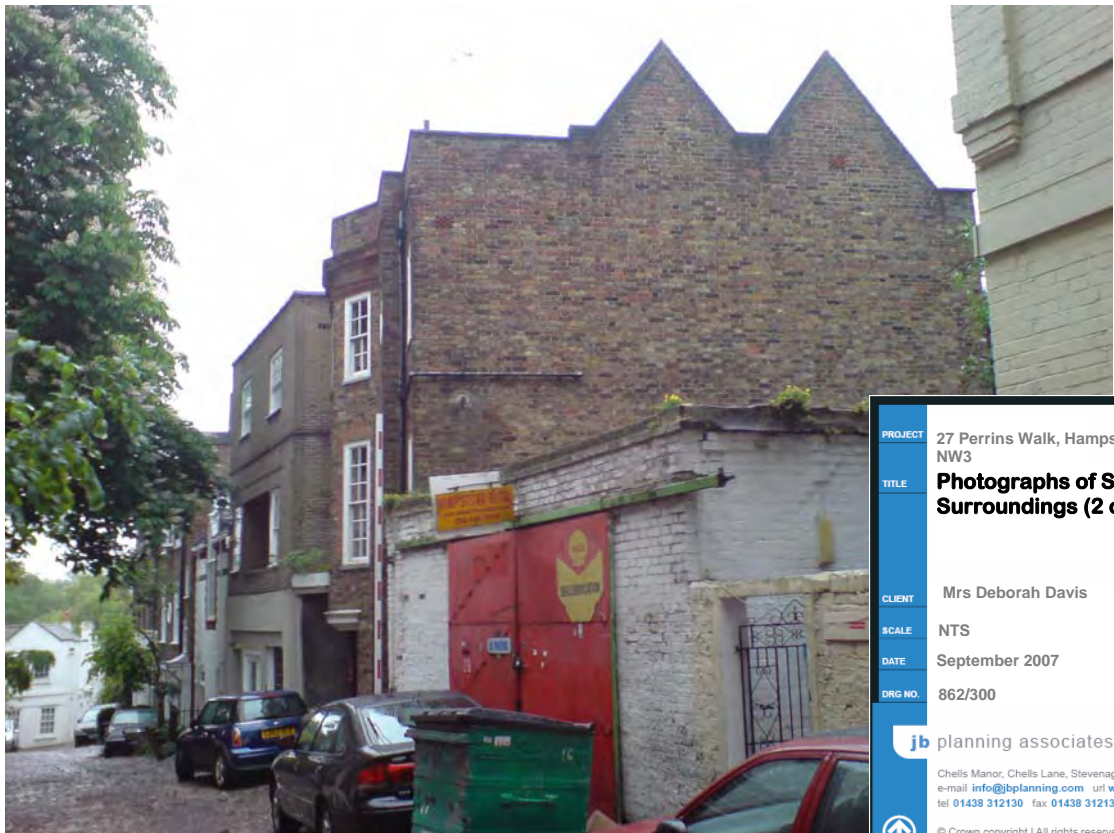


Photo 3: No. 27 Perrins Walk – side elevation onto No. 28 Perrins Walk (former garage premises)

<b>PROJECT</b>	27 Perrins Walk, Hampstead, London NW3
<b>TITLE</b>	<b>Photographs of Site and Surroundings (2 of 6)</b>
<b>CLIENT</b>	Mrs Deborah Davis
<b>SCALE</b>	NTS
<b>DATE</b>	September 2007
<b>DRG NO.</b>	862/300
<b>jb planning associates</b> Chells Manor, Chells Lane, Stevenage, SG2 7AA e-mail <a href="mailto:info@jbplanning.com">info@jbplanning.com</a> url <a href="http://www.jbplanning.com">www.jbplanning.com</a> tel 01438 312130 fax 01438 312131	
© Crown copyright   All rights reserved   Licence No. 100039935	



Photo 4: Streetscene view, Perrins Walk



<b>PROJECT</b>	27 Perrins Walk, Hampstead, London NW3
<b>TITLE</b>	<b>Photographs of Site and Surroundings (3 of 6)</b>
<b>CLIENT</b>	Mrs Deborah Davis
<b>SCALE</b>	NTS
<b>DATE</b>	September 2007
<b>DRG NO.</b>	862/300
 <b>jb planning associates</b>	
<small>Chells Manor, Chells Lane, Stevenage, SG2 7AA  e-mail <a href="mailto:info@jbplanning.com">info@jbplanning.com</a> url <a href="http://www.jbplanning.com">www.jbplanning.com</a>  tel 01438 312130 fax 01438 312131</small>	
 © Crown copyright   All rights reserved   Licence No. 100039935	





Photo 5: View of rear of No. 27 Perrins Walk from No. 27 Church Row showing existing trees and garden


PROJECT	27 Perrins Walk, Hampstead, London NW3
TITLE	<b>Photographs of Site and Surroundings (4 of 6)</b>
CLIENT	Mrs Deborah Davis
SCALE	NTS
DATE	September 2007
DRG NO.	862/300
<b>jb</b> planning associates <small>Chells Manor, Chells Lane, Stevenage, SG2 7AA  e-mail <a href="mailto:info@jbplanning.com">info@jbplanning.com</a> url <a href="http://www.jbplanning.com">www.jbplanning.com</a>  tel 01438 312130 fax 01438 312131</small>	
 © Crown copyright   All rights reserved   Licence No. 100039935	





Photo 6: View of No. 26 Perrins Walk showing rounded rear elevation



PROJECT	27 Perrins Walk, Hampstead, London NW3
TITLE	<b>Photographs of Site and Surroundings (5 of 6)</b>
CLIENT	Mrs Deborah Davis
SCALE	NTS
DATE	September 2007
DRG NO.	862/300
<b>jb</b> planning associates <small>Chells Manor, Chells Lane, Stevenage, SG2 7AA  e-mail <a href="mailto:info@jbplanning.com">info@jbplanning.com</a> url <a href="http://www.jbplanning.com">www.jbplanning.com</a>  tel 01438 312130 fax 01438 312131</small>	
 © Crown copyright   All rights reserved   Licence No. 100039935	





Photo 7: View of rear of No. 27 Church Row showing rounded brick extension (built 1990's) : No. 27 Church Row is Grade II\* listed

PROJECT	27 Perrins Walk, Hampstead, London NW3
TITLE	<b>Photographs of Site and Surroundings (6 of 6)</b>
CLIENT	Mrs Deborah Davis
SCALE	NTS
DATE	September 2007
DRG NO.	862/300
<b>jb</b> planning associates <small>Chells Manor, Chells Lane, Stevenage, SG2 7AA  e-mail <a href="mailto:info@jbplanning.com">info@jbplanning.com</a> url <a href="http://www.jbplanning.com">www.jbplanning.com</a>  tel 01438 312130 fax 01438 312131</small>	
 © Crown copyright   All rights reserved   Licence No. 100039935	



## planning associates

Chells Manor, Chells Lane, Stevenage, Herts, SG2 7AA  
e-mail [info@jbplanning.com](mailto:info@jbplanning.com) url [www.jbplanning.com](http://www.jbplanning.com)  
tel 01438 312130 fax 01438 312131

