

**DOW JONES**

**ARCHITECTS**

August 2015

# 21A Cannon Place

**Design & Access Statement**





## SITE DESCRIPTION: EXISTING



EXISTING FRONT VIEW OF 21A FROM CANNON PLACE

### INTRODUCTION

This statement explains in images and words the proposed alterations to 21A Cannon Place, NW3 1EH. The proposal has been developed in terms of layout, landscaping and appearance.

In writing this statement and delivering the proposal, we have had regard to the existing building as well as the physical and social characteristics of the surrounding area, whilst conforming to the relevant planning policies.

### CURRENT USE

21 Cannon Place is one of a series of ten semi-detached five storey Victorian buildings forming a row along the north side of Cannon Place in Hampstead.

No 21 is divided into flats, and this application relates to flat A which occupies both the lower ground (garden level) and raised ground floors.

The living accommodation of no 21A is on the raised ground floor, with bedrooms at lower ground floor level. Both the front and back gardens are within the curtilage of no 21A. The apartment has direct access to the front and rear gardens from both levels.

The roof of an existing rear extension, built in 1975, provides a terrace from the raised ground floor with a staircase to the garden.

This application relates to the remodelling of this rear extension and terrace.



EXISTING REAR VIEW OF 21A CANNON PLACE

### PLANNING HISTORY OF 21 CANNON PLACE

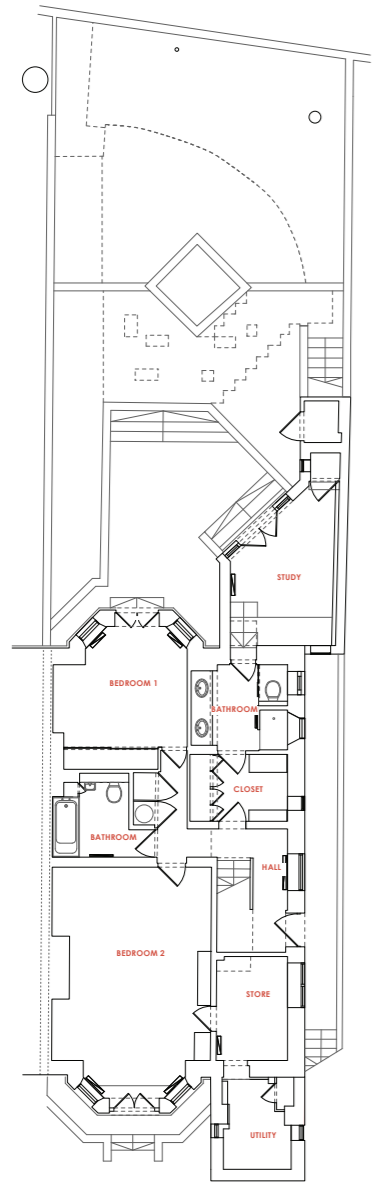
i) On 03/09/46 permission was granted to convert 21 Cannon Place into two flats and one maisonette. Application number: TP/35100/6460.

ii) On 19/08/75 permission granted for the erection of a single storey garden house at the rear of 21A Cannon Place, at garden level as an extension to the upper ground floor flat. Application Number: CTP/D7/5/5/21356. This is now in very poor condition.

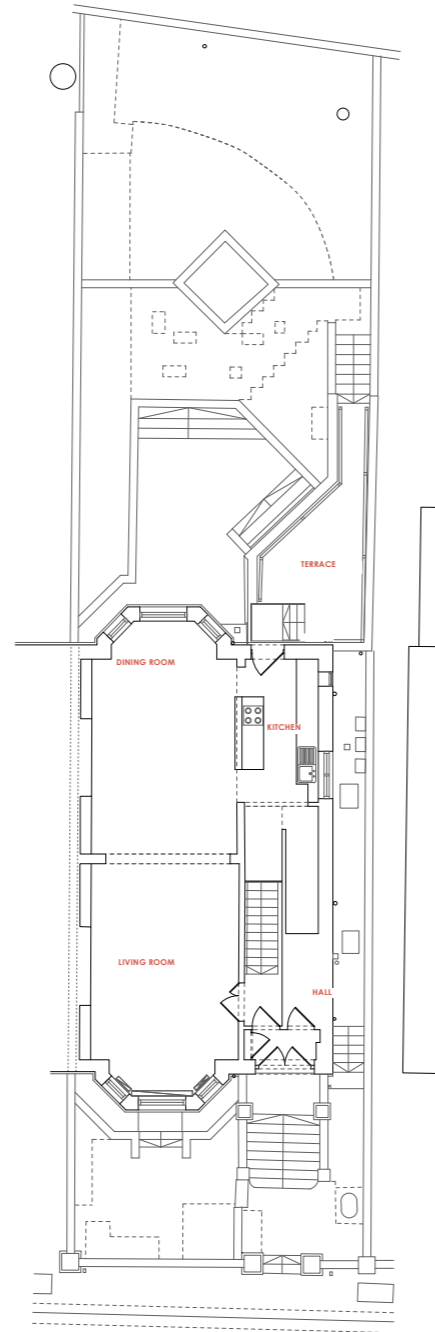
iii) On 04/02/86 the erection of a conservatory at the rear first floor level terrace of 21B was refused due to the structure preventing natural light to the adjoining premises. Application number: 8600194

iv) On 14/05/97 permission was granted for the conversion of two self-contained flats (21A & 21B), on the lower and upper ground floors to one self-contained maisonette, including installation of French doors at the rear. Application number: PW9702407

v) On 12/01/04 the notification to carry out emergency works to protected trees under a tree preservation order. (TPO Ref:C69) Rear garden 1 x Silver Birch – fell. Application number: 2004/0167/T



EXISTING LOWER GROUND FLOOR PLAN



EXISTING UPPER GROUND FLOOR PLAN



19 Cannon Place      21A Cannon Place      23 Cannon Place

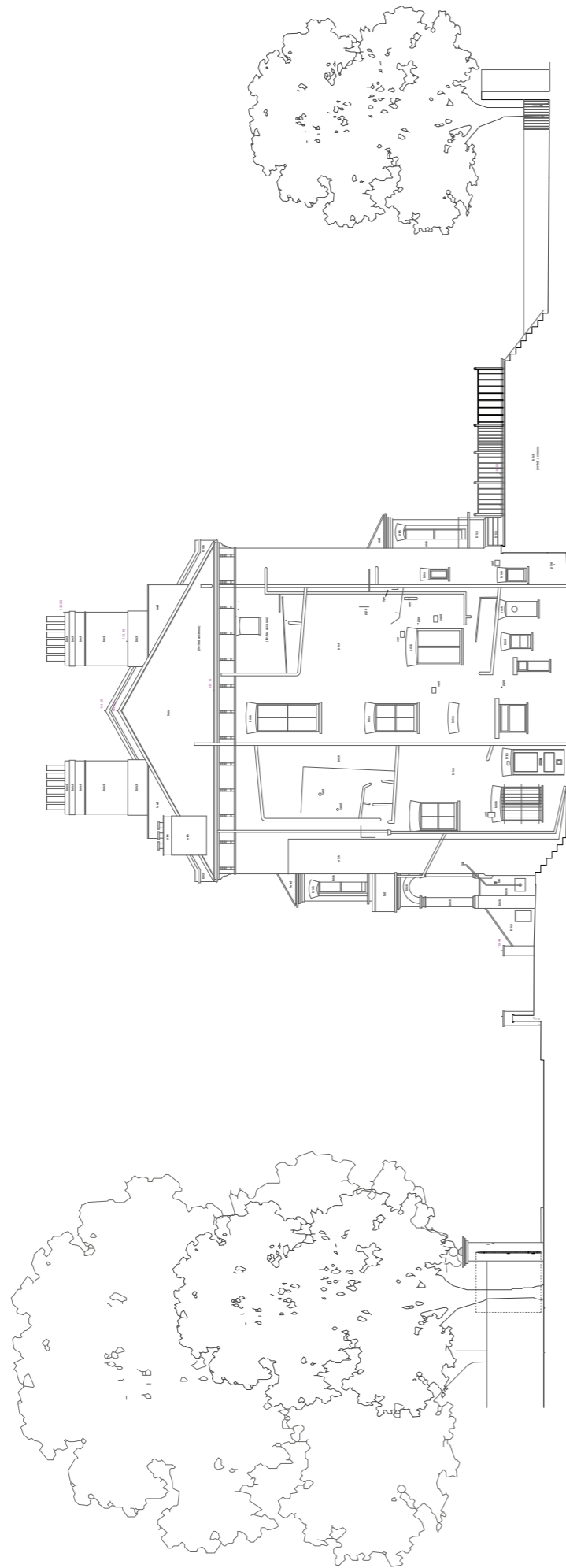
EXISTING FRONT ELEVATION



23 Cannon Place      21A Cannon Place      19 Cannon Place      17 Cannon Place

EXISTING REAR ELEVATION





EXISTING SIDE ELEVATION

03 Existing East Elevation / 21A Cannon Place  
1/2, 200 Scale 1:100



EXISTING BOUNDARY WALL AND EAST ELEVATION



EXISTING NORTH ELEVATION



## THE SITE



AERIAL SITE PHOTOGRAPH

### HAMPSTEAD CONSERVATION AREA

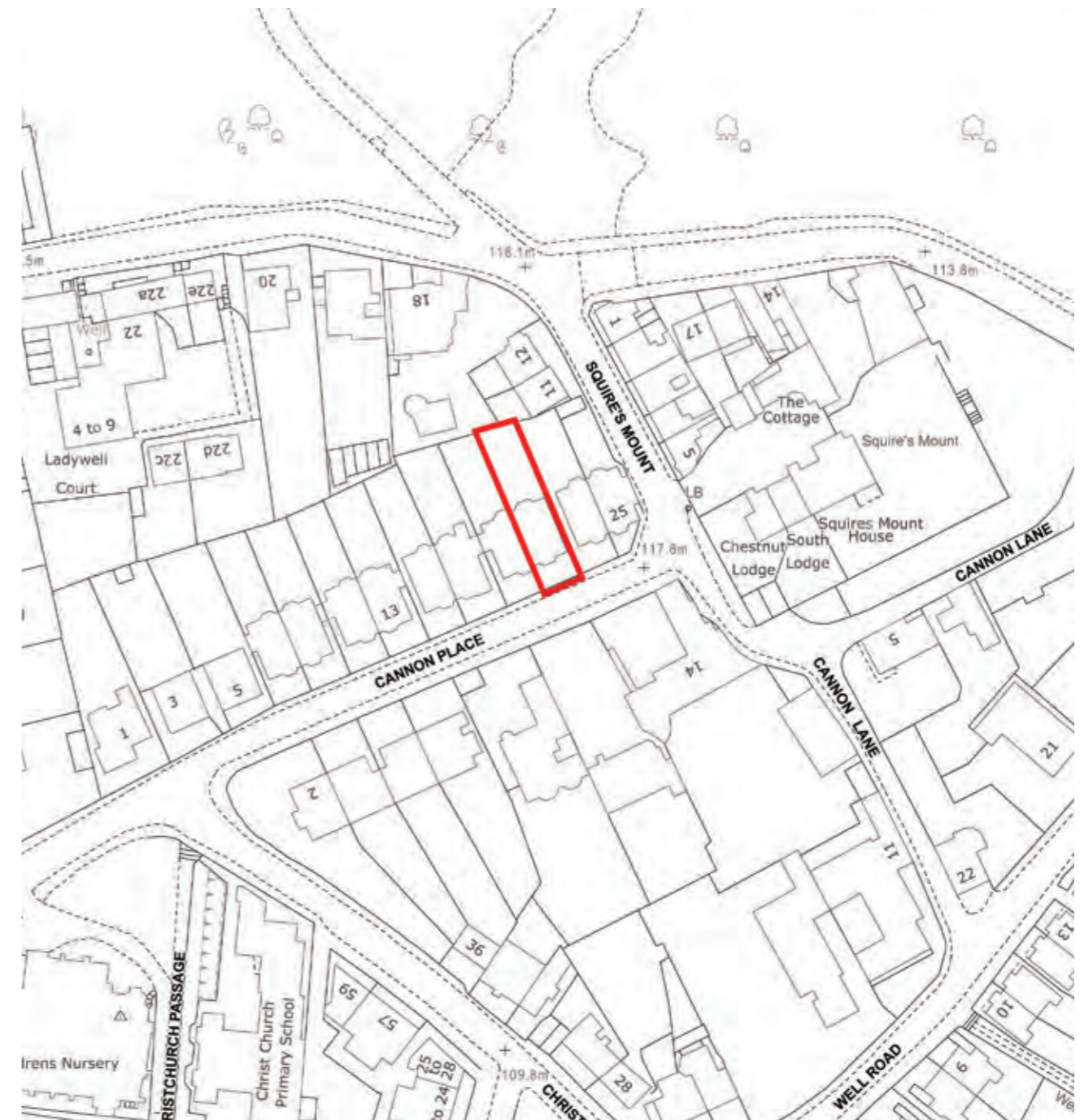
The building is situated in Hampstead Conservation Area and Direction Under Article 4(1) of the General Permitted Development Order 1995 (as amended) Restricting Permitted Development.

The Conservation Area description relating to 21a Cannon Place is as follows:

*Cannon Place combines a mixture of buildings built from the early eighteenth century onwards, with some individual houses and some semi-detached houses.*

*Nos. 7-25 Cannon Place are five pairs of semi-detached villas in gault brick with red brick details. They are three storeys high with semi-basements, with a raised ground floor and a porch with a pediment roof. The pitched roofs have overhanging bracketed eaves and a small dormer window.*

Nos 7-25 Cannon Place are not listed.



LOCATION PLAN SCALE 1:1250

KEY  
Red Line. Site boundary



## DESIGN STATEMENT: PROPOSAL



PROPOSED NORTH ELEVATION



ACCESS TO 21A AT LOWER GROUND FLOOR LEVEL



SKETCH OF EXISTING EXTENSION



SKETCH OF EXTENSION LEAVING GAP



SKETCH OF PROPOSED EXTENSION

### PROPOSAL

This proposal is for the redevelopment of the existing rear basement extension to 21A Cannon Place.

### ANALYSIS OF EXISTING CONDITION

The existing extension is poorly designed and in a poor state of repair. It incorporates changes of level that relate neither to inside or outside.

The longest wall is at 45 degrees to the building and, together with the change of level as you enter the room, make the room almost unusable.

Externally, both the roof terrace and the lower garden level are also compromised by the 45 degree angle, which makes uncomfortable spaces around it.

The timber balustrading around the terrace and external stair, and the galvanised stair from raised ground floor, appear provisional.

### FORM

We are proposing that the existing extension is replaced with one which has the same orientation as the house and garden, and is at the same level as the lower ground floor, so that it re-establishes the

house's original spatial relationship with its garden, and avoids awkward junctions.

The proposed extension is 3.8m deep, aligning with the existing neighbouring rear extension at no. 23, alongside.

We are proposing that the extension is the full width of the garden, 8m. Because of the placement of the existing bay window, making an extension which is not the full width is very awkward. The outer edge of the existing bay window is only 500mm from the inside face of the garden wall, therefore any inset wall would create a very narrow and dark slot of space, 300mm wide at most. We therefore propose that the extension wall sits inside the existing brick garden walls.

The proposed extension is 3.1m tall, which is 2.2m above rear garden level, and the same height as the existing neighbouring rear extension at no. 23.

### LAYOUT

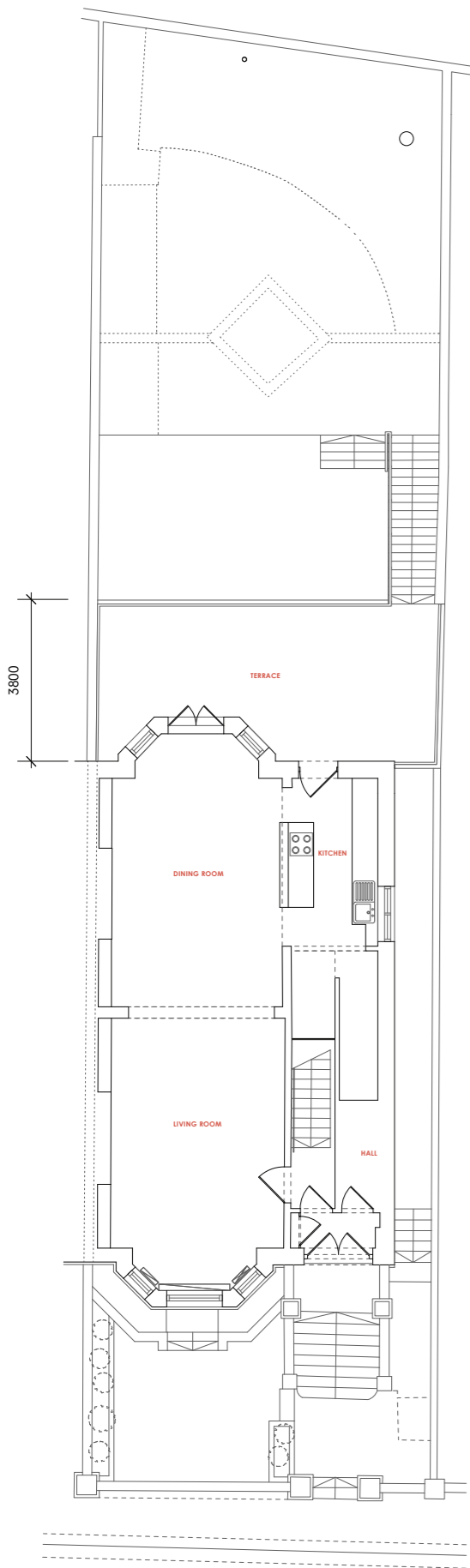
The extension creates two internal spaces, one of which extends the existing rear bedroom, and the other a smaller bedroom. Both rooms have large windows and a door opening directly onto the garden.



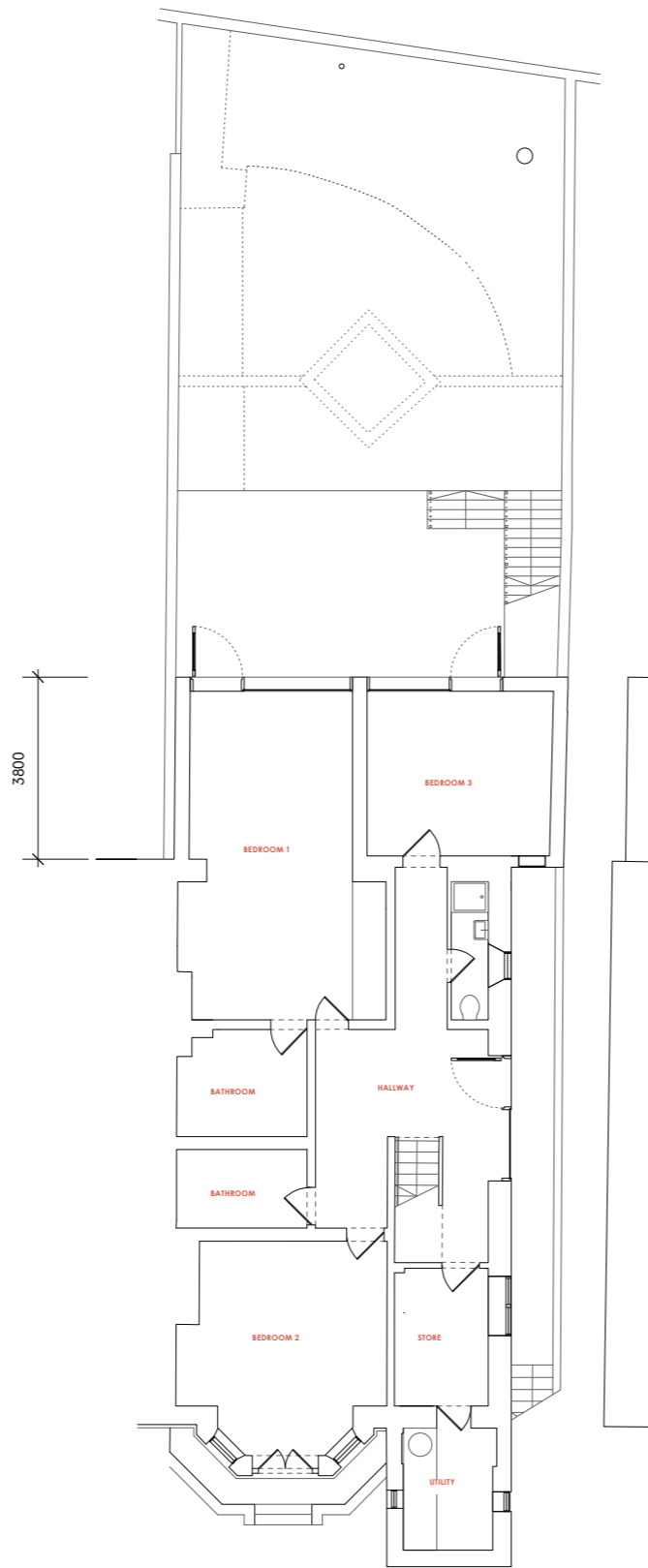
EXISTING EXTENSION AND TERRACE



EXISTING EXTENSION AND TERRACE



PROPOSED RAISED GROUND FLOOR PLAN



PROPOSED LOWER GROUND PLAN



PROPOSED EAST ELEVATION

**MATERIAL**

We are proposing that the new extension to the rear of the property is made of gault brick to match the existing building. Similarly, where new bricks are required around window opening modifications on the east elevations, we will be matching the bricks of the original house. The existing extension is made with flettons.

We are proposing that new windows and doors will be painted timber, to match the existing windows and doors.

We are proposing that the roof material is a high performance sheet material with a timber decking or stone surface on top. We are proposing that a simple painted metal balustrade replaces the existing timber and galvanised balustrading.

**SIDE ELEVATION**

Nos 7-25 Cannon Place are semi-detached, with a gap 2.2m wide between the villas. At ground level, this leaves 900mm between the side of each house and the dividing garden wall. The gaps between the houses allow a glimpse to the backland gardens and contribute to the sense of greenness in the neighbourhood which is a characteristic of the conservation area.

The side alley at no 21 currently affords a view over the existing extension of the trees in the back gardens, and this will be very much maintained by the proposed extension which stands only 375mm higher.

The east elevation itself of no. 21 is made up generally of the windows to the service spaces within the building. At ground level, there are currently 6 windows and a door which are at different heights and of different sizes and materials, mainly dating from the conversion of the building into flats. The overall appearance is pragmatic rather than characterful, and we are proposing that the arrangement is rationalised to two windows and one large window incorporating a door. This will make the spaces more usable and improve access into the flat.

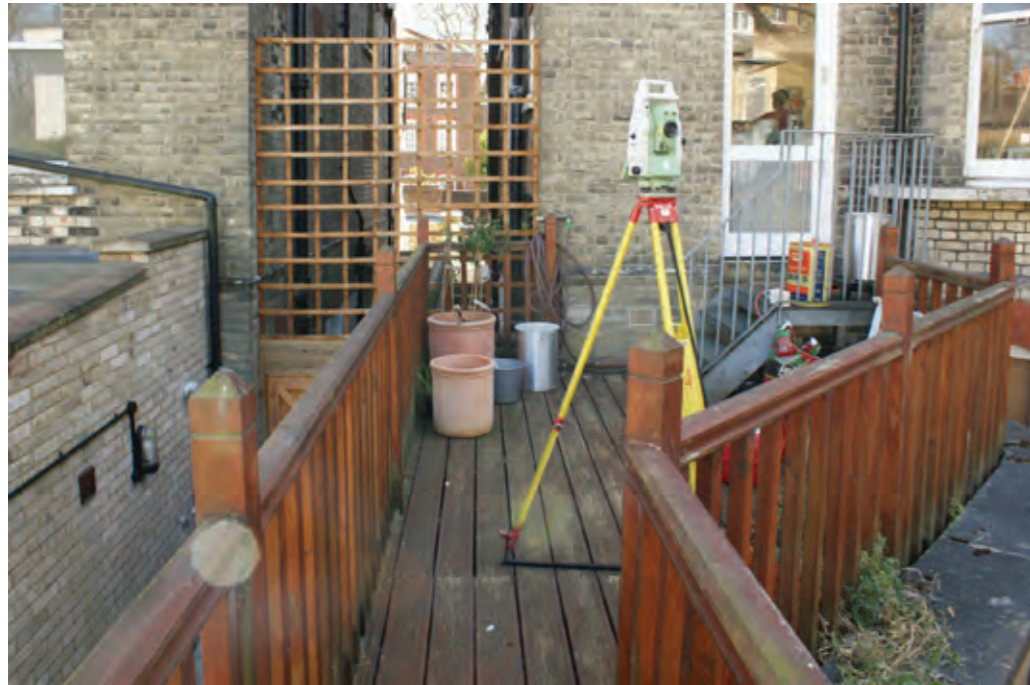
**ACCESS**

No change is made to the front of the property. The access to the side (east) elevation is improved with a wider entrance door. Access to the garden is rationalised, with fewer changes of level.

**SUSTAINABILITY**

The new building fabric will be highly insulated, with all new windows double glazed.





EXISTING UPPER GROUND FLOOR TERRACE



ACCESS TO TERRACE FROM KITCHEN



EXISTING STUDY ROOM DOORS TO THE 1975 REAR EXTENSION



REAR GARDEN STEPS LEADING TO TERRACE



REAR GARDEN VIEW FROM TERRACE



EAST ENTRANCE



EXISTING ENTRANCE TO LOWER GROUND FLOOR LEVEL



VIEW OF ALLEY ALONG EAST SIDE

#### QUALITY OF DESIGN

This proposal is based on the highest design principles to improve the accommodation both internal and external without changing the external character of Cannon Place.

We are experienced at delivering carefully detailed buildings that respond to complex and sensitive cultural and historic settings. We have won numerous awards for our work, for work at a range of scales. Sustainable design is an integral part of our approach. We are committed to low-energy building solutions and passive environmental strategies.

#### IMPACT ON THE STREET

The proposed rear extension will not be visible from Cannon Place. There is no change to the view looking down at the gardens between no. 21 and 23 Cannon Place. The sense of openness between front and back and the glimpse of the garden from the street is maintained as existing.

The proposed alterations to the side windows (east elevation), reducing the number of windows along the wall at lower ground level, will only be visible when standing close to the steps down and in the alley. We consider that the reduction in numbers of openings, and replacement with high quality windows and door, will be a substantial improvement that reflects the character of the Conservation Area.

#### AMENITY OF NEIGHBOURING PROPERTIES

Our proposal uses the existing terrace level as a datum, and extends to the same depth as the existing extension at no. 23.

New windows and doors to the rear and the east elevations will have no impact on the views or privacy of neighbouring properties.

The terrace condition at the boundary of nos. 21 and 23 will be unchanged. We propose to extend the existing terrace screening used at the end of the alley, or use similar approved, as privacy screening between nos. 21 and 19. We propose that visually this is incorporated within a landscaping element, to extend the greenery of the gardens.





**PROPOSED SOUTH ELEVATION**

**PLANNING POLICIES**

This proposal has been developed in accordance with the National Planning Policy Framework (NPPF), The London Plan (2001), Camden Core Strategy (2010) and Saved Policies of the Unitary Development Plan (2007).

**SECTION 3 - BUILT ENVIRONMENT**  
*Alterations and extensions*

*3.31 Alterations and extensions should follow the form, proportions and character of the building to which they relate. The setting of the building, including any trees, garden or other amenity space should also be respected. Opportunities should be considered to provide roof or terrace gardens above ground level. Past alterations or extensions to surrounding properties should not necessarily be regarded as a precedent for subsequent proposals for alterations or extensions.*

*3.32 Extensions should be carefully sited and proportioned to respect the historic form of the area, the integrity and proportions of the original building and the amenities of adjoining occupiers.*

The proposal will improve the quality of the existing terrace and garden, forming an extension which respects and extends the existing house and which creates more useable external garden space. It will also allow the terrace to become much more useable with fewer changes of level, and enhancing the use of the garden.

It will have no impact on the view of the gardens between 21 and 23 Cannon Place.

*3.33 Alterations and extensions should be carried out in materials which match the original building, or, where appropriate, match the materials that complement or enhance a building.*

We are proposing that the extension matches the materials of the existing house.

*3.34 Special care is needed in their siting, design, size, proportions and materials, particularly in areas where roofs are plainly visible over a wide area, and where roofs are an especially attractive feature of the building or area. There will be situations which are particularly sensitive to alterations and extensions to individual roofs, such as: built up areas around open spaces, where the topography or the alignment of streets allow views of the rooflines, rooftops, projecting party walls and chimney stacks, or where a building is already higher and more prominent than its neighbours. Where streets retain the original roofline of their buildings, it is important that these are preserved in an unaltered form.*

The extension will be only marginally taller than the existing extension (375mm).

Materials will match the existing house and boundary walls.

The new terrace railings will be made of painted metal in response to the traditional ironwork present within the Hampstead conservation area.

**HAMPSTEAD CONSERVATION AREA STATEMENT**

*The Borough's Principal Planning Policy document is the Unitary Development Plan (UDP) adopted in March 2000 and supported by Supplementary Planning Guidance (SPG).*

*In this context UDP Policy EN31 states "The Council will seek to ensure that development in conservation areas preserves or enhances their special character or appearance, and is of high quality in terms of design, materials and execution.*

**Gardens**

*H10 Front and rear gardens are an integral characteristic of the Conservation Area, many of which retain boundary walls/ railings and planting. Alterations to the front boundaries between the pavement and houses can dramatically affect and harm the character of the Conservation Area as the walls/railings alongside the road and within properties add to the attractive appearance of the front gardens and architectural setting of the buildings in the Conservation Area. Proposals should respect the original style of boundary and these should be retained and reinstated where they have been lost. Particular care should be taken to preserve the green character of the Conservation Area by keeping hedges. The loss of front boundary walls where it has occurred detracts from the appearance of the front garden by reducing the area for soft landscaping in this urban residential area. Furthermore, the loss of front boundary walls facilitates the parking of vehicles in part of the property, which would adversely affect the setting of the building and the general street scene. The Council will resist any further loss of front boundary walls and conversion of front gardens into hardstanding parking areas.*

Our proposal retains all existing garden boundary walls and views of the rear gardens.

**MATERIALS AND MAINTENANCE**

*H17 In all cases, existing/original architectural features and detailing characteristic of the Conservation Area should be retained and kept in good repair, and only be replaced when there is no alternative, or to enhance the appearance of the building through the restoration of missing features. Original detailing such as door/window pediments and finials, porches, ironwork (window cills, railings), timber framed sash windows, casement windows, doors, tiled footpaths, roof tiles, decorative brickwork, bargeboards, stained glass, boundary walls and piers, where retained add to the visual interest of properties. Where details have been removed in the past, replacement with suitable copies will be*

*encouraged. Original, traditional materials should be retained wherever possible and repaired if necessary.*

This proposal replaces a poorly built structure with an improved design in materials that match the existing materials. There is no loss of original features.

**REAR EXTENSIONS/CONSERVATORIES**

*H26 Extensions and conservatories can alter the balance and harmony of a property or of a group of properties by insensitive scale, design or inappropriate materials. Some rear extensions, although not widely visible, so adversely affect the architectural integrity of the building to which they are attached that the character of the Conservation Area is prejudiced. Rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the Conservation Area. In most cases such extensions should be no more than one storey in height, but its general effect on neighbouring properties and Conservation Area will be the basis of its suitability.*

*H27 Extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings. The acceptability of larger extensions depends on the particular site and circumstances.*

*H28 Rear extensions will not be acceptable where they would spoil a uniform rear elevation of an unspoilt terrace or group of buildings.*

This proposal seeks to comply with all these guidelines through careful design. The proposal is for a simple and unobtrusive design that responds to the form, layout, use and materials of the existing buildings.

**ROOF TERRACE/GARDENS**

*H34 The formation of roof terraces/gardens can be an opportunity for external space. Care should be given to locating gardens so that they do not have a detrimental impact on the street scene, surrounding buildings or on the architectural quality of the building. They can be successfully concealed, for example behind parapet walls. The introduction of a roof terrace/garden should not result in an unreasonable amount of additional overlooking or impact on long views in particular. Roof terraces/gardens should not be located on mansard roofs.*

The relandscaping around the proposed extension and the widening of the existing terrace will provide greater opportunities for planting, and form a substantial improvement on the existing setting of the house.



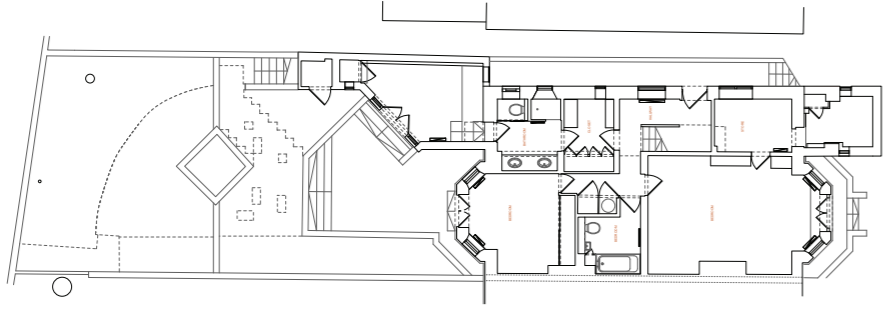
DRAWINGS

Note

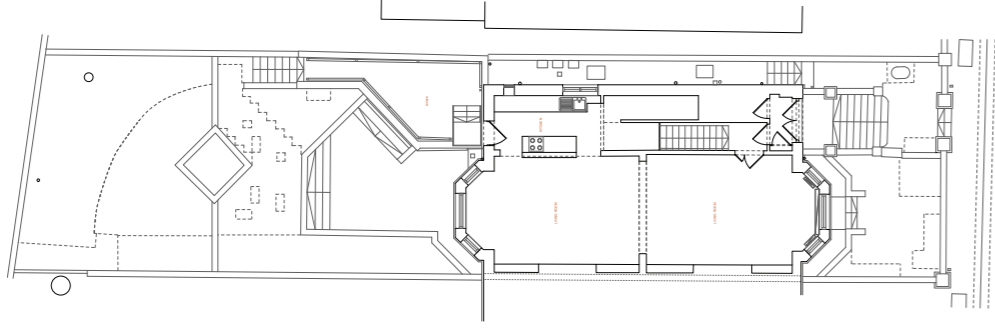
A Planning

15.10.15

01 Existing Basement Plan / 21A Cannon Place  
v1.00 / Scale 1:100



02 Existing Ground Floor Plan / 21A Cannon Place  
v1.00 / Scale 1:100



03 Location Plan  
v1.00 / Scale 1:1250



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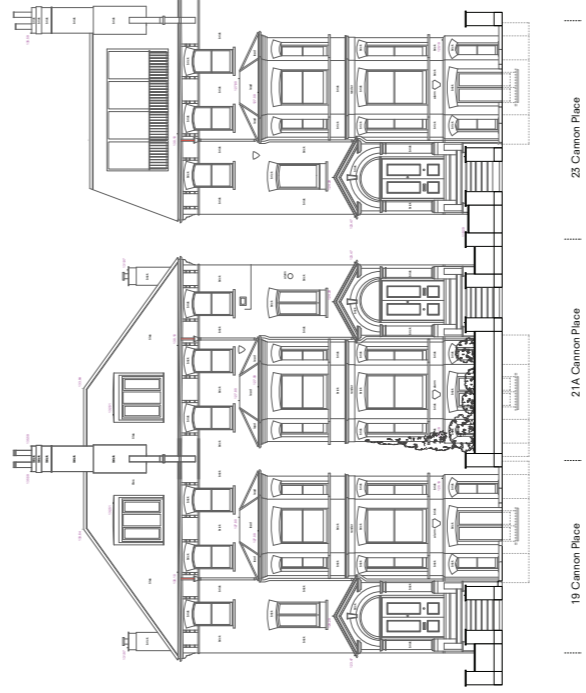
**21a Cannon Place**  
Existing Layout  
1:100  
11/08/15  
STATUS: Planning  
243\_EX\_100 A

Note

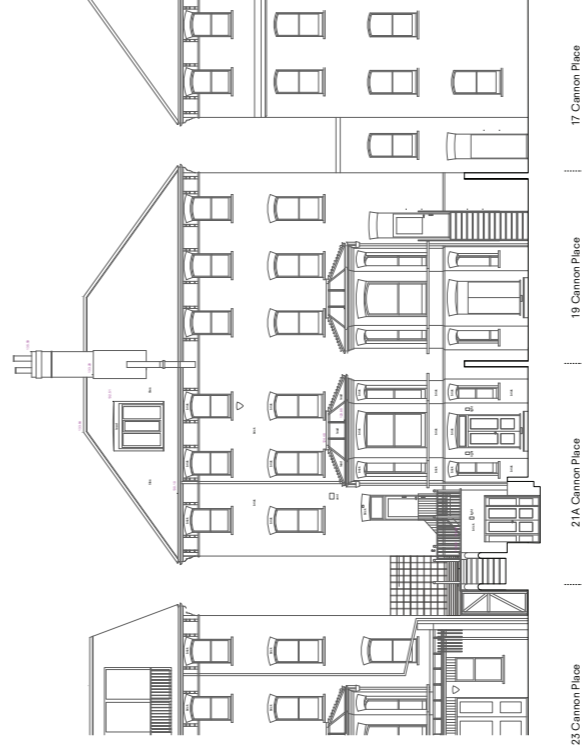
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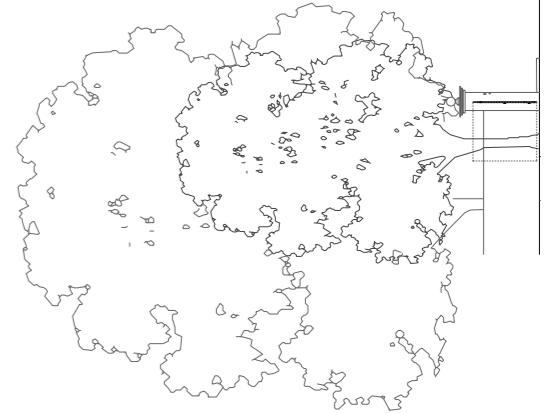
01 Existing South Elevation / 21A Cannon Place  
v1.00 / Scale 1:100



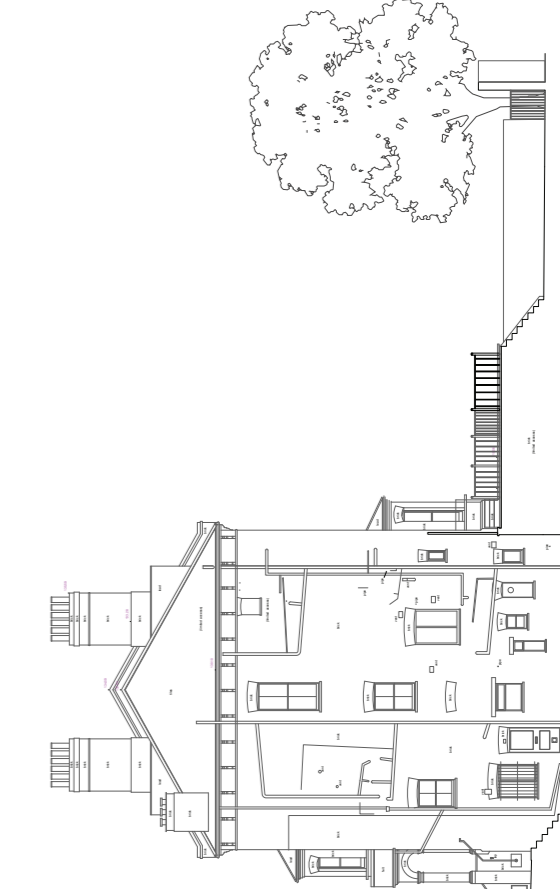
02 Existing North Elevation / 21A Cannon Place  
v1.00 / Scale 1:100



03 Existing East Elevation / 21A Cannon Place  
v1.00 / Scale 1:100



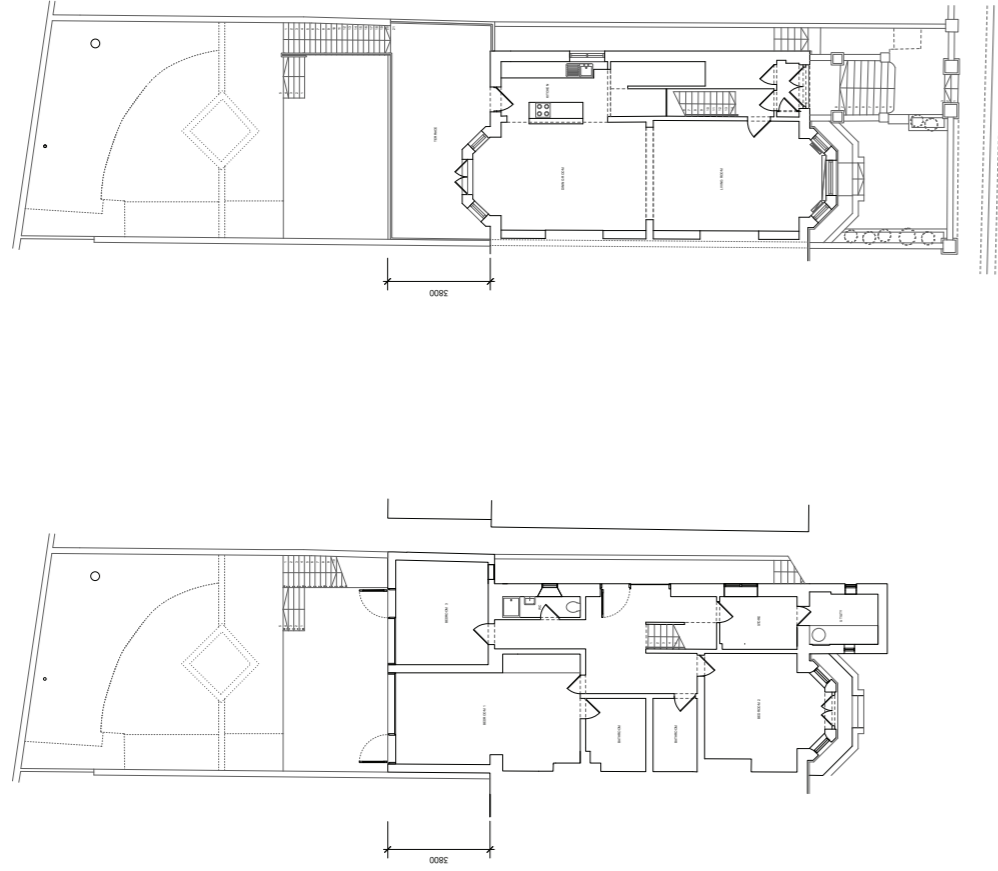
04 Existing West Elevation / 21A Cannon Place  
v1.00 / Scale 1:100



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**21a Cannon Place**  
Existing Elevations  
1:100  
11/08/15  
STATUS: Planning  
243\_EX\_200 A





01 Proposed Basement Plan / 21A Cannon Place  
Scale 1:100

02 Proposed Ground Floor Plan / 21A Cannon Place  
Scale 1:100



05 Location Plan  
Scale 1:1250

Note

A Planning

15.10.15

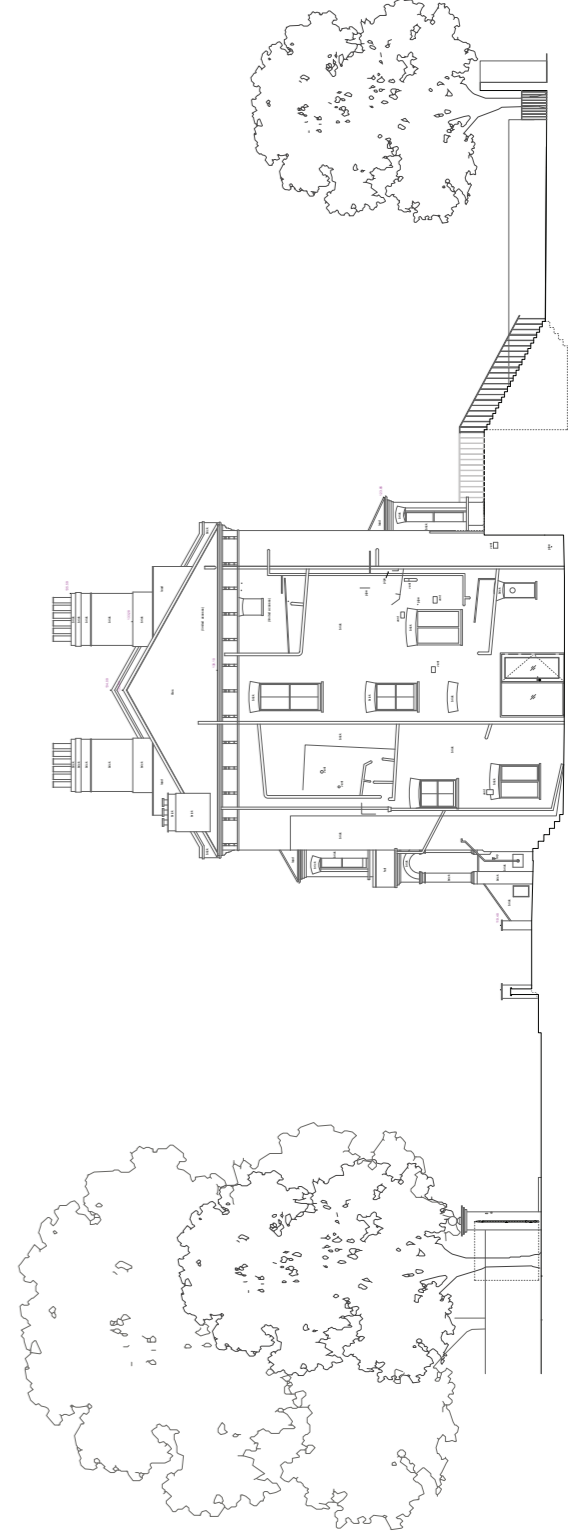
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**21A Cannon Place**  
Proposed Layout  
1:100  
11.08.15  
SJA/GS Planning  
243\_00\_100 -



01 Proposed South Elevation / 21A Cannon Place  
Scale 1:100

02 Proposed North Elevation / 21A Cannon Place  
Scale 1:100



03 Proposed East Elevation / 21A Cannon Place  
Scale 1:100

04 Proposed West Elevation / 21A Cannon Place  
Scale 1:100

Note

A Planning

15.10.15

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