

DESIGN AND ACCESS STATEMENT HERITAGE STATEMENT

For 29 Perrin's Walk, NW3 6TH

This Design and Access Statement has been prepared in support of a planning application for the proposed alterations to No. 29 Perrin's Walk. It is intended to explain the design and reasoning behind the proposals to the residential property, situated within the Hampstead Conservation Area of Camden.



Site and History

Perrin's Walk is notified within the Camden Council Conservation Area Statement and Unitary Development Plan as contributing to the area's 'special character'. The existing property is a semi-detached unit; an addition made to the street and is not of the same period as the attached property at No. 95 Fitzjohn's Avenue.

The property's brickwork exterior is punctuated with decorative brick coursing, corner column details and white banded details at ground and roof level. The existing sash windows are in white painted timber matching the window details of the surrounding properties. Located on a sloping site, the property is accessible via stepped access to the front door.

Proposed Works

The proposal for 29 Perrin's Walk consists of the construction of two sash windows on the front elevation, within the kitchen and living room. The proposed windows will match the existing sash windows in the property, taking the cill and head heights of the existing windows within each room to inform the size and scale of those proposed. This will result in the stepped appearance of the windows, complementing the original features of the property and to allow for the sloped external ground level.

The proposed windows will increase the amount of natural light into the property, especially within the Kitchen area which is currently served by a single window only (North-East elevation facing Fitzjohn's Avenue).

The proposed works will be contained to the ground floor only– please note that there will be no works to the second or third floors of the property. Consequently, there will be no changes to the external elevations at these levels. Therefore the main character and aesthetic of the building is not disrupted in terms of its scale and size.

The proposed works are minimal in comparison with some far greater and more controversial schemes that have been approved and subsequently constructed on Perrin's Walk. Such approved works are substantially more modern and contrasting to the original streetscape and thus the proposed changes to 29 Perrin's Walk, a minor addition of two sash windows is considered to be sympathetic to the surrounding area.



Figure 1: 28 Perrin's Walk as per Full Planning Permission 2008/3652/P

Approved Planning Applications in the Vicinity

23 Perrin's Walk

- Reference Number: 2009/5862/P
- Application Type: *Householder Application*
- Proposal: *Planning permission is sought for the erection of rear extension at second floor level above existing rear balcony; enlarging of windows on rear elevation, creation of Juliet balconies; installation of new window at first floor level, with Juliet balcony; and extension of rooftop conservatory of single dwelling hours.*
- Approved: 6th April 2010

28 Perrin's Walk

- Reference Number: 2008/3652/P
- Application Type: *Full Planning Permission*
- Proposal: *Erection of a 3 storey house with basement*
- Approved: 25th June 2009

27 Perrin's Walk

- Reference Number: 2007/4451/P
- Application Type: *Full Planning Permission*
- Proposal: *Erection of a two storey rear extension and external alterations to the single dwellinghouse following demolition on existing single storey extension and two boundary wall; and provision of railings around the main flat roof to facilitate the use of the roof as a terrace.*
- Approved: 7th January 2008

Conclusion

Overall, we trust that the proposals outlined above are satisfactory and will not be considered of a controversial nature. We believe that the proposal will enhance the experience and practicality of the property without impacting negatively on the streetscape or aesthetic of Perrin's Walk.