

**LAND ADJACENT  
1 ST JOHN'S WOOD PARK,  
LONDON, NW8 6QS**

**DESIGN AND ACCESS STATEMENT.**

AUGUST 2015



Prepared by Shaun Knight B. Arch RIBA



SHAUN KNIGHT  
ARCHITECTURE

Shaun Knight Architecture Ltd, 40 Falcon Road, Hampton, TW12 2RA. Company number 7569774.  
T: 0208 979 4949 M:07824 815 258 E:skarchitecture@hotmail.co.uk W:www.shaunknightarchitecture.com

## 1.0 Introduction

1.01 The subject that forms the focus of this Design and Access Statement (DAS) is the:

***“Erection of three storey plus basement, 6 x bedroom single dwelling house, including new boundary walls following demolition of 6 x existing garages on land adjacent to 1 St John’s Wood Park (Class C3) – variation to 2013/6731/P.”***

## 2.0 Context

2.01 The Land Adjacent No. 1 St John’s Wood Park (The Site) is situated west off St John’s Wood Park, equidistant between Boundary and Adelaide Roads. The site backs onto Middlefield, a private road serving residential and garage uses, which affords secondary access to the site. There is garaging to the north and a house at No. 1 St John’s Wood Park to the south. An entrance gate off St John’s Wood Park is locked and has been in disuse for 10 years. There is no house on the site presently.



2.02 The last planning permission 2013/6731/P was granted 02-09-2014 in respect of the subject site thus:

***“Erection of three storey, 6 x bedroom single dwelling house, including new boundary walls following demolition of 6 x existing garages on land adjacent to 1 St John’s Wood Park (Class C3).”***

2.03 Permission 2013/6731/P has not been implemented.

2.04 The town planning context informs the scheme thus:

- There is a consistent rhythm of development down this side of the road that the proposal respects and contributes to.

2.05 The landscape context provides:

- A group of trees shrubs to the north of the site, but otherwise, the site is quite barren.

2.06 The built context shows:

- Houses on this side of the road tend to be two storeys plus rooms in the roof.
- Houses have a red multi facing brick finish.
- Plain clay tile is the roofing finish of choice.

### 3.0 The Proposed Layout

- 3.01 The proposal seeks basement, ground, first and second floor accommodation.
- 3.02 The basement is configured to provide mostly recreational, entertainment and wellness facilities.
- 3.03 The ground floor provides reception and living rooms with access to a rear garden.
- 3.04 The first and second floors provide sleeping and en-suite accommodation.
- 3.05 The upper three floors are laid out around a triple volume hall that provides visual continuity and affords the amenity of daylighting.

### 4.0 Use

- 4.01 The use remains residential, which falls in line with the thrust of national and local policy.

### 5.0 Amount

- 5.01 The amount of development proposed is felt acceptable by way of representing a normal provision of 6 bedroom accommodation and recreation facilities expected of a house given the asset of the location and the amenities available.
- 5.02 The amount of proposed development levies no impact on the amenity of the neighbouring building insofar as views, and sun and daylighting are concerned.
- 5.03 The amount of development ensures the main living spaces of the house communicate with the garden more readily, making it more sustainable.
- 5.04 The basement is shown not to levy any adverse impact.

### 6.0 Scale

- 6.01 The perceived scale of the proposal is framed by two storeys plus rooms in the roof served by dormer windows. The use of French doors and windows reinforce its human scale, and suggest a human activity within the building.
- 6.02 Size will remain a manifestation of the proposed residential use that, under the guidance of the NPPF, will satisfy the occupants' programmatic requirements in a more efficient and sustainable manner.
- 6.03 The ridge height of the building matches those to the south, making seamless it's assimilation into the rhythm of development.

### 7.0 Appearance

- 7.01 The front elevation an elegant five bay composition in red multi facing bricks, with red accent gauged arches, margins and quoins. The centreline has hierarchy by virtue of the

restrained Doric porch and pediment over. The composition is finished with a cornice and parapet, with the clay tiled roof set behind the parapet with dormers.



FRONT ELEVATION

7.02 The rear, west elevation makes best possible use of views, daylight and access to the outdoors via the numerous doors and windows.

7.03 The appearance is intentionally aligned with the buildings to the south, but with sufficient individuality to stand as a composition in its own right.

## 8.0 Landscaping

8.01 Landscaping to the front and rear will comprise permeable paving set off by structured planting in the form of clipped hedging, lawn and box head trees.

## 9.0 Access

9.01 A new in-out driveway arrangement replaces the existing, single large, gated entry.

9.02 There will be little increase in the use of the access as it will serve a single-family dwelling unit.

9.03 The area in front of the house is suitable for drop-off, informal visitor parking, and emergency services access.

9.04 There is a secondary access to the rear.

## 10.0 Materials

10.01 Materials will match the existing palette of materials in the street, red multi facings, clay tile roofing and white painted joinery. There is a restrained introduction of stonework dressings.

## 11.0 Sustainability

- 11.01 The proposed design seeks to minimise the ecological impact of the development. The scheme offers SUDS for water recycling and reuse, permeable paving and new soft landscaping. A sedum roof is situated on the upper flat roof, where it will play an important environmental role while remaining concealed from the active street scene.
- 11.02 The objective of this proposal, via the employed layout and aesthetic, has been to create a comfortable, spacious and appealing building for its occupants.

## 12.0 Conclusion

- 12.01 The residential use of the site is in line with the use pattern in the street.
- 12.02 The proposal seeks to provide a new house with an architectural composition that will add interest and diversity, while respecting the overarching character and appearance of the street.
- 12.03 The proposal has been developed and articulated to ensure that it is acceptable in terms of its massing, its density, layout, scale and materials.
- 12.04 The proposal integrates with the site well and provides high quality visual and residential amenity, as well as a safe, secure and sustainable environment.
- 12.05 No detrimental effect upon the amenities of the neighbouring residents could result from the proposal.
- 12.06 Off-street parking is provided.
- 12.07 The proposal is the product of a considered drive to provide a contemporary single dwelling house with a distinctive character of its own, whilst respecting the existing context.

*End.*