



4 Cannon Lane, LONDON, NW3 1EL

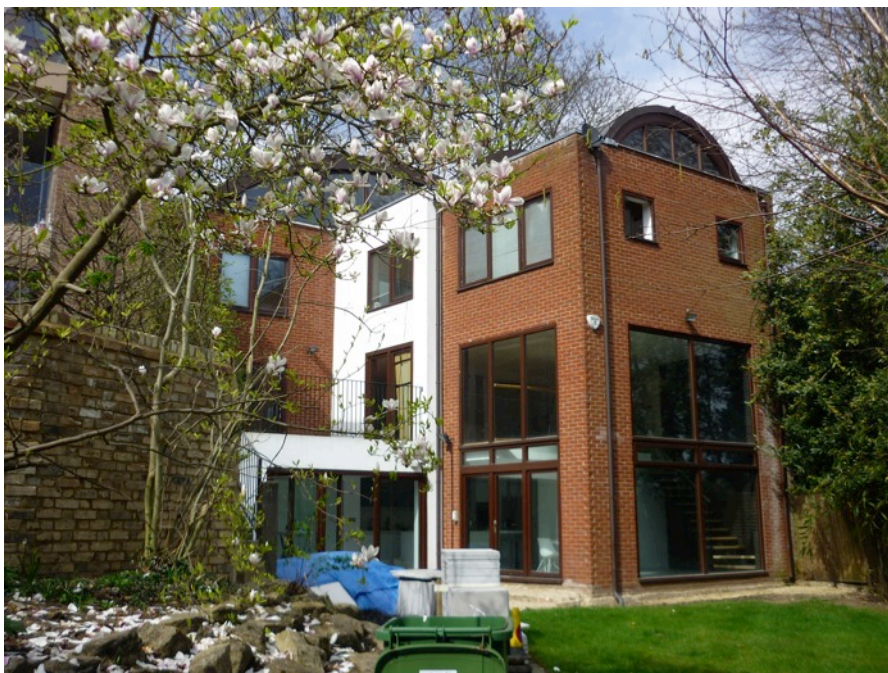
APPLICATION FOR PLANNING PERMISSION

DESIGN & ACCESS STATEMENT

JUNE 2015



No4 Cannon Lane – Street Elevation



No4 Cannon Lane – Rear Elevation

WELDON WALSH

ARCHITECTURE • INTERIOR DESIGN • HISTORIC BUILDING CONSERVATION

20 Grosvenor Place, London SW1X 7HN tel +44 (0)20 7235 4100 fax +44 (0)20 7235 6678 e-mail info@weldonwalshe.co.uk



1. This Design and Access statement has been prepared on behalf of Mr E Sherman for submission as part of a Planning application seeking permission for a single storey extension to the rear of the property at ground floor level, replacement of windows throughout the property and provision of privacy screening and a balustrade along the external staircase along the boundary of the new adjacent overlooking development.

This statement explains the design rationale behind the proposed works, and the justification for the proposal.

2. DESIGN OBJECTIVES

- 2.1 To provide additional living accommodation at ground floor level with a single storey extension. To recreate the external terrace at first floor level on the roof of the new extension, with diaccess from the bedrooms. (See 1385_Existing Photos 3 & 5)
- 2.2 To replace all existing windows with powder coated grey metal framed windows, increasing the reveal depth to prevent water ingress. Windows where possible will have recessed frames to give a frameless aesthetic. To replace the front door and side gate with powder coated metal doors coloured to match windows.
- 2.3 To provide privacy screening and balustrade along the external staircase design to be in keeping with the external aesthetic of the property and surroundings.
The balcony of the new scheme at No.5 looks directly into the living areas at the No.4. The balcony at No.5 is level with the top of boundary wall and there is concern over privacy, security due to the close nature of the terraces and safety due to lack of balustrade along the wall side of the external staircase at No.4. (See 1385_Existing Photos 5, 9 & 10).
- 2.4 To replace dilapidated fencing along the east boundary with new low level slatted timber fencing to be in keeping with other boundary treatments around the site.
- 2.5 To render the entire rear façade of the building in white through coloured render. Retain the street-side elevation in brick.

3. CONTEXT OF THE SITE

- 3.1 Cannon Lane sits in the Hampstead Conservation area, which was designated in 1968. The properties along the street dramatically vary in aesthetic and style with new builds sitting next to significantly older properties. Materials are a mixture of buff and red bricks with stone and render. Access to No.4 is from a section of Cannon Lane with very few properties using the road as access, due to the north side of the street being the walled boundary to Squires Mount Cottage. The area appears leafy with mature vegetation in the gardens.

The site is located on the south side of Cannon Lane in between Squire's Mount and East Heath Road in an area of traffic calming works. The site comprises a two storey single family dwelling

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house, with lower ground floor level in a predominantly residential area. The house is set behind a 2.5m brick boundary wall and was extended around the previous property into its current guise in 1989.

3.2 RELEVANT PLANNING APPLICATIONS

PW9702228 (11/06/1997) for the provision of a new vehicular entrance for a new garage. (GRANTED)

CW97022290 –(11/06/1997) for the demolition of wall to provide new vehicular entrance. (GRANTED)

2009/5676/P (15/02/2010) for the erection of a ground floor side extension to front of single family dwelling house at ground floor level to provide a garage (Class C3). (WITHDRAWN)

2010/2987/P (11/04/2011) for Erection of a ground floor side extension to provide integral garage with garage door in front boundary wall to dwelling house (Class C3). (GRANTED)

2014/1039/P – (2015) Erection of a ground floor side extension to provide integral garage with garage door in front boundary wall to dwelling house (Class C3). (Granted subject to Section 106)

3.3 PRE_APPLICATION – Ref: 2015/2715/PRE

Pre Application advice was sought for the proposed scheme and was received via email on the 18.06.15 from Carlos Martin.

The feedback suggests that all aspects of the proposal would be acceptable in planning terms:

“Design and conservation

The Council’s general principles for rear extensions to existing buildings establish that new extensions should be subordinate to the original building in terms of form, scale, proportions and situation. The proposed extension, in my view, is of a moderate size and appears subordinate to the size and scale of the existing house.

In conservation areas the detailed design of new extensions should be in keeping with the character and appearance of the host building and the area generally. However, in this case the property is of a modern appearance and I am of the opinion that the proposed alterations would not harm the character and appearance of the building or the conservation area despite the use of non-traditional materials such as aluminium to replace timber window frames. The retention of brickwork at the front is welcomed in conservation terms, as this is the predominant material in this part of the conservation area.

Amenity considerations

Given its moderate size and location, and its context with the neighbouring property, the proposed extension will not give rise to any loss of light or outlook. The proposed terrace would be one storey higher than the existing. However, given the degree of existing mutual overlooking between nos. 4 and 5, I am of the opinion that the impact of the terrace is unlikely to result in any material loss of privacy. A number of windows already overlook the adjoining property and the proposed terrace would only afford views of the rear garden area; given its location in line with the rear building line of the adjoining property, the privacy of the rear windows of no. 5 would be protected. It is noted that to the rear the property faces a blank wall and other neighbouring properties are located too far away to be significantly impacted by the proposal. It is considered that the erection of the proposed screening between nos. 4 and 5 is acceptable and does not harm amenity or design considerations, although it is recognised that neighbours may find it contentious on the basis that it compromises their outlook and views.”

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3.3 Impact on Neighbouring Residents:

The proposed extension will have a neutral visual impact on the environment, cause no harm to the amenity of neighbouring residents, and not be visible from the street. Because the property is of a contemporary nature, the replacement of windows with powder coated metal-framed windows, glass balustrades and white rendered rear façade would be in keeping with the existing modern aesthetics. The proposed privacy screen will be in keeping with the exterior of the property and garden and act as a benefit enhancing privacy and security for both properties.

4. DESIGN DESCRIPTION

Accommodation:

- 4.1 The proposed extension adds approximately an additional 15sqm to the footprint of the property extending the reception room.
- 4.2 External terrace provision is maintained by moving the current ground floor terrace to first floor level with new access provided by double doors from the bedrooms.
- 4.3 No other changes to the accommodation provision.

4.5 PROPOSED MATERIALS

The overall front of the property will not be visually changed and the existing brickwork at the front façade will be retained. There will be the introduction of a new front door and side gate – which will be powder coated metal finish, colour to match the proposed frames for the windows, all will be in keeping with the contemporary aesthetic of the existing building.

Parts of the rear façade are currently rendered and other parts are exposed red brick. It is proposed to fully render the rear façade in white through coloured render.

The proposed materials will be in keeping with the current contemporary aesthetic of the building and the majority of the works are to the rear of the property and not visible from other properties so will have a neutral effect on the conservation area. Where possible environmentally friendly materials will be considered. With regard to maintenance this would be taken into consideration in specification and detailed design.

4.6 SCALE

The proposed infill extension is a small portion of the overall scale of the property sitting within the existing footprint of the building.

The proposal will have no visual impact on the street scene.

5. SUSTAINABILITY

Where possible environmentally friendly materials and methods will be considered. With regard to maintenance this would be taken into consideration in specification and detailed design.

6. ACCESS

There is no change to existing access at the property.

The Disability Discrimination Act does not apply to domestic premises.

Means of escape remains unchanged.



7. SAFETY AND SECURITY

Safety and security would be maintained as existing, or improved.

8. SUMMARY

The proposed infill extension, replacement windows and privacy screen have been designed to supplement and enhance internal space of the property, whilst having no visual impact on the immediate environment or the conservation area, and will cause no harm to the amenity of neighbouring residents.

9. SUPPORTING DOCUMENTATION SUBMITTED WITH THIS APPLICATION:

- As Existing and Proposed drawings
- As existing photos
- 1:1250 Location Plan
- 1:200 Site Plan
- Planning Statement

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